



CITY OF WEST COVINA

CITY COUNCIL/SUCCESSOR AGENCY

FEBRUARY 20, 2024, 7:00 PM
REGULAR MEETING

CITY HALL COUNCIL CHAMBERS
1444 W. GARVEY AVENUE SOUTH
WEST COVINA, CALIFORNIA 91790

Mayor Brian Calderón Tabatabai
Mayor Pro Tem Tony Wu
Councilwoman Letty Lopez-Viado
Councilman Ollie Cantos
Councilwoman Rosario Diaz

Please turn off all cell phones and other electronic devices prior to entering the Council Chambers

AMERICANS WITH DISABILITIES ACT

The City complies with the Americans with Disabilities Act (ADA). If you will need special assistance at Council meetings, please call (626) 939-8433 (voice) or (626) 960-4422 (TTY) from 8 to 5 Monday through Thursday. Do call at least one day prior to the meeting date to inform us of your particular needs and to determine if accommodation is possible. For sign language interpreter services at Council meetings, please request no less than four working days prior to the meeting.

AGENDA MATERIAL

Agenda material is available for review at the City Clerk's Office, Room 317 in City Hall, 1444 W. Garvey Avenue South, West Covina and at www.westcovina.org. Any writings or documents regarding any item on this agenda, not exempt from public disclosure, provided to a majority of the City Council that is distributed less than 72 hours before the meeting, will be made available for public inspection in the City Clerk's Office, Room 317 of City Hall located at 1444 W. Garvey Avenue South, West Covina, during normal business hours.

NOTICE

The City Council will regularly convene on the first and third Tuesday of the month. The West Covina Community Development Commission, West Covina Public Financing Authority and the West Covina Community Services Foundation are agencies on which the City Council serves as members. Agendas may contain items for these boards, as necessary.

**PUBLIC COMMENTS
ADDRESSING THE CITY COUNCIL
(Per WCMC 2-48, Ordinance No. 2150)**

Any person wishing to address the City Council on any matter listed on the agenda or on any other matter within their jurisdiction should complete a speaker card that is provided at the entrance to the Council Chambers and submit the card to the City Clerk.

Please identify on the speaker card whether you are speaking on an agenda item or non-agenda. Requests to speak on agenda items will be heard prior to requests to speak on non-agenda items. All comments are limited to five (5) minutes per speaker.

Oral Communications may be limited to thirty (30) minutes, unless speakers addressing agenda items have not concluded.

Any testimony or comments regarding a matter set for a Public Hearing will be heard during the hearing.

RULES OF DECORUM

Excerpts from the West Covina Municipal Code and Penal Code pertaining to the Rules of Decorum will be found at the end of agenda.

AGENDA

CITY OF WEST COVINA CITY COUNCIL/SUCCESSOR AGENCY

**TUESDAY FEBRUARY 20, 2024, 7:00 PM
REGULAR MEETING**

INVOCATION

Led by Pastor Samuel Martinez from Amazing Love Ministries

PLEDGE OF ALLEGIANCE

Led by Councilwoman Diaz

ROLL CALL

REPORTING OUT FROM CLOSED SESSION

PRESENTATIONS

- Certificate of Recognition for Elijah Umana for Winning CABA 2024 Writing Championship
- Proclamation recognizing Black History Month
- Certificate of Recognition for Student Government Day

CITY MANAGER'S REPORT

City Manager's report on current City projects.

ORAL COMMUNICATIONS - Five (5) minutes per speaker

Please step forward to the podium and state your name and city of residence for the record when recognized by the Mayor.

CONSENT CALENDAR

All matters listed under CONSENT CALENDAR are considered to be routine and can be acted on by one roll call vote. There will be no separate discussion of these items unless members of the City Council/Community Development Commission request specific items to be removed from the Consent Calendar for separate discussion or action.

APPROVAL OF MEETING MINUTES

- 1) **CONSIDERATION OF APPROVAL OF THE FEBRUARY 6, 2024, CITY COUNCIL/SUCCESSOR AGENCY REGULAR SESSION MEETING MINUTES AND THE FEBRUARY 6, 2024, CITY COUNCIL/SUCCESSOR AGENCY REGULAR CLOSED SESSION MEETING MINUTES.**

That the Council approve the February 6, 2024, City Council/Successor Agency Regular Session Meeting Minutes and the February 6, 2024, City Council/Successor Agency Regular Closed Session Meeting Minutes.

ORDINANCES FOR ADOPTION - Procedural Waiver. *Waive full reading of each ordinance on the agenda and authorize the approval of each ordinance by title only.*

2) CONSIDERATION OF ADOPTION OF ORDINANCE NO. 2519 PERTAINING TO THE DEVELOPMENT CODE UPDATE AND RELATED MUNICIPAL CODE AMENDMENTS INCLUDING INCREASE IN PARK DEDICATION REQUIREMENTS

It is recommended that the City Council adopt the following ordinance:

ORDINANCE NO. 2519 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING CODE AMENDMENT NO. 23-01, THE DEVELOPMENT CODE UPDATE, AMENDING CHAPTER 7 (BUILDINGS AND BUILDING REGULATIONS), CHAPTER 15 (MISCELLANEOUS PROVISIONS RELATING TO PUBLIC HEALTH AND SAFETY), CHAPTER 17 (PLANNING), CHAPTER 19 (STREETS, SIDEWALKS, AND PUBLIC PLACES), AND CHAPTER 24 (VEGETATION) OF THE WEST COVINA MUNICIPAL CODE, AND AMENDING THE DOWNTOWN PLAN AND CODE

CITY MANAGER'S OFFICE

3) CONSIDERATION OF EXPENSE REIMBURSEMENT FOR FRIENDSHIP CITY TRIP TO TAIWAN

It is recommended that the City Council:

1. Authorize Mayor Pro Tem Wu and Council Member Diaz to receive reimbursement for costs associated with a trip to Taiwan from February 21, 2024 through March 3, 2024.
2. Authorize the Acting City Manager to receive reimbursement for costs associated with the trip to Taiwan.
3. Form an ad hoc committee comprised of Mayor Pro Tem Wu and Council Member Diaz for discussions and meetings relating to establishing a friendship city relationship with the Cities of Kaohsiung, Pingtung, Keelung and Taipei and to provide recommendations to the City Council regarding the potential friendship city relationships.
4. Authorize Mayor Pro Tem Wu to sign letters of interest regarding seeking friendship city relationships with the Cities of Kaohsiung, Pingtung, Keelung and Taipei.

FINANCE DEPARTMENT

4) CONSIDERATION OF ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) AND OTHER RELATED REPORTS FOR THE YEAR ENDED JUNE 30, 2023

It is recommended that the City Council receive and file the following letters and financial reports for the year ended June 30, 2023:

- Annual Comprehensive Financial Report;
- Government Auditing Standards Letter;
- Audit Communication Letter; and
- Community Financial Report.

5) CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH HINDERLITER, DE LLAMAS & ASSOCIATES (HDL) FOR BUSINESS LICENSE OPERATIONS MANAGEMENT & COMPLIANCE

Staff recommends that the City Council approve the following:

1. In accordance with Section 2-335(10) of Division 2 of Article VII of Chapter 2 of the West Covina Municipal Code, find that compliance with the City's bidding requirements and procedures is not in the best interest of the City in connection with the procurement of administration of the business license program due to the probability of the incumbent provider being awarded based on its satisfactory experience with the City and that any transition would only halt or hinder incoming revenue.
2. Ratify execution by the Acting City Manager of Amendment Number Two to the current agreement with HdL Software, LLC to extend the term for approximately one month to ensure continuity of collection services.
3. Authorize the Acting City Manager to negotiate and execute an agreement with Hinderliter, de Llamas & Associates for a term of five (5) years, in substantially the form as attached and in such final form as approved by the City Attorney.

6) CONSIDERATION OF THE SECOND QUARTER FINANCIAL REPORT AND BUDGET AMENDMENT FOR FISCAL YEAR 2023-24

It is recommended that the City Council take the following actions:

1. Receive and file the Second Quarter Financial Report for Fiscal Year 2023-24; and
2. Adopt the following resolution:

RESOLUTION NO. 2024-11 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ADOPTING A BUDGET AMENDMENT FOR THE FISCAL YEAR COMMENCING JULY 1, 2023 AND ENDING JUNE 30, 2024 (SECOND QUARTER FINANCIAL REPORT)

7) CONSIDERATION OF LONG-RANGE FINANCIAL FORECAST FOR FISCAL YEARS ENDING 2025-2029

It is recommended that City Council receive and file the Long-Range Financial Forecast for fiscal years ending 2025-2029.

FIRE DEPARTMENT

8) CONSIDERATION OF VERDUGO FIRE COMMUNICATIONS DISPATCH SERVICE AGREEMENT WITH THE CITIES OF BURBANK, GLENDALE, AND PASADENA FOR FIRE DEPARTMENT DISPATCHING SERVICES

It is recommended that the City Council:

1. Authorize the Acting City Manager to negotiate and execute a two-year agreement with a one-year renewal option with the Cities of Burbank, Glendale and Pasadena for Fire Department dispatching services, in such final form as approved by the City Attorney. The agreement includes onboarding costs of approximately \$50,000, which would only be payable if the City decides not to exercise the renewal option.
2. Authorize the Acting City Manager to negotiate and execute any and all other agreements necessary for the transition of Fire Department dispatching services and approve a project budget not to exceed \$25,000, for radio programming, apparatus graphics, and unforeseen transition costs.
3. Authorize the Acting City Manager to negotiate any amendments to the agreements in such form approved by the City Attorney; and
4. Approve the following resolution:

RESOLUTION NO. 2024-15 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ADOPTING A BUDGET AMENDMENT FOR THE FISCAL YEAR COMMENCING JULY 1, 2023 AND ENDING JUNE 30, 2024 (FIRE DEPARTMENT DISPATCH SERVICES)

END OF CONSENT CALENDAR

DEPARTMENTAL REGULAR MATTERS

COMMUNITY DEVELOPMENT

9) CONSIDERATION OF 2023 UPDATE TO THE PAVEMENT MANAGEMENT PROGRAM

It is recommended that the City Council take the following actions:

1. Receive and file the Updated 2023 Pavement Management Program; and
2. Provide direction regarding whether to implement budget scenario 2 for the 5-year pavement program for a total budget of approximately \$25.5 million over 5 years, or budget scenario 3 for the 5-year pavement program for a total budget of approximately \$28.8 million over 5 years; and
3. Direct the City Manager to implement the plan.

MAYOR/COUNCILMEMBERS REPORTS

AB 1234 Conference and Meeting Report (verbal, if any)

(In accordance with AB 1234, Councilmembers shall make a brief report or file a written report on any meeting/event/conference attended at City expense.)

CITY COUNCIL REQUESTS FOR REPORTS, STUDIES OR INVESTIGATION

(Per City of West Covina Standing Rules 4.f - Requests for reports, studies, or investigations that are not readily available must be placed on the City Council/Successor Agency agenda as items of business and must be approved by a majority of the City Council/Successor Agency Board.)

CITY COUNCIL COMMENTS

ADJOURNMENT

Next Tentative City Council Meeting

Regular Meeting

March 19, 2024

7:00 PM

RULES OF DECORUM

The following are excerpts from the West Covina Municipal Code:

Sec. 2-48. Manner of addressing council; time limit; persons addressing may be sworn.

- a. Each person addressing the council shall step up to the rostrum, shall give his or her name and city of residence in an audible tone of voice for the record and unless further time is granted by the council, shall limit his or her address to five (5) minutes.
- b. The city council may establish a limit on the duration of oral communications.
- c. All remarks shall be addressed to the council as a body and not to any member thereof. No person, other than the council and the person having the floor, shall be permitted to enter into any discussion, either directly or through a member of the council, without the permission of the presiding officer. No question shall be asked of a councilmember except through the presiding officer.
- d. The presiding officer may require any person to be sworn as a witness before addressing the council on any subject. Any such person who, having taken an oath that he or she will testify truthfully, willfully and contrary to such oath states as true any material matter which he knows to be false may be held to answer criminally and subject to the penalty prescribed for perjury by the provisions of the Penal Code of the state.

Sec. 2-50. Decorum--Required.

- a. While the council is in session, the members shall preserve order and decorum, and a member shall neither, by conversation or otherwise, delay or disrupt the proceedings or the peace of the council nor interrupt any member while speaking or refuse to obey the orders of the council or its presiding officer, except as otherwise herein provided.
- b. Members of the public shall not willfully disrupt the meeting or act in a manner that actually impairs the orderly conduct of the meeting. For the purposes of this code, "willfully disrupt" includes, but is not limited to, continuing to do any of the following after being warned

by the Mayor that continuing to do so will be a violation of the law:

- a. Addressing the Mayor and City Council without first being recognized.
- b. Persisting in addressing a subject or subjects, other than that before the Mayor and City Council.
- c. Repetitiously addressing the same subject.
- d. Failing to relinquish the podium when directed to do so.
- e. From the audience, interrupting or attempting to interrupt, a speaker, the Mayor, a council member, or a staff member or shouting or attempting to shout over a speaker, the Mayor, a council member or a staff member.
- f. As a speaker, interrupting or attempting to interrupt the Mayor, a council member, or a staff member, or shouting over or attempting to shout over the Mayor, a council member, or a staff member. Nothing in this section or any rules of the council shall be construed to prohibit public criticism of the policies, procedures, programs, or services of the City or of the acts or omissions of the City Council. It shall be unlawful to violate the provisions of this Section.

If any subsection, sentence, clause, or phrase or word of this Section 2-50 is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Section. The City Council hereby declares that it would have passed this section and each subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more subsections, sentences, clauses, phrases or words had been declared invalid or unconstitutional.

Sec. 2-52. Persons authorized to be within council area.

No person, except city officials, their representatives and members of the news media shall be permitted within the rail in front of the council chamber without the express consent of the council.

The following are excerpts from the Penal Code

148(a) (1) Every Person who willfully resists, delays, or obstructs any public officer, peace officer, or an emergency medical technician, as defined in Division 2.5 (commencing with Section 1797) of the Health and Safety code, in the discharge or attempt to discharge any duty of his or her office or employment, when no other punishment is prescribed, shall be punished by a fine not exceeding one thousand dollars (\$1,000), or by imprisonment in a county jail not to exceed one year, or by both that fine and imprisonment.

403 Every person who, without authority of law, willfully disturbs or breaks up any assembly or meeting that is not unlawful in its character, other than an assembly or meeting referred to in Section 303 of the Penal Code or Section 18340 of the Elections Code, is guilty of a misdemeanor.



AGENDA STAFF REPORT

City of West Covina | Office of the City Manager

DATE: February 20, 2024

TO: Mayor and City Council

FROM: Paulina Morales
Acting City Manager

SUBJECT: CONSIDERATION OF APPROVAL OF THE FEBRUARY 6, 2024, CITY COUNCIL/SUCCESSOR AGENCY REGULAR SESSION MEETING MINUTES AND THE FEBRUARY 6, 2024, CITY COUNCIL/SUCCESSOR AGENCY REGULAR CLOSED SESSION MEETING MINUTES.

RECOMMENDATION:

That the Council approve the February 6, 2024, City Council/Successor Agency Regular Session Meeting Minutes and the February 6, 2024, City Council/Successor Agency Regular Closed Session Meeting Minutes.

DISCUSSION:

That the City Council adopt the attached minutes.

Prepared by: Lisa Sherrick; Assistant City Clerk

Attachments

Attachment No. 1 - 2/6/2024 Closed Session Minutes Draft

Attachment No. 2 - 2/6/2024 Regular Session Minutes Draft

CITY COUNCIL GOALS & OBJECTIVES: Enhance City Image and Effectiveness



CITY OF WEST COVINA

CITY COUNCIL/SUCCESSOR AGENCY

**FEBRUARY 6, 2024, 6:00 PM
REGULAR MEETING - CLOSED SESSION**

**MANAGEMENT RESOURCE CENTER 3RD FLOOR
1444 W. GARVEY AVENUE SOUTH
WEST COVINA, CALIFORNIA 91790**

**Mayor Brian Calderón Tabatabai
Mayor Pro Tem Tony Wu
Councilwoman Letty Lopez-Viado
Councilman Ollie Cantos
Councilwoman Rosario Diaz**

MINUTES

CALL TO ORDER

A Regular Session Meeting was called to order by Mayor Calderón Tabatabai on Tuesday, February 6, 2024, at 6:00 p.m., in the Council Chambers, 1444 West Garvey Avenue South, West Covina, California.

ROLL CALL

Council Members

Present: Council Members Rosario Diaz, Ollie Cantos, Letty Lopez-Viado, Mayor Pro Tem Wu, Mayor Brian Calderón Tabatabai

Absent: None

City Staff: Paulina Morales, Acting City Manager, Richard Bell, Chief of Police, Thomas Duarte, City Attorney, Stephanie Sikkema, Finance Director and Interim Human Resources and Risk Management Director, Gary Kranker, City Attorney – Jones & Mayer.

PUBLIC COMMENTS ON ITEMS ON THE AGENDA

None

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION - Pursuant to Government Code § 54956.9(d)(1)

1. City of Whittier, City of West Covina, et al, v. Superior Court of the State of California (LA Superior Court Case No 23STCP03579)

2. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION - Pursuant to Government Code § 54956.9(d)(4)

Number of Cases: One (1)

3. CONFERENCE WITH REAL PROPERTY NEGOTIATORS - Pursuant to Government Code § 54956.8

1. Property: Plaza West Covina City Properties (8474-007-934, 8474-007-929, 8474-003-940)

Agency Negotiator: Morales, Duarte, Hildebrand

Negotiating Parties: Plaza West Covina

Under Negotiation: Price and Terms of Purchase

2. Property: 811 S. Sunset Ave, West Covina CA 91790 APN: 8468-016-90

Agency Negotiator: Morales, Duarte, Hildebrand

Negotiating Parties: MLC Holdings, Inc.

Under Negotiation: Price and Terms of Purchase

4. PUBLIC EMPLOYEE APPOINTMENT - Pursuant to Government Code §54957(b)(1)

Title: City Manager

5. CONFERENCE WITH LABOR NEGOTIATORS
Pursuant to Government Code § 54957.6

City Negotiators: Morales, Duarte
Employee Organizations

- Confidential Employees
- Maintenance & Crafts Employees
- Non-Sworn
- W.C. Police Officers' Association
- W.C. Firefighters' Management Assoc.
- W.C. Firefighters' Association, I.A.F.F., Local 3226
- General Employees
- Mid-Management Employees
- W.C. Police Management Association

Unrepresented Employee Group

- Department Heads

REPORTING OUT

City Attorney Thomas Duarte reported that with regard to item No. 2 in a motion by Councilman Cantos and a second by Councilwoman Lopez-Viado and in a vote of 4 to 1, Mayor Calderón Tabatabai voting no, Council directed staff to file an amicus brief supporting the appellant in the Johnson v. City of Grant's Pass Matter regarding Homeless issues.

ADJOURNMENT

A motion to adjourn the Regular Closed Meeting was made by Mayor Calderón Tabatabai, and the meeting was adjourned at 7:00 p.m. The next regularly scheduled Regular Closed City Council Meeting will be held on Tuesday, February 20, 2024, at 7:00 p.m. in the Management Resource Center 3rd Floor, 1444 West Garvey Avenue South, West Covina, California.

Submitted By:

Lisa Sherrick
Assistant City Clerk

Brian Calderón Tabatabai
Mayor



CITY OF WEST COVINA

CITY COUNCIL/SUCCESSOR AGENCY

**FEBRUARY 6, 2024, 7:00 PM
REGULAR MEETING**

**CITY HALL COUNCIL CHAMBERS
1444 W. GARVEY AVENUE SOUTH
WEST COVINA, CALIFORNIA 91790**

**Mayor Brian Calderón Tabatabai
Mayor Pro Tem Tony Wu
Councilwoman Letty Lopez-Viado
Councilman Ollie Cantos
Councilwoman Rosario Diaz**

MINUTES

CALL TO ORDER

A Regular Session Meeting was called to order by Mayor Brian Calderón Tabatabai on Tuesday, February 6, 2024, at 7:09 p.m., in the Council Chambers, 1444 West Garvey Avenue South, West Covina, California.

INVOCATION

Led by Pastor Jillian Lutes from West Covina Hills Seventh Day Adventist Church

PLEDGE OF ALLEGIANCE

Led by Councilwoman Lopez-Viado

ROLL CALL

Present: Council Members Cantos, Diaz, Mayor Pro Tem Wu, Mayor Calderón Tabatabai

Absent: Councilwoman Lopez-Viado

ADDING AN ITEM TO THE AGENDA

Motion by Mayor Pro Tem Wu Second by Councilwoman Lopez-Viado Cantos, 5-0 to: add Resolution 2024-14 – Proclaiming the Existence of a Local Emergency due to Winter Storm, to the February 6, 2024 Agenda.

REPORTING OUT FROM CLOSED SESSION

City Attorney Thomas Duarte reported that with regard to item No. 2 in a motion by Councilman Cantos and a second by Councilwoman Lopez-Viado and in a vote of 4 to 1, Mayor Calderón Tabatabai voting no, Council directed staff to file an amicus brief supporting the appellant in the Johnson v. City of Grant's Pass Matter regarding Homeless issues.

PRESENTATIONS

- **Recognizing Sergeant Hernandez for his Courageous Actions on January 17, 2024**

CITY MANAGER'S REPORT

City Manager's report on current City projects.

ORAL COMMUNICATIONS - Five (5) minutes per speaker

Christopher Kent
John Shewmaker
Matthew Smith
R. Robinson
Mr G.
Bill Elliot

VOTE ON RESOLUTION 2024-14

ACTION: Motion by Councilwoman Diaz Second by Councilwoman Lopez-Viado, 5-0 to: Approve the following resolution:

RESOLUTION NO. 2024-14 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, PROCLAIMING THE EXISTENCE OF A LOCAL EMERGENCY DUE TO WINTER STORM

CONSENT CALENDAR

ACTION: Motion by Councilwoman Diaz Second by Councilman Cantos, 5-0 to: Approve Consent Calendar Items 1,3,4,6-8

APPROVAL OF MEETING MINUTES

1) CONSIDERATION OF APPROVAL OF THE JANUARY 16, 2024, CITY COUNCIL/SUCCESSOR AGENCY REGULAR SESSION MEETING MINUTES AND THE JANUARY 16, 2024, CITY COUNCIL/SUCCESSOR AGENCY REGULAR CLOSED SESSION MEETING MINUTES.

Carried 5-0 to: approve the January 16, 2024, City Council/Successor Agency Regular Session Meeting Minutes and the January 16, 2024, City Council/Successor Agency Regular Closed Session Meeting Minutes.

CITY MANAGER'S OFFICE

2) CONSIDERATION OF COMMISSIONER APPOINTMENT TO THE COMMUNITY AND SENIOR SERVICES COMMISSION

Carried 5-0 to: receive and file this informational report.

3) CONSIDERATION OF APPOINTMENTS OF COUNCIL MEMBERS TO SERVE ON VARIOUS ADVISORY BOARDS AND COMMITTEES

ACTION: Motion by Mayor Pro Tem Wu Second by Councilwoman Diaz, Carried 3-2 (Calderón Tabatabai, Cantos: No) to: adopt the following resolution with an amendment to remove Mayor Calderón Tabatabai from the San Gabriel Valley of Governments (SGV COG) and replacing with Mayor Pro Tem Wu, and removing Mayor Pro Tem Wu from the Audit Committee and placing him on the San Gabriel Valley of Governments (SGV COG):

RESOLUTION NO. 2024-10 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, CONFIRMING APPOINTMENTS OF COUNCIL MEMBERS TO SERVE ON VARIOUS ADVISORY BOARDS AND COMMITTEES

4) CONSIDERATION OF CANCELATION OF THE MARCH 5, 2024 COUNCIL MEETING

Carried 5-0 to: It is recommended that the City Council cancel the March 5, 2024 City Council meeting.

COMMUNITY DEVELOPMENT

5) CONSIDERATION OF APPROVAL OF TRAFFIC RECOMMENDATIONS FROM THE TRAFFIC COMMITTEE MEETINGS BETWEEN SEPTEMBER 2023 AND NOVEMBER 2023

ACTION: Motion by Councilwoman Diaz Second by Mayor Calderón Tabatavai Councilman Cantos, 5-0 to: approve the traffic recommendations listed in Attachment No. 1 for traffic engineering improvements citywide from the Traffic Committee Meetings held between September 2023 and November 2023 and a recommendation that an item return to Council for a solar stop sign at E. Temple Ave and E. Woodgate Dr.

6) CONSIDERATION OF ACCEPTANCE OF WORK FOR CORTEZ PARK SPORTS FIELD LIGHTING PROJECT - PROJECT NO. 22016

Carried 5-0 to: take the following actions:

1. Accept the work performed by F.E.C. Electric, Inc. for the Cortez Park Sports Field Lighting Project (Project No. 22016) with a final contract amount of \$233,500.00;
2. Authorize the Acting City Manager and Assistant City Clerk to execute the Notice of Completion and file the Notice of Completion with the County of Los Angeles Registrar-Recorder; and
3. Authorize the Acting City Manager to release retention funds once appropriate.

7) CONSIDERATION OF ACCEPTANCE OF WORK FOR CITYWIDE PEDESTRIAN & VEHICLE TRAFFIC SAFETY IMPROVEMENTS FY 22-23 - PROJECT NO. 23027

Carried 5-0 to: take the following actions:

1. Accept the work performed by Superior Pavement Markings, Inc. for the Citywide Pedestrian and Vehicle Safety Improvements FY 22-23 (Project No. 23027) with a final contract amount of \$254,347.87;
2. Authorize the Acting City Manager and Assistant City Clerk to execute the Notice of Completion and file the Notice of Completion with the County of Los Angeles Registrar-Recorder; and
3. Authorize the Acting City Manager to release a retention funds once appropriate.

FINANCE DEPARTMENT

8) CONSIDERATION OF RESOLUTION NO. 2024-2 REPEALING AND REPLACING THE SALARY SCHEDULE FOR FULL-TIME CLASSIFICATIONS

Carried 5-0 to: adopt the following resolution:

RESOLUTION NO. 2024-2 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, REPEALING AND REPLACING THE SALARY SCHEDULE FOR FULL-TIME CLASSIFICATIONS OF THE CITY OF WEST COVINA

END OF CONSENT CALENDAR

HEARINGS

PUBLIC HEARINGS

9) PUBLIC HEARING REGARDING THE PROGRAM YEAR (PY) 2024 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) ACTION PLAN

Public Comments in Favor

None

Public Comments Neither in Favor nor Opposed

None

Public Comments in Opposition

None

ACTION: Motion by Mayor Pro Tem Wu, Second by Councilman Cantos 5-0 to Approve the following:

1. Conduct a public hearing regarding the PY 2024 CDBG Action Plan; and
2. Direct staff to develop a draft PY 2024 CDBG Action Plan, based on the needs and priorities approved for the PY 2020-2024 Consolidated Plan.

DEPARTMENTAL REGULAR MATTERS

COMMUNITY DEVELOPMENT

10) CONSIDERATION OF 2023 UPDATE TO THE PAVEMENT MANAGEMENT PROGRAM

ACTION: The Acting City Manager pulled this item from the agenda with the recommendation to bring it back to the City Council at the February 20, 2024, meeting.

MAYOR/COUNCILMEMBERS REPORTS

None

CITY COUNCIL REQUESTS FOR REPORTS, STUDIES OR INVESTIGATION

None

CITY COUNCIL COMMENTS

- Mayor Pro Tem Wu – Happy Lunar New Year – Year of the Dragon.
- Councilwoman Lopez-Viado – stated that her absences were related to being ill.
- Mayor Calderón Tabatabai – Congratulated Councilwoman Lopez-Viado on her new position and wished all a Happy Lunar New Year.

ADJOURNMENT

A motion to adjourn the Regular Meeting was made by Mayor Calderón Tabatabai, and the meeting was adjourned at 8:44 p.m. The next regularly scheduled Regular City Council Meeting will be held on Tuesday, February 6, 2024, at 7:00 p.m. in the Council Chambers, 1444 West Garvey Avenue South, West Covina, California.

Submitted by:

Lisa Sherrick
Assistant City Clerk

Brian Calderón Tabatabai
Mayor



AGENDA STAFF REPORT

City of West Covina | Office of the City Manager

DATE: February 20, 2024

TO: Mayor and City Council

FROM: Paulina Morales
Acting City Manager

SUBJECT: CONSIDERATION OF ADOPTION OF ORDINANCE NO. 2519 PERTAINING TO THE DEVELOPMENT CODE UPDATE AND RELATED MUNICIPAL CODE AMENDMENTS INCLUDING INCREASE IN PARK DEDICATION REQUIREMENTS

RECOMMENDATION:

It is recommended that the City Council adopt the following ordinance:

ORDINANCE NO. 2519 - AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING CODE AMENDMENT NO. 23-01, THE DEVELOPMENT CODE UPDATE, AMENDING CHAPTER 7 (BUILDINGS AND BUILDING REGULATIONS), CHAPTER 15 (MISCELLANEOUS PROVISIONS RELATING TO PUBLIC HEALTH AND SAFETY), CHAPTER 17 (PLANNING), CHAPTER 19 (STREETS, SIDEWALKS, AND PUBLIC PLACES), AND CHAPTER 24 (VEGETATION) OF THE WEST COVINA MUNICIPAL CODE, AND AMENDING THE DOWNTOWN PLAN AND CODE

BACKGROUND:

Planning Commission Review

The Development Code Update was initially reviewed by the Planning Commission on October 10, 2023. The Planning Commission continued the item to October 24th and subsequently to a November 1st special meeting, directing staff to advertise the meeting on social media and to make the following revisions related to fence/wall height, emergency shelters, home occupations, massage parlors/health and beauty spas, mobile services, outdoor dining, protected tree tree-trimming threshold, and emergency tree-trimming.

The Planning Commission voted 3-2 to recommend that the City Council adopt the new Development Code and related General Plan land-use map and negative declaration, indicating that if the wireless notification radius has to be reduced (draft Development Code included a 1,000-foot notification radius at the time of review), the Planning Commission is recommending a notification radius no less than 800 feet.

City Council Review

The City Council held a public hearing and introduced Ordinance No. 2519 at the January 16, 2024 City Council meeting. Prior to introducing the Ordinance, the City Council adopted Resolution No. 2024-4, adopting the Negative Declaration for the Development Code Update and Resolution No. 2024-5, approving General Plan Amendment No. 23-02. The City Council voted introduce the Ordinance with the following revisions:

1. Require wireless telecommunication facilities on established land-uses (non-public right-of-way) to be at least 1,500 feet from any single-family residence and multifamily residential (MF) zones.
2. Ensure that the property owner notification radius for projects involving any public utilities is 1,000 feet (radius).
3. Require the installation of mechanical equipment related to wireless telecommunication facilities underground.

DISCUSSION:

Ordinance No. 2519 has been revised to reflect the City Council's direction during the January 16, 2024 public hearing.

Section 26-187(c) has not changed and requires a notice of public hearing for public utility facilities (including wireless telecommunication facilities) be mailed to owners of all property within a radius of one thousand (1,000) feet from the subject site's property lines.

Section 26-136 (Wireless Telecommunication facilities within all Land Uses) of the Development Code has been revised to include the following language:

- **26-136(i)(2)(ii)b)** (Page 208 of the Development Code) - *No free-standing wireless facilities shall be permitted within one thousand five hundred (1,500) feet of surrounding single-family residences or surrounding multi-family residential zones (MF) unless the applicant is able to effectively demonstrate to the City Council that the distance requirement constitutes as an effective prohibition through a comprehensive analysis of all residential and non-residential zones, buildings, and/or uses within the City and all potential co-location sites, including sites located on adjacent jurisdictions. This distance shall be determined by measuring from the free-standing wireless facility to the nearest property line of the single- or multi-family residence.*
- **26-136(j)(10)** (Page 209 of the Development Code) - *Freestanding wireless telecommunication facility equipment, except for antennas and electric meters, shall be installed below grade utilizing an underground vault in order to be screened from views and to prevent visual clutter.*
- **26-136(j)(16)** (Page 210 of the Development Code) - *Building and roof-mounted antennas shall be mounted on a building feature such as a parapet, penthouse wall, or building façade unless the antennas are designed to reduce negative visual impacts to adjacent properties and/or public right-of-ways. Building mounted antennas shall be painted or architecturally integrated to match the existing structure. All related building and roof-mounted telecommunication facility equipment shall be installed within the same building and/or roof-mounted and screened to be architecturally integrated to match the existing structure. If equipment can not be installed within the same building, or roof-mounted and screened, the equipment shall be installed below grade utilizing an underground vault in order to be screened from views and to prevent visual clutter.*
- All text pertaining to standards for above-ground equipment has been deleted.

If adopted, the Ordinance will take effect on the 31st day following adoption, which is on or about March 21, 2024.

LEGAL REVIEW:

The City Attorney's Office has reviewed the ordinance and approved it as to form.

OPTIONS:

The City Council has the following options:

1. Adopt Ordinance No. 2519; or
2. Provide alternative direction.

ENVIRONMENTAL REVIEW:

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), an Initial Study (IS) was prepared for the Development Code Update and its associated discretionary approvals. The IS indicates that there is no substantial evidence that the proposed project may have a significant impact on the environment, and therefore, requires preparation of an Initial Study/ Negative Declaration (IS/ND). Based on the environmental checklist form prepared and supporting environmental analysis, the Development Code Update would have no impact or less than significant impact on the environment. The ND has been prepared pursuant to the requirements of the California Environmental Quality Act (CEQA) and was circulated for public comment for 20 days (from August 28, 2023 to September 17, 2023). Comments were received from the Los Angeles County Metropolitan Transportation Authority. The City has considered the proposed IS/ND together with the comments received during the public comment period and determined on the basis of the whole record before it that there is no substantial evidence that the Project will have a significant effect on the environment and that the Negative Declaration reflects the City's independent judgment and analysis. The Negative Declaration of Environmental Impact was reviewed and adopted by the City Council on January 16, 2024 (Resolution No. 2024-4).

Prepared by: Jo-Anne Burns, Planning Manager

Fiscal Impact

FISCAL IMPACT:

Projects that involve residential subdivisions are required to dedicate land for parks, pay an in-lieu fee, or perform a combination of the two. This West Covina Municipal Code amendment involves an increase to the required park dedication requirements from 3.0 acres per 1,000 residents to 3.2 acres per 1,000 residents. All other changes are administrative.

Attachments

Attachment No. 1 - Ordinance No. 2519

CITY COUNCIL GOALS & OBJECTIVES: A Well-Planned Community
Maintain Good Intergovernmental Relations
Expand Economic Development Opportunities
Enhance City Image and Effectiveness

ORDINANCE NO. 2519

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING CODE AMENDMENT NO. 23-01, THE DEVELOPMENT CODE UPDATE, AMENDING CHAPTER 7 (BUILDINGS AND BUILDING REGULATIONS), CHAPTER 15 (MISCELLANEOUS PROVISIONS RELATING TO PUBLIC HEALTH AND SAFETY), CHAPTER 17 (PLANNING), CHAPTER 19 (STREETS, SIDEWALKS, AND PUBLIC PLACES), AND CHAPTER 24 (VEGETATION) OF THE WEST COVINA MUNICIPAL CODE, AND AMENDING THE DOWNTOWN PLAN AND CODE

WHEREAS, the City's Subdivision Ordinance and Zoning Ordinance have not been comprehensively updated in more than 46 years and require revisions to ensure that they align with current aspirations and values of the community, and complies with current state law and regulations; and

WHEREAS, the City initiated Code Amendment No. 23-01, known as "Development Code Update" which proposes to amend the City of West Covina Municipal Code including the combination of the Subdivision Code (Chapter 20) and the Zoning Code (Chapter 26) into one Development Code (Chapter 26); and

WHEREAS, it is necessary to amend Chapters 7, 15, 17, 19, and 24 of the West Covina Municipal Code as part of the Development Update to move Division 29 (Wireless Telecommunication Facilities in the Public Right-of-Way) of Article XII of Chapter 26 to Article X of Chapter 19 (Streets, Sidewalks, and Public Places) and revise cross-references within the West Covina Municipal Code to certain articles, divisions, and sections of Chapter 26; and

WHEREAS, it is necessary to amend Table 4.3.1 (Permitted Land Uses) of Section 3 (Land Use Standards) of the West Covina Downtown Plan & Code to remove Drive-through services the permitted uses in the Downtown Plan area since the Development Code makes reference to Drive-through uses not being allowed in the Downtown Plan area; and

WHEREAS, it is necessary to increase park dedication requirements from 3.0 acres per 1,000 residents to 3.2 acres per 1,000 residents since the City has 4.1 acres of existing park area per 1,000 population/residents; and

WHEREAS, the City conducted community outreach meetings, which were held within each of the five Council districts on March 14, 2022, March 16, 2022, March 23, 2022, March 28, 2022, and March 30, 2022; and

WHEREAS, the City held outreach meetings with the Development Code Subcommittee on May 12, 2022, June 30, 2022 and November 17, 2022 to discuss the subdivision code, entitlement review process, non-residential code and residential code updates; and

WHEREAS, the City created a webpage to host all content created for the Development Code Update. The website has been updated periodically to include the latest project information; and

WHEREAS, on October 10, 2023, October 24, 2023, and November 1, 2023, the Planning Commission conducted duly noticed public hearings as prescribed by law to consider in part Code Amendment No. 23-01 (Development Code Update), gave all persons interested therein an opportunity to be heard, and voted to recommend the City Council's approval and adoption of the Development Code Update; and

WHEREAS, after the close of all of the public hearings, the Planning Commission recommended that the City Council adopt the Development Code Update; and

WHEREAS, on January 16, 2024, the City Council upon giving the required notice, conducted a duly advertised public hearing as prescribed by law in part on this Ordinance; and

WHEREAS, prior to adopting this Ordinance, the City Council adopted Resolution No. 2024-4, adopting a Negative Declaration for the Project; and

WHEREAS, the City Council has duly considered all information presented to it, including written staff reports and any testimony provided at the public hearing, with all testimony received being made a part of the public record.

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

SECTION 1. Recitals. The City Council finds that all of the facts set forth in the recitals to this Ordinance are true and correct and incorporated herein as findings.

SECTION 2. Record. The findings made in this Ordinance are based upon the information and evidence that has been presented at the hearings and in the record of the proceedings. The IS/ND, agenda reports, and other documents and materials that constitute the record of proceedings are on file for public examination during normal business hours in the office of the West Covina Planning Division, 1444 West Garvey Avenue South, Room 208, West Covina, CA 91790 and available on the City's website at <https://www.westcovina.org/departments/community-development/planning-division/projects-and-environmental-documents>. The custodian of these documents and other materials is the West Covina Community Development Director.

SECTION 3. Notice and Opportunity to Comment. The City Council finds that agencies and interested members of the public have been afforded ample notice and opportunity to comment on Code Amendment No. 23-01.

SECTION 4. General Plan Consistency. Based on the evidence presented, Code Amendment No. 23-01 is found to be consistent with the City's General Plan (as amended).

SECTION 5. Approval of Code Amendment. Based on the findings and conclusions set forth in the above sections, and based on all the other evidence in the record, the City Council hereby approves Code Amendment No. 23-01, known as the Development Code Update, as set forth in Exhibit "A," attached hereto and incorporated herein, which amends the City of West Covina Municipal Code including the combination of the Subdivision Code (Chapter 20) and the Zoning Code (Chapter 26) into one Development Code (Chapter 26). Chapter 20 shall be deleted and be labeled as a "Reserved" chapter within the West Covina Municipal Code. The following provides a summary of the Development Code updates:

- A. Creation of a flexible code with modified land uses.
- B. Eliminate Area Districts and incorporate those development standards into the underlying zone.
- C. Eliminate zones that are not widely used in the code (e.g., Planned Industrial zone [I-P]).
- D. Increase park dedication requirements from 3.0 acres per 1,000 residents to 3.2 acres per 1,000 residents.
- E. Reduce the reviewing authority of parcel maps (subdivisions of four parcels or less) from the Planning Commission to the Community Development Director.
- F. Reduce and simplify the number of planning permits, predominantly for administrative processes.
- G. Increase the public notification requirement from 300-foot radius from a project site to 500-foot radius (1,000-foot radius for wireless facilities).
- H. Replace newspaper posting requirement for development applications with on-site posting.
- I. Allow for and add regulations for new types of uses (e.g., craft manufacturing facilities, craft breweries/distilleries) to align with new ABC regulations.
- J. Reduce required discretionary review for "permanent make-up" uses to permitted "by-right."
- K. New section for outdoor dining, including not requiring parking for the first 500 square feet of outdoor dining areas per business.
- L. Add design requirements for outdoor dining areas.
- M. Incorporate the recently adopted Mixed-Use Overlay requirements into the existing commercial zoning regulations.
- N. Increase parking lot landscape requirements for multi-family residential, commercial and industrial zones from 1 tree per 10 parking spaces and 8% of

parking lot to either: a) 1 tree per 6 parking spaces and 8% of the parking lot, OR
b) 1 tree per 10 spaces and 12% of parking lot.

- O. Require the use of recycled water for irrigation purposes, provided there is adequate capacity to serve the site.
- P. Clarify and provide updated standards for garden and retaining walls.
- Q. Update the Density Bonus Ordinance for consistency with State Law and define concessions and waivers.
- R. Eliminate the Large Home and Large Addition processes for single-family residential units.
- S. Update Large Family Daycare facilities to be permitted by-right, consistent with State Law.
- T. Update animal keeping provisions.
- U. Allow for alternative permeable materials on a driveway (e.g., pavers, grasscrete, etc.). Code currently requires only concrete or asphalt.
- V. Include requirements and administrative process for synthetic turf use in the front yards of single-family residential units.
- W. Incorporate minimum parking stall and aisle dimensions.
- X. Simplify parking requirements for full-service restaurants to 1 space per 100 gross square feet rather than current requirements which is 1 space for every 3.5 permanent seats and one for every 40 square feet of assembly area that is not occupied by permanent seats.
- Y. Reduce medical office parking requirement from 1 space per 200 square feet to 1 space per 250 square feet.
- Z. Increase multi-family guest parking requirement from 10% of the required spaces (for apartments) or 1 space per 5 units (condominiums) to spaces per 4 units.
- AA. Allow small electronic reader board signs for institutional uses.
- BB. Subdivision Ordinance revisions include flag lot requirements such as a limitation on the number of residential flag lots and flag lot design standards.

SECTION 6. Quimby Act. The proposed amendments to the Municipal Code are consistent with the Quimby Act (Government Code § 66477) because the parkland dedication and Quimby Fee requirements only apply to residential developments that require the approval of a tentative map or parcel map and the proposed amendments to the Municipal Code contain definite standards for determining the proportion of a subdivision to be dedicated for parks and recreational facilities and the amount of any Quimby Fees.

SECTION 7. Code Amendment. Table 4.3.1 (Permitted Land Uses) of Section 3 (Land Use Standards) of the West Covina Downtown Plan & Code shall be amended to remove Drive-through services associated with retail, restaurants, and bank from the permitted uses which will not be allowed in the Downtown Plan area.

SECTION 8. Code Amendment. Section 7-280.6(f) of Article XVIII of Chapter 7 shall be amended to read as follows:

- (f) Any decision by the building official or his/her designee made pursuant to this chapter may be appealed to the planning commission in accordance with the procedure set forth in section ~~26-212~~193 of Chapter 26 of this Code.

SECTION 9. Code Amendment. Section 15-604(a) of Article XIV of Chapter 15 shall be amended to read as follows:

- (a) Impounding. The city may impound any cart without the permanently affixed sign required by section 26-115 ~~26-685.14200~~ of this Code and/or any cart that has the required permanently affixed sign, provided both of the following conditions have been met:
- (1) The shopping cart is located outside the business premises.
 - (2) The shopping cart is not retrieved within twenty-four (24) hours from the date the shopping cart owner receives actual notice from the city of such cart's discovery and location.

SECTION 10. Code Amendment. Section 15-604(i) of Article XIV of Chapter 15 shall be amended to read as follows:

- (i) Revocation. An approved cart containment plan per section ~~26-685.14200~~26-115 of this Code authorizing the use of carts by the business establishment may be revoked by the director upon his/her determination that any of the following grounds for revocation exist, and shall be subject to revocation procedures in division 12 of article VI of chapter 26 of this Code (Revocation Procedures):
- (1) The owner of any establishment has received notice that the establishment is operating, or is permitting operation of, the establishment in violation of one or more of the provisions of said approved plan(s) and has failed to correct said violation(s) for a period of at least sixty (60) calendar days following the date of receipt of written notice of such violation(s) from the city.
 - (2) The mandatory cart containment and retrieval plan is inadequate to reasonably prevent the removal of shopping carts from the premises of the retail establishment or to reasonably provide for the prompt retrieval of lost, stolen, or abandoned shopping carts which have been removed from the premises of the retail establishment.

SECTION 11. Code Amendment. Section 17-2(b) of Article II of Chapter 17 shall be amended to read as follows:

- (b) *Planning commission review.* The planning commission shall be responsible for reviewing and rendering decisions regarding art in public places applications. The determination of the planning commission shall be final unless appealed to the city council within ten (10) days of the planning commission decision pursuant to procedures set forth in Section 26-~~212~~190.

SECTION 12. Code Amendment. Division 29 (Wireless Telecommunication Facilities in the Public Right-of-way) of Article XII of Chapter 26 shall be relocated to Article X of Chapter 19 with the following change to the section numbers:

Sec. 19-300. Purpose.
Sec. 19-301. Applicability.
Sec. 19-302. Definitions.
Sec. 19-303. Wireless Telecommunications Facility Permit (WTFP) Review Authority.
Sec. 19-304. Wireless Telecommunications Facility Permit Application Submittal Requirements.
Sec. 19-305. Review Procedure.
Sec. 19-306. Design and Development Standards.
Sec. 19-307. Operation and Maintenance Standards.
Sec. 19-308. No Dangerous Condition or Obstructions Allowed.
Sec. 19-309. Nonexclusive Grant; No Possessory Interests.
Sec. 19-310. Permit Expiration; Abandonment of Applications.
Sec. 19-311. Cessation of Use or Abandonment.
Sec. 19-312. Removal and Restoration—Permit Expiration, Revocation or Abandonment.
Sec. 19-313. Effect on Other Ordinances.
Sec. 19-314. State or Federal Law.
Sec. 19-315. Legal Nonconforming Wireless Telecommunications Facilities in the Right-of-Way.

SECTION 13. Code Amendment. Section 19-303(b) of Article X of Chapter 19 shall be amended to read as follows:

(b) *Administrative Permit review (“Minor WTFP”) required.*

SECTION 14. Code Amendment. Section 19-304(b)(8)e.2. of Article X of Chapter 19 shall be amended to read as follows:

2. Whether and why the proposed wireless facility meets each required finding for a SWF permit as provided in section ~~12-18.060~~19-305 (Review Procedure).

SECTION 15. Code Amendment. Section 19-305(d)(1) of Article X of Chapter 19 shall be amended to read as follows:

(1) *Major WTFP applications.* Any major WTFP application shall require notice and a public hearing. The public hearing notices shall be provided as set forth in section 26-~~206~~187 of the West Covina Municipal Code.

SECTION 16. Code Amendment. Section 19-306(a)(2)e. of Article X of Chapter 19 shall be amended to read as follows:

- e. Wireless telecommunication facilities shall not be located within the dripline of any tree located on private property as set forth in Section ~~26-294 (Protection of trees during development activity)~~ 26-259 (Preservation, Protection and Removal of Trees) of this Code.

SECTION 17. Code Amendment. Section 19-306(i) of Article X of Chapter 19 shall be amended to read as follows:

- (i) *Eligible facilities request design and development standards.* Approved eligible facilities requests for which the findings set forth in ~~section 26-685.11500~~ Section 19-305 have been made are subject to the following, unless modified by the approving authority.

SECTION 18. Code Amendment. Section 24-17 of Article II of Chapter 24 shall be amended to read as follows:

The planting and maintenance of all trees in or upon any street, park, parkway or public place in the city, and the pruning, trimming and removal of the same, shall be at all times subject to the supervision of the director, under the authority of the city council. In the case where the public tree(s) is a significant tree(s), or a heritage tree(s) as defined in section 26-~~289~~259 of this Code, or has a caliper of one (1) foot or more measured at four (4) feet six (6) inches above grade, then said tree(s) shall be subject to the tree permit procedure outlined in section 26-293. Except as otherwise provided in Chapter 26, Article VI, Division 8, the director may authorize the removal or pruning by the city or by any other person, as herein provided, of any tree in or upon any street, park, parkway or public place which interferes with the construction work, or the maintenance thereof, or any tree which is dead, or which creates a hazard to the public safety or which does not conform to the type or variety designated for the particular place in which the same is situated.

SECTION 19. Code Amendment. Section 24-18 of Article II of Chapter 24 shall be amended to read as follows:

The director shall develop and maintain a street tree plan as approved by the city council upon the recommendation of the recreation and parks commission including a master list of trees approved for planting in streets and parkways throughout the city. The plan will also include rules and regulations governing the planting, location, spacing and maintenance of the various varieties of the listed trees. The director shall designate the kind and variety of trees to be planted upon any street, park, parkway or public place of the city and the location, spacing and planting procedure to be followed. No person shall plant or install any tree upon any portion of any street, park, parkway or other public place which does not conform to the type, variety, location and spacing designated by the director for that area. Owners of property, however, fronting upon any street for which a type or variety of tree has not been designated by the director, or who are dissatisfied with such designation, may petition the director to designate such type and variety or to change the designation. If said petition would ultimately require the removal of any street tree(s) that has a caliper of one (1) foot or more, and/or qualifies as a significant tree(s)

or heritage tree(s) as defined in Chapter 26, section ~~289~~259, then approval of the same shall be subject to the tree permit procedures outlined in section 26-~~293~~263. If they are dissatisfied with the action of the director, they may appeal to the recreation and parks commission which shall have the authority to change the designation. If they are dissatisfied with any determination rendered on the tree permit, they may appeal in the manner described in section ~~293~~26-263(d). Any action of the director or of the commission may be set aside, changed or altered by the city council.

SECTION 20. Code Amendment. Section 24-22 of Article II of Chapter 24 shall be amended to read as follows:

Except as otherwise provided in this article and Chapter 26, Article VI, Division 8, it shall be unlawful for any person to plant, maintain (except watering), or remove any street trees without prior written permission from the director in accordance with section 24-18 and when applicable section 26-~~293~~263 I. The director may grant permission subject to the condition that any removed street tree be replaced by a tree in accordance with section 24-18 ~~and when applicable section 26-193I~~. No such permission shall be valid for a period longer than thirty (30) days after its date of issuance.

SECTION 21. Code Amendment. Section 24-23 of Article II of Chapter 24 shall be amended to read as follows:

The city may require reimbursement from persons responsible for removing or damaging public trees. Reimbursement may include the value of the tree, costs incurred for procurement and replacement, and costs incurred for treatment of such trees. Costs shall be determined by the director. In the case where the removed or damaged public tree is also a significant tree(s) or heritage tree(s) as defined in Chapter 26, section 26-~~289~~259, reimbursement shall be subject to section 26-~~295~~265.

SECTION 22. Code Amendment. Section 24-25 of Article II of Chapter 24 shall be amended to read as follows:

During the erection, repair, alteration or removal of any building, house or structure in the city, no person in charge of such work shall leave any tree, in any street, park, parkway or public place of the city in the vicinity of such building or structure without such good and sufficient guards or protectors as shall prevent injury to such good and sufficient guards or protectors as shall prevent injury to such tree, arising out of or by reason of such erection, repair, alteration or removal. In the case of a significant tree(s), or a heritage tree(s) as defined in Chapter 26, section ~~289~~259, or if a tree(s) has a caliper of one (1) foot or more measured at four (4) feet six (6) inches above grade, then said protective measures shall be subject to section 26-~~294~~264.

SECTION 23. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of West Covina

hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

SECTION 24. Certification. The City Clerk shall certify passage of this Ordinance and shall cause the same to be published as required by law.

SECTION 25. Effective Date. This Ordinance shall take effect and be in force on the 31st days after the date of its passage. Notwithstanding the effective date of this Ordinance, the increase parkland dedication shall not apply to any tentative map or parcel map until the Ordinance has been in effect for a period of 30 days in accordance with Government Code section 66477.

PASSED, APPROVED AND ADOPTED this 20th day of February, 2024.

Brian Calderón Tabatabai
Mayor

APPROVED AS TO FORM

ATTEST

Thomas P. Duarte
City Attorney

Lisa Sherrick
Assistant City Clerk

I, LISA SHERRICK, ASSISTANT CITY CLERK of the City of West Covina, California, do hereby certify that the foregoing Ordinance No. 2519 was introduced at a regular meeting of the City Council held on the 19th day of January, 2024, and adopted at a regular meeting of the City Council held on the 20th day of February, 2024, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lisa Sherrick
Assistant City Clerk

EXHIBIT A
DEVELOPMENT CODE UPDATE



City of West Covina
Comprehensive Development Code Update: Draft

Chapter 26 Zoning

Prepared by:

[Rincon Consultants, Inc.]

February 2024

Table of Contents

ARTICLE I. Enactment and Applicability	4
Division 1 Purpose and Applicability of the Development Code	4
Division 2 Interpretation of the Development Code	6
Division 3 Zoning Districts and Zoning Map	6
Division 4 Definitions.....	8
ARTICLE II. Zones, Allowable Uses, and Development Standards	47
Division 1 Residential Zones (RA, R1, MF-8, MF-15, MF-20, MF-45)	47
Division 2 Commercial Mixed-Use, Office Mixed-use, and Manufacturing Zones (OPMU, NMU, SMU, RMU, M-1)	66
Division 3 Special Purpose Zones (O-S, S-P)	88
Division 4 Overlay Zones (Hillside, Planned Community and Residential Development, Auto Plaza, Animal Keeping)	91
ARTICLE III.....Regulations Applicable to All Zones	104
Division 1 General Site Planning and Development Standards	104
Division 2 Accessory Structures.....	109
Division 3 Fences, Walls, and Hedges.....	112
Division 4 Screening and Buffering.....	116
Division 5 Landscaping	117
Division 6 Parking and Loading.....	122
Division 7 Transportation and Air Quality Control Measures.....	139
Division 8 Sign Regulations.....	142
ARTICLE IV. Standards for Specific Land USEs	159
Division 1 Standards for Specific Land Uses	159
Division 2 Accessory Dwelling Units and Junior Accessory Dwelling Units	212
Division 3 Affordable Housing and Density Bonus Incentives	218
Division 4 Urban Dwelling Units	226
Division 5 Multi-Unit Dwelling Objective Design Standards.....	229
Division 6 Live-work Units	230
Division 7 Low Barrier Navigation Centers	231
ARTICLE V. Nonconformities	232
Division 1 General Nonconforming Provisions	232
Division 2 Nonconforming Parcels.....	234
Division 3 Nonconforming Signs.....	234



Division 4	Nonconforming Structures	234
Division 5	Nonconforming Uses	237
Division 6	Abatement and Extension of Nonconforming Uses, Structures and Parcels	238
ARTICLE VI.	Permit Processing Procedures	239
Division 1	General Provisions	239
Division 2	Reasonable Accommodation	246
Division 3	Precise Plan	248
Division 4	Conditional Use Permit	251
Division 5	Variance	253
Division 6	Administrative Permit	255
Division 7	Minor Modification	258
Division 8	Film Permit Purpose	259
Division 9	Second Unit Review (Accessory Dwelling Unit and urban dwelling unit)	262
Division 10	Preservation, Protection and Removal of Trees	262
Division 11	Environmental Assessment Guidelines and Procedures	269
Division 12	Revocation Procedures	269
Division 13	Planning Commission Subcommittee for Design review	274
ARTICLE VII.	Development Code Administration	276
Division 1	Amendments	276
Division 2	Administration and Enforcement	277
ARTICLE VIII.	Subdivision Regulations	279
Division 1	Authority	279
Division 2	General Provisions	279
Division 3	Tentative Tract Maps	287
Division 4	Vesting Tentative Maps	289
Division 5	Final Maps	290
Division 6	Tentative Parcel Maps	291
Division 7	Reversions to Acreage	293
Division 8	Lot Line Adjustments	293
Division 9	Lot Merger	294
Division 10	Certificate of Compliance	294
Division 11	Parcel Maps for Urban Lot Splits	295
Division 12	Condominium Conversion	297



Chapter 26 Zoning



ARTICLE I. ENACTMENT AND APPLICABILITY

DIVISION 1 PURPOSE AND APPLICABILITY OF THE DEVELOPMENT CODE

26-1 Title

Chapter 26 of the West Covina Zoning Code shall be known and officially cited as the “Development Code of West Covina, California” and referred to in this Chapter as “the Development Code.”

26-2 Purpose and Objectives

The Development Code is adopted to implement the City of West Covina General Plan and to protect and promote the health, safety and welfare of West Covina residents.

(a) The Intent of this Development Code is:

- (1) To guide the physical development of the City in such a manner as to achieve progressively the general arrangement of land uses depicted in the General Plan.
- (2) To promote the stability of existing land uses that conform with the General Plan and protect them from inharmonious influences and harmful intrusions.
- (3) To foster harmonious, convenient, workable relationship among land uses.
- (4) To respect the City’s environmental setting and constraints, and meet the needs of the City for adequate public services and infrastructure.
- (5) To provide regulations for the logical subdivision of land.
- (6) To facilitate the appropriate location of community facilities and institutions.
- (7) To safeguard and improve the appearance of the City.

26-3 Applicability of the Development Code

The Development Code applies to all land uses, structures, subdivisions, and development within the City of West Covina, as follows:

- (a) *New Land Uses or Structures, Changes to Land Uses or Structures.* It shall be unlawful, and a violation of the Development Code for any persons to establish, construct, reconstruct, enlarge, alter or replace any use of land or structure, except in compliance with the requirements of Chapter 26. No building permit or grading permit shall be issued by the City unless the proposed construction conforms to all applicable provisions of this Development Code.
- (b) *Subdivisions.* Any subdivision of land proposed within the City after the effective date of this Development Code shall be consistent with the minimum lot size requirements of the applicable zone by Article II, the City’s subdivision regulations set forth in Article VIII, and all applicable requirements of this Development Code.
- (c) *Minimum Requirements.* The provisions of this Development Code shall be minimum requirements for the promotion of public health, safety, and general welfare. When this Development Code provides for discretion on the part of a city official or body, that discretion may be exercised to impose more stringent requirements than set forth in this Development Code, as may be determined by the applicable review authority to be necessary to promote orderly land use and development, environmental resource protection, and other purposes of the Development Code.
- (d) *Conflicting Requirements:*
 - (1) *Development Code and Municipal Code Provisions.* If a conflict occurs between the requirements of this Development Code or between this Development Code, the City of West Covina Municipal Code, other regulations of the City or California State Law, the most restrictive shall apply.



- (2) Development Agreements or Specific Plans. If conflicts occur between the requirements of this Development Code and standards adopted as part of any development agreement or applicable specific plan, the requirements of the development agreement or specific plan shall apply.
 - (3) Private Agreements. This Development Code applies to all land uses and development regardless of whether it imposes a greater or lesser restriction on the development or use of structures of land than a private agreement of restriction (eg., CC&Rs), without affecting the applicability of any agreement of restriction.
- (e) *Other Requirements May Apply.* Nothing in this Development Code eliminates the need for obtaining any other permits required by the City, or any permit, approval or entitlement required by any other applicable special district or agency, and/or the regulation of any state, or federal agency.

26-4 Relationship to Prior Ordinances

The provisions of this Development Code, as it existed to the effective date of Ordinance No. 1333 are repealed and superseded as provided in the ordinance enacting this Article I. No provision of the Development Code shall validate or legalize any land use or structure established, constructed, or maintained in violation of the Development Code as it existed prior to the repeal by the Development Code enacting this Development Code, except as addressed by nonconformities created by this Development Code.

26-5 Relationship to General Plan

This Development Code is the primary tool used by the City to carry out the goals, objectives, and policies of the General Plan. It is intended that all provisions of this Development Code be consistent with the General Plan and that any development, land use, or subdivision approved in compliance with these regulations will also be consistent with the General Plan.

26-6 Relationship to Other City Ordinances

- (a) The provisions of this title shall not be interpreted to repeal, amend, modify, alter, or change any other code that is not specifically repealed, amended, modified, altered, or changed.
- (b) Nothing in this title shall be interpreted to authorize the use of a lot or parcel in any way that is in violation of any other applicable statute, code, or regulation.
- (c) Whenever the provisions of this title are different from the provisions of any other ordinance or adopted code, the more restrictive provisions shall apply, except as the same may be superseded by resolution or ordinance.
- (d) The rights granted by any permit, license, or other approval under any ordinance repealed by this title shall be continued, but in the future, to the extent permitted by law, such rights shall be exercised in accordance with the provisions of this title.
- (e) The provisions of this title are not intended to abrogate any easements, covenants, or other existing agreements which are more restrictive than the provisions of this title.

26-7 Severability, Partial Invalidation of Development Code

If any portion of this title is held to be invalid, unconstitutional, or unenforceable by a court of competent jurisdiction, such determinations shall not affect the validity of the remaining portions of this title. The City Council hereby declares that this title and each article, section, subsection, paragraph, subparagraph, sentence, clause, phrase and portion thereof is adopted without regard to the fact that one or more portions of this title may be declared invalid, unconstitutional, or unenforceable.



DIVISION 2 INTERPRETATION OF THE DEVELOPMENT CODE

26-8 Purpose

This Division provides rules for resolving questions about the meaning or applicability of any part of this Development Code. The provisions of this chapter are intended to ensure the consistent interpretation and application of the provisions of this Development Code and the General Plan.

26-9 Procedures for Interpretation

Authority. The Community Development Director or their designee shall have the responsibility and authority to interpret the meaning and applicability of any part of this Development Code.

26-10 Land Uses Not Classified

- (a) Uses not listed are not allowed. If a proposed use of land is not specifically listed in Article II, the use shall not be allowed except as provided below:
- (b) Director's determination. Based on the authority granted in 26-9 above, the Community Development Director or their designee may determine that a proposed land use that is not listed in Article II may be allowed. In making this determination, the community development director shall first make all of the following findings:
 - (1) The characteristics of, and activities associated with the proposed use are equivalent to those of one or more of the uses listed in the zone as allowable, and will not involve a greater level of activity, population density, intensity, traffic congestion, parking, dust, odor, noise, emissions, or similar impacts than the uses classified in the zone;
 - (2) The proposed use will meet the purpose and/or intent of the zone that is applied to the location of the use; and
 - (3) The proposed use will be consistent with the goals, objectives, and policies of the General Plan and/or any applicable specific plan or planned development permit.
 - (4) The Decision of the Community Development Director is appealable to the Planning Commission pursuant to the provisions set forth in Article VI, Division 1. All such final determinations shall be recorded in writing to include a finding that the proposed use is substantially similar to uses permitted in the proposed zone and consistent with the intent of the applicable zone.
- (c) *Applicable standards and permit requirements.* Upon the community development director's determination that a proposed but unclassified land use is equivalent to a listed use, the proposed use will be treated in the same manner as the listed use in determining where the use if allowed, what permits are required, and what additional standards and requirements of this Development Code apply.

26-11 Headings and Illustrations

In the case of conflict between the Development Code text and any diagram, illustration or image contained in the Development Code, the text shall control.

DIVISION 3 ZONING DISTRICTS AND ZONING MAP

26-12 Purpose

This section establishes the zoning districts to property within the City and determines how the zoning districts are applied on the zoning map.



26-13 Establishment of Zoning Districts

In order to classify, regulate, restrict, and segregate the uses of land and buildings, to regulate and restrict the height and bulk of buildings and to regulate the area of yards and other open spaces about buildings and to regulate the density of population, the various zones hereinafter named and set forth in this chapter are hereby established.

26-14 Official Zoning Map

The zones established by this chapter and the boundaries of such zones are shown upon a map which is made a part of this title and which is designated as the "Official Zoning Map." Such zoning map may, for convenience, be divided into parts, and each such part may, for purposes of more readily identifying areas within such zoning map, be subdivided into units, and each such part and unit may be separately used for purposes of amending the zoning map or for any official reference to the zoning map.

26-15 Uncertainty of Zoning District Boundaries

If uncertainty exists as to the boundary of any zone shown on the zoning map, the following rules shall apply:

- (a) Street, alley, right-of-way or Lot Lines. If the indicated zone boundaries are approximately street, alley, right-of-way or lot lines, such lines shall be construed to be the boundaries; otherwise such boundaries shall be determined by use of the scale appearing on the zoning map unless specifically indicated by dimensions.
- (b) Vacated Street or Alley. If a street or alley is officially vacated or abandoned, the zone boundary shall be changed to include such vacated or abandoned street or alley in the same zone as the adjoining property to which it reverts.
- (c) Determination by Community Development Director. If there is uncertainty about a zone boundary, the Community Development Director or their designee shall, by written decision, determine the location of the zone boundary.
- (d) The Decision of the Community Development Director is appealable to the Planning Commission pursuant to the provisions set forth in Article VI, Division 1. All such final zone boundary determinations shall be recorded in writing.

26-16 Classification of Annexed Parcels

Before property is annexed to the City it shall be pre-zoned to a district that is consistent with the General Plan. If a General Plan land use designation has not been placed upon the property, a general plan amendment will be required to establish a land use designation for the property before the property can be pre-zoned and annexed to the City.



DIVISION 4 DEFINITIONS

26-17 General Definitions

26-18 “A” Definitions

Accessory building or structure. A detached subordinate building, the use of which is customarily incidental to that of the main building or to the main use of the land, and which is located in the same or a less restrictive zone on the same parcel of land with the main building or use. Buildings and/or uses that are attached to the main building or primary use by a common wall less than fifty (50) percent of both structures, may be considered a separate accessory building or structure.

Accessory dwelling unit shall have the same meaning as that stated in Government Code section 65852.2 as that section may be amended time to time.

Accessory habitable quarters/guest houses. A permanently constructed habitable quarters, separate from the primary residence, and having no kitchen facilities, which is clearly subordinate or incidental to the primary residence on the same lot. The accessory habitable quarters may include only a sleeping area, living area, and bathroom within an attached or detached accessory structure and for use by guests or occupants of the primary residence. The accessory habitable quarters shall not be separately rented, leased or let (by direct or indirect compensation) or otherwise occupied separately from the primary residence. Accessory habitable quarters were historically known as guest houses. New accessory habitable quarters/guest houses are no longer allowed.

Accessory use. A use of the land or building which is clearly incidental and subordinate to the principal use of the land or building (but which does not alter the main use), both of which uses are located on the same lot and/or within the same building.

Adult cat or adult dog. Any dog cat or cat dog over four (4) months of age.

Adult day care facility means a state-licensed establishment providing care or supervision on less than a 24-hour-per-day basis for senior citizens.

Adult oriented business means adult arcades, adult bookstores, adult cabarets, adult hotels/motels, adult motion picture theaters, adult theaters, sexual encounter centers, modeling studios, and any other business or establishment which offers and/or provides to its patrons merchandise, services or entertainment distinguished or characterized by an emphasis on matters depicting, describing or relating to specified sexual activities or specified anatomical areas, but not including those activities, the regulation of which are preempted or prohibited by state law. “Adult oriented business” shall also include any establishment which, on a regular basis, provides or allows performers, models, or employees to appear in any place in non-opaque clothing, covering, or lingerie or in any opaque covering which is at any time altered to become non-opaque such that specified anatomical areas become visible. For the purposes of this section, emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas is found to be in existence in situations which include, but are not limited to, one (1) or more of the following:

- (a) One (1) of the principal purposes of the business or establishment is to operate as an adult oriented business as evidenced by the name, signage, advertising or other public promotion utilized by said establishment.
- (b) One (1) of the principal purposes of the business or establishment is to operate as an adult oriented business as demonstrated by its services, materials, products or entertainment constituting a substantial or significant portion of total business operations where such services, products or entertainment are distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas. As used in this division, the term “distinguished or characterized by an emphasis upon” shall mean and refer to the dominant or essential theme of the object described by such phrases. For instance, when the phrase refers to films “which are distinguished or characterized by an emphasis upon” the depiction or description of specified sexual activities or specified anatomical areas, the films so described are



those whose dominant or predominant character and theme are the depiction of the enumerated sexual activities or anatomical areas. See *Pringle v. City of Covina*, 115 Cal. App. 3d 151 (1981).

- (c) As applied in this division, no business shall be classified as an adult oriented business by virtue of showing, selling, or renting materials rated NC-17 or R by the Motion Picture Association of America.
- (d) *Adult arcade* means an establishment having as one (1) of its principal business purposes, for any form of consideration, one (1) or more still or motion picture projectors, or similar machines show films, computer generated images, motion pictures, video cassettes, slides, or other photographic reproductions which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.
- (e) *Adult bookstore* means an establishment having as one (1) of its principal business purposes the display and/or distribution of adult merchandise, books, periodicals, magazines, photographs, drawings, sculpture, motion pictures, films, or videos, or other visual representations which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activity or specified anatomical areas.
- (f) *Adult cabaret* means a nightclub, restaurant, or similar business establishment which: (1) regularly features live entertainment as defined herein; and/or (2) which regularly features persons who display specified anatomical areas; and/or (3) shows films, computer generated images, motion pictures, video cassettes, slides, or other photographic reproductions which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.
- (g) *Adult hotel/motel* means a hotel or motel or similar business establishment offering public accommodations for any form of consideration which (1) provides patrons with closed-circuit television transmissions, films, computer generated images, motion pictures, video cassettes, slides, or other photographic reproductions which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas; and (2) rents, leases, or lets any room for less than a six-hour period, or rents, leases, or lets any single room more than twice in a twenty-four-hour period.
- (h) Adult merchandise means sexually oriented implements and paraphernalia, such as, but not limited to: dildo, auto suck, sexually oriented vibrators, edible underwear, benwa balls, inflatable orifices, anatomical balloons with orifices, simulated and battery operated vaginas, and similar sexually oriented devices.
- (i) Adult motion picture theater means an establishment having as one of its principal business purposes, the showing of, for any form of consideration, films, computer generated images, motion pictures, video cassettes, slides, or similar photographic reproductions which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.
- (j) Adult oriented material means any book, periodical, magazine, photograph, drawing, sculpture, motion picture film, video, CD-ROM, laser disk, DVD, flash drives, steaming subscriptions, or other visual representation distinguished or characterized by an emphasis upon the depiction or description of specified sexual activity or specified anatomical areas.
- (k) Adult theater means a theater, concert hall, auditorium, or similar establishment which, for any form of consideration regularly features, as one of its principal business purposes, live performances which are distinguished or characterized by an emphasis on the display of specified sexual activities or specified anatomical areas.
- (l) Business permit, adult-oriented means a permit validly issued by the City of West Covina to operate an adult oriented business.
- (m) Employee, adult-oriented means any person who performs any service on the premises of a sexually oriented business, on a full-time, part-time, or contract basis, whether or not the person is denominated an employee, independent contractor, agent, or otherwise. "Employee" does not include a person exclusively on the premises for repair or perform maintenance of the premises or for the delivery of goods to the premises.



- (n) Establishment of an adult oriented business means:
- (1) The opening or commencement of any adult oriented business as a new business;
 - (2) The conversion of an existing business, whether or not an adult oriented business, to any adult oriented business, as defined;
 - (3) The addition of any adult oriented business to any existing business or an existing adult oriented business;
 - (4) The relocation of any adult oriented business;
 - (5) A change in twenty-five (25) percent or more of the ownership of an existing adult oriented business.
- (o) *Existing adult-oriented business* means a business that has been in operation within the past six (6) months. An adult oriented business shall only be considered an existing business if it has been in operation as an adult oriented business within the past six (6) months.
- (p) *Individual viewing area* means any area designed for occupancy of only one (1) person at any time for the purpose of viewing live performances, pictures, movies, videos, or other presentations.
- (q) *Live entertainment, adult oriented* means any display or performance by a human being which is characterized by an emphasis on specified sexual activities or specified anatomical areas.
- (r) *Modeling studio, adult-oriented* means an establishment having as one of its principal business purposes, provides, for any form of compensation, models who, for the purposes of sexual stimulation of patrons, display specified anatomical areas to be observed, sketched, photographed, painted, sculpted, or otherwise depicted by persons paying such consideration. "Modeling studio" does not include schools maintained pursuant to standards set by the State Board of Education. "Modeling studio" further does not include a studio or similar facility owned, operated, or maintained by an individual artist or group of artists, and which does not provide, permit, or make available specified sexual activities.
- (s) *Nudity or nude* means the showing of the human male or female genitals, pubic area, vulva, anus, anal cleft or cleavage with less than a fully opaque covering, or the showing of the female breast with less than a fully opaque covering of any part of the nipple and areola.
- (t) *Operator, adult-oriented* means any person who causes an adult oriented business to function or who puts or keeps in operation the business or who is authorized to manage the business or exercise overall operational control of the business premises. A person may be found to be operating or causing to be operated an adult oriented business whether or not that person is an owner, part owner, or permittee of the business.
- (u) *Owner or manager, adult -oriented* means any person who operates, owns, or otherwise has control over an adult oriented business.
- (v) *Performer or adult oriented business performer* means any dancer, model, entertainer, or other person who publicly performs specified sexual activities or publicly displays specified anatomical areas, or otherwise engages in performances distinguished or characterized by an emphasis on specified sexual activities or specified anatomical areas.
- (w) *Adult-oriented performer permit* means a permit validly issued by the City of West Covina for a person to work as an adult oriented business performer within the City of West Covina.
- (x) *Adult-oriented permittee* means a person in whose name a permit to operate an adult oriented business has been issued, including the individual or individuals listed as an applicant on the application for an adult oriented business permit. In the case of a performer, it means the person in whose name the adult oriented performer permit has been issued. "Permittee" shall include the permittee's employees, agents, partners, directors, officers, shareholders or managers.
- (y) *Premises, adult-oriented* means the real property upon which the sexually oriented business is located, and all appurtenances thereto and buildings thereon, including, but not limited to, the sexually oriented business, the



grounds, private walkways, and parking lots and/or parking garages adjacent thereto, under the ownership, control, or supervision of the permittee, as described in the application for a sexually oriented business permit.

(z) Principal adult-oriented business purpose means that the establishment:

- (1) Has a substantial portion of its displayed merchandise which consists of books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, digital video discs, slides, flash drives, steaming subscriptions, or other visual representations which are characterized by their emphasis upon the display of specified sexual activities or specified anatomical areas;
- (2) Has a substantial portion of the wholesale value of its displayed merchandise which consists of books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, digital video discs, slides, flash drives, steaming subscriptions, or other visual representations which are characterized by their emphasis upon the display of specified sexual activities or specified anatomical areas;
- (3) Has a substantial portion of the retail value of its displayed merchandise which consists of books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, digital video discs, slides, flash drives, steaming subscriptions, or other visual representations which are characterized by their emphasis upon the display of specified sexual activities or specified anatomical areas;
- (4) Derives a substantial portion of its revenues from the sale or rental, for any form of consideration of live performances, books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, digital video discs, slides, flash drives, steaming subscriptions, or other visual representations which are characterized by their emphasis upon the display of specified sexual activities or specified anatomical areas;
- (5) Maintains a substantial section of its net floor area for the sale or rental of books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, digital video discs, slides, flash drives, steaming subscriptions, or other visual representations which are characterized by their emphasis upon the display of specified sexual activities or specified anatomical areas; or
- (6) Regularly features live performances, books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, compact discs, digital video discs, slides, flash drives, steaming subscriptions, or other visual representations which are characterized by their emphasis upon the display of specified sexual activities or specified anatomical areas; and prohibits access by minors, by reason of age, to its premises, and regularly advertises, on signage visible from a public right-of-way, as providing items that the advertising describes using the term "adult," "xxx," "triple-x," "x-rated," "erotic," "sexual," or a term or terms with similar import.

(aa) *Sexual encounter center* means any business, agency or person who, for any form of consideration or gratuity, provides a place where three (3) or more persons, not all members of the same family, may congregate, assemble or associate for the purposes of engaging in specified sexual activities or exposing specified anatomical areas.

(bb) Specified anatomical areas means:

- (1) Less than completely and opaquely covered human genitals; pubic region; buttock; or female breast below a point immediately above the top of the areola; or
- (2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

(cc) Specified sexual activities means:

- (1) The exposure, display or depiction of human genitals in a state of sexual stimulation or arousal;
- (2) Acts of sexual intercourse, human masturbation, sexual stimulation or arousal; or
- (3) Fondling or other erotic touching of one's own or another(s)' body/bodies, human genitals, pubic region, buttock, or female breast whether covered or not.



(dd) *Specified criminal activity* means any of the following specified crimes:

- (1) Rape, child molestation, sexual assault, sexual battery, aggravated sexual assault, aggravated sexual battery, or public indecency;
- (2) Prostitution, keeping a place of prostitution, pimping, or pandering;
- (3) Obscenity, disseminating or displaying matter harmful to a minor, or use of child in sexual performance;
- (4) Any offense related to any sexually-oriented business, including controlled substance offenses, tax violations, racketeering, crimes involving sex, crimes involving prostitution, or crimes involving obscenity;
- (5) Any attempt, solicitation, or conspiracy to commit one (1) of the foregoing offenses; or
- (6) Any offense in another jurisdiction that, had the predicate act(s) been committed in California, would have constituted any of the foregoing offenses.

(ee) *Substantial* means at least twenty-five (25) percent.

Advisory Agency. The Planning Commission is hereby designated as the advisory agency referred to in the Subdivision Map Act. As such, it will be charged with the duty of making investigations and reports on the design and improvement of proposed divisions of real property, the imposing of requirements or conditions thereon, and having the authority to approve, conditionally approve or disapprove tentative maps of subdivisions.

Aircraft. A device that is used or intended to be used for flight in the air, including, but not limited to hang gliders, motorized hang gliders, ultralights, hot-air balloons, planes and helicopters.

Alley. A public or private right-of-way less than forty (40) feet wide which affords a means of vehicular access to the side or rear of properties abutting a street or highway.

Allowable building area. That site area not included in the required front, side or rear setbacks. See "Floor area Ratio."

Amendment. A change in the wording, content or substance of this chapter, or a change in the zone boundaries upon the zoning map, a part of this chapter, when adopted by the City Council in the manner prescribed by law.

Appeal board. The City Council is hereby designated as the "appeal board" referred to in the Subdivision Map Act, with all the functions and powers thereof.

Applicant means a person who has applied for, but not obtained any license, permit, certification, or renewal.

Areas of undue concentration. A census tract (as defined by Section 23958.4 of the California Business and Professions Code.) where an undue concentration in the number of alcohol licenses exists as determined by the department of alcoholic beverage control (ABC).

Arborist. A person who is a California Certified Arborist; a person accredited by the International Society of Arboriculture in California.

Architectural extension. A tower, or other tall element that extends beyond the roof of a building for the sole purpose of serving as an architectural or aesthetic feature.

Architectural lighting. Any arrangement, other than signage, of lighting to outline or highlight certain features such as the shape of a building or the decoration of a wall or window.

Athletic club. A site containing two (2) or more indoor or outdoor facilities such as gymnasiums, racquetball courts, and swimming pools, which devotes less than ten (10) percent of its building floor area to massage or bathhouse activities (also called health spa).

Attic. The space between a pitched roof and ceiling of the highest floor of the house.

Automaker shall mean a company that manufactures cars.



Automobile wrecking. The dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts.

Awning. A structure of malleable material which is designed to provide shelter and is attached to the underlying permanent structure.

26-19 “B” Definitions

Bachelor apartment. One (1) room and bath, without cooking facilities, in a multiple dwelling.

Basement. That portion of a building where perimeter walls and floor are completely below adjacent grade except for six (6) inches of wall as measured from the bottom of the sole to the bottom plate. The basement, when designed for, or occupied for business, manufacturing, or for dwelling purposes (subterranean garages exempted), shall be considered a story.

Bedroom. A bedroom is a room used for sleeping purposes that is separable from other rooms by walls with a door and/or an opening/doorway less than 5 feet in width whether designated as a bedroom or den, study, library, bonus room, media room, or other similar term. A kitchen, hall, powder room, pantry, kitchen nook, laundry room, garage, and bathroom shall be specifically excluded, without limitations.

Billiards. Billiard and pool games shall mean any of the several games on a table (including those coin-operated), surrounded by an elastic ledge or cushions, with balls which are intended to be propelled by cues.

Billiard parlor, main use. Any place containing billiard tables not as an accessory to a main use.

Billiard parlor, accessory use. A use accessory to a main use, containing four (4) or more billiard tables and no more than 10 percent of the total floor area available for customer assembly and/or dining.

Block. All property fronting upon one (1) side of a street between intersecting and intercepting streets, or between a street and a right-of-way, waterway, terminus or dead-end street, or city boundary. An intercepting street shall determine only the boundary of the block on the side of the street which it intercepts.

Body piercing. The business of perforating the skin using a needle or otherwise, so as to produce a piercing on the cartilaginous part of the ear or any part of the body.

Box size. The size of a tree’s container when sold, if boxed.

Building. Any structure having a roof built for support, shelter, or enclosure of persons, animals, chattels, or property of any kind; but excluding all forms of vehicles even though immobilized. Where this chapter requires, or where special authority granted pursuant to this chapter requires, that a use shall be entirely enclosed within a building, this definition shall be qualified by adding “and enclosed on all sides.”

Building, Enclosed. A Building enclosed on all sides.

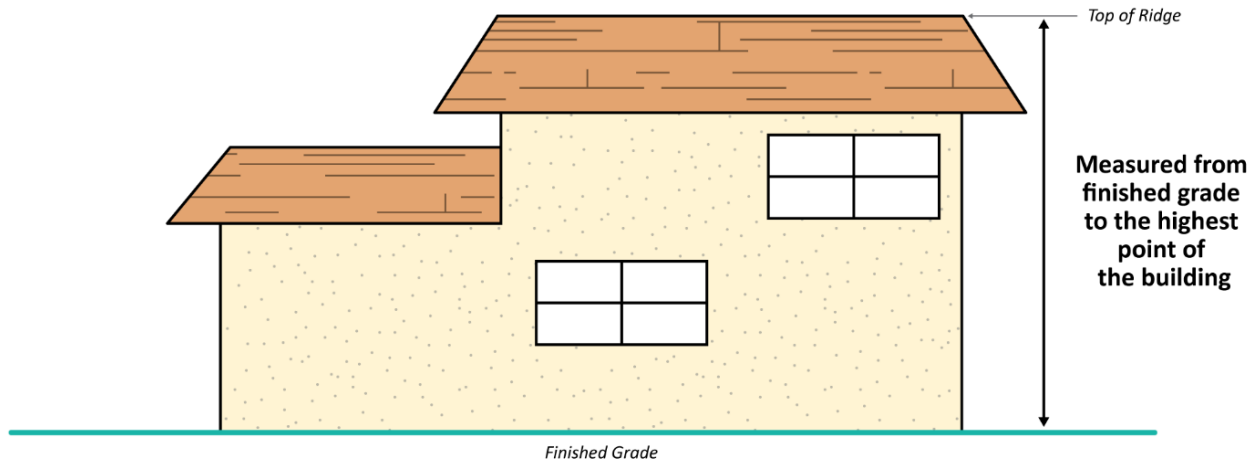
Building coverage. The area of a lot covered by buildings or other roofed structures, including any eaves extending more than two (2) feet beyond any support structure. Permeable roof materials (e.g., lattice-work) covering two hundred (200) square feet or less will not be included in the lot coverage calculation.

Building frontage. That side of a building which contains the main entrance for pedestrian ingress and egress. If more than one (1) main entrance exists, the one that most nearly faces or is oriented to the street of highest classification as portrayed on the current master plan of streets and highways shall be considered the building frontage. If all streets are of the same classification, the side of the building with the smallest lineal dimension containing a main entrance shall be considered the building frontage.

Building height. The vertical distance measured from the highest point of the roof structure to the lowest adjacent finished “grade” of the same structure, but exclusive of vents, air conditioners, chimneys, or other such incidental appurtenances, and/or the necessary depth needed to accommodate subterranean parking in commercial and multiple family residential zones.



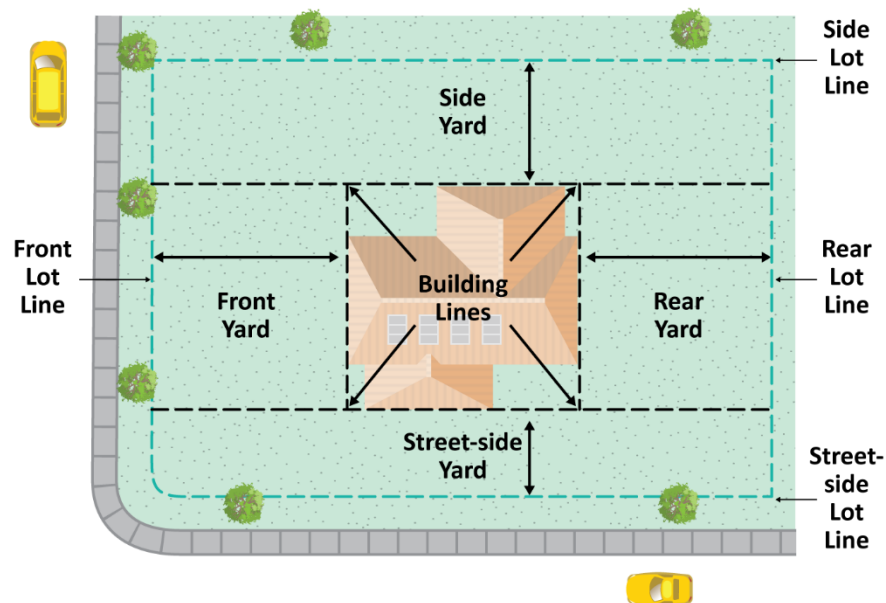
Figure 1-1 Measuring Building Height



Building identification sign. A sign or signs which portray, through the use of words or symbols, the identifying name assigned to the building by the owner thereof.

Building line. A line running parallel to a lot line, that is the same distance from the lot line as the closest portion of a building on the site.

Figure 1-2 Building Lines



Building site shall mean:

- (a) The ground area of one (1) lot or parcel, or
- (b) The ground area of two (2) or more lots or parcels when used in combination for a building or permitted group of buildings, together with all open spaces as required by this chapter.

Business or commerce. The purchase, sale or other transaction involving the handling or disposition of any article, service, substance or commodity for livelihood or profit; or the management of office buildings, offices, recreational



or amusement enterprises; or the maintenance and use of offices, structures and premises by professions and trades rendering services.

26-20 "C" Definitions

Cannabis shall have the same definition as that set forth in California Health and Safety Code section 11018.

- (a) *Medical cannabis* shall mean cannabis used for medical purposes in accordance with California Health and Safety Code section 11362.5.
- (b) *Cannabis cultivation* shall mean any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis.

Canopy structure. A sheet of flexible material, fabric or membrane such as nylon, plastic, or other similar material that is supported by or attached to a frame having a location on the ground and made of fiberglass, metal, wood or plastic or any other similar material. Canopy structures may be used as tents or to provide shelter or covering for storage of automobiles, boats, recreational vehicles, or other similar uses. Canopy structures include but are not limited to, prefabricated canopies ready-made for simple assembly, and canopies which are built, constructed or composed of parts joined together in some definite manner, but excludes awnings attached to buildings and temporary coverings used to protect property during government-ordered aerial sprayings.

Caliper. A The maximum diameter of the trunk of a tree measured at four-and-a-half (4.5) feet above the natural grade. In the case of multi-trunked trees, "caliper" shall mean the sum of the calipers of each individual trunk measured at four-and-a-half (4.5) feet above grade.

Car dealership shall mean a dealership selling new vehicles that has obtained permission and authority to sell vehicles as a direct agent of a major automaker.

Carport. A shelter for an automobile consisting of a roof; with or without walls, but not containing a door.

Child day care facility. A facility, licensed by the State of California, which provides nonmedical care to children under eighteen (18) years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual on less than a twenty-four-hour basis. Child day care facilities include day care centers, and family day care home.

Club, nonprofit. An association of persons for some common nonprofit purpose but not including groups organized primarily to render a service which is customarily carried on as a business. The serving of alcohol in conjunction with a club shall be permitted only when the use is as defined in Section 23428.9 of the California Business and Professions Code.

Commercial cannabis activity includes cultivation, possession, manufacture, processing, storing, laboratory testing, labeling, transporting, distribution, or sale of: 1) cannabis and cannabis products, including medical cannabis, medical cannabis and medical cannabis products within the meaning of California Business and Professions Code Section 26000, et seq., and 2) Adult-use cannabis, cannabis products and,, cannabis and cannabis products, except for personal cultivation as permitted in Section 26-113 of the West Covina Development Code.

- (a) *Cannabis dispensary* means a premises where medical cannabis, medical cannabis products, or devices for the use of medical cannabis or medical cannabis products are offered, either individually or in any combination, for retail sale, including an establishment that delivers medical cannabis and medical cannabis products as part of a retail sale.
- (b) *Cannabis transport dispensary* means any person or entity that transports or offers to transport cannabis in any vehicle or by any other means. A person who is transporting cannabis to a qualified patient for whom he or she is the primary caregiver shall not be a "cannabis transport business."
- (c) *Primary caregiver, cannabis* is an individual, designated by a qualified patient or by a person with an identification card, who has consistently assumed responsibility for the housing, health, or safety of that patient or person as is further defined in California Health and Safety Code section 11362.7.



- (d) *Qualified cannabis patient* is a person who is entitled to the protections of the California Health and Safety Code section 11362.7, inclusive of a person with an identification card as that term is defined in California Health and Safety Code section 22362.7.

Commission. The Planning Commission of the City.

Community Development Director. The Community Development Director, or their designee.

Composting. A method of waste treatment in which organic solid wastes are biologically decomposed under controlled, aerobic or anaerobic conditions.

Computer game/internet access centers. Any place of business providing one (1) or more computers for public use for the purpose of playing computer games, accessing the internet, or other computer use as a main use or as a secondary or incidental to another use. For the purpose of the chapter, government facilities providing computers for public use shall not be considered as computer game/internet access centers.

Convalescent home. An institution where nursing, dietary and other personal services are rendered to convalescents, but excluding mental cases and cases of contagious or communicable diseases and excluding surgery or primary treatment. Convalescents are persons who are gradually recovering health after an illness; or persons requiring post-operative attention.

Coordinated entry system. A centralized or coordinated assessment system developed pursuant to Section 576.400(d) or Section 578.7(a)(8), as applicable, of Title 24 of the Code of Federal Regulations, as those sections read on January 1, 2020, and any related requirements, designed to coordinate program participant intake, assessment, and referrals.

Court. Any portion of the interior of a lot or building site which is wholly or partially surrounded by buildings, and which is not a required front, side or rear yard.

26-21 "D" Definitions

Dance, cabaret. Any dance or dancing held or engaged in at any place or premises licensed by the state to sell, serve or dispense intoxicating liquor for consumption in or at such place or premises.

Dance or dancing schools. The teaching of dancing in any room or building where food is not served as a normal part of its operation and the hours of operation do not extend beyond 10:00 p.m.

Day care center. Any child day care facility, licensed by the State of California, other than a family day care home, and includes infant care centers, preschools, and extended day care facilities.

Decorative block. Masonry units having significant texture, scoring and/or clay faces.

Dedication. A conveyance of land from the private to the public interest for public use pursuant to a request for approval of a final map.

Density. The number of residential units per net acre of land.

Development activity. The work done pursuant to a development proposal approved by the City.

Development application. Any application for a construction permit, precise plan of design, conditional use permit, variance, tentative subdivision map, or a similar approval for the development of property.

Division. Synonymous with the term "subdivision" as used in Article VIII.

Dog-proof fence. A fence six (6) feet high of heavy gauge chain link, masonry block, or comparable weatherproof material, or a combination thereof, with a footing which is at least four (4) inches wide and twelve (12) inches deep, below grade.

Donation drop boxes. A Any metal, plastic, cardboard or wooden box, bin, container, trailer, accessory structure, or similar facility located outside of an enclosed building or in a parking lot or public place, provided by a person,



organization, or collection center for the primary purpose of receiving or storing donated items, including household goods and clothing. The term “donation drop box” does not include any such box located inside of a building or structure.

Dripline. An imaginary line on the ground, at the furthest extension of the canopy around the circumference of the tree. Typically, the dripline is not a perfect circle.

Drive-through facility. Any establishment which is designed to enable persons to receive a service or purchase or consume goods while remaining within a motor vehicle, typically associated with banks, eating and drinking establishments, pharmacies and other commercial uses.

Driveway. A paved area for access to an approved parking area or for parking of vehicles.

- (a) A “primary driveway” shall be defined as that area providing direct access from the street to a garage, carport, or required parking space(s). No driveway established prior to June 1, 1991, by permit, shall be considered nonconforming.
- (b) A “secondary driveway” shall be defined as that area providing direct access to a fully-screened side or rear yard area for the purpose of parking or storing recreational vehicles, recreational equipment and trailers, and/or utility trailers.

Dwelling. A building or portion thereof designed and used exclusively for residential purposes and occupancy, with exception of permitted home occupations, including single family, and multiple dwellings, but shall not include hotels or motels.

- (a) *Dwelling unit.* One (1) or more rooms in a dwelling or apartment house designed for occupancy by one (1) family or similar household unit for living or sleeping purposes, and having only one (1) kitchen.
- (b) *Dwelling, single-family.* A detached building designed exclusively for occupancy by one (1) family or similar household unit and containing one (1) dwelling unit.
- (c) *Dwelling, multiple.* A cluster of attached or detached dwelling units.
 - (1) *Apartment.* A room or group of rooms that is designed, used or intended to be used as a single-family unit and is located in a multiple-family dwelling.
 - (2) *Attached townhouse.* Two or more single-family dwelling units connected by common walls along the sides with either shared or unshared foundations.
 - (3) *Condominium.* The ownership of single units in a multi-unit project with common elements.

26-22 “E” Definitions

Eating place, bona fide. An eating place as defined in Section 23038 of the California Business and Professions Code.

Efficiency units. Also known as single-room occupancy (SRO) residential hotels. A facility that contains five (5) of more guestrooms containing no more than four hundred (400) square feet of habitable space.

Emergency shelters (homeless). A facility that provides immediate and short-term housing, limited to occupancy of six (6) months or less, to homeless persons or families on a first-come, first serve basis. The facility may offer minimal supplemental group services that may include counseling, food, and access to social programs. No individual or household may be denied emergency shelter because of an inability to pay (consistent with Section 50801(e) of the California Health and Safety Code).

Employee Housing. Employee Housing refers to housing that accommodated six (6) or fewer employees, as defined by Health and Safety Code section 17021.5.

Encroach. To extend beyond the allowed limits.



Entertainment, live (in conjunction with a commercial use). Any performance conducted in conjunction with and accessory to a commercial use including, but not limited to, live bands or performances, public singing (for karaoke, see separate definition), and similar activities.

26-23 “F” Definitions

Family. Family means one or more persons, related or unrelated, living together as a single household in a dwelling unit.

Family child care home. A home, licensed by the State of California, which regularly provides care, protection and supervision of children, in the provider’s own home, for periods of less than twenty-four (24) hours per day, while the parents or guardians are away, and includes the following:

- (a) *Large family child care home* means a home that provides family child care for up to twelve (12) children, or for up to fourteen (14) children if certain requirements are met per State law.
- (b) *Small family child care home* means a home which that provides family child care for up to six (6) children, or for up to eight (8) children if certain requirements are met per State law.

Farmworker. An agricultural employee engaged in agricultural work or farming and any practices performed on a farm in conjunction with farming including the cultivation and tillage of soil, raising of animals and the preparation of agricultural products for market and or to carriers for transportation to market.

Farmworker Housing. Farmworker (agricultural) housing is a residential use of one or more single or multi-family dwelling units and accessory dwellings of the same type and in the same zone, and/or group quarters structures with common dining area.

Flag Lot. A lot so shaped and designed that the main building site area is set back from the street on which it fronts and includes an access strip not less than twenty (20) feet in width at any point connecting the main building site area to the frontage street.

Floor area. The square footage of lot areas under solid roof within the surrounding exterior walls of a building, including, but not limited to, habitable attics, basements, lofts, enclosed patios, and sunrooms.

Floor area ratio (FAR). The total gross floor area included within the surrounding exterior walls of all buildings on a lot divided by the net lot area of the subject property. Underground and above-grade parking structures shall not be included in the FAR calculations for commercial and/or multifamily residential development. Parking structures/garages on properties developed with a single-family residential use exceeding 650 square feet shall be included in the FAR calculations.

Frontage. Same definition as Building Frontage.

Front façade. One or more exterior sides of a primary structure, not screened by a solid six (6) foot tall fence/wall, that face the front property line.

Fund-raising events.

- (a) Noncommercial purpose as used herein shall mean the stated purpose of a nonprofit organization as defined in the Internal Revenue Code Section 501(c) [a public entity raising money for an authorized program or purpose].
- (b) Participants as used herein means an individual household, group, family or organization who will pledge or donate any and all proceeds and profits from the sale of such goods to the noncommercial purpose and does not include participants selling such goods for a commercial or personal purpose or profit.
- (c) Sales events as used herein means the indoor or outdoor sale of items which are made or owned by the project sponsors or participants including but not limited to art work, crafts, baked goods, jewelry, quilts, clothing, potted plants, macrame, toys, games, novelties, and knick-knacks for a noncommercial purpose.



- (d) Swap meets means “swap meets” as defined in the Business and Professions Code Section 21661 are prohibited in any zone.

26-24 “G” Definitions

Game arcade, main use. Any place of business containing one (1) or more games of skill or science not as an accessory to a main use.

Game arcade, accessory use. A use accessory to a main use, containing four (4) or more coin-operated games of skill or science.

Garage, private. An accessory building or an accessory portion of the main building designed or used only for the shelter or storage of vehicles owned or operated by the occupants of the main building, having three (3) walls, a roof and a door.

Garage, public. A building other than a private garage used for the care, repair or equipping of automobiles, or where such vehicles are kept for remuneration, hire or sale.

Garage, subterranean. A garage which is a portion of the main structure and so located that (a) all sides but the side which has the main entrance are enclosed by finished grades which are parallel to the garage ceiling and (b) the main entrance is not visible from a street.

Garbage. Every refuse accumulation of animal, fruit, vegetable or other putrescible matter that attends the preparation, consumption, decay, dealing in or storage of meats, fish, fowls, fruit, vegetables or grains. See also “solid waste.”

General Plan. The official statement of the City Council of the City of West Covina which sets forth its major long-range policies concerning desirable future physical development of the City.

Grade, average. The average of the finished grade at the center of all walls of a building. In case walls are parallel to and within five (5) feet of a sidewalk, the average grade shall be measured at the sidewalk.

Grade, existing. The surface of the ground as it exists prior to disturbance in preparation for a project regulated by this chapter.

Grade, finished. The manufactured surface of the ground as it exists after the completion of a project regulated by this chapter.

Grand opening event. A promotional event held for the purpose of advertising the original opening of a business, a reopening after closure, change in business name, or change in ownership, and completed within six (6) months of that opening or change.

Gross floor area. The area included within the surrounding exterior walls of a building or portion thereof, exclusive of:

- (a) Shaft enclosure.
- (b) Courts.
- (c) Floor area space devoted entirely to heavy mechanical equipment (e.g., air conditioning unit).
- (d) Public restrooms.
- (e) Janitorial equipment room.
- (f) Any other facility common to a central service core.

Group home. A group home shall mean any residential care facility for six (6) or fewer persons who are mentally disordered or otherwise handicapped or supervised. A group home must be licensed by the State under the



provisions set forth in Chapter 2 of Division 2 of the California Health and Safety Code. Group home does not include any facility for wards of the juvenile court.

Gymnasium. A room or building equipped for physical training, sports or exercise that may include accessories such as locker rooms and showers.

26-25 “H” Definitions

Hardscape means any durable, pervious or imperious surface material, including paving for pedestrians and vehicles.

Health and Beauty Spas (Also known as Day spas). Bathhouse. A business that provides a variety of services for the purpose of improving health, beauty, and relaxation through personal care treatments such as massages, facials, body wraps, manicures/pedicures, saunas, steam rooms, or other relaxation treatments.

- (a) Esthetician mean a person trained to administer facials, advise customers on makeup and the care of skin and hair and other cosmetic and maintenance procedures.
- (b) Health officer means the county health officer or any other person exercising the duties of health officer of the City.
- (c) License, health and beauty means the license to operate a health and beauty spa as required by the Development Code.
- (d) License authority, health and beauty spa means the police chief or his/her designee charged with the administration of health and beauty spas.
- (e) Massage means any method of pressure on, or friction against, or stroking, kneading, rubbing, tapping, pounding, vibration, manipulating, or stimulating the external parts of the human body with the hands or with the aid of any mechanical or electrical apparatus or other appliance or device, with or without such supplementary aids as rubbing alcohol, liniment, antiseptic, oil, powder, cream, lotion, ointment, or similar preparations.
- (f) Massage technician means any person who administers massage to another person for any consideration whatsoever. “Massage technician” shall include masseur and masseuse.
- (g) Outcall service means the engaging in, conducting or carrying on of any massage or health and beauty spa service for consideration at a location other than a massage parlor or health and beauty spa which has been licensed pursuant to this article.
- (h) Permit, health and beauty spa means the permit to engage in the activities of a massage technician or esthetician or health and beauty spa employee as required by this article.
- (i) Recognized school of massage means any school or institution of learning which has been approved by the superintendent of public instruction of this state pursuant to Education Code Section 94300 et seq., and California Administrative Code, Title 5, Section 18823 et seq. or any successor statute or regulation. Any school or institution of learning offering or allowing courses of a massage technician not approved by the superintendent of public instruction shall not be deemed a recognized school of message.

Heritage tree. Any trees identified as such by the Planning Commission resolution upon the commission findings that the tree or group of trees:

- (a) Is of historical value because of its association with a place, building, natural feature, or an event of local, regional, or national historic significance;
- (b) Is identified on any historic or cultural resources survey as a significant feature of a landmark, historic site, or historic district;
- (c) Is representative of a significant period of the City’s development; or



- (d) Is designated for protection or conservation in a specific plan, conditional use permit, precise plan of design, tract or parcel map or similar development approval.

Heritage tree shall also mean any of the Southern California black walnut tree species (*Juglans californica*), located in the San Jose Hills as found within West Covina's jurisdictional boundaries.

- (a) This definition shall not affect those Southern California black walnut trees located on R-1 and R-A lots created by any subdivision approved and recorded prior to the effective date of the ordinance enacting this subsection.
- (b) Any Southern California black walnut tree located on those O-S (Open Space) lots created under the density transfer standards outlined in section 26-59, shall further be protected under the guidelines contained in this section.

Hillside areas means those areas which form the complex of hilly topography commonly known as the San Jose Hills, and are so designated on the City's zoning map.

Home occupation. An accessory use or activity of a business nature conducted on residential property by the occupant(s) of the residence. A home occupation shall be clearly incidental and secondary to the primary residential use of the property and shall not change the residential character of said property or adversely affect the residential neighborhood within which it is located.

Hospital, animal. An establishment in which veterinary services, clipping, bathing, boarding, and other services are rendered to dogs, cats, and other animals.

Hospital and sanitarium. An institution specializing in giving clinical, temporary and emergency services of a medical or a surgical nature to injured persons and patients other than persons suffering from a mental sickness, mental disease, mental disorder or mental ailment.

Hospital, mental. An institution licensed by state agencies under provisions of law to offer facilities, care and treatment for cases of mental and nervous disorders but not licensed to provide facilities and services in surgery, obstetrics and general medical practice. Establishments limiting services to juveniles below the age of five (5) years, and establishments housing and caring for cases of cerebral palsy are specifically excluded from this definition.

Hotel. A building where lodging in sleeping units or suites is available to the transient public and is provided with or without meals for compensation, all for the temporary use of a transient individual who remains as a guest of such establishment less than thirty (30) days, but shall not include jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes and similar buildings where human beings are housed and detained under a legal restraint.

26-26 "I" Definitions

Indoor multi-tenant retail center and indoor swap meet. An indoor commercial area used to accommodate multiple vendors and/or multiple sales areas offering a variety of goods and/or services for sale wherein said sales areas are separated and/or distinguished from one another by means of (1) partitions, screens, walls, barriers, or similar physical devices; and/or (2) different business or sub-business names or other forms of identification as displayed on signs and/or as indicated on sales receipts.

Institution. An establishment maintained and operated by a society, corporation, individual, foundation or public agency for the purpose of providing charitable, social, educational or similar services to the public, groups, or individuals.

26-27 "J" Definitions

Junior accessory dwelling unit shall have the same meaning as that stated in Government Code section 65852.2 as that section may be amended time to time.



26-28 “K” Definitions

Karaoke. A use whereby a song act is performed or participated in by one (1) or more persons when accompanied by audio and/or visual devices. Karaoke entertainment shall be permitted only when in conjunction with a bona fide eating place and when conducted in the main dining area or in an accessory lounge area open to the general public.

Kennel, boarding. Any lot, building, structure, enclosure or premises whereupon or wherein are kept seven or more dogs, cats, or similar small animals in any combination, whether such keeping is for pleasure, profit, breeding, or exhibiting, and including places where dogs or cats or similar small animals in any combination are boarded, kept for sale, or kept for hire.

Kennel, hobby. The owning, keeping or harboring for show or breeding purposes of four (4) or more adult dogs or five (5) or more adult cats maintained on the same lot and incidental to the occupancy of the lot for residential purposes, but shall exclude boarding kennels.

Kiosk. A small structure with one or more open sides that is used to vend or sale merchandise or other services.

Kitchen. Any room or any portion of a dwelling unit, guest house or accessory living quarter used, intended or designed to be used for cooking and/or preparing food, including but not limited to counter space, sink(s), microwave ovens, hot plates, refrigeration, and/or wet bars.

Kitchen, efficiency. Limited kitchen facilities which contains a sink, food preparation counter, food storage cabinet, and electric circuitry for common kitchen appliances.

26-29 “L” Definitions

Landfill. A facility located within California that is permitted by CalRecycle to accept and bury solid waste from jurisdictions within and outside of California.

Landscape means an area planted with vegetative materials, such as lawns, shrubs, flowers, trees, drought tolerant groundcover, or plants.

Landscape/vegetation, live means plant matter, including trees, shrubs and ground cover.

Legislative Body. The City Council is hereby designated as the legislative body referred to in the Subdivision Map Act. As such, it will be charged with approval or disapproval of final and parcel maps.

Lot as used in this chapter does not mean or include a condominium, but does include:

- (a) A parcel of real property when shown as a delineated parcel of land with a number or other designation on a plat recorded in the office of the county recorder; or
- (b) A parcel of land, the dimensions or boundaries of which are defined by a record of survey recorded pursuant to the provisions of the subdivision map act of the state in the office of the county recorder;
- (c) A parcel of real property not delineated as in (a) or (b) above and containing not less than the prescribed minimum square footage required in the zone in which it is located and which abuts at least one (1) public street, an alley or a private easement determined by the commission to be adequate for purposes of access from a street, and provided further that before building improvements are erected upon such a lot or parcel the private easement right-of-way shall be improved to a standard not less than that defined by the city’s specifications for a local street;
- (d) A parcel of land registered under the Land Title Law (Torrens Title), and held under separate ownership from adjacent property on the effective date of this chapter.

Lot area or parcel area. The total horizontal area within the boundary lines of a lot or parcel.

Lot area, net. The lot/parcel area, excluding any public or private access easements such as an alley, highway, street, parkway, or similar right-of-way, or a private driveway serving another property, excluding the flag-strip



portion of any lot necessary for vehicle ingress/egress access, and excluding above-ground easements for paved flood control channels not available for use by the property owner.

Lot, corner. A lot situated at the intersection of two (2) or more streets, which streets have an angle of intersection of not more than one hundred thirty-five (135) degrees.

Lot depth. The horizontal length of a straight line drawn from the midpoint of the front lot line and at right angles to such line connecting with a line intersecting the midpoint of the rear lot line and parallel to the front lot line. In the case of a lot having a curved front line the front lot line, for purposes of this section, shall be deemed to be a line tangent to the curve and parallel to a straight line connecting the points of intersection of the side lot lines of the lot with the front lot line.

Lot, flag. A lot so shaped and designed that the main building site area is set back from the street on which it fronts and includes an access strip not less than twenty (20) feet in width at any point connecting the main building site area to the frontage street.

Lot, hairpin. A lot having frontage on a single street comprising more than fifty (50) percent of the total perimeter of the lot.

Lot, interior. A lot other than a corner lot, reversed corner lot, hairpin lot, or through lot with a frontage on only one street.

Lot, key. The first lot to the rear of a reversed corner lot and whether or not separated by an alley.

Lot line, front. In the case of an interior lot, a line separating the lot from the street. In the case of a corner lot, the line separating the narrowest street frontage of the lot from the street.

Lot line, rear. A lot line which is opposite and most distant from the front lot line. For the purpose of establishing the rear lot line of a triangular or trapezoidal lot, or of a lot the rear line of which is formed by two (2) or more lines, the following shall apply:

- (a) For a triangular or irregular lot, a line ten (10) feet in length within the lot and farthest removed from the front lot line and at right angles to the line comprising the depth of such lot shall be used as the rear lot line;
- (b) In the case of a trapezoidal lot the rear line of which is not parallel to the front lot line, the rear lot line shall be deemed to be a line at right angles to the line comprising the depth of such lot and drawn through a point bisecting the recorded rear lot line; or
- (c) In the case of a pentagonal lot the rear boundary of which includes an angle formed by two lines, such angle shall be employed for determining the rear lot line in the same manner as prescribed for a triangular lot.

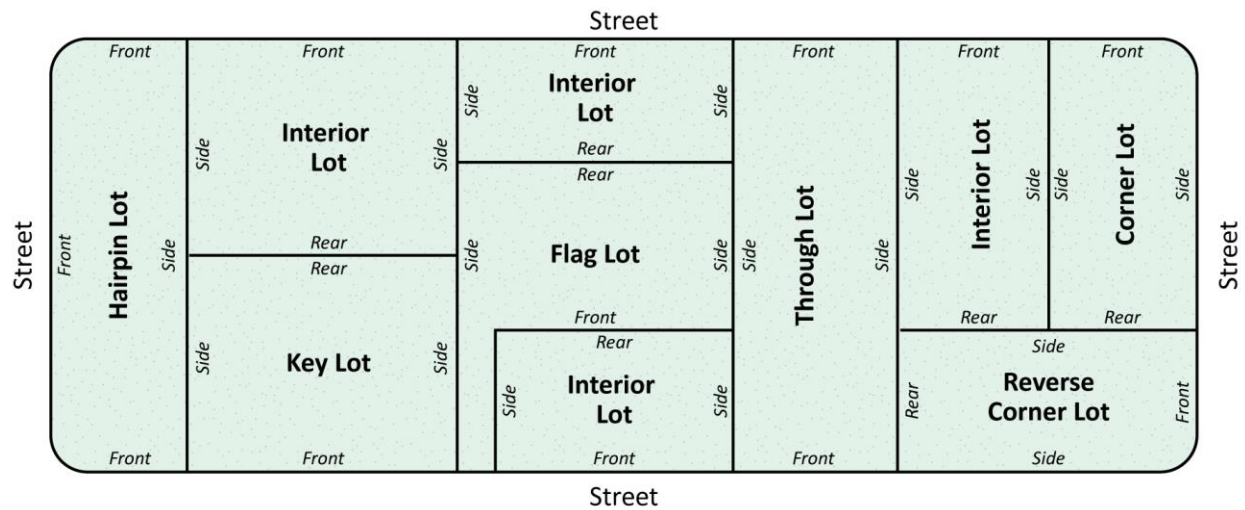
Lot line, side. Any lot boundary line not a front lot line or a rear lot line.

Lot, reversed corner. A corner lot, where the rear of such corner lot abuts the side of another corner lot.

Lot, through. A lot having frontage on two (2) parallel or approximately parallel streets.



Figure 1-3 Lots



Lot width, average. The width of the lot as measured from a line drawn perpendicular to a line connecting the mid-points of the front and rear property lines and intersecting the line at a point located one-third the length of the line from the front property line.

Low-and moderate-income and senior citizen housing.

- (a) *Affordable housing costs.* Monthly housing expenses expressed as a proportion of gross monthly income that can be reasonably allocated for this purpose. Housing costs for rental dwelling units shall include (1) monthly rent, and (2) a reasonable allowance for utilities. Housing costs for “for-sale” dwelling units shall include the sum of the actual or projected monthly payments for (1) principal and interest on a mortgage loan, including any loan insurance fees, (2) property taxes and assessments, (3) fire and casualty insurance, (4) property maintenance and repairs, (5) homeowners association fees (if any), and (6) a reasonable allowance for utilities. For households of the following income levels, affordable housing costs shall not exceed the following limits:
 - (1) Very low income households: Thirty (30) percent of fifty (50) percent of the area median income for Los Angeles County, adjusted for household size, divided by twelve (12).
 - (2) Lower-income households: Thirty (30) percent of seventy (70) percent of the area median income for Los Angeles County, adjusted for household size, divided by twelve (12).
 - (3) Moderate-income households: Thirty-five (35) percent of one hundred ten (110) percent of the area median income for Los Angeles County, divided by twelve (12).
- (b) *Affordable sales price.* A sales price at which very low income and lower-income households can qualify for the purchase of target units, calculated on the basis of underwriting standards of mortgage financing available for the housing development.
- (c) *Affordable unit.* A dwelling unit within a residential development which will be reserved for sale or rent to very low, low, or moderate-income households at an affordable sales price or affordable rents in a manner to qualify the residential development for a density bonus under this chapter.
- (d) *Area median income.* Area median income for Los Angeles County as published by the State of California pursuant to California Code of Regulations, Title 25, Section 6932, or successor provision.



- (e) *Common interest development.* Housing that qualifies as a common interest development under Civil Code Section 1551, such as condominiums and housing cooperatives, provided that all units in the development are offered to the public for purchase.
- (f) *Concession, incentive or waiver* means one of the following for a housing development with a density bonus:
 - (1) A concession is a modification or deviation from a development standards (setbacks, lot coverage, open space and/or objective development standard in the Objective Development Standards document. The number of concessions granted for a development shall be subject to CGC 65915, as amended.
 - (2) A waiver is a modification for only objective development standards that results in an identifiable, financial sufficient and actual cost reduction of the housing development. A waiver cannot be requested for a codified development standard. Only waivers from objective development standards may be permitted.
 - (3) Other regulatory incentives or concessions proposed by the developer or the city that result in an identifiable, financially sufficient and actual cost reduction of the housing development.
- (g) *Density bonus.* A density increase over the otherwise maximum allowable gross residential density as of the date of application by the applicant to the city, or, if elected by the applicant, a lesser percentage of density increase, including, but not limited to, no increase in density, as defined in Government Code Section 65915(f).
- (h) *Density bonus housing agreement.* A legally binding agreement between a developer and the City of West Covina and/or the City of West Covina redevelopment agency to ensure that the requirements of this division are satisfied. The agreement, among other things, shall establish (1) the number, size, and location of target units, (2) terms and conditions of affordability, and (3) production schedule.
- (i) *Density bonus units.* Units that are built due to a grant of a density bonus and which exceed the otherwise maximum allowable residential density for the development site.
- (j) *Eligible household.* A household that satisfies the size and income requirements applicable to an affordable unit.
- (k) *Eligible housing development.* A development project for five (5) or more residential units; a project to substantially rehabilitate and convert an existing commercial building to residential use; or the substantial rehabilitation of an existing multifamily dwelling as defined in Government Code Section 65863.4(d), where the result of the rehabilitation would create a net increase in residential units.
- (l) *Lower-income household.* Households whose income does not exceed the lower-income limits applicable to Los Angeles County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Section 50079.5 of the California Health and Safety Code.
- (m) *Incentives, additional.* Incentives granted in addition to the incentives required to be granted pursuant to Government Code Section 65915(b).
- (n) *Mandating operating period.* A period of at least thirty (30) years during which the affordable units, the qualified childcare facility, or the senior citizen housing development is operated in accordance with the requirements of state law and this chapter.
- (o) *Moderate income household.* Households whose income does exceed the moderate income limits applicable to the Los Angeles County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Health and Safety Code Section 50093.
- (p) *Senior citizen housing development.* A housing development consistent with the California Fair Employment and Housing Act (Government Code Section 12900 et seq., including 12955.9 in particular), which has been “designed to meet the physical and social needs of senior citizens,” and which otherwise qualifies as “housing for older persons” as that phrase is used in the Federal Fair Housing Amendments Act (42 U.S.C. § 3607(b)) and implementing regulations and as that phrase is used in California Civil Code Sections 51.2 and 51.3.
- (q) *Specific adverse impact.* A “specific adverse impact” as defined in Government Code Section 65589.5.



- (r) *State law.* California Government Code Sections 65915 through 65918.
- (s) *Substantial rehabilitation.* The rehabilitation of dwelling units including correction of code violations, Title 24 upgrades, seismic rehabilitation (where appropriate) and accessibility upgrades such that the units is returned to the City's housing supply as decent, safe and sanitary housing. The minimum cost threshold for substantial rehabilitation is forty thousand dollars (\$40,000.00) per unit, which shall be adjusted each calendar year, beginning in 2014, to account for the cumulative change in the Consumer Price Index published for Los Angeles County, or if such index is no longer published, such equivalent index as shall be selected by the planning community development director.
- (t) *Target units.* Those dwelling units within a housing development that are produced in exchange for a density bonus and/or other incentives, including dwelling units that will be reserved for sale or rent to very low income households, lower-income households, and/or qualifying residents pursuant to the terms of a density bonus housing agreement.
- (u) *Very low income households.* Households whose income does not exceed the very low income limits applicable to Los Angeles County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Health and Safety Code Section 50105.

Low barrier navigation center. A Housing First, low barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.

26-30 "M" Definitions

Major hotel or major motel. A hotel or motel that has a minimum of one hundred (100) rooms or suites, and has conference rooms, banquet rooms or ballrooms available for hire by the public.

Major promotional event shall mean an outdoor or grand opening event where outdoor display, sale or dispensing of merchandise or food, temporary signs, and/or activities relating thereto, conducted wholly on private property, may encroach into any driveway, parking or landscape areas.

Manufactured home shall mean a residential building or dwelling unit which is either wholly manufactured or is in substantial part manufactured at an off-site manufacturing facility for installation and/or assembly at the building site, bearing a label that the structure was constructed in compliance with the National Manufactured Home Construction and Safety Standards.

Maps:

- (a) *Final Map.* Refers to the land division map creating five (5) or more lots submitted to the City Council for final approval and to the city engineer for compliance with all applicable regulations of this chapter and of the Subdivision Map Act. Such map shall substantially conform to the tentative map approved by the planning commission. Subsequent to approval by the city council, the map shall be recorded with the county recorder.
- (b) *Parcel map.* Refers to the land division map creating four (4) or less lots or as required by the Subdivision Map Act and subject to Administrative Review for final approval and to the city engineer for compliance with all applicable regulations of this chapter and of the Subdivision Map Act. Subsequent to approval, the map shall be recorded with the county recorder.
- (c) *Tentative map.* A map made for the purpose of showing the design and improvements of a proposed subdivision and the existing conditions in and around it.

Master plan of streets. The plan as adopted and amended by the City Council indicating the width and alignment of existing and proposed principal arterial, minor arterial and collector streets.



Materials recovery facility or MRF. A permitted recycling facility that receives recyclable material, including, but not limited to, any covered material, for mechanical or manual sorting into specification-grade commodities for sale to a broker or end market.

Medical services, clinic/office. A facility other than a hospital primarily focused on the care of outpatients where individuals receive medical, dental, mental health, surgery and/or other personal health care services from a State-licensed healthcare professional.

Membrane structure. A sheet of flexible material, fabric, or membrane such as nylon, plastic, or other similar material that is supported by or attached to a frame having a location on the ground and made of fiberglass, metal, wood, or plastic or any other similar material. Membrane structures may be used as tents or to provide shelter or covering for storage of automobiles, boats, recreational vehicles, or other similar uses. Membrane structures include but are not limited to, prefabricated canopies ready-made for simple assembly, and canopies which are built, constructed, or composed of parts joined together in some definite manner, but excludes awnings attached to buildings and temporary coverings used to protect property during government-ordered aerial sprayings.

Miniature pot-bellied pig. A pig or hog and commonly referred to as a pygmy pig or mini pig, which stands no higher than twenty (20) inches at the shoulder, and is no longer than forty (40) inches from the tip of the snout to the end of the buttocks, and weighs no more than one hundred twenty (120) pounds.

Mobile food vendor. Mobile food vendor shall mean any person or entity operating a vehicle, trailer, cart, wagon bicycle, dray, conveyance, or structure on wheels, not firmly fixed to a permanent foundation and which is required to be registered with the California Department of Motor Vehicles, that offers the sale of food or beverages. This does not include food caterers providing services for private events and ice cream trucks selling exclusively ice cream products from a motor vehicle.

Mobile home shall mean a structure (including manufactures homes) used as semi-permanent housing and designed for human habitation, with or without a permanent foundation and can be transported by motor vehicle. Mobile homes shall be considered structures when such mobile homes are parked in a mobile home park.

Mobile home park. Any area used to accommodate one (1) or more mobile homes.

Mobile home marketing complex. A sales complex consisting of not more than ten (10) models, a sales office, a children's play area, landscaping and off-street parking designed and used only for the marketing of dwellings or lots within a subdivision or within a planned residential development overlay zone or in a planned community development zone.

Motel. A group of attached buildings containing individual sleeping units or suites available to the transient public for compensation where a majority of such units open individually and directly to the outside, and where a garage is attached or a parking space is conveniently located to each unit, all for the temporary use by automobile tourists or transients where such an individual remains as a guest of the establishment less than thirty (30) days; and such words of this definition shall include motor lodges.

Multi-family, definitions pertaining to Article II, Division 1.

- (a) *Common areas* shall mean the entire condominium project excepting all units therein granted or reserved to individual ownership.
- (b) *CC&R's* shall mean conditions, covenants, and restrictions of any condominium project, community apartment house or any other planned development.
- (c) *Condominium:*
 - (1) Condominium shall mean an estate in real property consisting of an undivided interest in common in a portion of a parcel of real property, together with a separate interest in a space in a residential building on such property.
 - (2) *Stock cooperative:* A "stock cooperative" is a corporation which is formed or availed of primarily for the purpose of holding title to, either in fee simple or for a term of years, improved real property, if all or



substantially all of the shareholders of such corporation receive a right of exclusive occupancy in a portion of the real property, title to which is held by the corporation, which right of occupancy is transferable only concurrently with the transfer of the share or shares of stock in the corporation held by the person having such right of occupancy.

- (3) *Community apartment*: An apartment in which an undivided interest in the land is coupled with the right of exclusive occupancy of any apartment located thereon.
- (d) Condominium project shall mean either of the following:
 - (1) The entire parcel of real property divided, or to be divided, into condominiums, including all structures thereon.
 - (2) The entire parcel of real property converted or to be converted into condominiums, as defined in section c above.
- (e) *Unit, condominium* means either of the following:
 - (1) The element of a condominium project which is not owned in common with the owners of other condominiums in the project.
 - (2) Dwelling unit of a condominium project defined in section d above.

Multi-trunked tree. A tree with a division of its trunk at less than four-and-a-half (4.5) feet above natural grade.

26-31 “N” Definition

Nonconforming building. A building, or portion thereof, which was lawfully erected or altered and maintained, but which, because of the application of this chapter to it, no longer conforms to the development standards of the zone in which it is located.

Nonconforming use. A use which was lawfully established and maintained but which, because of the application of this chapter to it, no longer conforms to the use regulations of the zone in which it is located.

- (a) *Illegal Non-Conforming Status*. A use, structure, site feature, or parcel shall be designated as having Illegal Non-Conforming status if it was not lawfully established under the regulations of the jurisdiction in which it was located at the time of its establishment or has not continuously remained in compliance with all terms and conditions imposed upon the use, structure, or site feature upon its establishment or imposed upon it any time thereafter.
- (b) *Legal Non-Conforming Status*. A use, structure, or site feature shall be designated as having Legal Non-Conforming status if it was lawfully established under the regulations of the jurisdiction in which it was located at the time of its establishment and has continuously remained in compliance with all terms and conditions imposed upon the use, structure, or site feature upon its establishment or imposed upon it any time thereafter, based on evidence provided by the property owner, tenant, or applicant. Legal Non-Conforming status shall also be assigned if non-conformities were created by a public improvement, such as a street widening project.

Noncommercial purpose. The purpose of any nonprofit organization which has obtained recognized state or federal tax-exempt status.

Nonprofit organization means an organization as defined in section 113841 of the Cal. Health and Safety Code

26-32 “O” Definitions

Open Space, as used in section Article II, Division 1, and Article II, Division 3, means land areas which are not occupied by buildings, structures, streets, or alleys excepting other special landscaped areas of recreationally oriented uses.



- (a) *Common open space* (usable, maximum twenty (20) percent grade). Open space which is suitably located and improved for common recreational purposes.
- (b) *Private open space* (usable, maximum twenty (20) percent grade). Open space which is designed and maintained for the sole and exclusive use of the occupants of not more than one (1) dwelling and may include covered patio areas.

Open space land. Any parcel or area of land or water which is primarily unimproved and devoted to an open space use, and which is designated in the city's environmental quality element and General Plan as any of the following:

- (a) Open space for the preservation of natural resources including, but not limited to, areas required for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other specific study purposes; rivers, streams, bays and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands.
- (b) Open space used for the managed production of resources, including, but not limited to, forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber; areas required for recharge of ground water basins; bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and areas containing major mineral deposits, including those in short supply.
- (c) Open space for outdoor recreation, including but not limited to, areas of outstanding scenic, historic and cultural value; areas particularly suited for park and recreation purposes, including access to lakeshores, beaches and rivers and streams; and areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic corridors.
- (d) Open space for public health and safety, including, but not limited to, areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas flood plains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

Organization. Any partnership, corporation, or association, including any firm, company, society, congregation, assembly, or league, and shall include any director, officer, trustee, receiver, assignee, agent, or other similar representative.

Outdoor display. A display of a business' goods or services, placed outside the building.

Outside display. The storage of goods, equipment, merchandise, or exhibit outside of a building for any purpose other than outside display.

Outside storage. The storage of goods, equipment, or materials outside of a building for any purpose other than outside display.

26-33 "P" Definitions

Parapet. The extension of an exterior building wall above the roof structure.

Parcel. A legally divided plot of land. In the context of this chapter, "parcel" will be interchangeable with the word "lot."

Parties of interest. Any corporation or entity owning or controlling in fee or by easement land within the subdivision; any person, corporation or entity making application for the subdivision; any person, corporation or entity having a beneficiary interest in the subdivision, including lenders and mortgage holders.

Passageway shall have the same meaning as that stated in Government Code section 65852.2 as that section may be amended time to time.

Patio, covered means any attached or freestanding solid or lattice cover open on at least three sides.



Patio, enclosed means any attached or freestanding patio that is enclosed by walls on all sides.

Permanent make-up. The business of inserting pigment under the surface of the skin in the facial area by pricking with a needle or otherwise, so as to produce an indelible mark or figure visible through the skin. The application of permanent make-up is intended to principally consist of, but not necessarily limited to, the application of permanent eyeliner, eyebrows, lip liner, lip color, and beauty marks.

Pet store. Every person, place or premises engaging in the business of selling dogs, at retail, and by virtue of the sales of dogs is required to possess a permit pursuant to Section 6066 of the Revenue and Taxation Code, as defined in California Health and Safety Code Section 122125.

(a) *License authority* means the agency charged with the administration of this article.

(b) *Permit* means the permit to engage in the activities of a pet store as required by this article.

(c) *Person* means any individual, partnership, corporation or association.

Planter. An area devoted to vegetation and closely bounded by paving, building walls, garden walls, or other edge features.

Plot plan. A site plan showing construction or other improvements and the location of existing structures and construction on the site or plot.

Pool bathroom or detached bathroom. A bathroom that is detached and incidental to the house for the purpose of use by individuals outside the house and having only an exterior entrance to access the bathroom.

Porte cochere. A porch roof projecting over a driveway at the entrance to a building and sheltering those getting in or out of vehicles.

Porch means a roofed approach to a doorway extending from the exterior wall of the structure that has a floor, a roof, and structural supports but is not permanently, seasonally, or temporarily enclosed with solid materials.

Precise street plan. The plan indicating the exact width, grades and alignment of proposed streets as approved by the city engineer.

Proprietor. A person with an ownership or managerial interest in a business. An ownership interest is deemed to exist when a person has a ten (10) percent or greater interest in the stock, assets, or income of a business other than the sole interest of security for debt. A managerial interest is deemed to exist when a person can or does have, or can or does share, ultimate control over the day-to-day operations of a business.

Public Tree. Any tree planted in or upon any street, park, parkway, or public area in the city.

Public transit shall have the same meaning as that stated in Government Code section 65852.2 as that section may be amended time to time.

26-34 "Q" Definition

26-35 "R" Definitions

Recreation equipment includes;

- (a) A commercial coach, mobile home, recreational vehicle or travel trailer, as defined in the California Health and Safety Code, Division 13, Chapter 1, Part 2, Section 18000, et seq. This definition excludes pickups with shells that do not extend above the height of the cab, and vehicles not over six feet high and fourteen (14) feet long.
- (b) A mobile home, camp trailer, house car, trailer coach, camper, trailer, or utility trailer as defined in the California Vehicle Code, Division 1, Sections 100, et seq.
- (c) A boat, defined as a vessel or any other description of watercraft used, or capable of being used, as a means of transportation on water.



- (d) A boat trailer, defined as a vehicle used to transport a boat.
- (e) Any other vehicle or structure originally designed, or permanently altered in such a manner to permit occupancy or use for living or sleeping purposes. The vehicle or structure may be designed or equipped with wheels, or be capable of being mounted on wheels and used as a conveyance on roadways used by the public; it may be propelled or drawn by its own or other motive power.

Recreation vehicle shall mean a vehicle which is:

- (f) Built on a single chassis;
- (g) 400 square feet or less when measured at the largest horizontal projection;
- (h) Designed to be self-propelled or permanently towable by a light duty truck; and
- (i) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Recreational center (private). Any use, on a site or enclosed in a building, that is operated by private enterprise and open to the public to provide recreation services or facilities, such as but not limited to tennis, racquetball, skateboard courses, and is not listed separately in Article II as a use allowed by right or with a conditional use permit, such as billiard parlors, bowling alleys, dance halls, game arcades, golf courses, gymnasiums, race tracks, skating rinks, slot cars, and theaters.

Recyclable material. Reusable material, including, but not limited to, metals, glass, plastic, and paper, which may be intended for reuse, remanufacture or reconstitution. Recyclable material does not include solid waste or hazardous materials. Recyclable material may include used motor oil collected and transported in accordance with sections 52250.11 and 25143.2(b)(4) of the California Health and Safety Code.

Recycle. The process of collecting, sorting, cleansing, treating, and reconstituting materials that would otherwise become solid waste, and returning them to the economic mainstream in the form of raw material for new, reused, or reconstituted products and not intended for disposal.

Religious facility. Includes, but is not limited to, any building, structure, or place intended to be used primarily or exclusively by a religious body or organization for religious uses, including but not limited to: worship, religious meetings, study of religious texts, spiritual retreats, religious counseling, or other purposes connected with the body or organization's formal or informal system of beliefs and faith.

Rest home. A facility in which nursing, dietary and other personal services are furnished to invalids and aged persons; but in which are kept no persons suffering from a mental sickness, mental disease, mental disorder or mental ailment or from a contagious or communicable disease, and in which are performed no surgical or other primary treatments such as are customarily provided in sanitariums or hospitals or in which no person are kept or served who normally would be admissible to a mental hospital.

Retail uses. A use wherein goods or articles are sold directly to the consumer.

Rooming house. A residence or dwelling, other than a hotel, motel, or rest home, wherein either three (3) or more rooms are rented, or housing is provided to three (3) or more individuals, under three or more separate written or oral rental agreements, lodger agreements, leases or subleases or combination thereof, regardless of whether the owner, agent or rental manager resides within the residence.

Rubbish. Discarded bottles, cans, jars, scrap metals, paper, wood, glass, crockery, rags, garden and lawn trimmings, and other normal refuse except garbage.

26-36 "S" Definitions

Sanitarium. See "hospital."



Screening. Blocking of a potentially disruptive object from sensitive surroundings or blocking of a disruptive object from a potentially sensitive object.

Schools, charter, elementary, junior high and high. Institutions of learning which offer instruction in the several branches of learning and study required to be taught in the public schools by the education code of the state.

Second-hand store. A business involved in the retail sale of used goods and merchandise, whereby the sale of such used goods and merchandise comprise 25 percent or more of total monthly sales volume. This definition does not include pawn shops.

Senior citizen housing. Projects designed only for senior citizen (age 55 or older) and handicapped housing.

Service station. A use where one (1) of the primary functions is the retail sale of motor fuel for motor vehicles. In addition, a service station may offer and consist of minor sales, services, and facilities. See section 26-129 of this chapter for permitted and prohibited sales, services, and facilities.

Setback. A portion of the lot required to remain free of construction and/or any structure.

Setback line, corner lot street side. A line which is the minimum required horizontal distance between the side street lot line and a line parallel thereto on the lot.

Setback line, required front. A line which is the minimum required horizontal distance between the front lot line and a line parallel thereto on the lot.

Setback line, required rear. A line which is the minimum required horizontal distance between the rear lot line and a line parallel thereto on the lot.

Setback line, required side interior. A line which is the minimum required horizontal distance between the interior side lot line and a line parallel thereto on the lot.

Short term rental. A rental of any dwelling, in whole or in part, to any person(s) suitable or intended for occupancy for dwelling, sleeping, or lodging purposes, for a period of fewer than 30 consecutive days, in exchange for a charge for the occupancy.

Sign shop. A commercial space dedicated to the production of identification, advertising, and other signs (including banners). Sign shops are considered retail/service uses unless they include operations producing noise, dust, smoke, odor, or other irritants, such as but not limited to metal working, screen printing, casting, glass-working, outdoor storage of materials, or other industrial processes incompatible with a retail or mixed-use district. Such a business shall be classified as a "sign shop, industrial."

Significant Tree. A tree located on private and/or public property that meets one (1) or more of the following requirements:

- (a) is located in the front yard of a lot or parcel and has a caliper of one (1) foot or more;
- (b) is located in the street-side yard of a corner lot and has a caliper of one (1) foot or more;
- (c) is located anywhere on a lot, has a caliper of six (6) inches, or more, and is one of the following species:



Common Name	Genus/Species
Oak (any oak tree native to California, including, but not limited to:	
Valley Oak	Quercus lobata
California Live Oak	Quercus agrifolia
Canyon Oak	Quercus chrysolepis
Scrub Oak	Quercus dumoso
Mesa Oak	Quercus engelmannii
Interior Live Oak	Quercus wislizenii
California Sycamore	Platanus racemosa
American Sycamore	Platanus occidentalis

Signs.

- (a) *A-Frame sign.* A temporary freestanding sign, usually hinged at the top, or attached in a similar fashion, and widening at the bottom to form a shape similar to the letter “A.”
- (b) *Advertising sign.* A sign that identifies one (1) or more uses, products, or a service obtainable on the premises through the use of words, letters, symbols, or combination thereof.
- (c) *Awning sign.* A non-electric sign printed on, painted on, or attached to a cloth awning. The awning structure itself shall be subject to building setbacks. Awning signs, for the purposes of the regulations of this article, shall be treated as wall signs.
- (d) *Balloon display.* An arrangement of one (1) or more balloons, with or without any message thereon, which are individually less than thirty-six (36) inches in any dimension and inflated with air, helium, or gas, that are tethered at a fixed location and are primarily intended to draw attention to that location. Balloon displays shall not include balloons arranged in a manner that cumulatively spell out a word.
- (e) *Banner.* A sign made of cloth, heavy duty plastic, or similar lightweight, flexible material (except paper), attached to or suspended from any structure, building, staff, pole, line, framing, or other projection, and used for temporary advertising purposes, not including “flags.”
- (f) *Canopy sign, building.* A sign, placed on a vertical plane, affixed flat against the fascia of a permanent covering that projects from the building (building canopy), and that does not extend above or below the edges of such fascia. As used in this definition, canopy shall not include awnings and other canopy covers made of cloth, metal, and other materials, which are not an integral part of the building. Building canopy signs, for the purposes of the regulations of this article, shall be treated as wall signs.
- (g) *Canopy sign, cloth.* A non-electrical sign printed on, painted on, or attached to a cloth canopy. The canopy structure itself shall be subject to building setbacks. Cloth canopy signs, for the purposes of the regulations of this article, shall be treated as wall signs.
- (h) *Commercial sign.* Any sign that does not meet the definition of a noncommercial sign, including, but not limited to, signs on commercial sites.
- (i) *Detached signs.* A free-standing sign that is not attached to a building. Detached signs include monument signs, pylon signs, and pole signs.
- (j) *Directional sign.* A sign intended for the purpose of directing pedestrians and/or motorists.
- (k) *Double-faced sign.* A sign with two (2) faces, with each face oriented one hundred eighty (180) degrees from the other.
- (l) *Flag.* Any fabric or bunting containing distinctive colors, patterns, symbols, or logos of a government agency, political subdivision, corporation, church, or other entity.



- (m) *Hand-held sign.* A commercial sign held by a person or persons in a manner to attract attention to an area, development, business, or service.
- (n) *Hanging sign.* A sign that is attached to, but hangs or projects below the underside of an awning, canopy, arcade, eave, overhang, or other covering that projects outward from the face of a building.
- (o) *Sign height.* The vertical distance from the ground (measured from the adjacent street curb elevation) to the top of the highest element of a sign, including any structural element. Where specified, however, height may also mean the vertical dimension of the sign area or sign face.
- (p) *Identification sign.* A sign that portrays, through the use of words, letters, logos, or symbols, the name and/or type of business conducted on the premises, or any product or service obtainable on the premises.
- (q) *Information sign.* A sign that provides information related to a use, product, event, business, or activity on the premises and that is not displayed for the purpose of advertising products or services. Information signs include signs indicating the location of business facilities (e.g. entrances, walk-up windows, self-service operations), and operational information (e.g. hours of operation, menus, credit card logos, restroom labels).
- (r) *Inflatable sign.* An inflated balloon, in any shape or in the form of any character or animal, and over thirty-six (36) inches in diameter in any dimension, made of vinyl, fabric, cloth, or other similar, lightweight, flexible material, held up by means of cold air, and primarily intended to draw attention to that location.
- (s) *Logo.* A word, letter, symbol, design, or other graphic representation, separate from the sign text that identifies a business, activity, product, or company. A logo is considered a sign or part of a sign.
- (t) *Menu board sign.* A sign on the site of a drive-through restaurant, either detached or attached to the building, displaying the type and price of food and beverages sold in connection with and oriented towards the drive-through lane.
- (u) *Monument sign.* A detached sign with a wide base.
- (v) *Moving sign.* A sign that moves or creates an appearance of movement, flashing, blinking, reflecting, revolving, or any other similar sign constructed or maintained to, in any way, simulate motion.
- (w) *Nameplate.* A sign that contains only the name and/or address of the occupants of the building or portion thereof.
- (x) *Neon lighting and sign.* Any electric gas tube lighting and any sign containing argon, neon, krypton, helium, or xenon.
- (y) *Noncommercial sign.* A sign not connected with a commercial business or activity.
- (z) *On-site sign.* A sign that identifies, informs, or advertises a use, product, activity, event, business message, or service located or provided at the site upon which the sign is located. On-site signs may include noncommercial signs.
- (aa) *Off-site sign.* A sign that identifies, informs, or advertises a use, product, activity, event, business message, or service not located or provided at the site upon which the sign is located, including, but not limited to, billboards and noncommercial signs.
- (bb) *Pageantry sign.* A type of signage that is intended to be elaborate and ceremonious. Examples include banners, kiosks, and similar signage used for advertising (on- or off-site), decorative purposes, or to announce festivals and other special events.
- (cc) *Pennant.* Any lightweight plastic, paper, fabric, or other similar, flexible material, suspended from or attached to a rope, wire, string, or pole, usually in a series, designed to move in the wind.
- (dd) *Pole sign.* A detached sign, other than a monument sign, affixed to the ground by a single support structure.



- (ee) *Political sign.* A sign that contains a political message such as a message supporting a candidate for public office, a political party, or a position on a particular political or ideological issue. Political signs shall be considered as temporary noncommercial signs.
- (ff) *Portable sign.* A temporary sign which is not permanently affixed to a building, structure, or on the ground, and is capable of being carried or readily moved from one location to another. This may include, but is not limited to, “A” frame or sandwich signs, or a sign which leans on a stationary object, building, or structure. Portable signs shall not include banners, pennants, flags, inflatable signs, vehicle signs, and hand held signs, which are defined separately.
- (gg) *Primary frontage.* The side of a building where the main entrance for its pedestrian ingress and egress is located. If more than one (1) main entrance exists, the entrance that most nearly faces or is oriented toward the street of highest classification as portrayed on the current master plan of streets and highways shall be considered the primary frontage. If all streets are of the same classification, the side of the building with the shortest lineal dimension containing a main entrance shall be considered the primary frontage.
- (hh) *Projecting sign.* A sign that projects from and is supported by a wall or building with the display surface of the sign at or near a ninety (90) degree angle to the building facade. Projecting signs are separate from “hanging signs” that are attached to the underside of a covering that projects from the building.
- (ii) *Promotional sign.* A sign, in addition to permanent signage, placed on a temporary basis and used to promote a special event or product available at the site on which the sign is located.
- (jj) *Pylon sign.* A detached sign affixed to the ground by two (2) supports.
- (kk) *Readerboard sign.* A sign designed to allow the changing of copy through manual, mechanical, or electrical means.
- (ll) *Roof sign.* A sign attached to a building that is characterized by one (1) or more of the following:
 - (1) Sign is placed atop, or projects above the top edge of, a roof, mansard roof, canopy, or a similar structure not at a vertical plane; or
 - (2) Sign is placed atop, or projects above the top edge of, a parapet wall, canopy fascia, or a similar structure at or near a vertical plane, or
 - (3) Sign is placed on a tower or similar wall structure that extends above the top of the roof or parapet wall of a building.
- (mm) *Sign.* A device or structure for visual communication which shall include any announcement, declaration, demonstration, display, illustration, or insignia visible from outside, which is used to identify, inform, or promote the interests of any person, business, or organization.
- (nn) *Sign area.* The entire area within straight lines that form up to a maximum of two rectangles outlining the extremities of the element (including panel, placard, cabinet) upon which the sign is placed. Where no such element exists (for example, individual channel letter signs mounted on a building), sign area shall mean the entire area within two rectangles and outline each individual character or symbol. Support structure shall not be included in this area unless such support structures are designed in such a manner as to form an integral part of the sign or display.
- (oo) *Sign face or surface.* The surface of the sign upon, against, or through which the copy is displayed or illustrated on the sign.
- (pp) *Sign copy.* The words, letters, logos, or symbols displayed on a sign.
- (qq) *Sign program.* Comprehensive design standards and/or sign criteria for particular sites that signs are subject to, in addition to sign regulations contained in this Development Code.
- (rr) *Single-faced sign.* A sign with one (1) face.



- (ss) *Temporary noncommercial sign.* A sign, constructed of cloth, banner, canvas, light fabric, cardboard, wallboard, plywood, or other material, with or without frames, which is erected for a limited period of time to convey a noncommercial message, including signs regarding time specific events, such as elections. Temporary noncommercial signs shall include political signs.
- (tt) *Tenant directory sign.* A sign listing two (2) or more tenants or occupants of a building, complex, or shopping center.
- (uu) *Trademark.* A sign permanently or temporarily attached or placed on a vehicle or trailer, as defined by the California Vehicle Code.
- (vv) *Wall sign.* A sign affixed flat against a building wall at a vertical plane that does not project above top edge of a parapet wall, and that does not extend above or below the edges of the building wall fascia. Building canopy signs, cloth canopy signs, and awning signs shall, for the purposes of this article, be treated as wall signs.
- (ww) *Window sign.* A sign that is applied or attached to a window or located within two and one-half (2.5) feet of the inside of a window.

Single apartment. One (1) room and bath, with cooking facilities in a multiple dwelling.

Small collection facility, as distinguished from a MRF. A facility for the collection and acceptance by donation, redemption or purchase of recyclable materials. As used herein, such a facility does not occupy an area of more than five hundred (500) square feet unless operated on the same site and in conjunction with a materials recovery facility or solid waste transfer station. A recycling center does not include storage containers or collection activity located on the premises of a residential, commercial, or manufacturing use and is used solely for the recycling of material generated by that residential property, business or manufacturer and not held out for public use.

- (a) Small collection facilities centers are further defined to include, but are not limited to, these following specific types:
 - (1) *Buy back recycling center.* A recycling facility which pays a fee for the delivery and transfer of ownership to the facility of source separated materials for the purpose of recycling or composting.
 - (2) *Drop-off center.* A facility which accepts delivery or transfer of ownership of source separated materials for the purpose of recycling or composting without paying a fee.
 - (3) *Reverse vending machine(s).* An automated mechanical device which accepts at least one (1) or more types of empty beverage containers, including, but not limited to, aluminum cans, glass and plastic bottles, and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value as determined by the state.
 - (4) *Bulk reverse vending machines.* a reverse vending machine that is larger than fifty (50) square feet, is designed to accept more than one (1) container at a time, and will pay by weight instead of by container.

Small residential rooftop solar energy system shall mean all of the following:

- (b) A solar energy system that is not larger than ten (10) kilowatts alternating current nameplate rating or thirty (30) kilowatts thermal.
- (c) A solar energy system that conforms to all applicable state fire, structural, electrical, and other building codes as adopted or amended by the City of West Covina and all State of California health and safety standards.
- (d) A solar energy system that is installed on one- and two-family homes of R3 occupancy as defined by the California Building Code.
- (e) A solar panel or module array that does not exceed the maximum legal building height as defined by the City of West Covina.

Solar Energy Systems shall mean either of the following:



- (f) Any solar collector or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating, space cooling, electric generation, or water heating.
- (g) Any structural design feature of a building whose primary purpose is to provide for the collection, storage, and distribution of solar energy for electricity generation, space heating, space cooling or water heating.

Solicit and commercial [solicitations]. The request, directly or indirectly, for the purpose of selling, or taking orders for any goods, wares or merchandise for future delivery and shall include traveling, or going from door-to-door of residential dwellings, in any public street or sidewalk, or in any public place or building. A solicitation shall be complete when the request is made, whether or not the person being solicited makes a purchase or places an order.

Solid waste. All putrescible and non-putrescible solid, semi-solid, and liquid wastes, including garbage, trash, refuse, paper, rubbish, ashes, industrial wastes, demolition, and construction wastes, abandoned vehicles and parts thereof, discarded home and industrial appliances, dewatered, treated, or chemically fixed sewage sludge which is not hazardous waste, manure, vegetable or animal solid and semi-solid wastes, and other discarded solid and semi-solid wastes.

Solid waste transfer or processing station or transfer station. A facility as defined and permitted under state law used by persons and route collection vehicles to deposit collected solid waste from off-site into a larger transfer vehicle including railroad cars for transport to a solid waste handling facility. Transfer station may also include material recovery facilities and recycling centers, except that permits shall be required only as required by state law.

Source separated material. The segregation, by the generator, of materials designated for separate collection for some form of materials recovery or special handling.

Special group residence. Special group residence includes, but is not limited to, fraternity and sorority houses, college dormitories, residential care facilities (for seven or more persons), convalescent hospitals, housing for persons with disabilities, halfway houses, communal housing, and military barracks. Special group residence does not include group homes as defined by this Development Code.

Stable, private. A detached accessory building in which horses owned by the occupants of the premises are kept, and in which no horses are kept for hire or sale.

Stable, public. A stable other than a private stable.

Stand. A structure for the display and sale of products with no space for customers within the structure itself.

State freeway. Any section of a state highway which has been declared to be a freeway by resolution of the California Highway Commission pursuant to section 100.3 of the Streets and Highways Code.

Storage container. Any portable or moveable structure or container, constructed of varied materials including metal, wood, plastic or synthetic substances, or any combination thereof, which is designed and intended for the storage or transport of items, goods, clothing, furniture, equipment, or materials, etc. Storage containers that have been permanently fixed to a location on the ground shall still be deemed to meet this definition. Storage containers do not include non-habitable structures of less than one hundred twenty (120) square feet.

Storage lot. A site devoted to the commercial outdoor or indoor storage (mini-warehouses) of goods and vehicles.

Story. That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement, cellar, garage, or unused underfloor space is more than six (6) feet above finished grade for more than fifty (50) percent of the total perimeter or is more than twelve (12) feet above the finished grade at any point, such basement, cellar, garage, or unused underfloor space shall be considered as a story.

Streets and Highways:



- (a) *Adjoining Exterior streets.* Streets contiguous to the boundaries of the subdivision and/or streets within which boundaries of the subdivision are contained. The streets may or may not provide direct access to the subdivision.
- (b) *Private streets.* Undedicated streets built to the standards and specifications as adopted from time to time by resolution of the planning commission and shall be not less than twenty-eight (28) feet in width between curbs.
- (c) *Street.* A public thoroughfare which affords primary means of access to abutting property.
- (d) *Street, arterial* means any street or road passing adjacent to, or through a subdivision which carries the major flow of traffic and for which the traffic entering from side road and streets may be controlled.
- (e) *Street line.* The boundary line between a street and the abutting property.
- (f) *Street, side.* A street which is adjacent to a corner lot and which extends in the general direction of the line determining the depth of the lot.
- (g) *Subdivision Streets.* Streets contained entirely within the boundaries of the subdivision. The street's primary function is to provide access to the subdivision.

Structure. Anything constructed or erected which requires location on the ground or attached to something having a location on the ground, but not including fences or walls used as fences less than six (6) feet in height.

Structural alteration. Any change in the supporting members of a building such as foundations, bearing walls, columns, beams, floor or roof joists, girders or rafters, or changes in roof or exterior lines.

Subdivision. The division, by any subdivider, of any units or unit of improved or unimproved contiguous land shown on the latest equalized County assessment roll as a unit or as contiguous units for the purpose of sale, lease or financing, whether immediate or future. Property shall be considered as contiguous units, even if it is separated by roads, streets, utility easements or railroad rights-of-way. Subdivision includes a condominium project, as defined herein or in California Civil Code Section 1351(f), a community apartment project, as defined herein or in California Civil Code Section 1351(d), a stock cooperative, as defined herein or in California Civil Code Section 1351(m), a cooperative apartment as defined herein, or 2 or more air space lots as defined herein. Any conveyance of land to a governmental agency, public entity, or public utility shall not be considered a division of land for purposes of computing the number of parcels. "Subdivision" does not include anything excluded from the definition of subdivision in the Subdivision Map Act unless otherwise provided for herein.

Sunroom. A room with large windows and sometimes a glass roof, designed to allow in a lot of sunlight.

Supportive housing. Housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Stock cooperative. A corporation which is formed or availed of primarily for the purpose of holding title to, either in fee simple or for a term of years, improved real property, if all or substantially all of the shareholders of such corporation receive a right of exclusive occupancy in a portion of the real property, title to which is held by the corporation, which right of occupancy is transferable only concurrently with the transfer of the share or shares of stock in the corporation held by the person having such right of occupancy.

26-37 "T" Definitions

Tandem parking shall have the same meaning as that stated in Government Code section 65852.2 as that section may be amended time to time.

Tattooing. The business of inserting pigment under the surface of the skin by pricking with a needle or otherwise, so as to produce an indelible mark or figure visible through the skin. This definition is not intended to apply to any act of a licensed practitioner of the healing arts performed in the course of his practice. Tattooing does not include application of permanent makeup that is performed as an incidental service in a beauty shop.



Theme shopping use. Retail uses sharing the same facility and selling merchandise similar in characteristics and related in kind, including but not limited to antique malls, jewelry marts, and other uses identified by the planning director.

Trailer park and public camp. Any area or tract of land used or designed to accommodate two (2) or more automobile trailers or two (2) or more camp parties, including tents or other camping outfits and including trailer camps as defined by law.

Tree permit. A tree removal and/or relocation permit, and pruning of any tree in the Oak family City protected tree.

Tree protection. The safeguarding of trees through proper maintenance, pruning, treatment, fertilizing, feeding, and any other necessary means (standards of California Certified Arborists.)

Tree removal. The uprooting, cutting, or severing of the main trunk of the tree or any act which causes, or may be reasonably expected to cause a tree to die or to be seriously damaged. These acts include, but are not limited to, damaging the root system by machinery, storage of materials within the dripline, soil compaction within the dripline, substantially changing the grade around the root system or trunk, excessive pruning, paving with concrete, asphalt, or other inadequate irrigation; or by attachment of signs or artificial material piercing the bark of the tree by means of nails, spikes, or other piercing objects.

Transitional Housing. Transitional housing refers to buildings configured as rental housing developments but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six (6) months from the beginning of the assistance. Transitional housing facilities with supportive services exclusively designated and targeted for recently homeless persons that include families, youth, persons with physical and mental disabilities, people who are addicted to alcohol and drugs, people living with HIV/AIDS, veterans, the elderly, and pregnant women. “Transitional housing” includes self-sufficiency development and support services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible, and limits rents and service fees to an ability-to-pay formula reasonably consistent with the United States Department of Housing and Urban Development’s requirements for subsidized housing for low-income persons. Rents and service fees paid for transitional housing may be reserved, in whole or in part, to assist residents in moving to permanent housing.

26-38 “U” Definitions

Unattended business. A business which does not have an attendant or other representative of the owner of the business on the premises at all times during which the business is open to the public.

Unmanned aircraft system or drone. An aircraft without a human pilot on board, that is controlled by an operator on the ground, and operated without the possibility of direct human intervention from within, or on the aircraft.

Use. The purpose for which land a building is arranged, designed or intended, or for which either is or may be occupied or maintained.

26-39 “V” Definitions

Vehicle definitions (for zoning purposes only).

- (a) *Commercial vehicle.* A vehicle of a type required to be registered under the State Vehicle Code used or maintained for the transportation of persons for hire, compensation, or profit or designed, used, or maintained primarily for the transportation of property.
- (b) *Inoperable vehicle.* Any vehicle (whether partially or fully assembled) in a state of being immobile, unlicensed, or otherwise unable to legally perform its design function on public streets.
- (c) *Gross vehicle weight.* The maximum weight in pounds of the chassis of a truck or truck tractor with full payload as authorized by the chassis manufacturer.
- (d) *Motor vehicle.* A self-propelled vehicle used for the transportation of people or goods on streets.



- (e) *Passenger vehicle.* A motor vehicle designed to carry ten (10) persons or less including the driver. Passenger vehicle also includes motor vehicles designed to carry ten (10) persons or less that are constructed either on a truck chassis or with special features for occasional off-road use. Passenger vehicle includes vehicles commonly called cars, minivans, passenger vans, and sport-utility vehicles. Passenger vehicle is intended to cover the vehicles defined as passenger cars and multipurpose passenger vehicles by the National Highway Traffic Safety Administration in Title 49 of the Code of Federal Regulations, Chapter V, Section 571.3.
- (f) *Recreational vehicle.* A vehicle, with or without motive power which is for human occupancy on an intermittent basis, excluding boats. Recreational vehicle is divided into two (2) categories as follows:
- (g) *Motor home.* A motorized vehicle designed for human occupancy on an intermittent basis. A pickup or other truck with a camper mounted on the back is considered to be a motor home. A pickup or other truck with a camper shell (i.e., a fiberglass or aluminum shell used strictly to cover or enclose a truck bed) mounted on the back of such vehicle is not considered to be motor home or recreational vehicle.
- (h) *Accessory recreational vehicle.* Any nonmotorized vehicle designed for human occupancy on an intermittent basis, such as a vacation trailer or fifth-wheel trailer.
- (i) *Recreational equipment and trailers.* Recreational vehicles designed for off-road use, such as off-road vehicles, motorcycles, dune buggies, and recreational boats and watercraft and trailers to accommodate them. Recreational equipment mounted or placed on an appropriate trailer are deemed as one (1) vehicle.
- (j) *Truck.* A motor vehicle designed primarily for the movement of property or special purpose equipment, or a motor vehicle designed to carry more than ten (10) persons. Truck includes vehicles commonly called trucks, pickups, vans, cargo vans, buses, motor homes, and other similar vehicles. Truck is intended to cover the vehicles defined as trucks and buses by the National Highway Traffic Safety Administration, in Title 49 of the Code of Federal Regulations, Chapter V, Section 571.3. Pickup trucks, passenger vans, and cargo vans are defined below.
- (k) *Pickup truck.* A truck with a manufacturer's gross vehicle weight rating of less than eleven thousand five hundred (11,500) pounds, which is equipped with an open flat, stake, or box-type bed not exceeding nine (9) feet in length. "Pickup truck" includes a motor vehicle otherwise meeting the above definition that is equipped with a bed-mounted storage compartment unit commonly called a "utility body."
- (l) *Passenger van.* A vehicle commercially available in configurations with seating for up to fifteen (15) passengers, with a single rear axle and single rear wheels, and with a gross vehicle weight of less than ten thousand (10,000) pounds.
- (m) *Cargo van.* A vehicle otherwise available as a passenger van (as defined above) but without its normal passenger seating and often without windows.
- (n) *Tow truck.* Motor vehicles specifically equipped to tow or otherwise transport passenger cars or trucks are considered either medium or heavy trucks, as appropriate.
- (o) *Medium truck.* A truck or similar vehicle, other than a pickup truck, passenger van, or cargo van, with a single rear axle and single or dual rear wheels. Truck tractors are in the heavy truck category.
- (p) *Heavy truck.* A truck, including a truck tractor, and similar vehicles with two (2) or more rear axles.
- (q) *Utility trailer.* A vehicle designed to be pulled by a motor vehicle which is used to carry property, trash, or special equipment and that is sixteen (16) feet or less in length. Utility trailers that are longer than sixteen (16) feet in length are considered commercial vehicles.
- (r) *Vehicle.* A device by which any person or property may be drawn or moved over a distance by way of a street, excepting devices moved by human power.
- (s) *Vehicle code.* The Vehicle Code of the State of California. Where operation of vehicles on streets is concerned, the definitions in the vehicle code shall apply rather than those delineated here.



Vesting tentative Map. A “vesting tentative map” is a tentative map as defined in this Article which shall have printed conspicuously on its face the words “Vesting Tentative Map” and which is processed in accordance with Article VIII.

26-40 “W” Definitions

Wireless telecommunication facilities.

- (a) *Accessory equipment* means any and all on-site equipment, including, without limitation, back-up generators and power supply units, cabinets, coaxial and fiber optic cables, connections, equipment buildings, shelters, vaults, radio transceivers, transmitters, pedestals, splice boxes, fencing and shielding, surface location markers, meters, regular power supply units, fans, air conditioning units, cables and wiring, to which an antenna is attached in order to facilitate the provision of wireless telecommunication services.
- (b) *Amateur and/or citizen band antenna* shall mean any antenna used for the operation of amateur and/or citizen band radio stations and which is licensed by the Federal Communications Commission.
- (c) *Antenna* shall mean any system of wires, poles, rods, reflecting discs, or similar devices of various sizes, materials and shapes including but not limited to solid or wire-mesh dish, horn, spherical, or bar configured arrangements, used for the transmission or reception of electromagnetic signals.
- (d) *Antenna array* shall mean two (2) or more antennas having active elements extending in one (1) or more directions, and directional antennas mounted upon and rotated through a vertical mast or tower interconnecting the beam and antenna support, all of which elements are deemed to be part of the antenna.
- (e) *Antenna, building-mounted* shall mean any antenna, other than an antenna with its supports resting on the ground, that is directly attached or affixed to the fascia or side wall of a building or structure.
- (f) *Antenna, ground-mounted* shall mean any antenna which is attached or affixed to a free-standing wireless facility with its base placed directly on the ground, specifically including, but not limited to, monopoles and faux trees.
- (g) *Antenna, roof-mounted* shall mean any antenna, other than an antenna with its supports resting on the ground, that is directly attached or affixed to the roof of a building or a mechanical penthouse or parapet enclosure wall which is located on the rooftop of a building.
- (h) *Antenna height* shall mean, when referring to any free-standing wireless facility, the distance measured from ground level to the highest point on the support structure, including antennas measured at their highest point.
- (i) *Approval authority* means the city official responsible for reviewing applications for small cell permits and vested with the authority to approve, conditionally approve, or deny such applications.
- (j) *Base station* shall have the meaning as set forth in 47 C.F.R. § 1.40001(b)(1), or any successor provision. This means a structure or equipment at a fixed location that enables FCC-licensed or authorized wireless communications between user equipment and a communications network (regardless of the technological configuration, and encompassing DAS and small cells). “Base station” does not encompass a tower or any equipment associated with a tower. Base station includes, without limitation:
 - (1) Equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.
 - (2) Radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including distributed antenna systems and small cells).
 - (3) Any structure other than a tower that, at the time the relevant application is filed with the City under this division, supports or houses equipment described in subsections (1) and (2) of this definition that has been reviewed and approved under the applicable zoning or siting process, or under another state or local regulatory review process, even if the structure was not built for the sole or primary purpose of providing that support.



- (4) “Base station” does not include any structure that, at the time the relevant application is filed under this division, does not support or house equipment described in subsections (1) and (2) of this definition. Other structures that do not host wireless telecommunications facilities are not “base stations.”
- (5) *Cellular* means an analog or digital wireless telecommunications technology that is based on a system of interconnected neighboring cell sites.
- (6) *Collocation* shall mean the placement of antennas, dishes, or similar devices owned or used by two (2) or more telecommunication providers on one (1) antenna support structure, building, or structure.
- (7) *Concealed or concealment* means camouflaging techniques that integrate the transmission equipment into the surrounding natural and/or built environment such that the average, untrained observer cannot directly view the equipment but would likely recognize the existence of the wireless facility or concealment technique.
- (8) *COW* means a “cell on wheels,” which is a portable, self-contained wireless telecommunications facility that can be moved to a location and set up to provide wireless telecommunication services, which facility is temporarily rolled in, or temporarily installed, at a location. Under this division, the maximum time a facility can be installed to be considered a COW is five (5) days. A COW is normally vehicle-mounted and contains a telescoping boom as the antenna support structure.
- (9) *Decorative pole* means any pole that includes decorative or ornamental features, design elements and/or materials intended to enhance the appearance of the pole or the public rights-of-way in which the pole is located.
- (10) *Direct broadcast satellite service (DBS)* shall mean a system in which signals are transmitted directly from a satellite to a small (not exceeding twenty-one (21) inches in diameter) receiving dish antenna.
- (11) *Distributed antenna system or DAS* means a network of spatially separated antennas (nodes) connected to a common source (a hub) via a transport medium (often fiber optics) that provide wireless telecommunications service within a specific geographic area or building. DAS includes the transport medium, the hub, and any other equipment to which the DAS network or its antennas or nodes are connected to provide wireless telecommunication services.
- (12) *Eligible facilities request* means any request for modification to an existing eligible support structure that does not substantially change the physical dimensions of such structure, involving:
 - (i) Collocation of new transmission equipment;
 - (ii) Removal of transmission equipment;
 - (iii) Replacement of transmission equipment (replacement does not include completely replacing the underlying support structure); or
 - (iv) Hardening through structural enhancement where such hardening is necessary to accomplish the eligible facilities request, but does not include replacement of the underlying support structure.
- (13) *Eligible facilities request* does not include modifications or replacements when an eligible support structure was constructed or deployed without proper local review, was not required to undergo local review, or involves equipment that was not properly approved. “Eligible facilities request” does include collocation facilities satisfying all the requirements for a non-discretionary collocation facility pursuant to Government Code § 65850.6.
- (14) *Eligible support structure* means any support structure located in the PROW that is existing at the time the relevant application is filed with the City under this division.
- (15) *Existing* means a support structure, wireless telecommunications facility, or accessory equipment that has been reviewed and approved under the City’s applicable zoning or permitting process, or under another applicable state or local regulatory review process, and lawfully constructed prior to the time the relevant application is filed under this division. However, a support structure, wireless telecommunications facility, or accessory equipment that has not been reviewed and approved because it was not in a zoned area when



it was built, but was lawfully constructed, is “existing” for purposes of this division. “Existing” does not apply to any structure that:

- (v) Was illegally constructed without all proper local agency approvals; or
- (vi) Was constructed in noncompliance with such approvals. “Existing” does not apply where an existing support structure is proposed to be replaced in furtherance of the proposed wireless telecommunications facility.

- (16) *Facility(ies)* means wireless telecommunications facility(ies).
- (17) *FCC* shall mean an abbreviation which refers to the Federal Communications Commission.
- (18) *FCC shot clock* means the presumptively reasonable time frame within which the City generally must act on a given wireless application, as defined by the FCC, and as may be amended from time to time. The shot clock shall commence on “day zero,” which is the day the WTFP application is submitted.
- (19) *Free-standing wireless facility* shall mean any free-standing mast, monopole, tripod, or tower utilized for the purpose of supporting an antenna(s). A free-standing wireless facility may be designed to resemble a tree, clock tower, light pole or similar alternative-design mounting structure that camouflages or conceals the presence of an antenna(s).
- (20) *Ground-mounted* means mounted to a pole, tower or other freestanding structure which is specifically constructed for the purpose of supporting an antenna or wireless telecommunications facility and placed directly on the ground at grade level.
- (21) *Lattice tower* means an open framework structure used to support one (1) or more antennas, typically with three (3) or four (4) support legs.
- (22) *Modification* means a change to an existing wireless telecommunications facility that involves any of the following: collocation, expansion, alteration, enlargement, intensification, reduction, or augmentation, including, but not limited to, changes in size, shape, color, visual design, or exterior material. “Modification” does not include repair, replacement, or maintenance if those actions do not involve whatsoever any expansion, alteration, enlargement, intensification, reduction, or augmentation of an existing wireless telecommunications facility.
- (23) *Monopole* means a structure composed of a pole or tower used to support antennas or related equipment. A monopole includes a monopine, monopalm and similar monopoles camouflaged to resemble faux trees or other faux objects attached on a monopole (e.g., water tower).
- (24) *Mounted* means attached or supported.
- (25) *Obstruction-free reception window* shall mean the absence of manmade or natural physical barriers that would block the signal between a satellite and an antenna.
- (26) *OTARD antennas* means antennas covered by the “over-the-air reception devices” rule in 47 C.F.R. § 1.4000 et seq., as may be amended or replaced from time to time.
- (27) *Personal wireless services* shall have the same meaning as set forth in 47 U.S.C. § 3321(7)(C)(i), as may be amended or superseded, which defines the term as commercial mobile services, unlicensed wireless services and common carrier wireless exchange access services.
- (28) *Pole* means a single shaft of wood, steel concrete or other material capable of supporting the equipment mounted thereon in a safe and adequate manner and as required by provisions of this Code.
- (29) *Public right-of-way or PROW* means a strip of land acquired by reservation, dedication, prescription, condemnation, or easement that allows for the passage of people and goods. The PROW includes, but is not necessarily limited to, streets, curbs, gutters, sidewalks, roadway medians, parkways, and parking strips. The PROW does not include land owned, controlled, or operated by the City for uses unrelated to streets or the passage of people and goods, such as, without limitation, parks, city hall and community center lands, city yards, and lands supporting reservoirs, water towers, police or fire facilities and non-publicly accessible utilities.



- (30) *Radiofrequency emissions (RF)* shall mean the electromagnetic signals transmitted and received using wireless telecommunication antennas.
- (31) *Reception window* shall mean the area within the direct line between a land-based antenna and an orbiting satellite.
- (32) *Replacement* refers only to replacement of transmission equipment, wireless telecommunications facilities or eligible support structures where the replacement structure will be of like-for-like kind to resemble the appearance and dimensions of the structure or equipment replaced, including size, height, color, landscaping, materials, and style.
- (i) In the context of determining whether an application qualifies as an eligible facilities request, the term “replacement” relates only to the replacement of transmission equipment and does not include replacing the support structure on which the equipment is located.
 - (ii) In the context of determining whether a SWF application qualifies as being placed upon a new eligible support structure or qualifies as a collocation, an application proposing the “replacement” of the underlying support structure qualifies as a new pole proposal.
- (33) *Small cell* means a low-powered antenna (node) that has a range of ten (10) meters to two (2) kilometers. The nodes of a “small cell” may or may not be connected by fiber. “Small,” for purposes of “small cell,” refers to the area covered, not the size of the facility. “Small cell” includes, but is not limited to, devices generally known as microcells, picocells and femtocells.
- (34) *Small cell network* means a network of small cells.
- (35) *Substantial change* has the same meaning as “substantial change” as defined by the FCC at 47 C.F.R. 1.40001(b)(7). Notwithstanding the definition above, if an existing pole-mounted cabinet is proposed to be replaced with an underground cabinet at a facility where there are no pre-existing ground cabinets associated with the structure, such modification may be deemed a non-substantial change, in the discretion of the planning director and based upon his/her reasonable consideration of the cabinet’s proximity to residential view sheds, interference to public views and/or degradation of concealment elements. If undergrounding the cabinet is technologically infeasible such that it is materially inhibitive to the project, the planning director may allow for a ground mounted cabinet. A modification or collocation results in a “substantial change” to the physical dimensions of an eligible support structure if it does any of the following:
- (i) It increases the height of the structure by more than ten (10) percent or more than ten (10) feet, whichever is greater;
 - (ii) It involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six (6) feet;
 - (iii) It involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four (4) cabinets. However, for towers and base stations located in the public rights-of-way, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than ten (10) percent larger in height or overall volume than any other ground cabinets associated with the structure;
 - (iv) It entails any excavation or deployment outside the current site. For purposes of this subsection, excavation outside the current site occurs where excavation more than twelve (12) feet from the eligible support structure is proposed;
 - (v) It defeats the concealment or stealthing elements of the eligible support structure; or
 - (vi) It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure, provided however that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in subsections (1) through (4) of this definition.



- (36) For all proposed collocations and modifications, a substantial change occurs when:
- (i) The proposed collocation or modification involves more than the standard number of new equipment cabinets for the technology involved, but not to exceed four (4) equipment cabinets;
 - (ii) The proposed collocation or modification would defeat the concealment elements of the support structure; or
 - (iii) The proposed collocation or modification violates a prior condition of approval, provided however that the collocation need not comply with any prior condition of approval that is inconsistent with the thresholds for a substantial change described in this section.
- (37) *Support structure* means a tower, pole, base station, or other structure used to support a wireless telecommunications facility.
- (38) *SWF* means a “small wireless facility” as defined by the FCC in 47 C.F.R. 1.6002(1), as may be amended, which are personal wireless services facilities that meet all the following conditions that, solely for convenience, have been set forth below:
- (i) The facility:
 - a) Is mounted on an existing or proposed structure fifty (50) feet or less in height, including antennas, as defined in 47 C.F.R. § 1.1320(d);
 - b) Is mounted on an existing or proposed structure no more than ten (10) percent taller than other adjacent structures; or
 - c) Does not extend an existing structure on which it is located to a height of more than fifty (50) feet or by more than ten (10) percent, whichever is greater;
 - (ii) Each antenna associated with the deployment, excluding associated antenna equipment (as defined in the definition of antenna in 47 C.F.R. § 1.1320(d)), is no more than three (3) cubic feet in volume;
 - (iii) All other wireless equipment associated with the structure, including the wireless equipment associated with the antenna and any pre-existing associated equipment on the structure, is no more than twenty-eight (28) cubic feet in volume;
 - (iv) The facility does not require antenna structure registration under 47 C.F.R. part 17;
 - (v) The facility is not located on tribal lands, as defined under 36 C.F.R. § 800.16(x); and
 - (vi) The facility does not result in human exposure to radiofrequency radiation in excess of the applicable safety standards specified in 47 C.F.R. § 1.1307(b).
- (39) *Telecommunications tower or tower* bears the meaning ascribed to wireless towers by the FCC in 47 C.F.R. § 1.40001(b)(9), including without limitation a freestanding mast, pole, monopole, guyed tower, lattice tower, free standing tower or other structure designed and built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site. This definition does not include utility poles.
- (40) *Transmission equipment* means equipment that facilitates transmission for any FCC-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.
- (41) *Utility pole* means any pole or tower owned by any utility company that is primarily used to support wires or cables necessary to the provision of electrical or other utility services regulated by the California Public Utilities Commission. A telecommunications tower is not a utility pole.



- (42) *Wireless telecommunication facility* shall mean a mechanical device, land and/or structure that is used to transmit and/or receive electromagnetic signals, including but not limited to antennas, microwave dishes, horn, and other types of equipment for the transmission or receipt of such signals, free-standing wireless facilities, equipment buildings or cabinets, parking areas, and other accessory development. Exceptions: The term “wireless telecommunications facility” does not apply to the following:
- (i) Government-owned and operated telecommunications facilities.
 - (ii) Emergency medical care provider-owned and operated telecommunications facilities.
 - (iii) Mobile services providing public information coverage of news events of a temporary nature.
 - (iv) Any wireless telecommunications facilities exempted from this Code by federal law or state law.
- (43) *Wireless telecommunications facilities master plan* shall mean a narrative and graphic representation of all existing and future wireless telecommunication facilities within the City for one (1) wireless communication provider or applicant.
- (44) *Wireless telecommunications services* means the provision of services using a wireless telecommunications facility or a collocation facility, and shall include, but not be limited to, the following services: personal wireless services as defined in the Federal Telecommunications Act of 1996 at 47 U.S.C. § 332(c)(7)(C) or its successor statute, cellular service, personal communication service, and/or data radio telecommunications.

26-41 “X” Definitions

26-42 “Y” Definitions

Yard. An open space other than a court, on a lot, unoccupied and unobstructed from the ground upward, except as otherwise provided in this chapter.

Yard, front. A required yard extending across the full width of the lot or parcel of land. The depth of a required front yard shall be a specified horizontal distance between the front lot line and a line parallel thereto on the lot or parcel of land. Said distance shall be measured by a line at right angles to the front lot line, or by the radial line in the case of a curved front lot line. When a lot lies partially within a planned street indicated on a precise plan for such a street, and where such planned street is of the type that will afford legal access to such lot, the depth of the front yard shall be measured from the contiguous edge of such planned street in the manner prescribed in this definition.

Yard, rear. A required yard extending across the full width of the lot or parcel of land. The depth of a required rear yard shall be a specified horizontal distance between the rear lot line and a line parallel thereto on the lot or parcel of land.

Yard, side. A required yard extending along the full length of the lot or parcel of land from the rear line of the required front yard to the required rear yard. The width of the required side yard shall be a specified horizontal distance measured from, and at right angles to, the nearest point of a side lot line toward a line parallel thereto.

26-43 “Z” Definitions



ARTICLE II. ZONES, ALLOWABLE USES, AND DEVELOPMENT STANDARDS

DIVISION 1 RESIDENTIAL ZONES (RA, R1, MF-8, MF-15, MF-20, MF-45)

26-44 Purpose and Intent of Residential Zones

The purpose of the residential zones is to classify and set standards for the orderly development of single and multi-family residential properties in a manner that will provide a desirable living environment compatible with surrounding properties and assuring protection of property values. It is intended that these zones be used to add to the variety of housing types and densities.

Table 2-1 Base Zoning Districts

Map Symbol	Full Name	Purpose
R-1-6,000	Single-Family Residential Zone	The purpose of the single-family residential zoning district is to provide residential areas within the City that allow varying densities of single-family homes and other compatible uses. The district shall promote a suitable living environment by maintaining orderly flow of traffic and restricting traffic from other sources, providing space for community facilities that are complementary to residential areas and minimizing noise and disturbances in residential neighborhoods.
R-1-7,500		
R-1-9,450		
R-1-14,400		
R-1-20,000		
R-1-40,000		
R-A	Residential Agricultural Zone	The purpose of the residential agricultural zoning district is to provide residential areas within the City that allow varying densities of single-family homes and other compatible uses, where limited numbers of livestock may be raised and crops may be grown and where regulations promote and encourage a suitable environment for family life on large parcels of land.
MF-8	Multi-Family Residential Zone	The purpose of the multi-family residential zoning districts is to provide residential areas within the City that allow varying densities of multi-family homes where development is permitted with a relatively high concentration of dwelling units with amenities that promote a safe and healthy environment for existing and future residents.
MF-15		
MF-20		
MF-45		

26-45 Land Use Regulations and Allowable Uses

(a) Permitted Uses for residential zones:

Table 2-2 Uses and Permit Requirements

Symbol	Permit Requirement	Procedure Section
X	Allowed by Right	–
AP	Administrative Permit	Article VI, Division 6
APH	Administrative Permit w/ Hearing	Article VI, Division 6; Article VI, Division 1
CUP	Conditional Use Permit	Article VI, Division 4; Article VI, Division 1
	Use not permitted	–



Permitted Uses and Permit Requirements for Residential Zones.	Zones						Special Regulations
Use Types	RA	R1	MF-8	MF-15	MF-20	MF-45	
Accessory uses							
Accessory uses and structures	X	X	X	X	X	X	
Accessory dwelling units (ADU), junior accessory units (JADU)	X	X	X	X	X	X	Article IV, Division 2
Agricultural uses							
Agricultural	X						Section 26-111
Agricultural Uses (on parcels of 10 acres or more)	X						Section 26-111
Beekeeping	APH	APH	APH	APH	APH	APH	
Residential uses							
Duplexes			X	X	X	X	
Employee Housing, farmworker (agricultural) Housing	X	X	X	X	X	X	
Group home (1 – 6 persons)	X	X	X	X	X	X	
Mobile home park			X	X	X	X	Section 26-122
Micro-units, efficiency units			X	X	X	X	
Multi-family residence			X	X	X	X	
Single-family residence	X	X	X				
Short term rental							
Special Group Residence	X	X	X	X	X	X	
Supportive housing	X	X	X	X	X	X	Section 26-133
Transitional housing	X	X	X	X	X	X	Section 26-133
Service, recreational, educational and public assembly uses							
Adult Day Care Centers	X	X					
Aircraft landing facilities							
Emergency	X	X	X	X	X	X	
Nonemergency	CUP	CUP	CUP	CUP	CUP	CUP	
Athletic Club/ Gymnasium					CUP	CUP	Section 26-119
Bed and breakfast inns							
Childcare facility, day care centers	CUP	CUP	CUP	CUP	CUP	CUP	
Large family day care (up to 14 children)	X	X	X	X	X	X	
Small family day care (up to 8 children)	X	X	X	X	X	X	
Conversions from apartments to Condominiums			CUP	CUP	CUP	CUP	Article VIII, Division 12
Golf Course, country club (serving alcohol allowed only with a club as defined in section 23428.9 of the	CUP	CUP	CUP	CUP	CUP	CUP	



Permitted Uses and Permit Requirements for Residential Zones.	Zones						Special Regulations
	RA	R1	MF-8	MF-15	MF-20	MF-45	
California Business and Professions Code.)							
Home occupations	X	X	X	X	X	X	Section 26-120
Hospitals (human)	CUP	CUP	CUP	CUP	CUP	CUP	
Institutions of philanthropic nature	CUP	CUP	CUP	CUP	CUP	CUP	
Mental health institutions and nursing homes					CUP	CUP	Section 26-130
Orphanages	CUP	CUP	CUP	CUP	CUP	CUP	
Recreational centers (private)	CUP	CUP	CUP	CUP	CUP	CUP	
Religious facility	CUP	CUP	CUP	CUP	CUP	CUP	
Riding stables and riding schools (7 acres minimum site)	CUP	CUP					
Roominghouse	CUP	CUP	CUP	CUP	CUP	CUP	
Schools and colleges (public or private)	CUP	CUP	CUP	CUP	CUP	CUP	
Senior citizen housing	X	X	X	X	X	X	
Skilled nursing facilities, assisted living facilities	CUP	CUP	CUP	CUP	CUP	CUP	Section 26-130
Transportation, communications and utility uses							
Monopoles and alternative antenna support structures	CUP	CUP					Section 26-136
Public utility stations, yards, wells and similar facilities	CUP	CUP	CUP	CUP	CUP	CUP	
Wireless telecommunication facilities (WTF) – Building and/or roof mounted facilities	AP	AP	AP	AP	AP	AP	Section 26-136

26-46 Development Standards for R-A and R-1 Zones

New land uses, structures, and site development including alterations to existing land uses, structures, and site development within residential zoning districts shall be designed and constructed in compliance with the following requirements, and all applicable standards in Article III (Regulations Applicable to all Zones) and Article IV (Standards for Specific Land Uses) of this Development Code.

- (a) Site size. In single-family residential districts, the minimum required building site area or width may be different from that set forth in the regulations of the district if so specific on the zoning district map. Such specifications shall be shown in the following manner:
 - (1) A number preceding and connected by a hyphen with the district symbol shall designate the minimum required building site width in feet. (i.e. 130-R)
 - (2) A number following and connected by a hyphen with the district symbol shall designate the minimum required building site area. Where the number is greater than one hundred (100), it shall indicate the area



in square feet; where the number is less than one hundred (100), it shall indicate the area in net acres. (i.e. R-1-6,000)

- (3) The size of sites in R-A and R-1 zones shall be governed by the following table:

Table 2-3 Minimum Lot Dimensions and Lot Area for R-A and R-1 Zones

Zone	Minimum Lot Width (ft.)	Minimum Lot Depth (ft.)	Minimum Lot Area (sq. ft.)
R-A	–	–	6,000
R-1-6,000	50	95	6,000
R-1-7,500	60	105	7,500
R-1-9,450	70	110	9,450
R-1-14,400	90	125	14,400
R-1-20,000	110	–	20,000
R-1-40,000	130	–	40,000

(b) Building coverage

- (1) The maximum building coverage and floor area of all structures in the R-A and R-1 zones shall not exceed the standards set forth in Table 2-4.

Table 2-4 Allowable Building Coverage and Floor Area

Lot Size	Allowable Total Building Coverage and Floor Area
5,000 square feet or less	50 percent of net lot area
5,001 to 6,000 square feet	2,500 square feet plus 30 percent of lot area over 5,000 square feet
6001 to 7,500 square feet	2,800 square feet plus 20 percent of lot area over 6,000 square feet
7,501 to 10,000 square feet	3,100 square feet plus 20 percent of lot area over 7,500 square feet
10,000 square feet or more	3,600 square feet plus 20 percent of lot area over 10,000 square feet
Additional Standards:	
(i) Review thresholds for large houses. A conditional use permit (CUP) shall be required for any project resulting in a total floor area above 10,000 square feet. Applies only for lots that allow for floor areas 10,000 sq. ft. or greater based on lot size per the table above.	
(ii) Volume Space. Any space on a two-story house and/or addition to a proposed two-story house with a ceiling or top-plate height exceeding twelve (12) feet shall be considered as constituting two-stories for the purpose of calculating floor area. Any area under a sloped roof with a ridge height of sixteen (16) feet or less and an exterior wall height of twelve (12) feet or less are exempt. Areas directly above the stairs are exempt.	

(c) Maximum Front Yard Pavement Coverage/Driveways

- (1) As used in this section, a “front yard” refers to all space between the main building (also the projection of the main building to the side property lines) and the front street property line. “Street side yard” refers to all space between the main building (also the projection of the main building to the front and rear property lines) and the side street property line of a corner lot. All open areas within the front yard, except for legally permitted driveways and walkways, as set forth in this section, shall be maintained with live-organic landscaping, or approved artificial turf/alternative landscaping as set forth by section 26-85 (General Landscaping Standards).
- (2) Paved walkways shall be separated with a minimum forty-two inch (42”) wide landscaped area. The driveway and walkway area may be connected for a span no greater than forty-two inches (42”) in width. There shall be no more than two (2) paved walkway areas within the front yard.
- (3) Review and approval of a new driveway is subject to approval of a driveway approach permit by the engineering division.



- (4) A primary driveway providing direct access from the street to a garage, carport, or required parking space(s) shall have a minimum length of twenty-two (22) feet, measured from the edge of the driveway apron.
- (5) The front yard driveway pavement shall be limited to the width of the garage or carport, plus an additional twelve (12) feet (cumulative width). In instances where the property does not have a garage or carport, the front yard driveway pavement shall be limited to twenty (20) feet in width for properties developed with primary single-family residential dwelling units. Urban lot split properties shall comply with Article VIII (Subdivision Regulations). The installation of a circular/semicircular driveway shall require compliance with all standards listed within subsection (7), including the maximum primary driveway width. The installation of a secondary driveway shall require compliance with all standards and processes listed within subsection (8), including maximum primary driveway width.
- (6) Pavement in the front yard shall be constructed and maintained with permanent, load-bearing pervious or impervious surfacing material sufficient to prevent mud, dust, loose material, and other nuisances. The use of pervious surfaces is encouraged to facilitate on-site infiltration of stormwater. Substitutions of paved materials for the additional paved areas are permitted if found to be substantially similar to the requirements of this article. In cases of irregularly shaped lots or sites hampered by topographical features, the additions shall be parallel to and/or concentric with the access drive. Pavement in a street side yard is permitted only where a garage or carport in the street side yard is oriented to the street or six-foot-high masonry block wall or solid fence screens the pavement from all street views. Unscreened pavement in street side yards shall be treated as pavement in front yards.
- (7) Circular drive additions are exempt from the provisions of subsection (5).
 - (i) New semicircular driveways are prohibited where the street frontage is less than seventy-five (75) feet.
 - (ii) Properties without a garage are prohibited from installing and/or maintaining a semicircular driveway.
 - (iii) The semicircular driveway portion shall not exceed twelve (12) feet in width.
 - (iv) The paved primary driveway portion leading to the garage shall not exceed the width of the garage plus six (6) feet.
 - (v) A minimum of fifty-percent (50%) of the front yard shall be maintained with live-organic landscaping, or approved artificial turf/alternative landscaping as set forth in section 26-85 (General Landscaping Standards).
- (8) Paved areas for secondary driveways are exempt from the provisions of subsection (5). The approval of a secondary driveway shall be subject to the granting of an administrative permit with hearing as set forth in Article VI, Division 6 of this chapter, and further subject to the following conditions:
 - (i) Properties without a garage are prohibited from installing a secondary driveway.
 - (ii) The paved primary driveway portion leading to the garage shall not exceed the width of the garage.
 - (iii) Approval of a secondary driveway by the planning division shall require a plan indicating the location and improvements of the secondary driveway and the paved parking area in the side or rear yard.
 - (iv) The secondary driveway shall lead to a paved parking area intended for the parking or storage of vehicles in the side or rear yards which must be fully screened in compliance with section Article III, Division 6.
 - (v) The secondary driveway is strictly for the purpose of providing access to the rear or side yard for the purposes stated above. No vehicles may be parked or stored on the secondary driveway in the front yard.
 - (vi) The maximum width of the secondary driveway shall be twelve (12) feet.
 - (vii) The secondary driveway shall be made of grass-crete, turf-block, or similar material to allow grass/ground cover to grow in between the voids. The secondary driveway may be made of the same concrete/pavers/material of the primary driveway if it is designed as a ribbon driveway with two



ribbon strips no wider than forty-two inches (42") for each strip and a minimum of forty-two inches (42") width of landscaping in between the ribbon strips and/or other paved areas.

- (viii) A minimum of fifty-percent (50%) of the front yard shall be maintained with live-organic landscaping, or approved artificial turf/alternative landscaping as set forth in section 26-85 (General Landscaping Standards).

(d) Single-Family Building Height.

- (1) No building or structure shall have more than two (2) stories or be more than twenty-five (25) feet above finished grade.
- (2) Chimneys, vents and other such incidental appurtenances shall conform to the standards set forth in 26-65.
- (3) Subterranean garages shall not be included in the measurement of height nor counted as a story.
- (4) Buildings on lots in excess of twenty thousand (20,000) square feet may exceed the maximum height limit stated in subsection (a) by one (1) foot for every five hundred (500) square feet of floor area in excess of twenty-five hundred (2,500) square feet. Such increase in height shall increase the yard requirements on a foot-to-foot ratio, i.e., one (1) foot of additional height requires eleven-foot side yards and twenty-six-foot front and rear yards, five (5) feet of additional height requires fifteen-foot side yards and thirty-foot front and rear yards, however no structure shall exceed two (2) stories and thirty-two (32) feet maximum height.

(e) Setback regulations for R-A and R-1 Zones, except as set forth in 26-46(g).

(1) Front Yard Setback.

- (i) Determination of Front Yard Setback on Corner Lots. On corner lots, the narrower street frontage is normally the front lot line. However, the Community Development Director or their designee may determine that a longer street frontage comprises the front lot line, in consideration of other factors including house orientation, orientation of nearby houses, and access.
- (ii) For flag-lots extending from a street or right-of-way to the building area of the parcel, the front yard setback measurement shall be taken from the nearest point of the wall of the structure or support post to the point where the access point or "flag pole" meets the bulk of the parcel along a continuous line, establishing a parallel setback line.
- (iii) Every lot or parcel zoned R-A or R-1 shall have a front yard not less than twenty-five (25) feet from the property line, except for lots with a gross lot area of 7,500 square feet which shall have a front yard setback of twenty (20) feet.

(2) Side Yard Setback:

- (i) Five (5) feet for lots less than 14,400 square feet;
- (ii) Seven (7) feet for lots between 14,400 and 20,000 square feet;
- (iii) Ten (10) feet for lots greater than 20,000 square feet;
- (iv) On any corner lot, no residence facing the side street shall be located within twelve and one-half (12½) feet of the side street property line.
- (v) Reverse corner lots: Shall have the same side yard requirements as interior lots except the street side setback for the entire depth of the lot shall be no less than fifty (50) percent of the required front yard of the lot to the rear.

(3) Rear yard setbacks for lots zoned R-A and R-1.

- (i) Lots not exceeding an area of 7,500 square feet shall have a rear yard setback of fifteen (15) feet.
- (ii) Lots 7,500 square feet or more shall have a rear yard setback of twenty-five (25) feet;
- (iii) For lots within the Hillside Overlay Zone with graded pads, a minimum ten-foot substantially flat area for pedestrian and emergency access shall be provided between the rear of the house and the slope,



measured perpendicularly from the structure (a one-story open patio cover may be located in the level area in compliance with other development standards). Legal nonconforming structures in existence prior to February 21, 2014 that do not fully meet these requirements may continue to be maintained, repaired, and/or rebuilt to the same size and configuration as long as such nonconforming structures were legally established and maintained.

(f) Permissible coverage of required rear yards.

- (1) Sixty (60) percent of the required rear yard in R-A and R-1 zones shall remain open; and the remaining forty (40) percent of the required rear yard may be covered by single story construction with a height of no greater than fifteen (15) feet.
 - (i) Garages and/or storage sheds may exceed the fifteen (15) feet height limitation by no greater than five (5) feet, subject to an administrative review set forth Article VI, Division 6 (Administrative Permit), provided that the Community Development Director or their designee determines that the design of the proposed garage or storage shed is compatible with other structures on the property and is at least fifteen (15) feet away from any permitted structure and/or swimming pool located on a neighboring property.
 - (ii) No construction shall be permitted within five (5) feet of the rear property line, except as set forth in Article III, Division 2 (Accessory Structures) and/or section 26-46(g).

(g) Special setback requirements and/or exceptions to basic setbacks.

- (1) Nonhabitable accessory structures.
 - (i) All nonhabitable free-standing roofed accessory structures with a projected roof area of less than one hundred twenty (120) square feet or nonroofed structures with a total floor area of less than one hundred twenty (120) square feet, and no taller than seven (7) feet in height in yards which are screened by fencing or shrubs at least five (5) feet tall may encroach into the required interior side yard behind the main building, and the required rear yard.
 - (ii) All nonhabitable free-standing roofed accessory structures greater than one hundred twenty (120) square feet and greater than seven (7) feet in height shall be set back 4'-0" from the interior side and rear property lines provided that provisions within sections 26-46(f) and 26-46(g) are complied with.
- (2) Flags and flagpoles shall be subject to the regulations found in subsection Article III, Division 8.
- (3) Swimming pools, spas, and sports courts.
 - (i) Swimming pools, spas, sports courts, and other similar private recreation areas shall be setback a minimum of five (5) feet from the interior side and rear property lines.
 - a) Swimming pool/spa setback shall be measured from the property line to the back of the bond beam.
 - b) Sports court setback shall be measured from the property line to the sport court fencing and/or playing surface, whichever is closest.
 - (ii) Pools/spas and sports courts may be permitted within the front yard through an administrative permit process provided that there is a minimum five (5) feet setback to adjoining properties, the city engineer has determined that there will not be a line-of-sight safety concern and the Community Development Director determines that the lot configuration, building placement, and/or street location justify the proposed pool/spa location due to the uniqueness of the property.
 - (iii) Temporary playing surfaces on grass and/or on the driveway are not regulated by this zoning code provided that the equipment is moved and stored out of the required setbacks after each use.
- (4) Mechanical equipment.



- (i) Mechanical equipment (HVAC system, pool equipment, tanked water-heater, generator, or similar) shall be setback a minimum of five (5) feet from the side and rear property lines.
 - (ii) Mini-split air-conditioning units, wall/window air-conditioning units, tankless water-heaters, or similar equipment may be located within the required side and rear setbacks provided that the equipment does not extend beyond the eave of the dwelling unit and is screened from public right-of-way views.
 - (iii) In no case shall mechanical equipment be located within the front yard.
 - (iv) All mechanical equipment shall be screened from public right-of-way views.
 - (v) Air conditioning and heating ducting shall not be exposed on roofs.
 - (vi) Roof-mounted mechanical equipment may be allowed, subject to review by the community development director (or their designee) and approval of an Administrative Permit as follows:
 - a) The house is existing and does not have an attic;
 - b) The unit is not visible from the street and can be screened from all ground level views;
 - c) A detailed description of the screening material and construction method shall be provided and shall be architecturally compatible with the building.
- (5) Canopy structures.
- (i) Canopy structures shall be prohibited in the front yard and street side yard (refer to Section 26-46 (d)), with the following exceptions:
 - a) Canopy structures with a projected canopy area of less than one hundred twenty (120) square feet and a height of less than seven (7) feet shall be permitted within a street side yard area that is fully screened by fencing or shrubs at least five (5) feet in height.
 - b) Canopy structures with a projected canopy area of no greater than two hundred (200) square feet, a height of no greater than twelve (12) feet, and a length of no greater than twenty (20) feet shall be permitted in front yard and street side yard areas where located at a distance of fifty (50) feet or greater from the front or street side property line and/or which are not readily visible from the street (as determined by the community development director or their designee) due to topographical conditions. Canopy structures shall be permitted in other areas of a lot with a projected canopy area of no greater than two hundred (200) square feet, a height of no greater than twelve (12) feet, and a length of no greater than twenty (20) feet, with the exception that canopy structures encroaching into the interior side yard and/or the rear five (5) feet of the rear yard shall only be permitted with a projected canopy area of less than one hundred twenty (120) square feet and a height of less than seven (7) feet.
 - (ii) *Repair and maintenance.* Canopy structures shall be maintained in good condition. Torn fabric, bent or broken support members shall be replaced or repaired as needed. Any canopy structure considered to be in disrepair, as determined by the community development director or their designee, shall be repaired, replaced or removed from the site. Reflective, mirrored type, covering material shall be prohibited.
 - (iii) *Lot coverage.* Canopy structures requiring the issuance of a building permit (i.e., those that are considered structures as defined by the Uniform Building Code) with a projected roof area of one hundred twenty (120) square feet or greater shall be considered building coverage and shall be included in calculations of maximum building coverage as set forth in Section 26-46(c).
- (6) Animal keeping areas. A minimum separation of thirty-five (35) feet shall be maintained between a structure used for habitable purposes, swimming pool or spa and animal keeping areas. Animal keeping areas shall include barns, corrals, or stables, to maintain a horse or any other animal mentioned in section 26-111. Legal nonconforming uses or buildings in existence prior to June 14, 2012 that do not fully meet the stated separation requirements, may continue to be maintained, repaired, and/or rebuilt to the same



size and configuration as long as such nonconforming uses and buildings were legally established and maintained. Any addition to, or expansion of, such structures, however, shall cause the stated separation requirements to apply.

- (7) The provisions of this section shall not be construed to limit or interfere with the authority of homeowner associations that determine that such encroachments are undesirable in their particular case to incorporate the prohibition of such encroachments into their conditions, covenants and restrictions.
 - (8) All structures must conform to the requirements of the Uniform Building Code, if applicable.
 - (9) For the purpose of this section, the projected roof area shall mean the horizontal square feet of roof, excluding slope, but including overhang.
- (h) Second-story setbacks regulations for R-A and R-1 Zones.
- (1) *Front Yard:* When the first story of an existing single-family structure is built within thirty (30) feet or less of the front property line, the front yard setback of any future second story addition or expansion shall be a minimum of thirty (30) feet, except for lots less than 7,500 square feet in area, where the second story shall be set back a minimum of twenty-five (25) feet.
 - (2) *Side Yard:* When the first story of an existing single-family structure is built within ten (10) feet or less of the side property line, the side yard of any future second story addition or expansion shall be a minimum of ten (10) feet. The following exception may be allowed, subject to community development director (or their designee) review and the approval of an Administrative Permit, in cases where an existing second-story has a second-story setback that is less than ten (10) feet on an elevation:
 - (i) Said side yard second story setbacks may be the same as the existing second story setback if no portion of a building or structure (existing or proposed) encroaches through a daylight plane that is projected above each setback line and sloping inwards at a forty-five (45) degree angle measured at a point ten (10) feet above the finished grade level along the side property line toward the opposing side property line.
 - (ii) Said side yard second story setback shall not be required along any side yard which abuts property zoned for or developed with a nonresidential use (e.g. schools and parks) or a public right-of-way, flood control channel, or utility easement upon which no residential structures may be developed.
 - (iii) As used in this section, second story setback shall also apply to any portion of the first story under a sloped roof with a ridge height greater than sixteen (16) feet and/or an exterior wall height greater than twelve (12) feet above the finished adjacent grade. The gable end of a sloped roof shall not be included in the exterior wall height calculation.
 - (iv) The second story setbacks stated in subsections (1) and (2) above on lots of 20,000 square feet or more shall not be required for developments which utilize the additional height provisions pursuant to section 26-46(d).

26-47 Applicable Regulations for R-A and R-1 Zones

The provisions of this section are intended to reinforce community standards and to promote an attractive residential appearance in the City's neighborhoods. These regulations apply to all residential uses in R-1 and RA zones.

(a) **Precise Plan of Design.**

A precise plan of design pursuant to Article VI, Division 3 of this Chapter is required for subdivisions where a specific plan is proposed. Particular attention shall be given to compatibility with adjacent residential and commercial zoning and uses. A precise plan must be approved prior to any development.

- (b) **Lighting.** Lighting shall be designed, installed, and maintained in such a manner that illumination spillover from such lighting does not exceed 2.0 foot candles above ambient illumination levels onto another residential property and glare spillover from such lighting will not negatively impact another residential property.



- (1) Illumination and/or glare spillover onto other property shall be measured from any point five (5) feet above natural grade on a vertical plane on the other property. Ambient illumination shall include only non-artificial light and street lights present exclusive of the offending light source.
 - (2) If, upon inspection by authorized city staff, it is determined that a violation of this section is occurring, the community development director or their designee may require mitigation measures in order to minimize impacts, including, but not limited to: Relocation (setback, height restrictions) of the fixture, reduction of lamp wattage, the installation of hoods, shields, louvers, or other fixtures accessories to redirect light, the installation of coated or frosted lamp covers to soften glare, the re-aiming of the fixture, or the placement of landscaping or fencing as barriers.
 - (3) Sports court lighting shall be subject to the same standards and require the review and approval of the community development director or their designee prior to installation. During this review, photometric data and other information needed to determine compliance with these standards may be required by the community development director or their designee and are subject to the approval of an Administrative Permit.
 - (4) The restrictions of this subsection shall not apply to decorative, temporary, seasonal incandescent lights in place and in use during the period from November 1 and January 31.
- (c) Certain objects and materials prohibited in all yards.
- (1) No owner or occupant of any parcel of real property zoned for residential purposes shall maintain or permit to remain within the front yard, street side yard or any other portion of the property, except as otherwise permitted in this section:
 - (i) Any garbage or putrescible matter, whether mixed with rubbish or other matter or not.
 - (ii) Any rubbish, whether combustible or noncombustible, other than garbage or putrescible matter.
 - (iii) Any discarded, useless and unusable object, material or equipment.
 - (iv) Any pile or accumulation of lumber or building materials, provided, however, that this subparagraph (iv) shall not apply to any parcel upon which a building is in the process of construction.
 - (2) Objects and materials prohibited in paragraph (a) may be placed in the front yard or street side yard for a period not to exceed twenty-four (24) hours and may be stored in other portions of the property screened from public view for a period not to exceed ten (10) days.
 - (3) All garbage and putrescible matter, whether mixed with rubbish or other matter shall be kept in a watertight container with close-fitting lids and ties. All rubbish, other than garbage or putrescible matter shall be kept in a metal container or other substantial and adequate container.
 - (4) As used in this section, a “front yard” refers to all space between the main building (also the projection of the main building to the side property lines) and the front property lines. “Street side yard” refers to all space between the main building (also the projection of the main building to the front and rear property lines) and the street side property line of a corner lot, which is not totally screened from public view by a six-foot-high solid fence or wall. “Other portions of property” shall mean those portions of property not included in the front yard or street side yard and screened from public view with a six-foot-high solid fence or wall.
- (d) Landscape Maintenance.
- (1) The purpose of this section is to protect the properties in residential neighborhoods by establishing minimum maintenance standards for maintenance of landscaping on residential properties. It shall be declared unlawful and a public nuisance for any person owning, leasing, occupying, or having charge or possession of any residential property in the City to allow the existence of any of the following conditions on such property, which conditions are listed by way of example and not of limitation:



- (i) Overgrown vegetation; unmaintained grass lawns and/or weed areas which are one (1) foot in height or greater; which are likely to attract or harbor rats or vermin; to become a fire menace when dry; or which are otherwise dangerous to the public health and welfare.
 - a) Weeds are those uncultivated, noxious plant groups that compete with cultivated garden plants for water, nutrients, light and space.
- (ii) Dead, decayed, diseased or hazardous trees and/or other vegetation.
- (iii) Lack of landscaping or the maintenance thereof.
 - a) Landscaping, as used in this section, shall, by example and not by limitation, mean healthy and viable cultivated vegetation common to most residences and/or planned drought-tolerant landscaping systems.
 - 1) Drought-tolerant landscaping systems are generally characterized by alluvial rock garden formations and/or native California flora or other plants selected for drought tolerance, adaptability and relationship to West Covina environment; color, form and pattern; ability to provide shade; soil retention and fire resistance.
 - b) Maintenance, as used in this section, shall, by example and not by limitation, mean watering, weeding, pruning, trimming, mowing, insect control the replacement or irrigation equipment as needed to preserve the health and appearance of landscaping when visible from streets, rights-of-way, and adjacent properties at or above grade level.
- (2) All landscape areas and irrigations systems shall be subject to the water efficiency provisions contained in Article III, Division 5 of this Development Code, and the Planning Commission Guidelines for Water Efficient Landscaping, unless specifically exempted by those water efficiency provisions.



- (3) Violations of this section shall be subject to enforcement procedures found in Section 1-37.2 of the West Covina Municipal Code. This section shall not supersede any provisions or regulations required by public and governmental agencies that may conflict with the intent and provisions contained in this section.

(e) Maintenance of buildings and structures

- (1) The purpose of this section is to protect the appearance, character, and integrity of residential neighborhoods and promote safe and decent housing by establishing minimum standards as they relate to the maintenance of residential buildings and structures. It shall be unlawful for any person owning, leasing, occupying, or having charge or possession of any residential property in the City to maintain on such property any of the following when viewable from the public right-of-way or abutting properties:
 - (i) Buildings or structures which are neglected as a result of abandonment, are partially destroyed or have remained in a state of incomplete construction for an unreasonable period of time as determined by the community development director or their designee and building official.
 - (ii) Buildings or structures with peeling, blistering or otherwise deteriorating paint, or unpainted surfaces, in excess of ten (10) percent of the surface area.
 - (iii) Roofs with loose, unstable or missing tiles, shingles or other material used as roof composition in excess of ten (10) percent of the roof area.
 - (iv) Buildings or structures that have broken, damaged or missing windows, doors, attic vents, and underfloor vents rendering these items unusable for their purpose and causing an attractive nuisance.
 - (v) Buildings or structures whose exteriors, porches, steps, stairs, walls, devices, fences, driveways, or walkways are cracked, broken, defective, deteriorating, in disrepair, or defaced due to writing, inscription, or figures rendering these items unusable for their purpose and constituting in the opinion of the community development director or their designee and building official a hazardous condition or an attractive nuisance.
 - (vi) Garage doors that are missing, broken, sag, or buckle to the extent that they cannot be either opened or closed, rendering the garage unusable for its purpose and causing an attractive nuisance.
 - (vii) Any structure or building or portion thereof which, as compared to adjacent properties, is unsightly in appearance and out of character by reason of its condition.

(f) Construction in Fire Hazard Severity Zones (FHSZ).

- (1) The purpose of this section is to establish regulations for construction and development within FHSZ to mitigate the risk of wildfires, and protect life and property and promote public safety.
- (2) This section shall apply to all properties within the FHSZ as designated by The Department of Forestry and Fire Protection (CAL FIRE).
- (3) Construction Standards, Building Materials and Design.
 - (i) All structures within the FHSZ shall utilize fire-resistant materials and design techniques in accordance with Chapter 7A, Materials and Construction Methods for Exterior Wildfire Exposure of the California Building Code.
- (4) Vegetation Management and Defensible Space.
 - (i) All buildings and structures located within the FHSZ shall maintain the required hazardous vegetation and fuel management requirements pursuant to Section 4907.3 of the California Fire Code.

26-48 Development Standards for Multi-Family Zones.

New land uses, structures, and site development including alterations to existing land uses, structures, and site development within multi-family residential zoning districts shall be designed and constructed in compliance with the following requirements, and all applicable standards in Article III (Regulations Applicable to all Zones), Article VI (Standards for Specific Land Uses) of this Development Code and the West Covina Multi-Family Residential Objective Design Standards.



(a) Site size.

- (1) The size of sites in multiple-family zones shall conform to the following table:

Table 2-5 Minimum Lot Size for Multi-Family Residential Zones

	MF-8	MF-15	MF-20	MF-45
Minimum Site Size	2 acres	1 acre	1 acre	20,000 sq. ft.
Minimum Width (feet)	150'	150'	150'	100'*
Minimum Average Depth	–	–	–	150'
*At the street line				

(b) Density.

- (1) The maximum number of dwelling units per net acre shall be as follows:

Table 2-6 Maximum Dwelling Units Per Acre for Multi-Family Residential Zones

	MF-8	MF-15	MF-20	MF-45
Maximum dwelling units per net acre	8	15	20	45

(c) Lot Coverage

- (1) The maximum building coverage of all structures multi-family residential zones shall not exceed the following:
- (i) Lots zoned MF-8 – forty-five (45) percent of the total lot parcel area;
 - (ii) Lots zoned MF-15 and MF-20 – fifty-five (55) percent of the total lot parcel area;
 - (iii) Lots zoned MF-45 – seventy (70) percent of the total lot parcel area.
- (2) Ground coverage shall be the total amount of land covered by residential structures, carports or garages, and all paved areas used for parking and accessways. Decks, patios, recreation rooms, pedestrian walkways, and terraces shall be excluded. Such coverage shall conform to the following table:

(d) Maximum building height.

- (1) The maximum building height shall conform to the following table:

Table 2-7 Maximum Building Height for Multi-Family Residential Zones

	MF-8	MF-15	MF-20	MF-45
Maximum height, when not within 100 feet of single-family zones.	30'	45'	45'	55'
Maximum height, when within 100 feet of single-family residential zones.	25'	25'	35'	40'

- (2) When there is a difference in site elevation and the abutting property zoned single-family is of such elevation that its view will not be impeded, at the discretion of the planning commission, the maximum building height limit may be waived.

(e) Building setbacks from property lines.

- (1) *Front.* The front setback from the property line shall be governed by the following table:

Table 2-8 Minimum Required Front Yard Setbacks for Multi-Family Residential Zones

Zone	Minimum Setback (in feet)	Average Setback (in feet)
MF-8	15	20



MF-15	15	20
MF-20	15	20
MF-45	15	–

- (2) *Side*. The side setback and upper-story setbacks from the property line shall be governed by the following table:

Table 2-9 Minimum Required Side Yard Setbacks for Multi-Family Residential Zones

Zone	Interior	Interior Abutting R-A/R-1 Zones	Adjacent to Street, Minimum Setback; Average Setback
MF-8	10 ft.	1 story: 10 ft.	15 ft.; 20 ft.
		2 story: 20 ft.	
MF-15	10 ft.	1 story: 10 ft.	15 ft.; 20 ft.
		2 story: 20 ft.	
		3 story: 30 ft.	
MF-20	10 ft.	1 story: 10 ft.	15 ft.; 20 ft.
		2 story: 20 ft.	
		3 story: 30 ft.	
MF-45	2 story: 5 ft.	1 story: 5 ft.	
	3 or more: 10 ft.	2 story: 10ft.	
		3 story: 15 ft.	
		Plus 5 ft. per each additional story	
Notes: In the MF-45 zone, on reverse corner lots, the side yard abutting the street shall be a minimum of 15 ft.			

- (3) *Rear*. The rear setback and upper-story setbacks shall be governed by the following table.

Table 2-10 Minimum Required Rear Yard Setbacks for Multi-Family Residential Zones

Zone	Minimum Setback	Abutting R-A/R-1, Minimum Setback
MF-8	20 ft.	20 ft.
MF-15	20 ft.	1 story: 20 ft.
		2 story: 20 ft.
		3 story: 30 ft.
MF-20	20 ft.	3 story: 30 ft.
MF-45	15 ft.	15 ft.
		20' for stories above 2 nd floor

- (f) Yards around buildings.

- (1) In the MF-8, MF-15, and MF-20 zones: There shall be a minimum yard requirement around all main building exterior walls of ten (10) feet plus two (2) feet per additional story in height above the first floor plus one (1) foot per each twenty (20) feet of linear exterior wall or fraction of the building adjoining said yard. In the MF-45 Zone, the yard requirement shall be ten (10) feet plus two (2) per additional story in height above the first floor.
- (2) The sum of the minimum yard requirements around all main buildings as set forth in (a) above, shall constitute the minimum distance between all main buildings.



- (3) Yards as per this section shall be open from the ground to the sky and shall be landscaped. Exterior stairways, balconies, and patios may extend into said yards not more than twenty-five (25) percent.
- (4) If parking is provided under the first story of a building, the landscaping requirements are waived for the distance of the parking spaces.
- (5) Accessory buildings shall not encroach into any yard requirement of a main building, except as set forth in 26-48 of this Article.
- (6) The yard requirement of an obliquely-aligned building may overlap if approved by the planning commission.
- (7) Yards around buildings, as set forth in this section, may coincide with setbacks from property line as required in 26-48(e) of this Article; the one having the greater distance shall prevail.
- (8) At the time of precise plan review as per Article VI, Division 3 of this Chapter, the Planning Commission may modify the required yards around buildings as set forth in this section, providing the following criteria have been met:
 - (i) The amount of site area involved shall be relocated within the recreational-leisure space areas as set forth in 26-48(i).
 - (ii) The end result shall be an improved overall project design other than otherwise would not occur if the modification were not granted.
 - (iii) The maximum permitted ground coverage set forth in 26-48(c) shall not be exceeded.

(g) Building length

- (1) In the MF-8, MF-15, and MF-20 zones, no building shall exceed a length of two hundred (200) feet. In the MF-45 zone, no building shall exceed a length of four hundred (400) feet. Buildings may be connected with walkways or at the roof, provided minimum distances between buildings as per section 26-48(f) of this chapter is met and approved by the planning commission.

(h) Minimum floor area per dwelling.

- (1) The minimum floor area per dwelling unit, in square feet, shall be as follows:

Table 2-11 Minimum Floor Area for Multi-Family Residential Zones

Zone	Number of Bedrooms					
	Studio	1	2	3	4	Each Additional Bedroom Over 4
MF-8	600	900	1,050	1,250	1,650	+200
MF-15	600	800	1,000	1,200	1,350	+150
MF-20	600	725	900	1,100	1,250	+150
MF-45	500	600	800	990	1,125	+125

(i) Required Open Space.

- (1) Common open space shall be provided in conformance with the standards set forth in the West Covina Multi-Family Objective Design Standards (2022).
- (2) Private open space. A minimum of two hundred (200) square feet per dwelling unit of usable private open space shall be provided. Such space shall have a minimum dimension of five (5) feet in width and depth. Balconies, patio areas, and other similar space that is directly accessible from the unit may be included as private open space areas. Storage of any equipment other than patio furniture shall not be allowed within balconies and/or patio areas.

(j) Micro-units.



- (1) A micro-unit project shall conform to the development standards set forth in 26-48, Development Standards for Multi-Family zones.
- (2) Standards:
 - (i) Kitchen and bathrooms. Each micro-unit shall include a private kitchen and bathroom.
 - (ii) Kitchens shall include at least the following:
 - a) Sink;
 - b) Stove with two burners;
 - c) Refrigerator with freezer;
 - d) Counter that is at least 18 inches by 24 inches; and
 - e) A pantry and dry good storage cabinets with a minimum area of twenty (20) cubic feet.
 - (iii) Bathrooms shall include the following:
 - a) Toilet;
 - b) Sink; and
 - c) Shower.
 - (iv) Storage space. Each micro-unit shall have a closet with a minimum of 48 square feet of storage.
 - (v) Micro-unit developments shall provide a shared laundry room accessible to all units with one washer and dryer for every 12 micro-units.
 - (vi) Operations, management and security:
 - (vii) All micro-unit developments shall submit the following information describing the operational, management and security details of the project:
 - a) Description of general operations and onsite security plans;
 - b) 24-hour onsite management for projects with fifteen (15) units or more;
 - c) Emergency procedures.

26-49 Applicable Standards for Multi-Family Zones

The provisions of this section are intended to reinforce community standards and to promote an attractive residential appearance in the City's neighborhoods. These regulations apply to all residential uses in multi-family zones.

(a) Precise Plan of Design

- (1) The filing of a precise plan of design shall be required as part of an application for multiple-family zoning and as specified in Article VI, Division 3 of this chapter, or a planned residential development overlay zone and development plan as specified in Section 26-60 of this chapter. Such precise plans of design shall conform to Planning Commission Resolution No. 567. This shall not apply to development applications subject to administrative review pursuant to State Law or other sections of the West Covina Municipal Code.
- (2) The review and approval process for an eligible Senate Bill 35 (SB35) housing project shall adhere to CGC Section 65913.4, as amended. For eligible SB35 projects, the community development director shall approve or deny the ministerial Precise Plan based on the West Covina Multi-Family Objective Design Standards (2022) adopted by the City. Within 30 days of such action, the community development director shall prepare a report to the Planning Commission, providing a description of the project and the nature of the approval. Any such Precise Plan approved under SB35 shall be valid for a period of three (3) years, with one (1) additional extension of time in a one-year increment. The Community Development Director or their designee may approve a one-year extension if the project proponent provides documentation that there has been significant progress toward getting the development construction ready, such as, but not limited to, the filing of a building permit application that is kept active.



(b) Underground Utilities

- (1) All utilities shall be underground in accordance with the Municipal Code and approved by the city engineer.
- (2) All utility hardware shall be placed underground or shall be screened from view with a decorative block or masonry wall or landscaping, to the maximum extent as allowed by the utility provider. Such screening shall be as high as the highest portion of the equipment and shall be permanently maintained.

(c) Refuse and recycling collection and storage within multi-family residential zones.

- (1) Any new or existing multi-family development project of five (5) or more living units, an application for one (1) or more building permits for single or multiple alterations to be conducted within a twelve-month period which collectively add fifty (50) percent or more to the existing floor area of a living unit shall provide adequate, accessible and convenient areas for collecting and loading recyclable materials as defined in this section.
- (2) All outdoor trash, garbage, recycling and refuse containers shall be screened on all sides from public view by a minimum five and one-half (5½) foot high concrete, masonry or decorative block wall and the opening provided with a gate of durable wood or comparable material. Such area shall be so located as to be easily accessible for trash and recyclable material pick up. Type, texture and color shall be approved by the planning commission or planning director.
- (3) The following guidelines will be applied to new and expanded development projects:
 - (i) Free-standing or exterior recycling areas shall be designed to be architecturally compatible with nearby structures and with the existing topography and vegetation.
 - (ii) The design and construction of recycling areas shall not prevent security of any recyclable materials placed therein.
 - (iii) A sign clearly identifying all recycling collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to the recycling areas.
 - (iv) Areas for recycling shall be adequate in capacity, number, and distribution to serve the development project.
- (4) The community development director or their designee shall review each application for adequate design and area allocation suitable to the particular recycling program or process to be in effect at the development project and shall apply these requirements and guidelines accordingly.
- (5) Any and all separate recycling area(s) shall be located so they are at least as convenient for those persons who deposit, collect and load the recyclable materials placed therein as the location(s) where solid waste is collected and loaded. Whenever feasible, areas for collecting and loading recyclable materials shall be part of or adjacent to the solid waste collection areas.

(d) Lighting

- (1) All lighting of the building, landscaping, parking area, or similar facilities shall be shielded and directed to reflect away from adjoining properties.

(e) Mechanical equipment in multi-family zones.

- (1) In multi-family residential zones, all ground-mounted mechanical equipment shall be completely screened behind a permanent structure, and all roof-top mechanical equipment shall be placed behind a permanent parapet wall and shall be completely restricted from views of the public rights-of-way abutting the site and from the first floor of neighboring properties. Such screening shall be as high as the highest portion of the equipment or ducting and shall be permanently maintained. All wall air-conditioner units shall be screened from view with material that is compatible and in harmony with the architectural styling and detailing of the building.



- (f) Clothes drying areas.
 - (1) All clothes drying areas shall be screened on all sides by a fence or wall not less than six (6) feet high.
- (g) Maintenance of Standards, Buildings and Structures.
 - (1) *General.* All improvements in the multiple-family zone shall be continuously maintained in a neat, orderly, and healthy condition. Said improvements shall include (but not be limited to) signs, landscaping, off-street parking, storage areas, and walls.
 - (2) *Buildings and structures.* The purpose of this section is to protect the appearance, character and integrity of multiple-family zoned properties and promote safe and decent housing by establishing minimum standards as they relate to the maintenance of residential buildings and structures. It shall be unlawful for any person owning or having charge or possession of any of the following when viewable from the public right-of-way or abutting properties.
 - (i) Buildings or structures which are neglected as a result of abandonment, are partially destroyed, or have remained in a state of incomplete construction for an unreasonable period of time as determined by the community development director or their designee and building official.
 - (ii) Buildings or structures with peeling, blistering or otherwise deteriorating paint, or unpainted surfaces, in excess of ten (10) percent of the surface area.
 - (iii) Roofs with loose, unstable or missing tiles, shingles or other material used as roof composition in excess of ten (10) percent of the roof area.
 - (iv) Buildings or structures that have broken, damaged or missing windows, doors, attic vents, and underfloor vents rendering these items unusable for their purpose and causing an attractive nuisance.
 - (v) Buildings or structures whose exteriors, porches, steps, stairs, walls, devices, fences, driveways, or walkways are cracked, broken, defective, deteriorating, in disrepair, or defaced due to writing, inscription, or figures rendering these items unusable for their purpose and constituting in the opinion of the community development director or their designee and building official a hazardous condition or an attractive nuisance.
 - (vi) Garage doors that are missing, broken, sag, or buckle to the extent that they cannot be either opened or closed, rendering the garage unusable for its purpose and causing an attractive nuisance.
 - (vii) Any structure or building or portion thereof which, as compared to adjacent properties, is unsightly in appearance and out of character by reason of its condition.
- (h) Certain objects and materials prohibited in all yards.
 - (1) The standards set forth in section 26-47(c) shall also apply to properties zoned for multi-family residential uses.
- (i) Construction in Fire Hazard Severity Zones (FHSZ).
 - (1) The purpose of this section is to establish regulations for construction and development within FHSZ to mitigate the risk of wildfires, and protect life and property and promote public safety.
 - (2) This section shall apply to all properties within the FHSZ as designated by The Department of Forestry and Fire Protection (CAL FIRE).
 - (3) Construction Standards, Building Materials and Design.
 - (i) All structures within the FHSZ shall utilize fire-resistant materials and design techniques in accordance with Chapter 7A, Materials and Construction Methods for Exterior Wildfire Exposure of the California Building Code.
 - (4) Vegetation Management and Defensible Space.



- (i) All buildings and structures located within the FHSZ shall maintain the required hazardous vegetation and fuel management requirements pursuant to Section 4907.3 of the California Fire Code.



DIVISION 2 COMMERCIAL MIXED-USE, OFFICE MIXED-USE, AND MANUFACTURING ZONES (OPMU, NMU, SMU, RMU, M-1)

26-50 Purpose and Intent by Zone

(a) Office-Professional Mixed-Use (OPMU) Zone.

- (1) The purpose of the office-professional mixed-use (OPMU) zone is to classify and set standards for those business, office, administrative or professional land uses which by their nature are of relative low intensity and therefore, when properly located and designed are compatible with adjacent residential zoning and the development therein.
- (2) Office-professional mixed uses should have access to four-lane or wider streets as specified on the master plan of streets and highways; on land that is topographically suited to such uses without major earth movement, resulting in unsafe or unsightly cut or fill slopes; situated to serve several neighborhoods; and capable of serving as a buffer separating residential land uses from the more intense community, regional, service, or highway commercial uses.

(b) Neighborhood-Commercial Mixed-Use (NMU) Zone.

- (1) The purpose of the neighborhood-commercial mixed-use (NMU) zone is to classify and set standards for those retail and service commercial uses which by their nature are of moderate intensity; are necessary in order to provide convenient daily shopping facilities to residential home and apartment dwellers; and are generally adjacent to or within close proximity to residential zoning or development and, therefore, require extraordinary physical treatment in order to guarantee compatibility with and protection to surrounding properties and their values.
- (2) Neighborhood-commercial mixed-use centers should serve several neighborhoods and be located with primary access to a four-lane or wider street, preferably at the intersection of a major and collector street or two (2) four-lane or, wider streets. Land so utilized should be topographically suited to such use without major earth movement, resulting in unsafe or unsightly cut or fill slopes.

(c) Regional-Commercial Mixed-Use (RMU) Zone.

- (1) The purpose of the regional-commercial mixed-use (RMU) zone is to classify and set standards for a regional business center which provides a complete line of shop and store types, eating and entertainment facilities, business and financial services and multi-family residential uses. The dominant establishments are one (1) or more department stores flanked by specialty shops.
- (2) Regional-commercial business and mixed-use centers shall be in a strategic location to serve the general regional area of the East San Gabriel Valley and have direct access on major traffic carriers (i.e., freeways or four-lane or wider streets or highways). Land should be topographically suited for such use.

(d) Service-Commercial Mixed-Use (SMU) Zone.

- (1) The purpose of the service-commercial mixed-use (SMU) is to classify and set standards for those retail and service commercial, recreational, business office and multi-family residential land uses which by their nature are of a relative high intensity; are unique in that their success depends upon direct motorist exposure and excellent access; require special traffic circulation patterns that will not unduly restrict rapid traffic flow and extraordinary physical treatments in order to create compatibility with adjacent zoning and the development thereon.
- (2) Service-commercial uses should have access to a four-lane or wider street or highway as specified on the master plan of streets and highways, on land that is the same grade level as the street or highway without major earth movement, resulting in unsafe or unsightly cut or fill slopes.



(e) Manufacturing (M-1) Zone.

- (1) The purpose of the manufacturing zone is to classify and set standards for those industrial and incidental commercial facilities which are of moderate to heavy intensity and have no objectionable or obnoxious effect on any adjacent property. The developmental and operational standards are intended to provide compatibility with and protection to surrounding properties by minimizing traffic congestion, noise, glare, vibration, emission of odorous, toxic or noxious matter, and to provide adequate off-street parking, landscape buffering, and the proper placement of buildings.
- (2) Manufacturing uses should have primary access to a four-lane or wider street or highway as specified on the master plan of streets and highways. Land so utilized should be topographically suited to such use without major earth movement, resulting in unsafe or unsightly cut or fill slope.

26-51 Land Use Regulations and Allowable Uses

- (a) Permitted uses. Table 2-12 identifies land uses permitted in each commercial, office and industrial zoning districts.

Table 2-12 Uses and Permit Requirements

Symbol	Permit Requirement	Procedure Section
x	Allowed by Right	–
AP	Administrative Permit	Article VI, Division 6
APH	Administrative Permit w/ Hearing	Article VI, Division 6; Article VI, Division 1
CUP	Conditional Use Permit	Article VI, Division 4; Article VI, Division 1
	Use not permitted	–

Uses and Permit Requirements for Mixed-Use Zones	Zones					Special Regulations
Use Types	OPMU	NMU	RMU	SMU	M-1	
Residential Accessory Uses						
Accessory uses and structures	X	X	X	X		
Accessory dwelling units, junior accessory units	X	X	X	X		Article IV, Division 2
Agricultural uses						
Agricultural						Section 26-111
Agricultural uses (on parcels of 10 acres or greater)						Section 26-111
Beekeeping					APH	
Residential uses						
Duplexes	X	X	X	X		
Employee Housing, farmworker (agricultural) Housing	X	X	X	X		Section 26-134
Emergency shelters (Homeless), up to 30 occupants within City	X	X	X	X	X	Section 26-118
Emergency shelters (Homeless), greater than 30 occupants within City					CUP	Section 26-118
Live/work units	X	X	X	X		
Low barrier navigation centers	X	X	X	X		Article IV, Division 7
Mobile home park	X	X	X	X		Section 26-122



Uses and Permit Requirements for Mixed-Use Zones	Zones					Special Regulations
	OPMU	NMU	RMU	SMU	M-1	
Micro-units, efficiency units	X	X	X	X		
Multi-family residence	X	X	X	X		
Orphanages						
Roominghouse						
Short-term rentals						
Supportive housing	X	X	X	X		Section 26-133
Transitional housing	X	X	X	X		Section 26-133
Industrial and Manufacturing uses¹						
Administrative, research, professional or sales office related.					X	
Agricultural, industrial and construction equipment sales and rental.					AP	
Aircraft factories.					AP	
Automobile assembly, body and fender works, dismantling and used parts storage when operated or maintained wholly within a building.					AP	
Automobile painting. All painting, sanding and baking shall be conducted wholly within a building.					AP	
Bakeries, industrial or wholesale.					AP	
Blacksmith shops.					AP	
Body and fender works, including painting.					AP	
Bottling plants.					AP	
Breweries and distilleries, with or without tasting or tap rooms			AP	AP	AP	Section 26-109
Building material storage yard.					AP	
Carpet cleaning plants.					AP	
Cleaning and dyeing plants.					AP	
Contractor's storage yards.					AP	
Creameries.					AP	
Dairy products manufacture.					AP	
Disposal company.					AP	
Draying, freighting or trucking yards or terminals.					CUP	
Dry cleaning, wholesale.					AP	
Dry cleaning or laundry, non-retail (non-flammable and nonexplosive cleaning fluid to be used exclusively)					AP	
Dwelling (one) for caretaker or superintendent and his family on a factory site.					AP	
Fabricating from steel or metals.					AP	
Feed and fuel yards.					AP	



Uses and Permit Requirements for Mixed-Use Zones	Zones					Special Regulations
	OPMU	NMU	RMU	SMU	M-1	
Fence manufacture.					AP	
Food products manufacture.					AP	
Frozen food locker.					AP	
Fruit and vegetable canning, preserving and freezing.					AP	
Fruit packing houses.					AP	
Furniture manufacturing.					AP	
Garages, public.					AP	
Garment manufacture.					AP	
Gas (petrol) distributor.					AP	
Ice and cold storage plants.					AP	
Kennels.					AP	
Laboratories, experimental, motion pictures, testing.					AP	
Landscaping service.					AP	
Laundries.					AP	
Limited manufacturing, assembling testing, and repairing of components, devices, electrical, electronic, or electromechanical equipment, optical devices, and other similar equipment and systems such as but not limited to: television, radio, phonographs, and other audio units and systems, Data processing equipment and systems, and electrical appliances.					AP	
Limited manufacturing, assembling, compounding, or treatment of articles or merchandise from previously prepared materials such as but not limited to: cloth, fiber, glass, metals and plastics					AP	
Lumberyards.					AP	
Machine shops.					AP	
Manufacturing.					AP	
Manufacturing, compounding processing, packaging or treatment of products from previously prepared materials including, but not limited to: bakery goods, cosmetics, food products and pharmaceuticals					AP	
Manufacture of prefabricated buildings.					AP	
Model making for industrial and architectural designing.					AP	
Paint mixing, provided a boiling process is not employed.					AP	
Petroleum distributing stations (wholesale).					AP	
Plastics, fabrication form.					AP	



Uses and Permit Requirements for Mixed-Use Zones	Zones					Special Regulations
	OPMU	NMU	RMU	SMU	M-1	
Poultry slaughter.					AP	
Printing, publishing, blueprinting, photocopying, and other photo reproduction services.					AP	
Rubber, fabrication of products made from finished rubber.					AP	
Shoe manufacturers.					AP	
Sign shop, industrial.					AP	
Soap manufacture, cold mix only.					AP	
Storage space for transit and transportation equipment, except freight classification yards.					AP	
Textile manufacture.					AP	
Tire rebuilding, recapping and retreading.					AP	
Transfer, moving, and storage facilities.					AP	
Truck repairing and overhauling.					CUP	
Vending machine service and repair.					AP	
Wholesale business, storage buildings and warehouses.					AP	
Service, recreational, educational and public assembly uses						
Adult care centers	CUP	CUP	CUP	CUP		
Adult oriented businesses, with or without live entertainment			CUP	CUP		Section 26-108
Aircraft landing facilities, Emergency	X	X	X	X		
Aircraft landing facilities, Nonemergency	CUP	CUP	CUP	CUP		
Artisanal and craft manufacturing ¹			AP	AP	X	
Alcohol off-sale, accessory; No more than 10% of total gs.	AP	AP	AP	AP		Section 26-109
Alcohol off-sale, service stations, accessory	CUP	CUP	CUP	CUP	CUP	Section 26-109
Alcohol off-sale, instructional tasting, accessory		APH	APH	APH	APH	Section 26-109
Alcohol on-sale; for nonprofit clubs and country clubs, see separate headings)		CUP	CUP	CUP		Section 26-109
Alcohol Sales (off-sale), up to 10,000 sq. ft. in GFA –areas of undue concentration		CUP	CUP	CUP	CUP	Section 26-109
Alcohol Sales (off-sale), up to 10,000 sq. ft. in GFA – not within an area of undue concentration		APH	APH	APH	APH	Section 26-109
Alcohol Sales (off-sale), greater than 10,000 sq. ft. in GFA		APH	APH	APH	APH	Section 26-109
Alcoholic treatment institutions	CUP	CUP	CUP	CUP		
Ambulance service	CUP		CUP	CUP	CUP	
Appliance repair shops			X	X	X	
Art galleries	X	X	X	X		
Art studio	X	X	X	X		



Uses and Permit Requirements for Mixed-Use Zones	Zones					Special Regulations
	OPMU	NMU	RMU	SMU	M-1	
Athletic club/Gymnasium	APH	APH	APH	APH	APH	Section 26-119
Automated teller machines (walk-up) on the premises of a financial institution	AP	AP	AP	AP	AP	
Automated teller machines (walk-up) not on the premises of a financial institution	AP	AP	AP	AP	AP	
Automated teller machines (drive-up)	CUP	CUP	CUP	CUP	CUP	
Auto rentals (outdoor display)		CUP	CUP	CUP		
New automobile, motorcycle, auto or truck trailers, truck sales, including accessory used vehicle sales, vehicle sales, accessory servicing, repairs, and incidental auto rental (sales and display areas need not be within buildings, but all other provisions of this code shall apply) (outdoor display)			X	X		
Used automobile, motorcycle, auto or truck trailers, truck sales, including accessory servicing, repairs, and incidental auto rental (sales and display areas need not be within buildings, but all other provisions of this code shall apply) (outdoor display)			CUP	CUP		
Motor vehicle sales, new or used including any accessory services (Outdoor Display) Less than 1-Acre			CUP	CUP		
Auto service stations		CUP	CUP	CUP	CUP	Section 16-128
Auto repair garage (includes major overhaul, paint and body repair, but excludes tire recapping)				CUP	X	
Auto repair garage including public storage of vehicles					AP	
Auto supply stores (w/installation)		CUP	X	X		
Auto supply stores (excludes installation)	CUP	X	X	X	X	
Bail bond service			X	X		
Bakery shops, food manufacturing, less than 5,000 square feet.	X	X	X	X	X	
Bank, savings and loan associations, and similar financial institutions (also see automated teller machines)	X	X	X	X	X	
Bars, cocktail lounges, without incidental food use			CUP	CUP	CUP	Section 26-109
Barber and beauty shops with accessory permanent make-up use	X	X	X	X	X	
Barber, beauty, and jewelry shops with accessory body piercing use			AP		AP	Ear-piercing allowed by-right as accessory use
Billiard parlor and pool halls		CUP	CUP	CUP	CUP	
Boat sales, new or used, including related servicing and repairs (out-door display)			X	X		
Boat sales, new or used, including related servicing and repairs (out-door display) and (adjacent to residential)			CUP	CUP		



Uses and Permit Requirements for Mixed-Use Zones	Zones					Special Regulations
	OPMU	NMU	RMU	SMU	M-1	
Bowling alley			CUP	CUP		
Building material sales (excludes lumberyards) (outdoor display)			X	X	X	
Building material sales (excludes lumberyards) (outdoor display) CUP when adjacent to residential			CUP	CUP	CUP	
Building material sales (outdoor display)				CUP	X	
Business equipment sales (includes repairs)		X	X	X	X	
Cabinet shops				X	X	
Cannabis dispensaries, cultivation, processing manufacturing and dispensing						Section 26-113
Car wash (for accessory use)			CUP	CUP	CUP	
Catering service	X	X	X	X	X	
Cemeteries, columbarium, crematories and mausoleums						
Churches	CUP	CUP	CUP	CUP	CUP	
Club, private non-profit (serving of alcohol allowed only with a club as defined by Section 23428.9 of the California Business and Professions Code;	CUP	CUP	CUP	CUP	CUP	
Cocktail lounge: Serving of alcohol permitted only in conjunction with a bona fide eating place as defined in section 23038 of the California Business and Professions Code		CUP	CUP	CUP	CUP	Section 26-109
Coffee/snack shop	X	X	X	X	X	
Collection agencies	X	X	X	X		
Commercial radio or television stations	CUP	CUP	CUP	CUP	CUP	
Computer game/internet access centers, accessory, up to nine (9) computers		AP	AP	AP	AP	
Computer game/internet access centers, accessory, up to ten (10) or more computers		CUP	CUP	CUP	CUP	
Computer game/internet access centers, main use		CUP	CUP	CUP	CUP	
Contracting services	X	X	X	X	X	
Counseling services	X	X	X	X	X	
Convention hall, trade show, exhibit building	CUP	CUP	CUP	CUP	CUP	
Conversions from apartments to condominiums	CUP	CUP	CUP	CUP		Section 26-364
Country clubs (serving of alcohol allowed only with a club as defined in Section 23428.9 of the California Business and Professions Code						Section 26-109
Community assembly facility (public or private)			CUP	CUP		Section 26-114
Dancing in conjunction with a commercial		CUP	CUP	CUP	CUP	



Uses and Permit Requirements for Mixed-Use Zones	Zones					Special Regulations
	OPMU	NMU	RMU	SMU	M-1	
use						
Data processing	X	X	X	X		
Day care centers	CUP	CUP	CUP	CUP		
Delicatessens	X	X	X	X	X	
Department stores		X	X	X		
Drive-in, drive-through, walk-up commercial uses (pharmacies and bank/atms ONLY)	CUP	CUP	CUP	CUP	CUP	
Drive-through (food establishments)						
Dry cleaning or laundry, retail only, (non-flammable and nonexplosive cleaning fluid to be used exclusively)		X	X	X		
Electronic and TV repair shops	X	X	X	X	X	
Entertainment (live) in conjunction with a commercial use (excludes karaoke and solo musicians, excludes adult oriented businesses)		CUP	CUP	CUP	CUP	
Entertainment (live) solo musicians as background music and Karaoke in conjunction with a commercial use (excludes adult oriented businesses)		AP	AP	AP	AP	
Exterminators				X	X	
Feed and grain stores				X	X	
Florist shops	X	X	X	X		
Fortune-telling			X	X		
Game arcades, escape rooms, laser tag, virtual reality rooms, and other indoor recreation facilities with alcohol service in conjunction with food sales		CUP	CUP	CUP	CUP	Section 26-110
Game arcades, escape rooms, laser tag, virtual reality rooms, and other indoor recreation facilities, no alcohol service		APH	APH	APH	APH	Section 26-110
Glass shops (excludes edging, beveling, silvering and staining)		X	X	X	X	
Glassworks and glass studios, includes edging, etc.				X	X	
Golf course, indoor miniature				APH		
Golf course, outdoor miniature				x		
Golf courses or golf driving ranges	CUP	CUP	CUP	CUP	CUP	
Grocery stores		X	X	X	X	
Gun shops		X	X	X		
Hospitals (human)	CUP	CUP	CUP	CUP		
Hotels (excluding adult hotels/motels)			CUP	CUP		
Ice Cream Stores	X	X	X	X	X	
Institutions of philanthropic nature	CUP	CUP	CUP	CUP		
Jewelry stores		X	X	X	X	
Jewelry stores with accessory body piercing			AP		AP	



Uses and Permit Requirements for Mixed-Use Zones	Zones					Special Regulations
Use Types	OPMU	NMU	RMU	SMU	M-1	
use						
Kennel, Accessory			CUP			
Laboratories (medical and dental)	X	X	X	X	X	
Landscaping service (office only)	X	X	X	X		
Locksmith shops		X	X	X		
Massage parlor and health and beauty spa					CUP	Section 26-121
Massage parlor and health and beauty spa, Centers greater than 500,000 sq. ft. in GFA			CUP			Section 26-121
Massage, Accessory	AP	AP	AP	AP		Section 26-121
Meat markets		X	X	X	X	
Medical and dental clinics	X	X	X	X	X	
Medical (Minor non-surgical procedures)	X	X	X	X	X	
Mental health institutions and convalescent homes	CUP	CUP	CUP	CUP		
Mobile services	X	X	X	X	X	Section 26-123
Monument, tombstone, and funeral merchandise				X	X	
Mortuaries		CUP	X	X		
Motels (excluding adult hotels/motels)			CUP	CUP		
Movie/video game rental	X	X	X	X		
Newspaper and printing shops				X	X	
Newsstands (not on public right-of-way)	X	X	X	X	X	
Office (General)	X	X	X	X	X	
Outdoor recreation facility	CUP	CUP	CUP	CUP		
Outdoor amusement devices, vending machines, weighting scales and similar as an incidental, auxiliary or accessory use of those allowed in the zone		X	X	X	X	Section 26-110
Outdoor seating area in conjunction with a commercial use		AP	AP	AP	AP	
Parcel delivery terminals				X	X	
Parks	X	X	X	X	X	
Pawnshops			X	X		
Permanent makeup and/or body piercing use, accessory or primary	X	X	X	X		Section 26-112
Pet grooming shop		X	X	X		
Pet shops		X	X	X	X	
Pharmacies	X	X	X	X		
Pharmaceutical research and development	X				X	
Physical rehabilitation center	X	X	X	X		
Photo engraving and blueprint shop		X	X	X	X	
Photo studios		X	X	X	X	
Picture framing stores		X	X	X		
Plant nurseries and related packaged sales		X	X	X	X	



Uses and Permit Requirements for Mixed-Use Zones	Zones					Special Regulations
	OPMU	NMU	RMU	SMU	M-1	
or storage (outdoor display)						
Plant shop		X	X	X		
Plumbing shops		X	X	X	X	
Postal services	X	X	X	X	X	
Professional, business and trade schools	CUP	CUP	CUP	CUP	CUP	
Public administration buildings and civic centers	X	X	X	X	X	
Public utility stations, yards, wells and similar facilities	CUP	CUP	CUP	CUP	CUP	
Public storage facility				CUP	CUP	
Recording studio	AP	AP	AP	AP	AP	
Recycling centers; Small collection facilities not in conjunction with materials recovery facility or solid waste transfer and processing station, reverse vending machine(s)/bulk reverse vending machine, recycling centers Donation; drop boxes (attended); water service facilities (attended)		AP	AP	AP	AP	Section 16-127
Recycling center; Reverse vending machine(s) located within or under the roof line of a commercial structure		X	X	X	X	Section 16-127
Recycling centers; Materials recovery facility					CUP	Section 16-127
Recycling centers; Solid waste transfer and processing stations					CUP	Section 16-127
Religious facility, reading rooms	CUP	CUP	CUP	CUP	CUP	
Rental service as listed in this section as retail providing all storage of rental equipment shall be within an enclosed building unless specifically stated otherwise			X	X	X	
Rental service as listed in this section as retail providing all storage of rental equipment shall be within an enclosed building unless specifically stated otherwise, with outdoor display of rental				CUP	X	
Reprographics	X	X	X	X	X	
Restaurant, with or without seating (e.g. ghost kitchens.		X	X	X	X	Section 26-128
Restaurant, commercial test kitchen	X	X	X	X	X	Section 26-128
Restaurant with Alcohol		AP	AP	AP	AP	
Restaurant with dancing		CUP	CUP	CUP	CUP	
Restaurant with outdoor seating		AP	AP	AP	AP	Section 26-125
Restaurant Self Service Kiosk	X	X	X	X		
Retail (General)	X	X	X	X		
Retail, Kiosk accessory use	AP	AP	AP	AP		
Riding stables and riding schools (7 acres						



Uses and Permit Requirements for Mixed-Use Zones	Zones					Special Regulations
	OPMU	NMU	RMU	SMU	M-1	
minimum site)						
Schools and colleges (private or public)	CUP	CUP	CUP	CUP		
Schools (dancing, martial arts, music, art and similar type schools)	AP	AP	AP	AP	AP	
Studio-art, dance, martial arts, music, etc.	AP	AP	AP	AP		
Secondhand stores		AP	AP	XAP		
Security guard services	X	X	X	X		
Shoeshine stands (as integral part of other building)	X	X	X	X	X	
Senior citizen housing	X	X	X	X		
Skilled nursing facilities, and assisted living facilities	CUP	CUP	CUP	CUP		Section 26-130
Supermarkets		X	X	X		
Storage, new vehicles when in conjunction with an automobile dealership				AP		
Surveying services		X	X	X		
Swimming pool sales and service (outdoor display)			CUP	CUP		
Swimming pool sales and service (indoor display)			X	X		
Swim schools, indoor		AP	AP	AP		
Swim schools, outdoor			CUP	CUP		
Systems, private closed circuit motion picture transmission systems not licensed by the FCC, in any hotel or motel			CUP	CUP		
Tailor shops		X	X	X		
Tanning salon	X	X	X	X		
Tattooing			CUP		CUP	
Tattooing with accessory permanent makeup and/or body piercing use			CUP		CUP	Section 26-112
Taxidermist				X	X	
Theaters, open air	CUP	CUP	CUP	CUP	CUP	
Theaters (not open air)			CUP	CUP		
Trailers, (temporary only) in conjunction with a school, hospital, church or other similar institutional use (not permitted with commercial uses)	AP	AP	AP	AP		
Tutoring facility	AP	AP	AP	AP	CUP	
Unattended businesses as accessory use (see also retail kiosk)	AP	AP	AP	AP	AP	
Upholstering shops			X	X	X	
Urgent care facility	X	X	X	X	X	
Veterinary Hospital	CUP	CUP	CUP	CUP	X	
Transportation, Communications and Utilities						
Electronic Vehicle Charging stations	X	X	X	X	X	Section 26-117



Uses and Permit Requirements for Mixed-Use Zones	Zones					Special Regulations
	OPMU	NMU	RMU	SMU	M-1	
Solar carports	AP	AP	AP	AP	AP	Section 26-117
Wildlife and botanical preserves						
Wireless telecommunication facilities—Building and/or roof-mounted facilities	AP	AP	AP	AP	AP	Section 26-136
Monopoles and alternative antenna support structures	CUP	CUP	CUP	CUP	CUP	Section 26-136
¹ Service or Industrial and manufacturing type uses are allowed provided they are not obnoxious or offensive by reason of emission of odor, just, smoke, gas noise or hazard, or other similar causes. Such uses may require the submittal of an air quality study.						

(b) Temporary Uses subject to an administrative permit. No temporary use provided for in this section shall be permitted, commenced or engaged in until a written permit therefore has been obtained from the community development director or their designee.

(1) Major Temporary Uses - Submittal requirements and review process.

- (i) An application for a temporary use permit shall be filed with the Planning Division at least thirty-five (35) days prior to the proposed use. Applicants are encouraged to apply earlier for larger events/projects. All fees are collected upon application submittal. Written evidence of waived fees shall be obtained prior to application submittal and shall be submitted with the application. The Planning Division shall route the application to the Engineering Division, Police Department, and Fire Department for comments, conditions of approval, and/or recommendations.
- (ii) The community development director shall render a decision at least twenty (20) days prior to the proposed use.
- (iii) Any applicant may appeal the action or decision of the community development director or their designee to the Planning Commission within ten (10) days after such action or decision in which case the Planning Commission shall grant or deny such permit. The Planning Commission's decision shall be final.
- (iv) To approve the application, the community development director (or their designee), or the Planning Commission shall find that the site is adequate to accommodate such use and that such proposed use, under the conditions imposed, will not have a substantial adverse effect upon the use or enjoyment of property in the neighborhood of the proposed use or upon the public safety, health, or general welfare. Failure to comply with any imposed conditions shall void the permit. No formal public hearings need be conducted, nor any notice given except to the applicant in connection with the granting or denial of such permit.

(2) Events/projects considered as a major temporary use.

- (i) Carnivals, circuses, and rodeos.
 - a) Temporary carnivals, circuses and rodeos may be permitted for a period of ten (10) days in any calendar year, and no such activity shall be conducted for longer than five (5) consecutive days at any one time. Certification of the safety of rides and all pertinent equipment for the carnivals, circuses and rodeos shall be made by a professional engineer, registered in the state, with such certification being given to the building department prior to the commencement of use of the equipment.
- (ii) Christmas tree and pumpkin sales.
 - a) The outdoor sale of Christmas trees, pumpkins, and related ancillary items may be permitted in any zone (residentially zoned property must be vacant and located so as not to be detrimental to nearby residents). Outdoor pumpkin lots may operate during the month of October only.



Christmas tree sales may begin the Friday after the Thanksgiving Day holiday. Christmas tree lots may set up no more than fourteen (14) calendar days prior to the Friday after the Thanksgiving Day holiday.

- b) Indoor sale of items stated in subsection (a) accessory to a permanent use shall not require an administrative permit.
- c) One single-faced or multifaced sign not to exceed thirty-two (32) square feet per face, consisting of not more than three (3) faces, will be allowed on site. A sign permit is not required.

(iii) Construction buildings.

- a) Temporary structures for the housing of tools and equipment or containing supervisory offices in connection with major construction on major construction projects may be established and maintained during the progress of such construction on such project; provided that, such temporary structure may not be maintained for a period to exceed one (1) year.

(iv) Firewood sales.

- a) The outdoor sale of firewood and temporary signs relating thereto may be permitted in any nonresidential zone for a period not to exceed thirty (30) days in any calendar year with one (1) extension of thirty (30) days if the conditions of the original permit have been met, subject to the following conditions:
 - 1) All firewood shall be neatly stacked and delivered to a fenced site in such a condition as to require no additional cutting, splitting, or sawing.
 - 2) There shall be no power equipment, other than that necessary for the movement of such wood, on the site.
 - 3) The site shall be treated with gravel, decomposed granite, or other similar material to eliminate wet ground conditions.
 - 4) The site must be maintained and left in a neat and orderly condition, free of all debris or residue directly attributable to this use of the property.

(v) Vehicle storage. Primary and permanent use of vehicle storage shall not be permitted in any zone. A temporary use as an accessory use for the storage of vehicles may be permitted subject to all of the following conditions:

- a) Temporary use of vehicle storage shall be granted only to an auto dealership with a valid existing business license.
- b) Temporary use of vehicle storage may be permitted on a vacant lot with no discretionary review. Vacant lots used for such purposes shall comply with the following standards:
 - 1) Lots shall be gated and fenced with posts that are anchored into the ground and shall not be located on public property or right-of-way.
 - 2) The gates on the fencing to allow vehicle access shall be set back from the curb a minimum of twenty (20) feet.
 - 3) Lots shall have a finished surface of a minimum three (3) inches of gravel base, asphalt concrete or Portland concrete.
 - 4) In such cases where gravel base is installed, a stabilized construction entrance/exit shall be provided in compliance with the most current edition of the Los Angeles County Department of Public Works Best Management Practice Manual.
- c) Temporary use of vehicle storage may be permitted on surplus parking spaces based on standards as set forth in Article III, Division 6 and shall require the approval of an administrative permit pursuant to Article VI, Division 6. Time frames for approval shall be as follows:



- 1) Temporary use shall be permitted up to one (1) calendar year from the date of approval. A one-year extension may be approved if the conditions of the original permit have been met.
 - 2) Any request for an extension of time for a temporary use beyond two (2) years shall be subject to planning commission review and approval.
- (vi) Cultural Events.
- a) Events of any educational, civic, or cultural nature may be permitted without time restrictions except as fixed in the conditions of approval.
- (vii) Major promotional event; commercial center and a business on its own site (not in O-S Zones)
- a) A major promotional event may be permitted for a commercial center or a business on its own site (not in O-S zones) subject to the following conditions:
 - 1) No more than two (2) such events shall be permitted in any calendar year, with the exception that commercial centers with a gross floor area of more than five hundred thousand (500,000) square feet shall be permitted up to six (6) such events in any calendar year.
 - 2) No such event shall start within fourteen (14) days of the end of the previous such event.
 - 3) No more than a total of twenty (20) days shall be permitted for such events in any calendar year, with the exception that commercial centers with a gross floor area of five hundred thousand (500,000) square feet or greater shall be permitted up to thirty (30) days for such events in any calendar year.
 - 4) Events held by commercial centers shall be center wide.
 - 5) Temporary promotional signage may be permitted as set forth in Article III, Division 8 (Sign Regulations).
 - 6) Such other conditions as are deemed necessary by the Community Development Director or their designee and reasonably relate to the provision of adequate parking access for public safety personnel, security, and maintenance of the health, safety, and general welfare of the community.
- (viii) Major promotional event; uses with designated outdoor display areas on approved precise plans.
- a) The outdoor display, sale or dispensing of merchandise or food, temporary signs, and/or activities relating thereto during a major promotional event (defined in section 26-30) conducted wholly on private property, may be permitted for a business located on a seventy-five thousand (75,000) square foot or larger site with an approved precise plan designating a minimum four thousand (4,000) square feet of area for "outdoor display," subject to the following conditions:
 - 1) Events are permitted for a total of one hundred and sixty (160) days per calendar year. Individual events shall be limited to a maximum duration of sixty (60) days.
 - 2) The Planning Commission may approve an extension of up to fifty (50) days per calendar year in cases of grand openings or change of ownership of sixty (60) percent or more.
 - 3) The Community Development Director or their designee may limit the duration of events that are determined to have a potential adverse impact on surrounding areas. These events may include, but are not limited to, catered events and events with outdoor amusement or live entertainment.
 - 4) No such event shall start within fourteen (14) days of the end of the previous such event.
 - 5) Temporary promotional signage may be permitted as set forth in Article III, Division 8.
 - 6) Such other conditions as are deemed necessary by the Community Development Director or their designee and reasonably relate to the provision of adequate parking, access for public safety personnel, security, and minimizing of potential adverse impacts on surrounding areas.



- (ix) Real estate office.
 - a) One temporary real estate office may be located on any new subdivision in any zone, provided that such office shall be removed prior to the building permit final of the last construction phase. If building permits for the site expires and are not renewed, the temporary real estate office must immediately be removed. Said real estate office is to be erected only for use in sale of the subdivision.
- (x) Aircraft takeoff and landing.
 - a) The temporary takeoff or landing of any aircraft, airplane or helicopter may be permitted from property within any zone (residentially zoned property must be vacant, of sufficient size and located so as not to be detrimental or a danger to existing residential developments), for a period not to exceed five (5) consecutive days or fifteen (15) calendar days a year.
 - b) An administrative permit shall not be granted for any temporary use involving a powered aircraft, airplane or helicopter within one thousand (1,000) feet of any public or private schools (Grades K-12).
 - c) Aircraft activity subject to administrative permit requirements shall not include carnival rides involving helicopters, tethered hot-air balloons or other aircraft.
 - d) The landing or liftoff of any manned hot-air balloon used for untethered flight is prohibited on property within the City.
 - e) Application for such use shall also include a location map designating the landing area, significant structures within the surrounding area, land uses within three hundred (300) feet of the landing site and proposed approach and departure routes.
- (xi) Nonrecurring fund-raising events in residential and open-space zones.
 - a) Swap meets are prohibited in any zone.
 - b) No more than three (3) fund-raising events shall be conducted in any one (1) calendar year on any one (1) site.
 - c) Fund-raising events are permitted in residential and open space zones not developed with a residential use. Such events are permitted in the commercial portion of the mixed-use zone.
 - d) A fund-raising event may continue up to a maximum of two (2) consecutive days. If a holiday is concurrent with a weekend, the sale days may include the two-day weekend and the holiday. The hours of operation shall be regulated by the administrative permit.
 - e) No such event shall start within 30 days of the end of the previous event.
 - f) No sign advertising the fund-raising event, displays, items for sale, or activities may be placed or maintained on or in any public right-of-way. It shall be the responsibility of the project sponsor and participants to (i) remove all sale-related signs and merchandise from the property at the conclusion of the event; (ii) ensure that the site is maintained in a neat and orderly condition during and after the event; and (iii) meet all administrative permit requirements.
 - g) Notwithstanding the foregoing, the incidental or accessory sale of items including but not limited to food, beverages or souvenirs, subject to all legally required permits, shall not be prohibited hereunder.
- (3) Minor Temporary Uses or Special Events
 - (i) No minor temporary use or special event, as established under this section, and/or promotional signs as required under Article III, Division 8 shall be permitted, commenced or installed until the business owner, property owner, or property manager obtains a special event permit from the planning division. An application for a special event permit shall be filed with the planning division on the forms prescribed by the planning division. All fees are collected upon application submittal. The community development director or designee shall review said application for compliance with applicable provisions of the municipal code and shall make a recommendation to modify, approved or deny said



application. Approval of said application may be subject to conditions of approval that may be determined necessary to protect the health, safety, general welfare, and aesthetics of the community. The written decision of the community development director or their designee shall become final and effective unless appealed in writing within five (5) calendar days.

- (ii) Special event – minor promotional event; commercial business (not in O-S zone).
 - a) Minor promotional events are short term promotional or grand opening events held by an individual commercial business where goods and/or promotional signs may be displayed on the outside of the building, but which does not encroach into any driveway, parking or landscape areas. This may include special sales events and sidewalk sales and does not apply to uses with outdoor designated outdoor display areas or commercial/retail centers.
 - b) A special event permit shall be granted for a minor promotional event subject to the following conditions:
 - 1) No more than twelve (12) events, with a maximum of thirty-six (36) days, shall be permitted per calendar year.
 - 2) Grand opening events shall be held within six (6) months of the original opening of the business or the effective date of the business name change.
 - 3) Temporary promotional signage may be permitted as set forth in Article III, Division 8 (Sign Regulations).
 - 4) Such other conditions as deemed by the community development director or their designee to be necessary and reasonably relate to reducing potential adverse impacts on surrounding areas.

(4) Temporary Uses Not Listed

- (i) For other temporary uses not listed, the community development director may, at their discretion, determine whether an unlisted temporary use should be classified as a major or minor temporary use. This determination shall be based upon the similarities and differences with the above listed uses and an assessment of the proposed temporary use's compatibility with the zoning district and surrounding land uses.

(5) Events not subject to Planning Division approval of temporary use permits.

- (i) Noncommercial weddings and other single-day life events such as birthdays in any residential zone or residential segment of the mixed-use zones shall not be subject to a temporary use permit.
- (ii) Civic events or events requiring a reservation/use agreement from the Public Services Department solely located on a City owned/operated park or the Civic center shall not be subject to a temporary use permit. City owned/operated parks and the civic center are designed and intended for public assembly uses.
- (iii) School functions (student sport events, graduation, etc.) on permitted/approved school sites shall not be subject to a temporary use permit. Events not related to a school function shall require approval of a temporary use or special event permit pursuant to this section.
- (iv) Uses that are allowed as a home occupation pursuant to Section 26-120 (Home Occupation).
- (v) Uses that are approved through the film permit process pursuant to Article VI, Division 8 (Film Permit).

26-52 Development Standards

New land uses, structures, and site development including alterations to existing land uses, structures, and site development within office mixed-use, commercial mixed-use and manufacturing zoning districts shall be designed and constructed in compliance with the following requirements, and all applicable standards in Article III (Regulations Applicable to all Zones) and Article IV (Standards for Specific Land Uses) of this Development Code.

- (a) Site size.



- (1) All sites shall conform to the dimensions set forth in this section. A development or center may be a combination of many parcels totaling at least the required site size, but its design must be integrated and unified.

Table 2-13 Minimum Lot Size for Commercial and Office Mixed-Use and Industrial Zones

	NMU, OPMU	RMU	SMU	M-1
Minimum Size	15,000 sq. ft.	30 Ac.	15,000 sq. ft.	–
Minimum Width	70'	–	100'	–
Minimum Average Depth	140'	–	140'	–

(b) Yards.

- (1) No building or above ground structure shall be constructed within:
- (i) (See chart in this section for feet) of the front or rear property lines.
 - (ii) (See chart in this section for feet) of each side property line adjacent to residential zoning or development. The five (5) feet of the front yard nearest the front property line shall be landscaped and the remaining footage may either be landscaped or utilized as a portion of a driveway or off-street parking area. The six (6) feet of either a rear or side yard adjacent to residential zoning or development shall be landscaped with specimen-size plant material (a combination of thirty (30) inch boxed and fifteen (15) gallon trees and minimum five (5) gallons for shrubs) appropriate in type and size to create a solid plant screen. Trees shall be placed at a minimum of 30 feet on center, on average, for this screen. Such landscaping shall be to the approval of the community development director or their designee as represented on the approved landscaping plan.
 - (iii) When the rear of a site zoned OPMU, NMU, RMU or SMU abuts a public street, at the discretion of the Planning Commission, the minimum rear setback may be reduced to five (5) feet, providing that such a reduction will result in an improved design of the development.

Table 2-14 Minimum Required Setbacks for Commercial and Office Mixed-Use and Industrial Zones Adjacent to Residential Zones

Adjacent to Residential	NMU, OPMU	RMU	SMU	M-1
Front	15'	15'	15' Min. 20' Ave.	25'
Side	10'	15'	10'	PP*
Rear	15'	15'	15'	15'

PP*: No yards/setbacks required except such as may be incorporated in a precise plan, conditional use permit and/or variance.

Table 2-15 Minimum Required Setbacks for Commercial and Office Mixed-Use and Industrial Zones Adjacent to Nonresidential Zones

Adjacent to Nonresidential	NMU, OPMU, RMU, SMU		M-1
Front	Average 15'	Minimum 5'	PP*
Side	–	–	PP*
Rear	Average 15'	Minimum 5'	PP*

PP*: No yards/setbacks required except such as may be incorporated in a precise plan, conditional use permit and/or variance.

(c) Building Coverage.



Building coverage of any lot, parcel or center shall not exceed fifty (50) percent of the lot, parcel, or site after all necessary street or alley dedications. A parking structure shall not be calculated as building area provided that a minimum of twelve (12) percent of the total net area of the development is landscaped.

(d) Height limit.

- (1) Buildings within the nonresidential zone, when within charted feet of a single-family zone, shall have a maximum height as follows:

Table 2-16 Maximum Building Height for Office and Commercial Mixed-Use and Industrial Zones

Zone	OPMU, NMU, RMU	SMU	M-1
Single-Family Within	100'	100'	–
Maximum Height	25'	35'	45'
Maximum Stories	–	–	4

26-53 Additional Regulations for Commercial mixed-use, Office mixed-use and Manufacturing Zones

(a) Precise plan of design.

- (1) A precise plan of design will be required as specified in Article VI, Division 3 of this chapter, with particular attention given to compatibility with adjacent residential and commercial zoning and uses, and must be approved prior to development. In addition, all municipal parks and recreational areas shall be developed in a manner consistent with the adopted specific plans of design for parks contained in the City's adopted environmental quality element. Such precise plans of design shall conform to Planning Commission resolution No. 567.
- (2) The filing of a precise plan of design shall be required as part of an application for a mixed-use development and as specified in Article VI, Division 3, of this Chapter. Such precise plans of design shall conform to Planning Commission Resolution No. 567. The review and approval process for an eligible Senate Bill 35 (SB35) housing project shall adhere to CGC Section 65913.4, as amended.

(b) Recycling collection and loading areas.

- (1) When used, all outdoor trash, garbage, recycling and refuse containers shall be screened on all sides from public view by a minimum five and one-half (5½) foot high concrete, masonry or decorative block wall and the opening provided with a gate of solid material. The enclosure shall have a solid roof or coverage that is architecturally compatible with other structures on site. Such area shall be so located as to be easily accessible for trash and recyclable material pick up.
- (2) Any new or existing multi-family development project of five (5) or more units or producing four (4) cubic yards or more of green/yard waste per week shall provide adequate, accessible and convenient areas for collecting and loading recyclable and organics recycling materials as defined in this Section. These requirements may be waived if the applicant proposes to have the landscaping and/or maintenance company haul and recycle green/yard waste. Projects electing this alternative will be conditioned to provide this service and will be required to provide the landscape maintenance agreement stating such prior to the issuance of a Certificate of Occupancy.
- (3) The following guidelines will be applied to development projects providing enclosures:
 - (i) Recycling areas shall be designed to be architecturally compatible with nearby structures and with the existing topography and vegetation.
 - (ii) The design and construction of recycling areas shall be secure.
 - (iii) A sign clearly identifying all recycling collection and loading areas and the materials accepted therein shall be posted adjacent to all points of direct access to the recycling areas.



- (iv) Areas for recycling and organics recycling shall be adequate in capacity, number, and distribution to serve the development project.
 - (4) The Community Development Director or their designee shall review each application for adequate design and area allocation suitable to the particular recycling and organics recycling program or process to be in effect at the development project and shall apply these requirements and guidelines accordingly.
 - (5) Any and all separate recycling area(s) shall be located so they are at least as convenient for those persons who deposit, collect and load the recyclable materials placed therein as the location(s) where solid waste is collected and loaded. Whenever feasible, areas for collecting and loading recyclable materials shall be part of or adjacent to the solid waste collection areas.
- (c) Color.
 - (1) Colors, materials and finishes are to be coordinated on all exterior building elevations to achieve total continuity of design that is visually pleasing and harmonious with adjacent development and/or the surrounding area.
- (d) Lighting
 - (1) All lighting of the building, landscaping, parking lot or similar facilities other than exposed neon shall be so hooded and directed as to reflect away from adjoining properties.
 - (i) All luminaries shall be designed and placed to complement the development. Luminaries attached to a building shall be concealed, wall-mounted or recessed fixtures.
 - (ii) Security lighting fixtures are not to be substituted for parking lot or walkway lighting fixtures and are restricted to lighting loading and storage areas, and similar service locations.
 - (iii) Exposed tube architectural lighting shall not constitute undue glare or nuisance to adjoining street and properties.
 - (iv) Neon architectural lighting shall be limited to thirty (30) milliamps, except that a Community Development Director or their designee's modification may be granted for unusual installations requiring amperage higher than thirty (30) milliamps in order to achieve brightness comparable to that which is ordinarily achievable with thirty (30) milliamps.
 - (v) Exposed neon architectural lighting shall be subject to approval by the Planning Commission as a part of the precise plan of design as required by Article VI, Division 3 of this chapter. A precise plan shall be required where no precise plan exists, for structures built prior to the precise plan requirement in Article VI, Division 3 of this Chapter.
 - (vi) Neon architectural lighting shall be approved pursuant to the Municipal Code requirements for neon signs in Article III, Division 8.
- (e) Exterior design.
 - (1) No part of a roof, excluding mansards, may project above the parapet.
 - (2) All exterior walls shall be architecturally treated to provide aesthetic relief.
- (f) Nonconversion.
 - (1) No single-family residential structure may be converted to a nonresidential use without approval of a precise plan.
- (g) Underground Utilities
 - (1) All utilities shall be underground in accordance with the Municipal Code and approved by the city engineer.



(h) Nuisances

- (1) No portion of the property shall be used in such a manner as to create a nuisance to adjacent properties, such as but not limited to vibration, sound, electro-mechanical disturbance or radiation, air or water pollution, dust, emission of odorous, toxic, or noxious matter.

(i) Landscaping Criteria

- (1) Landscaping within mixed-use and industrial zones shall conform to the landscaping standards set forth in Article III, Division 5.

(j) Walls and Fences

- (1) Walls and fences within mixed-use and industrial zones shall conform to the standards set forth in Article III, Division 3.

(k) Mechanical equipment and loading in commercial and industrial zones.

- (1) All rooftop mechanical equipment shall be placed behind a permanent parapet wall and be completely restricted from all ground level views.
- (2) No mechanical equipment is to be exposed on the wall surface of a building.
- (3) Gutters and downspouts are not to project from the vertical surface of the buildings.
- (4) Vents, louvers, exposed flashing, tanks, stacks, overhead doors, rolling and “man” service doors are to be treated in a manner consistent with the color scheme of the building.
- (5) All ground mechanical equipment shall be completely screened behind a permanent structure and all roof top mechanical equipment shall be placed behind a permanent parapet wall and be completely restricted from all views.
- (6) Such screening shall be as high as the highest portion of the equipment or ducting and shall be permanently maintained.

(l) Maintenance of buildings, structures and parking lots.

- (1) The purpose of this section is to protect the appearance, character and integrity of nonresidential zoned properties and promote a safe and decent environment by establishing minimum standards as they relate to the maintenance of nonresidential buildings and structures. It shall be unlawful for any person owning, leasing, occupying, or having charge or possession of any nonresidential property in the City to maintain on such property any of the following when viewable from the public right-of-way or abutting properties/businesses:
 - (i) Buildings or structures which are neglected as a result of abandonment, are partially destroyed, or have remained in a state of incomplete construction for an unreasonable period of time as determined by the community development director or their designee and building official.
 - (ii) Buildings or structures with peeling, blistering or otherwise deteriorating paint, or unpainted surfaces, in excess to ten (10) percent of the surface area.
 - (iii) Roofs with loose, unstable or missing tiles, shingles or other material used as roof composition in excess of ten (10) percent of the roof area.
 - (iv) Buildings or structures that have broken, damaged or missing windows, doors, attic vents, and underfloor vents rendering these items unusable for their purpose and causing an attractive nuisance.
 - (v) Any and all signage shall conform to the standards set forth in Article III, Division 8.
 - (vi) Buildings or structures whose exteriors, porches, steps, stairs, walls, devices, fences, driveways, or walkways are cracked, broken, defective, deteriorating, in disrepair, or defaced due to writing, inscription, or figures rendering these items unusable for their purpose and constituting in the opinion



of the Community Development Director or their designee and building official a hazardous condition or an attractive nuisance.

- (vii) Garage doors that are missing, broken, sag, or buckle to the extent that they cannot be either opened or closed, rendering the garage unusable for its purpose and causing an attractive nuisance.
- (viii) Any structure or building or portion thereof which, as compared to adjacent properties, is unsightly in appearance and out of character by reason of its condition.
- (ix) All landscaping shall conform to the standards set forth in Article III, Division 5.
- (x) Parking lots design and areas shall conform to the standards set forth in Article III, Division 6.
- (xi) paved areas with a cracked, broken or otherwise deteriorating surface, in excess of ten (10) percent of the surface area shall be considered a nuisance and shall be repaired.
- (xii) Any sidewalk, hardscape or parking facility, with potholes, broken, raised or depressed sections, large cracks, mud and/or dust, accumulation of loose material, faded or illegible pavement striping or other deterioration shall be repaired.

(m) Construction in Fire Hazard Severity Zones (FHSZ).

- (1) The purpose of this section is to establish regulations for construction and development within FHSZ to mitigate the risk of wildfires, and protect life and property and promote public safety.
- (2) This section shall apply to all properties within the FHSZ as designated by The Department of Forestry and Fire Protection (CAL FIRE).
- (3) Construction Standards, Building Materials and Design.
 - (i) All structures within the FHSZ shall utilize fire-resistant materials and design techniques in accordance with Chapter 7A, Materials and Construction Methods for Exterior Wildfire Exposure of the California Building Code.
- (4) Vegetation Management and Defensible Space.
 - (i) All buildings and structures located within the FHSZ shall maintain the required hazardous vegetation and fuel management requirements pursuant to Section 4907.3 of the California Fire Code.

26-54 Development Standards for Residential Development in Mixed-Use Zones.

(a) Building Design and Design Standards

- (1) All multi-family housing units shall comply with the general building design and site design standards in the West Covina Multi-Family Objective Design Standards document. The approved architectural treatment shall be used throughout the development.
- (2) A minimum of fifty percent (50%) of the proposed dwelling units shall have direct pedestrian access from the dwelling unit to an exterior walkway along a street, drive, paseo, or park/open space without going through. A common breezeway or hallway does not meet this requirement. The area bounded by Citrus Street to the west, Workman Street to the north, Barranca Avenue to the east, and the Interstate 10 to the south (also known as Eastland Center) is exempt from this requirement due to the higher intensity envisioned for this area.
- (3) All projects where at least sixty-six percent (66%) of the proposed new square footage is intended for residential occupancy shall comply with the West Covina Multi-Family Objective Design Standards.

(b) Contents of Copies of CC&R's.

- (1) Copies of conditions, covenants and restrictions that will apply to a proposed condominium project shall be submitted after the approval of a project and approved by the Community Development Director or their designee and City Attorney, and recorded by the applicant. These CC & R's shall:



- (i) Provide a statement that ensures that each residential unit shall be used as a residence for a one family unit only.
 - (ii) Provide for perpetual maintenance of grounds and buildings.
 - (iii) Include a full statement of the age of the building and any modification and refurbishing started or completed within one (1) year of offering the project for sale as a condominium.
 - (iv) Provide an explanation to the buyer of his responsibility for sharing the maintenance and upkeep of buildings and structures within the project other than his own unit.
 - (v) Provide that the names of the officers and members of the board of governors or homeowners association shall be filed annually with the city clerk.
 - (vi) Include the following certificate on the title sheet dedication clause of the subdivision map: "WE HEREBY DEDICATE TO THE CITY OF WEST COVINA THE RIGHT TO PROHIBIT THE CONSTRUCTION OF ADDITIONAL RESIDENTIAL BUILDINGS THEREON, EXCEPT FOR ADDITIONAL PARKING, RECREATIONAL FACILITIES, AND ACCESSORY BUILDINGS OVER THE AREA DESIGNATED AS THE COMMON AREA."
- (c) Density.
- (1) The maximum number of dwelling units shall not exceed 20 units per gross acre. Contiguous parcels which are part of a large, multi-building and multi-use development shall be considered as one site, provided the residential and commercial uses are integrated and pedestrian connections are provided from any residential building to commercial buildings.
- (d) Vehicles in the mixed-use zones with residential development.
- (1) The provisions of Article III, Division 6 shall apply to the size, number and location of parked and stored vehicles within the mixed-use zone.
- (e) Floor Area Ratio.
- (1) There shall be a minimum gross floor area ratio of 0.15 of leasable commercial square footage.
 - (2) The floor area ratio may be calculated on an area wide basis for contiguous parcels which are part of a large, multi-building development. To qualify for an area wide floor area ratio calculation, a project must be integrated in design and function, and the owner/developer of each parcel must record deed restrictions preserving the minimum floor area ratio of commercial square footage for the multi-building development.
 - (3) Subterranean and above-grade parking structures shall not be included in the required minimum floor area ratio.
- (f) Building Setbacks from Property Lines
- (1) The building setback from the property lines shall be governed by the following table:

Table 2-17 Building Setbacks from Property Lines

Front	Side Interior	Street Side	Rear	Side/Rear Abutting R-A/R-1/Single-Family Residential Use
15'	10'	15'	15'	1-story – 15' 2-story – 25' 3-story – 40'



(g) Building Separation

- (1) The minimum building separation between main buildings shall be ten (10) feet or as required by the California Building Code, whichever is more restrictive.
- (2) There shall be no minimum building separation between a main building and an accessory building or between accessory buildings, except as required by the California Building Code.

(h) Maximum Building Height

- (1) Maximum building height when within one hundred (100) feet of the residential agriculture (R-A) or residential single-family (R-1) zones or an existing single-family residential use shall be forty-five (45) feet.
- (2) All buildings containing any residential use shall be limited to forty-five (45) feet, except within the area bounded by Citrus Street to the west, Workman Street to the north, Barranca Avenue to the east, and the Interstate 10 to the south (also known as Eastland Center) shall have a maximum building height of seven (7) stories or eighty-five (85) feet.
- (3) Buildings containing only non-residential uses have no height limit, except as described above and as limited by the Federal Aviation Administration (FAA).

(i) Open Space.

- (1) Open space standards shall comply with the standards set forth in 26-48(i).

DIVISION 3 SPECIAL PURPOSE ZONES (O-S, S-P)

26-55 Purpose and Intent of Special Purpose Zones

(a) Open Space (O-S) Zone.

- (1) The purpose of the open space zone is to identify and set forth permitted uses, and standards of development within open space lands.
- (2) Open space zoned land may be located anywhere in the City provided it is consistent with the City's adopted policies and plans.

(b) Specific Plan (S-P) Zone.

- (1) The purpose of the specific plan zone is to provide greater specificity and flexibility in carrying out the General Plan of the City than would be possible in other zoning districts. This zoning district is intended for areas that are subject to specific plan adopted under Article 8 of chapter 3 of title 7 of the Government Code (sections 65450 et seq.). The uses, types of development and development standards in an area zoned specific plan are those permitted by the specific plan adopted for that area. Each separate specific plan district and its accompanying specific plan shall be sequentially numbered. If land is placed in the specific plan district before a specific plan is adopted for that land, the standards of the immediately preceding zone shall continue to apply until a specific plan is adopted.
- (2) Specific plan zoned land may be located anywhere in the City provided uses within the specific plan are consistent with the General Plan of the City.
- (3) The uses and types of development proposed in this zone shall maintain and enhance the character of the surrounding vicinity. During the preparation, review and approval processes for a specific plan, consideration shall be given to elements including but not limited to: Orientation of buildings and uses, building bulk and scale, building height and setback, parking, traffic generation, noise and landscaping. At a minimum, these elements shall be specifically addressed in the specific plan in such a manner as to integrate the proposed uses and buildings with surrounding development.



26-56 Land Use Regulations and Allowable Uses

(a) Permitted uses. Table 2-18 identifies land uses permitted in special purpose zones.

Table 2-18 Uses and Permit Requirements

Symbol	Permit Requirement	Procedure Section
x	Allowed by Right	–
AP	Administrative Permit	Article VI, Division 6
APH	Administrative Permit with Hearing	Article VI, Division 6; Article 6, Division 1
CUP	Conditional Use Permit	Article VI, Division 4; Article 6, Division 1
	Use not permitted	–



Uses and Permit Requirements		
Use Types	Zone O-S	Special Use Regulations
Residential Accessory Uses		
Accessory uses and structures		
Accessory dwelling units, junior accessory units		
Agricultural Uses		
Agricultural uses (on parcels of 10 acres or greater)	X	Section 26-111
Residential uses		
Duplexes		
Mobile home park		Section 26-122
Single-family residence		
Supportive housing		Section 26-133
Transitional housing		Section 26-133
Service, recreational, educational and public assembly uses		
Cemeteries, columbariums, crematories and mausoleums		
Golf course, outdoor miniature	CUP	
Golf courses or golfing ranges	X	
Mobile Services	X	Section 26-123
Parks	X	
Public utility stations, yards, wells and similar facilities	CUP	
Recreational centers (private)	CUP	
Riding stables and riding schools (7 acre minimum site)	X	
Schools and colleges	CUP	
Theatres, open air.	CUP	
Wildlife and botanical preserves	X	
Transportation, communications and utility uses		
Electronic vehicle charging stations	CUP	Section 26-117
Solar carports	CUP	Section 26-117
Monopoles and alternative antenna support structures	CUP	Section 26-136
Public utility stations, yards, wells and similar facilities	CUP	

- (b) Uses allowed within the Specific Plan area are the uses set forth in the adopted Specific Plan as permitted, conditionally permitted or not permitted.

26-57 Development Standards for Special Purpose Zones

- (a) Development Standards for O-S Zone:

- (1) Building Coverage.
 - (i) Building coverage of any lot, parcel or center shall not exceed fifty (50) percent of the lot, parcel, or site after all necessary street or alley dedications.
- (2) Building Setbacks from Property Lines.
 - (i) The building setback from the property lines shall be governed by the following table:



Table 2-20 Minimum Required Setbacks for the O-S Zone.

Front	Side Interior	Street Side	Rear
20'	15'	15'	25'

- (3) Building Separation
 - (i) The minimum building separation between main buildings shall be ten (10) feet or as required by the California Building Code, whichever is more restrictive.
 - (ii) There shall be no minimum building separation between a main building and an accessory building or between accessory buildings, except as required by the California Building Code.
- (4) Maximum Building Height
 - (i) The maximum building height shall be twenty-five (25) feet.
- (b) Construction in Fire Hazard Severity Zones (FHSZ).
 - (1) The purpose of this section is to establish regulations for construction and development within FHSZ to mitigate the risk of wildfires, and protect life and property and promote public safety.
 - (2) This section shall apply to all properties within the FHSZ as designated by The Department of Forestry and Fire Protection (CAL FIRE).
 - (3) Construction Standards, Building Materials and Design.
 - (i) All structures within the FHSZ shall utilize fire-resistant materials and design techniques in accordance with Chapter 7A, Materials and Construction Methods for Exterior Wildfire Exposure of the California Building Code.
 - (4) Vegetation Management and Defensible Space.
 - (i) All buildings and structures located within the FHSZ shall maintain the required hazardous vegetation and fuel management requirements pursuant to Section 4907.3 of the California Fire Code.
- (c) Development standards within the Specific Plan area are the standards set forth in the adopted Specific Plan.

DIVISION 4 OVERLAY ZONES (HILLSIDE, PLANNED COMMUNITY AND RESIDENTIAL DEVELOPMENT, AUTO PLAZA, ANIMAL KEEPING)

26-58 Purpose and Intent of Overlay Zones

The purpose of overlay zones is to define geographic areas on the zoning map where special requirements or limitations apply, in addition to standards set forth for the underlying base zoning district.

26-59 Hillside Overlay

- (a) *Purpose.* It is the intent of the City that undeveloped land designated as being within the hillside overlay zone, be developed according to the guiding principles and standards of this division in order to accomplish the following:
 - (1) To assure the orderly development of hillside areas.
 - (2) To achieve land use densities that are in conformance with the General Plan; however, the uniformity of these densities will be modified by, (1) prohibiting development on excessively steep slopes and (2) permitting “density transfers” in order to achieve specific economic, energy, environmental and aesthetic objectives.
 - (3) To promote a development pattern that balances economics with environmental concerns, and private property rights with the public interest.



- (4) To assure land planning and development patterns that take into account the cost-benefits of alternative designs upon City services and fiscal resources.
- (5) To assure development patterns that will minimize the utilization of the critically scarce resources, water and energy.
- (6) To encourage hillside development that will leave a residual amount and pattern of undeveloped land, to form the nucleus of a viable open space system in the San Jose Hills.
- (7) To assure the placement of hillside development so that the open space will coincide with areas of critical environmental concern and/or recreational opportunity.
- (8) To assure that well-designed residential development occurs, that is compatible with the site and the adjacent hillsides.
- (9) To assure that hillside development demonstrates a concern for the view of the hills as well as the view from the hills to retain the sense of identity and image that these hill areas impart to the City and its environs.
- (10) To assure that streets, public utilities and facilities are designed and constructed in an orderly, well-managed, planned manner; with each development taking into consideration its impact on existing and future development in the area.

(b) Application.

- (1) Hillside areas shall be designated on the zoning map by an “H” overlay zone. The provisions of the base zone shall apply except that the provisions of this article shall supersede conflicting provisions of the base zone.
- (2) Before the “H” overlay zone is applied to, or removed from, the zoning map, the planning commission shall hold a hearing and based on the evidence presented, the commission shall determine whether the area should be so designated/undesignated. Notice of such hearing shall be in the manner prescribed in this chapter.

(c) Procedure.

- (1) The developer of any proposed development in the hillside (H) overlay zone that involves a division of land, shall submit: (1) a site plan; (2) exterior elevations of the residences; and (3) a scale model for any subdivision in conjunction with the tentative map. The site plan will be reviewed for compliance with this division, the subdivision map act, the General Plan, applicable specific plans, this chapter, grading ordinances, etc.
- (2) Site plans shall include:
 - (i) The location of the dwelling units on the building pads;
 - (ii) Delineation of the planted and unplanted portions of the site;
 - (iii) Fire trails/roads;
 - (iv) Structures in the open space areas; and
 - (v) Any other information the planning division deems is necessary for review.
- (3) No division of land or site plan shall be approved which does not accommodate or provide for sewage disposal and water capacity sufficient to permit an extension of the facilities to serve other adjacent areas which are affected by the division of land or site plan.
- (4) In addition to the above, the following reports shall be submitted for staff and Planning Commission review when a development site falls within a hazardous geologic area as defined by the adopted seismic safety element of the general, plan:



- (i) An engineering geologic investigation based on the most recent grading plan and including adequate description of the geology of the site and conclusions and recommendations regarding the affect of geologic conditions on the development.
 - (ii) A soils engineering investigation based on the most recent grading plan and including data regarding the nature, distribution, and strength of soils, conclusions, and recommendations for grading procedures, and design criteria for corrective measures.
- (d) Slope Computation.
 - (1) The average slope of a lot or parcel shall be calculated for the purposes of this division according to the formula: $S = 100IL/A$
 - (i) Where: S is the average slope in percent.
I is the contour interval in feet.
L is the combined length of contour lines in scale feet.
A is the gross area in acres of the parcel or as applicable.
 - (ii) In measuring the slope, a topographic base map shall be used which meets the requirements for tentative maps as specified in the City's subdivision ordinance. Measurement along contours shall be made at contour intervals not to exceed ten (10) feet.
- (e) *Prohibitions on development of excessive slopes.* Any substantial portion of hillside area over forty-five (45) percent slope must be left in an essentially natural, ungraded state. Furthermore, it is intended that minimal grading be performed on slopes in excess of thirty-five (35) percent, wherever possible.
- (f) *Permitted Density.* The maximum density of any one (1) property within the hillside (H) overlay zone shall be one (1) dwelling unit per gross acre. This maximum density may not be obtained on sites containing extensive areas of steeply sloped terrain.
- (g) Density Transfer.
 - (1) The number of residential units permitted a property (based on one (1) dwelling unit per gross acre) may be transferred and concentrated to a portion of the site when the criteria outlined below occur. The minimum lot size, in such case, shall be twenty thousand (20,000) square feet. The residual open space areas, which are to remain free of residences, shall conform to the standards outlined in section 26-59(j).
 - (2) The density transfer shall be applied to all hillside (H) properties where:
 - (i) A density transfer will substantially lessen the per unit utility and improvement costs to the developer and to the prospective homebuyer.
 - (ii) A density transfer will substantially lessen the service costs.
 - (iii) A density transfer will preserve substantial portions of the hillside critical for natural processes, scenic beauty, wildlife habitat etc., in an essentially natural state.
 - (iv) A density transfer will leave substantial portions of the site ungraded.
 - (3) It is the intent of this section, that hillside (H) properties utilize the density transfer wherever it is feasible to do so.
- (h) Design standards for lots utilizing density transfer.
 - (1) The following standards will be adhered to for proposed divisions of land in the hillside (H) overlay zone, that are transferring density. Modifications of these standards will only be permitted where it can be demonstrated to the Planning Commission that strict interpretation of such standards will prove to be impractical due to the variable nature of hillsides and shall not be detrimental to the environment:



- (i) The minimum lot size shall be twenty thousand (20,000) square feet.
 - (ii) The minimum lot width shall be eighty (80) feet and the minimum lot depth shall be one hundred twenty-five (125) feet.
 - (iii) The setback standards shall conform to those of the underlying zone. Variable front yard setbacks may be required where pad size and other environmental considerations permit.
 - (iv) Building design shall be compatible to the specific site, the hillside, and neighboring developments.
 - (v) Structures, eaves or any building appurtenance overhanging slopes shall be prohibited and shall have a clear twenty-five-foot setback from location of slope unless waived by the city building and fire departments.
 - (vi) Roofing shall be of a noncombustible material as defined in the most current edition of the Uniform Building Code unless appealed to and waived by a committee consisting of the Community Development Director or their designee, building official, and the fire chief, or their respective deputies or assistants when so authorized. An appeal of the committee's decision to the Planning Commission and then City Council may be taken by filing a written notice of appeal with the city clerk, together with a thirty dollar (\$30.00) appeal fee.
- (i) Design Standards for lots not utilizing density transfer.
 - (1) The following standards will be adhered to for all proposed divisions of land in the hillside (H) overlay zone, that are not transferring density in accordance with section 26-59(g).
 - (i) Minimum lot size shall be one (1) acre (forty-three thousand five hundred sixty (43,560) square feet). Lot dimensions, setback standards, maximum building coverage and other zoning requirements shall conform to Area District V standards.
 - (ii) Structures, eaves or any building appurtenance overhanging slopes shall be prohibited and shall have a clear twenty-five (25) foot setback from location of slope unless waived by the city building and fire departments.
 - (iii) Roofing shall be of a noncombustible material as defined in the most current edition of the Uniform Building Code unless appealed to and waived by a committee consisting of the Community Development Director or their designee, building official, and the fire chief, or their respective deputies or assistants when so authorized. An appeal of the committee's decision to the Planning Commission and then the City Council may be taken by filing a written notice of appeal with the city clerk, together with a thirty dollar (\$30.00) appeal fee.
- (j) Criteria for selecting the open space areas in a density transfer design.
 - (1) The developer in formulating, and the Planning Division/ Planning Commission in reviewing, a site plan for a density transfer design, shall abide by the following criteria in selecting the open space areas.
 - (i) Lands with steep slopes.
 - (ii) Lands that have outstanding scenic or ecological value.
 - (iii) Lands that would assist in the creation of an open space system.
- (k) Regulations for open space areas.
 - (1) Such lands shall be preserved in essentially their natural state as a collective private open space owned, maintained and enjoyed by the tract's residents.
 - (2) Development in the common open space areas will be prohibited in a recorded deed restriction, with authority vested in the City to enforce the restriction.
 - (3) The City may require easements for public access through portions of these open space areas. Such easements will be conditions of tentative map approval and shall be delineated on the final map.



(l) Landscaping plans.

- (1) As a condition to the approval of (and prior to the recordation of) a final map landscaping plans including planting design and an irrigation system (all of which are prepared by a licensed landscape architect) shall be submitted by the applicant for review and approval by the Community Development Director or their designee or duly authorized representative.
- (2) In acting upon landscaping plans, the Community Development Director or their designee shall consider the screening of trash enclosures, parking areas in multiple residential developments, the planting of slopes for both stabilization and appearance, and fire resistance, durability, size, and quality of the proposed plant material. If required, the developer shall assume all costs to provide proof, that the above requirements are met.
- (3) Applicant shall prepare a statement of the quality of existing vegetation in regard to its ability to prevent soil erosion, and provide fire resistance. If existing vegetation is unacceptable to the appropriate departments in terms of these qualities, it shall be replaced by acceptable material.
- (4) Planting and irrigation system plans shall address the following:
 - (i) All cut and fill slopes shall be planted with deep-rooted plants that are able to acclimate to the proposed environment. A permanent irrigation (as approved by the Community Development Director or their designee) shall be installed to uniformly cover all planted areas.
 - (ii) Slope planting and irrigation systems shall be provided by the developer on all slopes greater than four (4) feet vertical height. Slopes shall be adequately planted with landscaping consisting of a minimum of one-third shrubs and trees. The remainder may be grass or ground cover and trees and shrubs. The final plans showing the landscaping and irrigation shall be subject to the approval of the Community Development Director or their designee. All planting and irrigation systems shall be complete and operative before final approval of the grading, or issuance of occupancy on the residence.
 - (iii) Plants consisting of grass, groundcover, shrubs, and trees as recommended in the planting schedule shall be used. In addition to ground cover plants, approved shrubs having a minimum one (1) gallon size at ten (10) feet on center in both directions on the slope, or trees having a minimum five (5) gallon size at twenty (20) feet on center both ways may be used. A combination of shrubs and trees may be utilized. This plant and planting pattern may be varied upon the recommendation of the landscape architect and approval of the Community Development Director or their designee.
 - (iv) Irrigation details. Fully automated irrigation systems are required unless waived by the Planning Commission; however, the owner shall be responsible for watering the slopes which have been planted at sufficient time intervals to promote growth.
 - a) Minimum requirements for low slopes to fifteen (15) feet in vertical height:
 - 1) A sprinkler system shall be installed to irrigate such slopes at the time the house plumbing is installed.
 - 2) If the Community Development Director or their designee finds the slope is located in an area which makes hand watering possible conveniently located hose bibs will be accepted in lieu of the required sprinkler system when a hose no longer than fifty (50) feet can be utilized.
 - b) Minimum requirements for medium slopes fifteen (15) feet or higher in vertical height: An adequate sprinkler system shall be installed during grading prior to planting of shrubs and trees and before final grading is approved by the building official.
 - c) Special requirements for sprinkler systems:
 - 1) Plans, specifications, and calculations for the sprinkler system shall be submitted to and approved by the Community Development Director or their designee prior to installation.



- 2) Sprinkler systems shall be designed to provide a uniform water coverage at a rate of precipitation of not less than one-tenth inch per hour nor more than three-tenths inch per hour on the planted slope. In no event shall the rate of precipitation or duration of sprinkling be permitted to create an erosion problem or allow the discharge of excess water into any public or private street.
 - 3) A check valve and balance cock shall be installed in the system where drainage from sprinkler heads will create an erosion problem.
 - 4) A functional test of the sprinkler system shall be performed by the installer prior to approval.
 - 5) Sprinkler systems shall be fully automatic unless waived by the Planning Commission.
 - 6) The irrigation system shall comply with Article III, Division 5 and Planning Commission Resolution No. 11-92-4718.
- d) Planning Commission Resolution No. 11-92-4718 contains a list of plants identified as meeting the purpose and intent of the water efficient landscape ordinance.
- (5) All landscape areas, whether installed pursuant to this chapter or not, shall be maintained free of litter and diseased or dead plants. Diseased, dead, damaged and/or disfigured plants shall be replaced as deemed necessary by the Community Development Director or their designee. Irrigation systems and their components shall be maintained in a fully functional manner consistent with the originally approved design and the provisions of Article III, Division 5 of this Code and Planning Commission Resolution No. 11-92-4718.
- (6) Landscapes shall be maintained to ensure water efficiency and minimize water waste leading to excessive runoff, low head drainage, overspray and other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures. A regular maintenance schedule should include, but not be limited to, checking, adjusting, and repairing irrigation equipment; resetting the automatic controller; aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning; and weeding in all landscaped areas. All tree pruning shall be performed in compliance with acceptable standards as set forth by The Western Chapter International Society of Arborists.
- (7) All landscape areas and irrigations systems shall be subject to the water efficiency provisions contained in Article III, Division 5 of this Code, and the Planning Commission Guidelines for Water Efficient Landscaping, unless specifically exempted by those water efficiency provisions.
- (m) *Landscape Maintenance.* The developer shall plant, water, and maintain each graded slope on unsold property developed with structures until all properties within the development have been occupied. Plants shall be maintained, and replaced, if necessary, until the property is sold. Grading bonds shall not be released until the building and planning officials certify that the planting meets the requirements of this division.
- (n) *Incentives.* In order to encourage developers to build in a manner more suitable to the hillsides, the following incentive is available: Building heights, as permitted in this chapter, may be increased by variance approval above that which is normally allowed when compatible to the surrounding areas. The views from adjacent or neighboring parcels shall not be adversely affected by any such height increase.

26-60 Planned Community and Residential Development Overlay

(a) Purpose

- (1) Planned Community Development:
 - (i) Provide the developer with greater flexibility in site design, density and housing unit operations in order to stimulate variety and innovation within the framework of a quality residential environment.
 - (ii) Direct new community growth and development in the process of implementing the General Plan.
 - (iii) Achieve more interest, individuality and character within and among neighborhoods.



- (iv) Provide criteria for the inclusion of compatible uses designed to service the residential developments within the community.
 - (v) Encourage the most effective use of a site with a variety of residential environments providing necessary public facilities, ample open space and a functional, well-balanced community.
- (2) Planned Residential Development:
 - (i) Encourage a more desirable living environment;
 - (ii) Encourage a more efficient, desirable and aesthetic use of land through utilization of modern innovations in residential developments;
 - (iii) Encourage the reservation of a greater proportion of land for common open areas;
 - (iv) Encourage the retention of natural slopes, waterways and other natural features by utilizing such areas as open space;
 - (v) Encourage more efficient use of those public facilities required in connection with such residential development; and
 - (vi) Insure compatibility with established residential areas.
- (b) Establishment of PRD overlay zone.
 - (1) A planned residential development overlay zone shall be established only in conjunction with a residential zone and shall be designated on the official zoning map with the symbol "PRD" in conjunction with the underlying zone classification, i.e., "R-1 PRD."
- (c) *Classification Criteria.* The following general criteria are hereby established for use in the classification or reclassification of land to the planned community or planned residential development:
 - (1) General Plan. Compliance with the General Plan shall be established.
 - (2) Site area.
 - (i) A minimum of one hundred (100) acres shall be required for a planned community development.
 - (ii) A planned residential development may be established on land that is zoned R-1, MF-15, MF-20 or MF-45 and which is suitable for, and of sufficient size, to be planned and developed in a manner consistent with the purpose of this division.
 - (3) Any application for an overlay zone shall be accompanied by a master plan for the entire area covered by the application.
 - (4) All land in a proposed overlay zone shall be held in one (1) ownership or under unified control or have the written consent or agreement of all owners of property proposed for inclusion in the overlay zone.
 - (5) The existing utilities systems (water, sewer, drainage, electrical, gas, and communications facilities) are adequate, or new systems shall be constructed to adequately serve the development.
- (d) Application.
 - (1) An application for an overlay zone shall be submitted by the owner, his authorized agent, or the purchaser of the land with the consent of the owner.
 - (2) The application shall be accompanied by the following which should be prepared by a qualified professional team:
 - (i) Topographical maps of existing terrain drawn to a minimum five (5) foot contour.
 - (ii) A generalized grading plan which indicates proposed earth movement and the results of such movement.
 - (iii) A utility map or statement reflecting a utility system which includes, but is not limited to, sewer, water, and gas capable of serving the entire development.
 - (iv) A master plan which shall show:



- a) Location and boundaries of the proposed development.
 - b) The general type, character, and heights of all buildings or structures; e.g., single family houses, townhouses, or cluster houses.
 - c) Proposed densities of all areas scheduled for residential development.
 - d) Proposed uses of all and including residential, school sites, public and private recreational facilities, all common open space, and in the PCD zone commercial and professional centers and industrial facilities.
 - e) Natural features that are to be retained; i.e., stands of trees, rock outcroppings, canyons, natural slopes, etc.
 - f) The location and width of public and private streets which shall be consistent with the master plan of streets.
 - (v) Proposed site development standards for all residential, commercial and industrial uses.
 - (vi) The location and width of public and private streets.
 - (vii) Site data, including acreage in total development, total acreage in each density classification, school sites, church sites, commercial sites and industrial sites, total acreage devoted to common open space and minimum lot sizes.
- (e) *Application fee.* An application for an overlay zone shall be accompanied by a filing fee as specified in section 26-184.
- (f) *Procedure.*
- (1) Upon receipt of an application for an overlay zone, the Planning Commission shall hold a public hearing on such application. If it finds the criteria set forth herein have been met, it may establish the overlay zone subject to such conditions as it deems necessary. The Planning Commission may deny the application if it finds any of the criteria have not been met, or that the approval of the application would be detrimental to the public peace, health, safety or welfare.
 - (2) The decisions and findings of the Planning Commission:
 - (i) On planned residential development applications, shall be final unless appealed to the City Council.
 - (ii) On planned community development applications, shall be forwarded along with the community master plan to the City Council. The City Council shall hold a public hearing and either approve, conditionally approve, or deny the community master plan. The decision of the City Council shall be final.
- (g) *Public hearing and appeal procedure.* Public hearing and appeal procedure shall be set forth by Article VI, Division 1 of this Development Code.
- (h) *Termination of overlay zone.*
- (1) The overlay zone, and any master plan or other material approved as a part thereof, shall become null and void if the physical development of the district is not commenced within two (2) years from date of adoption of the resolution establishing the zone.
 - (2) An extension of time, not to exceed one (1) year, may be granted by the Planning Commission or City Council when extenuating circumstances can be clearly shown by the applicant. The request for an extension of time shall be submitted to the Planning Commission in writing prior to the expiration date and shall clearly state the reasons why the physical development of the district has not been commenced and such overlay zone has not been utilized.
- (i) *Approval of a development plan.*



- (1) After the establishment of an overlay zone and prior to the termination date as specified in section 26-60(h), an application for approval of a development plan which is in substantial conformance with the approved master plan shall be filed with the Planning Commission. A development plan may cover all or a portion of the district. No building permit shall be issued for any new building or structure unless a development plan covering the area has been approved.
 - (2) A development plan shall contain the material herein specified and shall be prepared by a qualified professional team.
 - (i) The exact boundaries and legal description of the property to be developed.
 - (ii) All proposed improvements that are to be constructed on the land and their precise locations including, but not limited to, all residential facilities, walls and fences, trash areas, streets, and walk areas.
 - (iii) Common open space showing size, grades, and function upon completion.
 - (iv) The location and dimension of all off-street parking facilities, public and private.
 - (v) The location and size of any public or quasi-public facilities such as schools, churches, and parks.
 - (vi) A tabulation of the percentage of total building coverage of the development.
 - (vii) A tabulation of densities within each project area or sector.
 - (3) Building elevations of typical architectural styles to be constructed.
 - (4) A schematic landscaping plan indicating the type and size of plant material to be used and method of providing permanent maintenance to all planted areas and open spaces.
 - (5) Floor plans of typical dwelling units, the unit size in square feet, and the amount of private open space in square feet.
 - (6) If applicable, a subdivision map showing land divisions. The tentative and final subdivision map shall comply with the City subdivision ordinance and the state subdivision map act.
 - (7) A proposed construction schedule from groundbreaking to occupancy. All common open space, as well as public and recreational facilities, shall be specifically included in the construction schedule and be constructed and fully improved by the developer at an equivalent or greater rate than the construction of residential structures.
- (j) Common open space.
- (1) All common open space shall be preserved for that purpose as shown in the development plan. The developer shall choose one (1) or a combination of the following three (3) methods of administering common open space.
 - (i) Dedication of common open space to the City, which is subject to formal acceptance.
 - (ii) Establishment of an association or nonprofit corporation of all property owners or corporations within the project area to insure perpetual maintenance of all common open space.
 - (iii) Retention of ownership, control and maintenance of all common open space by the developer. All privately owned common open space shall continue as such and shall only be used in accordance with the development plan. Appropriate land use restrictions shall be contained in all deeds to insure that the common open space is permanently preserved according to the development plan. Said deed restrictions shall run with the land and be for the benefit of present as well as future property owners, and shall contain a prohibition against partition of common open space.
- (k) Design criteria.
- (1) The following design criteria are hereby established:
 - (i) The overall plan shall achieve an integrated land and building relationship.



- (ii) Open spaces, pedestrian and vehicular circulation facilities, parking facilities, and other pertinent amenities shall be an integral part of the landscape and particular attention shall be given to the retention of natural landscape features of the site.
 - (iii) The layout of structures and other facilities shall effect a conservation in street and utility improvements.
 - (iv) Recreational areas, active and passive, shall be generally dispersed throughout the development and shall be easily accessible from all dwelling units.
 - (v) Architectural unit and harmony within the development and with the surrounding properties shall be attained.
- (l) Procedure for development plan application.
 - (1) The owner, his authorized agent, or the purchaser with the consent of the owner may submit an application for development plan approval to the Planning Commission. The Planning Commission shall hold a public hearing on such application. It may approve the development plan if it finds the criteria set forth herein have been satisfied subject to such conditions as it deems necessary. The Planning Commission may deny the application if it finds the criteria are not being satisfied or that such application would be detrimental to the public peace, health, safety, or welfare. The decision of the Planning Commission shall be final unless appealed to the City Council.
- (m) *Public hearing and appeal.* Public hearing and appeal procedure shall be governed by Article VI, Division 1 of this chapter.
- (n) *Application fee.* An application for a development plan shall be accompanied by a filing fee as established by a resolution of the City council.
- (o) Development standards for planned residential development zone.
 - (1) The development standards of the underlying zone shall apply to a planned residential development unless they are inconsistent or in conflict with the following standards which shall control:
 - (i) *Density.* In any PRD overlay zone, the number of dwelling units per net acre of land shall not exceed the number of dwelling units permitted by the underlying zone except as provided in this paragraph.
 - (ii) For the purpose of calculating the number of dwelling units permitted by the underlying zone, the following table shall be used:

Table 2-21 Dwelling Units Per Acre for Residential Zones

Zone	Dwelling Units Per Acre
R-1	2.2 to 7.3 (depending on min. lot size established by the PUD.
MF-15	15.0
MF-20	20.0
MF-45	45.0

- (iii) The number of dwelling units per net acre of land may be increased by up to 30 percent if approved by the Planning Commission, provided that the gross density of the development does not exceed the densities identified in Table 2-21
 - (iv) *Minimum lot sizes.* Every lot or parcel utilized for a residential structure shall have a minimum width of twenty-four (24) feet. Each such lot shall front for a distance of not less than twenty (20) feet upon a public or private street or pedestrian accessway.



- (v) *Building heights.* Building heights of the underlying zone may be waived to allow greater flexibility with the development. Consideration shall be given to building heights in relation to adjacent property and building inter-relationship within the development.
 - (vi) *Yards.* The following front, side, and rear yards shall be shown on the development plan and maintained:
 - a) *Front:* There shall be an average front yard of not less than fifteen (15) feet for any building measured from the curblane of private streets and from the property line for dedicated streets. A maximum six-foot-high wall or fence may be placed within any front yard setback, provided such wall or fence is set back five (5) feet from the right-of-way line of dedicated streets or ten (10) feet from the curblane of private streets. Such setback area shall be landscaped.
 - b) *Side:* There need be no side yard provided. However, each development plan will be reviewed to ensure that adequate provisions are made for light and air and free pedestrian movement.
 - c) *Rear:* When the rear of a dwelling unit is adjacent to common open space and accessible thereto, a rear yard need not be provided. A fifteen-foot rear yard shall be provided when the rear of a dwelling unit abuts adjacent private property.
 - d) *Fire accessways:* Each development plan shall provide adequate accessways for free movement of men and equipment to provide appropriate firefighting capabilities. Such accessways shall be a minimum of five (5) feet in width and approved by the city fire department.
 - (vii) *Off-street parking.* Off-street parking shall be required to conform to the current City standards as specified in the underlying zone.
 - a) Covered or open parking compounds may be designed as a functional part of the development. Parking compounds shall be conveniently accessible and adequately screened through the use of walls or landscaping. The arrangement and access for all parking compounds or parking spaces shall conform to City standards.
 - (viii) *Ground coverage.* Total ground coverage of the entire development (not individual lot) shall not exceed that allowed by the underlying zone.
 - (ix) *Private open space.* A minimum of two hundred (200) square feet of private open space per dwelling unit shall be provided on each individual lot. This provision need not apply to structures which are three (3) or more stories high.
- (p) Development standards for planned community development zone.
- (1) All development within the planned community development shall meet the following minimum requirements:
 - (i) *Density.* All densities shall conform to the approved community master plan.
 - (ii) *Building coverage.* The maximum building coverage shall not exceed fifty (50) percent of the area covered by the development plan exclusive of all dedicated public rights-of-way. In determining the coverage (ground area of each dwelling) covered parking and garages shall be included.
 - (iii) *Off-street parking.* Off-street parking shall conform to the current City standards as specified in Article III, Division 6 of this chapter.
 - (iv) *Private open space.* A minimum of two hundred (200) square feet of private open space per dwelling unit shall be provided on each individual lot. This requirement does not apply to structures three (3) or more stories in height.
 - (v) *Utilities.* All utilities shall be underground in accordance with the Municipal Code and approved by the city engineer.
 - (vi) *Signs.* Sign provisions contained in the most restrictive zone classification for each use allowed shall apply.



- (vii) *Other.* All other standards as specified by the approved community master plan and text and development plan and text shall be strictly adhered to.

26-61 Auto Plaza Overlay

(a) Purpose

The purpose of the auto plaza overlay zone is to preserve the City's auto plaza area to accomplish the City's goal of maintaining an established area designed for new vehicle franchise dealerships in order to make its services more accessible to the public, and to promote economic development within the City.

(b) Location

The auto plaza overlay zone shall consist of service-commercial (S-C) zoned properties located south of the Interstate 10 Freeway, north of Norma Avenue, west of Baymar Street, and east of Azusa Avenue.

(c) Permitted uses.

- (1) Permitted uses on any lot or premises within the auto plaza overlay zone shall be limited to the following:

- (i) The sales of new vehicles with outdoor display is allowed provided that all administrative functions are at all times conducted within an enclosed building.

- a) The sales of new vehicles with outdoor display is allowed provided that all administrative functions are at all times conducted within an enclosed building.

- (ii) Accessory uses

- a) The sales of used vehicles operated by the same franchise dealership or automaker operating the primary use.

- 1) Used vehicle inventory on the site shall be limited to no more than 30 percent of the total new vehicle inventory on the same site.

- 2) Outdoor display of used vehicles is allowed provided that all administrative functions are at all times conducted within an enclosed building.

- b) Vehicle service shop for maintenance and repair.

- c) Car wash.

- 1) The car wash shall only be used to clean the dealership's vehicle inventory and/or to clean vehicles receiving maintenance or repair services.

- 2) The car wash shall not be made available for public use.

- d) Electric vehicle charging station.

- e) Vehicle rental services shall only to be made available to customers utilizing services offered by the dealership.

- (iii) Temporary uses.

- a) Filming.

- 1) Filming or filmmaking on any lot or premises shall be limited to advertisement purposes promoting the dealership on the site.

- 2) Filming shall only be allowed on a lot or property occupied with a new vehicle dealership with an active business license.

- 3) Filming shall comply with the provisions of Article VI, Division 8 (Film Permit).

- (d) *Security lighting requirement.* All properties located within the auto plaza overlay zone shall have all its parking lot/vehicle display light standards/poles brightly lit from sunset until 9:00 p.m. Parking lot/vehicle display light standards/poles shall automatically be switched to dimmer lighting between 9:00 p.m. and sunrise.



- (e) *Development Standards.* Any proposed development and/or construction within the auto plaza overlay zone shall comply with the development standards set forth in Article II, Division 2. The provisions set forth in this division 26-61 (Auto Plaza Overlay) shall prevail if any conflicting standards exist.

26-62 Animal Keeping Overlay Zone

- (a) *Purpose.* The animal keeping overlay zone consists of properties on the north side of Vanderhoof Drive, including Tract 12292, Lots 18 through 27 (addresses 2633, 2641, 2653, 2707, 2715, 2727, 2743, 2755, 2769, and 2807 Vanderhoof Drive).
- (b) *Permitted Uses.* Uses permitted with the animal keeping overlay zone shall be those permitted within the underlying zone, subject to the development standards in the underlying zone and in sections 26-62(c) and 26-62(d).
- (c) Lower pad area development standards.
- (1) The following development standards shall apply to improvements located in the lower pad area of the lots within the overlay zone.
 - (i) *Setbacks.* The setbacks for any proposed improvements shall take into account the size of the subject property and the impacts to the neighboring properties. The location of the site of the improvement shall be based on the type of improvement proposed.
 - (ii) *Separation of uses.* The location of the proposed improvement shall, at a minimum, conform to the separation standards specified in section 26-46(h). Greater separation distances are encouraged to reduce conflicts between uses.
 - (iii) *Structural design.* The structural design of the improvements shall be compatible with the architecture of the main house on the property and the agrarian nature of the lower pad area.
 - (iv) *Screening.* Fences, walls, and/or landscaping shall be provided to provide visual separation between properties. Screening shall be sensitive to animal keeping areas in proximity to habitable space/recreational improvements, and vice versa.
- (d) Administrative permit required.
- (1) Prior to the construction of any improvement in the lower pad area such as habitable structures (including accessory dwelling units), nonhabitable structures that require the issuance of a building permit, swimming pools, spas, sports courts, and similar uses (whether or not a building permit is required), an administrative permit shall be required as specified in Article VI, Division 6 of this chapter 26.
 - (2) Before for an administrative use permit for improvements in the lower pad area of the overlay zone may be granted, the following findings must be made:
 - (i) The proposed improvement at the particular location would not be detrimental to the current or future keeping of animals in the lower pad area of surrounding properties.
 - (ii) The location and design of the improvement has given consideration to the separation of animal keeping areas from habitable space/recreational improvements.
 - (iii) The location and design of the improvement is not detrimental to the privacy of surrounding properties through the usage and placement of windows and doors, view-obscuring walls and/or fences, retaining walls, trees and other buffering landscaping materials.
 - (iv) The development can be adequately served by existing and/or required infrastructure and services.



ARTICLE III. REGULATIONS APPLICABLE TO ALL ZONES

DIVISION 1 GENERAL SITE PLANNING AND DEVELOPMENT STANDARDS

26-63 Purpose

The following development standards are set forth to ensure that property in all zones in the City of West Covina will be developed in a uniform and orderly manner which will promote public health, safety, comfort, convenience, and general welfare. These development standards shall be in addition to the property development standards set forth for each zone.

26-64 Lot Coverage Measurement

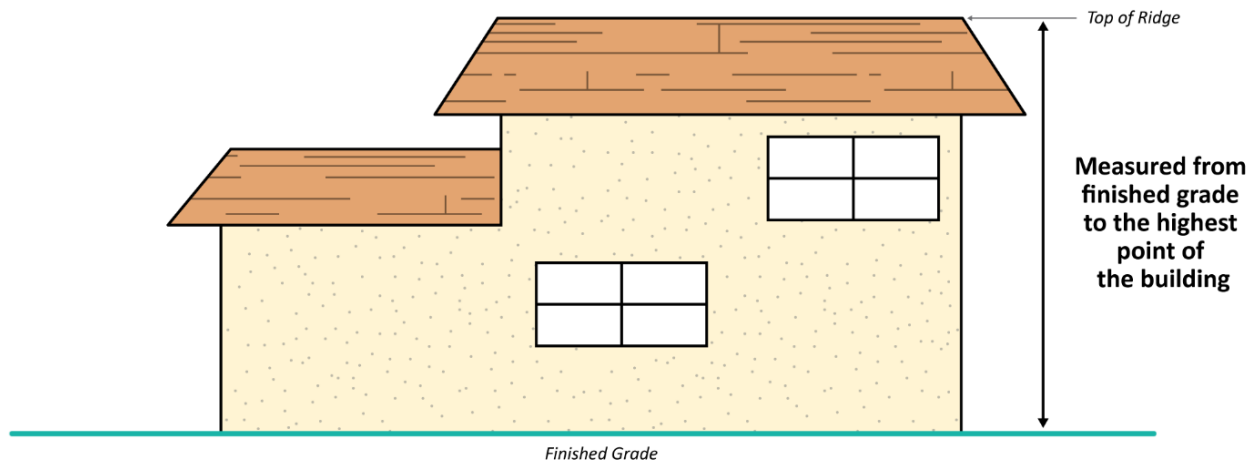
Lot coverage (also referred to as building coverage) is the percentage of the site area covered by structures shall be measured by dividing the number of square feet of horizontal area covered by structures by the total horizontal area within the property boundaries of the site. For purposes of lot coverage, underground parking facilities, parking structures, and semi-covered structures (e.g. trellis lattice patio covers) do not count towards required lot coverage.

26-65 Height Measurement and Exceptions

All structures shall comply with the following regulations relating to height, except for fences and walls, which shall conform to standards set forth in Article III, Division 3 (Fences, Walls and Hedges).

- (a) The height of structures shall not exceed the standards set forth by the applicable zoning district in Article II (Zones, Allowable Uses and Development Standards), except as otherwise provided by this section.
- (b) The maximum allowable height shall be measured as the vertical distance from the finished grade of the site to the top of the roof, as shown in Figure 3-1 below:

Figure 3-1 Measurement of Building Height



- (a) The following height projections are permitted:
 - (1) Architectural features, including chimneys, cupolas, steeples, weather vanes, and similar nonstructural element designed to enhance the building architecture, may exceed the height limit by up to ten (10) feet.
 - (i) Such features shall not exceed a width of twenty-five (25) feet or one-third ($\frac{1}{3}$) of the length of the structure's façade, whichever is less. Height exceptions shall not be granted for structural features designed or intended to provide floor space. Signs shall not be included within the additional height



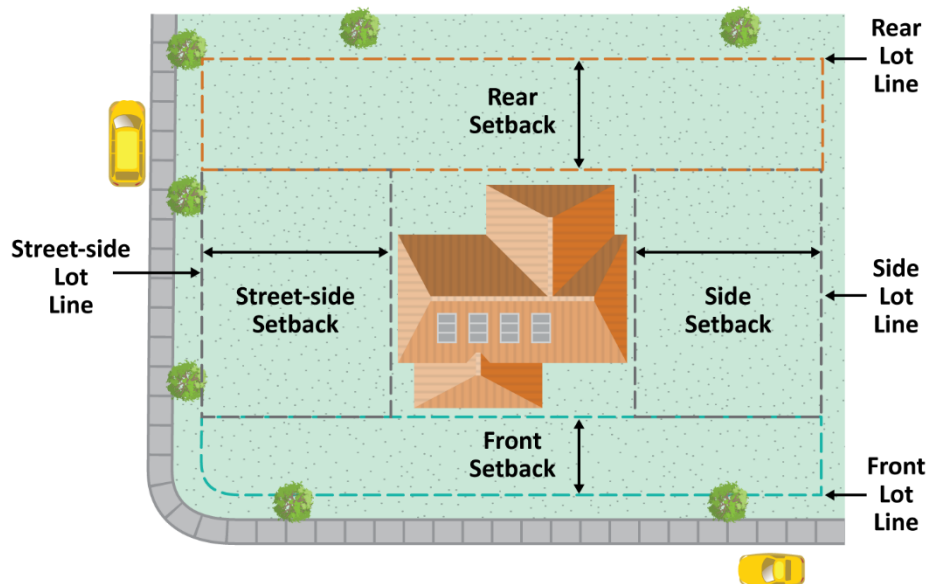
limits. Lights and poles are not considered architectural features and are not included in this exemption.

- (2) Elevator shafts, stairwells, and roof-mounted mechanical equipment (inclusive of screening for the mechanical equipment) may exceed the height limit by up to 10 feet, provided that these elements do not exceed 10 percent of the total roof area.
- (3) Parapets on flat roofs may exceed the height limit by up to 42 inches.
- (4) Solar energy systems (e.g. panels) may exceed the height limit by up to five (5) feet, or the minimum required based on installation cost and/or energy production thresholds established by State law, whichever is less.

26-66 Setback Measurement and Exceptions

All structures shall comply with the setback requirements set forth for each zoning district, and with any special setbacks established for specific uses by Article II (Zones, Allowable uses, and Development Standards), except as otherwise provided by this Article.

Figure 3-2 Setbacks

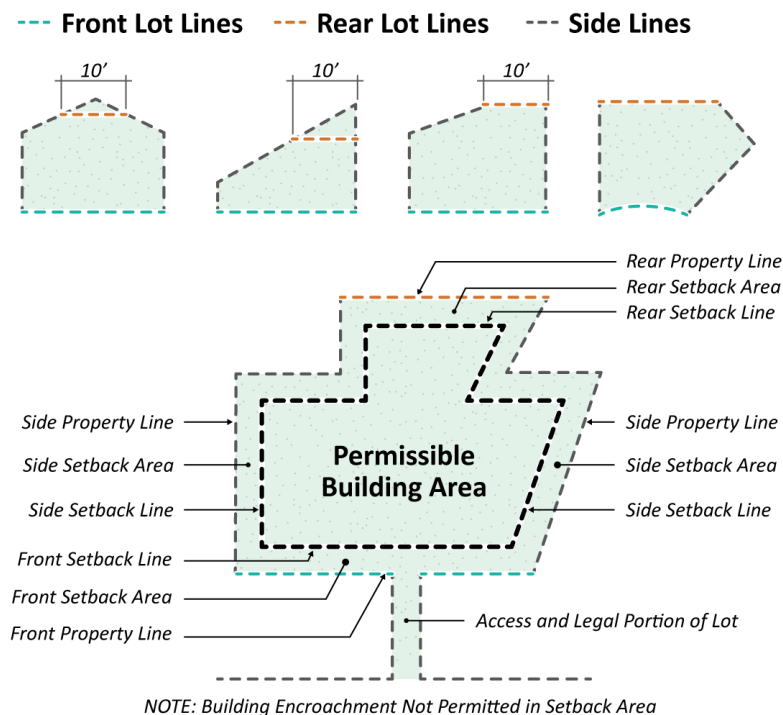


- (a) Setback requirements.
 - (1) Each yard shall be open and unobstructed from the ground upward, except as provided in this subsection.
 - (2) Yards shall be landscaped in compliance with Article III, Division 5 (Landscaping).
- (b) Exemptions from setback requirements.
 - (1) Fences or walls constructed within the height limitations within the height limitations set forth in Article III, Division 3 (Fences, Walls and Hedges).
 - (2) Steps, and other site design elements that are placed directly upon the finished grade and are less than eighteen (18) inches above the surrounding finished grade.; and
 - (3) Freestanding signs shall be pursuant to sign requirements set forth in Article III, Division 8 (Sign regulations).
 - (4) Water features with a water depth of less than eighteen inches (18”).
- (c) Measurement of setbacks



- (1) The front yard setback shall be measured at a right angle from the nearest point of the front property line (or edge of access or utility easement) to the nearest wall of the structure, except as follows:
 - (i) For a flag lot, the front yard setback shall be taken from the nearest wall of the structure to the point where the access strip meets the bulk of the parcel, establishing a building line parallel to the lot line nearest to the public street or right-of-way.
- (2) The side yard setback shall be measured at a right angle from the nearest point on the side property line (or edge of access or utility easement) to the nearest wall of the structure, establishing a setback line parallel to the lot line nearest the public street or right-of-way.
 - (i) The side yard on the street side of a corner parcel shall be measured at right angles from the nearest point on the street side property line to the nearest wall of the structure.
- (3) The rear yard setback shall be measured at a right angle from the nearest point on the rear property line (or edge of access or utility easement) to the nearest wall of the structure, establishing a setback line parallel to the rear property line that extends between the side yards, except;
 - (i) The rear yard on the street side of a double frontage lot shall be measured from the nearest point of the rear property line adjoining the street. If an access easement or street right-of-way line extends into or through a rear yard, the measurement shall be taken from the nearest point of the easement or right-of-way line; and
 - (ii) Where the side lot lines converge to a point, a line 10 feet long within the parcel, parallel to the front lot line, shall be deemed the rear lot line for the purpose of determining the depth of the required rear yard.

Figure 3-3 Lot Lines



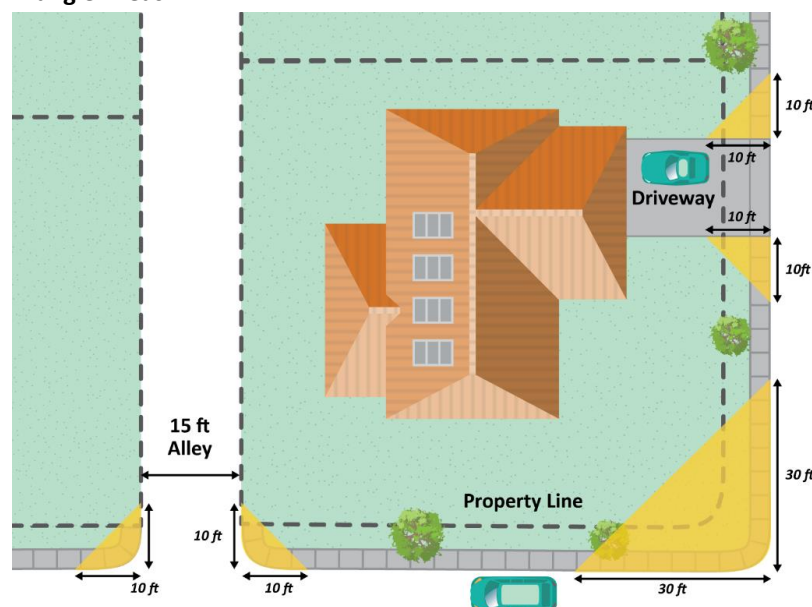


26-67 Sight Triangle Areas

The following standards shall apply to all intersections of streets, alleys, and private driveways in order to provide adequate visibility for vehicular traffic. There shall be no visual obstructions within sight triangle areas established herein.

- (a) There shall be a corner sight triangle area at all intersecting and intercepting public streets or highways. The sight triangle area shall be in a horizontal plane, making an angle of forty-five (45) degrees with the side, front, or rear property line. It shall pass through the points located on both the side and front (or rear) property lines at a distance of thirty (30) feet from the intersection of such lines at the corner of a public street or highway.
- (b) There shall be a corner sight triangle area on each side of any private driveway intersecting a street or alley. The sight triangle lines shall be in a horizontal plane, making an angle of forty-five (45) degrees with the side, front or rear property lines. They shall pass through a point not less than ten (10) feet from the edges of the driveway where it intersects the street or alley right-of-way.
- (c) There shall be a corner sight triangle area on each side of any alley intersecting a street or alley. The sight triangle lines shall be in a horizontal plane, making an angle at forty-five (45) degrees with the side, front or rear property line. They shall pass through a point of not less than ten (10) feet from the edges of the alley where it intersects the street or alley right-of-way.
- (d) If, due to an irregular lot shape, a line at a 45-degree angle does not provide for intersection visibility, such corner cutoff shall be defined by a line drawn from a point on the front (or rear) property line which is not less than 30 feet from the intersection of the side and front (or rear) property lines and through a point on the side property line which is not less than 30 feet from such intersection of the side and front (or rear) property lines.
- (e) The following shall not be erected, placed, planted or allowed to grow within the sight triangle area.
 - (1) Solid fences, walls, signs, structures, mounds of earth, solid post mailboxes, or other visual obstructions over three 36 inches in height and open work fences up to 42 inches in height.
 - (2) Hedges, shrubbery and vegetation over, or with a growth characteristic over 24 inches in height.
 - (3) The lower edge of tree canopies of a single trunk tree shall be maintained at a minimum height of eight (8) feet above ground level, as measured from the adjacent street curb elevation.

Figure 3-4 Sight Triangle Areas





26-68 Encroachments Into Required Setbacks

- (a) Swimming pools, spas, sports courts, and other similar private recreation areas may be located within the front yard, through an administrative permit process when the lot configuration, building placement, and/or street adjacent location justify its location due to the uniqueness of the property as determined by the Community Development Director or their designee, provided there is a minimum five-foot setback to adjoining properties, the project will not create a line-of-sight hazard, there is no other suitable location for the proposed structure on site, and all other standards for the underlying zone are met. Swimming pools and spas may encroach into the required interior side yard and rear yard provided that there is a minimum five (5) feet setback, as measured from the edge of the bond beam to the property line.
- (b) Swimming pools and spas, whether portable or permanently constructed, shall be enclosed by fencing as required by the City's Building Code.
- (c) Cornices, eaves, or similar features may project into yards.
 - (1) Cornices, eaves, belt courses, sills, or other similar architectural features may extend or project into a required front, side, or rear yard in single- and multi-family residential zones by not more than three (3) feet provided that the projection is no closer than two feet, six inches (2'-6") from the side and rear property lines.
- (d) Uncovered porches and platforms may project into yards.
 - (1) An uncovered porch, platform or landing place which does not extend above the level of the first floor of the building in R-A and R-1 zones may extend or project into any required front, side or rear yard by not more than six (6) feet except as permitted in 26-46(f), provided such structure in a side yard shall not reduce to less than three (3) feet the unobstructed pedestrian walkway or sidewalk on ground level to less than three (3) feet.

26-69 Maintenance and Security Standards for Vacant, Unoccupied or Abandoned buildings or structures.

- (a) Property owners and/or persons who possess or have control of an abandoned, vacated or undeveloped property, area or place, including buildings and structures, shall maintain and secure said property in such a way that will not be injurious to public health, safety and general welfare or to the stability of real property so as to interfere with the comfortable enjoyment of life or property, nor become attractive to unauthorized persons, including but not limited to juveniles and transients, nor constitute a health, fire or safety hazard.
- (b) Property owners and/or persons who possess or is in control of any undeveloped real property in the City or any other real property in the City that has been vacant or abandoned for a period in excess of thirty (30) calendar days shall do the following:
 - (1) *Unsecured access points.* All means of ingress or egress to the property or structure on the property, including but not limited to, windows, doors, gates and fences that have been breached, vandalized, or damaged, shall be boarded up and/or secured in compliance with Federal Housing Authority board-up standards to ensure the property or structure is secured against unauthorized entry.
 - (2) *Paint.* All boards securing a breach in any ingress or egress on a structure shall be fully painted in such a manner as to complement or match the paint color of the structure.
 - (3) *Fencing.* Any undeveloped real property within the City, or any other vacant real property in the City that an Enforcement Officer has determined in writing, based upon specific findings regarding the conditions of said real property and surrounding area(s), poses a threat to the health, safety, and welfare of the general public, shall be enclosed by a security fence as approved by the Community Development Director or their designee. Such security fencing shall measure a minimum of six feet (6') in height measured from grade, unless such fencing is located within a required sight triangle, shall be constructed of chain-link or tubular steel materials, and shall be erected in accordance with all requisite City approvals, permits, and inspections. Conditions that shall be considered when determining the necessity of a temporary security



fence include, but shall not be limited to, instances of unauthorized entry and/or vandalism, and the degree of decay, deterioration, dilapidation, or neglect of the real property and structures.

- (4) *Signage and emergency contact.* Signs prohibiting trespassing, and the name and phone number of the person or entity responsible for the maintenance and security of the vacant property shall be posted on all vacant structures and/or security fencing surrounding vacant properties. Security fencing shall be kept clear of all other signs. Each sign shall conform to standards set forth in Article III, Division 8.

DIVISION 2 ACCESSORY STRUCTURES

26-70 Purpose and Applicability

- (a) The following development standards shall apply to all detached accessory structures, not including accessory dwelling units governed by the requirements of Article IV, Division 2. The purpose of this division is to protect the public health, safety and welfare by maintaining safe distances between structures, establish architectural compatibility between primary structures and certain types of accessory structures, and minimizing potential impacts associated with lot coverage, privacy, and maintenance of light and air space.
- (b) The development standards contained in this division shall apply to accessory structures on private property and shall be in addition to other applicable development standards contained in the Development Code. In the event of a conflict between the provisions set forth in this division and any other provisions of this Development Code, the stricter regulation shall control. This division regulates detached accessory structures that are larger than 120 square feet in size and/or taller than seven (7) feet in height. Accessory structures shall not contain indoor cooking facilities (combination of a sink, cooking apparatus, and refrigeration appliance) and should not be designed for full time living or rental purposes. Guesthouses, pool houses, accessory dwelling units and junior accessory dwelling units that conform to the requirements of this chapter are permitted.

26-71 Permit Requirements and Exemptions

- (a) Accessory structures located in single-family, multi-family, mixed-use, commercial and industrial zones shall require an Administrative Permit, pursuant to the procedures and findings outlined in Article VI, division 6.
- (b) The following structures located in the single-family and multi-family zones are exempt from planning entitlements provided they comply with the requirements listed below and standards set forth in section 26-72. Exempt accessory structures may require building permits to maintain conformance with the California Building Code adopted by the City.
 - (1) Accessory structures that are less than 120 square feet in size and no portion of the structure is seven (7) feet or greater in height, provided that no more than two (2) of such structures are located within the same lot or site.
 - (2) A detached structure typically used for decorative or landscape design purposes such as a fountain, water wall, bird bath and similar features that are less than 120 square feet in size and no portion of the feature is six (6) feet in height or greater.
 - (3) Accessory dwelling units and junior accessory dwelling units pursuant to Article IV, Division 2 (Accessory Dwelling Units and Junior Accessory Dwelling Units).
 - (4) Urban Dwelling Units pursuant to Article IV, Division 4 (Urban Dwelling Units).

26-72 Development Standards

- (a) The development standards listed in Table 3-1 are intended to supplement the requirements in the applicable zone for types of accessory structures. In the event of a conflict between these requirements and the requirements of the underlying zone, the requirements of this section shall apply. The following requirements shall apply to all accessory structures, both exempt and non-exempt under section 26-71.



- (b) Minimum setback distances for accessory structures from property lines and between all structures shall include all portions of the structure(s).
- (c) Accessory structures may be constructed in conjunction with or subsequent to the construction of the primary structure(s) on the site.

Table 3-1 Development Standards for Accessory Structures

Type of Accessory Structure	Minimum Setback Requirements				Maximum Lot Coverage	Maximum Height
	Front	Rear	Side	Street Side		
Pools and spas,	Not Permitted*	5 feet	5 feet	Not permitted	n/a	n/a
Pool/spa equipment	Not Permitted*	5 feet	5 feet	Not permitted	n/a	5ft
Detached accessory structures with open or solid roofing.	Not Permitted	4 feet	4 feet	Not permitted	Standard building coverage per Table 2-4 of Section 26-46	16 ft
Temporary, portable shade structures	Not Permitted	4 feet	4 feet	Not permitted	30% of required rear yard area, Standard building coverage per Table 2-4 of Section 26-46	10 ft.
Decks/elevated structures greater than 30" in height and/or greater than 30 square feet in area	Not Permitted	1.5 times standard building setback per Section 26-46(e)	1.5 times standard building setback per Section 26-46(e)	1.5 times standard building setback per Section 26-46(e)	n/a	8 ft
Attached patios, chimneys and fireplaces, and similar structures	Same as required for primary structure					
* May be permitted through an Administrative Permit process per Section 26-68						

- (d) Accessory buildings in R-A and R-1 zones.
 - (1) Accessory buildings, or the sum of accessory buildings, except accessory dwelling units, shall be a maximum of one thousand (1,000) square feet. Accessory buildings which causes the total square footage of accessory buildings to exceed greater than one thousand (1,000) square feet (except accessory dwelling units) may be granted subject to the approval of an administrative permit pursuant to the procedures and findings outlined in Article VI, Division 6. Required garages are exempt from the administrative permit requirements. Individual accessory buildings with an area greater than the primary dwelling unit shall not be allowed. The area for individual accessory buildings shall be limited to seventy (70) percent of the floor area of the primary dwelling unit.

26-73 Solar Energy Systems

- (a) The purpose of this section is to allow for timely and cost-effective installations of solar energy systems that shall:



- (1) Provide for the installation of small to medium solar energy systems to enable the generation of electricity from the sun, for on- and off-site uses.
 - (2) To minimize potential adverse impacts associated with solar energy systems.
- (b) Development Standards
- (1) *Ground-mounted solar energy collectors.* Ground-mounted solar energy collectors shall be installed and maintained in accordance with the following requirements:
 - (i) *Location.* Ground-mounted solar energy collectors are permitted in all zoning districts. In residential zoning districts, solar energy collectors and their mounting framework shall not be located within the front setback and shall not be visible from the public right-of-way adjacent to the front, or side property line. In nonresidential zoning districts, solar energy collectors may be visible from the public right-of-way with approval of an Administrative Permit.
 - (ii) *Height.* In residential zoning districts, the height of a ground-mounted solar energy collector system shall not exceed twelve (12) feet. The maximum height shall be twenty-five (25) feet when located on a non-residential property not abutting a residential zone. The maximum height of a ground-mounted solar energy collector system shall be fifteen (15) feet when located on a non-residential property abutting a residential zone.
 - (iii) *Setbacks.* Installations of less than six (6) feet in height may project up to two (2) feet into a required setback. Installations of six (6) feet or more in height shall comply with building setback requirements for patio covers.
- (c) Roof-mounted solar energy collectors.
- (1) *Location.* It is preferred that photovoltaic solar energy systems in the single-family residential zone on roofs are designed in a way that is flush-mounted and/or are not installed on the portion of the roof that faces the street, and/or are screened from the public right-of-way. If the photovoltaic solar energy systems on roofs are not flush-mounted and/or installed on the portion of the roof that faces the street, and/or is visible from the street, applicant submittal of additional documentation to the Planning Division is required prior to the first Building Division inspection to receive inspector sign-off. The required documentation shall be a written analysis prepared by a licensed engineer indicating that all options to redesign the photovoltaic system with a flush-mounted design and/or without utilizing the street facing roof will:
 - (i) Increase the installation cost by more than \$1,000; AND
 - (ii) Will cause a drop in energy production by more than 10-percent (10%).
 - (2) *Height.* Photovoltaic solar energy systems on the roof may extend up to five (5) feet above the height limit in the district in which it is located or the roof surface on which they are installed, provided that the height extension is necessary to be within the installation cost and/or energy production thresholds mandated by State law.
 - (3) Solar water or swimming pool heating systems may extend up to seven (7) feet above the height limit in the district in which it is located or the roof surface on which they are installed.
- (d) Solar energy collector on carports.
- (1) Photovoltaic equipment, as defined by section 26-36, "Solar Energy Systems," may be installed on the roof of carports for the purpose of collecting, storing, or transferring solar energy as part of a larger solar energy system installed in structure(s) on the same building site without additional discretionary permit.
 - (2) The maximum height of solar energy collector equipment on carport roofs shall not exceed the maximum height of the underlying district.



DIVISION 3 FENCES, WALLS, AND HEDGES

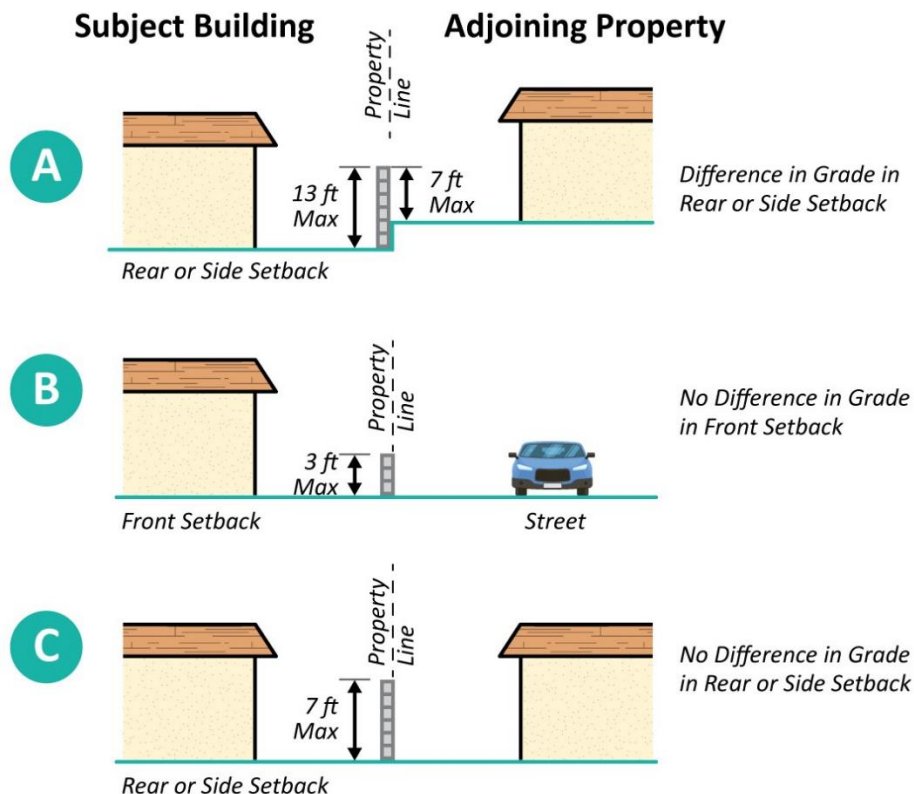
26-74 Purpose and Applicability

- (a) The purpose of this chapter is to establish standards and regulations relating to the construction of fences, walls and hedges used for screening or buffering purposes. The standards are intended to ensure that all fences, walls, and hedges provide desired privacy and safety but do not create a public safety hazard or nuisance, and that fences, walls and hedges meet the City's standards for quality design and regular maintenance.
- (b) For Planned Development Permits and Specific Plans, fence, wall, and hedge standards shall comply with the standards set forth in the applicable Planned Development Permit or Specific Plan. Where the Planned Development Permit or Specific Plan is silent on fence, walls and hedge height, the standards for the underlying zone shall apply, as determined by the Community Development Director, or their designee.

26-75 Measurement of Fence or Wall Height

- (a) Measurement of height
 - (1) The height of a fence or wall is measured as the vertical distance between the top of finished grade at the base of the fence or wall to the top of the fence or wall.
 - (2) For fences or walls on sloping ground or varying grades, height shall be measured from the lowest grade on either side of the fence or wall to the highest point of the fence or wall. For the purposes of this section a retaining wall with a fence above it shall be considered one structure.
 - (3) Fence or wall height includes any materials attached to the fence or wall.

Figure 3-5 Measuring Fence or Wall Height





26-76 Height Limitations for Freestanding Fence, Walls and Hedges

- (a) **Street-fronting Fences and Walls.** The maximum allowed height for freestanding fences and walls within the required front setback, or the street side yard, or the rear yard of a through lot with street driveway/garage access shall comply with the following standards:
- (1) Fences and fence/wall combinations shall not exceed a maximum height of six (6) feet. The fence and/or fence/wall combination shall be of a design that creates at least seventy (70) percent open work above forty-two inches (42") in height. Pilasters and/or columns no greater than eighteen inches (18") in width may be incorporated with the design of the fence or wall if the required visibility is met. Street-fronting fences on street side yards of lots not considered a reverse corner lot and on rear yards of through lots may construct a solid, non-transparent fence/wall provided that no neighboring adjacent single-family residential lot is developed with a primary residence with its front facade oriented towards the same street.
 - (2) Corner cut back area. On corner lots, walls, fences, hedges, trees, or other physical obstructions shall not exceed a maximum height of thirty-six inches (36") within the sight triangle areas set forth in section 26-67.
 - (3) Fences and walls adjacent to arterial streets. Walls and fences on single-family residential lots along the side and rear property lines adjacent to rights-of-way of streets designated as principal or minor arterials on the master plan of streets and highways shall have a maximum height of eight (8) feet provided that design standards contained within subsection (a)(1) is complied with.
 - (4) On single-family residential zones, light fixtures may be added on the top of the street-fronting fencing or its pillar, provided the overall height of the fence or pillar and light does not exceed a height of six feet, six inches (6'-6"). The intensity of the lights shall be limited to low level lighting of less than one thousand six hundred (1,600) lumens.
 - (5) Fences atop retaining walls, shall conform to the limits set forth in Section 26-77.
- (b) **Side and Rear Yard Fences and Walls.** The maximum allowed height for freestanding fences and walls (non-retaining) within the required side and rear yard setbacks shall comply with the following standards:
- (1) Street fronting side yard and rear yard fences shall conform to the height limits set forth in subsection (a) of this section.
 - (2) A freestanding fence or wall between single-family residential properties shall not exceed seven (7) feet in height.
 - (3) A freestanding fence or wall between multi-family residential properties or along a major arterial street shall not exceed seven (7) feet in height.
 - (4) A freestanding fence or wall between a residential and commercial property shall not exceed eight (8) feet in height.
 - (5) A maximum of eight (8) foot freestanding fence or wall between a residential and commercial property or between two commercial properties.
 - (6) On commercially zoned properties, a free-standing fence or wall shall not exceed a maximum of eight (8) feet in height.
 - (7) Freestanding fences or walls located at intersections of streets, alleyways and driveways within traffic sight areas shall conform to standards set forth in Section 26-67(e).
 - (8) Fences atop retaining walls, shall conform to the limits set forth in Section 26-77.
- (c) **Hedges.** No maximum height shall be established for hedges, except for hedges located within the required front yard which shall conform to the standards for fences and walls, and for the sight triangle area standards set forth in section 26-67(e).



26-77 Height Limitations for Retaining Walls and Change of Grade

- (a) Interior facing retaining walls or garden walls where the retaining wall faces inward to the subject property and are negligibly visible from surrounding properties or the public right-of-way, and located within the required setbacks, the retaining wall may reach a maximum height of seven (7) feet. The total height of an interior facing retaining wall and a free-standing fence or wall atop it shall not exceed the following height limitations:
 - (1) Within the front setback- Twelve (12) feet provided that the design of the freestanding fence/wall complies with section 26-76(a)(1), or fourteen (14) for properties that qualify under section 26-76(a)(3).).
 - (2) Side and rear yard- Thirteen (13) feet, or fourteen (14) feet for properties that qualify under section 26-76(b)(4) through (6).
- (b) Exterior facing retaining walls or garden walls. Where the retaining wall faces outward towards a public street or facing a neighboring property and is, located within the required setbacks, the retaining wall may reach a maximum height of three (3) feet, The total height of an exterior facing wall and free-standing fence or wall atop it shall not exceed the following height limitations:
 - (1) Within the front setback- Nine (9) feet provided that the design of the freestanding fence/wall complies with section 26-77(a)(1)
 - (2) Side and rear yard- Ten (10) feet, or eleven (11) feet for properties that qualify under section 26-76(b)(4) through (6)
- (c) Interior and exterior facing retaining walls or garden walls which complies with the required building setbacks of the zoning district shall not exceed a maximum height of fifteen (15) feet.
- (d) Parallel retaining walls and landscaping terracing. Any retaining wall constructed in combination with other retaining walls, screen walls and/or fences on the same property may be terraced with a gradient up to 1:1 to obtain approval of an aggregate height of retaining walls exceeding the single-wall limit set forth in this section. The distance between walls shall be no less than the height of the tallest wall.

26-78 Fence Materials

- (a) Prohibited fence materials.
 - (1) *Residential Zoning Districts.* Barbed wire, electrical fences, razor wire, and other similar objects on the top of fences or walls shall not be allowed within a residential zoning district. The use of chain link fence is prohibited in residential districts within any front yard area or any area visible from the public street, except for construction sites and other temporary uses and where otherwise specifically permitted in this Development Code.
 - (2) *Commercial and Industrial Zoning Districts.* Barbed wire, electrical razor wire, and other similar objects shall not be allowed on the top of fences or walls within a commercial zoning district, except on the top of fences or walls surrounding outdoor storage areas.
- (b) Special fencing and wall requirements.
 - (1) *Swimming pools, spas and similar features.* Swimming pools, spas, and other similar features shall be fenced in compliance with the requirements set forth by the City's Building Code.
 - (2) *Outdoor equipment, storage, and work areas.* Screening of outdoor use, equipment and activities shall conform to the standards set forth in division 4 (Screening and Buffering).
 - (3) *Recreational courts.* Fences for recreational courts including basketball, tennis, badminton courts and similar play areas shall not exceed twelve feet in height providing that all parts of the fencing are not located within the minimum required setback areas.



- (4) *Temporary fences.* Temporary fencing may be necessary for the protection of archaeological, historic resources and/or trees during site preparation and construction. Temporary fencing for these purposes shall be subject to the approval of the Community Development Director or their designee, and shall comply with applicable building codes.
- (5) *Walls along public rights-of-way.* Masonry, concrete block and wood perimeter walls that adjoin public rights-of-way and are constructed as part of a subdivision or other planned development shall be maintained in original condition, including the color and texture of the block and any cap elements. Fences/walls along the public right-of-way shall be either finished on both sides, finished on the side facing the public right-of-way, or made of decorative block.
- (6) *Fences and walls exceeding six (6) feet in height in between properties.* Fences/walls exceeding six (6) feet in height located within five (5) feet from the property line shall be either finished on both sides, finished on the side facing the neighboring property, or made of decorative block.

26-79 Required Walls

(a) Walls in multi-family residential zones.

- (1) A thirty-six (36) inch high concrete, masonry, or decorative block wall shall be provided and maintained on the outside perimeter of all off-street parking areas abutting or visible from a public street, except at points of ingress and egress for vehicular or pedestrian traffic. The wall shall be set back a minimum of five (5) feet from the property line and this setback area shall be landscaped. Other materials may be used if approved by the Planning Commission.
- (2) In lieu of the thirty-six (36) inch high screen wall, land contouring and landscaping equivalent to thirty-six (36) inches in height, or a combination of wall and land contouring, may be provided.

(b) A seven-foot wall when abutting single-family zone:

- (1) A seven (7) foot high concrete, masonry or decorative block wall shall be provided and maintained on the boundary of any multiple-family zone which abuts or lies across a public alley from a residential-agricultural (R-A) or single-family (R-1) zone, except in the front setback area, where said wall shall conform to the sight triangle area standards set forth in section 26-67(e).
- (2) When there is a difference in site elevation and the abutting property zoned R-A or R-1 is a minimum of seven (7) feet higher than the development site zoned multiple-family, at the discretion of the Planning Commission, the requirements for a seven (7) foot high wall may be waived.



DIVISION 4 SCREENING AND BUFFERING

26-80 Purpose

This section provides standards for the screening and buffering of adjoining land uses, equipment, outdoor storage areas and surface parking areas.

26-81 Screening and Buffering Standards

- (a) *Required screening in office, commercial and Industrial Zones.* All exterior storage areas and service yards, loading docks and ramps, electrical cage enclosures and storage tanks are to be screened from view by a fence, wall or mature landscaped materials.
- (1) Mechanical equipment and duct work.
 - (i) All roof top mechanical equipment shall be placed behind a permanent parapet wall and be completely restricted from all ground level views from adjacent public rights of way. Such screening shall be as high as the highest portion of the equipment or ducting, and shall be permanently maintained.
 - (ii) No mechanical equipment is to be exposed on the wall surface of a building.
 - (iii) Gutters and downspouts that are utilitarian in nature are not to project from the vertical surface of the buildings. Decorative gutters and downspouts, when appropriate to the proposed architectural style of the building may project from the surface of the building and shall be subject to review of the Planning Commission.
 - (iv) Vents, louvers, exposed flashing, tanks, stacks, overhead doors, rolling and “man” service doors are to be treated in a manner consistent with the color scheme of the building.
 - (v) All ground mechanical equipment shall be screened to the maximum extent feasible and as allowed by the utility provider by a permanent structure or landscape.
 - (2) Refuse storage.
 - (i) All outdoor trash, garbage and refuse containers shall be screened from public view, within a trash enclosure containing a roof and screening on all sides consisting of minimum five and one-half (5½) foot high concrete, or masonry decorative block wall, and the opening provided with a solid gate.
 - (ii) Such area shall be so located as to be easily accessible for trash pick-up.
 - (iii) Storage. Except in the case of uses listed “outdoor displays” in 26-51(a) of this chapter, all storage of wares, merchandise, crates, bottles or similar items shall be within a completely enclosed building.
 - (3) Screening of parking areas.
 - (i) All parking areas shall be screened from public rights-of-way with various means of screening such as land contouring, low-profile walls, shrub plantings and similar screens or a combination thereof.
 - (ii) A seven (7)-foot high concrete, masonry or decorative block wall shall be provided and maintained on the boundary of any nonresidential zone which abuts or lies across a public street or alley from a residential zone except in the front setback area where said wall shall conform to the sight triangle area standards set forth in section 26-67(e).
 - (iii) All walls shall be architecturally compatible with the main buildings. Type, texture, and color shall be approved by the Planning Commission. Barbed wire shall not be permitted.



DIVISION 5 LANDSCAPING

26-82 Purpose

The purpose of this division is to establish minimum landscaping standards to enhance the appearance of developments, increase green space throughout the City, reduce heat and glare, control soil erosion, conserve water, ensure the ongoing maintenance of landscaped areas, reduce wildfire hazards, and ensure that landscape installations do not create hazards for motorists or pedestrians.

26-83 Applicability

The requirements contained in this division shall apply to all new and existing development and shall be in addition to any other development standards contained elsewhere within the Development Code.

26-84 Water Efficient Landscape Ordinance

- (a) The purpose of this section is to ensure the design, installation and maintenance of landscapes meet the requirements of the State of California's Model Water Efficient Landscape Ordinance (MWELO)
- (b) The City adopts by reference the State of California's Model Water Efficient Landscape Ordinance, which is found at Sections 490—495 of Chapter 2.7, Division 2, Title 23, of the California Code of Regulations, as it may be amended from time to time. A copy of the MWELO will be maintained in the community development department and will be made available for public inspection during regular business hours.
- (c) *Applicability.* The MWELO applies to the following projects:
 - (1) New landscape projects with an aggregate landscape area equal to or greater than 500 square feet.
 - (2) Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 square feet and requiring a building, plan check or design review; and
 - (3) For purposes of this section, aggregate landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel, or stone walkways, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for nondevelopment.
- (d) *Exemptions.* The following projects or landscapes are exempt from or subject to limited review pursuant to MWELO.
 - (1) Projects involving new construction of an aggregate landscape area of less than 2,500 square feet that comply with the prescriptive measures.

26-85 General Landscaping Standards

- (a) *General location for landscape improvements.* All landscaping shall be provided in the following locations for all types of development as listed below, unless the approval authority determines that the required landscape is not necessary to fulfill the provisions of this division. Nothing in this division is intended to discourage landscaping in excess of the minimum requirements listed herein.
- (b) *Setbacks, public frontage and street frontage.* All setback areas required by this Development Code, areas between the curb and setback, public frontage areas, or portions of the site with any street frontage, shall be landscaped and maintained in compliance with this division, except where an area of required setback is improved with a paved surface such as a sidewalk or driveway.
 - (1) In all industrial zones, the front and exterior side yard setback areas adjoining public rights-of-way are required to be landscaped, including the property frontage within the right-of-way.
 - (2) Trees are required along sidewalks and primary street frontages, in addition to other landscaping requirements. Street trees shall be required where the public parkway is at least four (4) feet wide. A twenty-four (24) inch box street tree shall be planted for each thirty (30) feet of linear street frontage along



any property line abutting a public or private street (on average). The Director of Public Works may approve deviations to these standards when site conditions (e.g. utilities or significant topography constraints) preclude the placement of trees.

- (c) *Undeveloped areas.* All areas of a site that are part of an entitled and/or approved master planned development application, such as pad sites being held for future development, shall be landscaped in compliance with this division.
- (d) *Pedestrian paths and pedestrian entrances.* Along pedestrian pathways and at building entrances, trees shall be provided in compliance with this division for shade and climate control to define public spaces, and moderate high temperatures and wind speeds.
- (e) *Plant type.* Landscape planting shall emphasize climate appropriate, drought-tolerant, native, and non-invasive species shall complement the architectural design of the structures on site, and shall be suitable for the soil and climatic condition specific to the site. Plant species known to be invasive and listed on the California Invasive Plant Inventory published by the California Invasive Plant Council (Cal-IPC) are prohibited. Within Fire Hazard Severity Zones as determined by CALFire, plantings shall not include fire prone species and the plant palette shall be approved by the West Covina Fire Department.
- (f) *Planting layout and plant diversity.* Plant selection shall vary in the type and planting pattern. Informal planting patterns are preferred over uniform and entirely symmetrical planting patterns. Use of deciduous flowering trees and shrubs and colorful plantings is encouraged in conjunction with evergreen species. Groupings of shrubs shall contain multiple plant types, interspersed with varying heights and blooming seasons for year-round interest.
- (g) *Street and parking lot trees.*
 - (1) Street and parking lot trees shall be selected from the City's adopted master list of street trees and parking lot trees.
 - (2) Parking lot trees. An average of at least one (1) tree (minimum 15 gallon) of a species satisfactory to the Community Development Director or their designee shall be planted for every six (6) parking spaces.
 - (3) The total number of required parking trees may be reduced to one (1) tree for every ten (10) parking stalls if the lot landscape requirements set forth in 26-86(a) is increased by fifty (50) percent (12% of total lot area for all zones, except M-1, which is 6).
 - (4) Any tree that partially shades a parking space or a drive aisle may be considered a parking lot tree and included in the calculation of total parking lot trees.
 - (5) There shall be a minimum three (3) foot wide (inside dimension,) landscape planter separating a building or wall from a driveway or parking area.
 - (6) All planted areas shall be surrounded by a concrete curb six (6) inches above final grade or above asphalt level of the parking lot. However, when such planted areas lie adjacent to a concrete sidewalk, masonry wall, or a building, a raised concrete curb need not be provided in the adjacent area.
- (h) Trees planted within ten (10) feet of a street, sidewalk, paved trail, or walkway shall be a deep-rooted species or shall be separated from hardscapes by a root barrier to prevent physical damage to public improvements.
- (i) *Planting size, spacing, and planter widths.* In order to achieve an immediate effect of a landscape installation and to allow sustained growth of planting materials, minimum plant material sizes, planting spacing, and minimum planter widths (inside measurements) are as follows:
 - (1) *Trees.* The minimum planting size for trees for industrial, mixed-use, commercial, office, and community or civic uses shall be 15-gallon, with 25 percent of all trees on a project site planted at a minimum 24-inch box size. For industrial, mixed-use, commercial, office and community or civic uses, tree spacing within perimeter planters along streets and abutting residential properties shall be planted no further than 25 feet on center, on average. Minimum planter widths for trees shall be between five and ten feet, consistent with the City's adopted master list of street trees and parking lot trees.



- (2) *Shrubs.* Shrub planting shall be a minimum five-gallon size, with a 15-gallon minimum size required where a landscape screen (visual buffer) is conditioned by the designated approving authority (e.g., screening of headlights from drive-through aisles). The minimum planter width for shrubs is four feet.
 - (3) *Ground Cover.* Plants used for mass planting may be grown in flats of up to 64 plants or in individual one-gallon containers. Rooted cuttings from flats shall be planted no farther apart than 12 inches on center, and containerized woody, shrub ground cover plantings shall be planted no farther apart than 3 feet on center in order to achieve full coverage within one year. Minimum planter width for ground cover is two feet, with the exception of sod, which requires a minimum planter width of six feet.
- (j) *Synthetic Turf.* Synthetic turf may be used as a substitute for natural turf for the purposes of water conservation. The use of synthetic turf on properties zoned for multi-family residential or non-residential uses shall require an administrative permit, pursuant to Article VI, Division 6. The following standards shall apply to the use and maintenance of synthetic turf.
- (1) Synthetic turf shall be allowed in areas visible from a public street, park, public parking lot for non-residential developments or located within the setback areas of properties zoned R-1 or R-A.
 - (2) Synthetic turf shall consist of lifelike individual blades of grass that emulate real grass in look and color and have a minimum pile height of one and one-half inches.
 - (3) The installation of synthetic turf shall also include a proper drainage system installed underneath to prevent excess runoff or the pooling of water.
 - (4) Landscaping comprised of synthetic turf shall be periodically maintained to simulate the appearance of a well-maintained lawn.
 - (5) The use of indoor or outdoor plastic or nylon carpeting as a replacement for synthetic or natural turf shall be prohibited.
 - (6) Synthetic turf shall be installed in combination with natural plant materials including trees, shrubs, hedges and ground cover to enhance the overall landscape design.
 - (7) All landscape areas where synthetic turf is implemented shall be cleaned and maintained based on manufacturers' guidelines for maintenance.
 - (8) The administrative permit shall be valid for up to ten years or as determined by the recommended longevity of the synthetic turf manufacturer.
 - (9) *Application submittal requirements.* An application for the use of synthetic turf shall include the following items:
 - (i) A site plan including the dimensions and details of the landscaped area, including both the proposed synthetic turf area and live plant material landscaped areas. The plan shall also describe the specific type of synthetic turf to be installed.
 - (ii) A sample of the synthetic turf to be implemented.
 - (iii) Specifications of the synthetic turf detailing including the synthetic turf materials and components, longevity of the turf.
- (k) Landscape criteria for multi-family residential and mixed-use zones that include residential uses.
- (1) All open areas or unused space exceeding 24 square feet resulting from the design or layout of parking spaces or accessory structures with the exception of vehicular accessways and parking areas, pedestrian walkways, and paved or covered recreational facilities, shall be landscaped and irrigated with a fully automatic system in conformance with this division. Such landscaping and irrigation shall be permanently maintained in a functional, dust free, disease free, and weed free condition.
 - (2) No planting area shall be less than twenty-four (24) square feet or less than three (3) feet in width (inside dimensions) with the exception of raised planter boxes around or in close proximity to buildings.
 - (3) A minimum of six (6) feet of the rear or side yard adjacent to single-family or multi-family residential zoning or development shall be landscaped with plant materials and trees appropriate in size and type to create a



solid plant screen, subject to the approval of the Community Development Director or their designee, and as represented on the approved landscaping plan.

- (4) Undeveloped areas proposed for future expansion shall be maintained in a weed free and dust free condition.
- (5) Landscape areas, whether installed pursuant to this chapter or not, shall be maintained free of litter and diseased or dead plants. Diseased, dead, damaged and/or disfigured plants shall be replaced as deemed necessary by the Community Development Director or their designee. Irrigation systems and their components shall be maintained in a fully functional manner consistent with the originally approved design and the provisions of this division.
- (6) Landscape areas shall be maintained to ensure water efficiency and minimize water waste leading to excessive runoff, low-head drainage, overspray and other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures. A regular maintenance schedule should include but not be limited to, checking, adjusting, and repairing irrigation equipment; resetting the automatic controller; aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning; and weeding in all landscaped areas. All tree pruning shall be performed in compliance with acceptable standards as set forth by the Western Chapter International Society of Arborists.
- (7) The landscaping and irrigation plan shall be approved by the Community Development Director or their designee subject to the following criteria. Landscape and irrigation plans for projects with required landscaping consisting of five thousand (5,000) square feet or more, shall be prepared by a licensed landscape architect. The Community Development Director or their designee has the right to disapprove a landscaping plan if the quantity, size, type, placement, and use of plant material do not meet the minimum requirements of this section. The Community Development Director or their designee shall also determine whether the type, size, and location of the proposed landscaping is appropriate given the scale and design of the development.
- (8) All landscape areas and irrigations systems shall be subject to the water efficiency provisions contained in Article III, Division 5, standards for Water Efficient Landscaping, unless specifically exempted by those water efficiency provisions.

26-86 Landscape Area Requirements

- (a) Landscape criteria for office, commercial, mixed-use, and industrial zones.
 - (1) A minimum of eight (8) percent of the total net area (net area shall be computed by excluding public streets) of the development, in all zones except the manufacturing (M-1) zone, shall be landscaped, and permanently watered with a water efficient automatic irrigation system. In the manufacturing (M-1) zone, a minimum of four (4) percent of the total net area (net area shall be computed by excluding public streets) of the development shall be landscaped, and permanently watered with a water efficient automatic irrigation system, and seventy-five (75) percent of the landscaping shall be within fifty (50) feet of a public street.
 - (2) Approximately one-half of such landscaped area shall be generally distributed throughout the parking lot with the remainder as planted areas around buildings, peripheral planters around the site, parkways, street tree wells and other locations as deemed appropriate by the Community Development Director or their designee. The Community Development Director or their designee shall also determine whether the type, size, and location of the proposed landscaping is appropriate given the scale and design of the development.
 - (3) No planting area shall be less than twenty-four (24) square feet or less than three (3) feet in width (inside dimensions) with the exception of raised planter boxes around or in close proximity to buildings.
 - (4) A minimum of six (6) feet of either the rear or side yard adjacent to single-family or multi-family residential zoning or development shall be landscaped with specimen plant materials and trees appropriate in size and type to create a solid plant screen, subject to the approval of the Community Development Director or their designee, and as represented on the approved landscaping plan.



- (5) Undeveloped areas proposed for future expansion shall be maintained in a weed-free and dust free condition.
 - (6) All landscaping referred to in this section shall be maintained in a neat orderly fashion and free of debris.
 - (7) The landscaping and irrigation plan shall be approved by the Community Development Director or their designee in compliance with the provisions of this division. Landscape and irrigation plans or projects with required landscaping consisting of two thousand five hundred (2,500) square feet or more, shall be prepared by a licensed landscape architect. The Community Development Director or their designee has the right to disapprove a landscaping plan if the quantity, size, type, placement and use of plant material do not meet the minimum requirements of this division, Planning Commission guidelines for water efficient landscaping.
- (b) Existing/established landscapes
- (1) All landscape areas and irrigations systems shall be subject to the water efficiency provisions contained in Article III, Division 5 of this Code, and the Planning Commission guidelines for water efficient landscaping, unless specifically exempted by those water efficiency provisions.

26-87 Maintenance

In addition to any other provisions of this Development Code, the following requirements apply to all residential zones:

- (a) All landscaped areas shall be maintained in a healthy and growing condition and shall receive routine pruning, fertilizing, mowing, and trimming.
- (b) All irrigation systems shall be kept operable, including adjustments, replacements, repairs, and necessary cleaning as part of routine maintenance.
- (c) All landscape areas shall be kept free of weeds and debris.
- (d) If a property proposed for mixed-use, commercial or industrial use, maintenance of any landscaping between the curb of any street abutting the property and the property line shall be the responsibility of the owner of that property.



DIVISION 6 PARKING AND LOADING

26-88 Purpose and Applicability

- (a) The purpose of this division is to establish parking, loading and bicycle standards and regulations to provide for safe, attractive, and convenient parking areas and ensure that parking areas are compatible with surrounding and uses.
- (b) Applicability.
 - (1) Off-street parking shall be provided for both vehicles and bicycles per the requirements of the Development Code for the following applications:
 - (i) New development.
 - (ii) Building additions.
 - (iii) Temporary uses.
 - (iv) Changes in land uses.
 - (2) In all situations where additional vehicular parking spaces are required, all existing and proposed handicapped parking spaces shall be located on site shall be marked and striped in accordance with the State of California Building Standards Code, Title 24 of the California Code of Regulations.
 - (3) All parking spaces shall be independently accessible, with the exception of tandem spaces as permitted in the standards below.

26-89 General Provisions

- (a) Vehicles in R-A and R-1 zones.
 - (1) *Commercial vehicles.* It shall be unlawful to park or store any commercial vehicles, trailers, or other related equipment. The provisions of this subparagraph (1) do not apply to passenger vehicles, pickup trucks, passenger or cargo vans, or recreational vehicles.
 - (2) *Allowed parking area.* For residentially zoned lots developed with a single-family residence, allowed parking areas, in addition to a permitted garage or carport, are:
 - (i) Allowed paved areas of the front yard and paved areas of the unscreened street side yard as defined in subsection 26-46.
 - (ii) Areas of interior side, street side, as defined in subsection 26-46, or rear yards which are fully screened by solid six-foot fences or walls and/or view-obscuring landscaping, except within five (5) feet of the rear property line.
 - (iii) Public sidewalks and paved areas of a public parkway are not considered allowed parking areas.
 - (3) *Parking of recreational vehicles, recreational equipment and trailers, and utility trailers within side and rear yards.* Recreational vehicles, recreational equipment and trailers, and utility trailers may be parked in fully-screened side or rear yard areas as set forth in subsection (2)(ii).
 - (4) *Parking of recreational vehicles, recreational equipment and trailers, and utility trailers in the front yard or unscreened street side yard.*
 - (i) Under no circumstance may utility trailers be parked in the front yard or unscreened street side yard.
 - (ii) Campers and camper shells placed on the ground or otherwise not properly mounted on a pickup or other truck may not be stored in the front yard or unscreened street side yard.
 - (iii) Vehicles must be registered to the permanent resident of the property and registered to the property address.
 - (iv) Vehicles shall be maintained in proper condition. Vehicles stored or maintained in one (1) or more of the following conditions shall be deemed to be in violation of this standard:



- a) Vehicles with damaged or broken windows or doors, or damaged or torn screens or shades.
 - b) Vehicles that are covered with tarps or other covers which are deteriorating or torn.
 - c) Vehicles with damaged or broken parts, including, but not limited to, tow bars, mirrors, light shields, bumpers, tanks, ladders, soft top cover for popups, luggage compartment doors, air handling units, and luggage racks.
 - d) Vehicles with any peeling, blistering, rusting, or otherwise deteriorating exterior surface.
 - e) Vehicles with open awnings, open slide-outs, and open popups.
 - (v) In addition to other applicable standards, vehicles may not be parked closer than a distance of five (5) feet from the curb face or the edge of the street pavement, if no curb exists.
 - (vi) In no case shall the parking of a motor home, accessory recreational vehicle, or recreational equipment and trailer in a location other than the primary driveway block the use of the primary driveway or access to the garage or carport by other vehicles.
 - (vii) One (1) motor home or accessory recreational vehicle may be parked on the side pad, circular drive, or other allowed parking areas that are not part of the primary driveway leading directly to a garage or carport without the approval of an administrative permit.
 - (viii) Motor homes, accessory recreational vehicles, and recreational equipment and trailers, up to an overall total of two (2) such vehicles, may be parked in any allowed parking area, subject to the approval of an administrative permit pursuant to the provisions of section Article VI, Division 6, and further pursuant to the provisions of subsection (e) below. A first motor home or accessory recreational vehicle permitted to be parked pursuant to subsection (8) above shall be included in the total of two (2) vehicles.
- (5) *Administrative permit.* The approval of an administrative permit for the parking of motor homes, accessory recreational vehicles, and recreational equipment and trailers pursuant to subsection (4) (viii) above shall be subject to the following:
- (i) The parking of vehicles shall comply with all requirements of subsection 26-89(a)(4).
 - (ii) The administrative permit shall be valid only for the specific vehicle(s) identified in the permit. Approval to park any new or replacement vehicle(s) shall require a separate administrative permit.
 - (iii) An administrative permit to park recreational equipment and/or trailers may only be approved in cases where no other suitable parking area exists in a garage, carport, or side or rear yard, as determined by the Community Development Director or their designee. Grounds for the inability to use the side or rear yard shall include the inability to provide appropriate access to said yards and/or inadequate area. Grounds for the inability to use a garage or carport shall include inadequate size and dimensions. The parking of other vehicles or the storage of other goods and equipment shall not constitute grounds for the inability to use a garage or carport.
 - (iv) An administrative permit to park vehicles in the primary driveway may only be approved in cases where no other suitable parking area exists outside of the primary driveway and the installation of such suitable parking area is not possible or practicable given topography, lot size or configuration, or other existing improvements on the lot, as determined by the Community Development Director or their designee.
 - (v) The administrative permit may prescribe a specific area or location where the vehicle must be parked in the front yard.
 - (vi) Parking of motor homes, accessory recreational vehicles, and/or recreational equipment and trailers shall not be allowed in the primary driveway if the subject lot does not have a garage and/or carport.
 - (vii) Findings. Before an application for an administrative permit may be granted, the following findings shall be made:



- a) The manner and location proposed for the parking of vehicles is sensitive to visibility from and adverse aesthetic impacts to surrounding properties.
 - b) The manner and location proposed for the parking of vehicles is sensitive to the safety and convenience of pedestrians and motorists.
 - c) The proposed parking of vehicles will not unreasonably infringe upon the use and enjoyment of adjoining properties.
 - d) In the case of an application for parking of recreational equipment and trailers, no other suitable parking area exists in a garage, carport, or side or rear yard.
 - e) In the case of an application for parking of vehicles in the primary driveway, no other suitable parking area exists outside of the primary driveway and the installation of such suitable parking area is not possible or practicable given topography, lot size or configuration, or other existing improvements on the lot.
- (6) *Inoperable vehicles.* It shall be unlawful to park or store any inoperable vehicle in any front yard, or any other yard where not screened from all off-site ground-level views, for more than 72 hours. Up to two (2) inoperable vehicles may be parked for any length of time in an enclosed garage or the rear or side yards where such yards are completely enclosed with six-foot solid walls or fences.
- (7) Auto repair and service.
- (i) It shall be unlawful to service or repair any vehicle, inoperable or not, whether or not registered to the occupant of the property, or otherwise belonging to him/her, except completely within the garage, carport, or on the primary driveway. Only one (1) vehicle at a time may be serviced or repaired on the primary driveway or in a carport per residential lot.
 - (ii) Notwithstanding subsection (5)(i), it shall be unlawful to conduct more than (2) incidents of repair or service within a thirty-day period on vehicles not registered or otherwise belonging to the occupant(s) of the property on which the repair or service is taking place. An incident shall include all repair or service activities occurring within a seventy-two-hour period. This section shall not apply to an incident of repair or service required by an emergency.
 - (iii) An incident of repair or service under subsections (5)(i) and (ii) shall be allowed only if the repair or service is conducted between 8:00 a.m. and 10:00 p.m., noise levels created do not exceed the ambient noise level by more than five (5) decibels at the property line, and the repair or service complies with applicable environmental, health and safety codes and regulations. Further, use of power tools (pneumatic or electrical) shall not be permitted beyond the hour of 8:00 p.m.
 - (iv) No tools, motor vehicle parts, supplies, or equipment used for automobile repair and service shall be left, stored or maintained outdoors in a location that is readily visible from a public right-of-way or an adjoining property upon any overnight interruption or cessation of repair work.
 - (v) All fluids, liquids and oil or other petroleum products that are taken out of a motor vehicle or used in conjunction with any repair work shall be disposed of in a lawful manner. In no instance shall these products or substances be allowed to drain or spill onto adjoining property or into the public right-of-way, storm drain, plumbing system or sewer system.
 - (vi) Hydraulic vehicular lifts and/or similar types of mechanical or hydraulic equipment (as determined by the Community Development Director or their designee) are prohibited from being installed, kept, stored, maintained or otherwise used for conducting automotive repair or storing of vehicles.
- (8) Operations of vehicles on private property. The following shall apply:
- (i) It shall be unlawful to operate any motor vehicle (as defined in Section 415 of the Vehicle Code of the State of California) upon the private property of another without first obtaining the written permission of said owner.



- (ii) Persons who obtain permission from private property owners to operate motor vehicles thereon shall maintain in their possession such written permission at all times when operating motor vehicles on said private property.
- (iii) This subsection in no way prohibits the use of such private property by:
 - a) Emergency vehicles.
 - b) Vehicles of commerce in the course of the conduct of normal business.
 - c) Vehicles being operated on property devoted to commercial purposes where the general public is expressly or implicitly invited to such property.
 - d) Vehicles operated on property actually used for residential purposes and where such vehicle is there at the express or implicit invitation of the owner or occupant.
- (9) *Use of vehicles as living quarters.* It shall be unlawful to use or allow to be used any motor home, accessory recreational vehicle, or similar type trailer as a living quarters. For purposes of this subsection living quarters shall mean occupying the vehicle for the purpose of living, eating, cooking, or sleeping on a permanent basis in a manner similar to the occupancy of a dwelling unit. No plumbing or electrical permits shall be issued for the purposes of serving a motor home, accessory recreational vehicle of similar type of trailer on a single-family property. A permit to use a motor home, accessory recreational vehicle, or similar type trailer, as temporary habitation shall be allowed under the following conditions:
 - (i) An administrative permit shall be obtained from the planning division.
 - (ii) Permits shall be granted for a maximum total of 15 days in a calendar year at a property with a habitable single-family residence.
- (10) *Public nuisance.* It shall be declared unlawful and a public nuisance for any person owning, leasing, occupying, or having charge or possession of any residential property in the City to allow the existence of any violation of this section.
- (b) Vehicles in multi-family residential and mixed-use zones.
 - (1) *Commercial vehicles.* It shall be unlawful to park or store any commercial vehicles, trailers or other related equipment. The provisions of this subparagraph (a) do not apply to passenger vehicles, pickup trucks, passenger or cargo vans, or recreational vehicles.
 - (2) *Utility trailers and accessory recreational vehicles.* Utility trailers and accessory recreational vehicles may be parked in enclosed parking areas only.
 - (3) *Inoperable vehicles.* No more than one (1) inoperable vehicle may be kept on-site per dwelling unit for no more than 72 hours. If so kept, an inoperable vehicle must be fully within a garage, carport, or other approved covered or enclosed parking space.
 - (4) Auto repair and service.
 - (i) It shall be unlawful to service or repair any vehicle, inoperable or not, whether or not registered to an occupant of the property, or otherwise belonging to him/her, except completely within the garage, carport, or other approved parking space. Only one (1) vehicle at a time may be repaired or serviced in a carport or approved parking space per dwelling unit.
 - (ii) Notwithstanding subparagraph (4)(i), it shall be unlawful to conduct more than two (2) incidents of repair or service within a thirty-day period on vehicles not registered or otherwise belonging to the occupant(s) of the property on which the repair or service is taking place. An incident shall include all repair or service activities occurring within a seventy-two-consecutive-hour period. This section shall not apply to incidents of repair or service required by an “emergency.”
 - (iii) An incident of repair or service under subsections (4)(i) and (ii) shall be allowed only if the repair or service is conducted between 8:00 a.m. and 10:00 p.m., noise levels created do not exceed the ambient noise level by more than five (5) decibels at the property line, and the repair or service



complies with applicable environmental, health, and safety codes and regulations. Further, use of power tools (pneumatic or electric) shall not be permitted beyond the hour of 8:00 p.m.

- (5) *Public nuisance.* It shall be declared unlawful and a public nuisance for any person owning, leasing, occupying, or having charge or possession of any residential property in the City to allow the existence of any violation of this section.
 - (i) No tools, motor vehicle parts, supplies, or equipment used for automobile repair and service shall be left, stored or maintained outdoors in a location that is readily visible from a public right-of-way or an adjoining property upon any overnight interruption or cessation of repair work.
 - (ii) All fluids, liquids and oil or other petroleum products that are taken out of a motor vehicle or used in conjunction with any repair work shall be disposed of in a lawful manner. In no instance shall these products or substances be allowed to drain or spill onto adjoining property or into the public right-of-way, storm drain, plumbing system or sewer system.
 - (iii) Hydraulic vehicular lifts and/or similar types of mechanical or hydraulic equipment (as determined by the Community Development Director or their designee) are prohibited from being installed, kept, stored, maintained or otherwise used for conducting automotive repair or storing of vehicles.
- (c) Off-street parking standards for commercial, office and industrial zones
 - (1) *Generally:* All parking areas in nonresidential zones shall conform to the requirements set forth in Planning Commission Resolution No. 2513 and Article III, Division 6.
 - (2) *Location:* Off-street parking facilities shall be located as specified hereinafter, and shall also comply with Article III, Division 6. Where a distance is specified, such distance shall be the walking distance measured from the nearest point of the parking facility to the nearest point of the building entrance that such facilities are required to serve:
 - (i) For hospitals, homes for the aged, orphanages, and other similar uses, not more than 300 feet from the building they are required to serve; and
 - (ii) For uses other than those specified above not over three hundred (300) feet from the building they are required to serve.
 - (iii) Off-street parking facilities at greater distances than specified above may be permitted subject to the approval of a conditional use permit as set forth in Article VI of this chapter.
 - (3) *Mixed occupancies:* In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one (1) use shall not be considered as providing required parking facilities for any other use, except as hereinafter specified for joint use in section 26-92.
 - (4) *Uses not specified:* Where the parking requirements for a use is not specifically defined herein, the parking requirements for such use shall be determined by the Community Development Director, or their designee, in the manner set forth in Article I, Division 2 of this chapter, and such determination shall be based upon the requirements for the most comparable use specified herein.
 - (5) *Minor parking reduction:* The Community Development Director or their designee may, upon application of an administrative use permit by the owner or lessee of any property, authorize a five (5) percent reduction of the number of spaces required by section 26-90, based on quantitative information (e.g., parking survey of the site, documentation of customer frequency, etc.) documents the need for fewer spaces.

26-90 Number of Parking Space Required and Parking Design Standards

- (a) Number of Parking Spaces Required



Table 3-2 Number of Parking Spaces Required

Land Use Type	Vehicle
General Business	
All business financial and professional service uses, except uses listed below.	1 space for each 250 sf of gfa of leasable area or as required by CUP.
Automobile, boat, trailer sales or rental; retail nurseries, lumber yards, other open uses	1 space for each 1,000 sf of gfa devoted to display or as required by CUP.
Automobile service stations	1 space for each two employees (minimum of 2 spaces), plus 1 space for each service bay or as required by CUP.
Adult day care services	1 space per employee and 1 additional space per 10 clients or as required by CUP.
Automated teller machines	2 spaces for each machine or as required by CUP.
Bars, taverns, and similar uses	1 space for each 50 sf of gfa seating and waiting areas or as required by CUP.
Billiard parlors	1 space for each billiard table, plus 1 space for each employee or as required by CUP.
Boarding house	1 space for each unit.
Bowling alley	5 spaces for each alley or as required by CUP.
Business, general retail, personal service	1 space for each 250 sf of gfa or as required by CUP.
Clubs, fraternal organizations, etc.	1 space for each 2 beds, plus 1 space for each 40 sf of assembly area or as required by CUP.
Convalescent homes	1 space for each 2 beds or as required by CUP.
Construction and heavy equipment sales, including equipment rental	1 space for each 300 sf of gfa of display area and an additional space for each 1,000 square feet of outdoor display area.
Furniture, appliance / equipment sales.	1 space for each 300 sf of gfa of display area or as required by CUP.
Gasoline sales	1 space for each gasoline pump, plus 1 space per employee plus additional parking requirements for each ancillary use.
Hospitals and sanitariums	1.5 spaces for each .75 beds (2 spaces per bed).
Medical and Dental Office	1 space for each 250 sf of gfa, or as required by CUP.
Motels and hotels, including B&B inns	1 space for each room or as required by CUP.
Mortuaries, funeral home	1 space for each 4 seats in assembly area and 1 space per employee or as required by CUP.
Office	1 space for each 300 sf of gfa for buildings under 20,000 sf or 350 sf of gfa for buildings 20,000 sf or more.
Orphanage and rest home	1 space for each 3 beds or as required by CUP.
Recreational vehicle, boat, or motor-home sales	1 space per 450 sf of gfa of building area or as required by CUP.
Restaurant, greater than 2,500 square feet (permanent seating, drive-in, drive-through) and cocktail lounges	1 space for every 100 square feet of GFA, plus 1 space per 150 square feet of gfa of outdoor customer dining area in excess of 500 square feet. For outdoor customer dining area, no parking spaces are required for the first 500 square feet or as required by CUP.
Restaurant, 2,500 square feet or less (permanent seating,) and cocktail lounges ¹	1 space for each 250 sf of gfa of leasable area or as required by CUP or as required by CUP.
Shopping centers	1 space for each 250 sf of gfa of gross leasable area or as required by CUP.



Land Use Type	Vehicle
Theaters, skating rinks, other places of public assembly	1 space for every 3 seats, plus 1 space for every 40 sf of assembly area not occupied by seats or as required by CUP.
Veterinary clinics, including animal boarding and kennels.	1 space for each 350 sf of gfa and 1 additional space for each 1,250 sf of gfa of boarding area or as required by CUP.
Warehouse	1 space for each 400 sf of gfa or as required by CUP.



Land Use Type	Vehicle
Industrial, Manufacturing and Processing, Wholesale	
Brewery, distillery with or without tasting or tap rooms	1.55 spaces per 1,000 sf of gfa which may include a maximum of 10% office space, plus if the percentages of office space exceed 10% of the gfa, 4 spaces per 1,000 sf of gfa in excess of 10%. Tasting or taprooms and outside patios: 17 spaces per 1,000 sf of gfa.
Computer game/internet access center	1 space for each 5 machines, plus 1 space for each 5 spaces in waiting area or as required by CUP.
Industrial, manufacturing / Processing, wholesale uses less than 50,000 sf.	1 space for each 350 sf of gfa, or as determined by CUP. Gross floor area may include any ancillary uses including offices or as required by CUP.
Industrial, manufacturing / Processing, wholesale uses greater than 50,000 sf.	1 space for each 700 sf of gfa, or as determined by CUP. Gross floor area may include any ancillary uses including offices or as required by CUP.
Laboratory, research and development	1 space for each 300 sf of gfa. plus 1 space for each company vehicle.
Recycling facility	1 space for each 1,000 sf of gfa, or as determined by CUP. The gfa may include ancillary uses including office space or as required by CUP.
Self-storage facilities	A minimum of 5 parking spaces for customers and 2 additional spaces for on-site management or as required by CUP.
Wholesale and warehouse distribution.	1 space for each 1,000 sf of gfa or as determined by CUP. The gfa may include ancillary uses including office space.
Adult entertainment	1 space for each 250 sf of gfa, or as determined by CUP or as required by CUP.
Commercial recreation facility	1 space for each 250 sf of gfa or as required by CUP.
Conference, convention facility	1 space for each 4 seats or 1 space for every 50 sf of gfa. of assembly area or meeting rooms, whichever is greater or as required by CUP.
Fitness facility or health club	1 space for each 250 sf of gfa, not including areas devoted to courts, plus 2 spaces for athletic courts or as required by CUP or AP.
Library, museum	1 space for each 300 sf of gfa and 1 space for associated vehicles or as required by CUP.
Schools	
Elementary schools	1 space for each employee or as required by CUP.
Junior high	1 space for each employee, plus 1 space for each 20-50 students or as required by CUP.
High school	1 space for each employee, plus 1 space for each 5 students or as required by CUP.
Colleges, business schools, trade schools, and similar uses	1 space for each 2 employees, plus 1 for each 2 students or as required by CUP.
Sports and entertainment assembly facilities	1 space for each 4 seats or 1 space for every 50 sf of gfa. of assembly area or meeting rooms, whichever is greater or as required by CUP.
Studios including art, dance, martial arts, music, educational, etc.	1 space per 200 sf of gfa or as required by CUP.



Land Use Type	Vehicle
Theatre, auditorium, religious facilities	1 space for each 4 seats or 1 space for every 50 sf of gfa of assembly area or meeting room, whichever is greater or as required by CUP.
Residential Uses	
Child day care centers	1 space per employee, plus 1 additional space per 10 children or as required by CUP.
Child day care; large family day care homes.	Same as single-family or multi-family dwelling, or as required by State license or as required by CUP.
Child day care – small day care home	Same as single-family or multi-family dwelling, or as required by State license or as required by CUP.
Condominiums	2 spaces for each unit, plus 1 guest space for each 4 units or as required by CUP.
Emergency shelters	1 space per four beds and/or .5 per bedroom, plus 1 parking space per staff member or as required by CUP.
Fraternity, Sorority, dormitory	1 space per bed.
Live/work units	2 spaces, plus 1 guest space for each 2 units.
Multi-family dwelling (non-condominium)	2 spaces for each unit, plus 1 guest space for each 4 units.
Multi-family, mixed-use	One (1) covered parking space per studio unit; One and a half (1.5) covered spaces per 1-bedroom unit; Two (2) spaces covered per 2-bedroom or larger unit; and 1 guest space for each 4 units.
Group home / facilities, and other special group residences	Six or fewer residents: See single-family dwelling parking. Seven or more residents: 1 space for each 2 residential units and an additional 1 space for guests and employees.
Single-family dwelling	Four or fewer bedrooms: 4 spaces, 2 of which shall be enclosed within a garage; Greater than four bedrooms: one additional garage space shall be required for every two additional bedrooms exceeding the fourth bedroom.
Senior housing	(A) 0 to 1 bedroom: 1 onsite parking space. (B) 2 to 3 bedrooms: 1.5 parking spaces. (C) 4 bedrooms or more: 2.5 parking spaces. (D) or as required by CUP.
Notes: ¹ Restaurants less than 2,500 square feet in gfa and located within a multi-tenant parking center may provide parking at the general retain parking rate. <i>gfa</i> refers to gross floor area.	

(b) Vehicle parking standards

(1) Off-Street parking standards for R-A and R-1 zones.

- (i) Each single-family dwelling shall provide four (4) accessible off-street parking spaces for each dwelling unit. A minimum of two (2) spaces shall be enclosed on three (3) sides and roofed.
- (ii) For single-family dwellings with a gross floor area (exclusive of garages) of four thousand five hundred (4,500) square feet or greater or with five (5) or more bedrooms a minimum of the three (3) off-street parking spaces located within an enclosed garage is required. Tandem parking may be permissible for the purpose of providing the three (3) required parking spaces provided tandem parking is limited to not more than one (1) vehicle behind



another and a minimum of two (2) parking spaces are provided side-by-side at the garage entrance. Legal nonconforming covered parking spaces that do not fully meet these requirements may continue to be maintained, repaired, and/or rebuilt to the same size and configuration as long as such nonconforming covered parking spaces were legally established and maintained. The requirements of this section shall apply to new construction and the expansion of existing single-family dwellings.

- (iii) When a carport is not readily visible from the street, the City may determine that six-foot or higher masonry walls around the perimeter of the property (or other view-obscuring physical or topographical features) constitute enclosure.
- (iv) All covered parking spaces shall be enclosed on three (3) sides and roofed unless a carport is not readily visible from the street, the City may determine that six-foot or higher masonry walls around the perimeter of the property (or other view-obscuring physical or topographical features) constitute enclosure. Porte cocheres may be allowed when visible from the street if the architectural style and materials are consistent with the house, subject to the review and approval of the planning director.
- (v) Garages and carport shall have a minimum interior clear width and depth of twenty (20) feet between columns or walls. Three-car garages shall have a minimum interior clear width of thirty (30) feet and depth of twenty (20) feet. In cases where a tandem parking space is proposed to comply with a required three-car garage, a minimum of two (2) parking spaces shall be provided side-by-side at the garage entrance and a minimum of ten (10) feet by twenty (20) feet shall be provided behind. Unless otherwise approved in advance by the community development director in writing, placement of garage doors shall be centered between columns or walls. Access to such parking shall be paved, not less than twelve (12) feet in width, nor wider than the garage or carport, except as modified in 26-46(c). The balance of the required spaces, if uncovered, shall have minimum dimensions of eight (8) feet by sixteen (16) feet.
 - a) In the case where an expansion to the existing single-family structure exceeds three hundred (300) square feet, a new garage or carport conforming to the provisions regulating width and depth in subsection (v) of this section shall be required. If the property is developed with an existing two-car garage or carport, the existing garage or carport shall be maintained. In addition, compliance with the provisions regulating the number of required off-street parking spaces in subsection (i) and any front, side and rear yards as regulated by this article shall be required.
- (vi) Garages or carports opening towards a side street shall be set back a minimum of twenty-two (22) feet from the property line.
- (vii) In addition to the minimum number of off-street parking spaces required for each dwelling unit, additional off-street parking space(s) shall be required on the basis of dwelling unit size according to the following schedule:

Table 3-3 Additional Required Parking Spaces

Gross Unit Size (Sq. Ft.) (Exclusive of Garages)	Additional Number of Required Parking Spaces
4,000 – 5,499	1
5,500 – 7,000	2
7,001 – 8,000	3
8,001+	As per an approved CUP or maximum unit size exception

- (viii) Said additional parking space(s) may, but need not be provided in a carport or garage. The minimum required dimensions for uncovered parking spaces shall be eight (8) feet by sixteen (16) feet.
- (ix) Garages which are intended to accommodate four (4) or more cars shall not open to any public street, unless designed as a subterranean garage.
- (x) A minimum unobstructed vehicular maneuvering distance of twenty-five (25) feet measured from the opening of the garage or carport shall be provided, except as otherwise permitted in this section.



Minor design modifications may be approved, due to the uniqueness of the property as determined by the planning director.

- (2) Off-street parking standards for multi-family residential zones (Mf-8, MF-15, MF-20, and MF-45)
 - (i) Condominiums:
 - a) Carports shall not be permitted.
 - b) There shall be two (2) parking spaces provided for each dwelling at a minimum size of ten (10) by twenty (20) feet per space. The required parking shall be provided in a garage or garages. The location of parking spaces shall be within sixty (60) feet of the dwelling unit.
 - c) Guest parking shall be provided one (1) space for every four (4) dwelling units. The spaces need not be enclosed. The guest parking shall be located within one hundred fifty (150) feet of the units and dispersed throughout the development.
 - (ii) In Multi-Family dwellings (non-condominium)
 - a) There shall be two (2) parking spaces provided for each dwelling unit, at least one (1) of which shall be enclosed on three (3) sides and roofed. An additional ten (10) percent of the required parking spaces shall be provided for guest parking, shall be labeled "Guest Parking Only," and shall be dispersed throughout the development. Covered and uncovered spaces shall be permanently maintained for required parking and guest parking spaces shall not be used for storage of boats, campers, or recreation vehicles.
 - b) Each covered parking space shall be at least ten (10) feet wide by twenty (20) feet long except individual garages shall be at least eleven (11) feet wide and twenty (20) feet long. Garage doors shall be at least ten (10) feet wide.
 - c) Parking areas shall be evenly distributed throughout the development and no dwelling unit shall be located more than two hundred (200) feet from its assigned parking area.
 - d) All covered spaces shall be enclosed on three (3) sides. However, if the spaces are built in combinations of two (2) or more, only the rear and the two (2) ends need be enclosed. Design and material shall be architecturally compatible with the main structures.
 - (iii) In Multi-Family dwellings (including condominiums):
 - a) Each uncovered space shall be at least nine (9) feet wide and twenty (20) feet long.
 - b) Covered or uncovered spaces, when adjacent to walls shall be at least eleven (11) feet wide, twelve (12) feet where the wall extends beyond the space. Three-car garages are exempt from this requirement.
 - c) No off-street parking shall be permitted within any front or side yard setback area when adjacent to a street.
 - d) Garages or carports (carports prohibited in MF-8 zone) may be located within the side or rear yard setbacks except when side or rear yards abut a public street. In no case, however, may a garage or carport be constructed within twenty (20) feet of any side or rear street or twenty-five (25) feet of any front street in MF-8, MF-15 or MF-20 zones and fifteen (15) feet from any street in MF-45 zone.
 - e) No carport or garage shall open directly upon a public street.
 - f) Required parking and guest parking shall be maintained permanently.
 - g) All parking areas shall conform to Planning Commission Resolution No. 2513.

26-91 Bicycle Parking Standards

Bicycle Parking facilities shall be provided in the following manner:

- (a) Number of spaces required.



Table 3-4 Bicycle Parking Spaces Required

Land Use	Short-term/Visitor Bicycle Parking	Long-Term Employee or Resident Bicycle Parking
Non-Residential	If the new project or an addition or alteration is anticipated to generate visitor traffic, provide 5 percent of new motorized vehicle parking spaces being added, with a minimum of 1 two-bike capacity rack.	For new buildings with tenant spaces that have 10 or more tenant-occupants, provide secure bicycle parking spaces for 5 percent of the tenant-occupant vehicular parking spaces, with a minimum of 1 bicycle parking space.
Emergency Shelters	1 space for each 5 beds.	

- (b) Bicycle parking design. Bicycle parking areas shall be designed and provided in the following manner:
- (1) Parking racks. Each bicycle parking space shall include a stationary parking device to adequately support the bicycle.
 - (2) Parking layout.
 - (i) Aisles. Access to *bicycle* parking spaces shall be at least four feet in width.
 - (ii) Storage Space Design.
 - a) Horizontal Storage. Each horizontal bicycle space shall be designed to maintain a minimum of two feet in width and six feet in length and have a minimum of seven feet of overhead clearance.
 - b) Vertical Storage. Each vertical or wall-mounted bicycle space shall be designed to maintain a minimum of three feet six inches in length per space (this may overlap with tandem-mounted orientations) with a minimum of seven feet of floor to ceiling height.
 - (iii) Bicycle parking location.
 - a) Long-Term *Bicycle* Parking. *Bicycle* spaces shall be located on the ground floor or first level of a parking structure/garage of a building in a secured location (i.e within in-unit bike storage, indoor or outdoor bike lockers, exterior storage rooms) within proximity to the main entrance of the building and shall not interfere with pedestrian access. There shall be a minimum lighting level of one foot-candle for all outdoor bicycle racks.
 - b) Short-Term/Visitor *Bicycle* Parking. Visitor bicycle parking spaces shall be located in well-lit and convenient areas on private property within 50 feet of the main entrance to the building. There shall be a minimum lighting level of one foot-candle for all outdoor bicycle racks.
 - c) For existing buildings and changes of use where the Community Development Director or their designee determines existing site constraints prohibit locating short term *bicycle* parking on-site, the applicant may satisfy the requirement by paying the City an established cost of an appropriately sized *bicycle* rack for providing the short-term parking within the public right-of-way.
 - d) Security. Long-Term bicycle parking shall be secured as follows:
 - 1) An enclosed locker for individual bicycles; or
 - 2) An enclosed locked bicycle storage area with bicycle racks within; or
 - 3) A rack or stand inside the ground floor of a building that is within view of an attendant or security guard.
 - (iv) Relationship to Motor Vehicle Parking. Bicycle spaces shall be separated from motor vehicle parking spaces or aisles by a fence, wall, or curb, or by at least five feet of open area, marked to prohibit motor vehicle parking.
 - (v) Surfacing. The surface of bicycle parking areas shall be subject to approval of the Planning and Development Services Director.

(c) Signs. Where short-term bicycle parking areas are not clearly visible to approaching cyclists, signs shall be provided to indicate the locations of the facilities.



- (d) Interior Parking Spaces. Square footage dedicated to interior bicycle parking shall not be included in the gross floor area for calculating the parking requirement.
- (e) The Community Development Director or their designee may approve a modified bicycle parking plan that allows for changes to required location, layout, and number of spaces if a finding is made that special circumstances preclude full compliance with the bicycle parking requirements.

26-92 Reduction of Parking Requirements and Joint Use Parking

The number of parking spaces specified for a new development and/or use is established in section 26-90. This section establishes alternatives to providing required on-site parking subject to specific requirements. These include in order of importance allowing for shared parking, providing parking off-site, or reductions in the overall required number of parking spaces.

- (a) *Joint Use/shared parking.* To encourage efficient use of parking spaces and consistency with best design practices, the total parking requirements for conjunctive uses shall be based on the number of spaces adequate to meet various needs of the individual uses operating during the peak parking period.
 - (1) The Planning Commission may, upon application by the owner or lessee of any property for a conditional use permit as set forth in Article VI of this chapter, authorize the joint use of parking facilities by the following uses or activities under the conditions specified herein:
 - (i) Up to fifty (50) percent of the parking facilities required by this article for a use considered to be primarily a daytime use may be provided by a use considered to be primarily a nighttime and/or Sunday use; up to fifty (50) percent of the parking facilities required by this article for a use considered to be primarily a nighttime use may be provided by a use considered to be primarily a daytime use, provided that such reciprocal parking area shall be subject to conditions as set forth in subparagraph (iv) below.
 - (ii) Up to one hundred (100) percent of the parking facilities required by this article for a church or for an auditorium incidental to a public or parochial school may be supplied by parking facilities of a use considered to be primarily daytime use, provided that such reciprocal parking area shall be subject to conditions set forth in subparagraph (iv) below.
 - (iii) The following are typical daytime uses: Banks, business and financial offices, manufacturing uses. The following uses are typical nighttime and/or Sunday uses: Auditoriums, incidental to a public or parochial school, churches, dance halls Restaurants, retail and theaters.
 - (iv) Conditions required for joint use:
 - a) The building or use for which application is being made for authority to utilize the existing off-street parking facilities provided by another building or use, shall be located within three hundred (300) feet of such parking facilities.
 - b) The applicant shall show that there is no substantial conflict in the principal operating hours for the buildings or uses for which the joint use of off-street parking facilities is proposed.
 - c) Parties concerned in the joint use of off-street parking facilities shall evidence agreement for such joint use by a proper legal instrument approved by the city attorney as to form and content. Such instrument, when approved as conforming to the provisions of this chapter, shall be recorded in the office of the county recorder and copies thereof filed with the building, planning, and engineering divisions.
 - (2) *Conditional use permit for shared parking.* A conditional use permit may be approved for shared parking facilities service multiple uses on a site or serving more than one property. The use permit may allow for a reduction of the total number of spaces required by this article if the following findings are made:
 - (i) The peak hours of parking demand from all uses do not coincide so that peak demand will not be greater than the parking provided.



- (ii) The efficiency of parking will equal or exceed the level that can be expected if parking for each use were provided separately.
- (3) *Common facilities:* The planning commission may, upon application by the owner or lessee of any property for a conditional use permit as set forth in Article VI of this chapter, authorize common parking facilities. Common parking facilities shall include size, shape, and relationship to business sites to be served. Only calculated parking required may be reduced by up to the percentages provided below as approved by the planning commission.
 - (i) When any such common facility is to occupy a site of five thousand (5,000) square feet or more, then the parking requirements as specified herein for each of two (2) or more participating buildings or uses may be reduced not more than fifteen (15) percent.
 - (ii) When any such common facility is to occupy a site of seventy-five thousand (75,000) square feet or more, then the parking requirements as specified herein for each of two (2) or more participating buildings or uses may be reduced not more than twenty (20) percent.
- (4) *Required improvement and maintenance of parking areas and used car sales areas:* Every lot or parcel of land used as a public or private parking area and having a capacity of five (5) or more vehicles, or car sales area, shall be developed and maintained in accordance with the requirements as established from time to time by resolution of the planning commission.
- (5) *Comprehensive planned facilities (parking districts):* Areas may be exempted from the parking requirements as otherwise set up in this article, provided:
 - (i) Such area shall be accurately defined by the Planning Commission in the manner prescribed for conditional uses in Article VI of this chapter.
 - (ii) No such district may be established and exempted from the provisions of 26-90, unless sixty (60) percent or more of all record lots comprising such proposed district are devoted to uses first permitted in a Commercial or Manufacturing Zone.
 - (iii) Before such defined district shall be exempt as provided in this section, active proceedings under any applicable legislative authority shall be instituted to assure that the exempted area shall be provided with comprehensive parking facilities which will reasonably serve the entire district.
- (6) *Multiple story parking:* Multiple story parking shall be permitted within an above-grade or underground structure, or combination thereof.
- (7) *Parking or storage of commercial vehicles restricted:* It shall be unlawful to park any commercial vehicle on property which is zoned for commercial purposes except in a space which is reserved for that purpose in the parking facility required to be maintained in connection with such commercial use.
- (8) *Shared parking agreement.* A written agreement between the landowners, and in some cases the City, that runs with the land shall be filed, in a form satisfactory to the Community Development Director and include:
 - (i) A guarantee that there will be no substantial alteration in the uses that will create a greater demand for parking without application for approval of an amended use permit.
 - (ii) A reciprocal grant of nonexclusive license among the business operator(s) and landowner(s) for access to and use of the shared parking facilities.
 - (iii) Prior to the issuance of any certificates of occupancy, evidence that the agreement has been recorded at the County Assessor's Office shall be provided to the Planning Department.
- (b) *Mixed-use parking.* All mixed-use projects shall include a parking study prepared by a qualified traffic or parking consultant. The study shall demonstrate how the proposed land uses utilize the parking spaces that are required by section 26-80. Parking studies are subject to review and acceptance by the Community Development Director.



- (1) The parking study shall include a discussion of the following options or a reduction of required parking, including but not limited to:
 - (i) Shared parking that may be provided in accordance with 26-92(a).
 - (ii) State density bonus that may be provided in accordance with Article 4, Division 3.
 - (iii) Tandem parking that may be counted toward the required parking calculation.
- (2) The parking study shall include a parking management plan, that the City require the developer, management and/or owner of the developments to implement, which shall contain the following provisions including, but not limited to:
 - (i) Periodic evaluation of the parking management plan to ensure that it continues to address any parking issues on and of site and that on and off-site conditions are consistent with the analysis of the parking study;
 - (ii) Monitoring with periodic inspections by the property owner, property owners' association, or property management to ensure that all parking areas are used exclusively for that purpose. These inspections may occur jointly with the City at the discretion of the City;
 - (iii) Prohibition of non-vehicle related storage in a garage and measured to ensure that such storage only occurs within the dwelling unit associated with the garage unless restricted by the property owner. Measures to prevent storage in a garage include restrictions in the tenant lease, periodic inspections, and windows on garage to facilitate visual inspection;
 - (iv) Property owner, property owners' association, or property management enforcing a limitation on the number of vehicles per dwelling unit;
 - (v) Day(s) and time(s) of restrictions on the use of guest parking;
 - (vi) Creation of parking permit district off site and permit parking programs on site by the property owner, property owners' association, or property management; and
 - (vii) Alternative solutions for physically providing parking spaces on site including converting single-stall spaces to tandem spaces, installing parking lifts, methods to prevent parking spaces by nonresidents of the development, and shuttles or valet services catering to users within the development.
- (c) Off-site parking. Where on-site parking for a new development or use is not feasible or practical, off-premises parking may be provide subject to the standards established in this section. All distances specified shall be between the nearest property line of such parking facilities to the nearest property line of the site of the development/use being served.
 - (1) Pedestrian access between the site, where the development or uses is proposed, and the off-premise parking area shall have the following features:
 - (i) A paved sidewalk or walkway connecting the new developments or uses with the shared parking area;
 - (ii) Pedestrian-oriented lighting that illuminates the entire length of the sidewalk or walkways; and
 - (iii) Trees and/or shade structures along the entire length of the sidewalk or walkways.
 - (2) The developer, management, and/or property owner of the developments or use requesting off-site parking shall be responsible for the financing, construction, and maintenance of the above-referenced features.
 - (3) The project developer and/or property owner of the site shall provide a recorded parking agreement describing the intended users of the off-site parking, and the arrangement with the owner of the off-site parking area in accordance with 26-92(a).
 - (4) If the off-site parking facility is shared, the community development director may allow a reduction in the following manner:



- (i) The reduction in the number of required parking spaces shall be based on a parking demand study. The parking demand study shall be in accordance with established professional practices and prepared by a qualified traffic engineer or parking consultant.
 - (ii) The shared parking agreement shall require a recorded covenant that runs with the land, defining the location of the shared parking area in accordance with section 26-92(a)
- (5) The required parking may be provided in an off-street parking facility on another property located within six hundred (600) feet of the site proposed for the development or use.
- (6) Off-site parking facilities for non-residential use shall not be located within a residential zone.
- (7) Off-site parking facilities for residential use may be located within a non-residential use.

26-93 Parking Facility Design Standards

Prior to the issuance of a building permit for any parking facility, or any project including parking facilities, the review authority shall review and approve each such facility or project so that the proposed parking facility is designed and constructed to conform with the following standards.

(a) Location of parking facilities.

- (1) Required off-street parking shall be located on the same parcel as the uses served, except with the approval of a conditional use permit for shared parking pursuant to Section 26-92(a)(2).

(b) Access to parking facilities and parking spaces.

- (1) *Access to parking lots.* Parking facilities shall be designed to prevent vehicle access at any point other than at designated driveway entrances.
- (2) *Internal circulation.* Parking facilities shall provide suitable maneuvering so that vehicles enter the street in a forward direction, except for lots with four or fewer residential units. Non-residential parking facilities shall also provide a queueing area between the street and the first point where vehicles may maneuver within the parking facility. A minimum of fifteen (15) feet clearance behind the sidewalk to the first parking space shall be provided at all driveway entrances. If there is no sidewalk, a minimum of twenty-five (25') feet to the face of the curb shall be provided.
- (3) *Access to adjacent sites.* For non-residential uses, shared vehicle and pedestrian access to adjacent non-residential properties is required to the maximum extent feasible for convenience, safety and efficient circulation. A joint access agreement guaranteeing the continued availability of shared access between the properties and running with the land shall be recorded by the owners of the abutting properties, as approved by the Community Development Director.

(c) Parking space and facility dimensions.

- (1) Covered spaces in residential uses. Parking spaces within garages and carports shall have a minimum dimension of nine (9') feet in width by eighteen (18') feet in length or eight and one-half ($8' - \frac{1}{2}'$) by eighteen (18') in length, clear of any obstructions.
- (2) Covered or uncovered spaces, when adjacent to walls shall be at least eleven (11) feet wide, twelve (12) feet where the wall extends beyond the space. Three-car garages are exempt from this requirement.
- (3) *All other parking spaces.* Minimum parking space dimensions shall be as follows, except as shown in Table 3-4 below and Figure 3-6:



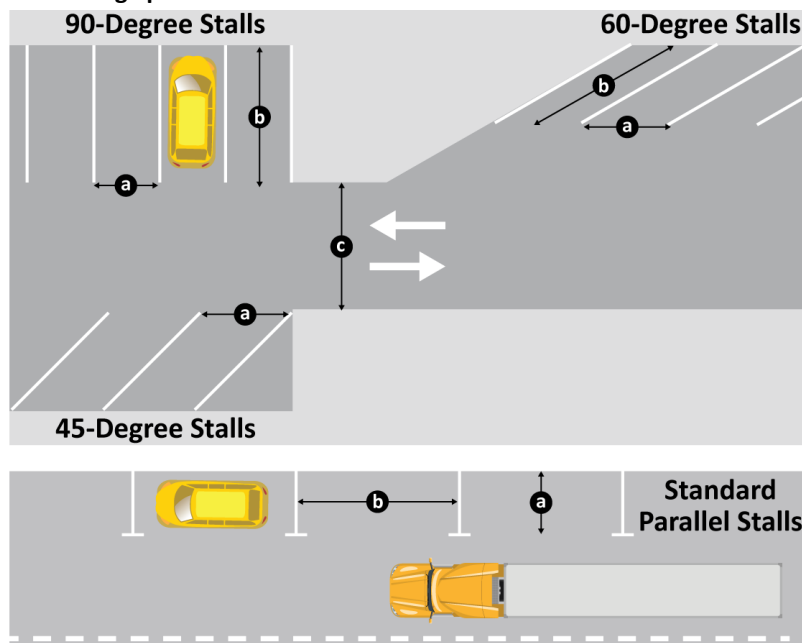
Table 3-5 Minimum Parking Space and Drive Aisle Dimensions

Parking Space Type	Minimum Parking Stall Dimensions		Minimum Width for Drive Aisle with Parking(c)		Minimum Drive Aisles Width for Emergency Access(c)
	Width(a)	Length(b)	One-way	Two-way	
Standard Parallel	9ft	18 ft	12 ft.	21 ft.	20 ft.
Standard 45-degree	12.73 ft.	19.09 ft	13.5 ft.	22 ft.	20 ft.
Standard 60-degree	10.39 ft.	20.09 ft	18.75 ft.	22 ft.	20 ft.
Standard 90-degree	9ft	18 ft	25 ft.	25 ft.	20 ft.
Compact	8 ft.	16 ft	20 ft.	20 ft.	20 ft.

¹ Where parking stalls abut each other such that they may create vehicular movement conflicts, the minimum stall width shall be determined by the City.

² Accessible spaces shall be designed consistent with California Building Code requirements

Figure 3-6 Minimum Parking Space and Drive Aisle Dimensions



26-94 Off-Street Loading Requirements

The purpose of off-street loading requirements is to provide the number, size, location, and screening requirements for loading areas in various types of developments and uses. The intent of these regulations is to minimize disruptions of traffic flow and vehicular and pedestrian conflicts through adequate sizing and siting of these facilities.

- (a) *Loading areas for goods and materials.* The following requirements shall apply to loading areas for goods and materials.
- (1) Loading regulations shall apply to all industrial, commercial, office and similar land uses. Buildings or tenant spaces smaller than ten thousand (10,000) square feet in size are exempt from the requirements of this section.
 - (2) *General loading area requirements.* The number of required loading areas is based on the use of the building and the building size, subtracted by the area of any residential component, as described in Table 3-4, below. Where two (2) or more uses are located on the same lot, the number of loading area spaces required is the sum of the spaces required for each use.



Table 3-6 Required Minimum Loading Spaces

Land Use	Loading Spaces Required
Commercial Uses	1 space for the first 10,000 square feet and 1 space for each additional 35,000 square feet.
Industrial Uses	1 space for the first 10,000 square feet and one space for each additional 20,000 square feet.
Office and Similar Uses	1 space for each building 10,000 square feet or more.

(3) Loading area standards.

- (i) The loading space(s) required by this section may be construed as either a dock (where a truck back up directly into a building or platform and goods may be unloaded from the floor of the truck to the floor of the building or platform without the use of a ramp or lift gate) or a designated loading area such as a paved area (with appropriate striping and/or signage), as appropriate for the use and development, subject to the approval of the review authority.
 - (ii) Loading spaces for all uses shall be at least ten (10') feet in width and thirty-five (35') in length, with fourteen (14') feet of vertical distance, except for office uses, where loading spaces shall be at least ten (10') in width and twenty-five (25') in length.
 - (iii) Loading areas shall comply with the applicable screening standards provided in Division 4 of this article.
 - (iv) Loading and maneuvering areas shall be hard surfaced unless a permeable surface is required to reduce surface runoff, as determined by the City.
 - (v) Parking of passenger vehicles may be allowed in off street loading areas subject to specific time limits to prevent conflicts with off street loading activities. If parking is allowed, the parking time limits shall be clearly posted. These parking spaces shall not count toward meeting parking requirements for the associated use.
- (b) *Passenger loading areas.* Public parking areas for development projects consisting of 25,000 square feet or more or shall designate a passenger loading area or areas for embarking and disembarking from ridesharing vehicles. Passenger loading areas shall be located at the point(s) of primary pedestrian access from the parking area to the adjacent building, or buildings, and shall be designed in such a manner that vehicles waiting in line to the loading area do not impede vehicular circulation in the parking area. The passenger loading areas shall be designed as a turnout and shall be large enough to accommodate the number of waiting vehicles equivalent to one-half (0.5%) percent of the required parking for the project. This requirement may also be applied to alternative parking designs such as the creation of passenger loading spaces. Parking spaces included within a proposed passenger loading areas shall count toward the requirement parking for the project.

DIVISION 7 TRANSPORTATION AND AIR QUALITY CONTROL MEASURES

26-95 Purpose

- (a) The purpose of this section is to adopt and implement a land use analysis program to ensure that the City, in addition to examining and mitigating transportation impacts on the local street network, considers the regional transportation impact of new development through the land use approval process. Integrated with CEQA, this program is designed to provide a consistent, countywide methodology, to determine the impact of new development on the CMP roadway system. It is the intent of this program to promote increased coordination between jurisdictions, transit providers, local decision makers and interested parties, and thereby enhancing countywide mobility and improving air quality.

26-96 Applicability

- (a) *Applicability of requirements.* All development projects required to prepare an environmental impact report (EIR) based on the City's determination, will be subject to the land use analysis program. In addition to the



procedural guidelines already established by CEQA, traffic and transit impacts shall be assessed using the “Transportation Impact Analysis” methods contained in the Los Angeles County Congestion Management Program and/or Planning Commission Resolution No. 1-93-4135.

26-97 Transportation demand management ordinance.

- (a) The purpose of this section is to adopt and implement a trip reduction and travel demand management ordinance that promotes alternative transportation methods, such as carpools, vanpools, transit, bicycles, walking and park-and-ride lots, improvement in the balance between jobs and housing, and other strategies, including flexible work hours, telecommuting, and parking management programs, as necessary to meet congestion and air quality goals.
- (b) Prior to approval of any development project for which an environmental impact report (EIR) will be prepared pursuant to the requirements of the California Environmental Quality Act (CEQA) or based on a local determination, regional and municipal fixed-route transit operators providing service to the project shall be identified and consulted with. Projects for which a notice of preparation (NOP) for a draft EIR has been circulated pursuant to the provisions of CEQA prior to the effective date of this division shall be exempted from its provisions. The “Transit Impact Review Worksheet”, contained in the Los Angeles County Congestion Management Program Manual, or Planning Commission Resolution No. 1-93-4135, shall be used in assessing impacts. Pursuant to the provisions of CEQA, transit operators shall be sent a NOP for all contemplated EIR’s and shall, as part of the NOP process, be given opportunity to comment on the impacts of the project, to identify recommended transit service or capital improvements which may be required as a result of the project, and to recommend mitigation measures which minimize automobile trips on the CMP network. Impacts and recommended mitigation measures identified by the transit operator shall be evaluated in the draft environmental impact report prepared for the project. Related mitigation measures adopted shall be monitored through the mitigation monitoring requirements of CEQA. Phased development projects, development projects subject to a development agreement, or development projects requiring subsequent approvals, need not repeat this process as long as no significant changes are made to the project. It shall remain the discretion of the lead agency to determine when a project is substantially the same and therefore covered by a previously certified EIR.
- (c) Transportation demand and trip reduction measures.
 - (1) *Applicability of requirements.* Prior to approval of any development project, the applicant shall make provisions for, as a minimum, all of the following applicable transportation demand management and trip reduction measures.
 - (2) Development standards.
 - (i) Nonresidential development of twenty-five thousand (25,000) square feet or more shall provide the following to the satisfaction of the City:
 - a) A bulletin board, display case, or kiosk displaying transportation information located where the greatest number of employees are likely to see it. Information in the area shall include, but is not limited to, the following:
 - 1) Current maps, routes and schedules for public transit routes serving the site;
 - 2) Telephone numbers for referrals on transportation information including numbers for the regional ridesharing agency and local transit operators;
 - 3) Ridesharing promotional material supplied by commuter-oriented organizations;
 - 4) Bicycle route and facility information, including regional/local bicycle maps and bicycle safety information;
 - 5) A listing of facilities available for carpools, vanpoolers, bicyclists, transit riders and pedestrians at the site.



- (ii) Nonresidential development of fifty thousand (50,000) square feet or more shall comply with subsection (c)(2)(i). above and shall provide all of the following measures to the satisfaction of the City:
 - a) Not less than ten (10) percent of employee parking area, shall be located as close as is practical to the employee entrance(s), and shall be reserved for use by potential carpool/vanpool vehicles, without displacing handicapped and customer parking needs. This preferential carpool/vanpool parking area shall be identified on the site plan upon application for building permit, to the satisfaction of the City. A statement that preferential carpool/vanpool spaces for employees are available and a description of the method for obtaining such spaces must be included on the required transportation information board. Spaces will be signed/stripped as demand warrants; provided that at all times at least one (1) space for projects of fifty thousand (50,000) square feet to one hundred thousand (100,000) square feet will be signed/stripped for carpool/vanpool vehicles.
 - b) Preferential parking spaces reserved for vanpools must be accessible to vanpool vehicles. When located within a parking structure, a minimum vertical interior clearance of seven (7) feet two (2) inches shall be provided for those spaces and accessways to be used by such vehicles. Adequate turning radii and parking space dimensions shall also be included in vanpool parking areas. Compliance with this minimum vertical clearance standard is not intended to relieve the duty or obligation that may be imposed with any requirements or provisions of the Americans with Disabilities Act or Title 24, State of California Energy/Insulation Regulations and Handicapped Persons Standards.
 - c) Bicycle racks or other secure bicycle parking shall be provided to accommodate four (4) bicycles per the first fifty thousand (50,000) square feet of nonresidential development and one (1) bicycle per each additional fifty thousand (50,000) square feet of non-residential development. Calculations which result in a fraction of 0.5 or higher shall be rounded up to the nearest whole number. A bicycle parking facility may also be a fully enclosed space or locker accessible only to the owner or operator of the bicycle, which protects the bike from inclement weather. These standards are intended to exceed the minimum bicycle parking and loading standards set forth in Article III, Division 6. Specific facilities and location (e.g., provision of racks, lockers, or locked room) shall be to the satisfaction of the City.
- (iii) Nonresidential development of one hundred thousand (100,000) square feet or more shall comply with subsections (c)(2)(i). and (c)(2)(ii). above, and shall provide all of the following measures to the satisfaction of the City:
 - a) A safe and convenient zone in which vanpool and carpool vehicles may deliver or board their passengers.
 - b) Sidewalks or other designated pathways following direct and safe routes from the external pedestrian circulation system to each building in the development.
 - c) If determined necessary by the City to mitigate the project impact, bus stop improvements must be provided. The City will consult with the local bus service providers in determining appropriate improvements. When locating bus stops and/or planning building entrances, entrances must be designed to provide safe and efficient access to nearby transit stations/stops.
 - d) Safe and convenient access from the external system to bicycle parking facilities on-site.
- (d) *Transportation demand and trip reduction measures monitoring.* All development projects for which an environmental impact report (EIR) will be prepared pursuant to the requirements of the California Environmental Quality Act (CEQA), and for which all applicable demand management and trip reduction measures are required per this division, shall comply with the mitigation monitoring program and enforcement of mitigation measures as established within Section 9 of the City's CEQA Resolution as adopted and amended.



- (e) *Transportation demand and trip reduction measures enforcement.* No person shall violate or fail to comply with any or all of the applicable demand management and trip reduction measures, as required per this division and as enforceable as conditions of approval of the conditional use permit, precise plan or other discretionary approval(s) for the project. Should the developer, or responsible or trustee agency, violate or fail to comply with this division, and applicable conditions of approval, all permits including, but not limited to, the certificate of occupancy and/or business license, conditional use permits, precise plans or other discretionary approvals for the project may be revoked by the City. Furthermore, any such violation or failure to comply with any or all of this division may result in the revocation of the certificate of occupancy and/or business license.

Table 3-7 CMP TDM Ordinance Requirements

TDM Requirements	New Non-residential Development		
	25,000+ Square Feet	50,000+ Square Feet	100,000+ Square Feet
Transportation Information Area	*	*	*
Preferential Carpool/Vanpool Parking		*	*
Parking Designed to Admit Vanpools		*	*
Bicycle Parking		*	*
Carpool/Vanpool Loading Zones			*
Efficient Pedestrian Access			*
Bus Stop Improvements			*
Safe Bike Access from Street to Bike Parking			*
Transit Review	For all residential and nonresidential projects subject to EIR.		

DIVISION 8 SIGN REGULATIONS

26-98 Purpose and Applicability

- (a) This division provides standards for the regulation of the location, size, type, illumination, and number of signs with the goal of enhancing the visual appearance of the City.
- (b) The requirements and development standards set forth in this division shall apply to all zones in the City. Sign authorized by this division shall only be allowed in that zone unless otherwise expressly provided in this division.

26-99 Sign Permit Required

No sign, including temporary signs, shall be installed, constructed or altered unless a sign permit, administrative sign permit, or a sign program approval has first been obtained in compliance with this section, or the sign is allowed without a sign permit approval pursuant to section 26-99, below. A building permit may be required prior to the installation, construction or alteration of a sign. Following the approval of a proposed sign or sign program, each sign installed and maintained shall comply with the requirements of the sign permit and/or sign program.



- (a) *Sign permit application.* An application for a sign permit shall be prepared, filed, and processed, in compliance with the requirements of Article VI. The application shall include architectural elevations and plans of all proposed signs. The signs on the plans shall be dimensioned, drawn to scale, and include illustrations of copy, colors, and materials. The plans submitted shall also include the location of each proposed sign on any structure(s) at the site.
- (b) *Sign permit review authority.* The Community Development Director or their designee shall review all sign permit applications. A sign permit (SP) shall be considered ministerial and reviewed the same way as a zoning clearance. An administrative sign review (ASR) and/or a sign program shall be considered discretionary and shall be processed as specified within subsections (c) through (e) below. The review authority may require conditions of approval as reasonably necessary to achieve the purposes of this division.
- (c) *Sign Programs.* A sign program shall be required for commercial office, business park, or complexes that include three (3) or more enclosed tenant spaces-, multiple buildings or in non-residential developments where the individual tenant spaces are not adjacent to the proposed individual tenant signs. Sign programs requiring the coordination of signs on the same site shall be required for sites with two (2) or more enclosed tenant spaces. Developed sites shall comply with this section upon requests for either new signs through sign administrative review or sign exception review or for building design remodel requests through precise plan revision or planning director's modification. This may include, but not be limited to adding building square footage, separation of one (1) tenant unit into two (2), or a change of the exterior architectural color, style, or design. Sign programs for other developments may include shopping centers, industrial complexes, establishments with drive-throughs or business parks where the sign locations are located on any individual tenant spaces are optional at the discretion of the property owner. A sign program may also be proposed to provide identity and directional signage for a neighborhood or district recognized by the City. Sign programs shall be reviewed and approved by the Community Development Director or their designee, or elevated to the appropriate review authority, at the discretion of the Community Development Director or their designee.
 - (1) The purposes of the sign program is to establish signage for all tenants and users of a complex, shopping center of neighborhood or district. An approved sign program shall set forth standards for all signs within the complex, shopping center, building, neighborhood, or district.
 - (2) A sign program shall comply with the provisions set forth in this Division. A sign program may be more restrictive than the criteria in this section and the sign program shall set forth standards regulating the size, number, location and types of signage permitted.
- (d) *Findings for approval.* The approval of an administrative sign review or sign program shall require that the review authority make all of the following findings:
 - (1) The proposed signs do not exceed the standards set forth in sections Article III, Division 8, and are of the minimum size and height necessary to identify the site from a sufficient distance for the purposes of conveniently and safely accessing the site;
 - (2) The size, location and design of the proposed signs are compatible and complementary with the scale and architecture of the primary structures and any prominent natural features on the site and for any adjacent properties along the same street; and
 - (3) The proposed signs are in conformance with any applicable design criteria in the City's design guidelines.
- (e) *Approval period, expiration, and time extension of sign permits.* A sign permit approval shall expire one (1) year from the date of issuance unless the sign has been installed within the period.
 - (1) Prior to the expiration of a sign permit, the applicant may apply and request to the Community Development Director or their designee, an extension of up to one additional year.
 - (2) A sign permit shall become null and void if circumstances occurring prior to the installation of the sign change significantly and such changes would not conform to the requirements of this Division.



26-100 Exempt Signs

The following signs are allowed in all districts and exempt from the requirements of a sign permit provided the sign is not illuminated and does not create a public nuisance and are not located in a public right-of-way. The area of the signs listed in this section shall not be included in the calculation of the maximum total sign area per parcel as set forth in section 26-102.

- (a) One (1) temporary noncommercial sign per parcel not exceeding seven (7) square feet in area, and not posted for longer than thirty (30) days within a one (1) year period.
- (b) Official traffic signs or other state, federal, county or local government signs, legal notices, advertisements prescribed by law and placed by governmental entities, and signs indicating utility lines or any notice posted by a government agency.
- (c) Directional, warning, or information signs required or authorized, or by federal, state, county, or local government agencies including, but not limited to, traffic control signs, highway route identification signs and construction zone signs.
- (d) Street address signs conforming to the City-adopted building and/or fire codes or applicable regulations of the City's Municipal Code.
- (e) Signs prohibiting trespassing or providing property security warnings (e.g. alarm, guard dogs, camera)
- (f) Election season signs and posters subject to the following conditions:
 - (1) No sign shall be erected earlier than sixty (60) days prior to the start of the closest future election date and each sign shall be removed within ten (10) days after that election.
 - (2) No such sign shall be more than sixteen (16) square feet in area. There shall be no more than four (4) signs per parcel and property owner permission shall be obtained prior to the installation of said signs.
 - (3) Freestanding signs shall be no more than six (6) feet in height.
 - (4) No sign shall be placed within the public right-of-way or on public property.
 - (5) No such sign shall be placed on the roof of any structure.
- (g) Temporary on-site real estate signs subject to the following conditions:
 - (1) Real estate signs located within any residential zone shall not exceed six (6) square feet in area, and such signs within commercial, industrial, or mixed-use zoning districts shall not exceed sixteen (16) square feet in area.
 - (2) Freestanding real estate signs shall not exceed six (6) feet in height.
 - (3) A maximum of one (1) real estate sign shall be displayed per street frontage.
 - (4) All real estate signs shall be removed no later than fifteen (15) days after the closing of the transaction proposed by the sign.
- (h) Temporary off-site real estate signs advertising an open house for a home sale or special leasing event. Such signs shall be no larger than two (2) square feet, and shall be removed each evening after the close of the open house or when the leasing center closes.
- (i) Any window signs located in non-residential zones, provided that the aggregate sign area does not exceed fifty (50) percent of the area of any single window (or as otherwise required by this Development Code) to maintain reasonable visibility into the business for security purposes.
- (j) Murals that are non-commercial in nature are allowed on mixed-use and non-residential buildings provided property owner and City approval, subject to the requirements set forth in Chapter 17, Article II (Art in Public Places) have been obtained. The area of the mural shall not count toward any total sign area allowed for the site or building. Any mural displaying an advertisement or commercial message shall be regulated by any applicable standards set forth in Article III, Division 8.



- (k) Temporary and permanent address signs and numbers within commercial, industrial, mixed-use and multi-family zoning districts shall not exceed six (6) square feet in area, unless additional area is required by the City-adopted building and/or fire codes.
- (l) Temporary garage, estate or yard sale signs advertising the day sale of items shall be limited to a maximum of (1) sign not exceeding (6) square feet in area. The sign shall not be displayed for a period longer than one (1) day within a (1) year period. The sign shall not be displayed or posted within the public right-of-way.
- (m) Temporary Construction Signs. One (1) temporary sign per construction site which identifies the developer, designers, and contractors, up to 32 square feet in area. This sign shall be removed once construction activities have ceased.
- (n) Tract grand opening or new leasing center signs. One ground-mounted sign per street frontage (maximum of two per site) that provide sale and/or leasing information is permitted up to 12 square feet per sign panel with a maximum character height of 8 inches. The leasing sign structure may have a maximum height of 10 feet. These signs shall be separated by a minimum of 100 feet, unless if they are separated by a driveway/road. No illumination is permitted for this sign type. Wood, steel, and pre-punched galvanized U-posts are not acceptable. No balloons, streamers, or other temporary attachments are permitted.

26-101 Prohibited Signs and Locations

- (a) The following signs are prohibited except as provided in Article V, Division 3, Nonconforming Signs and 26-104, Temporary Signs:
 - (1) Any sign erected or maintained without the consent of the owner of the land upon which the sign is situated.
 - (2) Any sign erected upon over public property, other than the signs installed by state, County or City agencies.
 - (3) Flashing, moving or otherwise animated elements or any revolving signs.
 - (4) Projecting signs that project within the public right-of-way or private street or have a vertical clearance of less than nine (9) feet from the sidewalk.
 - (5) Abandoned signs which advertise goods and/or services which have not been available for a period of ninety (90) or more days.
 - (6) Any A-frame sign, or ground sign temporarily supported by poles or braces places upon the ground, or any other sign propped against a vehicle or object in a parking lot or public right-of-way unless permitted under Tables 3-17 and 3-18.
 - (7) Bench signs located at bus stops, excluding any authorized bus stop signage.
 - (8) Roof signs or any sign proposed above a roof line that is not architecturally integrated within the structure of the roof unless approved as a Creative Sign as part of a Sign Program (see sections 26-99 and 26-103).
 - (9) Any sign containing harmful matter as defined by Chapter 15 of the West Covina Municipal Code.
 - (10) All banner signs, wind signs, balloons, and tube signs of a commercial nature except those permitted as temporary signs, under Tables 3-17 and 3-18, and/or section 26-104.
 - (11) All inflatable signs and sign designated to be flown, including balloons, strings of balloons, kites or atrial signs, that are made of an electrically conductive material.
 - (12) Signs which create sound.
 - (13) Any sign greater than six (6) square feet on property located within a residential zone, except as otherwise provided by this Development Code.
 - (14) Painted wall signs.
 - (15) Off-site commercial signs.



26-102 Signs Allowed by Zoning District and Use

Each sign shall comply with the sign standards set forth by this section, unless otherwise provided in this division.

- (a) *Multifamily Residential zoning districts.* Each sign in a residential zoning district established by Article II of this Development Code shall comply with the following requirements:

Table 3-8 Sign Standards for Multifamily Residential Zoning Districts

Sign Class	Type of Sign	Maximum Number	Maximum Sign Area
Multifamily residential signs only (Administrative Sign Review required unless otherwise stated)			
(a) Nameplate (No permit required)		One (1) per residence unit. Limited to name and address of the occupant of the premises.	One (1) s.f. (single-face only).
(b) Flags, Nonpromotional (for promotional signs, see Sec. 26-383(f)).	1. Attached. 2. Detached.	Three (3) per site. Permitted flags are those of a government, government agency, public institution, nonprofit agency, or similar entity. Torn, faded, sagging, or detached banners shall be repaired or replaced.	1. Below eaveline. 2. 25 feet.
(c) Multiple-Family Identification at major entrance	1. Wall sign attached to main building. 2. Wall sign attached to a free-standing wall or fence. 3. Detached	One (1) per site (1.), or One (1) per frontage (2. or 3.)	1. Five (5) s.f. per unit, up to max. 40 s.f. (single-face only). Below eave line 2. 40 s.f. (single-face only). Below eave line. 3. 40 s.f. per face (double-face permitted for detached signs). 6 feet max. height
(d) Institutional.	Includes nonresidential uses allowed with a conditional use permit, e.g., church, school, child-care facilities, adult-care facilities, public utilities, etc.—see sections TABLE 3-10		
Temporary- promotional (No illumination allowed), permit not required unless otherwise stated			
(a) Advertising Products-RA zone only.	1. Attached. 2. Detached.	One (1) per site.	Twelve (12) s.f. (single-face only).
(b) Sale/rental-RA/R1.	1. Attached. 2. Detached.	One (1) per site. Must be below eave line if attached. Maximum height 6 feet if detached.	1. Six (6) s.f. (single-face only).
(c) Sale/rental-Multiple-Family	Attached.	One (1) per site. Must be attached to main building.	15 s.f. (single-face only).



(d) Rental-Multiple-Family.	1. Attached. 2. Detached.	1. one (1) per site. Must be below eave line. 2. No maximum. 6 feet maximum height	1. Ten (10) s.f. (single-face only), or 2. Total of ten (10) s.f. per face (double-face only).
(e) Rental, Promotional-Multiple-Family. Special Events Permit required.	Banners.	One (1) per street frontage.	Three (3) feet by 15 feet long. Must be below eave and mounted flat against building. No neon or fluorescent colors.
(g) Sale/rental-Mobilehome Park main entrance. Sign permit required.	Attached to main building or block wall.	One (1) per site.	24 s.f. (single-face only).
(h) Sale-Unimproved Property. Sign permit required.	Detached.	One (1) per site. 6 feet maximum height.	15 s.f. per face (double-face permitted).
(i) Sale-new Projects with 5+ Units. Sign permit required.	Detached.	One (1) double-face, or up to two (2) single-face signs.	Double-face signs: 60 s.f. per face. Single-face sign(s): 60 s.f. total.

Table 3-9 Sign Standards for Mobilehome Parks

Sign Class	Type of Sign	Maximum Number	Maximum Sign Area
(a) Mobilehome Park Identification (Administrative Sign Review Required)	1. Attached to a building wall 2. Attached to a free-standing block wall at main entrance. 3. Detached.	One (1) per site.	1. or 2. 40 s.f. (single-face only). 3. 40 s.f. per face (double-face permitted). 6 feet maximum height
(b) Mobilehome Park Tenant Directory. (Administrative Sign Review Required)	1. Attached to building or wall 2. Detached on planter area	One (1) per site (one additional per 200,000 s.f. of lot size). 6 feet maximum height	1. 24 s.f. (single-face only) 2. 24 s.f. per face (double-face permitted).

- (b) Office and institutional uses (e.g. religious facilities). Each sign in an office or institutional zone shall comply with the requirements set forth in Table 3-10 below, and to the requirements set forth in section 26-100, and to all applicable standards set forth in this Division.



Table 3-10 Sign Standards for Office Buildings including institutional use (e.g. religious facilities)

Sign Class	Maximum Number	Maximum Area	Maximum Height/ Location
Wall signs (Administrative Sign Review required unless otherwise stated)			
(a) Building Identification (for buildings with one to three stories)	One (1) per wall facing a street or parking lot.	Two (2) percent of building face (single-face only).	Between top of roof line and floor level of the top floor, or other appropriate location as approved by the planning director.
(b) Building Identification (for buildings with four or more stories)	One (1) per wall facing a street or parking lot.	One (1) s.f. for each lineal foot of building frontage, with a five (5) percent increase for each story above the fourth story (single-face only).	Between top of roof line and floor level of the top floor, or other appropriate location as approved by the planning director.
(c) Tenant Identification	Allowed ONLY for tenants on ground floor with exterior entrances. Size and location subject to TABLE 3-11.		
(d) Building Area Bonus (for buildings with floor areas of 60,000 s.f. or more)	One (1) bonus, in addition to wall sign allowance normally allowed, per building.	Size of bonus (size of building) 100 s.f. (60—99,000 s.f.) 150 s.f. (100—124,000 s.f.) 200 s.f. (125—149,999 s.f.) 250 s.f. (150,000 s.f. or more) No maximum for total wall signage.	
Detached sign (monument only)			
(a) Building Identification and Tenant Identification Directory	One (1) per street frontage (maximum two per site).	40 s.f. per face (double-face permitted).	Six (6) feet.
(b) Readerboard Signs	See TABLE 3-15 for standards, religious facilities and schools with more than 150 students and site size greater than 2 acres may install a pole sign subject to approval of a CUP		

- (c) Commercial, Mixed-Use, and Industrial Zoning District Sign Standards. Each sign in a commercial, mixed-use or industrial zoning district shall comply with the requirements set forth in Tables 3-11 through 3-18 below, and to all applicable standards set forth in this Division.

Table 3-11 Sign Standards for Commercial and other non-office sites (on-site noncommercial signs included)

Sign Class	Maximum Number	Maximum Area	Maximum Height/ Location
Wall sign (Sign Permit required unless otherwise stated) and internally illuminated only			
(a) Ground Floor Primary Business Identification	No maximum.	One (1) s.f. for every one (1) lineal foot of building frontage (up to 300 s.f. on primary frontage, and 150 s.f. for secondary frontage). Minimum sign size is 40 s.f. (single-face only).	Only on frontages that face a street or public parking area with an entrance exclusive to the enclosed tenant space.



(b) Ground Floor Accessory Business Identification	No maximum.	No greater than sign area devoted to primary business identification signs (maximum 50 percent of total sign area on front wall) (single-face only).	Only on primary frontage of primary business allowed by subsection (a) above.
(c) Nameplate (no illumination), permit not required	One (1) per enclosed tenant space.	Three (3) s.f. (single-face only).	Near main entrance only.
(d) Ground Floor Business Advertising	No maximum.	No greater than sign area devoted to primary business identification signs (maximum 50 percent of total sign area on front wall) (single-face only).	Only on primary frontage of primary business allowed by subsection (a) above.
(e) Second Story Primary Business Identification (for two-story buildings only)	One (1) per enclosed tenant space. Permitted only for buildings allowed exterior signs for ground floor businesses. Must be individual letters no higher than 18 inches.	Maximum one-half (0.5) s.f. for every one (1) lineal foot of building frontage (up to 60 s.f.) (single-face only). Minimum sign size 30 s.f.	Below roofline, but above ceiling level of first floor.
(f) Building Area Bonus (for enclosed tenant spaces with floor areas of 60,000 s.f. or more). Requires Administrative Sign Review	One (1) bonus, in addition to wall sign allowance normally allowed, per enclosed tenant space. Total wall sign utilizing this bonus shall not exceed 550 s.f.	Bonus (enclosed space s.f.) 100 s.f. (60,000—99,000 s.f.) 150 s.f. (100—124,000 s.f.) 200 s.f. (125,000—149,999 s.f.) 250 s.f. (150,000 s.f. or more)	Wall sign only.
Hanging Signs (Sign Permit required unless otherwise stated) and internally illuminated only			
(a) Nameplate	One (1) per business.	Five (5) s.f. per face (double face permitted).	Eight (8) feet vertical clearance from sidewalk level; perpendicular or near perpendicular to building fascia.
(b) Business Identification and/or Advertising	No maximum.	Same as wall signs.	Eight (8) feet vertical clearance from sidewalk level; parallel or near parallel to building fascia.



Table 3-12 Sign Standards for Commercial and other non-office sites (on-site noncommercial signs included) - Detached signs (for single-tenant buildings not part of a planned center).

Sign Class	Maximum Number	Maximum Area	Maximum Height/ Location
Administrative Sign Review required			
(a) Business Identification (for sites with floor areas less than 30,000 s.f.)	One (1) per business.	40 s.f. per face (double-face permitted)	Six (6) feet
(b) Business Identification (for sites with floor areas of 30,000 s.f. or more)	One (1) per business	<p>Maximum sign area, per face (double-face permitted), based on size of building's floor area:</p> <p>55 s.f. (30—39,999 s.f. building)</p> <p>70 s.f. (40—59,999 s.f. building)</p> <p>100 s.f. (60—79,999 s.f. building)</p> <p>150 s.f. (80—99,999 s.f. building)</p> <p>200 s.f. (100—149,999 s.f. building)</p> <p>250 s.f. (150—199,999 s.f. building)</p> <p>275 s.f. (200—249,999 s.f. building)</p> <p>300 s.f. (250,000+ s.f. building)</p>	<p>Maximum sign height based on size of building's floor area:</p> <p>15 feet (30—39,999 s.f. building)</p> <p>25 feet (40—59,999 s.f. building)</p> <p>40 feet (60,000+ s.f. building)</p>
(c) Freeway adjacent business identification	One (1) per business (allowed on properties that share a common boundary or include street frontage on a public street that is adjacent to the freeway right-of-way)	200 s.f.	35 feet



Table 3-13 Sign Standards for Commercial and other non-office sites (on-site noncommercial signs included) - Detached signs (for multi-tenant buildings or buildings part of a planned center).

Sign Class	Maximum Number	Maximum Area	Maximum Height/ Location
Administrative Sign Review Required			
(a) Tenant Directory/Center Identification (for sites with less than 15,000 s.f. floor area)	One (1) per site	40 s.f. per face (double-face permitted)	Six (6) feet
(b) Tenant Directory/Center Identification (for sites with 15,000 [s.f.] or more floor area)	One (1) per site (additional sign permitted on each major arterial if floor area exceeds 100,000 s.f.)	Maximum sign area per face (double-face permitted) based on size of building's floor area: 55 s.f. (15—19,999 s.f. building) 70 s.f. (20—29,999 s.f. building) 100 s.f. (30—59,999 s.f. building) 150 s.f. (60—99,999 s.f. building) 200 s.f. (100—149,999 s.f. building) 250 s.f. (150-199,999 s.f. building) 275 s.f. (200-249,999 s.f. building) 300 s.f. (250,000+- 499,999 s.f. building) 450 s.f. (500,000+ s.f. building)	Maximum sign height based on size of building's floor area: 15 feet (15—19,999 s.f. building) 25 feet (20—29,999 s.f. building) 40 feet (30,000+ s.f. building)
(c) Tenant Directory, Secondary (for sites with 30,000 [s.f.] or more floor area)	One (1) for every 30,000 s.f. of floor area (with a maximum of three)	50 s.f. per face (double face permitted)	Eight (8) feet
(d) Freeway Adjacent Business Identification	One (1) per business (allowed on properties that share a common boundary or include street frontage on a public street that is adjacent to the freeway right-of-way)	300 s.f.	40 feet



Table 3-14 Sign Standards for Commercial and other non-office sites (on-site noncommercial signs included) - Detached signs (General and Special Uses).

Sign Class	Maximum Number	Maximum Area	Maximum Height/ Location
General			
(a) Parking Directional - Sign Permit required	One (1) per major parking lot entrance	Eight (8) s.f. per face (double face permitted)	Four (4) feet
(b) Freeway Site Bonus (for sites wholly or partially within 300 feet of freeway centerline) - CUP required	One (1) bonus per site	75 percent bonus per face, in addition to detached identification sign, up to total sign area of 750 s.f.	75 percent bonus in addition to what is normally allowed, up to 60 feet max. height
Special Uses - Administrative Sign Review required			
(a) Service Station Identification/Price Panel; Accessory uses may be identified on the service station ID sign at the discretion of the planning director	One (1) per site	100 s.f. single-face or 50 s.f. double-face maximum for identification plus maximum six (6) s.f. single- or double-face per price type and grade (price type and grade shall not be repeated more than once per face), up to 48 s.f. cumulative for price/grade signs and accessory use	1.25 times the building height (35 feet maximum)
(b) Service Station Price Panel	Two (2) per site, may be attached to identification sign, or detached	Twelve (12) s.f. per face (double-face permitted)	Eight (8) feet
(c) Auto Dealer Identification - Sites include any use with approved precise plan designating a minimum 4,000 s.f. "outdoor display" area, and minimum 25,000 s.f. vehicular storage or parking area	One (1) per site with minimum 75,000 s.f. area (a second sign permitted for lots with freeway, arterial, or collector frontage over 350 feet)	150 s.f. per face (double-face permitted), with one-half of the sign area subtracted from the front wall sign allowance	35 feet
(d) Auto Dealer Directional Signs	Maximum of three (3) per site	Maximum cumulative 24 s.f. per face (double-face permitted)	Six (6) feet
(e) Drive-through Restaurant Menu Boards	One (1) per drive-through lane	40 s.f. (single-face only)	Eight (8) feet
(f) Flags	Maximum of three (3) flags per site. Detached (not within building setbacks of underlying zone; shall not encroach or overhang public right-of-way or adjacent properties). Torn, faded, sagging, or detached banners shall be repaired or replaced.	Maximum vertical dimension of eight (8) feet per face. Maximum horizontal dimension of twelve (12) feet.	50 feet



Table 3-15 Sign Standards for Commercial and other non-office sites (on-site noncommercial signs included) - Detached signs (Temporary Special Use). No permit required.

Sign Class	Maximum Number and Area	Maximum Height/Location
(a) Pole-mounted Vertical Banners (only for uses with approved outdoor display and more than 75,000 square feet of lot area).	Two (2) per light pole. 24 s.f. per face. Torn, faded, sagging, or detached banners shall be repaired or replaced. Maximum horizontal dimension of three (3) feet and a maximum vertical dimension of eight (8) feet.	Maximum 35 feet. Minimum vertical clearance of 14.5 feet above ground level. Must be attached to parking lot pole. Minimum vertical clearance of 14.5 feet above ground level.
(b) Small Balloons (only for uses with approved outdoor display and more than 75,000 square feet of lot area).	No maximum. Damaged or deflated balloon displays shall be promptly repaired, replaced or removed from the premises attached to merchandise displays or to building exterior.	Individual balloons may not be more than 36 inches in any dimension. Maximum 95 feet above ground level.
(c) Pennants (only for uses with approved outdoor display and more than 75,000 square feet of lot area).	No maximum. Connected to parking lot light standards. Spaced no closer than 40 feet on center.	Each pennant shall be no larger than 3 feet by 4 feet per face.

Table 3-16 Readerboards – Administrative Sign Review required unless otherwise stated

Sign Class	Maximum Number	Maximum Area	Maximum Height/ Location
(a) Theater and Auditoriums - Manual or Electronic	One (1) readerboard permitted per site and incorporated into a normally allowed sign.	100 percent bonus in addition to allowance normally allowed (including non-readerboard portions of the same sign), up to maximum of 900 s.f. per face.	Same as normally allowed.
(b) Other Commercial Uses Located within 300 Feet of Freeway Centerline - Only freeway oriented electronic readerboards allowed	One (1) readerboard per site and incorporated into a normally allowed sign.	The readerboard area shall be no more than 75 percent of total allowable sign area, per face.	Same as normally allowed.
(c) Institutional Uses - Manual or Electronic	One (1) readerboard per site and incorporated into a normally allowed sign	Readerboard area shall not exceed 50 percent of total allowable sign area, per face (building mounted or monument) with approval of an administrative sign review; or 70 s.f. maximum display board area per face for a pole sign with approval of a CUP. (20 s.f. of which shall be used for physical static sign copy to identify the name and numerical address of the institution).	Same as normally allowed for monument. 15 feet maximum for a pole sign with approval of a CUP.



Table 3-17 Sign Standards for Events on Commercial Sites Requiring a Temporary Use Permit

Sign Class	Maximum Number	Maximum Sign Area	Maximum Sign Height
(a) Banners.	One (1) per street frontage. Banners shall be maintained in good condition. Torn, faded, sagging, or detached banners shall be repaired or replaced. Banners shall be mounted flat against building exterior wall or other locations (free-standing wall, detached, roof).	One (1) s.f. of sign area per one (1) foot of building frontage up to 60 s.f. on exterior building wall maximum (single-face only), or 50 s.f. per face on other locations (double-face permitted)	Below eaveline.
(b) Banners for uses with a seventy-five (75,000) square foot or larger site with an approved precise plan designating a min. of four thousand (4,000) square feet of area for "outdoor display".	One (1) per street frontage. Torn, faded, sagging, or detached banners shall be repaired or replaced. Banners shall be mounted flat against building exterior wall or other locations (free-standing wall, detached, roof). Banner colors shall be coordinated with building colors and/or corporate colors.	300 square feet	30 feet
(c) Pole-mounted Vertical Banners.	Two (2) per light pole. Maximum horizontal dimension of three (3) feet and a maximum vertical dimension of eight (8) feet. Must be attached to parking lot pole. Torn, faded, sagging, or detached banners shall be repaired or replaced.	24 s.f. per face (double-face permitted).	Minimum vertical clearance of 14.5 feet above ground level.
(d) Inflatable (Large) Balloons.	One (1) per business. Must be spherical or custom shape. May not be helium-filled or lighter than air. Roof-mounted or ground-mounted. Damaged or deflated balloon displays shall be promptly repaired, replaced or removed from the premises.	Width of subject building (up to a maximum of 40 feet).	30 feet (measured from roof level for roof-mounts. Ground level for ground-mounts) above roof level.
(e) Small Balloons.	No maximum. Damaged or deflated balloon displays shall be promptly repaired, replaced or removed from the premises.	Individual balloons may not be more than 36 inches in any dimension.	Maximum 35 feet above ground level.
(f) Window Bonus (buildings with frontages less than 20 feet).	No maximum. Inside glass panel.	50 percent of window up to 100 s.f. maximum.	
(g) Window Bonus (buildings with frontages between 21 to 30 feet).	No maximum. Inside glass panel.	45 percent of window up to 125 s.f.	
(h) Window Bonus (buildings with frontages over 30 feet).	No maximum. Inside glass panel.	40 percent up to 150 square feet maximum.	
(i) Vehicle Signs (only for uses with approved outdoor display and more than 75,000 square feet of lot area).	One (1) per vehicle. Individually strung balloons (less than 36 inches in diameter) may be tied to vehicles.	Six (6) s.f. per vehicle (single-face only).	Mounted directly on vehicle.



(j) Pennants, Streamers, Searchlights, and Other Attention Attracting Devices Not Listed.	May be permitted at the discretion of the planning director when in conjunction with a TUP.
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Table 3-18 Sign Standards for Events on Commercial Sites Requiring a Special Event Permit

Sign Class	Maximum Number	Maximum Sign Area	Maximum Sign Height
(a) Banners.	One (1) per business. Banners shall be maintained in good condition. Torn, faded, sagging, or detached banners shall be repaired or replaced. Banner colors shall be coordinated with building colors and/or corporate colors. Banners shall be mounted flat against building exterior wall.	One (1) s.f. of sign area per one (1) foot of building frontage up to 60 s.f. (single-face only).	Below eaveline.
(b) Small Balloons.	No maximum. Damage or deflated balloon displays shall be promptly repaired, replaced or removed from the premises attached to merchandise displays or to building exterior.	Individual balloons may not be more than 36 inches in any dimension.	Maximum 35 feet above ground level.
(c) Window Bonus (buildings with frontages less than 20 feet).	No maximum. Inside glass panel.	50 percent of window up to 100 s.f. max.	
(d) Window Bonus (buildings with frontages between 21 to 30 feet).	No maximum. Inside glass panel.	45 percent of window up to 125 s.f.	
(e) Window Bonus (buildings with frontages over 30 feet).	No maximum. Inside glass panel.	40 percent, up to 150 s.f. maximum.	
(f) Pennants, Streamers, Searchlights, and Other Attention Attracting Devices Not Listed.	May be permitted at planning director's discretion when in conjunction with a SEP.		

26-103 Sign Development Standards and Regulations

- (a) The standards set forth in this section shall be utilized for advertising displays and signs and shall not apply to the design of temporary signs.
- (1) *Sign height measurement.* The height of a proposed sign shall be measured from the upper most portion of the sign used in determining the area of the sign to the base of the sign to the nearest base of the adjacent on-site building, or the nearest curb of the public street, whichever is closest to the location of the sign.
 - (2) *Measurement of sign area.* any supporting structures including sign bases and columns shall not be included in the calculation of sign area. Sign area shall include the entire area within a single continuous perimeter composed of up to four (4) triangles, squares, or rectangles that enclose the extreme limits of all sign elements, including borders, written copy, logos, symbols, illustrations and color.
 - (3) *Sign illumination.* The following standards shall apply to all illuminated signs:



- (i) Signs may be internally or externally lit, however any illumination shall spill onto adjacent properties, nor create a public nuisance or public safety hazards. Any exterior lighting sources shall be shielded from view and directed to illuminate only the sign face.
 - (ii) The line of sight from an illuminated sign shall not be of an intensity or brightness or directed in a manner that will negatively impact residential properties in a direct line of sight to the sign.
 - (iii) Any lights illuminating signs shall not flash, blink, flitter, nor include intermittent or chasing lights, or any illumination that is in motion or appears to be in motion.
 - (iv) Colored lights shall not be used in a manner that may be confused or construed as traffic control devices.
 - (4) *Sign Maintenance.* Signs and any supporting hardware shall be maintained in a safe condition, painted, and adequately protected from weathering with all braces, bolts, and structural parts, supporting frames, and fastenings reasonably free from deterioration, rot, rust, and loosening so that they do not create a hazard to persons or property or constitute a nuisance.
 - (5) *Design and Style.* Any proposed sign shall be designed to be compatible with and relate to the architectural style of the main structure(s) of the site where the sign will be located. Signs located on commercial sites near residential areas shall be unobtrusive and compatible with adjacent residential areas. Any new can or cabinet signs are prohibited, with the exception of nationally recognized logos. New wall signs shall be individual channel letters with a minimum depth of two (2) inches.
- (b) To allow for innovative, imaginative, and a variety of signage that would positively contribute to the aesthetics of the City, a Creative Sign may be proposed as part of a Sign Program. Murals that advertise the business is an example of creative signage.
- (1) *Applicability.* An applicant may propose a Creative Sign in order to request approval of development standards that differ from the provisions of this chapter (except as indicated herein), but comply with the purpose and findings of this section. However, a Creative Sign may not be any of the prohibited sign types identified in Section 26-101.
 - (2) *Application.* All Creative Signs shall be processed pursuant to a Sign Program.
 - (3) *Approval Authority.* The Planning Commission shall review all creative signs.
 - (4) *Standards.*
 - (i) Creative Signs are only permitted within non-residential and mixed-use zones.
 - (ii) Creative Signs shall not encroach into the public right-of-way unless an Encroachment Permit is approved by the City Engineer or their designee.
 - (iii) Creative Signs shall comply with the height limit of the zone.
 - (iv) A business cannot have both a creative sign and a standard wall sign. If a business opts to have a creative sign, the business shall not have a standard wall sign.
 - (v) An electronic readerboard and/or any type of digital signage shall not be considered a creative sign.
 - (5) *Findings.* The Planning Commission shall not approve a Creative Sign unless the proposed sign meets the following design criteria:
 - (i) *Design quality.* The sign shall:
 - a) Constitute a substantial aesthetic improvement to the site and shall have a positive visual impact on the surrounding area;
 - b) Be of unique design, and exhibit a high degree of imagination, inventiveness, spirit, and thoughtfulness; and
 - c) Provide strong graphic character through the imaginative use of color, graphics, proportion, quality materials, scale, and texture.



- (ii) Contextual criteria. The sign shall contain at least one (1) of the following elements:
 - a) Classic historic design style
 - b) Creative image reflecting current or historic character of the City; or
 - c) Inventive representation of the logo, name, or use of the structure or business.
- (iii) Architectural criteria. The sign shall:
 - a) Utilize or enhance the architectural elements of the building; and
 - b) Be placed in a logical location in relation to the overall composition of the building's facade and not cover any key architectural features and details of the facade.
- (iv) *Impacts on surrounding uses*. The sign shall be located and designed not to cause light and glare impacts on surrounding uses, especially residential uses.

26-104 Temporary Banner Signs

All temporary building mounted banner signs shall comply with the standards provided in this section. A temporary sign permit shall be obtained from the Community Development Department prior to the display of a temporary sign, unless specified in herein. The purpose of this section is to provide standards to prevent temporary signs from creating a distraction for the traveling public by limiting the proliferation of temporary signs and eliminating aesthetic blight that is detrimental to public health, safety and general welfare.

- (a) Standards for temporary banners. Temporary banners are allowed in non-residential zones subject to the following standards:
 - (1) A business may be granted a temporary banner permit to display an on-site temporary banner for a maximum of ninety (90) days within one (1) calendar year. This can be accrued in multiple or consecutive days up to ninety (90) days.
 - (2) *Number of temporary banner signs allowed*. The maximum number of temporary banner signs that may be displayed at the same time is subject to the applicable requirements of this section.
 - (3) *Sign area calculation*. The number and area of temporary banner signs shall not be included in the calculation of aggregate permanent sign area allowed.
 - (4) *Materials and maintenance*. Temporary banners shall be made of durable, weather-resistant materials.
 - (5) *Removal of temporary banners*. All components shall be removed at the expiration of the temporary banner permit.
- (b) Temporary banner sign standards.
 - (1) Sign Area.
 - (i) Total temporary banner signs for a single business on a single parcel shall not exceed a total aggregate area of more than one square foot per linear foot of building frontage on a public street and shall not exceed a total aggregate area of thirty-two (32) square feet.
 - (ii) Individual tenants or buildings with less than twenty-four (24) lineal feet of building frontage may be allowed 24 square feet.
 - (iii) Individual tenants within a shopping center may be allowed a total aggregate area of one (1) square foot per linear foot of store frontage at the main entrance and shall not exceed twenty-four (24) square feet of total sign area.
 - (iv) Only one (1) temporary sign shall be allowed for each individual business.
 - (v) In no case shall a temporary sign obstruct an adjacent or permanent sign.
 - (vi) Temporary banner signs shall be placed only upon the site in which they are intended to advertise and shall only be mounted on the building. Off-site temporary banner signs shall not be allowed.



26-105 Appeals and Violations

- (a) After denial of an application for an administrative sign permit or a sign program, the applicant may appeal that action in compliance with Article VI.
- (b) *Public nuisance declared by community development director.* Any sign erected or maintained contrary to the provisions of this division may be declared to be a public nuisance by the community development director and proceedings for its removal may take place in compliance with the Development Code.
- (c) *Public nuisance declared by the City Council.* The director may ask the council to declare a sign a public nuisance under the following conditions:
 - (1) The sign is significantly damaged either in support structure or sign face, as determined by the building official;
 - (2) The sign is illegible either through fading, rusting, or erosion of the sign face or through faulty or missing illumination; or
 - (3) The sign is unsafe for vehicles or pedestrians.

26-106 Severability

The provisions of this division are declared to be separate and *severable*. The invalidity of any clause, phrase, sentence, paragraph, subdivision, section or portion of this chapter, or the invalidity of the application thereof to any person or circumstance shall not affect the validity of the remainder of this division, or the validity of its application to other persons or circumstances.



ARTICLE IV. STANDARDS FOR SPECIFIC LAND USES

DIVISION 1 STANDARDS FOR SPECIFIC LAND USES

26-107 Purpose and Applicability

The purpose of this Article is to set forth the procedure, criteria, and standards applicable to unique or unusual land uses which require special regulation. These regulations are established to insure the compatibility of such uses with the surrounding land uses. Please refer to Article III, Division 6 for parking requirements and regulations.

26-108 Adult-Oriented Business

The purpose of this subsection is to prevent community-wide adverse economic impacts, increased crime, decreased property values, and the deterioration of neighborhoods that can be brought about by the concentration of adult-oriented businesses near each other or proximity to other incompatible uses such as schools for minors, places of worship, and residentially zoned districts.

It has been demonstrated in various communities that the concentration of adult-oriented businesses causes an increase in the number of transients in the area, and an increase in crime, and in addition to the effects described herein can cause other businesses and residents to move elsewhere. It is, therefore, the purpose of this Division to establish reasonable and uniform regulations to prevent the concentration of adult-oriented businesses or their proximity to incompatible uses, while permitting the location of such businesses in appropriate areas.

By the adoption of this section, the City Council does not intend to condone or legitimize the distribution of obscene material, and the City Council recognizes that state law prohibits the distribution of certain materials and expects and encourages law enforcement officials to enforce state obscenity statutes against such illegal activities within the City.

(a) Application. Any person, association, partnership, group, or corporation wishing to operate, any adult-oriented business shall submit an application for an Administrative Permit, to the Community Development Director or their designee. Possession of other State or City licenses does not exempt the applicant from this permit. The Community Development Director or their designee shall grant or deny a permit application in accordance with the provisions of grounds for denial pursuant to subsection (m) below. An Administrative Permit application for an adult-oriented business or adult-oriented business performer shall be signed by the applicant and shall contain or include the following information:

- (1) A nonrefundable permit processing fee, as set by City Council resolution.
- (2) If the applicant is an individual, the individual shall state their legal name, including any aliases, address, and submit satisfactory written proof that he or she is at least eighteen (18) years of age.
- (3) If the applicant is a partnership, the partners shall state the partnership's complete name, address, the names of all partners, whether the partnership is general or limited, and attach a copy of the partnership agreement.
- (4) If the applicant is a corporation, the corporation shall provide its complete name, the date of its incorporation, evidence that the corporation is in good standing under the laws of California, the names and capacity of all officers and directors, the name of the registered corporate agent and the address and contact information of the registered office for service of process.
- (5) If the applicant is an individual, he or she shall sign the application. If the applicant is other than an individual, an officer of the business entity or an individual with a ten (10) percent or greater interest in the business entity shall sign the application.
- (6) If the adult-oriented business applicant intends to operate the adult-oriented business under a name other than that of the applicant, the applicant shall file the fictitious name of the adult-oriented business and show proof of registration of the fictitious name.



- (7) A description of the type of adult-oriented business for which the permit is requested and the proposed address where the adult-oriented business will operate, plus the names and addresses of the owners or lessors of the proposed premises.
 - (8) The address to which notice of action on the application is to be mailed; the address shall not be a post office box.
 - (9) An applicant must state under penalty of perjury that he or she (as well as any of the officers, directors, or partners in the business) does not have a conviction for a specified criminal activity, or the equivalent in another state for which:
 - (i) If the conviction is a misdemeanor offense—Less than two (2) years have elapsed since the date of the conviction or the date of release from confinement imposed for the conviction, whichever is the later date.
 - (ii) If the conviction is a felony offense—Less than five (5) years have elapsed since the date of conviction or the date of release from confinement for the conviction, whichever is the later date.
 - (iii) If the convictions are of two (2) or more misdemeanor offenses or a combination of misdemeanor offenses occurring within a twenty-four-month period—Less than five (5) years have elapsed since the date of the last conviction or the date of release from confinement for the last conviction, whichever is the later date.
 - (10) The names of all employees, independent contractors, and other persons who will work at the adult-oriented business, including performers.
 - (11) A sketch or diagram showing the interior configuration of the premises or the adult-oriented business, including a statement of the total floor area occupied by the adult-oriented business. The sketch or diagram need not be professionally prepared but must be drawn to a designated scale or drawn with marked dimensions of the interior of the premises to an accuracy of plus or minus six (6) inches.
 - (12) A certificate and map prepared within thirty (30) days prior to application depicting the building and the portion thereof to be occupied by the adult-oriented business and the property line of any other adult-oriented business within seven hundred and fifty (750) feet of the primary entrance of the adult-oriented business for which a permit is requested; and the property lines of any church, school, park, residential zone or use within five hundred (500) feet of the primary entrance of the adult-oriented business.
 - (13) A diagram of the off-street parking areas and premises entries of the proposed business showing the location of the lighting system.
 - (14) A security plan that satisfies the requirements of subsection (f) below.
 - (15) Any individual who has been issued an Administrative Permit shall promptly supplement the information provided as part of the application for the permit required by this section, including, but not limited to, each and every location within the City where the individual is performing, within fifteen (15) calendar days of any change in the information originally submitted.
- (b) Any individual wishing to perform as an adult oriented business performer shall submit an application to the community development director. Possession of other state or City licenses does not exempt the applicant from this permit. The Community Development Director or their designee shall grant, conditionally grant, or deny a permit application in accordance with the provisions of section 26-108(e) (Permit processing; grounds for denial). An application for a performer permit shall be signed by the applicant and shall contain or include the following information:
- (1) A nonrefundable permit processing fee, as set by City Council resolution.
 - (2) The applicant's legal name and any other names (including "stage names" and aliases) used by the applicant; age, date, and place of birth; height, weight, and hair and eye color; and present residence address and telephone number.
 - (3) A copy of the applicant's driver's license, or other current government-issued identification.



- (4) The address to which notice of action on the application is to be mailed.
 - (5) An applicant must state under penalty of perjury that he or she does not have a conviction for a specified criminal activity, or the equivalent in another state for which:
 - (i) If the conviction is a misdemeanor offense—Less than two (2) years have elapsed since the date of the conviction or the date of release from confinement imposed for the conviction, whichever is the later date.
 - (ii) If the conviction is a felony offense—Less than five (5) years have elapsed since the date of conviction or the date of release from confinement for the conviction, whichever is the later date.
 - (iii) If the convictions are of two (2) or more misdemeanor offenses or a combination of misdemeanor offenses occurring within a twenty-four-month period—Less than five (5) years have elapsed since the date of the last conviction or the date of release from confinement for the last conviction, whichever is the later date.
 - (6) The applicant must declare under penalty of perjury whether he or she has ever been licensed or registered as a prostitute, or otherwise authorized by the laws of any other jurisdiction to engage in prostitution in such other jurisdiction. If the applicant has ever been licensed or registered as a prostitute, or otherwise authorized by the laws of any other state to engage in prostitution, the applicant shall provide the place of such registration, licensing or legal authorization, and the inclusive dates during which he or she was so licensed, registered, or authorized to engage in prostitution.
 - (7) The applicant's fingerprints on a form provided by the police department, and a passport-size color photograph clearly showing the applicant's face. Any fees for the photographs and fingerprints shall be paid by the applicant.
 - (8) If the application is made for the purpose of renewing a performer permit, the applicant shall attach a copy of the permit to be renewed.
 - (9) Any individual who has been issued a performer permit shall promptly supplement the information provided as part of the application for the permit required by this section, including, but not limited to, each and every location within the City where the individual is performing, within fifteen (15) calendar days of any change in the information originally submitted.
 - (10) All persons who have been issued a business permit shall supplement the information provided as part of the application for the permit required by this section, including, but not limited to, the names of all performers required to obtain a performer permit, within fifteen (15) calendar days of any change in the information originally submitted.
- (c) For both a business permit application, the Community Development Director or their designee shall determine whether the application is complete within thirty (30) days of receipt. The application shall be determined to be complete upon receipt of all required documentation and fees. The Community Development Director or their designee shall thereafter approve or deny the permit within thirty (30) days of determining that the application is complete in accordance with the provisions of this section.
- (d) Business Permit Grounds for denial. The Community Development Director or their designee shall deny a business permit application for adult entertainment on the following grounds:
- (1) The building, structure, equipment or location used by the business for which an adult-oriented business permit is required do not comply with the requirements and standards of the health, zoning, fire and safety laws of the City and the state, or with the locational or development and performance standards and requirements of this Article.
 - (2) The applicant has knowingly made any false, misleading or fraudulent statement of material fact in the application for an adult-oriented business permit, or within any subsequently updated information, renewal or report required by this Division.
 - (3) An applicant is under eighteen (18) years of age.



- (4) The adult-oriented business does not comply with the locational standards.
- (5) The applicant has, within the previous twelve (12) months, had a permit for an adult-oriented business denied or revoked or is applying for a new permit within the period in which the existing permit has been suspended.
- (6) The applicant (or any officers, directors, or partners in the business) has been convicted of any specified criminal activity for which:
 - (i) If the conviction is a misdemeanor offense—Less than two (2) years have elapsed since the date of the conviction or the date of release from confinement imposed for the conviction, whichever is the later date.
 - (ii) If the conviction is a felony offense—Less than five (5) years have elapsed since the date of conviction or the date of release from confinement for the conviction, whichever is the later date.
 - (iii) If the convictions are of two (2) or more misdemeanor offenses or a combination of misdemeanor offenses occurring within a twenty-four-month period—Less than five (5) years have elapsed since the date of the last conviction or the date of release from confinement for the last conviction, whichever is the later date.
 - (iv) If for an adult performer business permit- The applicant has knowingly made any false, misleading or fraudulent statement of material fact in the application for an adult-oriented performer permit, or within any subsequently updated information, renewal or report required by this Division.
- (e) Grounds for denial. The Community Development Director or their designee shall deny an administrative permit for an adult performer application on the following grounds:
 - (1) The applicant has knowingly made any false, misleading, or fraudulent statement of material fact in the application for an adult oriented performer permit, or within any subsequently updated information, renewal or report required by this division.
 - (2) The applicant is under eighteen (18) years of age.
 - (3) The applicant has, within the previous twelve (12) months, had a performer permit denied or revoked or is applying for a new permit within the period in which the existing permit has been suspended.
 - (4) The applicant has, within the previous twelve (12) months, had a prostitution permit denied, suspended, or revoked.
 - (5) The applicant has been convicted of any specified criminal activity for which:
 - (i) If the conviction is a misdemeanor offense—Less than two (2) years have elapsed since the date of the conviction or the date of release from confinement imposed for the conviction, whichever is the later date.
 - (ii) If the conviction is a felony offense—Less than five (5) years have elapsed since the date of conviction or the date of release from confinement for the conviction, whichever is the later date.
 - (iii) If the convictions are of two (2) or more misdemeanor offenses or a combination of misdemeanor offenses occurring within a twenty-four-month period—Less than five (5) years have elapsed since the date of the last conviction or the date of release from confinement for the last conviction, whichever is the later date.
 - (iv) In the event a business or performer permit is denied, the applicant shall not reapply for a period of twelve (12) months from the date the denial becomes final.



- (f) *Location.* The adult-oriented business is to be located in the Service-Commercial (S-C) zone, Medium-Commercial (C-2) zone, heavy-commercial (C-3) zone, regional-commercial (RC) zone, manufacturing (M-1) zone, or the urban center and general urban zones in the Downtown Plan.
- (1) Adult-oriented businesses may not be located within the proximity of the following (measured in a straight line from the property line to zone boundary):
- (i) Within five hundred (500) feet of any residential zone or any lot upon which a residential use is legally occurring at the time this Article is adopted and continues to occur at the time the application is reviewed;
 - (ii) Within five hundred (500) feet of any lot upon which there is located a church or other religious facility or institution, public park, or educational institution which is utilized by minors;
 - (iii) Within seven hundred and fifty (750) feet of another adult-oriented business, provided that this separation requirement also applies from adult-oriented businesses that are in adjacent cities; and
 - (iv) Within one hundred (100) feet of the civic center property line.
- (2) The adult-oriented business shall not be located in an area where the traffic from the adult oriented business shall increase the volume capacity ratio below level of service E; or, will worsen the existing condition at level of service F; or increase the volume capacity ratio by 0.02, all as determined by the city engineer.
- (g) Moving signs, as defined in Article I, as well as signs with changeable copy and temporary signs are not permitted for adult businesses. Exterior signs shall not depict recognizable specified anatomical areas or adult entertainment activities. Advertisements, displays of merchandise, signs or any other exhibit depicting specified anatomical areas or adult entertainment activities placed within the interior of buildings or premises shall be arranged or screened to prevent public viewing from outside such building or premises.
- (h) Exterior painting. Buildings and structures shall not be painted or surfaced with any design that would simulate a sign or advertising message and cannot be established or maintained such that the exterior appearance of the structure is substantially inconsistent with the external appearance of structures on abutting properties.
- (i) Development standards. Except as set out herein or otherwise restricted by law, the adult oriented business shall comply with the development standards, including signage standards, for the zone in which the business is located.
- (j) Display of adult oriented material or merchandise. The adult-oriented business shall not display any adult oriented material or merchandise in such a manner so as to be visible from any location other than within the adult-oriented business.
- (k) Exclusion of minors. The adult oriented business shall not be accessible to any person under the age of eighteen (18), and such exclusion shall be clearly posted at all entrances.
- (l) Areas open to public view. No area within the adult oriented business shall be visible from its exterior.
- (m) Nude adult-oriented performances are prohibited. Adult oriented performers shall wear no less than pasties to cover the nipple areas of female breasts, and a g-string that covers the genital area.
- (n) Interior orientation. The interior of the adult oriented business shall be configured such that there is an unobstructed view, by use of the naked eye and unaided by video, closed circuit cameras or any other means, of every public area of the premises (excluding restrooms), including, but not limited to, the interior of all individual viewing areas, from a manager's station which is no larger than thirty-two (32) square feet of floor area with no single dimension being greater than eight (8) feet in a public portion of the establishment. No public area (excluding restrooms), including, but not limited to, the interior of any individual viewing area, shall be obscured by any door, curtain, wall, two way mirror or other device which would prohibit a person from seeing into the interior of the individual viewing area, solely with the use of the naked eye and unaided by video, closed circuit cameras or any other means, from the manager's station. A manager shall be stationed in the



manager's station at all times the business is in operation or open to the public in order to enforce all rules and regulations. No individual viewing area shall be designed or operated to permit occupancy of more than one (1) person at a time.

- (o) Business hours. No adult oriented business shall operate from the hours of 2:00 a.m. to 7:00 a.m.
- (p) Parking lot lighting. The parking lot lighting system shall be designed to produce a minimum light level of three (3) foot-candles on the entire parking facility's horizontal surface.
- (q) Interior Lighting. All areas of the adult-oriented business shall be illuminated at a minimum of the following foot-candles, minimally maintained, and evenly distributed at ground level:
 - (1) Arcade: Ten (10) foot-candles in public areas;
 - (2) Bookstores: Twenty (20) foot-candles;
 - (3) Cabaret: Five (5) foot-candles, except during performances, at which times the lighting shall be at least 1.25 foot-candles;
 - (4) Individual viewing booths: 1.25 foot-candles;
 - (5) Motion picture theater: Ten (10) foot-candles, except during performances, at which times the lighting shall be at least 1.25 foot-candles;
 - (6) Theater: Five (5) foot-candles, except during performances, at which times the lighting shall be at least 1.25 foot candles;
 - (7) Other establishments not listed above: Twenty (20) foot-candles ground level (excluding those areas shielded by tables and similar obstructions).
- (r) Operation of individual viewing areas. Each machine used to show films, computer generated images, motion pictures, video cassettes, slides, or other photographic reproductions, which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas, shall be located in an individual viewing area. Any individual viewing area of the adult oriented business shall be separated from patrons by a floor to ceiling plexiglass or other clear, permanent barrier and shall be operated and maintained with no holes, openings, or other means of direct visual or physical access between the interior space of two (2) or more individual viewing areas. No individual viewing area may be occupied by more than one (1) person at any one (1) time.
- (s) Separation zones. Whenever live entertainment is provided, patrons shall be physically separated from performers by a buffer zone of at least six (6) feet and no physical contact between performers and patrons shall be permitted. This provision shall not apply to an individual viewing area where the stage is completely separated from the individual viewing area by a floor to ceiling permanent, solid barrier.
- (t) Use of single building for multiple uses. No building, premises, structure, or other facility shall be permitted to contain more than one (1) type of adult oriented business as such types of adult oriented business are defined in Article I. For the purposes of this section, the phrase "adult oriented business" shall not be considered a single type of adult oriented business.
- (u) Payment of gratuity. No patron shall directly or indirectly pay or give any gratuity to any performer and no performer shall solicit or accept any gratuity from any patron.
- (v) Separate restrooms. The adult-oriented business shall provide separate restroom facilities for male and female patrons and employees. The restrooms shall be free from adult oriented material. Only one (1) person shall be allowed in the restroom at any time, unless otherwise required by law, in which case the adult oriented business shall employ a restroom attendant of the same sex as the restroom users who shall be present in the restroom during operating hours. The attendant shall prevent any person(s) from engaging in any specified sexual activities within the restroom and shall ensure that no person of the opposite sex is permitted in the restroom.



- (w) **Parking.** The adult oriented business complies with the City's parking standards for the underlying use. Where no city parking standards exist for a particular underlying use, the applicant shall provide one (1) space per occupant as based upon the maximum occupancy as determined by the building official.
- (x) **Security plan.** A detailed security plan is submitted to the Community Development Director that describes measures that will be implemented to provide adequate security both within the interior and exterior of the premises of the business, specifically including, but not limited to, measures to comply with the requirements of for areas open to public view and parking.
- (y) **Security guards.** For an adult oriented business that provides live entertainment, at least one (1) security guard shall be on duty outside the premises, patrolling the grounds and parking areas, at all times while the business is open and providing live entertainment. If the occupancy limit of the premises is greater than fifty (50) persons, an additional security guard shall be on duty inside the premises for each additional fifty (50) patrons permitted. The security guard(s) shall be charged with preventing violations of and enforcing compliance by patrons with the requirements of this division, and notifying the appropriate authorities of any violations of law observed. Any security guard required by this subparagraph shall be uniformed in such a manner so as to be readily identifiable as a security guard by the public and shall be duly licensed as a security guard as required by applicable provisions of state or local law. No security guard required pursuant to this subparagraph shall act as a door person, ticket seller, ticket taker or admittance person while on duty as a security guard.
- (z) The business location, structure, and equipment complies with all applicable health, fire, building, or other state, federal, or local laws and regulations.
- (aa) The owner or manager of an adult oriented business will not permit any employee on the premises to engage in a live showing of specified anatomical areas. The owner or manager of an adult oriented business shall be responsible to ensure compliance with this division by employees, performers and patrons.

26-109 Alcohol Beverage Sales Establishments

The purpose of this section is to provide conditions for the establishment of commercial uses that serve and/or sell alcohol (retail on-sale and off-sale licenses) and to do so in accordance with certain requirements designed to ensure compatibility of such services with surrounding commercial and residential development, to not create any undue concentration of such licenses, and to not create any adverse effect on the health and welfare of the community.

- (a) The required permit as specified in Article II Division 2 in specified commercial and manufacturing zones for any business that sells alcohol for off-site consumption, except for service stations that sell alcohol, which requires a conditional use permit pursuant to section 26-109(b).
 - (1) Violation of the provisions of this section or other applicable sections of this code may result in the revocation of the permit in accordance with the revocation standards, provisions and procedures of Article VI Division 12.
- (b) **Service Stations Selling Beer and Wine for Off-Premises Consumption**
 - (1) **Conditional Use Permit Required.** Any service station located in specified commercial and manufacturing zones may sell beer and wine for off-site consumption with a conditional use permit. The sales of distilled spirits shall not be allowed.
 - (2) The site shall comply with all current development standards for service stations as set forth in the West Covina Municipal Code, including, but not limited to, the minimum number of parking spaces prior to the approval of a conditional use permit to allow off-sale of alcohol.
 - (3) Unless otherwise noted, the following requirements shall apply to all gasoline service stations selling beer and wine:
 - (i) A maximum of ten (10) percent of the retail floor area shall be allowed for the display and sale of alcohol. Merchandise stacking shall not be included in the retail floor area calculation when determining the maximum area for display and alcohol sales.



- (ii) The sale of beer in quantities fewer than three containers is prohibited and no alcoholic beverage shall be sold in unit quantities less than the distributor's intended resale units.
 - (iii) No beer and wine shall be displayed within five feet of the cash register or front door.
 - (iv) The advertisement of beer and wine shall not be permitted at motor fuel islands.
 - (v) Identification card reader is required to determine the authenticity of the identification that displays the age of the individual.
 - (vi) No beer and wine shall be sold from or displayed in an ice tub.
 - (vii) No coin or other fee-based operated video games or video entertainment machines shall be permitted on the premises.
 - (viii) Signage shall be posted in the parking lot and on the exterior of the building notifying persons that alcohol shall not be consumed on the premises.
 - (ix) Signs shall be prominently posted, stating that California State Law prohibits the sale of beer and wine to persons under the age of 21 years.
 - (x) A CCTV surveillance system shall be installed that views and records all areas within the interior of the store sales floor and the exterior of the gasoline station, including all points of ingress/egress from the street.
 - (xi) A Flock Safety camera with license plate recognition that is integrated with the Police Department's system shall be installed at every vehicle entry/exit points for the site.
- (c) On-site instructional tasting events for off-sale premises may be established as follows:
 - (1) A Conditional Use Permit is required for businesses which offer instructional tasting events.
 - (2) Conditional Use Permits for instructional tasting may only be granted to businesses with an active off-sale or on-sale alcohol license from the department of alcoholic beverage control (ABC).
- (d) Alcohol service (on-sale licenses) may be established in conjunction with the following uses, only in the zones specified in Article II, with the approval of a Conditional Use Permit:
 - (1) Clubs, lodge halls, and similar facilities as defined in section 23428.9 of the California Business and Professions Code;
 - (2) Accessory use billiard parlor with a kitchen and dining area as specified in this Article; or
 - (3) A major motel or a major hotel as defined in this Division;
- (e) Alcohol service (on-sale licenses) may be established in conjunction with the following uses, only in the zones specified in Article II, with the approval of an Administrative Permit:
 - (1) Bona fide eating place as defined in section 23038 of the California Business and Professions Code
- (f) Alcohol Beverage Manufacturing (ABM) uses, and Accessory Tasting rooms may be established subject to and Administrative Permit and the following:
 - (1) The ABM shall comply with all federal, state, and local laws and regulations, including a valid license from the California Department of Alcoholic Beverage Control (ABC) for the specific type of alcoholic beverage manufacturing occurring on site.
 - (2) The ABM use located in a commercial zone shall not exceed six thousand (6,000) square feet of gross floor area (GFA), unless otherwise permitted by the Administrative Permit.
 - (3) The ABM in a commercial zone may not exceed production of fifteen thousand (15,000) barrels per year.
 - (4) The ABM located in a commercial zone must include an accessory tasting room.



- (5) The ABM may not be located within five hundred (500) feet of the nearest property line of any elementary, secondary, or high school, as measured from the nearest property line of the site on which the alcohol manufacturing use is located.
- (6) All production activities shall be located completely within the ABM facility. All on-site storage shall be located within the ABM facility.
- (7) The display of alcoholic beverages shall not be located outside of an ABM and accessory tasting room facility.
- (8) Accessory uses such as cooking facilities, and the sales of alcohol for off-site consumption may be allowed as a part of the administrative permit provided that the proposed accessory use complies with the applicable development standards of this title, is permitted in the underlying zone and that the accessory uses are incidental and do not substantially alter the character of the principal use.
- (9) The ABM and accessory tasting room use shall not be open to the public, except for the following hours:
 - (i) Manufacturing and Production: 7:00 a.m. - 7:00 p.m. Monday - Saturday.
 - (ii) Accessory Tasting Room (Industrial Zone): 12:00 p.m. - 9:00 p.m. Sunday - Thursday, and 11:00 a.m. - 10:00 p.m. Friday - Saturday.
 - (iii) Accessory Tasting Room (Commercial Zone): 12:00 p.m. - 9:00 p.m. Sunday - Thursday, and 11:00 a.m. - 12:00 p.m. Friday-Saturday. Additional hours may be permitted through an Administrative Permit.
- (10) Service trucks used for the purposes of loading and unloading materials, ingredients, products, and equipment shall be restricted to the hours of 8:00 a.m. - 6:00 p.m. Monday - Friday and 11:00 a.m. - 6:00 p.m. on Saturday; the use of service trucks for the purposes of loading and unloading materials, ingredients, equipment, and finished product shall be prohibited on Sunday.
- (11) To the greatest extent feasible, access and loading bays are discouraged from facing toward a street.
- (12) The purchase, consumption, tasting and sales of alcoholic beverages shall be limited to only those products produced on site.
- (13) Ancillary retail sales shall be limited to only those retail items directly associated with the on-site ABM facility and accessory tasting room.
- (14) The ABM use or accessory tasting room shall not charge an admission fee, cover charge, or require a minimum purchase.
- (15) A sewage plan and all on-site infrastructure shall be approved by the appropriate City departments.
- (16) The ABM and accessory tasting room use shall comply with Chapter 15 Article IV- Noise Regulations.
- (17) A security plan, including a video surveillance system and exterior lighting plan, satisfactory to the Chief of Police shall be submitted to and approved by the Police Department prior to the issuing of a Certificate of Occupancy. The video surveillance system shall be installed to assist with monitoring the property on both the interior and exterior. A Digital Video Recorder (DVR), capable of exporting images in TIFF, BMP, or JPG format shall be used. Recording shall be retained for no less than thirty (30) days. Exterior lighting shall clearly illuminate the common areas surrounding the building including, but not limited to, the entrance and exit doors, as well as the business address.
- (18) No more than ten percent (10%) of the square footage of the windows and transparent doors of the premises shall be allowed to bear advertising, signs, or any other obstructions. All advertising, signage or other obstructions shall be placed and maintained to ensure a clear and unobstructed view of the establishment's interior. Window signs displaying prices shall be prohibited. No advertising or signage shall be placed in the area above three (3) feet or below six (6) feet in height of all windows measured from grade.
- (19) Tours of the ABM and accessory tasting room use shall occur on regularly scheduled days and times. The operator shall ensure that tours do not negatively impact adjacent businesses or property owners.



(20) ABM and accessory tasting room uses located adjacent to or across from residential areas shall be restricted from utilizing natural ventilation practices that may negatively impact neighboring residences and may be required to install mechanical air filtration systems.

(g) Breweries, wine blending, and distilleries

(1) In addition to the standards for the underlying zone, the following requirements shall apply to breweries, wine blending business, distilleries and accessory tasting rooms:

- (i) A brewery, wine blending or distillery use may not exceed production of 15,000 barrels per year for breweries or 150,000 gallons for wine blending/distillery uses.
- (ii) All production activities and on-site storage shall be located completely within the facility. Off-site storage is permitted, provided it meets all applicable provisions of the underlying zone. The display of alcoholic beverages shall be located within the manufacturing area and accessory tasting room facility.
- (iii) The brewery, wine blending, or distillery use, and accessory tasting room use shall be allowed to operate and be open to the public during the following hours:
 - a) Manufacturing and Operation: 7:00 A.M. to 7:00 P.M. Monday through Saturday; and
Accessory Tasting Room Open to the Public: 11:00 A.M. to 12:00 A.M. daily.
- (iv) Service trucks used for the purposes of loading and unloading materials, ingredients, products, and equipment shall be restricted to the hours of 7:00 A.M. to 6:00 P.M. Monday through Friday and 9:00 A.M. to 6:00 P.M. on Saturday.
- (v) The consumption, tasting, and sales of alcoholic beverages shall be limited to only those products produced on site, unless the use establishes a bona fide eating establishment.
- (vi) Ancillary retail sales, including the sale of beer, wine or distilled spirits for off-premises consumption, shall be limited to only those retail items directly associated with the on-site facility and accessory tasting room.
- (vii) The brewery, wine blending, distillery use, or accessory tasting room shall not charge an admission fee, cover charge, or require a minimum purchase.
- (viii) A security plan, including a video surveillance system and exterior lighting plan, satisfactory to the Community Development Director or designee, shall be submitted and approved prior to issuing a Certificate of Occupancy. The video surveillance system shall be installed to assist with monitoring of both the interior and exterior of the property. A Digital Video Recorder (DVR) or similar video recording device, capable of exporting images in TIFF, BMP, or JPG format shall be used. Recording shall be retained for no less than 30 days. Exterior lighting shall clearly illuminate the common areas surrounding the building including, but not limited to, the entrance and exit doors and the business address.
- (ix) No more than ten percent of the window display area (including any transparent doors) shall be allowed to bear advertising, signs, or any other obstructions. All advertising, signage, or other obstructions shall be placed and maintained to ensure a clear and unobstructed view of the establishment's interior. Window signs displaying prices shall be prohibited. No advertising or signage shall be placed in the area above three (3) feet or below six (6) feet in height of all windows measured from grade.
- (x) Tours of the brewery, wine blending, or distillery use, and accessory tasting room use shall occur on regularly scheduled days and times. The operator shall ensure that tours do not negatively affect adjacent businesses or property owners.
- (xi) The business shall be restricted from utilizing ventilation practices that may negatively affect residences and may be required to install mechanical air filtration systems to the satisfaction of the Community Development Director or designee.



- (xii) Any proposed alcohol establishment shall comply with all Police Department conditions imposed, including those listed under Section 19 "Building/Site Security" of City Council Resolution 95-20.

26-110 Amusement and entertainment facilities [EX. DIVISION 9 OF ARTICLE XII FORMERLY TITLED "GAME ARCADES"]

The purpose of this Division is to permit the operation of amusement and entertainment facilities, through consideration of physical treatment and compatibility with the community and surrounding property.

- (a) The permit required (as specified in Article II Division 2) shall be obtained prior to establishing an amusement and entertainment facility.
- (b) The following special development standards shall apply to amusement and entertainment facilities:
- (1) Hours of operation shall be limited to between eight (8:00) a.m. to twelve o'clock (12:00) midnight. The Community Development Director or their designee may, after twelve (12) months of operation approve extended hours of operation. The hours of operation must be posted in a conspicuous place.
 - (2) All activities associated with the use shall comply with the standards of the noise ordinance. An accessory computer game/internet access center with ten (10) or more computers, shall be subject to the granting of a Conditional Use Permit is required, as specified in Article II, Divisions 2 and Article VI Division 4 of this Chapter.
 - (3) Windows shall not be obscured by placement of signs, dark window tinting, shelving, racks, or similar obstructions.
 - (4) The operator of the use shall provide night lighting and other security measures to the satisfaction of the Chief of Police.
 - (5) Exterior lighting shall not intrude on surrounding properties.
 - (6) The operator shall demonstrate an ability to prevent problems related to potential noise, litter, loitering, crowd control and parking.
 - (7) A security plan, including a video surveillance system, exterior lighting plan, noise, litter, loitering, crowd control and parking to the satisfaction of the Chief of Police shall be submitted to and approved by the Police Department prior to the issuing of a Certificate of Occupancy.
 - (8) The development standards of the zone in which this use is to be located shall apply (as specified in Article III, unless this section specifically permits or prohibits otherwise.
 - (9) Such other conditions as deemed by the Planning Commission or Community Development Director or their designee to reasonably relate to the purpose of this Division, such as but not mandatory or limited to:
 - (i) Windows shall be maintained to allow an unobstructed view of the interior.
 - (ii) Noise, congregation, parking, and other factors generated by the use, which are detrimental to the public health, safety, and welfare.
 - (iii) Review of the computer game/internet access center, main or accessory use, operation permitted by the Administrative Use and/or Conditional Use Permit is required after six (6) months after opening, then annually thereafter. Ownership changes shall meet the same requirements. The current or new business owner and/or applicant shall be responsible for all fees associated with the review. A deposit shall be submitted to the Planning Division in the amount equal to ½ of the pertinent current application fee. The review deposit shall be paid prior to occupancy or business license issuance.
 - (iv) At no time shall alcoholic beverages be sold, dispensed, possessed, brought, or allowed on the premises of any amusement and entertainment facility except in those cases where the facility is accessory to a bona fide eating place with a Conditional Use Permit for on-sale alcohol service.
- (c) Specific development requirements for a game arcade:



- (1) No arcade shall be located within one thousand (1,000) feet of a public or private school conducting classes between first and twelfth grades. The distance shall be measured over a pedestrian path of travel from the nearest customer entrance of the arcade to the nearest accessible portion of any school property.
- (2) Conditions of approval of an Administrative Use Permit or Conditional Use Permit for an amusement and entertainment facility:
 - (i) No admittance of juveniles under sixteen (16) years of age until 1:30 p.m. except on Saturday, Sunday, holidays, and school vacations.
 - (ii) No one under twelve (12) years of age admitted unless supervised by an adult.
 - (iii) One (1) attendant, twenty-one (21) years of age or older, is required for every twenty-five (25) games; two (2) attendants minimum required for a main use or accessory use game arcade.
 - (iv) Review of the operation permitted by the Conditional Use Permit is required every six (6) months for a period of two (2) years, beginning on the date of the start of operation of a main use game arcade. The business owner and/or applicant shall be responsible for all fees associated with the review. A deposit shall be submitted to the Planning Division in the amount equal to two times the current Conditional Use Permit application fee. The review deposit shall be paid prior to occupancy or business license issuance.
 - (v) The Conditional Use Permit may be revoked, amended, or suspended by the Planning Commission under the provisions of Article VI of this Chapter.
 - (vi) Licenses or permits as required in Chapter 5, Article V and Chapter 14 of the West Covina Municipal Code shall be obtained prior to the start of the operation of the use.
 - (vii) Amusement and entertainment facility business hours: 10:00 a.m. to 10:00 p.m. The Planning Commission may approve extended hours of operation under certain circumstances; but in any case, after 10:00 p.m. attendance shall be limited to adults and minors accompanied by a parent or legal guardian.
 - (viii) No sound created by the entertainment facility, or its patrons shall be detected from the exterior of the facility.
- (3) Such other conditions as deemed by the Community Development Director or Planning Commission to reasonably relate to the purpose of this Division, such as but not mandatory or limited to:
 - (i) Review of the operation permitted by the Administrative Permit or Conditional Use Permit is required every six (6) months for a period of two (2) years, beginning on the date of the start of operation of an accessory use game arcade.
 - (ii) Windows shall be maintained to allow an unobstructed view of the interior.
 - (iii) Accessory use game arcade business hours, if different from business hours of the main use.
- (d) Specific development requirements for billiard parlors.
 - (1) Spacing of tables. A clear and unobstructed distance of six (6) feet shall be provided between tables, and between tables and walls or other obstructions.
 - (2) Lighting. The interior and exterior of the building and the front and rear parking lot shall be brightly lit with no dark areas. Exterior lighting shall be installed and maintained in a manner eliminating any nuisance to adjacent residential property.
 - (3) Floor covering. All floor surfaces of the playing and spectator area shall be covered with fabric carpet.
 - (4) Proximity to school. No billiard parlor shall be located within one thousand (1,000) feet of a public or private school conducting classes between the first and twelfth grades. This distance shall be measured over a pedestrian path of travel from the nearest customer entrance of the parlor to the nearest accessible portion of any school property.
 - (5) Open view. All billiard parlors shall be so constructed and maintained that a clear and unobstructed view of the entire interior thereof may at all times be had from the street or sidewalk in front of the same, except



in those cases where the billiard parlor is an accessory use to a bona fide eating place, as defined in section 23038 of the California Business and Professions Code. No partitions forming rooms, stalls, or other enclosures where the public congregates shall be permitted. This provision, however, shall not be construed to preclude the maintenance of washrooms, toilet rooms for proper purposes or the maintenance of closets for storage purposes exclusively.

- (6) Conditional Use Permit conditions of approval for a billiard parlor:
- (i) At no time shall alcoholic beverages be sold, dispensed, possessed, brought or allowed on the premises of any billiard parlor except in those cases where the billiard parlor is an accessory use to a bona fide eating place utilizing no more than 10-percent of the total floor area available for customer assembly and/or dining. In no case shall alcoholic beverages be allowed within a primary/main use billiard parlor.
 - (ii) No person shall operate a billiard parlor between the hours of 2:00 a.m. and 6:00 a.m., or permit or allow any person to play billiards or remain in any billiard parlor between the hours of 2:00 a.m. and 6:00 a.m. This section, however, shall not be construed to prevent regular employees from performing necessary work within the premises.
 - (iii) Any billiard parlor shall be subject to code enforcement or police inspection and supervision for the purpose of ascertaining if the provisions of this Article are being observed, and no personnel shall hinder, obstruct, or delay any police officer from entering any such place.
 - (iv) No person shall keep any door or entrance to any billiard parlor locked, barred, or barricaded in such a manner as to make it difficult for access to police officers while two (2) or more persons are present.
 - (v) No person shall permit gambling of any kind or description or playing any games whatsoever for money or anything of value, within any billiard parlor.
 - (vi) No card table shall be kept, or any card games played or allowed in any billiard parlor.
- (7) Main use billiard parlors and all accessory use billiard parlors shall comply with the following:
- (i) No person under the age of sixteen (16) years shall be in, remain in, enter, or visit any billiard parlor, unless accompanied by a person over twenty-one (21) years of age who is responsible for the minor's control and supervision.
 - (ii) No person having charge or control of the billiard parlor shall permit or allow any person under the age of sixteen (16) years to be in, remain in, enter, or visit any billiard parlor, unless such minor person is accompanied by a person over twenty-one (21) years of age who is responsible for the minor's control and supervision.
 - (iii) The provisions of paragraphs (i) and (ii) of this section shall not apply to any person under the age of sixteen (16) years, if such person while in any billiard parlor is a member of a bona fide organized recreational group attending such room as a part of its activities, and there is in charge of such group and accompanying such group, while in a billiard parlor, a person over the age of twenty-one (21) years.
 - (iv) No person shall represent themselves to have reached the age of sixteen (16) years to obtain admission to a billiard parlor or to be permitted to remain therein when such person in fact is under sixteen (16) years of age.
 - (v) No person under the age of eighteen (18) years shall be in, remain in, enter, or visit any billiard parlor after 10:00 p.m. and before 6:00 a.m. of the next day, unless accompanied by his/her parent, guardian or other person having the legal care, custody, or control of such person.
 - (vi) No person having charge or control of any billiard parlor shall permit or allow any person under the age of eighteen (18) years to be in, remain in, enter, or visit any billiard parlor, after 10:00 p.m. and before 6:00 a.m. of the next day, unless accompanied by his/her parent, guardian or other person having the legal care, custody, or control of such person.



- (vii) The proprietor or manager of such billiard parlor shall maintain a notice at the front entrance thereof to the effect that a person under the age of sixteen (16) years of age is prohibited from entering the same unless accompanied by a person over twenty-one (21) years of age who is responsible for his/her control and supervision.
- (viii) No alcohol shall be served in main use billiard parlors.

26-111 Animal Keeping

The purpose of this Division is to permit and regulate the keeping and maintenance of animals on any lot or parcel being legally used as a single-family residence and/or zoned for residential use without changing the residential character of surrounding neighborhoods. The following animals of such type, size and number so as not to be capable of inflicting harm or discomfort or endangering the peace, health or safety of any person or property.

- (a) Household pets: Provided that not more than three (3) adult dogs or four (4) adult cats, one (1) miniature pot-bellied pig or a combination of three (3) such animals may be kept on any lot unless a Conditional Use Permit has been granted authorizing the development, maintenance, and operation of a hobby kennel on the lot.
- (b) Poultry and fowl provided that not more than six (6) birds are maintained on any lot or parcel, with the exception of domestic homing pigeons in excess of six (6) birds approved through an Administrative Permit outlined in subsection (2) below.
 - (1) Roosters are prohibited.
 - (2) Domestic homing pigeons, in excess of six (6) birds and not more than twenty-four (24) birds on any lot or parcel may be permitted subject to the approval of an Administrative Permit and compliance with the standards listed below. Domestic homing pigeons are defined as members of the family Columbidae, and include "racing pigeons," "fancy pigeons," and "sporting pigeons," as defined by the American Racing Pigeon Union and can be identified by a numbered leg band issued by a recognized national or state pigeon organization or other organization recognized by the City of West Covina.
 - (i) A detailed plan of the loft showing its location on the property and evidence of membership and/or certification by one (1) of the above-mentioned organizations shall be submitted in conjunction with the Administrative Permit application.
 - (ii) The loft shall be of sufficient size and design, and constructed of such material, that it can be maintained in a clean and sanitary condition.
 - (iii) No loft structure shall be closer than ten (10) feet to any separate accessory building on the subject site.
 - (iv) Lofts and pigeons shall be located no closer than thirty-five (35) feet from any property line and/or habitable building on the subject site.
 - (v) Lofts and pigeons shall be located no closer than one hundred (100) feet from any school or hospital property.
 - (vi) All feed for pigeons shall be stored in sealed containers in a manner as to protect against intrusion by rodents and other vermin.
 - (vii) The hours in which exercising/training may occur are limited by the Administrative Permit.
 - (viii) Each pigeon shall not be allowed out of its loft more than one (1) time in a twenty-four-hour period.
 - (ix) Pigeons shall not be allowed out of their loft except for exercising/training or when being transported for a flight.
 - (x) Facilities and equipment shall be cleaned daily and maintained in a clean and healthy condition.
 - (xi) No one shall release pigeons to fly for exercise, training, or competition except in compliance with the following:
 - a) The owner of the pigeons must be a member in good standing of an organized pigeon club, such as the American Racing Pigeon Union, Inc., the International Federation of Racing Pigeon Fanciers, the



National Pigeon Association, the American Tippler Society, the International Roller Association, the Rare Breeds Pigeon Club, or a local club which has rules that will help preserve the peace and tranquility of the neighborhood.

- b) Pigeons shall not be released for flying which have been fed within the previous four (4) hours.
- c) All pigeons shall be banded and registered with one (1) of the national pigeon associations/registries.
- (c) Small animals such as rabbits, chinchillas, hamsters, reptiles, and other small animals (subject to Section 671, Title 14, of the California Code of Regulations) raised for:
 - (1) Domestic noncommercial use in residential zones. Provided not more than a total of six (6) of such animals maintained on a site.
- (d) Bovine animals, sheep and goats or any combination thereof shall only be allowed in the R-A zone on sites having at least twenty thousand (20,000) square feet, provided that the following ratio of animals to lot area is maintained and that they are owned only by persons residing on the parcel:

Table 4-1 Number of Bovine Animals per Lot Size

Number of Animals	Lot Area
1	20,000 sq ft
2	35,000 sq ft
3	43,560 sq ft (one acre)

- (e) Horses may be maintained on lots of twenty thousand (20,000) square feet or greater. The number of horses over nine (9) months of age permitted to be maintained shall be as follows:

Table 4-2 Number of Horses Per Lot Size

No. of Horses	Minimum Lot Area (square feet)
2	20,000
3	27,500
4	35,000
5	42,500+

- (f) For lots that abut equestrian facilities and trails, the number of horses permitted to be maintained shall be increased as follows:

Table 4-3 Number of Horses per Lot Size (Adjacent to Special Facilities Park)

Number of Horses	Minimum Lot Area (Square feet)
2	20,000
3	25,000
4	30,000
5	35,000+

- (g) The keeping of horses under ten (10) months of age are not subject to the limitations stated above.
- (h) An additional number of horses, bovine animals more than those permitted above, may be maintained up to a maximum of ten (10), subject to the granting of a conditional use permit.



- (i) Commercial boarding or breeding of horses may be permitted subject to the granting of a conditional use permit.
- (j) Poultry, homing pigeons, small animals, bovine animals, and horses must be kept within a corral, pen, or other suitable enclosure maintained so as to confine such animals. In addition, horses must be provided with a corral or stable area of the following minimum sizes:
 - (1) Corral: Two hundred forty (240) square feet per horse; minimum dimensions of twelve (12) feet by twenty (20) feet;
 - (2) Stable: Twelve (12) feet by twelve (12) feet per horse.
 - (3) Corrals shall be a minimum of five (5) feet in height and shall be constructed of material to adequately confine the horses.
- (k) The location of barns, corrals, or stables shall comply with applicable zoning setback requirements. A barn, corral, or stable may be located within fifty (50) feet of a front property line at the discretion of the Community Development Director or their designee or his designee through an Administrative Permit where the design and appearance of such structures is determined to be harmonious with and complementary to that of surrounding properties.
- (l) Refuse from animals shall be stored in water-tight receptacles with close fitting lids or stockpiled for composting. The outer layer of manure shall be covered with polyethylene tarp and sealed by covering the edges with soil for animal composting. Stored animal refuse shall be disposed of not less than once per week.
- (m) Barns, corrals, or stables shall be cleaned and maintained on a weekly basis such that dust, flies, and odors shall not be detectable from adjacent properties.
- (n) Notwithstanding the poultry and animals permitted to be kept, no wild and dangerous or wild and potentially dangerous animal or animals (as defined in Chapter 6 Article I of this Code) shall be brought into, kept, harbored, possessed, liberated, or maintained on any portion of any lot or within any building or structure thereon.
 - (1) This prohibition shall not apply to any offspring of any legally kept wild animal until such offspring reaches an age of four (4) months.
 - (2) This prohibition shall not apply to any circus or show involving the temporary exhibition of wild animals when otherwise permitted under this Code.
- (o) Miniature pot-bellied pig. Miniature pot-bellied pigs commonly referred to as a pygmy pig or mini pig, which stands no higher than twenty (20) inches at the shoulder and is no longer than forty (40) inches from the tip of the snout to the end of the buttocks and weighs no more than one hundred twenty (120) pounds shall be permitted.
 - (1) Only one (1) miniature pot-bellied pig shall be permitted per single-family residential lot.
 - (2) If kept outdoors, the pot-belly pig must be maintained at least twenty (20) feet from any habitable dwellings (other than the permittees).
 - (3) Breeding of the pot-bellied pig is prohibited. Each pig shall be surgically altered to prevent reproduction. Evidence of such surgery shall be submitted to the City prior to the approval of an Administrative Permit for miniature pot-bellied pigs.
 - (4) The owner of the miniature pot-bellied pig is responsible for ensuring that the animal is maintained in a manner which complies with Chapter 6, Article II pertaining to the general keeping of miniature pot-bellied pigs and the licensing requirements thereof.
 - (5) The keeping of adult dogs and adult cats in conjunction with a miniature pot-bellied pig shall be limited such that the total number of adult household pets, including the one (1) miniature pot-bellied pig, shall not exceed three (3) for a single-family residential property.



- (6) If kept as an indoor pet, a minimum of one hundred (100) square feet outdoor cemented, or turfed, fenced with solid footings, smooth-surfaced floor run shall be provided.
- (7) If kept outdoors a minimum of two hundred (200) square feet cemented, or turfed, fenced with solid footings, smooth-surfaced floor run shall be provided. Said fenced area must comply with all setback requirements for the underlying area district and be maintained in an orderly and odor-free manner.

26-112 Body Art

- (a) **Body Piercing.** The practice of body piercing shall be allowed in conjunction only with a beauty shop or jewelry store use. Only body piercing uses shall supply body piercing services to the public. Medical practitioners licensed by the State of California under the Business and Professions Code Chapter 5 (commencing with Section 2000 of Division 2) who utilize body art activities as part of patient treatment are exempt from the registration and permitting requirements of this Division.
 - (1) The practice of body piercing shall be subject to and comply with the following standards and regulations:
 - (i) Body piercing uses established and operated only in the zones specified in Article II Division 2 and shall occupy no more than ten (10) percent of the gross floor area of the primary business.
 - (ii) Body piercing uses may only be established in permitted businesses with a minimum of one thousand two hundred (1,200) square feet of gross floor area.
 - (iii) The permit required (as specified in Article II Division 2) shall be obtained prior to establishing a body piercing use. An administrative permit is not required for jewelry stores or beauty shops that offer incidental ear piercing.
 - (iv) The body piercing use shall comply with the Los Angeles County Code Department Regulations Body Art Title 11-Health and Safety Code Division 1 - Health Code Chapter 11.36-Body Art Establishments and Environmental Health Regulations Part 1 Public Health Chapter 36 Body Art Regulations as adopted July 1999 or as may be amended in the future.
 - (v) A business license as required by Chapter 14 of the West Covina Municipal Code shall be obtained prior to the start of the operation.
 - (vi) The Community Development Director or their designee may impose other conditions deemed necessary to reasonably relate to the purpose of this Division.
- (b) **Tattooing.** The practice of tattooing established and operated only in the zones specified in Article II Division 2 and shall be subject to the permit required (as specified in Article VI Division 4). Tattooing shall comply with the following standards and regulations:
 - (1) Tattooing uses may only be established in a tenant space with a minimum of one thousand (1,000) square feet of gross floor area.
 - (2) Tattooing uses shall be located a minimum of three hundred (300) feet from a residential use, religious facility, public parks, or educational institution which is utilized by minors (measured from property line).
 - (3) Tattooing uses shall be located more than one thousand five hundred (1,500) feet from the perimeter of the tenant space of any other tattooing use.
 - (4) Tattooing uses shall not operate between the hours of 10:00 p.m. and 10:00 a.m.
 - (5) Temporary or mobile tattooing uses or events are not allowed by this section.
 - (6) The parking requirement for a tattooing use shall be consistent with standards for personal service business. Accessory use tattooing shall comply with the parking requirements for primary use.
 - (7) The tattooing use shall comply with the Los Angeles County Code title 7, Chapter 7.94, Body Art Establishments.
 - (8) A business license as required by Chapter 14 of the West Covina Municipal Code shall be obtained prior to the start of the operation of the use.



- (9) The Planning Commission may impose other conditions deemed necessary to reasonably relate to the purpose of this Division.

26-113 Cannabis

Commercial cannabis uses and activities are prohibited in the City of West Covina, and no commercial cannabis uses shall operate, locate, or otherwise be permitted or established within the City, even if located within or associated with an otherwise permitted use, and neither the City Council nor City staff shall approve any use, interpretation, permit, license certificate of occupancy, Zoning Code or General Plan amendment allowing the operation and/or establishment of commercial cannabis uses.

- (a) No person shall own, operate, engage with or manage a commercial cannabis activity in the City of West Covina. No person shall lease or offer to lease any facility or any location for a commercial cannabis use in the City of West Covina. No person shall employ any person or be employed at a commercial cannabis business in the City of West Covina, whether or not such employment is on a paid or volunteer basis.
- (b) Personal cultivation. Cultivation of cannabis indoors for personal consumption shall be permitted within a fully enclosed and secure structure by persons twenty-one (21) years of age or older, which shall conform to state law and the following minimum standards.
 - (1) The cultivation of cannabis by any person, including primary caregivers and qualified patients, collective, cooperatives or dispensaries, for commercial cannabis activity, as defined in Article I Division 4- Definitions.
 - (2) Cannabis plants shall be cultivated by a person or primary caregiver exclusively for personal use only and shall not be donated, sold, distributed, transported, or given to any other person or entity.
 - (3) Outdoor cannabis cultivation by any person, including primary caregivers, qualified patients, and dispensaries, for any purpose including medical or non-medical (recreational) purposes is prohibited in all zoning districts within the City of West Covina.
 - (4) No person shall cultivate more cannabis plants indoors than is expressly authorized by State Law.
- (c) Public nuisance. Any violation of this Division shall constitute a public nuisance and may be abated in accordance with applicable laws, including, but not limited to, Chapter 15, Article IX of this Code, or remediated by way of a criminal proceeding, civil action, or abatement. Any use, structure, or property that is altered, enlarged, erected, established, maintained, moved, or operated contrary to the provisions of this Article, is hereby declared to be unlawful and a public nuisance and may be abated by the City through civil, criminal, and/or administrative proceedings by means of a restraining order, preliminary or permanent injunction, or in any other manner provided by law for the abatement of such nuisances.
- (d) Violation. Any person who violates this division shall be guilty of a misdemeanor and be punished in accordance with applicable laws, including, but not limited to, Section 1-37 of this Code.
- (e) This Article is not the exclusive means for the abatement of cannabis cultivation within the City of West Covina. The remedies set forth pursuant to this section shall be in addition to any other existing remedies for violations of the Zoning Code, including, but not limited to, any action at law or equity.

26-114 Community assembly facility

The purpose of this Division is to provide for the establishment and operation of privately owned community assembly facilities in accordance with certain requirements designed to ensure compatibility of such facilities with surrounding businesses and residential development.

- (a) The requirements of this Division shall apply to community assembly facilities such as banquet halls, dance halls, union halls, meeting halls for clubs and other membership organizations, and other similar facilities. Any business which permits a community assembly facility on the premises, whether for profit or not for profit, whether as a primary use or in conjunction with a commercial use, shall be considered a community assembly facility as defined in Article I Division 4.



- (b) Community assembly facilities may be established and operated only in the zones specified in Article II Division 2 of the Zoning Code.
- (c) The permit required (as specified in Article VI Division 4) shall be obtained prior to establishing a community assembly facility.
- (d) The community assembly facility shall be subject to periodic review by the Planning Commission every six (6) months for an initial two (2) years from date of commencement of the facility operation. The current or new business owner and/or applicant shall be responsible for all fees associated with the review. A deposit shall be submitted to the Planning Division in the amount equal to ½ of the pertinent current application fee. The review deposit shall be paid prior to occupancy or business license issuance.
- (e) Live entertainment and other entertainment activities conducted on the premises shall be subject to the City noise regulations prescribed in Chapter 15, Article IV of this Code.
- (f) The permitted occupancy or total number of patrons allowed to enter the premises for dancing or related activity shall be restricted to two (2) persons per parking space provided on the site or the maximum occupancy permitted by the Uniform Building Code whichever is less.
- (g) Hours of operation for community assembly facilities may be established by the Planning Commission but in no case shall extend beyond 1:45 a.m.
- (h) A Conditional Use Permit for the community assembly facility use shall be granted personally to the owner of such business or use and shall become null and void upon transfer of ownership or any other interest for such business or use.
- (i) There shall be no public nuisance created by such use as a result of noise.
- (j) No person in charge of or assisting in the conduct of the facility, or featuring live entertainment, shall permit any person to enter into, to be in or to remain in any place where such dance hall, facility or live entertainment is conducted, who is intoxicated, boisterous, or disorderly. No person in an intoxicated condition shall enter, be in or remain in the facility or where live entertainment is permitted by this Article. No person shall conduct themselves in a boisterous or disorderly manner in or at a dance hall, facility or where live entertainment is permitted by this Article.

26-115 Containment of Carts

This division sets forth a uniform set of standards for any business establishment that uses carts in its operations, or that provides, or otherwise makes carts available for the use of its customers. Business establishments utilizing carts shall employ and/or install physical containment devices and/or equipment designed to prevent the unauthorized removal of such carts from the premises where they are located.

- (a) The following definitions shall apply:
 - (1) Cart means any basket or other like container of any size, dimension or material construction which is mounted on wheels or a similar device and is typically (but not necessarily exclusively) used by the customers, agents or employees of a business establishment for the purposes of transporting items of any kind.
- (b) Cart containment regulations:
 - (1) Each business establishment shall have a sign permanently affixed to all carts complying with the requirements of the Business and Professions Code Section 22435.1, shall have signage installed on site notifying customers that removal of the carts from the premises is prohibited, and shall be required to employ and or install one or more of the following physical containment measures, subject to the Community Development Director's review and approval of a cart containment plan specifically indicating the means of cart containment proposed to be utilized;



- (i) Equipping all carts with a wheel locking or stopping mechanism used in conjunction with an electronic or magnetic barrier running along or within the perimeter of the premises. Such wheel locking or stopping mechanism must activate when the cart crosses the electronic or magnetic barrier.
 - (ii) Equipping all carts with devices and/or equipment which physically prevents the carts from being removed from the interior of any building or structure in which they are used;
 - (iii) Installing physical barriers within all buildings or structures which physically prevent carts from being removed from the interior of any building or structure in which they are used;
 - (iv) Installing an alternative cart containment system proposed by the specific business establishment and approved by the community development director.
 - (2) The employment and/or installation of any one or more of the options set forth under subsections (b)(1) through (b)(3) of this section shall be required within sixty (60) calendar days of a written determination by the Community Development Director or their designee determining that an approved alternative cart containment system option does not reliably prevent the removal of carts from the premises. A containment system option does not relatively prevent the removal of carts from the premises. A containment system shall be deemed not to reliably prevent the removal of carts from the premises if the number of carts removed from the premises or found abandoned exceeds three (3) carts in a thirty (30)-day period and/or eight (8) total carts in any calendar year.
- (c) Cart containment approval process.
- (1) Approval by community development director. Commencing upon the effective date of this division, every new or existing business establishment utilizing carts must either:
 - (i) Submit documentation proving, to the reasonable satisfaction of the Community Development Director or their designee, that the business establishment has installed any one or more of the measures set forth under subsections (b)(1) through (b)(3) and that such system is operational and in good working condition; or
 - (ii) Submit to the Community Development Director or their designee a proposal for the installation of an alternative cart containment system. The Community Development Director or their designee shall have thirty (30) calendar days from the date of submission to review any proposal for a barrier system contemplated under section (b)(4) and may thereafter approve the proposal; deny the proposal; approve the proposal subject to modification and amendments aimed at enhancing its cart containment reliability and/or its architectural and aesthetic consistency with other on-premises improvements; or forward the proposal to the Planning Commission for review and render the final decision . No new business establishment shall be issued a certificate of occupancy until the requirements of this section are satisfied.
- (d) Implementation and amortization.
- (1) All existing business establishments which do not have cart containment measures employed in accordance with subsections (b)(1) through (b)(3) or have an approved alternative containment measure employed per subsection (b)(4), as of the effective date of the ordinance codified in this section, shall so comply within twelve (12) months after the effective date. A business establishment and/or owner of the premises upon which the business establishment is located may apply for an extension of time from the amortization period no more than ninety (90) days prior to the expiration date or no more than thirty (30) days after the expiration date.
 - (i) The extension of time request shall be reviewed by the community development director. The Community Development Director may only consider one extension of time per business establishment. In no case shall an extension of time greater than six (6) months be granted. The Planning Commission, upon appeal, shall make the following findings in approving or conditionally approving an application for the extension of time request.



- a) That the strict application of the required cart containment measure will create an unreasonable hardship upon the applicant, which was not brought about by an act of the applicant.
 - b) That the extension of time requested will not be materially detrimental to the public health, safety, or general welfare or to the use, enjoyment or valuation of property of other persons located within the vicinity.
 - c) That sufficient evidence has been submitted to support the need for the extension of time and appropriate amount of time.
 - (ii) Written notice of time and place of hearings conducted by the Planning Commission upon appeal relating to such matter shall be given not less than ten (10) consecutive calendar days in advance of such hearing to the applicant and property owner whose property is within a three hundred (300) foot radius of the subject lot. The applicant shall be responsible for providing the City with the required radius map and mailing labels. All persons interested in such matters shall be given a reasonable opportunity to present relevant evidence relating to the request.
- (e) Requirements for securing carts.
- (1) All carts located on the premises of any business (other than business establishments open 24 hours per day) shall be collected at the end of each business day by employees of the establishment and shall be collectively confined in a secure manner until the commencement of the next business day.
- (f) Cart retrieval requirements.
- (1) The cart owner shall secure and continuously maintain a service to retrieve shopping carts which have been removed from their business premises within 24 hours of the removal or notice of removal.

26-116 Drive-Through Facilities

This Division sets forth the performance standards for the construction and implementation of drive-through pharmacies and financial institutions in a manner which ensures the on-going compatibility of such uses with neighboring residential development and other sensitive receptors such as but not limited to schools, hospitals, convalescent homes, etc. A conditional use permit shall be obtained prior to establishing and operating a drive-through facility in a commercial, mixed use and industrial zones, and specific plan zones where applicable, provided that the facility and/or site complies with the following minimum requirements:

- (a) Drive-through facilities shall not be within five hundred (500) feet of another drive-through facility. This shall be measured from the building and/or queuing lane, whichever is closer.
- (b) Area requirements. Every drive-through facility shall be located on a site having an area of not less than ten thousand (10,000) square feet and a minimum street frontage of not less than one hundred (100) feet.
- (c) Drive-through facilities are prohibited in the West Covina Downtown Plan area.
- (d) Adequate separation between drive-through facility and adjacent residential developments and other sensitive receptors, as determined by the Community Development Director or their designee and/or Planning Commission, shall be provided by the following methods:
 - (1) A minimum distance of fifty (50) feet between the property lines of any residential zone or residential development or other sensitive receptor and the outer perimeter of the drive-through lane(s), outdoor play area, and outdoor seating area shall be maintained.
 - (2) The drive-through facility shall not be located within a 500-foot radius of a school or park unless mitigating factors exist.
 - (3) A minimum of five-foot (5'-0") wide landscaped buffer and/or minimum six-foot (6'-0") high wall along the property line shall be provided. Said landscape buffer shall be landscaped with specimen plant



materials and trees appropriate in size and type to create a solid plant screen, subject to the approval of the Community Development Director or their designee.

- (e) Design standards. The following standards shall apply to the design of any new development providing a drive-through service.
 - (1) Drive-through lanes shall not obstruct the circulation routes necessary for access to the property, parking areas (including backup area of parking spaces), and pedestrian walkways.
 - (2) Pedestrian walkways shall be emphasized by enriched pavement or striping.
 - (3) Drive-through facilities within an integrated shopping center shall be consistent with the center in terms of architectural design and detailing, roof material, exterior finish materials and color.
 - (4) Each drive-through aisle shall be appropriately screened with a combination of landscaping, low decorative walls, and/or berms to prevent headlight glare from impacting adjacent residences, businesses, public rights-of-way, and parking lots.
 - (5) Landscaping along the drive-through aisle shall be a minimum of five (5) feet in width.
 - (6) Landscaping and fencing shall be consistent with Article III Division 5 and trees should be provided to buffer adjacent uses.
 - (7) Decorative paving shall be used at project entries and in pedestrian areas to enhance the pedestrian environment.
 - (8) New buildings with drive-through facilities shall orient the primary building entrance toward the street to provide direct access to the public sidewalk.
- (f) Queuing. Proposed drive-through facilities shall require a parking and queuing study that is based on similar operations, addressing the anticipated traffic volumes and vehicular stacking needs of the proposed business.
 - (1) Queuing lanes shall be a minimum length of 200 feet starting from the center of a pick-up station or window. Queuing length may vary dependent on the queuing study.
 - (2) Queuing lanes shall not interfere with the use of or access to any parking or loading spaces.
- (g) Noise levels shall not increase ambient noise levels by five (5) dba as measured at all property lines abutting residential development and other sensitive receptors. This may be achieved through one (1) or more of the following methods, as determined by the Community Development Director or their designee and/or Planning Commission:
 - (1) All deliveries and exterior building and landscaping maintenance and cleaning activities may be limited as necessary to achieve compatibility with adjacent sensitive land uses.
 - (2) Hours of operation may be limited as necessary to achieve compatibility with adjacent sensitive land uses.
 - (3) The applicant shall provide a noise study prepared by an acoustical engineer indicating that the proposed operation will not increase ambient noise levels by five (5) dba as measured at all property lines abutting residential development and other sensitive receptors.
 - (4) The applicant shall provide the plans and specifications for any potential noise sources (e.g., the speaker system, trash compactor, delivery trucks, etc.).
 - (5) If speakers are utilized, the speaker box shall be oriented away from adjacent residences and other sensitive receptors.
- (h) The site shall be served by an improved arterial or collector street adequate in width to carry the quantity of traffic generated by the use without significantly lowering the existing level of service of that street. The Community Development Director or their designee and/or Planning Commission may require the applicant to prepare and submit a traffic study which addresses:



- (1) The placement, design, and adequacy of the vehicle queuing aisle.
 - (2) The use demand for the proposed facility.
 - (3) On-site circulation and parking lot design.
- (i) Such other requirements and/or standards as deemed by the Community Development Director or their designee and/or Planning Commission to reasonably relate to the purpose of this Division may be required as a condition of approval.
- (j) Findings. The Planning Commission shall not grant a Conditional Use Permit for a drive-through facility without finding:
- (1) Said facility has adequate vehicle queuing distance, including with due consideration for menu board location, clear of any adjacent public right of way, and shall not create any vehicular or pedestrian travel hazards as demonstrated in a traffic study prepared to the satisfaction of the city engineer.
 - (2) That the project substantially conforms with the purpose, intent and provisions of the General Plan, any applicable Specific Plan, or other applicable regulation.
 - (3) That the location and design of the facility is compatible with surrounding existing uses, includes a prominent main entrance at street or lot frontage, attractive landscaping, and includes sufficient pedestrian amenities, and interior floor area.
 - (4) The said facility includes sufficient emissions controls to prevent idling vehicles, tunneling of emissions, and associated impacts on employees, visitors, and nearby sensitive receptors.
 - (5) That said facility includes buffering sufficient to control any spillover impacts, including but not limited to noise, light, and debris that may impact surrounding sensitive receptors.
 - (6) That said facility, if located within 150-feet of a residential zone, includes appropriate limits on hours of operation of the drive-through.
 - (7) That said facility is not located in an area of existing overconcentration of drive-through facilities and is not located within a 500-foot radius of a school or park unless mitigating factors exist.

26-117 Electric Vehicle Charging Stations and Solar Carports

This Division sets forth design and development standards for Commercial Electric Vehicle Charging Stations and Solar Carports located within parking lots.

- (a) Electric Vehicle Charging Stations. This section shall provide additional development standards in addition to the standards adopted in Article XVIII- Permit Process for Electric Vehicle Charging Stations.
- (1) Electric vehicle charging stations may only provide required signage for compliance with accessibility requirements and U.S. Department of Transportation Federal Highway Administration's Manual on Uniform Traffic Controls.
 - (2) Per State law, electric vehicle charging stations and related equipment are required to be counted towards the City's parking standards/ratio. As such, signage preventing non-electric vehicles from being parked on electric vehicle charging station spaces shall be prohibited.
- (b) Solar Carports. This section shall provide development standards for Solar Panel Canopies located within parking lots.
- (1) Solar carports shall not be located within any required building setback.
 - (2) Solar carports shall not be located within 100 feet of the front facing portion of buildings.
 - (3) Solar carports shall not result in a net loss of any required parking.
 - (4) Solar carport shall not result in a net loss of any required parking.



- (5) No signage shall be permitted on the solar carports other than signage required for ADA and identification purposes.
- (6) No offsite advertising.

26-118 Emergency Shelters

This Division sets forth a uniform set of standards for emergency shelters to provide temporary housing for people who are not securely housed.

- (a) Standards and Regulations. Emergency shelters for people experiencing homelessness shall be subject to and comply with the following standards and regulations.
 - (1) A single emergency shelter for thirty (30) occupants, or a combination of multiple shelters with a combined capacity not to exceed thirty (30) occupants, shall be allowed as a permitted use per Article II Division 2, consistent with section 65583(a)(4)(A) of the Government Code. All emergency shelters, regardless of the number of occupants, shall meet the minimum standards contained herein below. Any emergency shelter with a capacity greater than thirty (30) occupants shall also be subject to the approval of a Conditional Use Permit, as set forth in Article VI Division 4.
 - (2) The maximum stay at the facility shall not exceed one hundred eighty (180) days in a three hundred sixty-five (365) day period.
 - (3) A minimum distance of three hundred (300) feet shall be maintained from any other emergency shelter, as measured from the property line.
 - (4) A minimum of one (1) staff member per fifteen (15) beds shall be awake and on duty when the facility is open. Facility staff shall be trained in operating procedures, safety plans, and assisting clients. The facility shall not employ staff who have been convicted of a felony or who are required to register as a sex registrant under Penal Code 290.
 - (5) Bike rack parking shall be provided at the facility at a rate of one space for every four (4) beds.
 - (6) Exterior lighting shall be provided for the entire outdoor and parking area of the property per the lighting standards of the Parking Lot Design and Lighting Standards.
 - (7) A waiting area shall be provided which contains a minimum of ten (10) square feet per bed provided at the facility. Said waiting area shall be in a location not adjacent to the public right-of-way, shall be visually separated from public view by a minimum six (6) foot tall visually screening decorative wall or fence and shall provide consideration for shade/rain provisions.
- (b) Operational Plan. An operational plan shall be provided. The approved operational plan shall remain active throughout the life of the facility. At a minimum, the plan shall contain provisions addressing the topical areas outlined below.
 - (1) Security and safety. Addressing both on and off-site needs shall include the following rules and procedures:
 - (i) The facility shall establish and enforce a strict code of conduct including the prohibition of weapons and their use.
 - (ii) The facility shall establish procedures for client intake and shall maintain a client roster. The roster shall be made available to the City upon request.
 - (2) Loitering control. With specific measures regarding off-site controls to minimize the congregation of clients in the vicinity of the facility during hours that clients are not allowed on-site.
 - (3) Management of outdoor areas. Including a system for daily admittance and discharge procedures and monitoring of waiting areas.
 - (4) Hiring procedures. Describe procedures for ensuring that staff are not convicted felons or are required to register as a sex registrant.



- (5) Staff training. With objective to provide adequate knowledge and skills to assist clients in obtaining permanent shelter and income.
 - (6) Communication and outreach. With objective to maintain good communication and response to operational issues which may arise from the neighborhood, City staff, or the public.
 - (7) Screening. Provide criteria to screen clients for admittance eligibility, with objective to provide first service to individuals with connections to West Covina.
 - (8) Counseling. To provide counseling programs with referrals to outside assistance agencies and provide an annual report on this activity to the City.
 - (9) Litter control. With an objective to provide for the timely removal of litter attributable to clients within the vicinity of the facility every twenty-four (24) hour period.
 - (10) Contact information. The operator shall provide the City with the most current contact information for the operator of the facility during the normal daytime office business hours, and the nighttime contact information for the “person on duty” when the emergency shelter is operating.
 - (11) State law compliance. The operator shall ensure proper compliance with all state laws pertaining to client residency and occupancy.
 - (12) Emergency response. The operator shall establish standards for responding to emergencies and incidents by expelling clients from the facility. Re-admittance policies for clients who have previously been expelled from the facility shall also be established.
- (c) Required Services. The facility shall provide the following services in a designated area separate from sleeping areas:
- (1) A recreation area inside the shelter or in an outdoor area visually separated from [public] view by a minimum six (6) foot tall visually screening decorative wall or fence.
 - (2) A counseling center for job placement, educational, health care, legal services, or mental health services.
 - (3) Laundry facilities to serve the number of clients at the shelter.
 - (4) Kitchen and dining area.
 - (5) Client storage area.
 - (6) Similar types of facilities to address the needs of homeless clients, as determined by the Community Development Director or their designee.
- (d) Parking. An emergency shelter facility shall provide parking as indicated in Article III, Division 6.
- (e) The facility shall comply with all other laws, rules, and regulations that apply including, but not limited to, building and fire codes. The facility shall be subject to City inspections prior to the commencement of operation. In addition, the City may inspect the facility at any time for compliance with the facility’s operational plan and other applicable laws and standards.

26-119 Private Gymnasiums and Fitness Studios

The purpose of this Division is to serve the need of the public in regard to gymnasiums and fitness studios while guaranteeing the adequacy of the site for the use and the protection of the surrounding properties through consideration of physical treatment, parking requirements and compatibility with surrounding properties.

- (a) Application. Gymnasiums and fitness studios may be established only in the zones as specified in Article II, Division 2 through a Conditional Use Permit. The application shall include a precise plan for new structures (as specified in Article VI, Division 3).
- (b) Development Standards. The development standards of the zone in which this use is to be located shall apply (as specified in Article II, Division 2 of this Chapter) unless this section specifically permits or prohibits otherwise.
- (c) Parking shall be required as indicated in Article III, Division 6.



- (d) Conditions of Approval. Conditions of approval of an Administrative Permit or Conditional Use Permit for gymnasiums and athletic clubs shall include but not limited to the following:
- (1) The Administrative Permit or Conditional Use Permit shall become null and void upon transfer of ownership or any other interest in the use permitted.
 - (2) The Administrative Permit or Conditional Use Permit may be revoked, amended, and suspended by the community development director or Planning Commission under the provisions of Article VI of this Chapter.
 - (3) Licenses and permits as required in Chapter 14 of the West Covina Municipal Code shall be obtained prior to the start of the operation of the use.
 - (4) Such other conditions as deemed by the Community Development Director or Planning Commission to reasonably relate to the purpose of this Division.

26-120 Home Occupation

The purpose of the home occupations provisions is to permit the conducting of a business for supplemental income in residential dwellings without changing the residential character of surrounding neighborhood.

- (a) Regulations and Requirements. The following regulations and requirements apply to home occupations:
- (1) No employment or help other than the resident members of the resident family.
 - (2) No mechanical, electrical equipment, or stock material shall be used other than that customarily found in the home associated with a hobby or avocation not conducted for gain or profit except machinery, equipment or stock material which is essential in the conduct of the home occupation, providing that such machinery, equipment or stock material does not generate, emit or create noise, dust, vibration, odor, smoke, glare, electrical interference, fire hazard or any other hazard or nuisance to any greater or more frequent extent than normally experienced in an average residential neighborhood.
 - (3) No in person contact with the public or in person sale of products on the premises except by mail, phone, or internet.
 - (4) No generation of pedestrian or vehicular traffic beyond the amount normal to a residential neighborhood.
 - (5) No more than one (1) room or two hundred (200) square feet, whichever is less, shall be employed for the home occupation.
 - (6) No garage, accessory building or open ground space shall be employed for home occupation or for storage of equipment, supplies, or products, except the vehicle (and equipment, supplies or products stored within the vehicle) employed by the home occupation.
 - (7) No commercial advertising or identifying signs.
 - (8) In no way shall the appearance of the structure be altered or the occupation within the residence be conducted in a manner which would cause the premises to differ from its residential character prior to the installation of the home occupation.
 - (9) There shall be no use of utilities or community facilities beyond that normal to the use of the property for residential purposes, including computers and phones used for business.
 - (10) These regulations shall not apply to community care facilities except when in conflict with a specific state licensing requirement.
- (b) Permitted uses regarding home occupations are limited to sales and services type business with no on-site contact with the public, production and assembling of small quantities of items. Contact with clients is limited to one client on the premises. This does not include family day cares.
- (c) The following services and uses require a Conditional Use Permit as set forth in Article VI.
- (1) Foster home (more than six (6) children)



- (2) Hobby kennel (subject to requirements of section 26-111- Animal Keeping)
- (3) Horse boarding or breeding (subject to requirements of section 26-111- Animal keeping)
- (d) The following uses by the nature of the investment or operation have a pronounced tendency, once started, to rapidly increase beyond the limits permitted for home occupations and thereby substantially impair the use and value of a residential neighborhood. These specified uses shall not be permitted as home occupations:
 - (1) Auto Repair
 - (2) Barber or beauty shop.
 - (3) Bicycle repair.
 - (4) Carpentry work.
 - (5) Dance instruction.
 - (6) Laundering service.
 - (7) Massage parlor.
 - (8) Medical or dental office.
 - (9) Painting of vehicles, trailers or boats.
 - (10) Photo developing.
 - (11) Photo studio.
 - (12) Private school with organized classes.
 - (13) Radio or television repair.
 - (14) Upholstering.
 - (15) Welding.

26-121 Massage Parlors and Health and Beauty Spas

The purpose for this Division is to serve the need of the public in regard to massage parlors and health and beauty spas while guaranteeing the adequacy of the site for the use and the protection of surrounding properties through consideration of physical treatment and compatibility with surrounding properties.

- (a) This Division shall not apply to any uses or professions exempted by Chapter 14 Article V of this Code.
- (b) Massage parlors and health and beauty spas may be established only in the zones as specified in Article II, Division 2 of this Chapter.
- (c) The permit required (as specified in Table 2-12 in Article II, Division 2) shall be obtained prior to establishing a massage parlor or health and beauty spa.
- (d) The development standards of the zone in which this use is to be located shall apply (as specified in Article II of this Chapter unless this section specifically permits or prohibits otherwise.
- (e) Parking shall be required as indicated in Article III Division 6.
- (f) Massage Parlors and Health and Beauty Spas shall comply with the following minimum standards:
 - (1) Massage parlors and Health and Beauty Spas shall not be located within 1,000 feet of another massage use;
 - (2) Massage parlors and Health and Beauty Spas shall not be located within 150 feet from any residential use.
 - (3) A massage room shall not have light dimmers and shall not be equipped with lamps.
 - (4) Accessory massage uses (where massage is not the primary use) shall not have any doors for massage rooms but may cover the doorway with draped curtains. Massage parlors and Health and Beauty Spas may have doors that are not equipped with any locking devices.



- (5) Each massage room or area where massage is performed shall be illuminated with light equivalent to a minimum of forty-watt incandescent light bulb and shall provide sufficient ventilation. Such lighting and ventilation shall otherwise comply with the current mechanical and building code of the city. The lighting in each massage room shall be always activated while the patron is in such room or area.
- (6) No massage establishment located in a building or structure with exterior windows fronting a public street, highway, walkway, or parking area, shall, during business hours, block visibility into the interior reception and waiting area by curtains, closed blinds, or any other material that obstructs, blurs, or darkens the view into the premises.
- (g) No person or persons shall be allowed to live inside the massage establishment at any time. Beds, mattresses, waterbeds, futons, sofa beds, or any type of portable or convertible beds are not permitted on the premises.
- (h) No food of any kind shall be cooked or prepared in a massage establishment. No food of any kind shall be for sale or sold in the establishment.
- (i) A massage establishment may be inspected at least twice a year for the purpose of determining that the provisions of this chapter are met. Such inspections may be made by the police department, persons employed by the City whose job descriptions require the person to enforce the provisions of this code, including, but not limited to, code enforcement officers, and such other enforcement officials.
- (j) Advertising. No permitted massage establishment shall place, publish, or distribute, or cause to be placed, published, or distributed, in any publication or any website, any advertising that depicts any portion of the human body that would reasonably suggest to prospective patrons that any service is available other than those services authorized by the Massage Therapy Act and pursuant to this chapter. No massage establishment shall employ language in the text of such advertising that would reasonably suggest to a prospective patron that any service is available other than those services authorized by this chapter. The massage establishment shall ensure that it and all certified massage professionals comply with Business and Professions Code Sections 4608, 4609 and 4611, by requiring the massage professionals to include the name under which he or she is certified and his or her certificate number in any and all advertising of massage for compensation; to not engage in sexually suggestive advertising related to massage services; to not hold him or herself out as a certified massage professional, or use terms such as "licensed" or "certified," that implies that an uncertified person is certified as a massage professional; to not falsely state or advertise or put out any sign or card, or to falsely represent to the public, that any individual is licensed, certified, or registered as a massage professional if that individual is not so certified by the CAMTC.
- (k) Clothing. A massage professional may not wear attire that is transparent, see-through, or substantially exposes the massage professional's undergarments or that exposes their breasts, buttocks, or genitals, or that in any way willfully and lewdly exposes their private parts in any place that is in public or where there are other people present who may be offended or annoyed by such action. Swim attire may not be worn unless the massage professional is providing a water-based massage modality approved by the CAMTC. A massage professional shall not wear any clothing that is deemed by the CAMTC to constitute unprofessional attire. All employees of the massage establishment that are not massage professionals shall also adhere to these clothing requirements.
- (l) Responsibility for Conduct of Massage Establishment. The operator and on duty manager shall be jointly responsible for the conduct of all employees while the employees are on the premises of the massage establishment. Any act or omission of an employee constituting a violation of any provision of this chapter shall be deemed to be an act or omission of the operator and on duty manager for purposes of determining whether the massage establishment permit should be revoked, or an application for such permit or renewal thereof, denied.
- (m) Conditions of approval of a Conditional Use Permit for health and beauty spas or massage parlors:
 - (1) Review of the operation permitted by the Conditional Use Permit is required every six (6) months for a period of two (2) years, beginning on the date of the start of operation of the use. The business owner and/or applicant shall be responsible for all fees associated with the review. A deposit shall be submitted



- to the Planning Division in the amount equal to two times the current Conditional Use Permit application fee. The review deposit shall be paid prior to occupancy or business license issuance.
- (2) All persons providing massage services shall obtain a CAMTC certificate.
 - (3) Signs—Display of Permits. Neither signs nor the front of the business shall be illuminated by strobe, flashing lights or string lights. Each operator and/or on-duty manager shall display the massage establishment permit in a conspicuous public place in the lobby of the massage establishment. In addition, each operator and/or on-duty manager shall ensure: (a) CAMTC Certificates for each massage professional employed at the establishment (whether on-duty or not) are conspicuously displayed in the lobby area of the massage establishment; and (b) that each massage professional has his or her identification card in his or her possession while providing massage services for compensation.
 - (4) The Conditional Use Permit may be revoked, amended, or suspended by the Planning Commission under the provisions of Article VI Division 4 of the West Covina Municipal Code.
 - (5) Licenses and permits as required by Section 14-117 of the West Covina Municipal Code shall be obtained prior to the start of the operation of the use.
 - (6) The use shall be conducted in compliance with all applicable requirements of Article V of Chapter 14 of the West Covina Municipal Code.
 - (7) Such other conditions as deemed by the Planning Commission to reasonably relate to the purpose of this Division.
- (n) Accessory massage service is allowed as an accessory to hair salons, barbershop, nail salons, gyms/fitness studios, medical office/clinic only.
- (1) An administrative review shall be obtained prior to establishing accessory massage and prior to issuance of business license and the start of operations subject to the following minimum standards:
 - (i) A massage room shall not have light dimmers and shall not be equipped with lamps.
 - (ii) The massage room shall not have any doors but may cover the doorway with draped curtains.
 - (iii) Each massage room or area where massage is performed shall be illuminated with light equivalent to a minimum of forty-watt incandescent light bulb and shall provide sufficient ventilation. Such lighting and ventilation shall otherwise comply with the current mechanical and building code of the City. The lighting in each massage room shall be always activated while the patron is in such room or area.
 - (2) A letter signed by the applicant for massage services requesting that the Community Development Director or their designee approve massage services as an accessory use at the subject address. The letter should also include the following:
 - (i) Applicant's full name, mailing address, and phone number (the applicant must be the same business owner of the primary business.
 - (ii) The proposed hours of operations for the massage services and hours of operation of the primary use.
 - (iii) A statement that massage services will not be permitted beyond the hours of operation of the primary use.
 - (iv) A statement that the proposed massage technician is strictly accessory to the primary use and will abide by all requirements of an accessory use, including permitting no exterior advertising relating to massage services.
 - (3) A floor plan, drawn to scale, of the primary use indicating location of walls and entries and labeling the intended use of rooms. Specifically, show the following:
 - (i) The location of the massage room and fixtures related to the business (sink, table, counter, bathroom shall be indicated on the floor plan);
 - (ii) No separate exterior entrance to the massage room. The path of travel to the massage room should be through the main entrance of the primary use; and



- (iii) The massage room and other areas devoted to the massage service shall not exceed ten (10) percent of the total business floor area.
- (4) A business license from the city treasurer's office is required.
- (5) Each individual massage technician shall comply with the requirements of section 14-68 of the Municipal Code.

26-122 Mobile Home Development and Design Standards

The regulations contained in this Division, in addition to the requirements for the underlying zone, shall govern the land, buildings, yard restrictions, signs, landscaping, and other improvements required for mobile home parks developed within any such district.

- (a) The following general criteria are hereby set forth to guide the Planning Commission in establishing a mobile home park district. The Planning Commission may, based upon compliance with said criteria, approve or deny a request for a mobile home park district.
 - (1) A mobile home park shall be located on a four (4) lane or wider street.
 - (2) A mobile home park shall consist of not less than five (5) acres of usable area (ten (10) percent grade or less).
 - (3) The existing utility systems (water, sewer, drainage, electrical, gas and communications facilities) should be adequate or the construction of new systems possible to serve a mobile home park within the mobile home park district.
- (b) The following development standards shall apply to a mobile home park.
 - (1) The required permit (as specified in Article II Division 2) shall be obtained prior to construction of a mobile home park.
 - (2) State standards. The mobile home park standards of the state, as the same now exist or as they may be amended, shall apply.
 - (3) Underground utilities. All utilities shall be underground in accordance with the Municipal Code and approved by the city engineer.
 - (4) Off-street parking shall be provided as indicated in Article III Division 6.
 - (5) Landscaping. The required setback areas shall be landscaped. In addition, there shall be planters, trees, shrubs, and other plant material generally dispersed through the mobile home park. Such landscaping shall be permanently watered and maintained. All such planted areas shall be surrounded by a curb of concrete or comparable material not less than six (6) inches high.
 - (i) No planting area shall be less than twenty-four (24) square feet in overall area or less than three (3) feet in width (inside dimension) except for raised planter boxes around or near buildings.
 - (ii) There shall be at least one fifteen (15) gallon size tree provided per mobile home lot.
 - (iii) Landscaping shall consist of combinations of trees, shrubs, and ground covers with careful consideration given to eventual size and spread, susceptibility to disease and pests, durability, and adaptability to existing soil and climatic conditions.
 - (iv) Each unused space resulting from the design or layout of parking spaces or accessory structures which is over twenty-four (24) square feet shall be landscaped.
 - (v) The landscaping plan shall be drawn to a minimum scale of one (1) inch for each fifty (50) feet; shall indicate the square footage of each planting area; shall tabulate the square footage of all landscaped area and percentage of the total site devoted to landscaping; shall identify at the planting area the type of plant; shall list the botanical and common names of all plants with the number of each and their container size; and shall clearly portray the permanent irrigation system.



- (6) Walls. A five (5) foot high (minimum) concrete, masonry or decorative block wall shall be provided and maintained on the boundary of the mobile home park. Walls along dedicated street frontages must be set back a minimum distance of fifteen (15) feet from the property line and this setback area shall be landscaped. Type, texture, and color shall be approved by the Planning Commission.
- (7) Yards. There shall be a fifteen (15) foot setback along all dedicated street frontages which area shall be landscaped as indicated in subparagraph (e) above.
- (8) No mobile home or structure shall be located within five (5) feet of the side or rear line of a mobile home park boundary.
- (9) Refuse storage. All outdoor trash, garbage, and refuse containers shall be screened on all sides from public view by a minimum five and one-half (5½) foot high concrete, masonry or decorative block wall and the opening provided with a gate of durable wood or comparable material. Such an area shall be so located as to be easily accessible for trash pickup. Type, texture, and color shall be approved by the Planning Commission.
- (10) Lighting. All lighting of the mobile home buildings, landscaping, parking lot, or similar facilities shall be so located and directed as to reflect away from adjoining properties.
- (11) Mechanical equipment. All ground mechanical equipment shall be completely screened behind a permanent structure, and all roof top mechanical equipment on permanent structures shall be placed behind a permanent parapet wall and be completely restricted from all view.

26-123 Mobile services

- (a) The purpose for this division is to serve the need of the public for convenient and economical services to residents and business while guaranteeing the adequacy of the site for the use and the protection of surrounding properties.
- (b) Mobile Services permitted
 - (1) For the purposes of this division, mobile services shall include specified commercial services that are rendered at residences or places of business, provided only in response to direct requests for such services. Mobile services shall be limited to those typically and customarily provided by stationary service businesses permitted in the commercial zones (not including the M-1 zone) of the City.
 - (2) Mobile services shall not include services that create a nuisance to adjacent properties, such as but not limited to vibration, sound, electro-mechanical disturbance or radiation, air or water pollution, dust, emission of odorous, toxic, or noxious matter, or violates the provisions of Chapter 15 of the Municipal Code.
 - (3) Mobile services involving the maintenance of stationary property fixtures shall be exempt from the provisions of this division, notwithstanding that such services must comply with the provisions of Chapter 14 of the West Covina Municipal Code (Licenses and Business Regulations). These services shall include, but are not limited to, gardeners, pool maintenance, and building contractors.
 - (4) Mobile food vendors requiring a business license permit, as stated in section 14-161, shall be allowed only in commercial and manufacturing zones. However, a mobile food vendor may conduct business on a property used or zoned for residential purposes during the construction or reconstruction of any structure on that property if the area actually being constructed or reconstructed consists of 2,500 square feet or greater in area. Such operation shall comply with the provisions of Chapter 14 of the West Covina Municipal Code (Licenses and Business Regulations).
 - (5) The Community Development Director shall be authorized to make determinations regarding the conformance of proposed mobile services with these stated criteria, provided, however, that the decision of the Community Development Director may be appealed to the Planning Commission pursuant to the procedures of section 26-193 of this chapter.
- (c) Standards for mobile services operation.



- (1) Mobile services provided at residences may be rendered only to the residents of the subject property. Mobile services provided at places of business may be rendered only to the owner or proprietor of the subject business, or to employees of the subject business with the consent of the owner or proprietor.
- (2) Mobile services may be provided only in response to direct request for such services, and may not be provided through “door-to-door” solicitation.
- (3) The total number of days that a service may be provided at a particular residence or place of business by a given mobile service operator shall be limited to a maximum of five (5) during any given thirty-day period.
- (4) Mobile services may be rendered only between the hours of 8:00 a.m. and 9:00 p.m., except as prohibited by noise regulations contained in Chapter 15 of the West Covina Municipal Code.
- (5) Mobile services shall be provided entirely within enclosed buildings, with the exceptions of the following services:
 - (i) Auto repair and services provided at single-family residential properties, provided it occurs in conformance with section 26-45 of this chapter (including the prohibition of power tools after 8:00 p.m.), and further provided that oil, gasoline, and other flammable or hazardous materials are properly disposed of in accordance with environmental laws and regulations.
 - (ii) Auto repair and services provided at multiple-family residential properties, provided it occurs in conformance with section 26-45 of this chapter (including the prohibition of power tools after 8:00 p.m.), and further provided that oil, gasoline, and other flammable or hazardous materials are properly disposed of in accordance with environmental laws and regulations.
 - (iii) Services provided at residential properties, provided it occurs within a commercial service vehicle designed for the particular service provided.
- (6) Licenses and permits as required in Chapter 14 of the West Covina Municipal Code (Licenses and Business Regulations) must be obtained by operators of mobile services.
- (7) The Community Development Director shall be authorized to make exceptions to these standards, based on extraordinary circumstances, provided that negative impacts are not created, provided, however, that the decision of the Community Development Director may be appealed to the Planning Commission pursuant to the procedures of section 26-193 of this chapter.

26-124 Temporary leasing centers, Modular trailers and Model Homes

Notwithstanding any other provisions of this Chapter, after a tentative subdivision map or precise plan has been approved, a model home marketing complex may be constructed within the area covered by the tentative subdivision map if all the conditions of this division are complied with.

- (a) The owner or developer of land within a subdivision who desires to construct a model home marketing complex therein shall file the following with the Community Development Director or their designee:
 - (1) The model home marketing complex site plan (which must be a typical representation of the proposed development), including plot plans showing the proposed location and elevation of all models and of all other structures proposed to be built, the location of roads, walks, parking areas and other improvements within the complex and landscaping plans.
 - (2) An “Agreement and Consent to Judgment” signed and acknowledged by both the owner and the developer guaranteeing that all land and improvements constructed as part of the model home complex shall conform to the final subdivision map, zoning and improvement plans, or guaranteeing that if the final subdivision map is not recorded within eighteen (18) months from the date of the agreement or any authorized extension thereof, all of the improvements shall be removed at the sole cost of the owner thereof and the land restored to its former condition. The form of the agreement shall be approved by the City Attorney before it is filed.



- (3) The legal description of the area including each individual lot within the subdivision upon which the model home marketing complex is to be constructed.
- (b) The Community Development Director or their designee shall review the plot plans of a proposed model home marketing complex and may either approve, amend, or disapprove the plot plans.
- (c) Any applicant dissatisfied with the action of the Community Development Director or their designee may appeal in the manner and within the time specified in section 26-193.
- (d) After the plot plans have been approved by the Community Development Director or their designee, the owner or developer may apply to the building official for the necessary permits required for the construction of the model home marketing complex in accordance with the approved plot plans. All plans, specifications and certificates required for compliance with the building code, together with the payment of the prescribed fees, shall be required.
- (e) Plans and specifications shall be submitted to the city engineer for the construction of necessary streets, curb, gutters and paving to serve the model home complex and necessary utilities, sewers and storm drains shall be constructed. Plans and specifications shall be approved by the city engineer prior to issuance of building permits. Final street construction may be deferred until such time as the model home complex is no longer in use provided a bond, in an amount approved by the city engineer, guaranteeing final street construction, is posted.
- (f) The owner or developer shall also construct on the model home complex site suitable and adequate toilets and washing facilities for public use. The plans and specifications for such facilities and their location shall be approved by the building official prior to construction. The facilities shall be permanently maintained in a clean and sanitary manner to the satisfaction of the health department.
- (g) A model home marketing complex may be constructed in a Planned Residential Development overlay zone or in a Planned Community Development zone for which no tentative subdivision map is required if the owner or developer complies with all the conditions of this division with the following exceptions:
 - (1) Reference to the approved tentative subdivision map shall mean the approved development plan for the planned residential development or the planned community development, whichever is applicable.
 - (2) Reference to the removal of improvements if a final subdivision map is not recorded shall refer to a notice to remove improvements issued by the Community Development Director or their designee of the City for noncompliance with master plan requirements or with development plan requirements. Removal of improvements may be required within eighteen (18) months of the date of the approval of the development plan unless an extension of time is approved by the Planning Commission.
- (h) No residential occupancy shall be permitted in any dwelling unit constructed as a part of a model home marketing complex until the Community Development Director or their designee and city engineer have certified that all the requirements of this Chapter which are applicable to the unit have been met and the building official has finally certified that all building code requirements have been met.
- (i) A fee as established by a resolution of the City Council is required for the application and review of the plot plans for a model home complex. Building permit and engineering fees required by other provisions of this Code shall be paid.

26-125 Outdoor Dining

- (a) Outdoor dining and seating areas may be permitted for approved restaurant or other similar uses subject to the following standards:
 - (1) New outdoor dining facilities shall be subject to an Administrative Permit as per Article VI Division 6 Administrative Permit.



- (2) Minor Modifications of existing outdoor dining facilities shall be subject to the provisions of Article VI Division 7 Minor Modifications.
 - (3) Outdoor dining areas located on public walkways shall be limited to commercial areas within the plaza area and which provide meal service, specialty food service or full menu food services.
 - (4) Outdoor dining areas located on City owned properties shall require a separate encroachment permit issued by the Engineering Division and/or a lease agreement with the City that includes indemnification of the City.
 - (5) Dining areas adjacent to storefronts shall not be permitted in areas where less than an eight (8) foot minimum sidewalk width exists, unless additional or lesser public walkway is approved by the Community Development Director or their designee. The dining area must permit at least four feet of unobstructed area of public walkway.
 - (6) The outdoor dining area shall be located in a manner which will not obstruct pedestrian or vehicular line of sight, interfere with vehicular or pedestrian mobility, or impede access to City or public utilities or facilities. The determination of whether an outdoor dining area, or any part thereof, interferes shall be made by the Community Development Director or their designee at the time of application based on the characteristics of each proposed site.
 - (7) All Fire Department regulations and standards concerning exterior lighting and power must be met. These regulations and standards will be supplied at the time of application.
 - (8) Any permanent supports for shade structures, such as solar sails shall obtain the appropriate building permit and Fire Department approval for use of the solar sails. For purposes of lot covered, solar sails shall not be considered towards lot coverage.
 - (9) The outdoor dining area shall only be located directly adjacent to the business that it serves. The outdoor dining area shall not encroach into the front of adjacent tenant spaces.
- (b) Operating requirements and restrictions.
- (1) Tables and other outdoor dining components shall be located on the same site as the restaurant, within private property.
 - (2) Outdoor dining areas are limited to the serving and consumption of food and non-alcoholic beverages. An approval to serve alcoholic beverages within the outdoor dining shall comply with the standards established by the state Department of Alcohol Beverage Control and shall require a permit as specified in Article II Division 2.
 - (3) Displaying merchandise within the outdoor dining area is prohibited.
 - (4) Any proposed furnishings associated with the outdoor dining areas shall not obstruct or restrict the lines of sight of vehicles.
 - (5) Applicants requesting outdoor dining areas exceeding 25 percent of the restaurant's gross floor area shall provide evidence of sufficient parking onsite or provide a parking study analyzing on-site parking impacts that is prepared by a licensed civil or traffic engineer.
 - (6) Components associated with the outdoor dining areas shall be arranged in a manner that is compliance with all local, state, and federal laws, including but not limited to, the Americans with Disability Act.
 - (7) Access to entrances and exits, fire hydrants and fire lanes shall not be obstructed.
 - (8) The use of amplified music including live entertainment within outdoor dining areas shall require live entertainment approval pursuant to Article II, Division 2.
 - (9) Lighting shall be incorporated into the façade of the building and shall complement the style of the building. Lights on buildings shall not be glaring at pedestrian or vehicular traffic and should illuminate only the outdoor dining area.
 - (10) Heating sources are not permitted for outdoor areas when underneath an awning canopy or other temporary or permanent structure.



- (i) Any temporary shade structures such as canopies, etc. shall obtain a Temporary Use Permit from the Planning Division.
 - (11) The outdoor dining area shall be kept in a good state of repair and maintained in a clean, safe, and sanitary condition at all times. Regular cleanup of trash and debris shall be the responsibility of the business owner.
 - (12) If table service is not offered, then outdoor dining area must contain waste receptacles for use by the public and employees.
 - (13) All moveable furniture shall be stored indoors during hours of non-operation or shall be secured to the satisfaction of the City.
- (c) Design standards.
- (1) The outdoor dining area may be defined by placement of fencing or other suitable dividers as required or approved by the Community Development Director or their designee and shall be in keeping with the aesthetic and architectural character of the building.
 - (2) Outdoor dining areas and associated structural elements, awnings, covers, furniture, umbrellas, or other physical elements shall be compatible with the overall design of the main structures.
 - (3) The outdoor dining area shall be defined by placement of portable but sturdy fencing or other suitable dividers such as planter boxes, as required or approved by the Community Development Director or their designee and shall be in be compatible with the business's exterior aesthetic features. All fences and/or dividers shall be of durable material, fire safe, structurally sound, aesthetically pleasing, and compatible with adjoining improvements or structures.
- (d) Any modification to public surfaces, such as borings for recessed sleeves or post holes must be approved in advance by the Community Development Director or their designee. A cash deposit or bond, posted in a form acceptable to the City Attorney's office, in the amount of \$1,000.00 and shall be posted by the permittee to ensure proper site restoration.
- (e) Parking requirements for outdoor dining shall be consistent with the provisions of Article III Division 6.

26-126 Portable Self-Storage Containers

This section provides location, development, and operating requirements for portable self-storage containers.

- (a) *Temporary placement on residential zoned properties developed with a residential use.* Storage containers may be located on a lot developed with a single-family residence, duplex, or multi-family residential on a temporary basis, subject to the following standards:
- (1) *Short-term location.* One (1) container may be located on a lot up to a total of fourteen (14) days in a calendar year without the approval of any permit.
 - (2) One (1) storage container may be located on a lot in conjunction with active construction with a valid Building and/or grading permit on the same lot. The storage container shall be removed from the site within ten (10) days of building permit final.
 - (3) *Location.* The temporary storage container shall be located no closer than 5 feet from the rear and side property lines. Location within the front setback shall be limited to no more than fourteen (14) days unless screened from the public right-of-way. The temporary storage container shall not impede access to the garage and/or carport. The temporary storage container shall not be located on the driveway if parking of at least two vehicles is not feasible.
 - (4) *Size.* Storage containers shall be no greater than twenty (20) feet in length, ten (10) feet in height, and ten (10) feet in width.
- (b) *Temporary placement on commercial properties.* Temporary storage containers may be located on a commercial lot subject to the following standards:



- (1) *In conjunction with permitted active construction.* Storage containers may be temporarily located on a commercial site for the storage of construction materials and/or store/retail inventory in conjunction with active construction with a building or grading permit.
 - (ii) The location of the temporary storage container shall be indicated on a site plan approved by the Planning and Engineering Divisions prior to its placement on site.
 - (iii) The temporary storage container(s) shall be screened and secured with temporary construction fencing.
 - (iv) The temporary storage container(s) and temporary construction fencing shall be removed within 7 days after building permit final or the issuance of a temporary certificate of occupancy, whichever comes first.
- (2) *Size.* Storage containers shall be no greater than twenty (20) feet in length, ten (10) feet in height, and ten (10) feet in width.
- (c) *Permanent placement.* Permanent placement of storage containers is prohibited on vacant lots and lots developed with a single-family residence, multifamily residence and/or commercial use.
- (d) The temporary storage container shall be immediately removed at such time as the storage container becomes a nuisance or danger due to its conditions.

26-127 Recycling Facilities

The purpose of this Division is to address the critical statewide issue of diminishing landfill capacity. Consistent with the waste diversion goals and objectives adopted as part of the City's source reduction and recycling element, this Division is intended to conserve, to the extent possible, remaining landfill capacities, by promoting an integrated waste management approach whereby each waste stream is handled in the most efficient and environmentally sound manner and providing the public with convenient recycling and/or disposal alternatives. This Division further seeks to guarantee the adequacy of the site for the proposed use and ensure the protection of the surrounding properties through review and consideration of physical design and compatibility with surrounding properties.

- (a) *Permitted zones and required permit.* No person or entity shall be permitted to place, construct, or operate a recycling facility, materials recovery facility, and/or a solid waste transfer station without first obtaining the required permit indicated in Article II, Division 2 of this Development Code. This permit is in addition to and is intended to supplement permits required by state law to protect local health, safety and welfare. Any business seeking a land use permit must obtain a business license.
- (b) *Development standards.* The following development standards, in addition to the requirements of the underlying zone, shall apply. In no case shall there be more than one (1) small collection facility, donation drop box, and/or reverse vending machine located and approved on the same site, shopping center, and/or lot. Where the following code provisions conflict with other, the stricter requirements shall apply.
 - (1) *Small collection facility.* Unless otherwise noted, the following requirements shall apply to all small collection facilities:
 - (i) The center shall be established in conjunction with an existing or planned commercial use, industrial use, or service facility (herein referred to as the "host use") which is in compliance with the zoning, building and fire codes of the City of West Covina.
 - (ii) The center shall be no larger than five hundred (500) square feet, and the placement of a small collection facility shall not create a parking deficit.
 - (iii) The center shall be set back at least fifty (50) feet from a right-of-way line, unless deemed adequately screened by the Community Development Director, or their designee, or Planning Commission and shall not obstruct pedestrian or vehicular circulation.
 - (iv) No power-driven processing equipment except for reverse vending machines shall be employed.



- (v) Containers shall be constructed and maintained with durable waterproof, leakproof and rustproof material, covered and locked when the center is not attended, secured from unauthorized entry or removal of material, and shall be of a capacity sufficient to accommodate the materials collected and the collection schedule.
 - (vi) All recyclable material shall be stored in containers or in the mobile unit vehicle, and no materials shall be left outside of containers when the attendant is not present.
 - (vii) The facility shall be maintained free of vermin, litter, and any other undesirable materials, and be swept at the end of each collection day and cleaned weekly.
 - (viii) Noise levels shall not exceed sixty (60) dBA as measured at the property line of a residentially zoned or occupied site; otherwise, noise levels shall not exceed seventy (70) dBA.
 - (ix) Attended facilities shall have a minimum distance of two hundred and fifty (250) feet of a site solely zoned for or occupied by a residential use. This minimum distance requirement does not need to be met if the facility is at least one hundred fifty (150) feet from a site zoned or occupied for residential use and is separated from that site by an arterial street.
 - (x) Attended facilities shall operate only during the hours between 8:00 a.m. and 7:00 p.m. on weekdays and 10:00 a.m. and 6:00 p.m. on weekends and holidays.
 - (xi) Containers shall be clearly marked to identify the type of material which may be deposited; the facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation, and display a notice stating that no material shall be left outside the containers.
 - (xii) The facility shall not impair the landscaping required for any concurrent use.
 - (xiii) No additional parking spaces are required for customers of the recycling center when located in an established parking lot of the host use; one (1) space will be provided for the attendant, if needed.
 - (xiv) Small collection facility shall have an area clearly marked to prohibit other vehicular parking during hours when the mobile unit is scheduled to be present.
 - (xv) Occupation of parking spaces by the facility and by the attendant may not reduce available parking spaces below the minimum number required for the primary host use unless all of the following conditions exist:
 - a) The facility is located in a convenience zone or a potential convenience zone as designated by the California Department of Conservation.
 - b) A parking study shows that the existing parking capacity is not already fully utilized during the time the recycling facility is in operation.
 - c) If the permit expired without renewal, the recycling facility shall be removed from the site on the day following permit expiration.
 - d) A twelve-inch by twelve-inch sign which states the redemption value offered shall be posted daily.
 - e) The small collection facility shall be screened when determined by the review authority to reduce visibility impacts from off-site and main traffic areas on-site.
 - f) Small collection facilities shall only be located on a property with a market that is greater than twenty thousand (20,000) square feet in floor area.
- (2) *Donation drop boxes.* Unless otherwise noted, the following requirements shall apply to all donation drop boxes:
- (i) Donation drop boxes must be attended by employee(s) per the schedule approved and posted on the site.
 - (ii) Donation drop boxes shall be established in conjunction with an existing or planned commercial use, industrial use, or service facility (herein referred to as the "host use") which is in compliance with the zoning, building, and fire codes of the City of West Covina.
 - (iii) The drop box location shall be no larger than one thousand (1,000) square feet.



- (iv) The drop box shall be set back at least fifty (50) feet from a right-of-way line, unless deemed adequately screened by the Community Development Director or their designee or Planning Commission and shall not obstruct pedestrian or vehicular circulation.
 - (v) Donation drop boxes shall be constructed and maintained with durable waterproof, leakproof and rustproof material, covered and locked when the center is not attended, secured from unauthorized entry or removal of material, and shall be of a capacity sufficient to accommodate the materials collected and the collection schedule.
 - (vi) All donated material shall be stored in the drop box and no materials shall be left outside of containers.
 - (vii) The drop box shall be maintained free of vermin, litter, and any other undesirable materials, and be swept at the end of each collection day and cleaned weekly.
 - (viii) Noise levels shall not exceed sixty (60) dBA as measured at the property line of a residentially zoned or occupied site; otherwise, noise levels shall not exceed seventy (70) dBA.
 - (ix) Donation drop boxes shall have a minimum distance of two hundred and fifty (250) feet of a site solely zoned for or occupied by a residential use.
 - (x) Donation drop boxes shall operate only during the hours between 8:00 a.m. and 9:00 p.m.
 - (xi) An approved donation drop box shall be open and attended at least six (6) days of the week. If the donation drop box is open only six (6) days in a week, an attendant shall patrol the donation drop box on any day that the donation drop box is not open to clean up any discarded items within the site.
 - (xii) Donation drop boxes shall be open at least six (6) hours a day on weekdays and four (4) hours a day on weekends.
 - (xiii) Donation drop boxes shall be clearly marked to identify the type of material which may be deposited; the facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation and display a notice stating that no material shall be left outside the containers.
 - (xiv) The facility shall not impair the landscaping required for any concurrent use.
 - (xv) No additional parking spaces are required for customers of the donation drop box when located in an established parking lot of the host use; one (1) space will be provided for the attendant, if needed.
 - (xvi) Occupation of parking spaces by the facility and by the attendant may not reduce available parking spaces below the minimum number required for the primary use.
 - (xvii) Graffiti-resistant coatings shall be used on approved donation drop boxes to assist in deterring graffiti.
 - (xviii) If the permit expires, the donation drop box shall be removed by the owner of the donation drop box from the site on the day following permit expiration or when the business ceases. The provisions of the California Welfare and Institutions Code, section 150 et seq. are incorporated by reference here.
 - (xix) This section does not apply to religious facilities or non-profit businesses which place and operate their own donation boxes on the property at which they operate.
- (3) Reverse vending machines.
- (i) Provide and maintain a minimum illumination level of two-foot candles within a minimum twenty-five-foot radius around the reverse vending machines from dusk to dawn.
 - (ii) Provide an eight-foot wide unobstructed clear walkway area in front of the reverse vending machines. Consideration may be given to alternative solutions such as recessing the machines into the building frontage of the adjacent lease space.
 - (iii) The placement of the reverse vending machines shall not obstruct any portion of a storefront window or door and shall be placed immediately in front of or inserted into, the facade of the building.



- (iv) Where practicable, the reverse vending machines shall be placed in a location away from the most heavily traveled pedestrian areas within the vicinity of the store being served and in compliance with the other provisions of the WCMC.
 - (v) The machines shall be located within thirty (30) feet of a primary entrance to the commercial structure, and shall not obstruct pedestrian, handicapped or vehicular circulation. If a more suitable location presents itself because of the layout and/or architecture of the development, the Community Development Director or their designee may approve a variation to the location.
 - (vi) The machines shall not occupy parking spaces required by the primary use(s).
 - (vii) The machines shall occupy no more than fifty (50) square feet of floor space per installation, including any protective enclosure, and shall not be more than eight (8) feet in height.
 - (viii) The machines(s) shall be constructed and maintained with durable waterproof material.
 - (ix) Reverse vending machines shall be clearly marked to identify the type of material to be deposited, operation instructions, and the identity and phone number of the operator or responsible person to call if the machine is inoperative.
 - (x) The machines shall be maintained in a clean, vermin free, and litter free condition daily. This shall include the cleaning of the machines and the surrounding walkways to reduce the discoloration, stickiness, and likelihood for attracting vermin. A cleaning schedule shall be submitted for approval via a Community Development Director or their designee's modification to the approved precise plan for the site. Said cleaning schedule shall identify the tasks to be undertaken, and the frequency of those tasks.
 - (xi) Operating hours shall be at least the operating hours of the primary host use.
 - (xii) A twelve-inch by twelve-inch sign which states the redemption value offered shall be posted prominently on or adjacent to the machines.
 - (xiii) Reverse vending machines do not require additional parking spaces for recycling customers.
- (4) *Material recycling facilities and solid waste transfer or processing stations.* These requirements are minimum land use requirements which supplement the requirements of state law permits. Additional requirements may be required through the Conditional Use Permit process.
- (i) Site location criteria:
 - a) Said facilities shall not substantially increase vehicular traffic, noxious odors, or existing noise levels in adjacent residential areas on local residential streets or shall be mitigated.
 - b) Said facilities shall not substantially lessen the usability and suitability of adjacent or nearby properties for their existing use.
 - c) The site shall be served by an improved arterial street adequate in width and pavement type to carry the quantity and type of traffic generated by said use without significantly lowering the existing level of service of that arterial.
 - d) The site shall be adequate in size and shape to accommodate said use, and to accommodate all yards, walls, vehicular stacking, parking, landscaping, and other required improvements.
 - (ii) Site development standards.
 - a) All buildings, structures or improvements shall meet the setback requirements of the underlying zone. Setbacks may be used only for the following purposes: passage or temporary standing of automobiles, landscape areas or light poles.
 - b) All waste unloading, loading, and processing equipment and activities shall be contained within an enclosed building with only sufficient openings for ingress/egress of vehicles and ventilation.
 - c) Sufficient off-street parking shall be provided to accommodate all company, employee, and visitor vehicles on-site.



- d) On-site truck stacking and maneuvering area shall be provided as necessary to accommodate the anticipated vehicular usage of the facility, depending on the size and nature of the facility. No truck stacking and maneuvering area shall be permitted within the required front and street side yard setback and shall be completely screened by solid masonry walls not less than six (6) feet in height with appropriate landscaping and irrigation.
- e) Any leachate and other liquid flow that may result shall be contained on-site and disposed of through an on-site treatment and/or sewer system to a regular or industrial sewer. Such leachate must also be handled pursuant to the requirements of the integrated waste management board, regional water quality control board, and Los Angeles County Department of Health.
- f) Average noise levels shall not exceed seventy (70) dBA as measured at the property line of the facility in cases where any abutting nonresidential zoned property is impacted, and sixty (60) dBA as measured at the property line of the facility in cases where any abutting residentially zoned property is impacted.
- g) Adequate safety features (e.g., sprinkler systems, alarm systems, materials screening program, emergency procedures) shall at a minimum be incorporated into the design of the facility.
- h) Adequate dust, odor and noise controls shall be incorporated into the facility to minimize generation and off-site transmission of dust, odor, and noise.
- i) All materials stored outside shall either be in processed bales or kept within storage bins constructed and maintained with durable waterproof, leakproof and rustproof material, covered and locked when the center is not attended, secured from unauthorized entry and removal of material, and of a capacity sufficient to accommodate the materials collected and the collection schedule.
- j) All lighting shall be focused and directed and so arranged as to prevent glare or direct illumination on streets or adjoining property.
- k) The lighting system shall be so designed to produce a minimum maintained average lighting level of one (1) footcandle on the entire facility's horizontal surface.
- l) If the MRF/transfer station facility is located within five hundred (500) feet of property occupied by residential use, operating hours of operation shall at a minimum be restricted to between 6:00 a.m. and 8:00 p.m., and the average noise levels during this time shall be in accordance with subsection (c)(2)f. above, except for indoor activities such as, but not limited to, dispatching of vehicles and administration. Said hours may be extended for some or all activities when appropriate mitigation measures and acceptable noise performance standards during these extended operating hours, as determined by the Planning Commission or Community Development Director, or their designee, are in place.
- m) All open areas, other than landscaped planter beds, shall be paved with not less than two and one-half (2½) inches of asphaltic concrete or an equivalent surface meeting the established standards and specifications of the engineering department, shall be graded and drained to adequately dispose of all surface water and shall be maintained in good repair at all times.
- n) No operating portion of the site shall be visible from public view. This requirement may at a minimum be satisfied by a solid masonry wall not less than six (6) feet in height, landscaping, existing topographic conditions, or a combination thereof.
- o) A minimum of twenty-foot (20'-0") wide planters shall be provided along all street frontages except for driveway openings.
- p) A daily cleaning program for floors, equipment and facility buildings and grounds and ongoing maintenance program shall be established to the approval of the West Covina Enforcement Waste Management Agency.
- q) Refuse shall be handled as quickly as possible to avoid long term exposure on-site.



- r) All incoming or outgoing trucks shall be completely enclosed or equipped with an impermeable tight-fitting cover to suppress odors and prevent spillage of materials.
 - s) No waste, trash except for separated recyclables, shall be stored at the facility overnight for longer than twenty-four (24) hours, unless the facility is properly permitted to do so.
 - t) Additional noise controls including use of the best available noise suppression and control technology shall be used if necessary to achieve the established noise control performance standards.
 - u) The facility operator shall prepare and implement a noise monitoring and abatement program, which shall be approved by the City Enforcement Waste Management Agency. The program shall monitor noise levels at the property line of at a minimum of three (3) sensitive receptor locations within the potential impact zone of the project. If noise levels at these locations exceed performance standards the operator shall notify the City within twenty-four (24) hours and institute additional noise reduction measures to bring noise emanating from the facility into compliance with the standards within thirty (30) days or otherwise seek City approval for a time extension. Data from all noise monitoring activities are to be recorded and made available for review by the City upon request.
 - v) The facility shall comply with Rule 402 of the South Coast Air Quality Management District.
 - w) Upon detection, extremely odorous loads entering the MRF shall be transferred as soon as possible.
 - x) When necessary, the MRF operator shall treat waste in the MRF with odor suppressants to comply with the baseline odor standards. A certified industrial hygienist shall establish baseline indoor odor standards and perform quarterly inspections to monitor odor levels.
 - y) Additional odor controls, including the base available odor suppression technology, shall be used if necessary to minimize the release of fugitive odors.
 - z) The facility operator shall prepare and implement an odor monitoring and abatement program, which shall be approved by the West Covina Enforcement Waste Management Agency. The program shall ensure that odor levels within the facility are kept within the baseline odor standards and that odors emanating from the facility shall not exceed the odor detection thresholds at the facility's boundary line. The program shall use the services of a certified industrial hygienist to monitor odor levels on a quarterly basis, both within the facility and at a minimum of three (3) sensitive receptor locations within the potential impact zone of the project. If odor levels at these monitoring locations exceed the odor detection thresholds, the operator shall notify the City within twenty-four (24) hours and institute additional odor reduction measures to meet the specified odor performance standards. The facility operator shall bring the odor level into compliance with the baseline odor standards within thirty (30) days or shall otherwise request an extension of time from the City in order to reach compliance. Data from all odor monitoring activities are to be recorded and made available for review by the City upon request.
- (iii) *Load inspection program.* All material recovery facilities, solid waste transfer stations or other solid waste management facilities will be required to institute a load inspection program (LIP) as part of their daily operations. The requirements for the LIP are as follows: The facility operator shall prepare and implement a program for screening loads at the facility gate house, and for checking loads at the facility building(s) and areas of operation. The load inspection program shall include inspection for hazardous wastes and other ineligible wastes and shall include procedures for their handling and disposal. Specifics of the program will be submitted to the City in a written report for their review and comment. The program shall be approved by the West Covina Enforcement Waste Management Agency.



- (c) Signage. Reverse vending machines shall have a sign area of a maximum of two (2) square feet per machine, exclusive of operating instructions.
 - (1) Recycling centers may have signage provided as follows:
 - (i) Identification signs with a maximum of sixteen (16) square feet.
 - (ii) The signs must be consistent with the architectural style and character of the host use.
 - (iii) Directional signs, bearing no advertising message, may be installed on the site with the approval of the Community Development Director or their designee, if deemed to be necessary to facilitate traffic circulation, or if the facility is not visible from the public right-of-way.
 - (2) Materials recovery facilities and solid waste transfer or processing stations shall have signs as provided for the zone in which they are located.

26-128 Restaurants, Limited-Service, Take-Out, Delivery-Only only

The purpose of this Section is to ensure that Limited-Service, Take-Out, Delivery Only restaurants do not result in adverse impacts on adjacent properties and residents or on surrounding neighborhoods by reason of customer and employee parking demand, traffic generation, noise, light, litter, or cumulative impact of such demands in one area. Limited-Service, Take-Out, and Delivery-Only restaurants shall be located, developed, and operated consistent with the following standards.

- (d) Applicability. The provisions of this Section shall apply to all new Limited-Service and Take-Out Only Restaurants, and to any existing such restaurant that is expanded by more than 10 percent of the gross floor area or increase of more than 25 percent of the number of seats.
- (e) Litter. Employees shall collect on-site and off-site litter including food wrappers, containers, and packaging from restaurant products generated by customers on the subject property and abutting public parking at least once per business day. On-site trash and recycling containers shall be maintained and kept from overflowing.
- (f) In addition to meeting the standards of Chapter 12- Garbage and Rubbish Collection, one on-site outdoor trash and one recycling receptacle shall be provided for each entrance to the establishment.
- (g) Equipment. No noise-generating compressors or other such equipment shall be placed on or near the property line adjoining any Residential District or any property used for residential uses.

26-129 Service Stations

The purpose of service stations is to supply motor fuel to motor vehicles. Additionally, specified accessory services and sales may be provided in conjunction with service stations, either as an extension of the service station or as a separate multi-tenant use. Only service stations shall sell gasoline from a pump to the general public.

- (a) Development Standards.
 - (1) *Zoning*. Service stations may be established and operated only in the zones specified in Table 2-12 in Article II Division 2 of this Chapter.
 - (2) A Conditional Use Permit shall be obtained prior to establishing a service station as specified in Article VI, Division 4 of this Chapter.
 - (3) The development standards of the zone in which the service station is to be located shall applied, unless otherwise permitted or prohibited by this section.
 - (4) Materials, goods or commodities offered for sale, rent or storage upon the premises of *service stations* shall be located on the gasoline pump island or islands or within a structure enclosed on at least two (2) sides which shall be visible only from adjacent abutting streets and located a minimum of fifteen (15) feet from any street-side property line.
 - (5) The minimum site size required for service stations is fifteen thousand (15,000) square feet.



(b) Permitted incidental uses:

- (1) In addition to the sale of motor fuel, a service station may offer and consist of the following sales, services, and facilities:
 - (i) Motor oil;
 - (ii) Lubrication including grease rack or elevator;
 - (iii) Minor tire service;
 - (iv) Minor battery service;
 - (v) Minor motor tune-up;
 - (vi) Head lamp adjusting;
 - (vii) Brake adjustment and repair;
 - (viii) Sale of automotive accessories ;
 - (ix) Car washes, hand and/or automatic;
 - (x) Rental of trailers, trucks, and other such vehicles, limited to twenty-five (25) percent of the site area, shall not interfere with the required parking or access and shall be located a minimum of fifteen (15) feet from any street-side property line;
 - (xi) The sale of nonalcoholic drinks, packaged food, tobacco and similar convenience goods, but only as an accessory or incidental use, enclosed within the main building.
 - (xii) Vending machines subject to the condition of paragraph (xi).
 - (xiii) Fast-food restaurants and other similar food service establishments offering quick food service from a limited menu of items generally served in ready-to-consume individual portions often in disposable wrappings or containers for consumption either within the restaurant or for carry-out.

(c) Car washes.

- (1) Car washes established in conjunction with service stations shall be subject to the following minimum standards and conditions, which may be made more restrictive as necessary through the Conditional Use Permit process.
 - (i) Noise levels shall not exceed 70db(A) at the property line. If the property line is adjacent to residential property, the noise level shall not exceed 65db(A).
 - (ii) The wash and dry mechanism shall be contained entirely within a building.
 - (iii) A water recovery system shall be installed and in operation at all times.
 - (iv) All wash fluids used shall be biodegradable and environmentally safe.
 - (v) The car wash shall in no way interfere with the primary function of motor fuel distribution, automobile access, or traffic circulation.
 - (vi) Accessory items normally associated with a car wash, such as vacuums, may be permitted provided they meet the above-specified criteria.
 - (vii) Hours of operation may be limited through the Conditional Use Permit process.

(d) Prohibitions.

- (1) A service station shall not be established or maintained without facilities to pump gasoline.
- (2) Garage, mechanical repair service not specifically mentioned in section 26-129 (b), including but not limited to the following items are prohibited:
 - (i) Battery repair.
 - (ii) Tire rebuilding or recapping.
 - (iii) Painting.



- (iv) Body work.
 - (v) Steam cleaning or radiator repair.
 - (vi) Transmission rebuilding.
 - (vii) Motor repairs involving the removal of the head or crank case.
- (3) Subleasing of floor space or site area except for any use specifically authorized by section 26-129 (b), subparagraphs (i) through (ix), (xi) and (xiii).

26-130 Skilled nursing facilities, assisted living facilities, dialysis facilities and other similar facilities

- (a) Skilled nursing facilities assisted living facilities, dialysis facilities and other similar facilities may be established and operated only in the zones and permit required as specified in Table 2-2 and Table 2-12 in Article II of this Chapter. The uses listed shall provide the following information along with the required permit application:
- (1) Provide information regarding the ambulance services that are to be provided. This includes the number of expected trips per day, the ambulance company that will service the site, etc.
 - (2) Provide a fiscal analysis.

26-131 Single Room Occupancy Structure (SRO)

The purpose of this Division is to assist in providing housing for persons of all income levels, consistent with the public health and safety and good planning practices. The specific purpose of this Chapter is to provide access to clean, comfortable, and safe living conditions for residents. A related purpose is to facilitate new construction of efficiency dwelling units, or the structural conversion of transient occupancy uses into single-room occupancy projects, as appropriate, and to require that efficiency units be consistently maintained in accordance with applicable standards so as not to create a public nuisance.

- (a) *Efficiency unit standards.* Efficiency residential units, also known as single room occupancy (“SRO”), shall be subject to and comply with the following standards and regulations.
- (1) *Unit size.* Units shall have a minimum size of one hundred fifty (150) square feet and a maximum of four hundred (400) square feet.
 - (2) *Occupancy.* Each unit shall accommodate a maximum of two (2) persons.
 - (3) *Lighting.* Exterior lighting shall be provided for the entire outdoor and parking area of the property per the lighting standards of the Parking Lot Design and Lighting Standards (Planning Commission Resolution No. 2513)
 - (4) *Laundry facilities.* Laundry facilities must be provided in a separate room at the ratio of one (1) washer and one (1) dryer for every twenty (20) units of fractional number thereof, with at least one (1) washer and dryer per floor.
 - (5) *Cleaning supply room.* A cleaning supply room or utility closet with a wash tub and with hot and cold running water shall be provided on each floor of the SRO facility.
 - (6) *Bathroom.* Each unit is required to provide a separate bathroom containing a water closet, lavatory and bathtub or shower.
 - (7) *Kitchen.* Each unit shall be provided with a kitchen sink, functioning cooking appliance and a refrigerator, each having a clear working space of not less than thirty (30) inches.
 - (8) *Closet.* Each SRO unit shall have a separate closet.
 - (9) *Trash Enclosure:* An SRO building shall provide a trash enclosure in compliance with the minimum requirements and standards in Section 26-81 of this code.
 - (10) *Code compliance.* SRO units shall comply with all requirements of the California Building Code. All units shall comply with all applicable accessibility and adaptability requirements. All common areas shall be fully accessible.



- (11) *Separation.* An efficiency unit project shall not be located within three hundred (300) feet of any other efficiency unit project, emergency shelter, or other similar program, unless such program is located within the same building or on the same lot.
- (12) *Facilities management.* An efficiency units project with ten (10) or more units shall provide on-site management. An efficiency units project with less than ten (10) units may provide a management office on-site.
- (13) *Tenancy.* Tenancy of efficiency units shall not be less than thirty (30) days.
- (14) *Review process.* Applications for efficiency unit projects shall be processed in a manner consistent with procedures for a multiple-family residential project per Article VI.

26-132 Kiosk

The purpose of this section is to provide standards and regulations for stand-alone kiosks such as water fill stations, key duplication kiosks, or other similar uses that may be an accessory use to another commercial use or as a standalone use.

- (a) *Permitted zones and required permit.* No person or entity shall be permitted to place, construct, or operate an unattended or attended stand-alone kiosk without first obtaining the required permit indicated in Article II Division 2 of this Development Code.
 - (1) An unattended kiosk and/or machines for water refills shall only be permitted in conjunction with a larger retail use and must be located within the commercial building or along the outside wall of the building and shall meet the following development standards:
 - (i) Graffiti-resistant coatings shall be used on approved machines to assist in deterring graffiti.
 - (ii) Provide and maintain a minimum illumination level of two-foot candles within a minimum twenty-five-foot radius around the machines from dusk to dawn.
 - (iii) Provide an eight-foot (8'-0") wide unobstructed clear walkway area in front of the kiosk. Consideration may be given to alternative solutions such as recessing the kiosk into the building frontage of the adjacent lease space.
 - (iv) The placement of the kiosk shall not obstruct any portion of a storefront window or door and shall be placed immediately in front of or inserted into, the front facade of the building.
 - (v) Where practicable, the kiosk shall be placed in a location away from the most heavily traveled pedestrian areas within the vicinity of the store being served and in compliance with the other provisions of the WCMC.
 - (vi) The kiosk shall be located within thirty (30) feet of a primary entrance to the commercial structure, and shall not obstruct pedestrian, handicapped or vehicular circulation. If a more suitable location presents itself because of the layout and/or architecture of the development, the Community Development Director or their designee may approve a variation to the location.
 - (vii) The kiosk shall not occupy parking spaces required by the primary use(s).
 - (viii) The kiosk shall occupy no more than fifty (50) square feet of floor space per installation, including any protective enclosure, and shall not be more than eight (8) feet in height.
 - (2) The following requirements shall apply to stand-alone kiosks with an attendant:
 - (i) The kiosk shall be established in conjunction with an existing or planned commercial use, or service facility (herein referred to as the "host use").
 - (ii) The kiosk shall be no larger than five hundred (500) square feet, and the placement of the kiosk will not create a parking deficit.



- (iii) The kiosk shall be set back at least fifty (50) feet from a right-of-way line, unless deemed adequately screened by the Community Development Director, or their designee, or Planning Commission and shall not obstruct pedestrian or vehicular circulation.
- (iv) Kiosks shall be constructed and maintained with durable waterproof, leakproof and rustproof material, covered and locked when the kiosk is not attended, secured from unauthorized entry or removal of material, and shall be of a capacity sufficient to accommodate the kiosk services.
- (v) All materials shall be stored within the kiosk/structure, and no materials shall be left outside of the kiosk.
- (vi) The kiosk shall be maintained free of vermin, litter, and any other undesirable materials.
- (vii) Noise levels shall comply with the noise standards in Chapter 15 Article IV.
- (viii) Attended kiosks shall have a minimum distance of two hundred and fifty (250) feet of a site solely zoned for or occupied by a residential use. This minimum distance requirement does not need to be met if the facility is at least one hundred fifty (150) feet from a site zoned or occupied for residential use and is separated from that site by an arterial street.
- (ix) Attended kiosks shall operate only during the hours between 8:00 a.m. and 10:00 p.m.
- (x) The facility shall not impair the landscaping required for any concurrent use.
- (xi) No additional parking spaces are required for customers of the kiosk when located in an established parking lot of the host use; one (1) space will be provided for the attendant, if needed.

26-133 Transitional and Supportive Housing

These provisions are intended to allow transitional and supportive housing, as defined in Government Code Section 65582, consistent with State law to ensure equality of treatment for all residential uses regardless of the occupant. Transitional housing is generally described as a type of supportive housing used to facilitate the movement of people experiencing homelessness into permanent housing and independent living. Supportive housing is generally described as permanent housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives.

(a) Permitted Zones.

- (1) Transitional and supportive housing shall be permitted in any zoning designation in which residential uses are allowed, and subject only to the regulations, permits, parking requirements, and development standards applicable to residential uses of the same type in that zone as specified in Article II Division 2.
- (2) Supportive housing shall be permitted in any zone where multifamily and mixed uses are permitted if the proposed housing development satisfies all the requirements of California Government Code Section 65651(a).
- (3) If the supportive housing development is located within one-half mile of a major transit stop, no parking spaces are required for the units occupied by supportive housing residents per Government Code Section 65654.

(b) Standards for Transitional and Supportive Housing. Supportive and Transitional Housing shall comply with the same development standards that apply to other residential dwellings of the same type in the same zoning designation, and with the following standards:

- (1) Length of occupant stay: No limit of the length of stay.
- (2) Supportive and transitional housing shall include adequate living space, shower and toilet facilities, laundry facilities with washer and dryer appliances, and secure areas for storage for residents.
- (3) If the supportive housing facility is located within one-half mile of a public transit stop, no parking spaces are required for the units occupied by supportive housing residents pursuant to California Government Code Section 65654.



- (4) Supportive and Transitional housing services include but are not limited to, a combination of subsidized, permanent housing, case management, medical and mental health services, substance abuse treatment, employment, and benefits services. At minimum a Supportive and Transitional Housing facility shall provide the following services:
- (i) For facilities including drug or alcohol abuse counseling, appropriate State and/or Federal licensing shall be required.
 - (ii) The program shall identify a transportation system to provide clients with a reasonable level of mobility to access social services including housing and employment opportunities.
 - (iii) The program shall provide clear and acceptable arrangement for residents of the facility, including on-site meal preparations or food provisions.
 - (iv) The supportive and transitional housing program shall provide childcare services and ensure that school-age children staying at the facility are enrolled in school.

26-134 Standards for Special Group Residences and Similar Uses

The following conditions shall apply to special group residences including but not limited to, board and care, convalescent home, half-way house, boardinghouses and communal housing;

- (a) Density. In a residential zone, special group housing shall be limited to the density allowed by the underlying zone district. In congregate care facilities, each bedroom with one (1) or two (2) beds shall count as a unit when calculating density. In bedrooms with more than two (2) beds, each bed shall count as a unit. This shall be the maximum permitted density. The Planning Commission may require a lower density as the situation requires. In a nonresidential zone, density shall be limited to one (1) unit per two hundred (200) square feet of lot area;
- (b) Location. When within a residential district, no other similar facility may be in operation within one-half mile of the proposed project site. If the use is a fraternity or sorority, the use shall be sufficiently located from other residential uses so as not to potentially disturb the surrounding neighborhood;
- (c) Concerns. Consideration of the conditional use permit shall address crime rate, concentration of similar uses, and the style and scale of the proposed building in relation to other buildings in the immediate vicinity;
- (d) Continuation of use. The applicant shall provide sufficient evidence that the use will remain as the use applied for through a deed restriction or other method suitable to the Planning Commission;
- (e) Open Space. Each facility shall provide not less than three hundred (300) square feet of common open space and one hundred fifty (150) square feet of usable open space per unit or room. Of the one hundred fifty (150) square feet, not less than fifty (50) square feet shall be private open space, and the remainder may be common open space added to the required three hundred (300) square feet of common open space;
- (f) Proximity to public transit. The facility shall be located within one thousand feet (1,000') by legal pedestrian route to a public transit stop; and
- (g) Parking requirements. Parking and loading shall be as required by Article III, Division 6 of this Development Code.

26-135 Hotel and Motel Conversions for Affordable Housing.

The purpose of this section is to establish a set of regulations and standards for the conversion of hotels and motels to and maintaining compatibility of such uses with surrounding properties.

- (a) Development standards for the conversion of hotels and motels to apartments
 - (1) Any hotel or motel to be converted shall have been established and in operation as a hotel and/or motel for a minimum of ten (10) years.
 - (2) All hotel or motel conversions shall convert all hotel and/or motel rooms to apartments.



- (3) Except as otherwise allowed in this section, any converted hotel and/or motel shall provide dwelling units exclusively for lower income households, as defined in Section 50079.5 of the California Health and Safety Code.
- (4) Each unit shall meet the standards for decent, safe and sanitary dwelling units, as defined by Section 50099.5 of the California Health and Safety Code and other applicable regulations and shall include the following:
- (5) A kitchen that includes a sink, garbage disposal, refrigerator, stove and oven, and a countertop;
- (6) A separate bathroom that includes a sink, toilet and a shower; and
- (7) A closet providing storage space.
- (8) Each converted hotel and/or motel shall have a minimum of 499 square feet plus an additional 10 square feet for each unit over thirty (30) units of common usable open space as defined in 26-32, except that if the hotel and/or motel to be converted is to be rented out exclusively to senior citizens, no less than forty (40) percent of this common open space shall be indoors. The common recreation area may be provided in multiple locations, but no single open space area shall be less than 200 square feet.
- (9) Any hotel and/or motel to be converted shall have a common laundry facility, including washers, and dryers accessible and available to the residents, except if such facilities are provided within each unit.
- (10) Any hotel and/or motel to be converted shall maintain the parking and landscaping required at the time of the original construction and any modifications shall be permitted by the City.
- (11) One parking stall shall be provided per unit and the stall shall be registered to the resident of that unit.
- (12) Any hotel and/or motel to be converted shall conform to any required building, electrical, mechanical, plumbing, and other construction codes administered by the City at the time of the application for the conversion.
- (13) Each bedroom shall not be occupied by more than two (2) persons.
- (14) The use shall operate with an on-site manager who shall be available to resolve standard residential issues (e.g., broken equipment, noise complaints) and maintain order within the facility.

26-136 Wireless Telecommunication facilities within all Land Uses

- (a) This Division sets forth a uniform and comprehensive set of development standards for the placement, design, installation and maintenance of wireless telecommunication facilities within all land-use zones of the City. The purpose of these regulations is to ensure that all wireless telecommunication facilities are consistent with the health, safety, and aesthetic objectives of the City, while not unduly restricting the development of needed telecommunications facilities.
- (b) *Applicability.* Unless otherwise exempt by this Division, the regulations set forth herein shall apply to wireless telecommunication facilities within the City.
- (c) *Exemptions.* The regulations of this Division do not apply to the following:
 - (1) Single ground-mounted, building- mounted, or roof-mounted receive- only AM/FM radio or television antennas, DBS dish antennas, amateur and/or citizens band radio antennas, for the sole use of the occupant of the parcel on which the antenna is located.
 - (2) Wireless telecommunications facilities owned and operated by the City or other public agency when used for emergency response services, public utilities, operations, and maintenance.
 - (3) This exemption does not apply to free-standing or roof-mounted satellite dish antennas greater than twenty-one (21) inches in diameter.
 - (4) Wireless telecommunication facilities located in the public right-of-way, which are regulated under Chapter 19 (Streets, Sidewalks, and Public Places), Article X.
- (d) Prohibited wireless telecommunication facilities in residential zones.



- (1) Antennas with a solid or wire-mesh surface with a diameter or maximum width greater than twelve (12) feet are prohibited in residential zones.
 - (2) No wireless telecommunication facilities are permitted within residential zones except for the following:
 - (i) Wireless telecommunication facilities listed under Section 26-136(c)(1) and (2).
 - (ii) Wireless telecommunication facilities located in residential zones that are developed with permitted nonresidential uses.
 - (iii) Wireless telecommunication facilities consisting of roof-mounted antennas located on multiple-family residential buildings.
- (e) Administrative Permit required.
- (1) The following types of wireless telecommunications facilities shall be permitted subject to approval of an Administrative Permit pursuant to Article VI, Division 6 of this Chapter:
 - (i) New building-and roof-mounted antenna facilities.
 - (ii) Other forms of wireless telecommunication facilities not specifically addressed within this Division which are designed to integrate with a supporting building and pose minimal visual impacts similar to building and roof-mounted antenna facilities, as determined by the Community Development Director or their designee.
 - (2) *Review by Planning Commission.* The Community Development Director or their designee may elect to not rule on a request for an Administrative Permit and transfer the matter to the Planning Commission, to be heard within thirty (30) days from the date this election by the Community Development Director or their designee is provided in writing to the applicant.
- (f) Conditional Use Permit required. Wireless telecommunication facilities consisting of free-standing wireless facilities shall be permitted subject to approval of a Conditional Use Permit pursuant to Article VI, Division 4 of this Chapter.
- (g) Minor modification permitted per the process identified within Article VI, Division 7 of this Chapter.
- (1) Additions or modifications to existing wireless telecommunication facilities which meet all the following criteria shall be permitted subject to approval by the Community Development Director or their designee pursuant to section 26-238:
 - (i) The overall height of the free-standing wireless facility is not increased by more than 10%, or more than 10 feet, whichever is greater per Title 47 of the Code of Federal Regulations. Changes in height shall be measured from the original support structure, tower, or base station, inclusive of originally approved appurtenances.
 - (ii) No ancillary features are added to the monopole other than the antennas, required safety equipment, and accessory equipment enclosures.
 - (iii) All conditions of approval for the previous facility have been met.
 - (iv) No required parking stalls are eliminated in conjunction with the placement of the additional accessory equipment.
 - (v) The addition or modification is designed to minimize visual impacts.
 - (vi) The wireless facility has been well maintained and does not consist of damaged flags, dead trees/landscape, discolored elements, peeling paint, graffiti, broken/missing faux branches/fronds, etc.
 - (2) Additions or modifications to existing wireless telecommunication facilities which do not meet all the above criteria shall be permitted subject to the approval of a Conditional Use Permit pursuant to Article VI, Division 4 of this Chapter.



- (h) Conditional Use Permit required. Wireless telecommunication facilities located on City owned property shall be permitted subject to approval of a Conditional Use Permit pursuant to Article VI, Division 4 of this Chapter provided that development standards listed under 26-136(i) are complied with.
- (i) Development standards. All wireless telecommunication facilities regulated under this Division shall comply with the following development standards:
 - (1) *Site Selection.* City-owned properties shall be considered before privately-owned properties where wireless telecommunication facilities are permitted.
 - (2) Location on property.
 - (i) Free-standing wireless facilities or roof-mounted satellite dishes greater than twenty-one (21) inches in diameter and located in residential zones.
 - a) No free-standing wireless facilities shall be permitted in the required side yard or front yard.
 - b) No free-standing wireless facilities shall be permitted within five (5) feet of the rear property line.
 - c) No antennas consisting of a solid or wire-mesh surface shall be permitted on the roof.
 - (ii) Nonresidential zones and Nonresidential uses (including wireless telecommunication facilities located in residential zones which are developed with permitted nonresidential uses).
 - a) No free-standing wireless facilities shall be permitted in the required front or streetside yards of the underlying zone.
 - b) No free-standing wireless facilities shall be permitted within one thousand five hundred (1,500) feet of surrounding single-family residences or surrounding multi-family residential zones (MF) unless the applicant is able to effectively demonstrate to the City Council that the distance requirement constitutes as an effective prohibition through a comprehensive analysis of all residential and non-residential zones, and/or uses within the City and all potential co-location sites, including sites located on adjacent jurisdictions. This distance shall be determined by measuring from the free-standing wireless facility to the nearest property line of the single- or multi-family residence.
 - c) No free-standing wireless facilities shall be permitted in a required parking space or driveway.
 - d) Free-standing wireless facilities shall be located to the extent feasible to the rear of all existing buildings on the property.
 - (3) Height restrictions.
 - a) No free-standing wireless facilities shall exceed sixty (60) feet in height measured from the average finished grade of the subject site, except as otherwise approved under Section k.
 - b) No roof-mounted antennas shall exceed twenty (20) feet above the peak of the roof (excluding the height of mechanical penthouses and parapets).
 - c) In addition to the maximum height limits stated above, free-standing wireless facilities shall be designed at the minimum functional height as demonstrated by RF coverage maps or other alternative acceptable to the community development director.
 - 1) In the event that the City needs assistance in understanding the technical aspects of a particular proposal, the services of a communications consultant may be required to determine the engineering or screening requirements of establishing a specific wireless telecommunication facility. This service will be provided at the applicant's expense.
 - (4) Noise. No portion of a wireless telecommunications facility, including, but not limited to, emergency generators, shall violate the City's noise ordinance at any time.
- (j) *Design Standards.* All wireless telecommunication facilities regulated under this section shall comply with the following design standards:



- (1) Setbacks for wireless telecommunications facilities shall be determined in each individual case with the minimum setbacks adhering to those required by the zone.
- (2) No part of any antenna, telecommunication facility, or support structure shall be in any required front, side or rear setback area, unless it's determined by the approving body that using a setback area is required in achieving the best design.
- (3) Telecommunication facilities and antennas shall not be located within 1,500 feet of a property with an existing facility or antenna (measured from property line to property line), unless the proposed facility will be co-located and designed to be fully screened or camouflaged. This shall not be interpreted to include receive only antennas installed for individual residences.
- (4) Monopoles and alternative antenna support structures shall be located a minimum of one-half mile (1/2) from other monopole or alternative support structure.
- (5) All facilities, antennas and associated structures shall be architecturally designed, located, screened, concealed, or disguised to the extent reasonably necessary to achieve compatibility with adjacent or nearby structures, neighborhoods, and streetscapes. Alternative antenna support structures (e.g., man-made trees) shall be used in lieu of monopoles where there would otherwise be a substantial negative visibility impact.
- (6) At least two 36-inch box size trees shall be planted with the construction of any mono-tree. The trees shall be of the same species as the proposed mono-tree.
 - (i) This requirement may be waived by the Planning Commission or City Council if there are at least two mature trees within 40 feet from the proposed mono-tree (measured from center of tree and center of mono-tree), depending on the maturity and species of the neighboring trees.
- (7) Free-standing wireless facilities designed as faux trees shall bear a realistic resemblance to the type of tree that it is designed after to the greatest extent possible with emphasis on features including branches, fronds, leaves, needles, bulb diameter, trunk shape, trunk color, and trunk diameter. All antennas shall have "sock covers" installed over each antenna to simulate tree branches, leaves, needles, or similar elements for additional stealthing.
- (8) All facilities, towers, antennas and associated structures shall have a matte finish to prevent glares and painted to blend into the surrounding background.
- (9) Satellite dishes, other than microwave dishes, shall be of mesh construction, except where technical evidence shows that this is infeasible.
- (10) Freestanding wireless telecommunication facility equipment, except for antennas and electric meters, shall be installed below grade utilizing an underground vault in order to be screened from views and to prevent visual clutter.
- (11) Security fences/walls shall not be less than six feet in height. Chain-link may be used in those areas not easily visible from the public view, as determined by the community development director.
- (12) All satellite dishes greater than one meter in diameter and located in residential zones shall be screened to the extent necessary to achieve concealment when viewed from ground level from any adjacent public rights-of-way, parks, schools, or residentially zoned properties. Such screening may include perimeter fence/wall, landscaping, or a combination thereof, and must achieve its screening effect within sixty (60) days of installation. Roof mounted facilities may incorporate features of the existing roof such as a parapet or the slope of a pitched roof and/or landscaping or fencing which is compatible with the design and material of the existing development of the subject site.
- (13) Backup generators shall only be used during power outages and for testing and maintenance purposes. Noise attenuation measured shall be incorporated to reduce noise levels to an exterior level of a maximum sixty (60) dBA at the property line when adjacent to a residential use and a maximum forty-five (45) dBA in other zones. Testing and maintenance shall only take place on weekdays between the hours of 8:30 a.m. and 4:30 p.m.



- (14) All areas disturbed during the construction, other than required road or parking areas, shall be replanted as it existed prior to construction or with plants and/or vegetation compatible with surrounding area. New vegetation shall be irrigated unless native plantings are used. Native plantings shall include temporary irrigation (for a minimum period of six months) to ensure proper establishment of the vegetation.
 - (15) All telecommunication facilities shall be unlit except for:
 - (i) Manually operated motion sensor light(s) above the access doors, which shall be kept off unless person(s) are present;
 - (ii) The minimum identification tower lighting that is required under FAA regulations; or
 - (iii) Essential lighting that is necessary for safety and security purposes. Where essential lighting is required, it shall be shielded or directed downward or away from adjacent properties.
 - (16) Building and roof-mounted antennas shall be mounted on a building feature such as a parapet, penthouse wall, or building façade unless the antennas are designed to reduce negative visual impacts to adjacent properties and/or public rights-of-way. Building mounted antennas shall be painted or architecturally integrated to match the existing structure. All related building and roof-mounted telecommunication facility equipment shall be installed within the same building and/or roof-mounted and screened to be architecturally integrated to match the existing structure. If equipment can not be installed within the same building, or roof-mounted and screened, the equipment shall be installed below grade utilizing an underground vault in order to be screened from views and to prevent visual clutter.
- (k) Deviation from certain development and design standards not defined as an eligible facilities request by Title 47 of the Code of Federal Regulations. Deviation from the height requirements and minimum distance between free-standing wireless facilities by not more than twenty (20) percent may be granted by the Planning Commission if one (1) or more of the following findings is made based on evidence submitted by the applicant:
- (1) None of the permitted locations or height restrictions for free-standing wireless facilities provide for an obstruction-free reception window of said antenna as per blockage by the primary on-site structure or off-site buildings and trees of abutting properties; and/or
 - (2) Existing natural geographic conditions preclude an obstruction-free reception window.
 - (3) The relief from the development standards results in a more appropriate design which minimizes the visual impact of the facility.
 - (4) In order to accommodate the establishment of a co-located facility, the antenna height of the facility must be increased.
 - (5) The visual impacts of locating free-standing wireless facilities closer than 1,500 feet to one another is negligible because the facility is designed to architecturally integrate with the surrounding environment.
- (l) Installation and operation.
- (1) All wireless telecommunication facilities shall be installed and maintained in compliance with the requirements of the City of West Covina Municipal Code Chapter 7 (Buildings and Building Regulations), the Uniform Building Code, National Electric Code, Uniform Plumbing Code, Uniform Mechanical Code, Uniform Fire Code, and the manufacturer's structural specifications.
 - (2) All antennas shall be permanently and properly grounded for protection against a direct strike of lightning, with an adequate ground wire as specified by the electrical code.
 - (3) All electrical wires (excluding those wires covered in co-axial cables) connected from the electrical cabinets to the antennas or antenna support structure shall be protected in conduit, which shall be undergrounded or fixed to the ground and/or building.
 - (4) Prior to the issuance of a certificate of occupancy for any wireless telecommunication facility, the project applicant shall submit a radio frequency radiation (RFR) field measurement study which verifies compliance with FCC emission standards to the Community Development Director or their designee. The



study shall be accompanied by a report written to be easily understood by a lay person which describes compliance with these standards.

- (5) Prior to the issuance of a certificate of occupancy for any building-or roof-mounted wireless telecommunication facility, a disclosure notice approved by the Community Development Director or their designee shall be mailed to the manager or property management company of the building on which the facility is installed.
- (6) All wireless telecommunication facilities shall comply at all times with all FCC regulations, rules, and standards.

(m) Maintenance of facilities.

- (1) The wireless telecommunication provider and/or property owner shall be responsible for maintaining the facility in an appropriate manner, which includes, but is not limited to, the following: Regular cleaning of the facility, graffiti abatement, periodic repainting of antennas, free-standing wireless facilities, rooftop screen enclosures, accessory equipment walls and fences as needed, keeping debris and other similar items cleared from the antenna area, and regular landscape maintenance.
 - (i) *Landscaping maintenance.* All trees, foliage, and other landscaping elements on a wireless telecommunication facility site, whether or not used as screening, shall be maintained in good condition at all times in compliance with the approved landscape plan. The facility owner or operator shall be responsible for replacing any damaged, dead, or decayed landscaping. Modifications to the landscape plan shall be submitted for approval to the planning department.
 - (ii) *Lighting.* Any exterior lighting shall be manually operated and used only during night maintenance or emergencies, unless otherwise required by applicable Federal Law or FCC rules. Lighting shall be maintained in good condition at all times, including any shielding to reduce light impacts to neighboring properties.

(n) Periodic safety monitoring.

- (1) As requested by the Community Development Director or their designee, all wireless telecommunication providers shall submit a certification attested to by a licensed engineer expert in the field of RF emissions, that the facilities are and have been operated within the then current applicable FCC standards for RF emissions.
- (2) Any wireless telecommunication facilities operated and/or maintained in violation of FCC emission standards shall be subject to permit revocation by the Planning Commission under Article VI.

(o) Posting ownership information. In the event that a wireless telecommunication facility changes ownership, change of ownership notification must be posted on-site within sixty (60) days of the ownership change. The ownership and contact information shall be posted on site, on the wireless facility or the equipment.

(p) Abandonment provisions.

- (1) The provider and/or property owner shall be required to remove the facility and all associated equipment and restore the property to its original condition within ninety (90) days after the abandonment, expiration, or termination of the Conditional Use Permit or Administrative Permit.
- (2) The provider shall notify the City of its intent to remove the wireless telecommunications facility at least thirty (30) days prior to implementation.

(q) Required modifications.

- (1) Notwithstanding, the City may add conditions after issuance of the Conditional Use Permit or other permit if necessary to advance a legitimate governmental interest related to health, safety, or welfare; provided, however, that no one condition by itself may impose a substantial expense or deprive the applicant or



provider of a substantial revenue source. Any condition relating to technological changes shall comply with applicable Federal Communications Commission (FCC) and Public Utilities Commission (PUC) standards.

(r) Application requirements.

- (1) A “justification study” shall be submitted for each wireless telecommunication application indicating the rationale for selection of the proposed site in view of the relative merits of any feasible alternative site within the service area. This study shall also include the applicant’s master plan which indicates the proposed site in relation to the provider’s existing network of sites within the City and surrounding areas (if applicable). For modifications or alterations to existing facilities, the applicant may be required to submit a “justification study” limited to the need to modify, alter, or expand the facility.
- (2) All wireless telecommunication applicants shall submit a “co-location study.” This study shall examine the potential for co-location at an existing site. A good faith effort in achieving co-location shall be required of all applicants. Applicants which propose facilities which are not co-located with another telecommunication facility shall provide a written explanation why the subject facility is not a candidate for co-location. Furthermore, new wireless facilities shall include information with the application about how many co-locations are anticipated to be accommodated at the new facility.
- (3) All wireless telecommunication applicants shall conduct a radio frequency (RF) “drive test” and submit documentation analyzing the results of the test. This study shall examine the existing signal strength within the targeted area in comparison to the anticipated signal strength of the proposed wireless telecommunication facility.
- (4) All wireless telecommunication applicants shall provide a visual analysis, including photographic simulations, to ensure visual and architectural compatibility with surrounding structures.
- (5) Written documentation with property owner contact information for all sites that were considered as an alternate location for the proposed wireless telecommunication facility.
- (6) Other relevant information requested by the Community Development Director or their designee or his/her authorized representative.

(s) Findings. In addition to the findings for approval required pursuant to Article VI, Division 4, the following findings shall also be met:

- (1) The project complies with the goals and objectives of the City’s General Plan.
- (2) The facility structures and equipment are located, designed, and screened to blend with the existing natural environment and/or built surroundings to reduce visual impacts to the extent feasible considering the technological requirements of the proposed telecommunication service and the need to be compatible with neighboring residences and the character of the community.
- (3) The wireless facility or equipment is located on a site that is appropriate in size and shape to accommodate the use of the facility, its equipment, and all other required features.

DIVISION 2 ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS

26-137 Purpose

The purpose of this section is to ensure that accessory dwelling units and junior accessory dwelling units remain as an accessory use to single-family and multifamily residential uses, that the structures on parcels are organized to accommodate an accessory dwelling unit (ADU) and/or junior accessory dwelling unit (JADU), and that such dwelling units do not impact surrounding residents or the community. This division is intended to retain the maximum ability of the City to regulate accessory dwelling units and to comply with the requirements California Government Code Sections 65852.2 and 65852.22.



26-138 Permit

- (a) Accessory dwelling units are permitted only in areas zoned to allow multifamily and single family residential, subject to the issuance of a building permit. Any application for an accessory dwelling unit that meets the unit size standards and development standards contained in this division or is the type of accessory dwelling unit described in this division, shall be approved ministerially by the City by applying the standards herein and without a public hearing.
- (b) An application for an accessory dwelling unit permit (Second Unit Review- see Article VI Division 9) shall be made by the owner of the parcel on which the primary unit sits and shall be filed with the City on a City-approved application form and subject to the established fee set by City Council resolution as it may be amended from time to time. The Second Unit Review application process shall be considered the same as a zoning clearance.
- (c) Applications for accessory dwelling units shall conform to the requirements for, and shall obtain, a building permit consistent with the requirements of Chapter 7 (Buildings and Building Regulations) of this Code.

26-139 Types

- (a) An accessory dwelling unit approved under this Division shall be one of the following types:
 - (1) *Attached.* An accessory dwelling unit that is created as a result on a new construction which is attached to an existing or proposed primary dwelling, such as through a shared wall, floor or ceiling. An attached accessory dwelling unit can also be constructed within an existing or proposed primary dwelling.
 - (2) *Detached.* An accessory dwelling unit that is created in whole or in part from newly constructed space that is detached or separated from the primary dwelling. The detached accessory dwelling unit shall be located on the same parcel as the existing or proposed primary dwelling.
 - (3) *Converted on a Single Family Lot.* One ADU and one JADU on a lot with a proposed or existing single-family dwelling on it, where the ADU or JADU:
 - (i) Is either: within the space of a proposed single-family dwelling; within the space of an existing single-family dwelling; or (in the case of an ADU only) within the existing space of an accessory structure, including but not limited to attached garages, storage areas, or similar uses; or an accessory structure including but not limited to a studio, pool house, detached garage, or other similar structure, plus up to one hundred and fifty (150) additional square feet if the expansion is limited to accommodating ingress and egress to the converted structure.
 - (ii) Has exterior access that is independent of that for a single-family dwelling.
 - (iii) Has side and rear setbacks sufficient for fire and safety, as dictated by applicable building and fire codes.
 - (4) *Junior accessory dwelling unit.* A junior accessory dwelling is a dwelling unit that meets the following:
 - (i) Is no more than 500 square feet in size and contained entirely within a single-unit primary dwelling. A junior accessory dwelling unit may include separate sanitation facilities or may share sanitation facilities with the existing structure.
 - (ii) Is located and contained entirely within an existing or proposed single-unit primary dwelling.
 - (iii) Has a separate entrance from the main entrance to the existing or proposed single-unit dwelling.
 - (iv) Has a bathroom that is either shared with or separate from those of the primary dwelling.
 - (v) Includes an efficiency kitchen.

26-140 Development standards

- (a) The following types of accessory dwelling units shall be approved, regardless of whether the accessory dwelling unit meets the development standards contained in this title. Accessory dwelling units and junior accessory dwelling units are accessory to the primary use. Therefore, accessory dwelling units and junior accessory



dwelling units shall not be assigned an address separate from the primary dwelling unit, unless the accessory dwelling unit is accessory to a multi-family residential use.

- (b) For single family dwelling lots in residential zones, either:
 - (1) One (1) accessory dwelling unit and one (1) junior accessory dwelling unit per lot may be constructed. Each accessory dwelling unit and junior accessory dwelling unit must have exterior access and side and rear setbacks sufficient for fire safety and comply with all other setback requirements. If the unit is a junior accessory dwelling unit, it must also comply with the requirements of Section 26-139; or
 - (2) One (1) detached, new construction, accessory dwelling unit with setbacks of at least four (4) feet from side and rear setbacks, no more than eight hundred (800) square feet floor area with an existing or proposed single-family dwelling.
- (c) On a lot with an existing multi-family residential use:
 - (1) Accessory dwelling units may be constructed in areas that are not used as livable space within an existing multi-family dwelling structure (e.g., storage rooms, boiler rooms, passageways, attics, basements, or garages), provided the spaces meet state building standards for dwellings. The number of interior accessory dwelling units permitted on the lot shall not exceed twenty-five (25) percent of the current number of units of the multi-family complex on the lot and at least one (1) such unit shall be allowed; and
 - (2) Up to two (2) detached accessory dwelling units may be constructed, provided they are no taller than sixteen (16) feet, and they have at least four (4) feet of side and rear yard setbacks. Detached accessory dwelling units constructed pursuant to this subsection (b) shall not exceed one thousand (1,000) square feet in floor area per unit.
- (d) Accessory dwelling units or junior accessory dwelling units approved under this section shall not be rented for a term of 30 days or less.
- (e) Accessory dwelling units or junior accessory dwelling units approved under this section shall not be required to correct legal nonconforming zoning conditions as a pre-condition to obtaining this authorization.
- (f) Allowable Zoning District.
 - (1) An accessory dwelling unit or junior accessory dwelling unit subject to a building permit, as described in subsection 26-139 above may be constructed on a lot in a single-family or multi-family residential or mixed-use zone.
 - (2) An accessory dwelling unit or junior accessory dwelling unit subject to a Second Unit Review, as described under section 26-139 above may be constructed on a lot that is zoned for single-family or multi-family residential uses.
- (g) Unit Size Standards. Except as otherwise provided in this section of this division, all accessory dwelling units shall not exceed the size standards listed below.
 - (1) Attached accessory dwelling units. The maximum floor area of an attached accessory dwelling unit shall be the greater of:
 - (i) Eight hundred fifty (850) square feet for an accessory dwelling unit with zero (0) to one (1) bedroom or one thousand (1,000) square feet for an accessory dwelling unit with two (2) or more bedrooms; or
 - (ii) If there is an existing primary single-family dwelling, fifty percent (50%) of the square footage of the existing primary single-family dwelling but shall not exceed one thousand two hundred (1,200) square feet; or
 - (iii) Existing habitable and/or non-habitable areas may be converted into an attached accessory dwelling unit without any size and/or setback limitations.



- (2) Detached units. A detached accessory dwelling unit shall not have more than one thousand two hundred (1,200) square feet of living area.
- (h) Setback requirements.
 - (1) No setbacks are required for:
 - (i) Portions of accessory dwelling units that are created by converting existing living area or existing accessory structures to new accessory dwelling units; or
 - (ii) New accessory dwelling units in the same location and to the same dimensions as an existing structure.
 - (2) For all other accessory dwelling units, there must be a minimum setback of four (4) feet from side and rear yard setbacks.
 - (3) The accessory dwelling unit shall adhere to the required front setback of the underlying zone, unless it can be demonstrated by the applicant that an accessory dwelling unit of up to 800 square feet is not feasible on the subject property. In this case, there shall be no required front yard setback for an accessory dwelling unit of up to 800 square feet.
 - (4) The minimum required distance between a detached accessory dwelling unit and the primary dwelling unit, and all other structures, including garages, on the property, shall be ten (10) feet. An accessory dwelling unit may only be attached to another accessory structure if the construction of at least an 800 square foot detached accessory dwelling unit would not be possible on the property without the said attachment.
- (i) Legal lot/residence. An accessory dwelling unit shall only be allowed on a lot within the City that contains a legal, single-family or multi-family residence as an existing or proposed primary unit on a lot.
- (j) Accessory dwelling units and junior accessory dwelling units are accessory to the primary use. Therefore, accessory dwelling units shall not be assigned an address separate from the primary dwelling unit, unless the accessory dwelling unit is accessory to a multi-family residential use.
- (k) Number of accessory dwelling units per lot.
 - (1) For lots with proposed or existing single-family residences, no more than one (1) accessory dwelling unit and one (1) junior accessory dwelling unit may be on the lot.
 - (2) For lots with existing multi-family residential dwellings:
 - (i) No more than twenty-five percent (25%) of the number of the existing units, but at least one (1) unit, shall be permitted as accessory dwelling units constructed within the non-livable space (e.g., storage rooms, boiler rooms, hallways, attics, basements, or garages) of the existing multifamily dwelling structure provided that applicable building codes are met; or
 - (ii) No more than two (2) detached accessory dwelling units, provided that no such unit shall be more than sixteen (16) feet in height, and each such unit complies with front yard setbacks, and meets rear-yard and side yard setbacks of four (4) feet. No setback shall be required for an existing living area or accessory structure constructed in the same location and to the same dimensions as an existing structure that is converted to an accessory dwelling unit when created within an existing structure. The maximum square footage of detached accessory dwelling units on lots with existing multi-family residential dwellings shall be limited to one thousand (1,000) square feet of living area per accessory dwelling unit.
- (l) Building code compliance. All new accessory dwelling units must comply with chapter 7 of this Code (Buildings and Building Regulations) and any other applicable provisions of the California Building Standards Code. However, fire sprinklers shall not be required if they are not required for the primary residence.
- (m) Utilities.



- (1) All accessory dwelling units and junior accessory dwelling units must be connected to public utilities (or their equivalent), including water, electric, and sewer services. Accessory dwelling units and junior accessory dwelling units shall not have its own separate utility meter and shall share utility connections with the primary use with the exception of accessory dwelling units on properties developed with a multifamily residential use.
 - (2) All accessory dwelling units and junior accessory dwelling units shall have adequate water supply and sewer service.
 - (3) No overhead utility lines are to be relocated or otherwise modified to permit construction of an accessory dwelling unit or junior accessory dwelling unit, unless required by the California Building Code or by the utility provider. If existing overhead utility lines are to be relocated or otherwise modified to permit construction of an accessory unit, such lines shall be converted to underground services.
 - (4) The City may require the installation of a new or upgraded utility connection for a new accessory dwelling unit structure and/or the existing house to accommodate the additional burden of the proposed accessory dwelling unit on the existing utility infrastructure. The connection fee or capacity charge shall be proportionate to the burden of the proposed accessory dwelling unit based on either its square feet or number of drainage fixture unit values. New or upgraded utility connection shall not be required for existing structures converted into accessory dwelling units.
- (n) Parking.
- (1) The City shall require the owner to provide one (1) parking space unless the accessory dwelling unit has no bedrooms (e.g., a studio), in which case no space is required. The required parking space shall have a minimum dimension of ten (10) feet in width and twenty (20) feet in depth. The required parking space may be provided as:
 - (i) Tandem parking on an existing driveway in a manner that does not encroach onto a public sidewalk and otherwise complies with City parking requirements; or
 - (ii) Within a setback area or as tandem parking in locations determined feasible by the City for such use. Locations will be determined infeasible based upon specific site or regional topographical or fire and life safety conditions, or that such parking is not permitted anywhere else in the City.
 - (2) Notwithstanding the foregoing, no parking space shall be required for an accessory dwelling unit if:
 - (i) It is located within one-half ($\frac{1}{2}$) mile walking distance of public transit;
 - (ii) It is located within an architecturally and historically significant district;
 - (iii) It is part of a proposed or existing primary residence or accessory structure;
 - (iv) When on-street parking permits are required but not offered to the occupant of the accessory dwelling unit; or
 - (v) Where there is a car share vehicle located within one (1) block of the accessory dwelling unit.
- (o) When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the off-street parking spaces do not have to be replaced.
- (p) Exterior access. The entrance to an accessory dwelling unit shall be separate from the entrance to the primary dwelling unit.
- (q) Recorded covenants. Before obtaining a permit for an accessory dwelling unit, the property owner shall file with the county recorder a declaration or agreement of restrictions which has been approved by the City Attorney as to its form and content, describing restrictions that allows for and the continued use of the accessory dwelling as follows:



- (1) The accessory dwelling unit shall not be sold separately from the primary residence, except for instances allowed by Government Code section 65852.26;
 - (2) The accessory second unit is restricted to the maximum size allowed per the development standards set forth in this section;
 - (3) The restrictions shall be binding upon any successor in ownership of the property, and lack of compliance shall result in legal action against the property owner for noncompliance with the requirements for an accessory dwelling unit. In the event of violation, the property owner shall be responsible for all fees and penalties, as well as the City's enforcement costs.
- (r) Conversion of existing primary unit. An existing primary dwelling may be converted to an accessory dwelling unit if it complies with all applicable requirements of this division. If so, a new, larger primary residence may be constructed.
- (s) Design requirements for new units. All new accessory dwelling units must comply with the following design requirements:
- (1) The exterior materials, colors, roof design (e.g. gable, hipped, flat) and architecture shall match the primary unit.
 - (2) Accessory dwelling units shall not exceed sixteen (16) feet in height, with the following exceptions;
 - (i) The accessory dwelling unit is a conversion of an existing second floor area, a second-story addition to an existing residence, or is located on the second floor of a new two-story house. All second-story additions to an existing residence, and/or new two-story homes shall require the approval of an Administrative Permit per Article VI of this Code.
 - (ii) The accessory dwelling unit is located within a half-mile of a major transit stop or high-quality transit corridor then a detached ADU that is on a lot with a single-family or multifamily dwelling may be constructed up to 18 feet in height by right. In no case shall the City require ADUs to match the roof-pitch of the main house.
 - (iii) The detached ADU is on a lot with an existing or proposed multistory multifamily dwelling, then the ADU may be up to 18 feet in height, regardless of how close it is to transit.
 - (iv) An attached ADU may be up to 25 feet high or as high as a primary dwelling may be under the underlying zone, whichever is lower.
 - (3) Exterior staircases serving second-floor accessory dwelling units shall not be located in between the side property line and the existing building.
 - (4) Lighting shall be shielded so that light rays are not spilled onto neighboring lots.
 - (5) Any attached accessory dwelling unit shall be attached to the living area of the primary dwelling unit by a common wall or floor/ceiling, and not simply by an attached breezeway, porch, or patio.
- (t) Passageway. No passageway shall be required in conjunction with the construction of an accessory dwelling unit.
- (u) Patio covers and porches. The accessory dwelling unit shall not have more than one (1), thirty (30) square foot covered patio or porch. The patio cover and/or porch shall be considered as a part of the accessory dwelling unit structure, but shall not be included in the maximum allowable ADU size calculation.

26-141 General Plan Consistency

In adopting these standards, the City recognizes that the approval of dwelling units may, in some instances, result in dwelling densities exceeding the maximum densities prescribed by the General Plan. The City finds that this occurrence is consistent with the general plan, as dictated under state planning and zoning law applicable to accessory dwelling units.



26-142 Junior Accessory Dwelling Units

- (a) Purpose. This section provides standards for the establishment of junior accessory dwelling units. Junior accessory dwelling units will typically be smaller than an accessory dwelling unit, will be constructed within the walls of an existing or proposed single family residence and require owner occupancy in the single-family residence where the unit is located.
- (b) Size. A junior accessory dwelling unit shall not exceed five hundred (500) square feet in size.
- (c) Owner occupancy. The owner of a parcel proposed for a junior accessory dwelling unit shall occupy as a primary residence either the primary dwelling or the junior accessory dwelling. Owner-occupancy is not required if the owner is a governmental agency, land trust, or “housing organization” as that term is defined in Government Code section 65589.5(k)(2), as that section may be amended from time to time.
- (d) Sale prohibited. A junior accessory dwelling unit shall not be sold independently of the primary dwelling on the parcel.
- (e) Short term rentals. The junior accessory dwelling unit shall not be rented for periods of thirty (30) days or less.
- (f) Location of junior accessory dwelling unit. A junior accessory dwelling unit shall be entirely within a single-family residence; an attached garage is considered a part of the residence.
- (g) Kitchen Requirements. The junior accessory dwelling unit shall include an efficiency kitchen, including a food preparation counter and storage cabinets that are of reasonable size in relation to the size of the junior accessory dwelling unit.
- (h) Parking. No additional parking is required beyond that already required for the primary dwelling.
- (i) Fire protection; utility service. For the purposes of any fire or life protection ordinance or regulation or for the purposes of providing service for water, sewer, or power, a junior accessory dwelling unit shall not be considered a separate or new unit, unless the junior accessory dwelling unit was constructed in conjunction with a new single-family dwelling. No separate connection between the junior accessory dwelling unit and the utility shall be required for units created within a single-family dwelling unless the junior accessory dwelling unit is being constructed in connection with a new single-family dwelling.
- (j) Deed restriction. Prior to the issuance of a building permit for a junior accessory dwelling unit, the owner shall record a deed restriction in a form approved by the City that includes a prohibition on the sale of the junior accessory dwelling unit separate from the sale of the single-family residence, requires owner-occupancy consistent with subsection (c) above, does not permit rentals for periods thirty (30) days or shorter, and restricts the size and attributes of the junior dwelling unit to those that conform with this section.

DIVISION 3 AFFORDABLE HOUSING AND DENSITY BONUS INCENTIVES

26-143 Purpose and Intent

- (a) The purpose of this Division is to provide requirements and incentives for the development of affordable housing units in conjunction with other residential, mixed-use, and commercial projects by partnering with affordable housing providers as provided by state law. The following provisions are intended to implement the policies of the City’s General Plan to encourage the production of affordable housing for all economic groups, and housing for disabled and elderly residents, transitional foster youth, and disabled veterans, and homeless persons as defined in Government Code 65915, all of which is integrated, compatible with and complements adjacent uses, and is located near public and commercial services.
- (b) The incentives offered in this Division are provided by the City as a means of meeting its commitment to encourage housing affordability to all economic groups, and to meet the regional fair share requirements for the construction and rehabilitation of affordable housing for very-low-, low-, and moderate-income persons.



- (c) This Division shall be interpreted in a manner supplementary to, and consistent with, the California Government Code 65915, et seq., as it may be amended from time to time.

26-144 Definitions

The definitions found in State Density Bonus Law shall apply to the terms contained in this section.

26-145 Applicability

- (a) The provisions of this Division apply to a housing development consisting of either five (5) or more general Dwelling Units. A housing development as defined in State Density Bonus Law shall be eligible for a density bonus and other regulatory incentives that are provided by State Density Bonus Law when the applicant seeks and agrees to provide very-low, low or moderate income housing units, or units intended to serve seniors, transitional foster youth, disabled veterans, homeless persons, and lower income students in the threshold amounts specified in State Density Bonus Law. A housing development includes only the residential component of a mixed-use project.

26-146 Application Requirements

- (a) Any applicant requesting a density bonus and any incentive(s), concession(s), waiver(s), parking reductions, or commercial development bonus provided by State Density Bonus Law shall submit a density bonus application as described below concurrently with the filing of the planning application for the first discretionary permit required for the housing development, commercial development, or mixed-use development. The requests contained in the density bonus report shall be processed concurrently with the planning application. The applicant shall be informed whether the application is complete consistent with California Government Code Section 65943.
- (b) The density bonus application shall include the following minimum information:
- (1) Requested Density Bonus.
 - (2) Summary table showing the maximum number of dwelling units permitted by the zoning and General Plan excluding any density bonus units, proposed affordable units by income level, proposed bonus percentage, number of density bonus units proposed, total number of dwelling units proposed on the site, and resulting density in units per acre.
 - (3) A tentative map and/or preliminary site plan, drawn to scale, showing the number and location of all proposed units, designating the location of proposed affordable units and density bonus units.
 - (4) The zoning and General Plan designations and assessor's parcel number(s) of the housing development site.
 - (5) A description of all dwelling units existing on the site in the five-year period preceding the date of submittal of the application and identification of any units rented in the five-year period. If dwelling units on the site are currently rented, income and household size of all residents of currently occupied units, if known. If any dwelling units on the site were rented in the five-year period but are not currently rented, the income and household size of residents occupying dwelling units when the site contained the maximum number of dwelling units, if known.
 - (6) Description of any recorded covenant, ordinance, or law applicable to the site that restricted rents to levels affordable to very-low or lower income households in the five-year period preceding the date of submittal of the application.
 - (7) If a density bonus is requested for a land donation, the location of the land to be dedicated, proof of site control, and reasonable documentation that each of the requirements included in California Government Code Section 65915, subdivision (g) can be met.
 - (8) Requested Concession(s) or Incentive(s). In the event an application proposes concessions or incentives (a reduction in site development standards or a modification of zoning code or architectural design requirements) for a housing development pursuant to State Density Bonus Law, the density bonus report



shall include the following minimum information for each incentive requested, shown on a site plan if appropriate:

- (i) The City's usual development standard and the requested development standard or regulatory incentive.
- (9) Requested Waiver(s). In the event an application proposes waivers of development standards for a housing development pursuant to State Density Bonus Law, the density bonus report shall include the following minimum information for each waiver requested on each lot, shown on a site plan if appropriate:
- (i) The City's usual development standard and the requested development standard.
 - (ii) Reasonable documentation that the development standards for which a waiver is requested will have the effect of physically precluding the construction of a development at the densities or with the concessions or incentives permitted by California Government Code Section 65915.
- (10) Requested Parking Reduction. In the event an application proposes a parking reduction for a housing development pursuant to California Government Code Section 65915, subdivision (p), a table showing parking required by the zoning regulations, parking proposed under Section 65915, subdivision (p), and reasonable documentation that the project is eligible for the requested parking reduction.
- (11) Child-Care Facility. If a density bonus or incentive is requested for a child-care facility in a housing development, reasonable documentation that all of the requirements included in California Government Code Section 65915, subdivision (h) can be met.
- (12) Condominium Conversion. If a density bonus or incentive is requested for a condominium conversion, reasonable documentation that all the requirements included in California Government Code Section 65915.5 can be met.
- (13) Commercial Development Bonus. If a commercial development bonus is requested for a commercial development, the application shall include the proposed partnered housing agreement and the proposed commercial development bonus, as defined in Section 21.86.110, and reasonable documentation that each of the standards included in Subsection 21.86.110(C) has been met.
- (14) Fee. Payment of any fee in an amount set by resolution of the City Council for staff time necessary to determine compliance of the Density Bonus Plan with State Density Bonus Law.

26-147 Density Bonus

- (a) All calculations are rounded up for any fractional numeric value in determining the total number of units to be granted, including base density and bonus density as well as the resulting number of affordable units needed for a given density bonus project.
- (b) When calculating the density bonus, the base density shall be the allowed gross density of the property allowed under the applicable zoning code.
- (c) If a housing development qualifies for a density bonus under more than one income category, or additionally as a senior citizen housing development as defined in State Density Bonus Law, or as housing intended to serve transitional foster youth, disabled veterans, homeless persons, or lower income students, the applicant shall identify the categories under which the density bonus would be associated and granted. Density bonuses from more than one category can be combined up to the maximum allowed under State Density Bonus law.
- (d) The density bonus units shall not be included in determining the number of affordable units required to qualify a housing development for a density bonus pursuant to State Density Bonus Law.
- (e) The applicant may elect to accept a lesser percentage of density bonus than the housing development is entitled to, or no density bonus, but no reduction will be permitted in the percentages of required affordable units contained in California Government Code Section 65915, subdivisions (b), (c), and (f). Regardless of the number



of affordable units, no housing development shall be entitled to a density bonus of more than what is authorized under State Density Bonus Law.

26-148 Discretionary density bonuses

- (a) In providing opportunities for the granting of density bonuses in excess of those specified in section Article IV, Division 3, it is the City's intent to be of further meaningful assistance to promoting the development of housing to meet the diverse housing needs of the community. This notwithstanding, proposals for discretionary density bonuses shall be carefully reviewed and considered and may only be granted where standards set forth under subsection (b) have been determined to be met.
- (b) Determination of discretionary density bonuses. Rather than utilizing a specific formula, the determination of whether and at what level to grant a discretionary density bonus shall be based on a case-by-case evaluation of proposed housing developments. The factors to be considered in this evaluation shall include, but are not limited to:
 - (1) The type and extent of target units being proposed.
 - (2) That the density bonus is necessary to make the project economically feasible.
 - (3) That the proposed housing will help fulfill the housing needs of the community as established within the housing element of the General Plan.
 - (4) That the housing development reflects high standards in the quality of design and provision of amenities.
 - (5) That the proposed housing development is compatible with the surrounding neighborhood.
- (c) A density bonus of greater than thirty-five (35) percent above the otherwise allowable density, but in no case greater than one hundred (100) percent as allowed in each income category of the State Density Bonus Law may be granted at the City's discretion to applicants that agree to provide the following types of housing, provided said housing developments comply with all other provisions of this Division.
 - (1) Greater than fifty (50) percent of the total dwelling units reserved for qualifying residents (senior citizens); or
 - (2) Any combination of dwelling units, meeting or exceeding the minimum percentages specified State Density Bonus Law, reserved for and affordable to very low-income households, reserved for and affordable to lower-income households, and reserved for qualifying residents (senior citizens).
- (d) A density bonus of greater than thirty-five (35) percent above the otherwise allowable density, but in no case greater than two hundred (200) percent, may be granted at the City's discretion to applicants that agree to provide any combination of dwelling units where all of the units are reserved for and affordable to very low-income households and/or lower-income households.

26-149 Incentives and Concessions

- (a) Incentives and concessions area a reduction in site development standards or a modification of zoning code requirements or architectural design requirements which exceed the minimum building standards, and which results in identifiable, financially sufficient, and actual cost reductions, including, but not limited to:
 - (1) Reduced minimum lot sizes and/or dimensions.
 - (2) Reduced minimum lot setbacks.
 - (3) Reduced minimum outdoor and/or private outdoor living area.
 - (4) Increased maximum lot coverage.
 - (5) Increased maximum building height and/or stories.
 - (6) Reduced minimum building separation requirements.
 - (7) Reduced street standards, such as reduced minimum street widths.



(8) Reduced standards included in the West Covina Multi-Family Objective Design Standards

- (b) If an applicant requests a height increase pursuant to AB 2334 (2022), increased maximum building height and/or stories may not be granted as a concession.
- (c) The number of incentives or concessions that may be requested shall be based upon the number the applicant is entitled to pursuant to State Density Bonus Law.
- (d) Nothing in this section requires the provision of direct financial incentives for the housing development, including, but not limited to, the provision of financial subsidies, publicly owned land, fee waivers, or waiver of dedication requirements. The City, at its sole discretion, may choose to provide such direct financial incentives.
- (e) For the purposes of this calculation, each individual deviation from the zoning requirements, rules, or other standards or conditions of the City shall constitute a separate concession. However, a variation in one (1) standard or requirement shall constitute only one (1) concession if, by necessity, the one (1) variation results in the automatic and unavoidable variation in a second standard.
- (f) Concessions shall not be provided to a development which obtains its entire density bonus entitlements through a qualifying land dedication.
- (g) Findings to deny incentive or concession. The City shall grant the incentive or concession requested by the applicant unless the City makes a written finding based upon substantial evidence of any of the following:
 - (1) The incentive or concession is not required in order to provide for affordable housing costs or for affordable rents for the restricted units;
 - (2) The concession or incentive would have a specific adverse impact, as defined in Government Code Section 65589.5, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households; or
 - (3) The incentive or concession would be contrary to state or federal law.

26-150 Waivers

- (a) An applicant may submit to the City a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting the criteria at the densities or with the concession or incentives permitted under this Division. The applicant may request a meeting with the City.
- (b) The City shall not waive or reduce development standards if the waiver or reduction would:
 - (1) Have a specific adverse impact, as defined in paragraph (2) of subdivision (d) of Government Code Section 65589.5, upon public health and safety or the physical environment.
 - (2) Be contrary to state or federal law.

26-151 Parking Reductions

- (a) Except for projects subject to Government Code section 65863.2, in the event an application proposes a parking reduction for a residential development project pursuant to Government Code Section 65915 (p), as it may be modified from time to time, a table showing parking required by the zoning regulations, parking proposed under Government Code Section 65915 (p), as may be modified from time to time and reasonable documentation that the project is eligible for the requested parking reduction.



26-152 Childcare Facility

- (a) When an Applicant proposes to construct a Residential Development Project that conforms to the requirements of this Division and includes a Childcare Facility that will be located on the premises of, as part of, or adjacent to, the Residential Development Project, the City shall grant an additional density bonus pursuant to Government Code Section 65915, as it may be modified from time to time.

26-153 Land Donation

- (a) If a density bonus is requested for a land donation as per Government Code Section 65915, the applicant shall provide the following:
 - (1) The location of the land to be dedicated; and
 - (2) A title report showing proof of site control.

26-154 Commercial Development bonus

- (a) In accordance with Government Code Section 65915, as it may be modified from time to time, when an Applicant proposes to construct a commercial development and has entered into a partnered housing agreement approved by the City, the City shall grant a commercial development bonus mutually agreed upon by the developer and the City. The commercial development bonus shall not include a reduction or waiver of fees imposed on the commercial development to provide affordable housing. The requirements for commercial development bonus are as follows, which shall also be described in the partnered housing agreement:
 - (1) The residential development project shall be located either:
 - (i) On the site of the commercial development; or
 - (ii) On a site within the City that is within one-half mile of a major transit stop as defined in Government Code Section 65915, as it may be modified from time to time, and is located within one mile of public amenities, including schools and employment centers.
 - (2) At least 30 percent of the total units in the residential development project shall be made available at affordable ownership cost or affordable rent for low-income households, or at least 15 percent of the total units in the residential development project shall be made available at affordable ownership cost or affordable rent for very low-income households.
 - (3) The commercial developer must agree either to directly build the affordable units; donate a commercial development site consistent with State Density Bonus Law, for the affordable units; or make a cash payment to the housing developer for the affordable units.
 - (4) Any approved partnered housing agreement shall be described in the City's Housing Element annual report as required by Government Code Section 65915, as it may be modified from time to time.

26-155 Design and Quality

- (a) The City may not issue building permits for more than 50 percent of the market rate units until it has issued building permits for all the affordable units, and the City may not approve any final inspections or certificates of occupancy for more than 50 percent of the market rate units until it has issued final inspections or certificates of occupancy for all the affordable units.
- (b) Affordable units shall be comparable in exterior appearance and overall quality of construction to market rate units in the same housing development. Interior finishes and amenities may differ from those provided in the market rate units, but neither the workmanship nor the products may be of substandard or inferior quality as determined by the City.
- (c) Affordable Units shall be built on site and shall be dispersed within the housing development. The number of bedrooms of the affordable units shall be equivalent to the bedroom mix of the non-affordable units of the



housing development, except that the developer may include a higher proportion of affordable units with more bedrooms. The design and appearance of the affordable units shall be compatible with the design of the overall housing development.

26-156 Review Procedures

- (a) All requests for density bonuses, incentives, parking reductions, waivers, or commercial development bonuses shall be considered and acted upon by the approval body with authority to approve the development within the timelines prescribed by California Government Code Section 65950 et seq., with right of appeal to the City Council, as applicable.
- (b) Eligibility for Density Bonus, Incentive(s), Parking Reduction, and/or Waiver(s) for a Housing Development. To ensure that an application for a housing development conforms with the provisions of State Density Bonus Law, the staff report presented to the decision-making body shall state whether the application conforms to the following requirements of state law as applicable:
 - (1) The housing development provides the affordable units or senior housing required by State Density Bonus Law to be eligible for the density bonus and any incentives, parking reduction, or waivers requested, including the replacement of units rented or formerly rented to very-low and low income households as required by California Government Code Section 65915, subdivision (c)(3).
 - (2) Any requested incentive or concession will result in identifiable and actual cost reductions to provide for affordable housing costs or rents; except that, if a mixed-use development is requested, the application must instead meet all of the requirements of California Government Code Section 65915, subdivision (k)(2).
 - (3) The development standards for which a waiver is requested would have the effect of physically precluding the construction of a development at the densities or with the concessions or incentives permitted by California Government Code Section 65915.
 - (4) The housing development is eligible for any requested parking reductions under California Government Code Section 65915, subdivision (p).
 - (5) If the density bonus is based all or in part on donation of land, all of the requirements included in California Government Code Section 65915, subdivision (g) have been met.
 - (6) If the density bonus or incentive is based all or in part on the inclusion of a child-care facility, all of the requirements included in California Government Code Section 65915, subdivision (h) have been met.
 - (7) If the density bonus or incentive is based all or in part on the inclusion of affordable units as part of a condominium conversion, all of the requirements included in California Government Code Section 65915.5 have been met.
- (c) If a commercial development bonus is requested for a commercial development, the decision-making body shall make a finding that the development complies with all of the requirements of Subsection 21.86.110(C), that the City has approved the partnered housing agreement, and that the commercial development bonus has been mutually agreed upon by the City and the commercial developer.
- (d) The decision-making body shall grant an incentive or concession requested by the applicant unless it makes a written finding, based upon substantial evidence, of any of the following:
 - (1) The proposed incentive does not result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in California Health and Safety Code Section 50052.5, or for affordable rents, as defined in California Health and Safety Code Section 50053; or
 - (2) The proposed incentive or concession would be contrary to state or federal law; or
 - (3) The proposed incentive or concession would have a specific, adverse impact upon public health or safety or the physical environment or on any real property that is listed in the California Register of Historic Resources, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the housing development unaffordable to low- and moderate-income households. For



the purpose of this subsection, specific adverse impact means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, written public health or safety standards, policies, or conditions as they existed on the date that the application for the housing development was deemed complete.

- (e) The decision-making body shall grant the waiver of development standards requested by the applicant unless it makes a written finding, based upon substantial evidence, of any of the following:
 - (1) The proposed waiver would be contrary to state or federal law; or
 - (2) The proposed waiver would have an adverse impact on any real property listed in the California Register of Historic Resources; or
 - (3) The proposed waiver would have a specific, adverse impact upon public health or safety or the physical environment, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the housing development unaffordable to low- and moderate-income households. For the purpose of this subsection, specific adverse impact means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, written public health or safety standards, policies, or conditions as they existed on the date that the application for the housing development was deemed complete.
- (f) If any density bonus, incentive, concession, parking reduction, waiver, or commercial development bonus is approved pursuant to this chapter, the applicant shall enter into an affordable housing agreement or senior housing agreement with the City pursuant to Section 26-146.

26-157 Density Bonus Housing Agreement and Senior Housing Agreement

- (a) **Density Bonus Housing Agreement.** Except where a density bonus, incentive, waiver, parking reduction, or commercial development bonus is provided for a market-rate senior housing development, the applicant shall enter into an affordable housing agreement with the City, in a form approved by the City Attorney, to be executed by the City Manager, to ensure that the requirements of this section are satisfied. The affordable housing agreement shall guarantee the affordability of the affordable units for a minimum of 55 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program; shall identify the type, size and location of each affordable unit; and shall specify phasing of the affordable units in relation to the market-rate units.
- (b) **Senior Housing Agreement.** Where a density bonus, waiver, or parking reduction is provided for a market-rate senior housing development, the applicant shall enter a restrictive covenant with the City, running with the land, in a form approved by the City Attorney, to be executed by the City manager, to require that the housing development be operated as “housing for older persons” consistent with state and federal fair housing laws.
- (c) The executed affordable housing agreement or senior housing agreement shall be recorded against the housing development prior to final or parcel map approval, or, where a map is not being processed, prior to issuance of building permits for the housing development. The affordable housing agreement or senior housing agreement shall be binding on all future owners and successors in interest.
- (d) The affordable housing agreement shall include, but not be limited to, the following:
 - (1) The number of density bonus dwelling units granted;
 - (2) The number and type of affordable dwelling units;
 - (3) The unit size(s) (square footage) of target dwelling units and the number of bedrooms per target dwelling unit;
 - (4) The proposed location of the affordable dwelling units;
 - (5) Schedule for production of affordable dwelling units;
 - (6) Incentives or concessions or waivers provided by the City;



- (7) Where applicable, tenure and conditions governing the initial sale of the affordable units;
- (8) Where applicable, tenure and conditions establishing rules and procedures for qualifying tenants, setting rental rates, filling vacancies, and operating and maintaining units for affordable rental dwelling units;
- (9) Marketing plan; publication and notification of availability of affordable units;
- (10) Compliance with federal and state laws;
- (11) Prohibition against discrimination;
- (12) Indemnification;
- (13) City's right to inspect units and documents;

26-158 Fees and expenses

- (a) An administrative fee shall be charged to the applicant for City review of all materials submitted in accordance with this Division for implementation and on-going enforcement of the provisions of this Division.

26-159 Interpretation

- (a) If any portion of this chapter conflicts with State Density Bonus Law or other applicable state law, state law shall supersede this chapter. Any ambiguities in this chapter shall be interpreted to be consistent with State Density Bonus Law.

26-160 Severability

- (a) If any provision of this chapter or its application to any person or circumstances is held invalid, the remainder of the chapter and the application of the provision to other persons not similarly situated or to other circumstances shall not be affected.

DIVISION 4 URBAN DWELLING UNITS

26-161 Applicability

- (a) The City shall ministerially review a housing development containing no more than two (2) residential units through the Second Floor Review process, if it meets the following requirements:
 - (1) The parcel is located within a single-family residential zone.
 - (2) The parcel is not located in any of the following areas and does not fall within any of the following categories:
 - (i) A historic district or property included on the state historic resources inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a City landmark or historic property or district pursuant to a City ordinance.
 - (ii) A very high fire hazard severity zone as further defined in Government Code section 65913.4(a)(6)(D). This does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.
 - (iii) A delineated earthquake fault zone as determined by the state geologist in any official maps published by the state geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law and by the City's building department.
 - (3) The proposed housing development would not require demolition or alteration of any of the following types of housing:
 - (i) Housing that is subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;



- (ii) Housing that is subject to any form of rent or price control by the City;
 - (iii) A parcel or parcels on which an owner of residential real property exercised rights under Government Code section 7060 et seq. to withdraw accommodations from rent or lease within fifteen (15) years before the date of the application; or
 - (iv) Housing that has been occupied by a tenant in the last three (3) years.
- (4) Demolition of an existing unit that has not been occupied by a tenant in the last three (3) years shall not exceed more than twenty-five (25) percent of the existing exterior structural walls.

26-162 Standards and requirements

- (a) *Number of units:* There shall be no more than two (2) urban dwelling units per lot. Accessory dwelling units (ADUs), junior accessory dwelling units (JADUs), and an existing primary residential unit will be counted toward the maximum number of units.
- (b) *Setbacks:*
 - (1) *Existing structures.* No setback shall be required for an existing structure, or a structure constructed in the same location and to the same dimensions as an existing structure.
 - (2) *Side and rear setback for new structures and additions.* The minimum setback from the side and rear property line is four (4) feet. The proposed residential unit(s) occupying an urban lot subdivision may be constructed directly along the side property line adjoining and attached to the unit within the same urban lot split subdivision, if the construction of an 800-square-foot unit would not be physically possible without the setback reduction.
 - (3) *Front setback for new structures and additions.* The minimum setback from the front property line is twenty-five (25) feet. The front setback may be reduced to ten (10) feet if the construction of an 800-square-foot unit would not be physically possible without the front setback reduction after the implementation of (b)(2). of this section is incorporated with the project design.
- (c) *Maximum size:* The maximum size of an urban dwelling unit shall not exceed eight hundred (800) square feet.
- (d) *Minimum size:* The minimum size of an urban dwelling unit shall be five hundred (500) square feet.
- (e) *Maximum Height:* An urban dwelling unit, or additions to an existing structure within a proposed urban lot split subdivision shall not be more than one-story and shall not exceed sixteen (16) feet in height. Projects may be exempt from the one-story height limitation and may be constructed up to twenty-five (25) feet in height if the construction of an 800 square-foot unit would not be physically possible without the height increase after the implementation of (b)(2) and (b)(3) of this section is incorporated with the project design.
 - (1) In cases where an urban dwelling is being added by subdividing an existing structure, the height requirements of this subsection do not apply.
- (f) *Front yard landscaping and paving/hardscape:*
 - (1) The driveway/pavement/hardscape width in the front yard shall be limited to the width of the garage, or twelve (12) feet if the lot does not have a garage.
 - (2) Within the front yard, a minimum of fifty (50) percent of the land area shall be maintained with landscaping consisting of live organic plant materials. Paving which incorporates planting cells such as turf block, grass grid, open-cell unit paver, geoblock, or grasscrete may be counted towards the landscaping requirement with the exclusion of the hard surface. Parking on such composite planted paving is not allowed.
 - (3) A minimum of one (1) 24-inch box-sized tree shall be planted on the front yard. If the urban lot split includes a flag lot, the front yard shall be the side of the lot directly in front of the primary entrance to the urban dwelling unit.



(g) Objective Design Standards

- (1) *Additions to existing structures.* Additions to existing structures shall utilize the same exterior materials, color, roof pitch, and architecture of the existing structure on the lot.
- (2) New construction. The following standards shall apply to all new construction:
 - (i) The front elevation shall include the primary entrance to the unit and a roofed porch. The porch may utilize a protruding or recessed design that provides for a roofed porch that is a minimum six (6) feet deep and six (6) feet wide.
 - (ii) All structures shall have at least two (2) exterior building wall materials. The building wall material option shall be limited to stucco, wood, rock/stone, brick, or decorative hand-painted tile. The building materials utilized shall be continued throughout the exterior of the house on all elevations. Window or door trims shall not be counted towards the material requirement.
 - (iii) Windows:
 - a) Treatment on windows shall be incorporated into the window design. Allowable window treatments shall be limited to the following: stucco pop outs, wood trim, pot shelves, shutters, or recessed windows.
 - 1) Recessed windows shall be one (1) inch to two (2) inches from the exterior building wall.
 - 2) The height and width of window shutters shall be proportionate to the height and width of the window utilizing the treatment. The shutters shall be wide and tall enough to completely cover the exterior of each side of the window without exceeding the dimensions of the window by greater than two (2) inches.
 - b) Second-floor side windows shall be limited to clerestory windows for light and ventilation measured no less than five (5) feet above the interior floor level.
 - (iv) The roof design shall be limited to gable, dutch-gable, or hipped. Flat-roofs and/or shed roofs are prohibited. For the purposes of this subsection, "flat-roof" shall mean having a roof pitch of less than 2:12.
 - a) Spanish and/or Mediterranean style urban dwellings shall utilize rounded or "S" roof tiles, or a combination thereof.
 - (v) The color palette for the urban dwelling shall include a minimum of two (2) colors. The color utilized for the main wall shall be a different color than the color used for the architectural trim (e.g., window/door trim).
 - (vi) Balconies, second-story decks and/or exterior staircases are prohibited. All staircases shall be located within an enclosed structure.
- (h) Residents of urban dwelling units are not eligible for any type of street parking permit.
- (i) The applicant shall provide easements for the provision of public services and facilities as required.
- (j) No additional accessory structures other than a 20-foot deep and 10-foot wide one-car garage for each urban dwelling unit shall be allowed on lots/parcels developed with an urban dwelling unit. Construction of the one-car garage shall be dependent upon compliance with the maximum building coverage requirements listed within Table 2-4 of Section 26-46.
- (k) All lots shall have a minimum street frontage of twelve (12) feet to provide for vehicular access.
- (l) Off-street parking shall be limited to one (1) space per unit, except that no parking requirements shall be imposed in either of the following circumstances:
 - (1) The parcel is located within one-half (½) mile walking distance of either a high-quality transit corridor as defined by Public Resources Code section 21155(b) or a major transit stop as defined in Public Resources Code section 21064.3; or



- (2) There is a car share vehicle located within one (1) block of the parcel.
- (m) For residential units connected to an onsite wastewater treatment system (septic tank), the applicant provides a percolation test completed within the last five (5) years, or if the percolation test has been recertified, within the last ten (10) years, which shows that the system meets acceptable infiltration rates.

26-163 Authority

- (a) The City shall not require or deny an application based on any of the following:
 - (1) The City shall not impose any objective zoning or design review standards that would have the effect of physically precluding the construction of two (2) units on either of the resulting parcels or that would result in a unit size of less than eight hundred (800) square feet.
 - (2) The City shall not deny an application solely because it proposes adjacent or connected structures, provided that that all building code safety standards are met and they are sufficient to allow a separate conveyance.

26-164 Affidavit

- (a) An applicant for an urban dwelling shall be required to sign an affidavit in a form approved by the city attorney to be recorded against the property stating the following:
 - (1) That the uses shall be limited to residential uses.
 - (2) That the rental of any unit created pursuant to this section shall be for a minimum of thirty-one (31) days.
 - (3) That the maximum number of units to be allowed on the parcels is two (2), including but not limited to units otherwise allowed pursuant to density bonus provisions, accessory dwelling units, junior accessory dwelling units, or units allowed pursuant to chapter 26 (Zoning).
 - (4) That the site and/or residence of the site is not eligible for any type of street parking permit.

26-165 Building official denial procedure

- (a) The City may deny the housing development if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in Government Code section 65589.5(d)(2), upon the public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

26-166 Effects on other ordinances

- (a) The provisions of this division supersede any contrary provisions in the West Covina Municipal Code to the contrary.

DIVISION 5 MULTI-UNIT DWELLING OBJECTIVE DESIGN STANDARDS

26-167 Purpose

The purpose of the West Covina Multi-Family Residential Objective Design Standards is to respond to Senate Bill (SB) 330 and supplement the multi-family residential development standards of the West Covina Municipal Code (WCMC). SB 330, "The Housing Crisis Act of 2019," is a state-wide bill intended to streamline housing development approval processes in California. As a result of SB 330, multifamily residential development projects and/or mixed-use development projects with at least two-thirds of the square footage designated for residential use meeting certain eligibility requirements are subject to specific review processes. State law requires cities to approve eligible housing proposals through ministerial processes based on objective standards that "involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform



benchmark or criterion available and knowable by both the development applicant and the public official prior to submittal.” The West Covina Multi-Family Residential Objective Design Standards provide clear expectations on the design of new multi-family residential development within the City, outlining objective design standards that allow for predictable development outcomes.

26-168 Applicability

- (a) The West Covina Multi-Family Residential Objective Design Standards are minimum design requirements that apply to new multi-family residential and mixed-use development located in the following areas within the City:
 - (1) Office and Commercial Zones - OPMU, NMU, RMU, SMU
 - (2) Multiple Family Zones - MF-8, MF-15, MF-20, and MF-45
- (b) The Multi-Family Residential Objective Design Standards apply to site and building design only. Development standards such as density, building setbacks and heights, open space, and off-street parking requirements are contained in Chapter 26 of the WCMC.
- (c) If a multi-family residential development project or a residential mixed-use development project is eligible for SB 330 and complies with all applicable requirements of the WCMC and these Objective Design Standards, then the City shall approve the project through the ministerial process without public hearings.
- (d) Multi-family residential development projects and residential mixed-use development projects not covered under SB 330 must also comply with the West Covina Multi-Family Residential Objective Design Standards and applicable design guidelines. The applicable City review procedures would apply to these projects.
- (e) The Community Development Director or their designee may allow certain deviations from the design standards on a case-by-case basis, provided the requested deviations meet the intent of the Multi-Family Residential Objective Design Standards and are approved by the Planning Commission.

26-169 Multi-Unit Dwelling Objective Design Standards

New multi-family and mixed-use developments shall be subject to the standards included in Multi-family Objective Design Standards document, Chapter 2- Objective Design Standards.

DIVISION 6 LIVE-WORK UNITS

- (a) The following commercial / residential activities, conducted wholly within enclosed buildings, shall be permitted provided the commercial/office uses shall occur in conjunction with residential uses and are not standalone uses:
 - (1) Apparel - custom tailoring and sales of apparel, clothing and other sewing products made on the premises
 - (2) Artists and craft/sculpture products, sales galleries, and studios
 - (3) Internet-based commerce (no inventory, no pornography)
 - (4) Office - creative/tech-based offices and services
 - (5) Office - professional offices and services
 - (6) Photographer/photography studios
 - (7) Residential uses in conjunction with office, retail or other work-related uses as permitted herein for live-work development
 - (8) Spas and personal care to include nail salons and hair salons (for single patron use only)
 - (9) Similar uses permitted by the determination of the Community Development Director.
- (b) The Community Development Director or their designee may permit any other uses that the Community Development Director or their designee determine to be similar to those listed above, in conformity with the



intent of the zone, and not detrimental to public health, safety and welfare, or to other uses permitted in the zone.

- (c) The property development standards set forth in Article II, Division 2 of the West Covina Development Code shall apply to all live/work units. The following standards shall also apply to live/work units:
- (1) Live/work units include the residential living dwelling and a workspace within one unit of a building for self-employed residents. A live/work unit may be fully residential units.
 - (2) The workspace component of a live/work unit shall be limited to a maximum of 50 percent of the entire unit area (not including porches and garages), and can only be located on the ground floor.
 - (3) The property manager will be responsible for controlling hours of business, signage standards, visitor and guest parking, carport area appearances, etc.
 - (4) Storage of hazardous materials necessary for work activities within a live/work unit may be stored in controlled areas per the California Building Code and the West Covina Fire Department.
 - (5) The work portion of the unit shall be used by the owner or renter of the residential portion of the unit.
 - (6) Live/work units are single-tenant spaces that include both residential and commercial/office uses within a single unit, including a business to be conducted solely by the resident. In no instance shall the work portion of the live/work unit be sub-leased.
 - (7) Noise levels generated by live/workspaces shall conform to the City of West Covina Noise Ordinance.

DIVISION 7 LOW BARRIER NAVIGATION CENTERS

- (a) *Purpose.* The purpose of this Division is to establish standards for low-barrier navigation centers and to ensure this use in constructed and operated in a manner that is consistent with the requirements and allowances of California Government Code Section 65660 relating to low barrier navigation centers.
- (b) *Permit Required.* An application shall be submitted to the Planning Department for the development and operation of a low barrier navigation center. The Community Development Director or their designee shall notify a developer whether the application is complete within thirty (30) days, pursuant to California Government Code Section 65943. Action shall be taken within 60 days of a complete application being filed with the Planning Division.
- (c) *Where allowed.* Low barrier navigation centers shall be allowed by right in nonresidential and mixed-use zoning districts that include multi-family residential development.
- (d) *Development and Operational Standards.* The following standards shall apply to low barrier navigation centers:
- (1) The low barrier navigation center shall offer services that connect people to permanent housing through a service plan that identifies services staffing;
 - (2) *Coordinated Entry System.* The low barrier navigation center shall be linked to a coordinated entry system, so that staff in the interim facility or staff who collocate in the facility may conduct assessments and provide services to connect people to permanent housing;
 - (3) The low barrier navigation center shall comply with Chapter 6.5 (commencing with Section 8255) of Division 8 of the Welfare and Institutions Code; and
 - (4) *Homeless Management Information System.* It has a system for entering information regarding client stays, client demographics, client income, and exit destination through the local Homeless Management Information System, as defined by Section 578.3 of the Title 24 of the Code of Federal Regulations.



ARTICLE V. NONCONFORMITIES

DIVISION 1 GENERAL NONCONFORMING PROVISIONS

26-170 Purpose and Intent

This division establishes uniform provisions for the regulations of legal nonconforming land uses, structures and parcels. Within the zoning districts established by this Development Code, there are existing land uses, structures, and parcels that were lawful before the adoption, or amendment of this Development Code, but that would be prohibited, regulated, restricted differently under the terms of this Development Code or future amendments. It is the intent of this Development Code to discourage the long-term continuance of nonconformities, but to permit them to exist under the limited conditions outlined in this Article. This Article is intended to be administered in a manner that encourages the eventual abatement of nonconformities.

26-171 Establishment of Nonconforming Uses, Structures

A nonconforming building, structure or other physical feature is a legally established building, structure or other physical feature which does not meet the standards of the Zoning District in which it is located. It can also be a building, structure or other physical feature for which an administrative use permit, variance or other similar permit is required but for which no such permit has been obtained because the building, structure, or other physical feature was established prior to the application of the existing zoning district due to rezoning, annexation or other change in the regulation of the Development Code. Legally established nonconforming building, structures or other physical features shall be governed by the following regulations:

- (a) Nonconforming buildings, structures, or other physical features may be continued indefinitely subject to the provisions of this division.
- (b) A nonconforming building, structure, or other physical feature shall not be reconstructed, except as provided for in Division (4) of this Article, expanded, or enlarged unless the new work will be in conformance with the regulations and standards of the Zoning District in which it is located and the new provisions of the ordinance.
- (c) A nonconforming building, structure, or physical feature may be remodeled, rehabilitated or structurally altered if the new work does not increase the degree of the non-conformity.
- (d) A nonconforming, structure, or physical feature damaged or destroyed by any means except demolition or intentional removal, may be reconstructed to its original condition if the chief building inspector determines that the costs of reconstruction does not exceed fifty percent (50%) of the replacement construction value of the building or structure at the time of damage or destruction as determined by the Building Official. The Building Official shall conduct a review and may limit reconstruction of parts of the project that would create a health or safety issue. The Building Official review shall identify those items that, for reasons of health and safety, shall not be allowed to be reconstructed to the dimensions, footprint, or use as they were prior to the damage, and shall provide for those items the required degree of compliance with the current code. Where the Building Official determines that the costs of reconstruction exceed fifty percent (50%) of the replacement construction value of the building at the time of its destruction or damage, a nonconforming building, structure or physical feature may be reconstructed to its original or other nonconforming condition only upon the approval of a variance by the Planning Commission pursuant to the provisions of Article VI, Division 5 applied for within one year of damage or deconstruction. The Planning Commission may require as a condition of approval that the building is thereafter devoted to a conforming use. The Planning Commission must make the following findings to approve such a use permit.
 - (1) The proposed reconstruction of a nonconforming building, structure or physical feature will not be detrimental to any existing or potential permitted use, building or structure in the area in which the nonconforming use is located.



- (2) This finding shall be in addition to those required for the approval of a Variance contained in Article VI, Division 5.

26-172 Continuation and Maintenance

(a) Continuation of Nonconforming Uses and Structures

- (1) Except as otherwise provided herein, any structure or use legally established on the effective date of the Development Code, may continue as a nonconforming parcel, structure or use.
- (2) Any structure or use legally established prior to the annexation of the property may continue as a nonconforming structure or use, respectfully.
- (3) A change in ownership or tenancy without any change in use, occupancy or development shall not affect any of the legal nonconforming rights, privileges, and responsibilities provided under this article.

(b) Maintenance of Nonconforming Uses and Structures

- (1) Routine maintenance and repairs may be performed on a nonconforming parcel, use or structure provided such work does not involve structural alterations or any enlargement of the structure subject to the granting on building permits as required by the Building Official.

26-173 Continuation of Nonconformities

(a) Maintenance and Repairs allowed.

- (1) A nonconformity (i.e., parcel, sign, structure, or use) may be maintained and continued with customary maintenance and repair without any expansion or enlargement of area, space, or volume, except for improvements and expansions specified in subsections (a), (b) and (c) (Improvements and Expansions Allowed), below. A nonconformity may be maintained provided that no structural alterations shall be made to structural supporting members (i.e., bearing wall, column, beam, girder, rafter, joist), except as required for health and safety as determined by the Building Official.

(b) Improvements and Expansions Allowed.

- (1) The addition of one accessory structure related to a conventional single-family dwelling provided that all structures shall comply with all other regulations of the zone (This does not apply to accessory dwelling units);
- (2) The addition of animal sheds or shades, hay barns, etc. for agricultural operations where there is no increase in animals, wastewater, or employees;
- (3) The continued use and expansion of certain nonconforming communications buildings and structures (including, but not limited to, radio towers, wireless facilities, and antennas) that directly or indirectly provide or support emergency services within the County (including, but not limited to, the broadcast of Emergency Alert System messages or public agency communications) may be allowed subject to the approval of a conditional use permit in compliance with Article VI, Division 4 and the following findings;
 - (i) That the improvement and/or expansion of the nonconformity is directly or indirectly related to the provision of emergency services within the County and will provide these services for the lifetime of the project;
 - (ii) That the improvement and/or expansion of the existing nonconforming building or structure will not result in an increase of more than 100 percent of the original floor area of the nonconformity, not including the floor area of any previously approved expansions; and
 - (iii) That the improvement and/or expansion of the nonconformity would not be detriment to the public health, safety and general welfare.



DIVISION 2 NONCONFORMING PARCELS

26-174 Continuation of Nonconformities

The following shall apply to all nonconforming parcels existing at the effective date of this Development Code Ordinance or at the effective date of any subsequently adopted ordinance or regulation, unless said ordinance or regulation expressly provides otherwise.

- (a) Any improved nonconforming parcel may not be further developed with any additional structure. Any existing structures on a nonconforming parcel shall be considered a nonconforming structure and be subject to the provisions of this article.
- (b) Any lawfully created parcel that becomes nonconforming with regard to parcel area, street frontage, parcel width, parcel depth, or accessibility may continue indefinitely with such nonconformity and may be developed and use as if it were a conforming parcel.
- (c) Exemptions to the requirements of this section shall apply to parcels that are:
 - (1) Public utility parcels so long as said parcels are directly involved in providing public utility services.
 - (2) A parcel made nonconforming solely by reason of a dedication to or acquisition by the City or other governmental agency, directly or by eminent domain, for a public purpose; or
 - (3) An undeveloped parcel which was lawfully created but by reason of any subsequently adopted ordinance or regulation does not allow to conform to the provisions of this code applicable to the zone in which the parcel is situated.

DIVISION 3 NONCONFORMING SIGNS

26-175 General

The following provisions shall apply to all identification signs, on-site commercial or industrial advertising signs, public or quasi-public directional signs, shopping center identification signs, shopping center directory signs, temporary real estate signs and temporary portable advertising signs in public parks, schools and playgrounds:

- (a) No lawful sign existing at the time of the passage of this Development Code shall be enlarged, altered, reconstructed or replaced unless the enlarged, altered, reconstructed sign or replacement sign conforms to all the provisions of this Development Code; provided, however, reasonable repair and maintenance shall be permitted.
- (b) The foregoing provisions shall also apply to nonconforming signs in districts hereafter changed or established and any time limit for the suspension of a nonconforming sign shall date from the date of the enactment of this Development Code or any amendment of district boundaries which may make the signs nonconforming.

DIVISION 4 NONCONFORMING STRUCTURES

26-176 Continuation of Legal nonconforming Structures

The following shall apply to all nonconforming structures existing at the effective date of this division, or at the effective date of any subsequently adopted ordinance or regulation unless said ordinance or regulation expressly provides otherwise.

- (a) Any nonconforming residential structure in any residential zone may be continued and maintained, except as otherwise provided in this section, provided there is no physical change in the structure except for such repairs and maintenance as may be necessary for the structural integrity and safety of the structure, or as may be required by law, the applicability of which shall be determined by the Community Development Director or their designee, and which do not enlarge the structure, and further provided:



- (1) In the event of involuntary destruction of a nonconforming residential structure in a residential zone, the cost of reconstruction at the time of the involuntary destruction does not exceed 50% of the cost of replacing the entire structure, as determined by subsection (d)(6) of this division, except as provided in subsections (a)(2) and (3) below.
 - (2) In the event of involuntary destruction of a nonconforming residential structure as set out in division (a)(1) above, the structure may be rebuilt if the owner can demonstrate to the satisfaction of the Community Development Director or their designee, the following:
 - (i) Rebuilding will not enlarge the size of the structure nor increase the extent of non-conformance.
 - (ii) The rebuilt structure will be appropriate to the site and be compatible with existing structures in the neighborhood; and
 - (iii) The structure was properly maintained, as required by health, safety and building codes and other titles of this Code and Development Code, immediately prior to the destruction.
 - (iv) Plans for reconstruction shall be submitted for plan-check within one year from the date of destruction. The property owner shall remain active in pursuing the building permits. The building permits shall be obtained and construction commenced within 6 months of building plan-check approval.
 - (3) Nonconforming residential structures located in any residential or mixed-use zone involuntarily destroyed in whole or in part shall be exempt from the provisions of this division, except that reconstruction or repair shall not increase the size nor alter the configuration of the nonconforming structure, nor increase the extent of any nonconformity.
 - (4) In no case shall a nonconforming residential structure located in any residential or mixed-use zone involuntarily destroyed in whole or in part be required to comply with the development standards and other requirements of the zoning designation in which the residential or mixed-use structure is situated.
 - (5) In no case shall the passage of time, in and of itself, cause the termination of any nonconforming residential structure in any multi-family residential zone, unless the City Council shall make a subsequent determination to the contrary.
 - (6) Any part of a structure housing a nonconforming use which is changed to or replaced by a conforming use shall not thereafter be used nor occupied by any nonconforming use.
- (b) Nonconforming nonresidential structures in any residential zone may be continued and maintained, except as otherwise provided in this subsection, and provided there is no physical change to the structure except for such repair and maintenance as may be required for the structural integrity of the structure, or as may be required by law as determined by the Community Development Director or their designee, which do not enlarge the structure; and further provided:
- (1) The entire structure does not remain unoccupied for six consecutive months or more.
 - (2) In the event of involuntary destruction of the structure, the cost of reconstruction does not exceed 50% of the cost of replacing the entire structure, pursuant to subsection (d)(6) of this division.
 - (3) Any part of the structure occupied by a nonconforming use which is changed to or replaced by a conforming use shall not thereafter be used by a nonconforming use.
 - (4) In addition to the causes of termination set out in subsections (b)(1) and (2) of this division, a nonconforming non-residential structure in any residential zone shall be altered and converted to a conforming structure, or completely removed, when such structure as reached the age of 40 years, computed from the date the structure was constructed.
 - (5) Plans for reconstruction shall be submitted for plan-check within 6 months from the date of destruction. The property owner shall remain active in pursuing the building permits. The building permits shall be obtained, and construction commenced within 6 months of building plan-check approval.



- (c) Nonconforming structures in nonresidential zones may be continued and maintained except as otherwise provided in this subsection, and provided there is no physical change in the structure except for such repairs and maintenance as may be necessary for the structural integrity and safety of the structure, or as may be required by law, the applicability of which shall be determined by the Community Development Director or their designee, and which do not enlarge the structure, and provided that:
 - (1) Any nonconforming structure in a nonresidential zone shall terminate if the entire structure is unoccupied for six consecutive months.
 - (2) In the event of involuntary destruction, the nonconforming structure shall terminate if the cost of reconstruction at the time of the involuntary destruction exceeds 50% of the cost of replacing the entire structure, pursuant to division (d)(6) of this section.
 - (3) Any nonconforming structure shall terminate if there is physical deterioration of the structure requiring more than ordinary repair as may be necessary for structural integrity or safety as determined by the Community Development Director or their designee.
- (d) General provisions which shall apply to any nonconforming structure in any zone, unless specifically excluded by other provisions of this subsection, shall include:
 - (1) Any structure or part of a structure occupied by a nonconforming use which is changed to or replaced by a conforming use shall not thereafter be used or occupied by a nonconforming use.
 - (2) When a single project including, but not limited to, an apartment project, shopping center or mall, consists of two or more separate buildings or structures situated on one or more Parcels, the nonconformity of any single building pursuant to this subsection shall be considered the nonconformity of that entire single project and the entire project shall be governed by the applicable provisions of this subsection.
 - (3) Any reconstruction, maintenance, repair or alteration authorized or permitted by this subsection to any nonconforming structure must comply with all other applicable requirements of this code at the time such work is performed, and the extent of nonconformity may not be intensified, nor any other changes made in the size or configuration of the structure, except as specifically provided in this subsection.
 - (4) Any nonconforming structure shall terminate if there is physical change to the structure other than such repairs as may be necessary to maintain the structural integrity or safety of the structure, but do not enlarge, increase the total floor area or alter the structure, and such alterations as may be required by law, the applicability of which shall be determined by the Community Development Director or their designee.
 - (5) Any nonconforming structure involuntarily destroyed that is permitted to be reconstructed or repaired pursuant to this subsection, shall submit plans for reconstruction for plan-check within 6 months from the date of destruction. The property owner shall remain active in pursuing the building permits. The building permits shall be obtained, and construction commenced within 6 months of building plan-check approval. Otherwise, the legal nonconforming status of the structure shall be lost.
 - (6) Whenever a determination of the cost of replacing a structure or the cost of reconstruction is required to be made, that determination shall be made by the Community Development Director or their designee, based on a current appraisal of the structure, provided at the owner's expense, by a California licensed and certified appraiser.
 - (7) Repair or reconstruction of a damaged nonconforming structure shall not extend the specified termination date of the structure, nor of the existing use.



- (8) A nonconforming structure may be remodeled provided:
 - (i) There is no increase in the total size, the height or the useable floor area of the structure;
 - (ii) There is no increase in the extent of nonconformity; and
 - (iii) There is no new nonconformity created.
- (e) Exemptions to the requirements of this subsection shall apply to structures that are:
 - (1) Public utility structures so long as said structures are directly involved in providing public utility services; or
 - (2) A structure made nonconforming solely by reason of a dedication to or acquisition by the City or other government agency, directly or by eminent domain, for a public purpose.

DIVISION 5 NONCONFORMING USES

26-177 Continuation of Legal Nonconforming Uses

The following shall apply to all nonconforming uses existing at the effective date of this subchapter or at the effective date of any subsequently adopted ordinance or regulation, unless said ordinance or regulation expressly provides otherwise.

- (a) Any nonconforming use within in a conforming structure may be continued and maintained except as otherwise provided in this subchapter, and further provided:
 - (1) There is no enlargement, alteration, addition or expansion of any portion of the structure in which the nonconforming use is situated, except for such repair as may be necessary for structural integrity or safety, or such alteration as may be required by law, the applicability of which shall be determined by the Community Development Director or their designee.
 - (2) There is no addition to, nor intensification of, the nonconforming use.
 - (3) There is no addition to, nor change to, any other nonconforming use.
 - (4) The nonconforming use is maintained in compliance with the health and safety codes and other titles of the City code and ordinances.
 - (5) The nonconforming use shall terminate if it is discontinued for a period of 120 consecutive days or more.
 - (6) A nonconforming use may be changed to another use if the proposed use is permitted in the zone in which the existing nonconforming use is situated and all requirements of this code in effect at the time of the proposed change in use are satisfied. Once changed, said nonconforming use may not be reestablished.
 - (7) If the structure in which the nonconforming use is situated is involuntarily destroyed, in whole or in part, causing the involuntary discontinuance of the nonconforming use, the nonconforming use shall terminate if it has not been reestablished within 120 days of completion of repair or reconstruction of the structure in which it was situated.
- (b) Any nonconforming use situated within a nonconforming structure may be continued and maintained, so long as it complies with the provisions of subsection A of this section, and as otherwise provided in this subsection, and further provided:
 - (1) If the nonconforming structure in which the nonconforming use is situated in is involuntarily destroyed, in whole or in part, causing the involuntary discontinuance of the nonconforming use, the nonconforming use shall terminate if it has not been reestablished within 120 days of completion of repair or reconstruction of the structure in which it was situated.
 - (2) A nonconforming use located in a nonconforming structure may be changed to another use if:
 - (i) The proposed use is permitted in the zone in which the existing use is situated;
 - (ii) The proposed use will not require any enlargement nor alteration of the structure occupied by the proposed use; and



- (iii) The parking requirements in effect at the time of the change for the proposed use are satisfied.
- (3) The change of a nonconforming use situated in a nonconforming structure to a conforming use shall not extend the termination date of the nonconforming structure as provided in this subsection, nor in any subsequently adopted ordinance or regulation.
- (4) The nonconforming use shall terminate if it is discontinued for a period of 120 consecutive days or more.

DIVISION 6 ABATEMENT AND EXTENSION OF NONCONFORMING USES, STRUCTURES AND PARCELS

26-178 Purpose and Intent

The abatement or extension of nonconforming uses, structures or parcel process is established to provide a means by which to establish the period within which a nonconforming use, structure or parcel must comply with current regulations of this title, and to allow for the extension of such abatement period.

26-179 Applicability and Permit Requirements

All uses, structures and parcels determined by the Community Development Director or their designee to be nonconforming shall require a hearing before the Planning Commission to establish the appropriate abatement period. Abatement periods may be extended by the Planning Commission. Early termination of a nonconformity may be initiated by order of the Planning Commission or City Council for public health, safety, and welfare purposes. Such actions shall be processed pursuant to standard procedures in this article and Development Code.

26-180 Required Findings

(a) Abatement and Extension

- (1) In establishing the amortization period for a nonconforming use, structure or parcel, the Planning Commission shall consider competent financial data such as the depreciation schedule attached to the owner's latest federal income tax return. Findings shall be made as to whether or not the balancing of the public interest and the request by the owner for continuance, alteration, or expansion of the nonconformity requires a deviation from the City's development standards.
- (2) To grant an extension to the abatement period for a nonconformity, the Planning Commission shall find that an unreasonable hardship would otherwise be imposed on the property owner if such an extension were not granted.

26-181 Conditions

The Planning Commission may impose conditions to ensure maintenance of an equitable balance of the public interest and the interests of the property owner.



ARTICLE VI. PERMIT PROCESSING PROCEDURES

DIVISION 1 GENERAL PROVISIONS

26-182 Application forms and materials

The Community Development Director or their designee shall prepare and issue application forms and lists that specify the information that will be required from applicants for projects subject to the provisions of this Ordinance. The Director shall require the submission of supporting materials as part of the application, including but not limited to statements, photographs, plans, drawings, renderings, models, material samples, contextual drawings, massing diagrams and/or models, site development history information, and other items necessary or relevant (e.g., easements, prior site zoning) to describe existing conditions and the proposed project and to determine the level of environmental review pursuant to the California Environmental Quality Act.

26-183 Applications a part of permanent record

Applications filed pursuant to this chapter shall be numbered consecutively in the order of their filing, and shall become a part of the permanent official records of the agency to which application is made, and there shall be attached thereto and permanently filed with copies of all notices and actions with certificates or affidavits of posting, mailing or publications pertaining thereto.

26-184 Filing Fees

The City Council shall approve by resolution a Municipal Fee Schedule that establishes fees for permits, appeals, amendments, informational materials, penalties, copying, and other such items. These fees may be amended by the City Council by legislation.

If, pursuant to the guidelines and procedures for evaluating environmental impacts of proposed projects, the Community Development Director or their designee declares that a proposed action is not categorically exempt from the provisions of the California Environmental Quality Act of 1970, the developer shall be required to pay the California Department of Fish and Wildlife and County recording fee established by a resolution of the City Council at the time the application to prepare or process required environmental impact documents is accepted.

26-185 Multiple Applications

- (a) Multiple applications needed for the same project (e.g., a precise plan and zone change) must be filed and processed concurrently.
- (b) When multiple applications for one (1) project are filed concurrently and subject to different approval authorities, the highest approval authority shall act on all the applications. If the different approval authorities are the Planning Commission and the City Council, the Planning Commission shall make a recommendation on the applications to the City Council.

26-186 Setting Hearings

- (a) All proposals for amending zone boundaries or classifications of property uses within such zones, General Plan amendments, conditional use permits, precise plans, amendments and rezones as are defined by this chapter, or the granting of variances (except minor modifications), as provided in this chapter, shall be set by the secretary of the Planning Commission for public hearing when such hearings are to be held before the Planning Commission, by the clerk of the City Council when such hearings are to be held by it.
- (b) All proposals requiring a hearing as provided in this Article shall be considered by the Community Development Director or their designee in a public hearing when such hearings are to be held before. A hearing will only take place if a request for such hearing is made with the Planning Division within the ten (10) day public review period. If such a request is received, a notice shall be mailed in accordance with section 26-187. If no request



for hearing is received within the stated time, the Community Development Director or their designee shall have the authority to approve, approve with conditions, or disapprove the proposal without benefit of a hearing. Conversely, the Community Development Director or their designee may elect to not rule on the proposal prior to noticing and transfer the matter directly to the Planning Commission, to be heard within thirty (30) days from the date this election by the Community Development Director or their designee is provided in writing to the applicant. All times as set out herein shall be calendar days unless otherwise indicated.

26-187 Notices

Notices of public hearing stating the type of application or nature of proposal, general description of property under consideration, and the time and place at which the public hearing is to be held shall be given in the following manner:

- (a) For a reclassification of property from one zone to another, redesignation of a property from one (1) General Plan land use designation to another or for a variance (except minor modifications), conditional use permit, precise plan or special exception (Downtown Plan):
 - (1) At least thirty (30) days prior to the date of the hearing, a public notice shall be posted at the project site per subsection (e) below.
 - (2) A notice of public hearing shall be mailed to the applicant or his/her agent, the owner of the property and owners of all property within a radius of five hundred (500) feet from the property lines of the site under consideration, using for this purpose the name and address of such owners as shown upon the latest available assessment rolls of the county assessor. The notices shall be mailed at least ten (10) days prior to the date of the public hearing; and
 - (3) Notice of the hearing shall be mailed or delivered at least ten (10) days prior to the hearing to each local agency expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected.
- (b) For amendments, supplements or changes to the Development Code that do not reclassify any property from one (1) zone to another but do impose, change, or remove any new regulation on the use or development of property and for amendments to the General Plan text:
 - (1) At least ten (10) days prior to the date of the hearing, a public notice shall be published in a newspaper having general circulation in the City.
- (c) Public Utility Facilities, including Wireless Telecommunications facilities, that require approval by the Planning Commission shall require:
 - (1) At least thirty (30) days prior to the date of the hearing, a public notice shall be posted at the project site per subsection (f) below.
 - (2) A notice of public hearing for public utility facilities shall be mailed to the applicant or his/her agent, the owner of the property and owners of all property within a radius of one thousand (1,000) feet from the subject site's property lines, using for this purpose the name and address of such owners as shown upon the latest available assessment rolls of the county assessor. The notices shall be mailed at least ten (10) days prior to the date of the public hearing.
- (d) Public Utility Facilities, including Wireless Telecommunications facilities, that require approval by the City Council shall require:
 - (1) At least thirty (30) days prior to the date of the hearing, a public notice shall be posted at the project site per subsection (f) below.
 - (2) A notice of public hearing for public utility facilities shall be mailed to the applicant or his/her agent, the owner of the property and owners of all property within a radius of one thousand (1,000) feet from the subject site's property lines, using for this purpose the name and address of such owners as shown upon

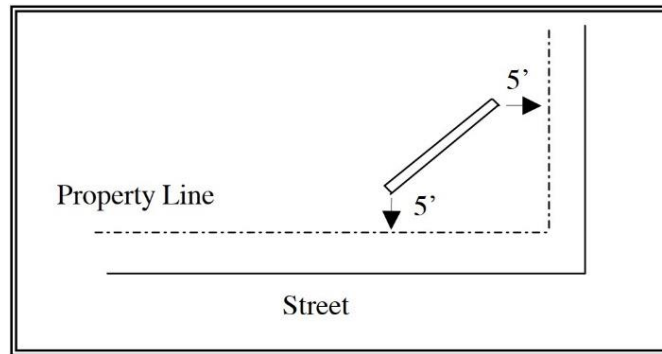


the latest available assessment rolls of the county assessor. The notices shall be mailed at least ten (10) days prior to the date of the public hearing.

- (e) For administrative permits (if public notification and public hearing is required per use or by request):
- (1) A notice that describes the proposed project and indicates the length of the public review period (including the last date that a request for a public hearing may be given to the planning department) shall be mailed to owners of surrounding property as indicated below. The public review period shall extend for ten (10) days from the date that the initial notice was mailed. If a request for a hearing is received during the specified time, a notice shall be mailed a minimum of ten (10) days prior to the date of the hearing, indicating the date, time, and location of the scheduled public hearing.
 - (2) Five-hundred-foot noticing radius: Notices shall be mailed to the property owners of the subject site and owners all properties within a radius of five hundred (500) feet from the property lines of the site under consideration unless otherwise provided for in the sections below.
 - (3) For secondary driveways notices shall be mailed to the property owners and occupants of the subject site and to the two (2) properties on both sides of the subject site.
 - (4) For sign exception review, outdoor uses within the outdoor uses overlay zone, and canopy structures notices shall be mailed to the property owners and occupants of the subject site and all properties within a radius of one hundred (100) feet from the property lines of the site under consideration.
 - (5) For animal keeping approvals as described in Section 26-111 shall require notices to be mailed to all property owners of the subject site and all property owners or occupants of properties within the overlay zone and any property owners or occupants of properties that are adjacent to the subject site and share a property line for improvements in the lower pad area (the portion of land at the rear of the properties that is at approximately the same elevation as the rear property line and is relatively level).
 - (6) Public notification is not required for the following applications:
 - (i) Shopping Cart Containment Review
 - (ii) Trash Enclosure District Review
 - (iii) Accessory Massage Use
 - (iv) Incidental Beer and Wine Service for a Restaurant (Bona Fide Eating Place)
 - (v) Garage/Storage Shed height increase
 - (vi) Small Wireless Facilities in the Public Right-of-Way
- (f) On-site public notice standards
- (1) The following projects require an on-site posting that meet the requirements of Section 26-187 (f) (2) through (5):
 - (i) Commercial properties- new developments and where new square footage is added (Projects with additions of under 10,000 square feet will be at the discretion of the Community Development Director.
 - (ii) Residential properties for developments with five (5) or more units
 - (iii) Freestanding Wireless facilities- any new freestanding wireless towers proposed.
 - (iv) Tentative Tract Maps
 - (2) At least thirty (30) days prior to the date of the hearing, a public notice shall be posted at the project site, at the direction of the Planning Department. No public hearing will be scheduled until the notice has been posted on the property. The sign must meet the following standards:
 - (3) The sign shall be installed within five (5) feet of the property line. If on a corner, the sign should be posted at an angle so long as the sign is five feet from the property line of both streets.



Figure 6-1 On-site Notification Sign on Corner Property



- (4) The sign shall be a minimum of 3 feet in width by 5 feet in height and may be double sided if installed perpendicular to the street. The sign shall be mounted on 4-inch by 4-inch posts. The bottom of the sign shall be at least 2 feet, but no more than 3 feet above the ground level. The required text and format are shown below. The "Public Hearing Notice" text shall be at least 3.5-inches and the remaining text shall be at least 1.25-inches in height.
- (5) The banner area at the top of the Notice shall be in red (with letters in white) and all other text shall be printed in red.

Figure 6-2 On-site Notification Sign Example

PUBLIC HEARING NOTICE

CASE NO:
APPLICANT:
PROJECT DESCRIPTION:

A request to

HEARING BODY:
HEARING DATE/TIME:
HEARING LOCATION: West Covina City Hall, Council Chambers, 1444
West Garvey Avenue South

FOR MORE INFORMATION CONTACT:
City of West Covina Planning Department
City Hall, Room 208
(626) 939-8422

- (6) The sign must contain a general explanation of the proposed project, the applicant's identification and contact information as provided on the application submitted to the City, and contact information for the approval authority.

26-188 Establishment of public hearing rules for conduct

Each hearing body may establish its own rules governing the conduct of public hearings.



26-189 Hearings may be continued without recourse to public notice

If, for any reason, testimony on any case set for public hearing cannot be completed on the day set for such hearing, the person presiding at such public hearing may, before adjournment or recess thereof, publicly announce the time and place to, and at which, said hearing will be continued, and no further notice shall be required.

26-190 Permanent files shall include summary of testimony

A summary of all pertinent testimony at the public hearing held in connection with an application filed pursuant to this chapter, and the names of persons testifying shall be recorded and made a part of the permanent files of the case, but a failure to observe requirements of this section shall not affect the validity of any action.

26-191 Planning Commission decision and findings

The Planning Commission, following the termination of the public hearing, shall:

- (a) Announce its decision to approve or deny the application by resolution which shall clearly state the facts and reasons for the decision rendered and any conditions or limitations imposed.
- (b) Within thirty (30) days after adoption of said resolution, whether the application is approved or denied, notify the applicant by mailing a copy of the resolution to the address on the application and to any other person who has filed a written request for such notification.
- (c) Keep all reports as permanent record in the files of the Planning Division.

26-192 Effective date of Planning Commission decision

- (a) All decisions of the Planning Commission except recommendations to the City Council (e.g. for General Plan amendments) shall become final and effective after the expiration of the appeal period as set forth in section 26-193, below.
- (b) Recommendations to the City Council shall be transmitted to the City Council who shall conduct a duly advertised public hearing on the matter.

26-193 Appeal procedure

- (a) Appeals may be submitted by anyone, must be in writing, must include specific reasons for the appeal, and must be accompanied by the fee set by City Council resolution.
- (b) Decisions of the Community Development Director or their designee or Planning Commission subcommittee for design may be appealed to the Planning Commission. The decision of the Planning Commission on the appeal is final, unless after written request is made to the City Council, the City Council approves the request for appeal to the City Council.
- (c) Decisions of the Planning Commission may be appealed to the City Council, except as provided in subsection (b).
- (d) A timely appeal suspends and sets aside the decision of the lower authority.
 - (1) Appeals of the Community Development Director or their designee decisions must be submitted to the Planning Division no more than ten (10) calendar days after approval of a written decision, unless otherwise provided in this code.
 - (2) Appeals of Planning Commission decisions and written requests for an appeal hearing by the City Council must be submitted to the city clerk no more than ten (10) calendar days after adoption of a resolution of approval or denial.
 - (3) The appeal period commences on the day after approval of a written decision and ends at the close of the business day on the tenth calendar day, including the day of commencement. If the tenth day falls on a



day that the City is closed to for business, the period is extended to until the close of the business day of the next day the City is open for business.

- (e) Once an appeal has been properly and timely filed and notice of the hearing has been mailed or published, the appeal may not be withdrawn without the consent of the body to which the appeal has been made.
- (f) The City Council or Planning Commission, as the case may be, shall conduct a public hearing on the appeal within sixty (60) days from the filing of the appeal or approval of a request for an appeal hearing or as otherwise specified by the City Council or Planning Commission, or agreed upon by the appealing party. Notice of the public hearing shall be given as provided in section 26-187.
- (g) When considering an appeal, the City Council or Planning Commission shall hear the appeal as a de novo hearing. The City Council or Planning Commission may approve, deny or modify the matter appealed.

26-194 Referral back to Planning Commission

- (a) The City Council may, because of making substantial changes, or because of a desire for additional information, or due to the submission of significant new material or evidence, refer the matter back to the Planning Commission for further study and report. At the time of referral, the City Council shall specify a time period within which the Planning Commission is required to report back to the City Council. If so referred, the Planning Commission secretary shall state to the City Council the date upon which said matter will appear on the Planning Commission agenda, whereupon said date shall immediately be publicly announced by the City Council.
- (b) The Planning Commission report to the City Council shall be considered in public hearing before the City Council after renotifying in exactly the same manner as the original appeal.

26-195 Planning Commission Failure to Report

Failure of the Planning Commission to report back to the City Council within the time period specified by the City Council shall be deemed an approval by the Planning Commission of City Council changes or actions.

26-196 City Council Call-Up Procedures

Notwithstanding any appeal procedures or any other procedures provided by law, the City Council by four-fifths vote may call for the review of the following decisions of the Planning Commission at the City Council meeting immediately following the Planning Commission's meeting where the decision was made:

- (a) Any conditional use permit for commercial projects;
- (b) Any tentative tract map approval;
- (c) Any variance approval;

If called-up for review by the City Council, the item will be heard de novo at a future City Council meeting. If the City Council does not vote, the decision of the Planning Commission shall be final. All provisions for notice and hearing applicable to the Planning Commission for that type of decision shall apply to the City Council in conducting its review; provided, however, that if an appeal from a decision has been properly filed, the matter shall be conducted as an appeal subject to all applicable requirements for such appeals, rather than a review subject to this section.

26-197 City Council decision and findings

The City Council, following the termination of the public hearing shall:

- (a) Announce its decision to approve, modify or deny the application or appeal by resolution or ordinance which shall clearly state the facts and reasons for the decision rendered and any conditions or limitations imposed.



- (b) Within thirty (30) days after the City Council adopts the resolution or ordinance stating whether the application is approved or denied a copy of the resolution or ordinance shall be mailed to the applicant at the address shown on the application and to any other person who has filed a written request for such notification.

26-198 Decision of the City Council

- (a) Action by the City Council on an application or appeal shall be by majority vote of a quorum of the City Council and shall be final and conclusive. Any ordinance or resolution of the City Council shall require three (3) affirmative votes of the City Council.
- (b) If a City Council vote on an application result in a tie, or if the City Council does not take action on the application, such tie vote or lack of action shall constitute a denial of the application.
- (c) If a City Council vote on an appeal results in a tie, or if the City Council does not take action on the appeal, the decision of the Planning Commission shall stand.

26-199 Refiling projects

A denied project may not be resubmitted to the City for review and approval in substantially the same form for at least one (1) year from the date of denial.

Table 6-1 Authority for Land Use and Zoning Decisions

Type of Permit	Procedure Section	Community Development Director	Planning Commission	City Council
Reasonable Accommodation	Article VI Division 2	Decision	Appeal	
Precise Plan	Article VI Division 3	Recommendation	Decision	Appeal
Conditional Use Permit (private property)	Article VI Division 4	Recommendation	Decision	Appeal
Conditional Use Permit (public property)	Article VI Division 4	Recommendation	–	Decision
Variances	Article VI Division 5	Recommendation	Decision	Appeal
Administrative Permit	Article VI Division 6	Decision*	Appeal	
Minor Modification	Article VI Division 7	Decision *	Appeal	
Film Permit	Article VI Division 8	Decision	Appeal	Appeal
Second Unit Review (ADU)	Article VI Division 9	Decision	–	–
Preservation, Protection, & Removal of Trees	Article VI Division 10	Decision*	Appeal	Appeal
* If associated with a development application, the decision body of the development applications shall determine the decision. If the subject project is located in the Public Right-of-Way, then City Council is the decision body for the appeal.				



DIVISION 2 REASONABLE ACCOMMODATION

26-200 Purpose

- (a) The purpose of this Division is to establish a formal procedure for individuals with disabilities and their representatives to request reasonable accommodation, as provided by the federal Fair Housing Act, the Americans with Disabilities Act, and California's Fair Employment and Housing Act (the "Acts").
- (b) *Reasonable accommodation* means providing a modification to the application of City rules, policies, practices, or services when such accommodations may be necessary to afford a person with a disability the equal opportunity to use and enjoy a dwelling.

26-201 Applicability

A request for reasonable accommodation allows an individual, his or her representative, or a developer or provider of housing, to seek relief from any City rule, policy, practice, or service, including but not limited to land use regulations and procedures found in Chapter 26 (Zoning) of the Municipal Code, that may be necessary to ensure equal access to housing for an individual with a disability.

26-202 Procedures

- (a) Requests for reasonable accommodation shall be in writing on an application provided by the planning department, or in another manner deemed acceptable to the Community Development Director or their designee.
- (b) If the project for which a request for reasonable accommodation is being made also requires some other approval, permit or entitlement under this chapter, the applicant shall file the request together with the application for such approval, permit or entitlement.
- (c) In addition to any other information that is required under this chapter, an applicant for reasonable accommodation shall provide the following information:
 - (1) Applicant's name, address and telephone number;
 - (2) Address of the property for which the request is being made;
 - (3) The current actual use of the property;
 - (4) The ordinance, resolution, Municipal Code section, policy, rule, or other City provision for which modification is requested;
 - (5) A description of why the modification is reasonably necessary to make the specific housing available to the person(s), including information establishing that the applicant is disabled under applicable laws; and
 - (6) Such other relevant and permissible information as may be requested by the director of planning and development or his or her designee.

26-203 Review Authority

- (a) Community Development Director review. The Community Development Director or their designee shall, within twenty (20) days of the application deemed as complete, grant, grant with conditions, or deny an application/request for reasonable accommodation.
- (b) Other reviewing authority. If the application for reasonable accommodation is submitted for concurrent review with another application for approval, permit or entitlement under this chapter, the decision to grant, grant with modifications, or deny the application shall be made by the authority taking action on such other application. The decision to grant, grant with modification, or deny the request for reasonable accommodation shall be made in accordance with section Article VI, Division 2.



26-204 Criteria for consideration

- (a) The following factors shall be considered in making a determination regarding the reasonableness of any request for reasonable accommodation under this Division:
- (1) The need for the requested modification, including alternatives that may provide an equivalent level of benefit;
 - (2) The physical attributes of and any proposed changes to the subject property and structures;
 - (3) Whether the requested modification would impose an undue financial or administrative burden on the City;
 - (4) Whether the requested modification would constitute a fundamental alteration of the City's General Plan, applicable specific plan, zoning or subdivision program;
 - (5) Whether the requested modification would result in a concentration of uses otherwise not allowed in a residential neighborhood to the substantial detriment of the residential character of that neighborhood;
 - (6) Whether the requested modification is being provided primarily to benefit one (1) or more persons with a disability;
 - (7) Whether the requested modification is necessary for therapeutic benefit to the person(s) with a disability;
 - (8) Whether the requested modification would result in a substantial increase in traffic or insufficient parking;
 - (9) Whether the requested modification would significantly deprive any neighboring property owners of the use and enjoyment of their own properties;
 - (10) Whether there are preferable and/or feasible alternatives to the requested accommodation that may provide an equivalent level of benefit;
 - (11) Whether proposed changes to property or structures are compatible with surrounding development or create potential impact(s) on surrounding uses;
 - (12) Whether the findings of section 26-205(b) exist; and
 - (13) Any other factor that may have a bearing on the request.

26-205 Decision and findings

- (a) An application for reasonable accommodation may be granted, granted with modifications, granted with conditions, or denied. Any such decision shall be in writing supported with findings and conclusions addressing the criteria set forth in section 26-204.
- (b) A written decision granting an application for reasonable accommodation shall, in addition to the findings described in subdivision (a) of this section, include the following findings:
- (1) That the dwelling, which is the subject of the request for reasonable accommodation, will be used by an individual with a disability protected under the Acts;
 - (2) That the requested modification is necessary to make the dwelling available to an individual with a disability protected under the Acts;
 - (3) That the requested modification would not impose an undue financial burden on the City;
 - (4) That the requested accommodation would not require a fundamental alteration in the nature of the City's overall land use and zoning; and
 - (5) That the accommodation will not result in a direct threat to the health and safety of other persons or physical damage to the property of others.



26-206 Conditions of Approval

- (a) In granting a request for reasonable accommodation, the Community Development Director or their designee or other reviewing authority may impose conditions of approval deemed reasonable and necessary to ensure that the modifications will comply with the required findings found in section 26-205(b). Conditions of approval for reasonable accommodation request may, where appropriate, provide for any or all of the following:
- (1) Inspection of the affected premises by the City to verify compliance with this Division and any conditions of approval;
 - (2) Removal of the permitted improvements by the applicant where removal would not constitute an unreasonable financial burden, if the need for which the accommodation was granted no longer exists;
 - (3) Time limits and/or expiration of the approval if the need for which the accommodation was granted no longer exists; and
 - (4) Prior to the issuance of any permits pertaining to an approved reasonable accommodation, the Community Development Director or their designee may require the applicant to record a covenant in the county recorder's office acknowledging and agreeing to comply with terms and conditions established in the decision. The covenant shall be required only if the Community Development Director or their designee finds that a covenant is necessary to provide notice to future owners that a reasonable accommodation has been approved.

26-207 Compliance with existing regulations

In order to be eligible for consideration for a reasonable accommodation, the property must be in compliance with the then existing laws and regulations applicable to the property except that which is the subject of the reasonable accommodation request. If the non-compliance is through no fault of the applicant, the director may waive this requirement. However, such a waiver shall not preclude the City from requiring that the existing violations be corrected in accordance with the City Code and all applicable rules and regulations.

26-208 Service of written decision and appeals

- (a) The written decision described in section 26-205 shall be served on the applicant and shall give notice of the applicant's right to appeal and to request reasonable accommodation in the appeals process as set forth below.
- (b) Any decision on a request for reasonable accommodation may be appealed in the manner described in section 26-193.

26-209 Duration of Reasonable Accommodation

A grant of reasonable accommodation approved pursuant to this Division may continue to be used and maintained by an individual with a disability for the duration of his or her occupancy. Within sixty (60) days of the termination of such occupancy, the subject modification shall be removed unless the Community Development Director or their designee has determined that the conditions for reasonable accommodation may remain as provided in section 26-203.

DIVISION 3 PRECISE PLAN

26-210 When required.

- (a) A precise plan shall be approved or conditionally approved by the Community Development Director or Planning Commission, as set forth herein or in the sections applicable to the application at issue, before the issuance of any building permit for the new construction or expansion of an existing use in any zone as indicated in Article II of this Chapter. No person shall commence any use for which a conditional use permit is required or any use in any zone not permitted by right in either the R-A or R-1 zone, and no building permit shall be issued for any



structure to be used for or in conjunction with any such use, until a precise plan covering the parcel or parcels to be used shall be approved and adopted as herein provided.

- (b) Notwithstanding any provision of the Uniform Building Code, no grading permit shall be issued for the grading or excavation of any land, until a precise plan, or other related actions covering the property proposed to be graded or excavated has been approved and adopted as herein provided. This subsection (b) shall not apply to the grading or excavation required in connection with:
 - (1) The movement of less than fifty (50) cubic yards of earth, or
 - (2) The grading of any parcel of property outside of the hillside overlay zone so as to improve the land for emergency drainage purposes.

26-211 Contents

The precise plan required by this Division shall specify and include:

- (a) The location, size, height, and type of all structures including signs, architectural lighting, walls and fences.
- (b) The location, size and dimensions of all yards and setbacks and all spaces between structures.
- (c) The plan of the proposed parking area for the development to which the parking is accessory. The plan shall be drawn to an engineering scale of sufficient size to clearly indicate the proposed development including location, size, shape, design, curb cuts, lighting, drainage, paving, parking stalls, landscaping, and other features and appurtenances of the proposed parking lot.
- (d) The location, dimensions, and method of improvement of all property to be dedicated to the public or to public utilities.
- (e) Examples of proposed architectural treatment in the form of perspectives and elevations, lighting, and such other data as may be required by the Planning Commission or Community Development Director or their designee in evaluating the proposed development shall be required and become an integral part of such a submittal.
- (f) The general location, area and type of landscaping in multi- family zones, OPMU, NMU, SMU, or for any use specifically permitted in said zones, or for any use for which a conditional use permit is required.
- (g) General nature of the proposed use.

26-212 Approval or rejection

- (a) Any precise plan required by this Division may be rejected, approved, modified, and approved, or approved subject to conditions. Any such precise plan of design after approval, may be amended, in the same manner as a precise plan of design is first approved hereunder.
- (b) For eligible SB35 projects, the Community Development Director shall approve or deny the ministerial Precise Plan based on the West Covina Multi-Family Objective Design Standards (2022) adopted by the City. Within 30 days of such action, the Community Development Director shall prepare a report to the Planning Commission, providing a description of the project and the nature of the approval. Any such Precise Plan approved under SB35 shall be valid for a period of three (3) years, with one (1) additional extension of time in a one-year increment. The Community Development Director or their designee may approve a one-year extension if the project proponent provides documentation that there has been significant progress toward getting the development construction ready, such as, but not limited to, the filing of a building permit application.

26-213 Required Findings for a precise plan

- (a) The proposed development plans and the uses proposed are consistent with the General Plan and any applicable specific plan.



- (b) The proposed development is consistent with adopted development standards for the zone and complies with all other applicable provisions of the Municipal Code.
- (c) Granting the permit would not be detrimental to the public interest, health, safety, and welfare and would not unreasonably interfere with the use or enjoyment of property in the vicinity of the subject property.
- (d) The site is physically suitable for the type, density and intensity of the development being proposed, including vehicle access and circulation.
- (e) The architecture, site layout, location, shape, bulk and physical characteristics of the proposed development are compatible with the existing and future land uses, and do not interfere with orderly development in the vicinity.

26-214 Approval subject to condition

A precise plan of design may be approved subject to the granting of a change of zone, a conditional use permit, a variance or the approval of a final subdivision map, and the Planning Commission or City Council may require such a precise plan to be submitted prior to the granting or recommending of a zone change, variance or conditional use permit.

26-215 Compliance required

No person shall violate or fail to comply with any approved precise plan of design or any conditions or provisions thereof nor shall a building permit be issued for any structure which would violate or fail to comply with any approved precise plan of design for the parcel or parcels on which such structure is to be located. In the event any such permit is issued; it shall be null and void and have no further effect.

26-216 Continuation of existing plans

Any precise plan previously approved and in effect, shall remain in effect regardless of any changes to zoning regulations subsequently adopted unless the precise plans are made null and void or amended at the time of adoption.

26-217 Distinction from other precise plans

The precise plans of design referred to herein are not to be confused with or considered to be precise plans as referred to in the Government Code of the state.

26-218 Street frontage requirements.

No building or other structure to be used for any business or commercial purpose shall hereafter be erected unless the frontage of the lot, or parcel of land upon which such building or structure is erected, abuts on one (1) side of a public street between two (2) intersecting streets and unless the front of such building or structure shall abut on and face such public street; provided, however, that, when practical difficulties or unnecessary hardships result through the strict and literal interpretation and enforcement of the provisions hereof, the Planning Commission or City Council may, upon the adoption of a precise plan of design for the development of a particular lot or parcel of land and upon such conditions as it may establish, expressly vary or waive the requirements of this section.

26-219 Failure to act on a precise plan.

- (a) Failure to take any action on an approved precise plan within two (2) years of its effective date will cause such precise plan to expire without further action by the City unless granted an extension of time by the Community Development Director if no changes to the zoning code were made, or by action of the Planning Commission. In the event construction work is involved, such work must actually commence within the stated period and be diligently pursued, unless other entitlements must be sought prior to commencement of construction and the applicant is proceeding diligently to obtain such entitlements. If the Community Development Director or their designee should find that construction has ceased or no other action of substantial character has been taken



after building permits are issued and/or related construction has commenced, the Community Development Director or their designee may give notice of intent to modify the precise plan, or to revoke the precise plan pursuant to the procedures set forth Division 12 of this Article.

- (b) Extension of time in one-year increments, up to a maximum of two (2) additional years, may be granted from the original date of expiration of the precise plan by the Community Development Director (unless the Planning Commission or City Council specifically requested to review any extension of time in the original conditions of approval) when extenuating circumstances can be clearly shown by the applicant. The request for same shall be submitted to the Planning Division in writing prior to the expiration date and shall clearly state the reasons why construction has not commenced or been continued. The Planning Commission may impose new conditions on the precise plan, based on changed circumstances, code amendments or oversights disclosed in review of the plan.

26-220 Amendment to a precise plan.

- (a) For major revisions – the Planning Commission may grant an amendment to the approved precise plan only after all procedures as set forth for the original application are met except that the request for such amendment must be on the electronic application for a precise plan of design.
- (b) For minor revisions – the Community Development Director or their designee may approve minor revisions to an approved precise plan which do not adversely affect the public interest or the interest of owners of neighboring properties, substantially alter the plan, or affect any other condition of approval. The minor revisions may only be approved by a Minor Modification as set forth in Division 7 of this Article.

DIVISION 4 CONDITIONAL USE PERMIT

26-221 Purpose

The City recognizes that certain types of land use, due to the nature of the use, require special individual review. Such review is required to determine whether the proposed use, or the location of the use, is compatible with surrounding uses or can be made compatible through the imposition of development conditions. The conditional use permit is established to facilitate such review.

26-222 Conditional Use Permits Reviewed by Planning Commission

- (a) Planning Commission may grant conditional use permits for projects located within all land-use zones.
- (b) A conditional use permit may be granted for uses that possess unique characteristics and which are impractical to include in a specific zone as a matter of right.
- (c) Notwithstanding any other provisions of this chapter, the Planning Commission, after application therefore and hearing, after notice in the manner provided in Division 1 of this article, may authorize the conditional uses included herein if it finds the proposed location of any such uses will not be detrimental to adjacent property or to the public welfare; and that the uses are essential or desirable to the public convenience and welfare.

26-223 Conditional Use Permits Reviewed by the City Council

- (a) The City Council may grant conditional use permits for projects located within the public right-of-way, or City owned properties.
- (b) A conditional use permit may be granted for public right-of-way uses that possess unique characteristics and which are impractical to allow as a matter of right.
- (c) Notwithstanding any other provisions of this chapter, the Community Development Director or their designee, after application therefor and hearing, after notice in the manner provided in Division 1 of this article, may render a recommendation for City Council consideration.



- (d) The City Council, after notice in the manner provided in Division 1 of this article, may consider the Community Development Director or their designee's recommendation and may authorize the public right-of-way conditional uses upon determining that the findings required by Section 19-300 have been met.

26-224 Required findings for conditional use permit

- (a) Prior to the granting of a conditional use permit for projects located within all land-use zones it shall be found:
 - (1) That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or community.
 - (2) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity.
 - (3) That the site for the proposed use is adequate in size and is so shaped as to accommodate said use, as well as all yards, spaces, walls, fences, parking, loading, landscaping, and any other features necessary to adjust said use to the land and uses in the neighborhood and make it compatible therewith.
 - (4) That the site abuts streets and highways adequate in width and improvements to carry traffic generations typical of the proposed use and that street patterns of such a nature exist as to guarantee that such generations will not be channeled through residential areas on local residential streets.
 - (5) That the granting of such conditional use permit will not adversely affect the General Plan of the City, or any other adopted plan of the City.
- (b) Prior to the granting of a conditional use permit for projects located within the public right-of-way it shall be found that the findings required by Section 19-300 have been met.

26-225 Approval or rejection of conditional use permit

Any application for a conditional use permit may be rejected, approved, modified and approved, or approved subject to conditions.

26-226 Existing regulations

As part of a conditional use permit approval, the Planning Commission may require development standards stricter than the regulations of this Code (e.g., less sign area, less building coverage, lower density, increased parking, increased fence or wall height, etc.) when such restrictions will alleviate potential impacts to surrounding properties or achieve greater aesthetic or functional integration and compatibility with neighboring developments.

26-227 Amendment to a conditional use permit

- (a) The Planning Commission may grant an amendment to a conditional use permit only after all procedures as set forth for an original application are met except that the request for such amendment may be in letter form in lieu of being placed on the official form of application for a conditional use permit.
- (b) The Community Development Director or their designee may approve a minor modification to a conditional use permit which does not adversely affect the public interest or the interest of owners of neighboring properties or substantially alter the plan for such use, and so long as said slight modification would not affect any other condition of approval. The minor modification may only be approved as set forth in Division 7 of this Article.

26-228 Failure to take action on a conditional use permit

- (a) Failure to take any action on a conditional use permit within two (2) years of its effective date (unless extended by action) will cause such conditional use permit to expire without further action by the City. In the event construction work is involved, such work must actually commence within the stated period and be diligently pursued, unless other entitlements must be sought prior to commencement of construction and the applicant



is proceeding diligently to obtain such entitlements. If the Community Development Director or their designee should find that there has been no construction or other action of substantial character taken or if the applicant is not diligently proceeding, the Community Development Director or their designee may give notice of intent to modify the conditional use permit, or to revoke the conditional use permit pursuant to the procedures set forth in Division 12 of this Article.

- (b) Extension of time in one-year increments, up to a maximum of two (2) additional years, may be granted from the original date of expiration of the conditional use permit by the community development director (unless the Planning Commission or City Council specifically requested to review any extension of time in the original conditions of approval) when extenuating circumstances can be clearly shown by the applicant. The request for same shall be submitted to the Planning Division in writing prior to the expiration date and shall clearly state the reasons why construction has not commenced or been continued. Extensions of time may only be granted if no amendments to the zoning code, zoning map, or General Plan are made that are applicable to the project. If the project was originally approved with a subdivision, the extension of time provisions within Article 8 (Subdivision regulations) shall apply.
- (c) In the event that the use for which a conditional use permit has been granted is discontinued for a period of six (6) months, the conditional use permit shall be reviewed by the Planning Commission at the property owner's written request via the submittal of the prescribed form, application materials, and corresponding fee. The Planning Commission may opt to move forward with the revocation procedures or impose additional conditions of approval.

26-229 Revocation

Revocation of conditional use permits shall be conducted in accordance with the procedures contained in Division 12 of this Article.

26-230 Compliance required

No person shall violate or fail to comply with any approved conditional use permit or any conditions or provisions thereof nor shall a building permit be issued for any structure which would violate or fail to comply with any approved conditional use permit for the parcel or parcels on which such structure is to be located. In the event any such permit is issued, it shall be null and void and have no further effect.

DIVISION 5 VARIANCE

26-231 Purpose

The City recognizes that certain properties, due to their unique shape, size, location or other physical condition cannot be developed in strict conformance with the regulations of this title. The sole purpose of any variance shall be to prevent discrimination, and no variance shall be granted which would have the effect of granting a special privilege not shared by other property in the same vicinity and zone in which such property is situated. The variance procedure is established to provide guidelines and regulations for the granting of relief from certain provisions of this title. However, in no case may a variance be granted to permit a use otherwise not permitted in a zone district.

26-232 Planning Commission may grant variance

When practical difficulties, unnecessary hardships, or results inconsistent with the general purpose of this chapter result through the strict and literal interpretation and enforcement of the provisions hereof, the Planning Commission shall have authority, as an administrative act, subject to the provisions of this article, to grant, upon such conditions as it may determine, such variances from the provisions of this chapter as may be in harmony with its general purpose and intent, so that the spirit of this chapter shall be observed, public safety and welfare secured and substantial justice done.



26-233 Required findings for variances

Before any variance may be granted, it shall be found:

- (a) There are special circumstances (which may include, but are not limited to, size, shape, topography, location, or surroundings) applicable to the property which are not applicable to other property in the property's vicinity under identical zoning classification.
- (b) As a result of the special circumstances, the strict application of the Development Code deprives the property of meaningful privileges enjoyed by other property in the vicinity and under identical zoning classification.
- (c) Such variance is necessary to allow the property in question to have the same substantial property right possessed by other property in the same vicinity and zone.
- (d) The granting of such variance will not be materially detrimental to the public welfare or materially injurious to residents or owners of nearby properties.
- (e) That the granting of such variance shall be consistent with the adopted General Plan and any applicable specific plans.
- (f) The variance does not authorize a use or activity which is not otherwise expressly authorized by the zoning regulations governing the parcel of property.

26-234 Initiation of variances

Variances may be initiated by:

- (a) The verified application of one (1) or more owners of the subject property or by a purchaser or lessee thereof with consent of any such owner which application sets forth fully the grounds for and the facts deemed to justify the granting of the variance.
- (b) Action of the City Council.
- (c) Action of the Planning Commission.

26-235 Approval or Rejection of Variances

Any variance application under this Division may be rejected, approved, modified, and approved, or approved subject to conditions by the Planning Commission.

26-236 Failure to Act on Variance

- (a) Variances approved in conjunction with cases which are dependent on the variance (precise plans, parcel or tract maps, conditional use permits, etc.) shall expire on the same expiration date as the case. Approval of a time extension for such cases shall constitute the approval of a time extension of the variance on which the case is dependent.
- (b) A variance not in conjunction with other cases shall expire without further action by the City if no action is taken on it within two (2) years from date of the resolution granting the variance. If construction work is involved, such work must be actually commenced within the stated period and be diligently pursued, unless other entitlements must be sought prior to commencement of construction and the applicant is proceeding diligently to obtain such entitlements. If the Community Development Director or their designee should find that construction has ceased or no other action of substantial character has been taken after building permits are issued and/or related construction has commenced, the Community Development Director or their designee may give notice of intent to modify the variance, or to revoke the variance pursuant to the procedures set forth Division 12 of this Article.
- (c) Extension of time up to a maximum of two (2) additional years may be granted from the original date of expiration of the variance by the Planning Commission or City Council when extenuating circumstances can be



clearly shown by the applicant. The request for the extension shall be submitted to the Planning Commission in writing prior to the expiration date and shall clearly state the reasons why such variance has not been utilized.

- (d) In the event the use for which the variance has been granted is discontinued for a period of six (6) consecutive months, the variance approval shall become null and void.

DIVISION 6 ADMINISTRATIVE PERMIT

26-237 Purpose

An administrative permit is intended to allow for specified activities and uses, as identified in the various zoning districts, whose effect on the surrounding area cannot be determined before being proposed for a particular location. Applications for administrative permits shall be reviewed for compatibility, configuration, design, location, and potential impacts of the proposed use, and suitability of the use to the site and surrounding area.

26-238 Community Development Director or their designee may grant administrative permit

- (a) For administrative permits that do not require public notification the administrative permit may be granted by the Community Development Director or designee at the receipt of a complete application as indicated by Table 1 Authority for Land Use and Zoning Decisions. For administrative permits that require public hearings the following process is required:
 - (1) After an application is received and notification is provided in the manner stated in Division 1 of this article, the Community Development Director or their designee shall be authorized to approve, approve with conditions, or disapprove an application for an administrative permit. If a request for a public hearing is received during the public review period, an administrative hearing before the Community Development Director or their designee shall be required. If no request for hearing is received within the specified time, the Community Development Director or their designee shall have the authority to take action on the application without benefit of a public hearing. The approval of all administrative permit shall be based on the findings as required by the code section pertaining to the requested use or the following:
 - (i) That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general wellbeing of the neighborhood or community;
 - (ii) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, peace or general welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity;
 - (iii) That the site for the proposed use is adequate in size and is so shaped as to accommodate said use, as well as all yards, spaces, walls, fences, parking, loading, landscaping, and any other features necessary to adjust said use to the land and uses in the neighborhood and make it compatible therewith;
 - (iv) That the site abuts streets and highways adequate in width and improvements to carry traffic generations typical of the proposed use and that street patterns of such a nature exist as to guarantee that such generations will not be channeled through residential areas on local residential streets;
 - (v) That the granting of such administrative permit will not adversely affect the General Plan of the City, or any other adopted plan of the City.
- (b) The Community Development Director or their designee may elect to not rule on a request for an administrative permit and transfer the matter directly to the Planning Commission, to be heard within thirty (30) days from the date this election by the Community Development Director or their designee is provided in writing to the applicant. In such event, notice of the public hearing shall be provided in accordance with the procedure for administrative permits as stated in section 26-187 of this article.



26-239 Amendment to an administrative permit

- (a) The Community Development Director or their designee may grant an amendment to an administrative permit after all procedures as set forth for an original application are met, except that the request for such amendment may be in letter form in-lieu of the required application form.
- (b) The Community Development Director or their designee may approve minor revisions to an administrative permit which do not adversely affect the public interest or the interest of owners of neighboring properties or substantially alter the plan for such use. The minor revisions may only be approved by a minor site plan review or minor modification as set forth in Division 7 of this Article.

26-240 Failure to act on an administrative permit

- (a) An administrative permit approved in conjunction with a development entitlement that is dependent thereon (such as a precise plan, parcel or tract map, conditional use permit, etc.) shall expire on the same expiration date as the development entitlement. Approval of a time extension for such development entitlement shall constitute the approval of a time extension for the administrative permit on which the development entitlement is dependent.
- (b) Failure to take any action on an administrative permit within one (1) year of its effective date (unless extended by action of the Community Development Director) will cause such administrative permit to expire without further action by the City. In the event construction work is involved, such work must actually commence within the stated period and be diligently pursued, unless other entitlements must be sought prior to commencement of construction and the applicant is proceeding diligently to obtain such entitlements. If the Community Development Director or their designee should find that construction has ceased or no other action of substantial character has been taken after building permits are issued and/or related construction has commenced, the Community Development Director or their designee may give notice of intent to modify the administrative permit, or to revoke the administrative permit pursuant to the procedures set forth Division 12 of this Article.
- (c) One (1) one-year extension of time may be granted from the original date of expiration of the administrative permit by the Community Development Director when extenuating circumstances can be clearly shown by the applicant. The request shall be submitted to the Planning Division in writing prior to the expiration date and shall clearly state the reasons why construction has not commenced or been continued. The Community Development Director may impose new conditions on the administrative permit, based on changed circumstances, code amendments or oversights disclosed in review of the plan.
- (d) In the event that the use for which an administrative permit has been granted is discontinued for a period of six (6) months, the administrative permit shall become null and void.

26-241 Revocation

Revocation of administrative permits shall be conducted in accordance with the procedures contained in Division 12 of this Article.

26-242 Compliance required

No person shall violate or fail to comply with any approved administrative permit or any conditions or provisions thereof nor shall a building permit be issued for any structure which would violate or fail to comply with any approved administrative permit for the parcel or parcels on which such structure is to be located. In the event any such permit is issued, it shall be null and void and have no further effect.

26-243 Community Development Director or their designee may grant administrative review approval

- (a) An administrative review is required for certain uses that possess unique characteristics and which should only be approved with the benefit of Community Development Director or their designee review.



- (b) After an application is received, the Community Development Director or their designee shall be authorized to approve, approve with conditions, or disapprove an application for an administrative review permit.
- (c) The Community Development Director or their designee may elect to not rule on a request for administrative review approval and transfer the matter directly to the Planning Commission, to be heard within thirty (30) days from the date this election by the Community Development Director or their designee is provided in writing to the applicant. In such event, notice of the public hearing shall be provided in accordance with the procedure for administrative permits as stated in Section 26-187 of this Article.
- (d) The decision of the Community Development, their designee or Planning Commission, as the case may be, shall be final unless appealed within ten (10) days as set out in Section 26-193 of this chapter. If the tenth day falls on a day when City Hall is not open the appeal may be made on the next business day. The notice requirements for an appeal shall be as in Section 26-187 of this Chapter.

26-244 Amendment to administrative review by Community Development Director or their designee

- (a) The Community Development Director or their designee may grant an amendment to an administrative review approval after all procedures as set forth for an original application are met, except that the request for such amendment may be in letter form in lieu of the required application form.
- (b) The Community Development Director or their designee may approve in writing minor modifications to an administrative review approval when he or she determines that such modifications do not adversely affect the public interest or the interest of owners of neighboring properties or substantially alter the plan for such use.

26-245 Failure to Utilize Administrative Review Approval by Community Development Director or their Designee

- (a) An administrative review approval approved in conjunction with a development entitlement that is dependent thereon (such as a precise plan, parcel or tract map, conditional use permit, etc.) shall expire on the same expiration date as the development entitlement. Approval of a time extension for such development entitlement shall constitute the approval of a time extension for the administrative review approval on which the development entitlement is dependent.
- (b) Failure to utilize an administrative review approval within one (1) year of its effective date (unless approved in conjunction with other development entitlements or extended by action of the Community Development Director or their designee) will automatically invalidate such administrative review approval.
- (c) Extensions of time up to a maximum of one (1) year may be granted from the date of expiration of the administrative review approval by the Community Development Director or their designee when extenuating circumstances can be clearly shown by the applicant. The request for the extension shall be submitted to the Community Development Director or their designee in writing prior to the expiration date and shall clearly state the reasons why the administrative review approval has not been utilized. In considering a request for an extension of time, the Community Development Directory or their designee may approve, modify, add conditions, or deny the request. The Community Development Director or their designee may act on an application to extend an administrative review approval without providing public notice thereof. The decision of the Community Development Director or their designee may be appealed to the Planning Commission in accordance with the procedures set forth in section 26-193 of this Chapter.
- (d) In the event that the use for which an administrative review approval has been granted is discontinued for a period of six (6) months, the administrative approval shall become null and void.

26-246 Revocation

Revocation of administrative review approval shall be conducted in accordance with the procedures contained in Division 12 of this Article.



26-247 Compliance required

No person shall violate or fail to comply with any approved administrative review approval or any conditions or provisions thereof nor shall a building permit be issued for any structure which would violate or fail to comply with any approved administrative review approval for the parcel or parcels on which such structure is to be located. In the event any such permit is issued, it shall be null and void and have no further effect.

DIVISION 7 MINOR MODIFICATION

26-248 Purpose

A minor modification is required for minor revisions to approved projects or for minor deviations from height and setback regulations.

26-249 Community Development Director or their designee may grant minor modification

- (a) The Community Development Director or their designee shall be authorized to approve, approve with conditions, or disapprove an application for a minor modification, for the following minor revisions:
 - (1) Deviation of up to twenty (20) percent of any regulation pertaining to heights and setbacks contained in this chapter. Deviations requested from height and setbacks shall be required to meet the findings in section 26-233.
 - (2) Revisions that are insignificant site plan changes that do not significantly alter the number of parking spaces or amount of landscaping.
 - (3) Structural revisions that do not alter the footprint of the building or change the size or shape of the building.
 - (4) Color or material modifications that are similar or within a similar color palette to that approved.
 - (5) The addition of fencing, mechanical equipment, or similar site plan modifications not reviewed as part of the case file.
 - (6) Revisions due to maintenance issues such as replacement of exterior materials.
 - (7) The collocation of antenna apparatus on existing wireless antenna structures.
 - (8) Similar types of improvements as those listed above.
- (b) An application for revisions or modifications not listed in subsection (b) above shall require an amendment to the original discretionary application.

26-250 Existing regulations

As part of a minor modification approval, the Community Development Director or their designee may require development standards stricter than the minimum standards of this Code (e.g., less sign area, less building coverage, lower density, increased parking, increased fence or wall height, etc.) when such restrictions will mitigate potential impacts to surrounding properties or achieve greater aesthetic or functional integration and compatibility with neighboring developments.

26-251 Failure to act on a minor modification

- (a) Minor modifications approved in conjunction with cases which are dependent on the minor modification (precise plans, parcel or tract maps, conditional use permits, etc.) shall expire on the same expiration date as the case. Approval of a time extension for such cases shall constitute the approval of a time extension of the variance on which the case is dependent.
- (b) A minor modification not in conjunction with other cases shall expire without further action by the City if no action is taken on it within two (2) years from date of the resolution or approval granting the minor modification. If construction work is involved, such work must be actually commenced within the stated period and be



diligently pursued, unless other entitlements must be sought prior to commencement of construction and the applicant is proceeding diligently to obtain such entitlements. If the Community Development Director or their designee should find that construction has ceased or no other action of substantial character has been taken after building permits are issued and/or related construction has commenced, the Community Development Director or their designee may give notice of intent to modify the minor modification, or to revoke the minor modification pursuant to the procedures set forth Division 12 of this Article.

- (c) Extensions of time up to a maximum of one (1) additional year may be granted from the date of expiration of an approved minor modification by the Community Development Director or their designee when extenuating circumstances can be clearly shown by the applicant. The request for the extension shall be submitted to the Community Development Director or their designee in writing prior to the expiration date and shall clearly state the reasons why the minor modification has not been acted upon. In considering a request for an extension of time, the Community Development Director or their designee may approve, modify, add conditions, or deny the request. The Community Development Director or their designee may not approve an extension if such approval would be in conflict with the General Plan or zoning code.

26-252 Compliance required

No person shall violate or fail to comply with any approved minor modification or any conditions or provisions thereof nor shall a building permit be issued for any structure which would violate or fail to comply with any approved minor modification for the parcel or parcels on which such structure is to be located. In the event any such permit is issued, it shall be null and void and have no further effect.

DIVISION 8 FILM PERMIT PURPOSE

This Division establishes special regulations for filming within the City. Property in any zone, unless otherwise specified in filming guidelines pursuant to Section 26-254(d), or provisions listed in section 26-61(c)(1)(iii), may be used as a location for filming, including without limitation filming of motion pictures, videotaping, or use of similar technology subject to approval of a film permit or major production permit pursuant to this article.

26-253 General provisions

- (a) Permit exemptions. The provisions of this section shall not apply to:
 - (1) The filming or video taping of motion pictures solely for private use.
 - (2) The filming or taping of motion pictures or still photography for use in a criminal investigation or civil, judicial, or administrative proceedings.
 - (3) Filming, televising, or taping by reporters or cameramen in the employ of newspaper, news service, or similar entity engaged in journalism.
 - (4) A motion picture, television or commercial photography studio operating at an established or fixed place of business in the City with an approved conditional use permit.
- (b) No permit fee shall be required for projects which qualify under section 501(c)(3) of the Internal Revenue Code, generally including student films. However, permits shall be required as in this Division, and any necessary police, fire, or other city personnel shall be at the applicant's own expense.
- (c) Filming guidelines. The Planning Commission may adopt, by resolution, guidelines to be applied in granting permits and setting conditions under this section.
- (d) General filming conditions.
 - (1) No gunfire, explosions, aircraft, sirens, public address systems, bull horns, or other noise-creating devices shall be used.



- (2) No film permits shall be issued for property upon which there are any outstanding uncorrected violations of Chapters 7 (Buildings and Building Regulations), 10 (Fire Prevention and Protection) or 26 (Zoning) of the West Covina Municipal Code, or of the California building or fire codes as adopted by the City.
- (e) Application requirements.
- (1) Payment of appropriate fees and deposits, as set by resolution of the City Council.
 - (2) Completed application forms as prescribed by the Community Development Director or their designee.
 - (3) Documentation of minimum liability insurance, and certificate of insurance identifying the City as additional insured for the purposes of filming, in the amount set by resolution of the City Council.
 - (4) Prior written permission of the property owner on the appropriate City form, or equivalent written permission as acceptable to the Community Development Director or their designee.
 - (5) A site plan showing crew and equipment areas, all parking locations, set locations and orientations (including lighting and camera locations), all drawn in sufficient detail for the City to evaluate the intensity of use and potential impacts.
 - (6) A complete written description of all scenes to be shot under the permit.

26-254 Ministerial film permit

- (a) Applicability. A ministerial film permit may be approved by the Community Development Director or their designee without a hearing upon receipt of an application with proof of notification of all adjacent neighbors and all occupants of properties within the same street block as the filming location for the following filming activity:
- (1) In single- and multi-family residential zones, filming for up to five (5) days, not including any setup and dismantling, with a minimum of sixty (60) days in between each time period, on any one (1) property.
 - (2) In all other zoning districts, filming of up to five (5) days, not including any setup and dismantling, with a minimum of sixty (60) days in between each time period, on any one (1) property or shopping center.
 - (3) All filming, including any setup and dismantling, shall be done between the hours of 7:00 a.m. and 9:00 p.m. in residential zones, and between the hours of 6:00 a.m. and 11:00 p.m. in all other zoning districts. Film permit activities may extend outside these hours if the Community Development Director or their designee finds that there will be no adverse impacts to nearby residents or business owners.
 - (4) Filming which involves no exceptions to the general filming conditions in section 26-254 (e) above.
- (b) Conditions. The Community Development Director or their designee may impose conditions on short-term film permits for protection of the public, including without limitation the following:
- (1) Written notification of affected and/or nearby property owners and tenants.
 - (2) Attendance during setup, filming, and/or clean-up by uniformed police officers or firefighters, at the applicant's sole cost and expense.
 - (3) Measures to mitigate the impact of proposed activities on affected residents and/or business owners.
- (c) Revocation. A film permit may be revoked in writing by the Community Development Director or their designee effective immediately for violation of the terms of the permit. Only the applicant may appeal the Community Development Director or their designee's decision, which appeal shall otherwise be per the provisions of section 26-226.

26-255 Discretionary film permit

- (a) Applicability. A discretionary film permit shall be required for all non-exempt filming that is not eligible for a ministerial film permit, including without limitation filming which would in any way exceed the "general conditions" listed in section 26-254 above, or when night or early-morning activities or any other aspect of the



filming may, in the opinion of the Community Development Director or their designee, negatively affect nearby residents or business owners.

- (b) Procedures. Upon receipt of a complete application, the Community Development Director or their designee shall set a date and time for a public hearing. The applicant shall provide mailing labels for all properties designated by the Community Development Director or their designee. The hearing notice shall indicate that any interested person may request, in writing, that a hearing be held on the date set in advance by the Community Development Director or their designee; and that if no hearing is requested, the decision may, at the discretion of the Community Development Director or their designee, be made without a hearing. Public notices shall be placed in the United States mail at least ten (10) days prior to the public hearing. The Community Development Director or their designee may also elect at any time to defer the matter to the Planning Commission.
- (c) Findings. The following findings must be made for approval of a major production permit:
 - (1) The proposed filming will be located and conducted in a manner consistent with the General Plan, municipal code, and the provisions of this article; and
 - (2) Approval of the application will not be materially detrimental to property or improvements in the surrounding area or to the public health, safety, or general welfare.
 - (3) Actions have been and will be taken by the applicant to minimize the impact of the proposed activities on any others in the vicinity.
- (d) Effective date and duration. A major production permit shall be effective for the dates specified by the permit, not to exceed ninety (90) days. However, if filming ceases for a period of more than seven (7) days or is delayed in beginning for more than seven (7) days, a permit may be extended by the Community Development Director or their designee up to three (3) times without notice and hearings, for a time equal to any such cessation in filming, subject to making the findings required for approval of the permit. Otherwise, the permit shall lapse if not used within the approved time.
- (e) Change in conditions. The Community Development Director or their designee may require changes in the terms or conditions of a major production permit at any time while it is in effect, if needed to ensure that the filming may continue to operate consistent with the required findings.
- (f) Revocation and appeal. A major production permit may be revoked by the Community Development Director or their designee effective immediately for violation of any conditions of the permit. Appeals shall be as per section 26-256.



DIVISION 9 SECOND UNIT REVIEW (ACCESSORY DWELLING UNIT AND URBAN DWELLING UNIT)

26-256 Process

- (a) A second unit review is the procedure used by the City to verify that a proposed accessory dwelling unit, junior accessory dwelling unit, and urban dwelling unit pursuant to Article IV Division 2 of this Chapter and complies with the applicable development standards.
- (b) The Community Development Director or their designee shall issue a second unit review approval letter after determining that the request complies with all zoning code provisions applicable to the project. The approval letter shall be considered the same as a zoning clearance.
- (c) The Community Development Director or their designee shall provide the applicant an incomplete/correction letter if the application is incomplete or if corrections are needed in order for the application and plans to comply with zoning code standards.
- (d) Building permits shall not be issued without a second unit review approval letter.
- (e) The Planning Division must approve or deem the application to create an accessory dwelling unit, junior accessory dwelling unit, or urban dwelling unit incomplete within 60 days from the date that the Planning Division received a completed application. If the Planning Division has not approved or denied the completed application within 60 days, the application is deemed approved unless either:
 - (1) The applicant requests a delay, in which the 60-day time period is tolled for the period of the requested delay, or
 - (2) When an application to create an accessory dwelling unit or junior accessory dwelling unit is submitted with a permit application to create a new single-family or multi-family dwelling on the lot, the City may delay acting on the application for the accessory dwelling unit or junior accessory dwelling unit until the City acts on the permit application to create a new single-family or multi-family dwelling, but the application to create the accessory dwelling unit or junior accessory dwelling unit will be considered ministerially without discretionary review or a hearing.
- (f) *Denial of application.* If the application to create an accessory dwelling unit, junior accessory dwelling unit, or urban dwelling unit is denied or deemed incomplete, the City must provide the applicant with comments that include, among other things, a list of all defective or deficient items and a description of how the application may be remedied by the applicant. A notice of the denial or incomplete application and corresponding comments must be provided to the applicant within the 60-day time period established by this subsection 26-257.

DIVISION 10 PRESERVATION, PROTECTION AND REMOVAL OF TREES

26-257 Purpose

The purpose of this Division is to provide protection for the trees of this City that are of historic, aesthetic or environmental importance. This section seeks to preserve the cultural and historic heritage that the City's trees represent; to maintain the scenic beauty of the City; and, by the conservation of energy, the abatement of soil and slope erosion, and the enhancement of air quality, to improve the environment of the City. These purposes will be accomplished by:

- (a) Identifying significant trees and heritage trees and establishing procedures to encourage their preservation;
- (b) Including consideration of existing trees and their protection in the review and implementation of development proposals;

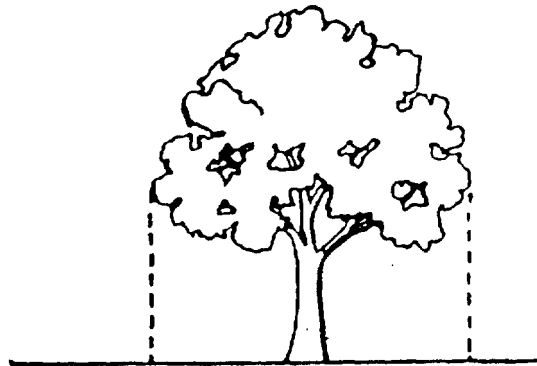


- (c) Requiring permits for the removal of significant trees, heritage trees, and trees on public property except in emergencies; and
- (d) Requiring replacement planting when significant trees, heritage trees, and trees on public property are removed.

26-258 Definitions

As used in this Division:

- (a) *Arborist* shall mean a person who is a California Certified Arborist; a person accredited by the International Society of Arboriculture in California.
- (b) *Caliper* shall mean the maximum diameter of the trunk of a tree measured at four-and-a-half (4.5) feet above the natural grade. In the case of multi-trunked trees, “caliper” shall mean the sum of the calipers of each individual trunk measured at four-and-a-half (4.5) above grade.
- (c) *Development activity* means the work done pursuant to a development proposal approved by the City.
- (d) *Development application* is any application for a construction permit, precise plan of design, conditional use permit, variance, tentative subdivision map or a similar approval for the development of property.
- (e) *Dripline* shall mean an imaginary line on the ground, at the furthest extension of the canopy around the circumference of the tree. Typically, the dripline is not a perfect circle.



- (f) *Heritage tree* shall mean any tree(s) identified as such by Planning Commission resolution upon the commission finding that the tree or group of trees:
 - (1) Is of historical value because of its association with a place, building, natural feature, or an event of local, regional, or national historic significance;
 - (2) Is identified on any historic or cultural resources survey as a significant feature of a landmark, historic site, or historic district;
 - (3) Is representative of a significant period of the City’s development; or
 - (4) Is designated for protection or conservation in a specific plan, conditional use permit, precise plan of design, tract or parcel map or similar development approval.
- (g) *Heritage tree* shall also mean any native Southern California black walnut tree species (*Juglans californica*).
 - (1) This definition shall not affect those Southern California black walnut trees located on R-1 and R-A lots created by any subdivision approved and recorded prior to the effective date of the ordinance enacting this subsection or any parking lot where the City approved the planting of Southern California black walnut trees as part of an approved landscape plan.



- (2) Any Southern California black walnut tree located on those O-S (Open Space) lots created under the density transfer standards outlined in section 26-59, shall further be protected under the guidelines contained in this section.
- (h) *Multi-trunked tree* shall mean a tree with a Division of its trunk at less than four-and-a-half (4.5) feet above natural grade.
- (i) *Permit* means a tree removal and/or relocation permit and pruning of any tree in the Oak family.
- (j) *Protection* shall mean the safeguarding of trees through proper maintenance, pruning, treatment, fertilizing, feeding, and any other necessary means (standards of California Certified Arborists).
- (k) *Public tree* means any tree planted in or upon any street, park, parkway or public place in the City.
- (l) *Removal* means the uprooting, cutting, or severing of the main trunk of the tree or any act which causes, or may be reasonably expected to cause a tree to die or to be seriously damaged. These acts include, but are not limited to, damaging the root system by machinery, storage of materials within the dripline, soil compaction within the dripline, substantially changing the grade around the root system or trunk, excessive pruning, paving with concrete, asphalt, or other inadequate irrigation; or by attachment of signs or artificial material piercing the bark of the tree by means of nails, spikes or other piercing objects.
- (m) *Significant tree* is a tree located on private and/or public property that meets one (1) or more of the following requirements:
- (1) is located in the front yard of a lot or parcel and has a caliper of one (1) foot or more;
 - (2) is located in the street-side yard of a corner lot and has a caliper of one (1) foot or more;
 - (3) is located anywhere on a lot, has a caliper of six (6) inches, or more, and is one of the following species:

Common Name	Genus/Species
Oak (any oak tree native to California, including, but not limited to:	
Valley Oak	Quercus lobata
California Live Oak	Quercus agrifolia
Canyon Oak	Quercus chrysolepis
Scrub Oak	Quercus dumoso
Mesa Oak	Quercus engelmannii
Interior Live Oak	Quercus wislizenii
California Sycamore	Platanus racemosa
American Sycamore	Platanus occidentalis

26-259 Permit Required

- (a) No person, firm or corporation shall remove, relocate, or destroy any significant tree on private or public property within City limits (including an applicant for a building permit) without first obtaining a tree permit from the Community Development Director or their designee. Any significant tree located in or on public property requires a tree permit approval from the Public Services Department.
- (b) No person, firm or corporation shall remove, relocate, or destroy any heritage tree on private or public property within City limits (including an applicant for a building permit) without first obtaining a tree permit from the Planning Commission and/or the Public Services Department. The required mailing labels for the five-hundred-foot (500) property owner notification shall be supplied by the applicant.



- (c) No person shall prune or trim more than twenty (20) percent of live foliage or limbs from any oak tree as defined in this article, or cause the same to be done, unless tree permit is first obtained from the Planning Division (on private property, or from the Public Services Department (public property)). Pursuant to Chapter 24 of the West Covina Municipal Code no unauthorized person shall remove, destroy, prune, or trim any portion of any tree located in or on public property. In addition, any tree with a caliper of one (1) foot or larger located on public property requires a tree permit approval from the Public Services Department.
- (d) No tree permit shall be issued for the removal of any heritage tree or significant tree on any lot associated with a development application, unless all discretionary approvals have been obtained from the City.
- (e) No tree permit shall be issued to remove any Oak (*Quercus*) which is greater than three (3) feet in caliper if the purpose of the removal is to change the landscape design or for a driveway approach.

26-260 Exceptions to Permit Requirements

No permit shall be required for:

- (a) Emergency or routine trimming or pruning of trees located on private or public property to protect or maintain overhead public utility lines, existing subsurface water, sewer or utility lines.
- (b) Emergency removal of damaged parts of a tree which has sustained an injured trunk, broken limbs, or uprooting as a result of storm damage or other natural disaster or catastrophe, which create a hazard to life or property.
- (c) When a written determination has been made by the Public Services Department and/or city arborist, after visual inspection and scientific evaluation, that the tree is so diseased or damaged that it is no longer viable or is a threat to other protected plant species.
- (d) Trees planted, grown, and/or held for sale by licensed nurseries and/or tree farms or the removal or transplanting of such trees pursuant to the operation of a license nursery and/or tree farms.
- (e) Trees within existing or proposed public rights-of-way where their removal or relocation is necessary to obtain adequate line-of-sight distances as required by the city engineer or poses a threat to public health, safety, and welfare.
- (f) Trees which, in the estimation of the city engineer, will cause damage to existing public improvements.

26-261 Application and Fees

An application for a tree permit shall be filed with the Planning Division (located on private property) and/or Public Services (located on public property). The application shall be on the forms prescribed by the City and shall be accompanied by the fee established by City Council.

26-262 Permit Procedure

- (a) Private property. Where an application for a tree permit is filed on private property the following procedure is hereby established:
 - (1) Upon receipt of the application, the Community Development Director or their designee shall investigate the site and evaluate the request. The decision to issue or deny the permit and any conditions of the permit shall be based on the following criteria:
 - (i) The condition of the tree(s) with respect to disease, damage, danger of collapse of all or any portion of the tree(s), proximity to an existing or proposed primary structure, and interference with utility services, age or remaining life span and whether or not the tree acts as a host for a plant which is parasitic to other species of trees which are in danger of being infested.
 - (ii) Where, upon taking into consideration the size, shape, topography and existing trees upon the lot, the denial of the permit would create an unreasonable hardship on the property owner (i.e., prohibit the



construction of a primary structure or deny a property right possessed by other property in the same vicinity and zone).

- (iii) The number, species, size, and location of existing trees in the area and the effect of the requested action in terms of providing shade, protection from wind, air-pollution reduction, historic value and scenic beauty upon the health, safety, aesthetics, and general welfare of the area or neighborhood.
- (iv) The topography of the lot or parcel and the effect of the requested action on erosion, soil retention, water retention, and diversion or increased flow of surface water.
- (v) Whether or not such tree(s) is required to be preserved by any precise plan or other approved plans on record.

(2) Subsequent to investigation:

- (i) Significant trees: The Community Development Director or their designee may approve, conditionally approve, or deny the tree permit.
- (ii) Heritage trees: The Planning Commission may approve, conditionally approve, or deny the removal application (in case of pruning, the Community Development Director or their designee may approve, conditionally approve, or deny the application).

(3) Any conditions deemed necessary to implement this regulation, include, but are not limited to:

- (i) Replacement of the removed or cut down tree(s) with a tree(s) of comparable species, size, and condition as determined by the Community Development Director or their designee in the case of significant trees and the Planning Commission in the case of heritage trees.
- (ii) The relocating of the tree(s) on-site or off-site provided that the owner or applicant submit a report from an arborist describing the relocation method and shall provide the City with a five (5) year survival guarantee. Should the tree(s) not survive the survival period, replacement shall occur in accordance with section 26-263.
- (iii) Payment of the proper restitution value of the tree(s), or donation of a boxed tree(s) to the City or other public agency to be used elsewhere in the community should a suitable replacement location of the tree(s) not be possible on-site or off-site.

(4) Associated with a development application. Where an application for a tree permit is associated with a development application that requires a public hearing, the following procedure is hereby established:

- (i) Upon receipt of the application, the Community Development Director or their designee or designee shall investigate the site and evaluate the application on the basis of the following criteria:
 - a) The condition of the tree(s) with respect to disease, damage, danger of collapse of all or any portion of the tree(s), proximity to an existing or proposed primary structure, and interference with utility services, age, or remaining life span and whether or not the tree acts as a host for a plant which is parasitic to other species of trees which are in danger of being infested.
 - b) The number, species, size, and location of existing trees in the area and the effect of the requested action in terms of providing shade, protection from wind, air-pollution reduction, historic value and scenic beauty upon the health, safety, aesthetics, and general welfare of the area or neighborhood.
 - c) Whether or not the removal of the tree(s) is necessary to construct required improvements within the public street right-of-way or within a flood-control or utility right-of-way.
 - d) Whether or not the tree(s) could be preserved by pruning and proper maintenance or relocation rather than removal.
 - e) The necessity to remove the tree(s) in order to construct improvements which would allow economic enjoyment of the property.



- f) Whether or not such tree(s) constitutes a significant natural resource of the City, or is designated as a heritage tree.
- (3) The Community Development Director or their designee, or designee, shall complete the site investigation and make a report to the Planning Commission. The Planning Commission shall review the tree permit and said report at the same time as the development application, and shall conduct a public hearing when required. Said permit shall be considered concurrently with the development application.
- (5) Permit notification. The public hearing notification required by section 26-187 shall include a description of the tree permit request.
- (6) The Planning Commission shall approve, conditionally approve, or deny the application to remove or relocate any significant tree(s) or any heritage tree(s). The Planning Commission may impose conditions deemed necessary, including, but not limited to:
 - (i) Replacement of the removed tree(s) with a tree(s) of comparable species, size and condition as determined by the Planning Commission.
 - (ii) The relocating of the tree(s) on-site or off-site provided that the owner or applicant shall retain an arborist who shall submit a report to the Community Development Director or their designee which describes the relocation method, whether location is favorable to the survival of the tree and shall provide the City with a five (5) year survival guarantee. Said arborist shall supervise all pruning and relocation procedures. Should the tree(s) not survive the survival period, replacement shall occur in accordance with section 26-263. A bond shall be posted with the City to ensure conformance with this regulation.
- (b) Public property trees. The provisions outlined in Chapter 24, Article II, of the West Covina Municipal Code shall be observed except in the case when significant trees, heritage trees, or any tree with a caliper of one (1) foot or larger located on public property, is affected. In these cases, a tree permit application is necessary and the following additional procedures are hereby established:
 - (1) Significant trees: A tree permit for any significant tree is subject to the Public Services Department. The decision to issue or deny the permit is subject to the criterium and condition outlined in section 26-263(a)(1).
 - (2) City trees: A tree permit for any public tree which has a caliper of one (1) foot or more, is subject to approval from Public Services Department. The decision to issue or deny the permit is subject to the criterium outlined in section 26-263(a)(1) and conditions deemed necessary as per section 26-263(a)(2).
 - (3) Heritage trees: A tree permit, and mailing labels for the five hundred foot (500) radius property-owner notification requirement, for any heritage tree is subject to the approval by the City Council. The decision to issue or deny the permit is subject to the criterium outlined in section 26-263(a)(1) and any conditions deemed necessary as per section 26-263(a)(2).
- (c) Appeal procedure. Appeals may be filed per the requirements of section 26-193 of this chapter.
- (d) Approval period. Tree-removal permits shall be effective following the appeal period and shall be valid for a period of ninety (90) days, subject to extension. Where the tree permit is associated with a development application, the tree permit shall expire on the same expiration date as the said development application.

26-263 Protection of Trees During Development Activity

The following protective measures shall be exercised by all individuals, developers, and contractors working near preserved trees. All construction shall preserve and protect the health of trees to remain, relocated trees, and new trees planted to replace those removed in accordance with the following:

- (a) No grading, construction, or construction-related activities shall occur within the dripline of a significant tree or a heritage tree. Construction-related activities include, but are not limited to, the storage of materials, grade changes, or attachment of wires to or around tree trunks, stems or limbs.



- (b) Significant trees and heritage trees shall be shielded from damage during construction with an appropriate construction barrier, such as chain link and steel stake fence enclosing the entire dripline area. All exposed roots shall be inside the fence or barrier. The fence or barrier shall have a minimum height of six (6) feet measured from the grade. In all cases where a fence or barrier is to be used around a protected tree, the fence or barrier shall be installed prior to commencement of any development activity on the site and shall remain in place throughout all phases of construction. Fences may not be removed without obtaining written authorization from the Community Development Director or their designee.
- (c) No structure or impervious paving shall be located within the dripline or within a six (6) foot radius of the trunk perimeter, whichever is greater, of any significant tree or heritage tree, unless approved as part of a tree permit. A tree with a caliper of thirty (30) inches or more shall require additional space as determined by the Community Development Director or their designee, Public Services Department, or city arborist.
- (d) Branches that could be injured by vehicles or that interfere with the development activity may be pruned to the satisfaction of the Community Development Director or their designee, Public Services Department, or city arborist.
- (e) No compaction of the soil within the dripline of any tree shall be undertaken, unless approved as part of a tree permit.
- (f) No construction, including structures and walls, that disrupts the root system shall be permitted, unless approved as part of a tree permit. As a guideline, no cutting of roots should occur within a distance equal to three and one-half (3½) times the trunk diameter, as measured at ground level. Actual setback may vary to meet the needs of individual tree species as determined by the Community Development Director or their designee, Public Services Department, or city arborist. Where some root removal is necessary, the tree crown may require thinning to prevent wind damage.
- (g) The required landscape and irrigation plan shall be tailored per the needs of retained trees, as specified by a tree arborist. Trees of the oak family must be on a separate irrigation timer, or as specified by a tree arborist.
- (h) The Community Development Director or their designee may impose additional measures determined necessary to preserve and protect the health of trees to remain, relocated trees, and new trees planted to replace those removed.

26-264 Penalties

- (a) Violation of any section of this Division shall constitute a misdemeanor, punishable by a fine of not more than one thousand dollars (\$1,000.00) or by imprisonment not to exceed six (6) months, or both such fine and imprisonment. Each tree removed in violation of this Division shall constitute a separate offense.
- (b) Violators may also be required to replace the tree(s) with a tree(s) of comparable size, type and condition as determined by the Community Development Director or their designee and in appropriate cases, the Public Works Director.
- (c) In addition to the penalties imposed by subsections, (a) and (b) above, any person who destroys, removes or damages a significant tree or a heritage tree without a permit in circumstances in which a permit application has been denied, or would have been denied, shall be liable to the city for a civil penalty in an amount equal to the tree's full restitution value.
- (d) A building permit shall be deemed invalid or held by an official notice to stop work until either subsection (a) and/or (b) is effected.



DIVISION 11 ENVIRONMENTAL ASSESSMENT GUIDELINES AND PROCEDURES

26-265 To be in accordance with City standards

Environmental assessment guidelines and procedures for the evaluation of the environmental impact of proposed public or private projects shall be established by a resolution of the City Council.

DIVISION 12 REVOCATION PROCEDURES

26-266 Applicability

The provisions of Division 12 shall apply to the revocation of Conditional Use Permits, Administrative Permits, Variances, or Minor Modifications. Revocation shall include amendment or modification of a permit which may result from a revocation proceeding.

26-267 Revocation hearing body

- (a) The Planning Commission shall hear revocation proceedings for all permits and approvals issued by the Community Development Director or their designee.
- (b) The Planning Commission shall hear revocation proceedings for all permits and approvals issued by the Planning Commission, either in its initial hearing capacity, or on appeal to the Planning Commission.
- (c) The City Council shall hear revocation proceedings for all permits and approvals issued by the City Council, either in its initial hearing capacity, or on appeal to the City Council.

26-268 Grounds for revocation

The hearing body may revoke, amend or suspend a Conditional Use Permit, Administrative Permits, Variances, or Minor Modifications ("permit") upon finding that:

- (a) The use is detrimental to the public health, safety or welfare or is a nuisance; or
- (b) The permit was obtained by fraud; or
- (c) The use has not been exercised prior to the expiration date of the permit; or
- (d) The use has ceased or been suspended for a period of six (6) months or more; or
- (e) The conditions of approval have not been complied with; or
- (f) The required findings for the permit have been violated; or
- (g) The use is not being operated in the manner or for the purpose contemplated by the approval of the permit.
- (h) The development entitlement dependent thereon has been revoked or suspended.
- (i) The use is being operated in violation of any federal, state or local law which results in detriment to the public health, safety or welfare.

26-269 Initiation of Revocation Processing

Revocation proceedings may be initiated by a majority vote of a quorum of the City Council or the Planning Commission or by the Community Development Director or their designee.

26-270 Notice of Hearing

Notice of a revocation hearing for a conditional use permit or variance shall be given as follows:



- (a) At least ten (10) days prior to the date of the hearing, a public notice shall be posted on-site of subject property; and
 - (1) Notice of the hearing shall be mailed or delivered at least ten (10) days prior to the hearing to each local agency expected to provide water, sewage, streets, roads, schools, or other essential facilities or services to the project, whose ability to provide those facilities and services may be significantly affected.
 - (2) A notice of public hearing shall be mailed to the permittee or his/her agent, the owner of the property and owners of all property within a radius of five hundred (500) feet of the exterior boundaries of the property under consideration, using for this purpose the name and address of such owners as shown upon the latest available assessment rolls of the county assessor. The notices shall be mailed at least ten (10) days prior to the date of the public hearing.
 - (3) The cost of noticing shall be paid by the City.
- (b) Notice of a revocation hearing for an administrative review shall be given as follows:
 - (1) A notice of public hearing shall be mailed to the permittee or his/her agent, the owner of the property and owners of all property within a radius of five hundred (500) feet of the exterior boundaries of the property under consideration, using for this purpose the name and address of such owners as shown upon the latest available assessment rolls of the county assessor. The notices shall be mailed at least ten (10) days prior to the date of the public hearing.
 - (2) The cost of noticing shall be paid by the City.
- (c) Notice of a revocation hearing for an administrative permit shall be given as follows:
 - (1) Notices shall be mailed to the permittee, property owners of the subject site, and all owners of properties within a radius of five hundred (500) feet of the exterior boundaries of the subject site. The notices shall be mailed at least ten (10) days prior to the date of the public hearing.
 - (2) The cost of noticing shall be paid by the City.

26-271 Contents of hearing notice

The notice of revocation hearing shall be in writing and shall contain at least the following information:

- (a) The street address and general description of the property or premises for which the permit has been issued. A map may be included.
- (b) The name of the permit holder.
- (c) A description of the type of permit and a general description of the activities approved by the permit.
- (d) A statement that the hearing will consider revocation of the permit, or in the alternative alteration or modification of the permit and/or the conditions of the permit.
- (e) The date, time, and location of the hearing.
- (f) The grounds for the revocation of the permit.
- (g) A statement that the permittee may represent himself/herself/themselves, or be represented by legal counsel or any other person of his/her choice.
- (h) A statement that the permittee may present evidence, testimony, and witnesses in defense of the revocation of the permit.



26-272 Conduct of the hearing

- (a) Revocation hearings shall be noticed public hearings open to public participation.
- (b) The hearing body shall act as an independent arbiter in the conduct of the hearing, procedures, presentation of evidence, review of evidence and issuing a decision. The chairperson/mayor shall make determinations on procedure, witnesses, and evidence. The chairperson/mayor may be assisted by a member of the city attorney's office or other counsel who has not participated in the preparation or presentation of the cause for revocation of the permit.
- (c) The city staff, city attorney or other city representative shall first present the evidence for the cause for revocation. After the city presentation is complete, the permittee may present evidence in opposition to revocation. After the city representative and the permittee have completed their presentations, members of the public may speak for or against the revocation. The order and timing of presentations may be altered by the hearing body in the interests of an orderly, timely and fair hearing or for the reasonable convenience of the witnesses or parties. The hearing board may continue the hearing from time-to-time without further public notice.
- (d) Formal rules of evidence need not be followed. All witnesses shall be sworn or unsworn at the discretion of the hearing body.
- (e) Cross-examination of witnesses is not required unless, in the discretion of the hearing body, cross-examination is necessary to provide a fair hearing and due process of law. Cross-examination of members of the public who speak shall not be allowed unless the hearing body determines that cross-examination is necessary to avoid a prejudicial denial of due process.
- (f) Documents should be identified and labeled in an orderly fashion when submitted to the hearing board.
- (g) The hearing board shall tape record the oral proceedings before the hearing board. The tape recordings shall be maintained for thirty (30) days after the time for any appeal has expired. If a timely appeal is not filed, the tape recordings may be destroyed.
- (h) All documents, testimony, and other evidence presented to and accepted by the hearing board shall constitute the administrative record upon which the hearing board shall make its decision. The administrative record shall include evidence submitted to the hearing board but not accepted by the hearing board.
- (i) The representatives of the cause for revocation shall be allowed to present final argument to the hearing board followed by final argument by the representative for the permittee. Rebuttal argument or re-rebuttal argument shall only be allowed at the discretion of the hearing board.

26-273 Decision of the hearing board.

- (a) At the conclusion of the hearing, or at any time thereafter, the hearing board shall deliberate the merits of the cause for revocation. Deliberations of the hearing board shall be conducted at a meeting open to the public, but need not be conducted at a noticed public hearing. Deliberations shall be solely among the hearing board members unless the hearing board invites other persons to participate.
- (b) The hearing board may revoke the permit, amend, alter, or modify the permit or impose new or additional conditions, all as reasonably related to mitigation or elimination of the grounds asserted for the revocation.
- (c) The decision of the hearing board shall be in writing, supported by findings, and approved by the hearing board within thirty (30) days of the close of the hearing, or at the next regular meeting of the hearing board immediately following such thirty (30) day period.
- (d) Upon approval of the decision by the hearing board, the decision shall be sent to the permittee by mail, fax or email.



26-274 Appeal of hearing board decision

- (a) Appeals from decisions of the Planning Commission sitting as the revocation hearing board may be submitted to the city clerk by any interested party within ten (10) days of approval of the written decision of the hearing board. If the tenth day falls on a day when City Hall is not open the appeal may be made on the next business day. Decisions of the City Council sitting as the revocation hearing board are not appealable.
- (b) The appeal must be in writing, must include specific reasons for the appeal, and must be accompanied by the fee set by City Council resolution for such appeal. Such an appeal suspends and sets aside the decision of the lower authority.
- (c) Within five (5) working days of the receipt of the appeal the city clerk shall estimate the cost of preparation of the administrative record and send written notice to the appealing party that they must deposit one-half of the estimated cost of preparation of the administrative record with the city clerk within ten (10) calendar days of the mailing date of the notice. Failure of the appealing party to timely deposit such one-half of the estimated cost shall be a waiver and termination of the appeal.
- (d) The cost of preparation of the administrative record shall include costs of preparation and duplication of all documentary and tangible evidence and the transcription of the oral portion of the hearing. The transcription of the oral portion of the hearing shall be performed by an independent professional transcription service chosen by the city clerk.
- (e) Upon the completion of the preparation of the administrative record, including the transcription of the oral proceedings, the city clerk shall determine the actual costs of preparing the administrative record. Upon such determination of costs the city clerk shall send written notification of the actual costs of the preparation of the administrative record to the appealing party. The notice shall advise the appealing party that it must pay one-half of the actual costs of preparation of the administrative record within ten calendar days of sending of the notification, and that if such payment is not timely received by the city clerk, the appeal will be deemed waived and terminated. If the deposit of the estimated cost of preparation of the administrative record meets or exceeds the actual cost, payment will be deemed to have been timely made, and any overage will be refunded to the appealing party.
- (f) Upon receipt of the required payment from the appealing party the city clerk shall send written notice of the time and place of the review of the appeal by the City Council to the appealing party and the City's representative. The appeal shall be heard by the City Council within forty (40) calendar days of the payment of the required fees, or such additional minimal time as needed to meet the schedule of available City Council meetings. The notice shall contain:
 - (1) The time and location of the City Council meeting at which the appeal will be reviewed.
 - (2) The name of the appealing party and the name of the permittee.
 - (3) The address of the property, if any is involved in the appeal.
 - (4) A statement that the appealing party may present written or oral argument to the City Council based on the administrative record. Written arguments must be filed with the city clerk and received by the other parties to the appeal at least fifteen (15) calendar days prior to the date of the City Council meeting. Written rebuttal arguments by any party to the appeal must be filed with the city clerk and delivered to all other parties to the appeal at least seven (7) calendar days prior to the date of the City Council meeting. Oral argument and rebuttal argument may be presented at the City Council meeting.
- (g) The City Council shall determine the appeal based on their review of the administrative record. The review shall occur at a regularly noticed City Council meeting and shall not require a noticed public hearing. The appealing party shall be given the opportunity to present written or oral arguments to the City Council. The City's representative shall be given the opportunity to present written or oral rebuttal argument to the City Council.
- (h) If the appealing party is not the permittee or there is more than one (1) appealing party, the following rules shall apply:



- (1) The appealing party, the permittee and the City shall be referred to as “parties to the appeal.”
- (2) Each party to the appeal shall pay their proportionate share of the cost of preparation of the administrative record. If the appealing party does not timely pay their proportionate share of such costs, the appeal shall be waived and terminated. If any other party to the appeal does not timely pay their share of such costs, the non-paying party shall not be entitled to participate in the appeal process, but shall remain liable to the City for their share of the costs of preparation of the administrative record.
- (3) (All notices shall be sent to all parties to the appeal.
- (4) Arguments may be presented by the appealing party, and rebuttal arguments may be presented by any other parties to the appeal. All written arguments and rebuttal arguments shall be delivered to all other parties to the appeal.

26-275 Decision of the City Council on appeal.

- (a) At the conclusion of the meeting, or at any time thereafter, the City Council shall deliberate the merits of the cause for the appeal. Deliberations of the City Council shall be conducted at a meeting open to the public, but need not be conducted at a noticed public hearing. Deliberations shall be solely among the City Council members, unless the City Council invites other persons to participate.
- (b) The City Council may revoke the permit, amend, alter, or modify the permit or impose new or additional conditions, all as reasonably related to mitigation or elimination of the grounds asserted for the revocation.
- (c) The decision of the City Council shall be in writing, supported by findings, and approved by the City Council within thirty (30) days of the close of the meeting, or at the next regular meeting of the City Council immediately following such thirty (30) day period.
- (d) Upon approval of the decision by the City Council, the decision shall be sent to the permittee by mail, fax or email.

26-276 Termination of proceedings.

- (a) The Community Development Director or their designee may recommend to the hearing body termination of the revocation proceedings anytime during the hearing process or the appeal process if the Community Development Director or their designee determines that:
 - (1) The grounds for the revocation have been satisfactorily corrected by the permittee.
 - (2) The permittee has voluntarily ceased the use for which the permit was issued.
 - (3) The permittee has ceased the activity which was the grounds for the revocation and provided a written relinquishment of the permit to the Community Development Director or their designee.
 - (4) The permittee has reached a written settlement agreement with the city which will protect public health, safety, and welfare.
 - (5) There exists other good cause for termination of the revocation proceedings.
- (b) After due consideration of the recommendation of the Community Development Director or their designee, the hearing body may approve the termination of the revocation proceedings by a majority vote of a quorum of the hearing body.
- (c) The hearing body may, on its own initiative, and for good cause, terminate any revocation proceedings by a majority vote of a quorum of the hearing body.



DIVISION 13 PLANNING COMMISSION SUBCOMMITTEE FOR DESIGN REVIEW

26-277 Purpose.

- (a) The purpose of design review of single-family residences is to ensure quality development, promote orderly development of the City, conserve property values, preserve the architectural character of an area, and to promote harmonious design that is complimentary to adjacent properties.

26-278 Subcommittee created.

- (a) A subcommittee of the planning commission shall be established consisting of two (2) members of the planning commission to be appointed by the chair of the planning commission. An alternate subcommittee member shall be appointed by the chair to serve in the event that one (1) of the two (2) members is absent.

26-279 Meetings.

- (a) The subcommittee shall meet regularly in open meeting at a time to be determined by the subcommittee.

26-280 Review Required.

- (a) No building permit shall be issued for the following types of improvements to single-family residences prior to subcommittee review:
 - (1) New construction of single-family residences.
 - (2) Structural additions or modifications on the front elevation of a residence.
 - (3) New second-story additions to one-story residences.
 - (4) New second-story additions to two-story houses.
 - (5) New balconies.
 - (6) Any modifications that is readily visible from a public right-of-way.

26-281 Review Authority.

- (a) The subcommittee may approve, conditionally approve, forward the project to the planning commission, or disapprove applications.

26-282 Basis for Approval.

- (a) The subcommittee shall consider the following criteria:
 - (1) New development, or alterations of existing development should utilize building materials, color schemes, roof style, and architecture that is visually harmonious with the subject property and surrounding neighborhood.
 - (2) Vertical and horizontal articulation of building facades should be used to avoid long, uninterrupted exterior walls on residences. All structures should have relief to create an interesting blend and enhance the architecture.
 - (3) Roof lines should be reasonably compatible with the design and scale of surrounding structures. Vertical and horizontal roof articulation is encouraged to avoid long monotonous, flat sections of roof.
 - (4) The scale and mass of the building should relate to surrounding structures. The height and bulk of the building should be in scale with buildings on surrounding sites and should not visually dominate their sites or call undue attention to themselves.
 - (5) The buildings should include a variety of materials and colors. Materials shall be consistently applied and should be chosen to be harmonious with surrounding structures. Piecemeal embellishments and inconsistent materials and architecture should be avoided.



26-283 Notice of Action.

- (a) The planning director shall notify the applicant of the decision of the subcommittee within ten (10) days of the decision. The notification shall be in writing and state the reasons for approval, conditional approval, denial or transfer to the planning commission.

26-284 Appeal.

- (a) Any decision by the subcommittee may be appealed by the applicant to the planning commission. A written appeal shall be filed with the planning director within ten (10) days after a written decision is mailed to the applicant.

26-285 Expiration.

- (a) Building permits to construct improvements approved by the subcommittee shall be issued within one (1) year of the date of approval or the approval will automatically expire.



ARTICLE VII. DEVELOPMENT CODE ADMINISTRATION

DIVISION 1 AMENDMENTS

26-286 Purpose

- (a) The purpose of this Article is to set forth the general provisions established by the City of West Covina for the administration of the Development Code and the implementation of the General Plan.
- (b) Whenever the public necessity, convenience, general welfare, or good zoning practice require, the council may amend, supplement, or change the regulations, zone boundaries, or classifications of property, now or hereafter established by this chapter.
- (c) Amendments, supplements or changes to this chapter and/or the official zoning map which:
 - (1) Change any property from one zone to another; or
 - (2) Add, modify, or remove any regulations pertaining to the use or development of property shall be initiated and adopted in accordance with the procedures stated in this article.

26-287 Initiation

- (a) Amendments of this chapter and/or the official zoning map that change any property from one zone to another may be initiated by:
 - (1) The verified application of one (1) or more owners of property proposed to be changed or reclassified, or by a purchaser or lessee with consent of the owner.
 - (2) Resolution of the City Council.
 - (3) Resolution of the Planning Commission.
- (b) Amendments, supplements, or changes to this chapter other than the change of property from one zone to another may be initiated by:
 - (1) Applicant.
 - (2) Resolution of the City Council.
 - (3) Resolution of the Planning Commission.

26-288 Application

- (a) A qualified applicant shall submit an application for a zoning amendment on a form prescribed by the Community Development Director or their designee accompanied by the required fee. The Community Development Director or their designee may require an applicant to submit such additional information and supporting data as considered necessary to process the application.
- (b) The Community Development Director or their designee may allow any necessary applications for amendments to zoning regulations or for approval under the requirements of this Ordinance to be processed simultaneously with the proposed zoning amendment.
- (c) A General Plan Amendment application shall be submitted for concurrent processing for Zoning Amendments that are not in conformance with the General Plan.

26-289 Noticing and Public Hearing Procedures

Notice and hearings regarding an application for an amendment shall be provided in compliance with Article 6 Division 1.



26-290 Planning Commission Action

- (a) The Planning Commission shall conduct a public hearing in conformance with Article VI Division 1.
- (b) Following the public hearing, the Planning Commission shall make a recommendation on the proposed zoning amendment to the City Council. Such recommendation shall include the reasons for the recommendation, and the findings related to the criteria for zoning amendments in section 26-293 (Findings) and shall be transmitted to the City Council.

26-291 City Council Action

- (a) After receiving the report from the Planning Commission or a written request from an interested party pursuant to Article VI Division 1, the City Council shall hold a duly-noticed public hearing. At least 10 days before the date of the public hearing, the Planning Division shall provide notice consistent with Article VI Division 1. The notice shall include a summary of the Planning Commission recommendation.
- (b) After the conclusion of the hearing, the City Council may approve, modify, or deny the proposed amendment.

26-292 Findings

An amendment to the Zoning Map, or this Chapter may be approved only if all of the following findings can be made in a positive manner, as applicable to the type of amendment. It is the responsibility of the applicant to establish evidence in support of the required findings.

- (a) Mandatory Findings required for all Development Code Amendments:
 - (1) The proposed amendment ensures and maintains internal consistency with the goals, policies, and strategies of all elements of the General Plan, and, in the case of a Zoning Code amendment, will not create any inconsistencies with this Chapter.
 - (2) The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare of the City.
 - (3) The proposed amendment is in compliance with the provisions of the California Environmental Quality Act (CEQA).
- (b) Additional Findings for Zoning Map Amendments:
 - (1) The site(s) is/are physically suitable (including access, provision of utilities, compatibility with adjoining land uses and absence of physical constraints) for the requested zoning designation(s) and anticipated land use development.

DIVISION 2 ADMINISTRATION AND ENFORCEMENT

26-293 Community Development Director

The Community Development Director or their designee shall be the official responsible for the enforcement of this Chapter. The Community Development Director or their designee may serve notice requiring the removal of any structure or use in violation of this title to the owner or his authorized agent, on a tenant, or on an architect, builder, contractor or other person who commits or participates in any violation. The Community Development Director or their designee may call upon the City Attorney to institute necessary legal proceedings to enforce the provisions of this title, and the City Attorney is hereby authorized to institute appropriate actions to that end. The Community Development Director or their designee may call upon the chief of police and his authorized agents to assist in the enforcement of this title.



26-294 Fees

- (a) Filing fees shall be paid as established by a resolution of City Council.
 - (1) If, pursuant to the guidelines and procedures for evaluating environmental impacts of proposed projects, the Community Development Director or their designee declares that a proposed action is not categorically exempt from the provisions of the California Environmental Quality Act of 1970, the applicant shall hire and directly pay for the City's CEQA consultant who shall pay the required environmental impact report filing fee as established by a resolution of the City Council at the time the application to prepare or process required environmental impact documents is accepted.



ARTICLE VIII. SUBDIVISION REGULATIONS

DIVISION 1 AUTHORITY

26-295 Subdivision Map Act

Pursuant to the provisions of Title 7, Division 2 (commencing with section 66410) of the Government Code, State of California, hereinafter referred to as the "Subdivision Map Act," and in addition to any other regulations provided by law, the regulations hereinafter contained in this chapter shall apply to all subdivisions, parts of subdivisions, and divisions of land hereafter, made wholly or partially, within the West Covina City limits, and to the preparation of subdivision maps thereof and other maps provided for by the Subdivision Map Act. Provisions for grading and erosion control are contained in Chapter 9 of the West Covina Municipal Code.

DIVISION 2 GENERAL PROVISIONS

26-296 Definitions

Definitions related to this Article can be found in Article I Division 4.

26-297 Application

The regulations set forth in this Article shall apply to all subdivisions or parts thereof within the City of West Covina and to the preparation of subdivision maps thereof and to other maps or certificates provided for by the Subdivision Map Act. Each such subdivision and each part thereof lying within the City of West Covina shall be made and each such map or certificate shall be prepared and presented for approval as hereafter provided for and required.

26-298 Deviations

Whenever any parcel of land is of such size, design, or shape, or subject to such title limitations of records, or is subject to such topographical conditions or such dominating drainage problems that it is impossible, or impractical in the particular case to conform fully to the provisions of this chapter, the city engineer may recommend such deviation as may be necessary or expedient to the proper development of the subject property as allowed by state law. In each case of deviation, the city engineer shall transmit to the Planning Commission with the tentative map a written report setting forth each deviation recommended and the reasons therefor.

26-299 Conformance to City Standards

A subdivision or division of land shall conform to the following City standards and requirements:

- (b) All adopted General Plan elements and specific area plans.
- (c) The master plan of streets.
- (d) Standard Specifications for Public Works Construction.
- (e) City engineer's standard drawings.
- (f) Any applicable City ordinances and resolutions.
- (g) Lot standards as contained in the West Covina Municipal Code.
 - (1) Frontage on street. All lots in the subdivision shall have a minimum twenty (20) feet of frontage on a street except that on other than R-1 and/or R-A zoned land an alternate minimum twenty (20) feet wide permanent access easement may be utilized subject to approval of the planning commission and/or City Council. Documents necessary to implement an approved permanent access easement shall be subject to



review and approval of the City Attorney and shall be recorded concurrently with the final map or parcel map.

- (2) Lot dimensions. Lot dimensions shall conform to the standards of development as contained in chapter 26 of the West Covina Municipal Code or other official plans adopted pursuant to law. Irregularly shaped lots shall be subject to individual approval by the City.
- (3) Jurisdictional boundary lines. No lot shall be divided by a county, City or school district boundary line.
- (4) Lot side lines. Lot side lines shall be approximately at right angles or radial to the street center line.
- (5) Use of flag lots. The standards in this subsection shall only apply to residential flag lots. Residential flag lots may be permitted through a parcel map or tentative subdivision map when they comply with the standards in this section, in addition to any other applicable City standards:
 - (i) Limitation on number of residential flag lots. Flag lots shall not be approved where alternative designs are feasible. To avoid an over- concentration of residential flag lots in any one neighborhood, residential flag lots shall not be allowed where approval of a proposed subdivision would result in flag lots comprising greater than one (1) or ten (10) percent of the number of lots in the immediate neighborhood (whichever is greater). Lots in the immediate neighborhood shall be defined as all lots which would be created by a proposed subdivision plus all residentially-zoned lots lying wholly or partially within 300 feet of the proposed subdivision.
 - (ii) Where a subdivision proposes more than one flag lot a flag lot shall not be located adjacent to another flag lot
 - (iii) Flag lots must have a minimum of twenty (20) feet of frontage on a street. The lot(s) located between the primary portion of the flag lot and the street shall have the minimum feasible depth required to comply with the requirements of chapter 26 of the West Covina Municipal Code. The accessway serving an infill residential flag lot shall not be included when calculating the required area of that lot.
- (6) Cul-de-sacs. Minimum street frontage of thirty-three (33) feet.
- (h) Any subdivision that results in a lot without direct access to and from a public street shall dedicate a separate parcel as a private street maintained by the Homeowners Association. Private streets shall comply with all applicable standards listed in Chapter 19 Article VIII of the West Covina Municipal Code.

26-300 Information Package for Prospective Purchases of Subdivided Land

In addition to the subdivision report prepared by the state real estate commissioner, the owner, their agent or the subdivider of a residential subdivision containing five (5) or more single-family residences or condominium units shall prepare or cause to be prepared a package of information for distribution to prospective purchasers of homes or units in the subdivision containing the following information:

- (a) The zoning applicable to the property being subdivided and to contiguous property.
- (b) The text of the land use element of the City's General Plan which is applicable to the subdivision and to contiguous property.
- (c) The location of existing and proposed schools which the children of purchasers of property within the subdivision may be expected to attend.
- (d) A copy of any conditions, covenants and restrictions which are applicable to property within the subdivision.
- (e) Any additional information deemed necessary or appropriate to fully inform prospective purchasers of property within the tract of the conditions which exist within the tract and within contiguous areas.
- (f) The owner, his agent or the subdivider shall submit the proposed package of information to the director of planning of the City of West Covina for approval as to form and content. The Community Development Director or their designee may require amendments or the addition of information to the package. A copy of the package as finally approved shall be filed with the director of planning prior to its distribution.



- (g) Sales agents of the owner or the subdivider shall deliver a copy of the package of information to each prospective buyer of property within the subdivision, and prior to accepting a deposit on any such property the sales agent shall require the prospective buyer to sign a receipt acknowledging that a copy of the package of information has been delivered to him. The recipient shall contain the sales agent's name, the owner or developer's name, the lot and tract number, the date of the delivery of the information package, and the purchaser's printed name and signature.
- (h) Within ten (10) days after the close of escrow on the initial sale of any residence or condominium in the tract, the owner, the developer, or his agent shall file a copy of the receipt for the package of information with the Community Development Director or their designee of the City of West Covina.
- (i) The provisions of this section shall be applicable to the initial sale of residences or condominium units in existing tracts or developments, as well as to all tracts or developments hereafter approved within the City of West Covina.
- (j) The provisions of this section shall not require the furnishing of any information to a prospective purchaser of property which is contained in the subdivision report prepared by the state real estate commissioner.
- (k) The failure of any owner, subdivider or sales agent to obtain the approval of the Community Development Director or their designee of the information package before selling property within the tract or the failure to deliver the package of information and to obtain a receipt therefor from prospective buyers of property shall constitute a misdemeanor punishable in the manner and to the extent provided by law.

26-301 Surveys

The procedure and practice of all survey work done on any division of land, whether for preparation of a final map or parcel map, shall conform to the standards and details set forth in Chapter 15, Division 3, of the Business and Professions Code, the Land Surveyor's Act. The allowable error of closure on any portion of a final map or parcel map shall be a minimum of 1/10,000.

In the event that the county engineer, county road commissioner, the state highway engineer, or any city engineer shall have established the center line of any street or alley in or adjoining a division of land, the final map or parcel map shall show such center line, together with reference to a field book or map showing such center line and the monuments which determine its position. If determined by ties, that fact shall be stated upon the final map or parcel map. Monuments shall be found, set or reset for final maps and parcel maps at least at the following locations, except no additional monuments need to be set for parcel maps prepared from record data:

- (a) At all angle points and beginnings and ends of curves on the exterior boundaries of the subdivision or division of land.
- (b) At all angle points and beginnings and ends of curves on the exterior boundaries of any and all land dedicated or offered for dedication in fee simple for park or open space purposes.
- (c) At the intersections of center lines of streets and at all angle points and beginnings and ends of curves on street center lines.
- (d) For each center line intersection monument set, the engineer or surveyor under whose supervision the survey has been made shall furnish to the city engineer a set of notes showing clearly the ties between such monument and at least four (4) durable distinctive reference points or monuments. Such reference points or monuments may be leads and tacks in sidewalks, or two-inch iron pipe set back of the curb line and below the surface of the ground, or such substitute therefor approved by the city engineer as appears likely not to be disturbed. The set of center line tie notes shall be filed with the city engineer within three (3) months of the date required for setting monuments as shown by certification on the final map.
- (e) Such set of notes shall be of such quality, form and completeness and shall be on paper of such quality and size as may be necessary to conform to the standardized office records of the city engineer. All such notes shall be indexed and maintained by the city engineer as a part of the permanent records of the city engineer's office.



- (f) Whenever the city engineer has established the center line of a street or alley, such data shall be considered in making the surveys and in preparing the final map, and all monuments found shall be indicated and proper reference made to field books or maps of public record, relating to the monuments. If the points were reset by ties, that fact shall be stated.
- (g) City boundaries crossing or adjoining the subdivision or division of land shall be clearly designated and tied in on the final map.
- (h) All boundary monuments shall be set prior to recordation of the final map unless extensive grading operations or improvement work makes it impractical to set monuments. If the setting of boundary monuments is deferred, field notes showing the boundary survey and a bond shall be submitted with the final map for checking and guaranteeing that the boundary monuments will be installed. Interior street center line monuments may be set subsequent to recordation of the final map. The final map shall show which monuments are in place and which are to be set. Prior to approval of the final map by the City Council, the subdivider shall submit a written agreement in which he agrees that the monuments so deferred will be set within a specified time, and that the required notes will be furnished within a specified time.
- (i) At least one (1) exterior boundary line of the land being subdivided shall be adequately monumented or referenced before the final map is recorded.

26-302 Standards for Completing and Accepting Public Improvements

Required public improvements shall be constructed in accordance with the following:

- (a) The West Covina Municipal Code.
- (b) The Standard Specifications for Public Works Construction.
- (c) The standards of the city engineer as approved by resolution of the City Council.
- (d) Where applicable the California Building, California Plumbing, California Mechanical Codes as amended and adopted by the City.

Upon completion of the improvements, inspection by the City, and recommendation of the city engineer, the improvements shall be presented for acceptance by the City Council. Upon acceptance by the City Council the subdivider will be relieved of maintenance responsibility, and the City and/or other appropriate public agencies will assume maintenance of the improvements.

In the case of public open spaces requiring landscaping, irrigation and/or lighting, the subdivider is responsible for a minimum one-year maintenance period after satisfactory completion of the improvements and before acceptance by the City Council. The maintenance period shall be extended for additional periods of time corresponding to any periods of deficient maintenance as determined by the City. Upon completion of the maintenance period and any extensions thereof, inspection by the City, and recommendation of the city engineer, the improvements shall be presented for acceptance by the City Council. Upon acceptance by the City Council the subdivider will be relieved of maintenance responsibility, and the City and/or other appropriate public agencies will assume maintenance of the improvements.

26-303 Waiver of Disapproval of Maps

No map shall be disapproved when the failure of the map is solely a result of a technical and inadvertent error which, in the determination of the Planning Commission for tentative maps and the City Council for final maps, does not materially affect the validity of the map. Upon such a finding, disapproval of the map shall be waived.

26-304 Assignment of Responsibilities to Advisory Agency

The Planning Commission shall have the following responsibilities in addition to those otherwise assigned responsibilities:



- (a) Make findings that tentative maps, together with the provisions for their design and improvement, are consistent with the General Plan and/or any specific plans of the City.
- (b) Make findings justifying approval or denial of tentative maps as such findings are specified in the Subdivision Map Act.
- (c) Make findings for tentative maps relating to the waste discharge from proposed subdivisions and the requirements prescribed by a California regional water quality control board as such findings are specified in the Subdivision Map Act.

26-305 Appeal of Findings of Advisory Agency

Any interested person can appeal the findings specified in section 26-305 (Assignment of Responsibilities to Advisory Agency) to the City Council in the manner prescribed in the Subdivision Map Act. Appeals shall be accompanied by the fee as set from time to time by resolution of the City Council.

26-306 Dedication or Irrevocable Offers of Dedication

The Planning Commission shall determine the requirements, if any, for dedications or irrevocable offers of dedication concurrent with its approval or conditional approval of tentative maps. Irrevocable offers of dedication shall not be limited in any manner except as specified in the Subdivision Map Act as to the time or time periods in which the City may accept, reject, terminate, or abandon the offer of dedication. Required dedications or irrevocable offers of dedication shall be by certificate on the final or parcel maps unless the city engineer finds such procedure to be impractical, in which case, separate instruments may be processed by the city engineer through the City Council for recordation.

The Planning Commission may require dedications or irrevocable offers of dedications for the following purposes as prescribed in the Subdivision Map Act:

- (a) Streets, alleys, waivers of direct access rights and abutter's rights, drainage, water, sewerage, bicycle paths, equestrian trails, access easements, public utility easements, and such other public easements as may be deemed necessary by the Planning Commission.
- (b) Local transit facilities as prescribed in and restricted by the Subdivision Map Act.
- (c) Parks and recreation as prescribed in this chapter and as prescribed in and restricted by the Subdivision Map Act.

26-307 Reservation of Real Property for Public Use

The Planning Commission shall determine the requirements, if any, for reservations of real property in a subdivision for parks, recreational facilities, fire stations, libraries and/or other public uses concurrent with its approval or conditional approval of tentative maps. Such reservations, if any, shall be imposed in accordance with the provisions of the Subdivision Map Act.

26-308 Parks and Recreation

- (a) Dedications for parks and recreation shall be 3.2 acres per one thousand (1,000) residents of the subdivision. The number of residents of the subdivision for purposes of this section shall be the product of the average household size in the City as disclosed by the most recent available federal census and the number of housing units in the subdivision.
- (b) The land dedicated for parks and recreation shall:
 - (1) Be in a location and configuration approved by the Planning Commission.
 - (2) Be rough graded, including drainage devices, in accordance with a grading plan approved by the recreation and parks director, Community Development Director or their designee and city engineer.



- (3) Be fully usable for parks and recreation purposes with the majority of the on-site area being graded at two (2) percent and with areas of grades exceeding twenty (20) percent not being included in the computation of the area required to be dedicated.
 - (4) Have all public utilities stubbed out to the site and have all connection charges paid including annexation to the county sanitation district.
 - (5) Have all public works improvements installed adjacent to the site.
- (c) In such instances where dedication is not required, in total or in part for subdivision, an in-lieu fee shall be paid. The fee shall be equivalent to the value of the land which would have been dedicated if dedication were required. The value shall be the fair market value of the land if it were to be sold immediately after completion of the full improvements in the subdivision. Fair market value shall be determined in accordance with the following:
- (1) The fair market value as determined by the city engineer and the Community Development Director or their designee based upon the average anticipated sale prices of the fully improved lots, excluding buildings, in the subdivision; or
 - (2) If the subdivider objects to such evaluation, he may at his expense obtain an appraisal of the property by a qualified real estate appraiser approved by each party, which appraisal may be accepted by both if found reasonable; or
 - (3) The City Council may determine the fair market value.

26-309 Park Fees

- (a) Every person who constructs a multiple-family residential development or multiple single-family residential lots shall pay a fee as set forth in section 26-309 (Parks and Recreation) for the purpose of providing park and recreational facilities to serve future residents of such development.
- (b) This section shall apply to all undeveloped multiple-family residential property and to all approved precise plans and/or conditional use permits which have not commenced construction prior to the effective date of this section.

26-310 Required Improvements

The Planning Commission, concurrent with its approval or conditional approval of the tentative map, shall require the following improvements constructed to the satisfaction of the city engineer unless specific findings are made that construction of said improvements are unnecessary and impractical:

- (a) Construction of subdivision streets in accordance with the master plan of streets, standard specifications for public works construction, and the city engineer's standard drawings, including but not limited to asphalt concrete or portland cement concrete pavement, aggregate base, portland cement concrete curbs and gutters, portland cement concrete sidewalks, surface drainage facilities, and portland cement concrete driveway approaches.
- (b) Construction of half of the adjoining portions of exterior streets in accordance with the master plan of streets, Standard Specifications for Public Works Construction, and the city engineer's standard drawings, except that the minimum width constructed shall be twenty (20) feet, in the same manner as subdivision streets.
- (c) Construction of landscaped and irrigated street median islands.
- (d) Installation of street lighting in accordance with plans and specifications approved by the city engineer or his duly authorized representative.
- (e) Installation of street trees and of tree wells.
- (f) Irrigation, landscaping and lighting in open space areas and irrigation and landscaping on slopes in accordance with plans and specifications approved by the Community Development Director or their designee.



- (g) Installation of traffic signals at subdivision street intersections where needed as determined by a traffic and engineering study in accordance with plans and specifications approved by the city engineer.
- (h) Payment of a fair share cost of traffic signals at adjoining exterior street intersections or adjoining exterior street and subdivision street intersections as determined by the city engineer. The fair share cost is to be computed by the city engineer based upon the estimated construction cost of the traffic signal, preliminary and construction engineering, materials testing, and contingencies not exceeding twenty (20) percent of estimated construction cost.
- (i) Construction of adequate sewerage, water and drainage systems in accordance with the standards of the City of West Covina, Los Angeles County Flood Control District, Los Angeles County sanitation districts, and local domestic water purveyor to the satisfaction of the city engineer.
- (j) Installation of public utilities, including mail boxes and cable television trenching, conduit, pull boxes, pedestals and easements.
- (k) Construction of private streets in accordance with City of West Covina standards to the satisfaction of the city engineer.
- (l) Installation of traffic signing and street name signing in accordance with standards of the City of West Covina to the satisfaction of the city engineer.
- (m) Installation and/or construction of such other improvements which the Planning Commission finds necessary and practical for the general use of the lot owners and/or to ensure conformity to or implementation of the General Plan and applicable specific plans

26-311 Additional Improvements

The Planning Commission concurrent with its approval or conditional approval of the tentative tract map and the Community Development Director concurrent with the approval or conditional approval of a tentative parcel map shall require the payment of fees or the submittal of an agreement with approved security for planned drainage facilities as shown on the City's side drainage report, master plan of drainage, or other drainage study as it finds necessary and practical. Such fees or agreements shall be applied and administered in accordance with the provisions of the Subdivision Map Act.

The Planning Commission also shall require that any required improvements shall contain supplemental size, capacity or number for the benefit of property not within the subdivision as the Planning Commission finds necessary and practical. Such improvements shall be required to be dedicated to the public as the Planning Commission shall determine.

26-312 Preliminary Soils Report

A preliminary soils report, prepared by a civil engineer or soils engineer registered in the State of California, and based upon adequate test borings, shall be required for all subdivisions unless waived by the Planning Commission upon finding that no preliminary soil analysis is necessary due to the knowledge that the City has as to the soils qualities of the soils of the subdivision.

If the preliminary soils report indicates the presence of critically expansive soils or other soils problems which, if not corrected, would lead to structural defects, the subdivider shall have performed a soils investigation of each lot in any problem area in the subdivision as may be recommended by the preparer of the preliminary soils report and/or as required by the city engineer or City Building Official.

26-313 Agreements and Security

A subdivider may enter into an agreement with the city, provided the performance of the agreement is guaranteed by security as indicated in the Subdivision Map Act, in lieu of constructing required improvements prior to approval of final or parcel maps. Deferral of improvements on parcel maps shall include a covenant and a note on the final



parcel map that includes an estimated construction cost. The agreement shall be on the form provided by the city engineer or such other form as is approved by the city attorney. The period in which the construction is to be completed is one (1) year from the date of execution of said agreement or prior to occupancy of any structure in the subdivision, whichever is sooner, or for such other period of time found to be practical and approved by the city engineer. The completion time hereinbefore mentioned may be extended by the city engineer as necessary to ensure orderly and satisfactory completion of required improvements. In no event may said completion be extended for more than four (4) years beyond the initial completion date. The city engineer is authorized to execute such agreements on behalf of the City.

26-314 Release of Security

The initial and subsequent security furnished by the subdivider may be released in the following manners upon authorization by the City Council:

- (a) Completion of all required improvements to the satisfaction of the city engineer.
- (b) Completion of a portion of the required improvements to the satisfaction of the city engineer and the furnishing of new security by the subdivider for the remaining portion of the required improvements. This procedure will only be initiated at the discretion of the city engineer, and the new security shall include an estimated amount for any repairs of the previously completed improvements concurrent with the completion of the remainder of the improvements.
- (c) The furnishing of new security by the subdivider to replace the initial security.
- (d) The furnishing of new security by other person or persons, including assessment districts, which replaces in whole or part the initial security. If replacement is partial, the subdivider shall furnish new security for the portion not replaced.
- (e) Such other arrangement or condition at the discretion of and with the approval of the city engineer may be considered by and authorized by the City Council.

26-315 On-site improvements security

Before approval of a development requiring onsite improvements, the applicant shall enter into a written agreement with the City to construct or install within twelve (12) months of approval all such required improvements as set forth in section 26-314 et seq (Agreements and Security). of this Code, which requires security for the agreement. On-site improvements shall include, but not be limited to landscaping, lighting, paving, curbs and drainage devices. Failure to perform under the agreement may lead to revocation of the permit, forfeiture of the security, or any other remedies available to the City.

26-316 Street Names

The names of streets to appear on final and parcel maps shall be designated by the city engineer and Community Development Director or their designees. Subdividers may submit suggested names for the city engineer's and Community Development Director or their designee's consideration. The city engineer and Community Development Director or their designee shall consider continuity or establishment of naming patterns, phonetic similarity to previously named streets, objectionable or improper connotation, subdivider's desires, and other factors the city engineer and Community Development Director or their designee find relevant or practical.

26-317 Improvements and Dedications with Remainder Parcels

When a subdivision is of a portion of any previously existing lot or lots, the remaining portion or portions of the previously existing lot or lots are remainder parcels and shall be subject to required improvements and dedications as determined by the Planning Commission in the same manner as if the remainder parcels were included in the subdivision, including the provisions in this chapter for agreements and security.



26-318 Application of Chapter to Current Maps

Parcel maps and final maps which have been approved by the City Council shall not be affected by the adoption of this chapter or amendments thereto. Tentative maps which have been approved or conditionally approved by the advisory agency or appeal board shall not be affected by the adoption of this chapter or amendments thereto except as follows:

- (a) The parcel maps and final maps for approved or conditionally approved tentative maps shall conform to the current requirements for parcel maps and final maps at the time of City Council approval.
- (b) At the time of consideration by the advisory agency of a request to extend the expiration time for a tentative map, such tentative map shall conform to the current requirements for tentative maps; and the advisory agency or City Council may revise or add conditions of approval in accordance with the current requirements for tentative maps.

DIVISION 3 TENTATIVE TRACT MAPS

26-319 Processing Fee

The fee for processing a tentative tract map shall be as established from time to time by resolution of the City Council.

26-320 Filing

The tentative tract map shall be filed with the secretary of the Planning Commission.

26-321 Notice of Hearings

- (a) In addition to the requirements of the Subdivision Map Act, mailed notices shall be sent to owners of property located within five hundred (500) feet of the boundaries of the tentative tract map. The person filing the tentative map shall concurrently submit a sketch in sufficient detail and to scale of the property configurations within five hundred (500) feet of the boundaries of the tentative map and a list of property owners and their addresses. Said list shall be keyed numerically or alphabetically to said sketch. The property owners shall be as shown on the last Los Angeles County Assessor's tax roll preceding the filing of the tentative map
- (b) An on-site notice shall also be posted on the site of the subdivision. The on-site notice shall follow the standards and requirements listed in Article VI Division 1.

26-322 Submittals of Tentative Tract Maps

To provide the City with sufficient information in a readily usable format for consideration of the tentative tract maps' compliance with the Subdivision Map Act and this chapter, the following requirements for submittals of tentative maps are established:

- (a) Tentative tract map information. Each tentative map shall contain the following information:
 - (1) Tract number of parcel map number obtained from the county engineer.
 - (2) Name, address and signature of the owner whose property is proposed to be subdivided and the name, address and signature of the subdivider.
 - (3) Name, address, signature and number of the registered civil engineer, or licensed surveyor, who prepared the tentative map.
 - (4) North arrow, scale, boundary lines, date.
 - (5) The location, width and proposed names of all streets within the boundaries of the proposed subdivision or division of land and their approximate grades.
 - (6) Location and width of alleys.



- (7) Name, location and width of all adjoining highways, streets or ways.
 - (8) Lot lines and approximate dimensions, areas and numbers of each lot.
 - (9) Lot lines and approximate dimensions, and areas of remainder parcels.
 - (10) Approximate location, width and directions of flow of all watercourses; the approximate locations of all areas subject to inundation from floods; and location of structures, irrigation ditches and other permanent physical features.
 - (11) Approximate contours at sufficient intervals to determine existing topography and all proposed grading.
 - (12) Approximate location and outline to scale of existing buildings and permanent structures.
 - (13) Approximate location of each area covered by trees with a statement of the nature of the cover and the kind and approximate location of all trees standing within the boundaries of the proposed public rights-of-way and private streets.
 - (14) Description of the exterior boundaries of the subdivision or division of land (or legal description of the property comprising the subdivision or division of land).
 - (15) Width and location of all existing or proposed public or private easements.
 - (16) Classification of lots as to intended use.
 - (17) Approximate radii of all curves.
 - (18) Proposed public areas, if any.
 - (19) For a division of land consisting of a condominium project, as defined in section 1350 of the Civil Code, a community apartment project, as defined in section 11004 of the Business and Professions Code, the tentative map shall show the general location of all buildings to be erected or maintained and the means of access to such buildings.
 - (20) A vicinity map showing the location of the division in relation to the nearest existing cross streets. If it is impossible or impracticable to place upon the tentative map any matter required by this section, such information shall be submitted with the map.
- (b) Scale of tentative tract map. Each tentative tract map shall be drawn to scale as to clearly show the details of the plan thereon. Such scale shall be no smaller than a scale of one (1) inch to fifty (50) feet. A smaller scale may be used if previously approved by the city engineer.
- (c) Reports and statements. The tentative tract map shall show or be accompanied by reports and written statements from the subdivider giving essential information regarding the following matters:
- (1) Source of water supply.
 - (2) Type of street improvements and utilities which the subdivider proposed to install.
 - (3) Proposed method of sewage disposal.
 - (4) Proposed storm drains or other means of drainage (grade and size).
 - (5) Water Quality Requirements or a preliminary Standard Urban Stormwater Mitigation Plan (SUSMP) and drainage study.
 - (6) Protective covenants to be recorded.
 - (7) Proposed tree planting.
 - (8) The existing zoning and, if a zone change is proposed, the requested zoning for all real property within the division of land.
 - (9) A written statement by the registered civil engineer or land surveyor as to whether or not he will set boundary monuments prior to filing the final parcel map with the county recorder.
 - (10) Proposed intent, if any, to file multiple final maps.



26-323 Required Findings for Tentative Tract Maps

The following findings are required for approval of a tentative tract map:

- (a) The proposed map is consistent with the General Plan and any applicable adopted specific plans.
- (b) The design or improvement of the proposed subdivision is consistent with the General Plan and applicable adopted specific plans.
- (c) The site is physically suitable for the type of development.
- (d) The site is physically suitable for the proposed density of development.
- (e) The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish, wildlife or their habitat.
- (f) Neither the design of the subdivision nor the type of improvements are likely to cause serious public health problems.
- (g) The design of the subdivision or the type of improvements will either (i) not conflict with recorded or adjudged easements, acquired by the public at large, for access through or use of, property within the proposed subdivision; or (ii) alternate easements, for access or for use, will be provided, and these will be substantially equivalent to ones previously acquired by the public.

26-324 Amendment to a Tentative Tract Map

The Community Development Director or their designee may approve an application for minor modification to an approved tentative map without notice or public hearing. A modification is considered minor when, in the determination of the Community Development Director or their designee, it is consistent with the intent of the original map approval, does not violate any provision of this Code, and does not constitute a substantial change to the map or the conditions of approval. A minor modification may only be implemented with the approval of a minor modification as set forth in Article VI, Division 7 of Chapter 26.

DIVISION 4 VESTING TENTATIVE MAPS

26-325 Added Requirements

Any person requesting approval of a Vesting Tentative Map pursuant to the provisions of the Subdivision Map Act shall comply with and be subject to the applicable provisions of the Subdivision Map Act and this chapter as it specifically applies to tentative maps and shall also comply with and be subject to the additional provisions of this article.

26-326 Submittals of Vesting Tentative Maps

A vesting tentative map shall be processed and filed in the same form and with the same content as provided tentative maps except that the words "Vesting Tentative Map" shall be conspicuously printed on the face thereon. In addition to the information and material required for tentative maps, the following submittals are also required prior to approval of a vesting tentative map:

- (a) Plans for all public works improvements to be constructed as a condition of the subdivision prepared by a registered civil engineer in accordance with City standards and approved by the city engineer.
- (b) Plans for all site development including but not limited to grading, drainage facilities and miscellaneous structures prepared by a registered civil engineer in accordance with City standards and approved by the city engineer. Such plans shall be supported by geological and/or soils engineer's reports as required by chapter 9 of this Code.
- (c) Plans for all structures approved by the Building Official.



- (d) Plans for all irrigation and landscaping approved by the Community Development Director or their designee.
- (e) Plot plan showing details of the entire development and all improvements to be constructed in the subdivision.

26-327 Amendments to Vesting Tentative Maps

After approval or conditional approval of a vesting tentative map, amendments can be made only by following procedures for the original approval or conditional approval. Approvals or permits which depart from the vesting tentative map may only be granted based upon an amendment to the vesting tentative map. No amendments shall be granted so as to modify or delete any public improvements and site development requirements and condition, including, but not limited to, grading, drainage facilities and miscellaneous structures, approved in the first instance by the Planning Commission.

26-328 Application of Fees

The applicable fees associated with the vesting tentative map and the development thereof shall be paid at the then current rate as the various applications, filings, plan checks, permits, etc., are accomplished.

26-329 Added Fee for Vesting Tentative Map

In addition to any other fees associated with the vesting tentative map and the development therefor there shall be paid to the City a fee as established from time-to-time by resolution of the City Council to reimburse the City on a pro rata basis for the costs associated with establishing and adopting the procedure for vesting tentative maps.

26-330 Initial Time period of Rights

The rights conferred by a vesting tentative map shall last for an initial time period of one (1) year after the recording of the final map. Where several final maps are recorded on various phases of a project covered by a single vesting tentative map, this initial time period shall begin for each phase when the final map for that phase is recorded.

DIVISION 5 FINAL MAPS

26-331 Processing Fee

The fee for processing a final map shall be as established from time to time by resolution of the City Council. In addition, the fee for checking the final map shall be as established by the agency performing the checking; and such fee shall be paid directly to that agency.

26-332 Additional Survey Requirements

The required survey for a final map shall be a field survey made in conformity with the Land Surveyors' Act done within one (1) year preceding the approval of the final map. A closure shall be done on the survey, and a copy of the closure shall be provided the city engineer and the agency checking the final map.

26-333 Additional Map Requirements

Upon recordation of the final map, a reproducible copy of the map on mylar or other material approved by the city engineer and one (1) blueline or blackline print shall be filed with the city engineer. The copy and print shall have the recorder's stamp and recording information clearly shown thereon.

26-334 Additional Certification and Acknowledgements

The final map shall contain a certificate for execution by the city treasurer stating that any and all special assessments, if any, levied against land included in the map have been paid in full.



26-335 Additional Monuments

Monuments for final maps shall be set, found or reset at all angle points and beginnings and ends of curves on the exterior boundary of the subdivision; at all angle points and beginnings and ends of curves on the exterior boundaries of any and all land dedicated or offered for dedication for parks or open spaces; and on the center line of all interior and exterior streets at intersections, tract boundaries, the beginnings and ends of curves, angle points, and the radius center of cul-de-sac.

26-336 Center Line Ties

The engineer or surveyor under whose supervision center line monuments have been set, found or reset shall file with the city engineer a set of notes and corner records, conforming to the size and quality of the city engineer's standardized office records, showing clearly the ties between each monument and at least four (4) durable, distinctive reference points or monuments subject to the approval of the city engineer.

26-337 Multiple Final Maps

In the event of the filing of multiple final maps relating to an approved or conditionally approved tentative map, the following conditions shall apply:

- (a) The map shall be submitted to the Planning Commission for review and conditioning as the commission may find warranted to provide adequate traffic circulation, proportional development of any open spaces, proportional dedication of any parks, adequate drainage facilities, adequate fire protection, adequate water facilities and adequate sewerage facilities.
- (b) The final map may be required to include the construction of improvements and dedications outside the boundaries of the final map but inside the boundaries of the tentative map.

DIVISION 6 TENTATIVE PARCEL MAPS

26-338 Tentative Parcel Map Required

A tentative parcel map in accordance with this chapter and the Subdivision Map Act is required for each parcel map.

26-339 Improvements and Dedications Required

Improvements and dedications in accordance with this chapter and the Subdivision Map Act are required for parcel maps.

26-340 Agreements

Required improvements will be completed prior to recordation of the final tentative parcel map, or an agreement in the format provided by the city engineer secured by appropriate security shall be executed prior to recordation to guarantee the improvements. The time of completion of the improvements shall be prior to occupancy of any new structure constructed on any parcel included in the tentative parcel map. This section precludes the satisfaction of improvement requirements by certificate on the tentative parcel map.

26-341 Waivers

The requirement for a tentative parcel map in accordance with this chapter and the Subdivision Map Act may be waived by the Community Development Director or their designee after submittal of a plot map of the proposed division which shall contain a detailed survey of all affected parcels. The content of the plot map shall be determined by the city engineer. Additionally, the applicant shall submit a request for waiver in the format provided by Community Development Director or their designee. The preparation and recordation of a final parcel map is still required.



The Community Development Director or their designee must make the following findings to approve a waiver of a tentative parcel map:

- (a) The proposed division complies with the Subdivision Map Act and this chapter as to area, improvement and design, floodwater drainage control, appropriate improved public roads, sanitary disposal facilities, water supply availability, and environmental protection.
- (b) All fees, dedications or combinations of such fees or dedications which would normally be required of the proposed division of land have been paid or made.
- (c) The fire protection for the proposed division of land is adequate as determined by the city fire chief.
- (d) A field survey has been completed and all monuments and center line ties which would normally be required of the proposed division of land have been set, found, or reset within the year preceding the approval of the waiver.

26-342 Processing Fee

The fee for processing a parcel map shall be as established from time to time by resolution of the City Council. The fee for processing a request for waiver of a parcel map shall be the same as the fee for processing the tentative map submitted with the request for waiver. In addition, the fee for checking the parcel map shall be as established by the agency performing the checking, and such fee shall be paid directly to that agency.

26-343 Processing Procedure

The procedure for processing, approval, conditional approval or disapproval and filing of tentative parcel maps and modifications thereof shall be as provided in this chapter and the Subdivision Map Act for processing, approval, conditional approval, or disapproval and filing of tentative maps and final maps and modifications thereof.

26-344 Additional Map Requirements

The tentative parcel map shall include any additional map requirements as this chapter may require of final maps.

26-345 Owners Consent

Where a subdivider does not have a record title ownership in the property to be divided, the persons with record title ownership shall sign a certificate on the parcel map consenting to the subdivision.

26-346 Expiration of Approval or Conditional Approval of Tentative Parcel Map

- (a) An approved or conditionally approved tentative parcel map shall expire twenty-four (24) months after its approval or conditional approval or such other period as may be set by section 66452.6 of the Government Code or any successor law. Failure to file a final map prior to the expiration of a tentative parcel map will automatically void the tentative parcel map.
- (b) A subdivider may apply for up to three (3) two-year extensions of time of the tentative parcel map expiration. Such application must be filed prior to the expiration of the tentative parcel map and must clearly state the reasons why the final map has not been recorded. An application for an extension may be granted by the Planning Commission only after first finding all of the following:
 - (1) There have been no changes to the provisions of the General Plan, any applicable specific plan, or this chapter applicable to the project since the approval of the tentative parcel or tract map;
 - (2) There have been no changes in the character of the site or its surroundings that affect how the policies of the General Plan, any applicable specific plan, or other standards of this chapter apply to the project; and



- (3) There have been no changes to the capacities of community resources, including but not limited to roads, sewage treatment or disposal facilities, schools, or water supply so that there is no longer sufficient remaining capacity to serve the project.
- (c) The community development director may impose new conditions on the tentative parcel map, based on changed circumstances, code amendments, or oversights disclosed in review of the application for extension of the tentative parcel map.

DIVISION 7 REVERSIONS TO ACREAGE

26-347 Parcel Maps

A parcel map may be filed pursuant to the provisions of the Subdivision Map Act for the purpose of reverting to acreage land previously subdivided and consisting of four (4) or less contiguous parcels under the same ownership. The filing of the map shall constitute legal reversion to acreage of the land affected thereby and shall also constitute abandonment of all streets and easements not shown on the map. The filing of the map shall also constitute a merger of the separate parcels not divided by streets into one (1) parcel. A certificate shall appear signed and acknowledged by all parties having any record title interest in the land being reverted, consenting to the preparation and filing of the parcel map.

26-348 Processing fee

The processing fee for processing a reversion to acreage shall be equivalent to the processing fee for a parcel map as established from time to time by resolution of the City Council.

26-349 Dedications

Dedications or offers of dedication of land for streets, highways, or easements necessary for public health and safety or a prerequisite to the orderly development of the surrounding area shall be required as a condition of reverting to acreage land previously subdivided.

DIVISION 8 LOT LINE ADJUSTMENTS

26-350 Lot Line Adjustment Procedure

Any person requesting approval of a lot line adjustment shall submit to the city engineer the following:

- (a) A detailed sketch to scale of not less than one (1) inch equals fifty (50) feet of the existing and proposed lot lines for each of the parcels. Existing building structures shall be delineated on the sketch with dimensions shown to the lot line being adjusted. Lot areas before and after the proposed lot line adjustment shall be indicated on the sketch. Legal descriptions of the existing and proposed parcels shall be filed with the detailed sketch.
- (b) A notarized written request for the proposed lot line adjustment from all property owners involved and parties of interest.
- (c) The fee for processing as set from time to time by resolution of the City Council.
- (d) For lot line adjustments between five (5) or more existing adjoining parcels, after review and determination by the city engineer and Community Development Director or their designee that the proposed lot line adjustment is in conformance with the General Plan, applicable specific plans, the Subdivision Map Act and this chapter, the city engineer will submit the proposed lot line adjustment to the City Council for approval by resolution, and recordation thereof with the county recorder.
- (e) For lot line adjustments between four (4) or less existing adjoining parcels, after review and determination by the city engineer and Community Development Director or their designee that the proposed lot line adjustment



is in conformance with the General Plan, applicable specific plans, the Subdivision Map Act and this chapter, the city engineer will submit the proposed lot line adjustment for recordation thereof with the county recorder.

DIVISION 9 LOT MERGER

26-351 Lot Merger applicability

Pursuant to the provisions of California Government Code Section 66499.20.3, a merger and certificate of merger of existing adjoining parcels of real property under common ownership may be authorized by the city engineer and filed for record by the County Recorder only where the city engineer makes all of the following findings:

- (a) The merger will not affect any fees, grants, easements, agreements, conditions, dedications, offers to dedicate or security provided in connection with any approvals of divisions of real property or lot line adjustments;
- (b) The boundaries of the parcels to be merged are well-defined in existing recorded documents or filed maps and were legally created or have certificates of compliance issued on them;
- (c) The merger will not alter the exterior boundary of the parcels to be merged;
- (d) The document used to effect the merger contains an accurate description of the exterior boundaries of the resulting parcel;
- (e) All parties having any record title interest in the real property affected have consented to the merger upon a form and in a manner approved by the city engineer, excepting all those interests that are excepted from the requirement to consent to the preparation and recordation of Final Maps under the provisions of California Government Code Section 66436 and according to the terms, provisions, reservations and restrictions provided therein for such consent;
- (f) All necessary fees and requirements, including a fee for recording the document have been provided;

26-352 Concurrent filing of record of survey

Where a record of survey is deemed to be necessary by the city engineer or the applicant in order to monument and define the boundaries of the merged parcel, such record of survey, otherwise in compliance with all requirements, may be filed at the same time as the merger and certificate of merger.

26-353 Merger of parcels

The filing of the merger and certificate of merger for record shall constitute a merger of the separate parcels into one parcel for the purpose of the Subdivision Map Act and local ordinances enacted pursuant thereto, and the parcels shall thereafter be treated in all respects as a single parcel.

26-354 Recording of merger without approval prohibited

No person shall record a document merging separate legal parcels into a single legal parcel for the purposes of the Subdivision Map Act and local Ordinances enacted pursuant thereto except in conformity with the provisions of this Chapter.

DIVISION 10 CERTIFICATE OF COMPLIANCE

26-355 Certificate of compliance

- (a) Any owner of real property or a vendee of such person pursuant to a contract of sale of such real property may request in writing that the city engineer make a determination whether such real property complies with applicable provisions of the Subdivision Map Act and City ordinances enacted pursuant thereto, or that such real property does not comply with the provisions, and the city engineer shall so notify the owner thereof setting



forth the particulars of such compliance or noncompliance. If the subject real property is found to be in compliance with the Subdivision Map Act and city ordinances enacted pursuant thereto, the city engineer shall cause a certification of compliance relative to such real property to be filed for record with the county recorder.

- (b) If the subject real property is found not to be in compliance with the Subdivision Map Act and city ordinances enacted pursuant thereto, the city engineer may issue a notice of violation or a conditional certificate of compliance. When issuing a conditional certificate of compliance, the city engineer may impose such conditions as would have been applicable to the division of the property at the time the applicant acquired his or her interest in the property and which had been established at such time by the Subdivision Map Act or city ordinances enacted pursuant thereto. Upon making such a determination and establishing such conditions, the city engineer shall cause a conditional certification of compliance setting forth such conditions to be filed for record with the county recorder, fulfillment and implementation of the conditions shall be required prior to the subsequent issuance of a permit or grant of approval for development of the property, but compliance with such conditions shall not be required until such time as a building permit or granting permit is issued by the city.
- (c) A certificate of compliance shall be used for the following purposes:
 - (1) For the recordation of a waiver of a parcel map.
 - (2) To determine compliance with the Subdivision Map Act and of the City of West Covina Subdivision Regulations, upon the application of any person owning real property or a vendee of that person pursuant to a contract sale.
 - (3) To establish a violation of or correction of a violation of the Subdivision Map Act and of City of West Covina Subdivision Regulations.

DIVISION 11 PARCEL MAPS FOR URBAN LOT SPLITS

26-356 Purpose and Definitions

The purpose of this Article is to allow and appropriately regulate urban lot splits in accordance with Government Code Section 66411.7. For purposes of this article, the following definition shall apply:

Urban lot split means a lot split of a single-family residential lot into two (2) parcels that meets the requirements of this article.

26-357 Ministerial approval

The City shall ministerially approve a parcel map for a lot split that meets the following requirements or as required by State Law:

- (a) The parcel is located within a single-family residential (R-1) zone.
- (b) The parcel map divides an existing parcel to create no more than two (2) new parcels of approximately equal lot area, provided that one (1) parcel shall not be smaller than forty (40) percent of the lot area of the original parcel.
- (c) Both newly created parcels are no smaller than one thousand two hundred (1,200) square feet.
- (d) The parcel is not located in any of the following areas and does not fall within any of the following categories:
 - (1) A historic district or property included on the state historic resources inventory, as defined in Section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a City landmark or historic property or district pursuant to a City ordinance.
 - (2) A very high fire hazard severity zone as further defined in Government Code section 65913.4(a)(6)(D). This does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of Section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.



- (3) A delineated earthquake fault zone as determined by the state geologist in any official maps published by the state geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law and by the City's building division.
- (e) The proposed lot split would not require demolition or alteration of any of the following types of housing:
 - (1) Housing that is subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;
 - (2) Housing that is subject to any form of rent or price control by the City;
 - (3) A parcel or parcels on which an owner of residential real property exercised rights under Government Code section 7060 et seq. to withdraw accommodations from rent or lease within fifteen (15) years before the date of the application; or
 - (4) Housing that has been occupied by a tenant in the last three (3) years.
- (f) The lot split does not create more than two (2) units on a parcel, including any accessory dwelling units or junior accessory dwelling units.

26-358 Standards and requirements

The following requirements shall apply:

- (a) The lot split conforms to all applicable objective requirements of the Subdivision Map Act and The City of West Covina Subdivision Standards, except as the same are modified by this section.
- (b) Setbacks:
 - (1) Existing structures. No setback shall be required for an existing structure, or a structure constructed in the same location and to the same dimensions as an existing structure.
 - (2) Side and rear setback for new structures and additions. The minimum setback from the side and rear property line is four (4) feet. The proposed residential unit(s) occupying an urban lot subdivision may be constructed directly along the side property line adjoining and attached to the unit within the same urban lot split subdivision, if the construction of an 800-square-foot unit would not be physically possible without the setback reduction.
 - (3) Front setback for new structures and additions. The minimum setback from the front property line is twenty-five (25) feet.
 - (i) The front setback may be reduced if the construction of an 800-square-foot unit would not be physically possible without the front setback reduction after the implementation of (2)b. of this section is incorporated with the project design.
- (c) The applicant shall provide easements for the provision of public services and facilities as required.
- (d) All lots shall have a minimum street frontage of twelve (12) feet to provide for vehicular access.
- (e) Walls facing any modified setback and walls for any new structure shall meet the fire-rating and opening requirements in the California Building Code.
- (f) Only structures that comply with the requirements of urban dwellings, as set forth in Article IV, Division 4 shall be allowed on lots created by this process.

26-359 Limitations

The City shall not require or deny an application based on any of the following:



- (a) The City shall not require dedications of rights-of-way or the construction of offsite improvements for the parcels being created as a condition of issuing a parcel map.
- (b) The City shall not impose any objective subdivision standards that would have the effect of physically precluding the construction of two (2) units on either of the resulting parcels or that would result in a unit size of less than eight hundred (800) square feet.
- (c) The City shall not require the correction of nonconforming zoning provisions as a condition for the lot split.
- (d) The City shall not deny an application solely because it proposes adjacent or connected structure provided that that all building code safety standards are met and they are sufficient to allow a separate conveyance.

26-360 Affidavit

An applicant for an urban lot split shall be required to sign an affidavit in a form approved by the city attorney to be recorded against the property stating the following:

- (a) That the applicant intends to occupy one (1) of the housing units as their principal residence for a minimum of three (3) years from the date of approval. This requirement does not apply when the applicant is a “community land trust” or a “qualified nonprofit corporation” as the same are defined in the Revenue and Taxation Code.
- (b) That the uses shall be limited to residential uses.
- (c) That any rental of any unit created by the lot split shall be for a minimum of thirty-one (31) days.
- (d) That the site is not eligible for any street parking permits.
- (e) That the maximum number of units to be allowed on the parcels is two (2), including but not limited to units otherwise allowed pursuant to density bonus provisions, accessory dwelling units, junior accessory dwelling units, or units allowed pursuant to Article IV, Division 4 (Urban Dwelling Units) of this Code.

26-361 Building official Denial

The city may deny the lot split if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in Government Code section 65589.5(d)(2), upon the public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

26-362 Inapplicability of article

This article shall not apply to:

- (a) Any parcel which has been established pursuant to a lot split in accordance with this article; or
- (b) Any parcel where the owner of the parcel being subdivided or any person acting in concert with the owner has previously subdivided an adjacent parcel in accordance with this article. For purposes of this section, “acting in concert” shall include, but not be limited to, where the owner of a property proposed for an urban lot split is the same, related to, or connected by partnership to the owner, buyer or seller (if transferred within the previous three (3) years) of an adjacent lot.

DIVISION 12 CONDOMINIUM CONVERSION

26-363 Conversion to Condominium

- (a) Any building or structure proposed to be converted from residential rental housing to a condominium shall require a Conditional Use Permit and shall be found by the Planning Commission to be in substantial



conformance with Section 66427.1 (Subdivision Map Act) and the West Covina General Plan and applicable sections of the Municipal Code.

- (b) The structural, electrical, fire, and life safety systems of the structure either are, or are proposed to be prior to the sale of the units, in a condition of good repair and maintenance, including such alterations or repairs as are required by the Building Official.

26-364 Notice to occupying tenants

All tenants occupying a unit shall be given written notice of the proposed conversion pursuant to the provisions of California Government Code Section 66427.1 (Subdivision Map Act) and a nontransferable right of first refusal to purchase the occupied unit at the same or at better terms than those offered to the general public. Such right of first refusal shall be effective for a period of not less than 90 days from the date at which such units are offered for sale to the public, as described in Section 66427.1. The tenant may waive any such right by executing a written notice to that effect or by terminating his or her tenancy and vacating the unit without acting on the right.



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AGENDA STAFF REPORT

City of West Covina | Office of the City Manager

DATE: February 20, 2024

TO: Mayor and City Council

FROM: Paulina Morales
Acting City Manager

SUBJECT: CONSIDERATION OF EXPENSE REIMBURSEMENT FOR FRIENDSHIP CITY TRIP TO TAIWAN

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize Mayor Pro Tem Wu and Council Member Diaz to receive reimbursement for costs associated with a trip to Taiwan from February 21, 2024 through March 3, 2024.
2. Authorize the Acting City Manager to receive reimbursement for costs associated with the trip to Taiwan.
3. Form an ad hoc committee comprised of Mayor Pro Tem Wu and Council Member Diaz for discussions and meetings relating to establishing a friendship city relationship with the Cities of Kaohsiung, Pingtung, Keelung and Taipei and to provide recommendations to the City Council regarding the potential friendship city relationships.
4. Authorize Mayor Pro Tem Wu to sign letters of interest regarding seeking friendship city relationships with the Cities of Kaohsiung, Pingtung, Keelung and Taipei.

BACKGROUND:

A sister city relationship is a broad-based, long-term relationship between two communities in two countries. A relationship is officially recognized after the highest elected or appointed official from both communities sign off on an agreement to become sister cities. A city may have any number of sister cities. Each sister city organization is independent and pursues the activities and thematic areas that are important to them and their community including municipal, business, trade, educational, and cultural exchanges and projects with their sister city.

A friendship city relationship is generally considered a less formal relationship than a sister city relationship. They are sometimes used as the first stage in a relationship between two cities, and over time, the cities determine if they want a long-term sister city relationship.

The City of West Covina currently has two sister cities: Ohtawara, Japan and Beijing Fengtai, China. The City also has an informal friendship city relationship with Tainan, Taiwan.

Members of the City Council have been approached by the Cities of Kaohsiung, Pingtung, Keelung and Taipei, Taiwan to create a potential friendship city relationship with each city. Representatives of these cities have invited members of the City Council to visit. The City of Tainan has also invited

representatives from the City to attend festivities associated with the celebration of its 400th birthday.

The City Council, by Resolution No. 2023-89, has budgeted \$5,000 per Council Member for Fiscal Year 23-24 for conferences, community events, phones, City-associated travel, and other expenditures as outlined in the City of West Covina Council Expense & Reimbursement Policy (the "Policy"). The Policy is included as Attachment No. 1.

Pursuant to the Policy, last revised on November 7, 2023 through the adoption of Resolution No. 2023-90, certain expenses require prior approval of the City Council at a public meeting, including international travel.

DISCUSSION:

Mayor Pro Tem Wu and Council Member Diaz have been invited and intend to visit Taiwan to explore the friendship city relationships and attend 400 years of Tainan festivities. The Acting City Manager and the City Attorney have also been invited and intend to go on the trip. The trip will take place from February 21-March 3, 2024. The current itinerary for the trip is included as Attachment No. 2. Information regarding Tainan's festivities is included as Attachment No. 3.

Expense Reimbursement

As outlined above, pursuant to the Policy, expenses for international travel require prior approval by the City Council at a public meeting. The estimated costs are detailed in Attachment No. 4 and include airfare, ground transportation, lodging and meals.

Transportation

The Policy requires that the most economical mode and class of transportation reasonably consistent with scheduling needs and cargo space requirements be used, using the most direct and time-efficient route. For airfare, airfare rates that do not exceed the median retail price for airfare for that area listed on websites such as www.priceline.com or an equivalent service are considered reasonable and, therefore, reimbursable. Additional transportation costs for the trip include taxis/vehicles for hire and train rides between cities.

Lodging

Pursuant to the Policy, lodging rates that do not exceed the median retail price for lodging for that area listed on websites such as www.priceline.com or an equivalent service shall be considered reasonable and, therefore, reimbursable. As outlined below, some lodging costs will be paid by the host cities.

Meals

The Policy states that reimbursable meal expenses and associated gratuities shall not exceed the standard federal per diem rate. The current federal per diem rate is \$59. Although it is not anticipated that the full per diem amount will be utilized, the estimated expenses include the per diem amount for 9 days.

Mayor Pro Tem Wu, Council Member Diaz and the Acting City Manager are seeking reimbursement for expenses associated with the trip. Staff is requesting that the City Council authorize reimbursement to Mayor Pro Tem Wu, Council Member Diaz and the Acting City Manager for expenses associated with the trip. All expenses will be reimbursed in accordance with the Policy.

Political Reform Act

Under the Political Reform Act, generally, local officials and employees are prohibited from receiving a gift or gifts totaling more than \$590 in a calendar year from certain sources. One exemption from the

prohibition is the gift of travel for a public purpose paid for by certain organizations. Under this exemption, travel payments are not subject to the gift limits if: (1) the travel is paid for by a foreign government, a government agency or authority other than the official's agency, a bona fide public or private educational institution, or a nonprofit organization that is exempt from taxation under Section 501(c)(3) of the Internal Revenue Code, and (2) the official's travel is reasonably related to either a legislative or governmental purpose or an issue of state, national, or international public policy. The exemption from the gift limit only applies to travel payments, advances, or reimbursements for actual transportation costs, such as airfare, related lodging, and meals/subsistence.

For travel payments that qualify for the exemption, the official may accept the travel payment and receive a gift that is exempt from the gift limit of \$590, but must report the gift on Form 700 if the payment is from a reportable source.

Some of the host cities have offered to pay for the lodging for the City's delegation. The payments made by the host cities will qualify for the exemption because they are being made by a foreign government and the travel is reasonably related to the governmental purpose of considering establishment of friendship city relationships and visiting a city with which the City has a friendship city relationship. The City's officials that travel to Taiwan will report the travel payments in accordance with the requirements of the Political Reform Act.

Ad Hoc Committee

Because one of the goals of the trip is to determine if new friendship city relationships are in the City's best interest, staff recommends that the City Council appoint Mayor Pro Tem Wu and Council Member Diaz to an ad hoc committee to review and discuss the potential friendship city relationships with Kaohsiung, Pingtung, Keelung and Taipei. The ad hoc committee would then report back to the entire City Council with a recommendation regarding the potential friendship city relationships with each city.

LEGAL REVIEW:

The City Attorney's Office has reviewed this staff report.

Prepared by: Paulina Morales, Acting City Manager

Fiscal Impact

FISCAL IMPACT:

The estimated expenses regarding this trip are within budgetary amounts for City Council allowances and City Manager Training/Conferences/Meetings. Therefore, there is no impact on the General Fund.

Attachments

Attachment No. 1 - Expense and Reimbursement Policy

Attachment No. 2- Taiwan Itinerary

Attachment No. 3 - Tainan Festivities

Attachment No. 4 - Estimated Expenses

**CITY OF WEST COVINA
COUNCIL EXPENSE & REIMBURSEMENT POLICY**

The following Council Expense & Reimbursement Policy ("Policy") establishes guidelines and requirements regarding the use and expenditure of City of West Covina resources, and the standards against which those expenditures will be measured.

This Policy shall apply to members of the City Council, members of City Commissions, the City Treasurer, and the City Clerk.

I. Expense Fund Allocations

Incurred expenses shall not exceed the balance for each City Official assigned allowance balance sheet account. Upon initial appointment and at the beginning of each fiscal year, the full amount budgeted for City Official allowances will be expensed and added to the corresponding allowance balance sheet account for each City Official. The amount expensed shall not exceed the amount budgeted by the City. The balance in the allowance balance sheet account may rollover each year. After expiration of a City Official's term, funds left in the allowance balance sheet account will be credited back to the General Fund.

As explained in Section VIII (Credit Card Use) of this Policy, all purchases made with a City credit card shall be deducted from the yearly allowance. In addition, allowable purchases not made with a City credit card shall be reimbursed to the City Official.

II. Authorized Expenses

City funds, equipment, supplies (including letterhead and business cards), titles, and staff time may be used only for authorized City of West Covina business. Expenses incurred in connection with the following types of activities generally constitute authorized expenses, provided other requirements of this Policy are met, including the reporting requirements contained in Section IX (Expense Report Content and Submission Deadline) of this Policy:

- Communicating with representatives of regional, state, and national government on City of West Covina adopted policy positions;
- Attending educational seminars or courses designed to improve officials' skill and information levels;
- Participating in regional, state, and national organization activities, whose activities affect the City of West Covina's interests;
- Recognizing service to the City of West Covina (gift not to exceed \$50.00 in cost or value);

- Attending City of West Covina events; and
- Implementing a City-approved strategy for attracting or retaining businesses to the City of West Covina, which typically involves at least one staff member.

III. Expenses Requiring Prior Approval

The following expenses require prior approval by the City Council at a public meeting:

- International travel;
- Expenses which exceed the annual limits established for each office holder; and
- Expenses not otherwise authorized under this Policy.

IV. Non-Reimbursable Expenses

Examples of personal expenses that the City will not reimburse include, but are not limited to:

- The personal portion of any trip;
- Political or charitable contributions or events;
- Family expenses, including partner's expenses when accompanying official on agency-related business, as well as children or pet-related expenses;
- Entertainment expenses, including theater, movies (either in-room or at the theater), sporting events, recreational activities (including, but not limited to, gym, massage and/or golf related expenses), or other cultural events;
- Non-mileage personal automobile expenses, including repairs, traffic citations, insurance, or gasoline; and
- Personal losses incurred while on City business.

Any questions regarding the propriety of a particular type of expense should be resolved by the approving authority before the expense is incurred.

V. Cost Control

In order to conserve City resources and to keep expenses within community standards for public officials, expenditures should adhere to the guidelines set forth in the following sections. If an expense is incurred which exceeds the approved level(s), the amount paid or reimbursed by the City will be limited to the cost(s) that fall within the guidelines.

VI. Travel

A. Transportation

The most economical mode and class of transportation reasonably consistent with scheduling needs and cargo space requirements must be used, using the most direct and time-efficient route. Government and group rates must be used when available.

1. **Airfare.** Airfares that are equal or less than those available through the Statewide Travel Program offered through the League of California Cities (<https://www.calcities.org/resource/travel-services>) are presumed to be the most economical and reasonable for purposes of reimbursement under this Policy. In the event that government rates are not available at a given time or in a given area, airfare rates that do not exceed the median retail price for airfare for that area listed on websites such as www.priceline.com or an equivalent service shall be considered reasonable and, therefore, reimbursable.
2. **Automobile.** Automobile mileage is reimbursed at Internal Revenue Service rates presently in effect (see www.irs.gov). These rates are designed to compensate the driver for gasoline, insurance, maintenance, and other expenses associated with operating the vehicle. This amount does not include bridge and road tolls, which are also reimbursable. City Officials receiving an auto allowance are not eligible for mileage reimbursement.
3. **Car Rental.** Rental rates that are equal or less than those available through the Statewide Travel Program offered through the League of California Cities (<https://www.calcities.org/resource/travel-services>) are presumed to be the most economical and reasonable for purposes of reimbursement under this Policy. In the event that government rates are not available at a given time or in a given area, car rental rates that do not exceed the median retail price for car rental for that area listed on websites such as www.priceline.com or an equivalent service shall be considered reasonable and, therefore, reimbursable. The Internal Revenue Service mileage rates

will not be paid for rental vehicles; only receipted fuel expenses will be reimbursed.

4. **Taxi/Shuttle/Vehicles for Hire.** Taxi, shuttle fares and other vehicles for hire may be reimbursed, including a 15 percent gratuity per fare, when the cost of such fares is equal or less than the cost of car rentals, gasoline and parking combined, or when such transportation is necessary for time-efficiency.

B. Lodging

Lodging expenses will be reimbursed or paid for when travel on official City business reasonably requires an overnight stay.

1. **Conference Lodging.** If such lodging is in connection with a conference, lodging expenses must not exceed the group rate published by the conference sponsor for the conference in question if such rates are available at the time of booking. If the group rate is not available, see next section.
2. **Other lodging.** Travelers must request government rates, when available. See www.dgs.ca.gov/travel for a listing of hotels that offer government rates in different areas. Lodging rates that are equal or less than government rates through the Statewide Travel Program offered through the League of California Cities (<https://www.calcities.org/resource/travel-services>) are presumed to be reasonable and shall be reimbursable for purposes of this Policy. In the event that government rates are not available at a given time or in a given area, lodging rates that do not exceed the median retail price for lodging for that area listed on websites such as www.priceline.com or an equivalent service shall be considered reasonable and, therefore, reimbursable.

C. Meals

City Officials shall, when available, take meals that are provided as part of a seminar or conference registration fee. Reimbursable meal expenses and associated gratuities shall not exceed the standard federal per diem rate or per diem rate for non-standard areas (NSAs) as set by the U.S. General Services Administration.

Such amounts will be automatically adjusted based on the General Services Administration rates by geographic area without further action by the City Council. Rates can be found at www.gsa.gov.

The City shall **not** pay for alcohol or bar expenses.

D. Incidentals

Incidental expenses are fees and tips given to porters, baggage carriers, hotel staff and staff on ships and shall not exceed \$5 per day.

E. Telephone/Fax/Cellular

Officials will be reimbursed for actual telephone and fax expenses incurred on City business. Telephone bills should identify which calls were made on City business. For cellular calls when the official has a particular number of minutes included in the official's plan, the official can identify the percentage of calls made on public business.

F. Internet

Officials will be reimbursed for Internet access connection and/or usage fees away from home, not to exceed \$20.00 per day, if Internet access is necessary for City-related business.

G. Airport Parking

The most economical parking option, such as long-term parking, must be used for travel exceeding 24 hours.

VII. Cash Advance

From time to time, it may be necessary for an official to request a cash advance to cover anticipated expenses while traveling or doing business on the City's behalf. Such request for an advance should be submitted to the City Manager 30 days prior to the need for the advance with the following information:

1. The purpose of the expenditure(s);
2. The benefits of such expenditure to the residents of the City of West Covina;
3. The anticipated amount of the expenditure(s) (for example, hotel rates, meal costs, and transportation expenses); and
4. The dates of the expenditure(s).

Any unused advance must be returned to the City treasury within 30 business days of the official's return, along with an expense report and receipts documenting how the advance was used in compliance with this Policy.

In the event the Finance Director is uncertain as to whether an individual's request complies with this Policy, such individual must seek resolution from the City Council.

VIII. Credit Card Use

The City does not issue credit cards to individual office holders but does have an agency credit card for selected City expenses. The City's credit card may be used for such purposes as airline tickets and hotel reservations by following the same procedures for cash advances. Receipts documenting expenses incurred on the City credit card and compliance with this Policy must be submitted within 10 business days of use.

City credit cards may not be used for personal expenses, even if the official subsequently reimburses the City.

IX. Expense Report Content and Submission Deadline

All cash advance expenditures, credit card expenses and expense reimbursement requests must be submitted on an expense report form provided by the City. This form shall include the following advisory:

All expenses reported on this form must comply with the City's policies relating to expenses and use of public resources. The information submitted on this form is a public record. Penalties for misusing public resources and violating the City's policies include loss of reimbursement privileges, restitution, civil and criminal penalties as well as additional income tax liability.

Expense reports must document that the expense in question met the requirements of this Policy. For example, if the meeting is with a legislator, the City Official should explain whose meals were purchased, what issues were discussed and how those relate to the City's adopted legislative positions and priorities.

City Officials must submit their expense reports within 30 days of an expense being incurred, accompanied by receipts documenting each expense. Restaurant itemized receipts, in addition to any credit card receipts, are also part of the necessary documentation.

Inability to provide such documentation in a timely fashion may result in the expense being borne by the official.

The City Manager or his/her designee is responsible for the specific review of all advance and expense reimbursement requests to ensure adherence to this Policy.

X. Audits of Expense Reports

All expenses are subject to verification that they comply with this Policy.

XI. Reports to Governing Board

At the next regular meeting of the City Council, each official shall briefly report on any Brown Act meetings attended at the City's expense, as well as any conferences, educational seminars or meetings with legislators or other government officials.

If multiple officials attended, a joint report may be made. The report may be made orally or in writing.

XII. Compliance with Laws

City Officials should keep in mind that some expenditures may be subject to reporting under the Political Reform Act and other laws. All City expenditures are public records subject to disclosure under the Public Records Act and may be subject to other state and federal laws.

XIII. Changes to Policy

Any change to this Policy shall be approved by the City Council at a regularly scheduled public meeting.

XIV. Penalties for Violation of this Policy

Under state law, misuse of public resources or falsifying expense reports in violation of this Policy may result in any or all of the following:

- Loss of reimbursement privileges;
- A demand for restitution to the City;
- Civil penalties of up to \$1,000 per day and three times the value of the resources used;
- Prosecution for misuse of public resources; and
- The City's reporting the expenses as income for the elected official to state and federal tax authorities.

Taiwan 2024 – Travel Itinerary

Dates	Location	Task
Friday, February 23, 2024	Taipei City	Arrive in Taipei
Saturday, February 24, 2024	Tainan City	Travel to Tainan (High Speed Rail)
		Lantern Festival Event
Sunday, February 25, 2024	Tainan City	“400 years of Tainan” Event/Mayor’s Banquet/Luncheon Tainan Mayor – Huang Wei-Che
Monday, February 26, 2024	Kaohsiung City	Arrive in Kaohsiung City Kaohsiung City Mayor – Chen Chi-Mai
Tuesday, February 27, 2024	Kaohsiung City	<i>Visiting different City Departments</i>
Wednesday, February 28, 2024	Kaohsiung City/ Pingtung County	Arrive in Pingtung County
		Meet with Pingtung County Magistrate, Chou Chun-Mi
Thursday, February 29, 2024	Pingtung County	<i>Visiting different City Departments</i>
Friday, March 1, 2024	Pingtung County/ Taipei City	Arrive in Taipei (High Speed Rail)
	Taipei City	Meet Ministry of Foreign Affairs Taiwan (ROC)
	Keelung City	Meet Mayor of Keelung, George Hsieh
Saturday, March 2, 2024	Taipei City	<i>Visiting different City Departments</i>
Sunday, March 3, 2024		Return back to Los Angeles, CA

2024 Taiwan Lantern Festival International City Delegates Invited by Tainan City Government Delegate Joint Courtesy Meeting & Welcoming Luncheon Version: Jan. 2024

Welcome everyone to Tainan City during the 2024 Taiwan Lantern Festival! The contact from Tainan City Government is Mr. Wang Chih-Yun from the International Relations Division.

Saturday, February 24, 2024

The 2024 Taiwan Lantern Festival Opening Ceremony

- 19:00 - 20:00 Opening ceremony of the lantern festival
- Performances by Friendship City
 - 20:05 - 20:25 Sendai Suzume Odori (Sparrow Dance of Sendai City)
 - 20:35 - 20:50 Hanagasa Odori (Flower Hat Dance of Yamagata City)
 - 20:30 - 21:00 Guided tour in the Lantern Section

Sunday, February 25, 2024

Delegate Joint Courtesy Meeting

- Time: 9:00 - 9:40
- Place: 1F Tong Che Hall, Yonghua Civic Center, Tainan City Government
- Attendees from Tainan City Government:
 - Mayor Huang Wei-che
 - Director-General of the Department of Information and International Relations Su En-en
 - Tainan City City Diplomatic Advisor Nozaki Takao
- Timeline:

9:00	Opening
9:00 – 9:05	Remark by Mayor Huang Wei-che
9:05 – 9:20	Remarks by the international delegates
9:05 – 9:10	Governor of Yamaguchi Prefecture (Japan) Muraoka Tsugumasa
9:10 – 9:15	Mayor of the City of Torrance George K. Chen
9:15 – 9:20	Mayor Pro Tem of the City of West Covina Tony Wu
9:20 – 9:25	Mayor of Gyeongju City Joo nak Young
9:25 – 9:40	Souvenir gifting for each of the cities (Mayor Huang and Delegate Lead of each of the cities) & group photos (Mayor Huang with all delegates of each of the cities)

Welcoming Luncheon

- Time: February 25th, 2024 (Sun.) 12:00 – 14:00
- Attendees from Tainan City Government:
 - Mayor Huang Wei-che
 - Director-General of the Department of Information and International Relations Su En-en
 - Tainan City City Diplomatic Advisor Nozaki Takao

ATTACHMENT NO. 3

- Timeline:
 - Opening: Welcoming remark by Tainan City Mayor, Huang Wei-che
 - Toast proposal: Mayors of Sendai City, Mr. Kohri Kazuko (under invitation)
 - Dining time
 - Remark before the end of the luncheon: Mayor of Nikko City, Mr. Konakawa Shoichi

<p style="text-align: center;">Taiwan Sister City Visit Travel Expense Estimated Per Person February 21, 2024 - March 3, 2024</p>
--

	Estimated Cost	
Air Transportation	\$	1,380.00
Taipei City/Keelung City		
Local Transportation (2-day passes)	\$	10.00
<i>High Speed Rail</i>	\$	45.00
Lodging (3 Nights)	\$	324.00
Tainan City		
Local Transportation (2-day passes)	\$	10.00
<i>High Speed Rail</i>	\$	45.00
Lodging (2 Nights)	\$	-
Kaohsiung City		
Local Transportation (2-day passes)	\$	10.00
Lodging (2 Nights)	\$	256.00
Pingtung County		
Local Transportation (2-day passes)	\$	10.00
<i>High Speed Rail</i>	\$	50.00
Lodging (2 Nights)	\$	228.00
Other Transportation	\$	100.00
Meals and Incidentals	\$	896.00
	\$	3,364.00



AGENDA STAFF REPORT

City of West Covina | Office of the City Manager

DATE: February 20, 2024

TO: Mayor and City Council

FROM: Paulina Morales
Acting City Manager

**SUBJECT: CONSIDERATION OF ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) AND
OTHER RELATED REPORTS FOR THE YEAR ENDED JUNE 30, 2023**

RECOMMENDATION:

It is recommended that the City Council receive and file the following letters and financial reports for the year ended June 30, 2023:

- Annual Comprehensive Financial Report;
- Government Auditing Standards Letter;
- Audit Communication Letter; and
- Community Financial Report.

BACKGROUND:

Annually, the Finance Department prepares and publishes the City's Annual Comprehensive Financial Report ("ACFR") following the completion of an independent and certified audit (Attachment No. 1). This document is an extensive report summarizing the financial activities of the City that occurred from July 1, 2022 through June 30, 2023.

Effective for the year ended June 30, 2023, the City implemented Governmental Accounting Standards Board (GASB) 96 - Subscription-Based Information Technology Arrangements (SBITAs). The Statement requires recognition of certain SBITAs that previously were classified as operating expenses and recognized as inflows of resources based on the payment provisions of the contract. It establishes a single model for accounting based on the foundational principle that the contract(s) are financing the right to use another party's information technology (IT) software/asset, as specified in the contract for a period of time in an exchange-like transaction. Otherwise, no changes were made to the report's structure or content.

The ACFR is prepared in compliance with the GASB standards. Pursuant to GASB guidelines, the City's ACFR is divided into three sections: Introductory, Financial, and Statistical. The Introductory section contains a Letter of Transmittal. This letter includes a brief overview of the City, the economic outlook, operational controls and major initiatives.

The Financial section contains the independent auditors' opinion letter, Management's Discussion and Analysis (MD&A), and the Basic Financial Statements. The audit firm of Van Lant & Fankhanel LLP has issued an unmodified ("clean") opinion on the financial statements for the year ended June 30, 2023.

This means that their examination, testing and audit procedures allowed them to conclude that the financial statements present fairly the financial position of the City. This is the best opinion the City can receive from its auditors.

The MD&A provides a narrative of how the financial report is presented and key highlights of some of the changes in financial position. The MD&A provides tables showing comparative information from the year ended June 30, 2022 to the year ended June 30, 2023.

The final section of the ACFR is the Statistical section. This section presents data useful in analyzing the City's financial and operational history for comparative purposes. Some of the statistics tracked include financial trends, revenue capacity, and debt capacity which are useful for evaluating the City's financial stability. Additional statistics include operating indicators.

DISCUSSION:

Annual Comprehensive Financial Report

The ACFR represents the City of West Covina's financial position at June 30, 2023 and includes financial statements for all of its component units.

Government Auditing Standards Letter

The Government Auditing Standards Letter (Attachment No. 2) notes any identified deficiencies or weaknesses in internal control over financial reporting that could lead to material misstatements in the City's financial statements as well as any other compliance findings.

Deficiency in internal control - exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis.

Material weakness - is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented or detected and corrected on a timely basis.

Significant deficiency - is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

The auditors did not identify deficiencies in internal control over financial reporting that they considered to be weaknesses.

Audit Communication Letter

The Audit Communication Letter (Attachment No. 3) provides certain information related to the audit of the City's financial records, including the following:

Qualitative Aspects of Accounting Practices – The letter notes that City management is responsible for the selection and use of appropriate accounting policies. The letter indicates that there have been no significant changes in accounting policies or their application during the fiscal year. The letter also notes that there were no transactions entered into by the City during Fiscal Year 2022-23 for which there was a lack of authoritative guidance, and that all significant transactions were recorded in the proper accounting periods.

Significant Difficulties Encountered During the Audit – The letter communicates that the auditors encountered no significant difficulties in dealing with management relating to the performance of the audit.

Uncorrected and Corrected Misstatements – The letter communicates the auditors' responsibility to

note all known and likely misstatements identified during the audit. The auditors noted no such misstatements that were material, either individually or in aggregate, to the financial statements taken as a whole.

Disagreements with Management – The auditors are required to communicate any disagreements with management related to an accounting, reporting or auditing matter, whether resolved or not, in the Audit Communication Letter. No such disagreements arose during the course of the audit for Fiscal Year 2022-23.

Community Financial Report

The Community Financial Report (Attachment No. 4) is an extract of information from the ACFR specifically designed to be readily accessible and easily understandable to the general public and other interested parties without a background in public finance.

The Annual Comprehensive Financial Report was reviewed by the Audit Committee on February 7, 2024.

LEGAL REVIEW:

The City Attorney's Office has reviewed this report.

Prepared by: Maria-Luisa Olea, Assistant Finance Director

Additional Approval: Stephanie Sikkema, Finance Director

Fiscal Impact

FISCAL IMPACT:

Financial highlights of the fiscal year are noted in the Financial section of the ACFR and include the following:

City Wide

As of June 30, 2023, the City's total net position (assets plus deferred outflows of resources less liabilities and less deferred inflows of resources) was \$6.6 million.

The City's total net position decreased \$4.6 million from the prior year. This is mostly due to the \$65.7 million net pension asset recognized in the prior year now being reflected as a net pension liability of \$44.6 million in long-term debt. Including the deferred outflows and inflows of pension related items, there is a net decrease of \$9.65 million. In addition, there was an increase of \$7.8 million in the claims payable liability, attributed primarily to the change in the estimated outstanding workers compensation losses for 2021-22 and prior.

The City's total governmental funds reported combined ending fund balances of \$136.7 million, an increase of \$5.4 million in comparison with the prior fiscal year of \$131.3 million. The increase is comprised of changes in fund balance, primarily in the non-major Measure W fund for \$3.8 million. Of the \$136.7 million fund balance, \$3.4 million, or 2.5%, of this total is non-spendable (not available for new spending). The restricted fund balance categories of \$108.0 million, or 79.0%, is spendable for restricted purposes. The assigned fund balance of \$7.6 million, or 5.6%, represents amounts that are intended to be used for specific purposes, but are not formally restricted or committed. The unassigned fund balance category of \$17.6 million, or 12.9%, represents the City's fund balance reserves.

General Fund

The General Fund is the chief operating fund of the City. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$17.7 million, while total fund balance was \$21.0 million. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 26.4% of total general fund expenditures, while total fund balance represents 31.5% of that same amount. The

non-spendable portion of fund balance in the amount of \$3.4 million mainly consists of Land Held for Resale in the amount of \$3.0 million.

General Fund, Fund Balance Policy

Per the City’s Fund Balance Policy, the city shall maintain a minimum unassigned fund balance of at least 17% of the General Fund operating expenditures. At the end of the fiscal year, the annual excess revenue over expenditures in the City's General Fund will be automatically allocated as follows, unless the transfer is overridden by an action of City Council: 25% stays in the General Fund Balance reserves, 40% is transferred to the City's Capital Projects Fund, 10% is transferred to the Vehicle Replacement Fund, and 25% goes to pay down the City's Other Post Employment Benefit (OPEB) liability.

Based on the ending balance as of June 30, 2023, the General Fund allocation is as follows:

Unassigned Fund Balance	17,654,008
Less Reserve Requirement (rounded to the nearest hundred thousand)	13,900,000
<i>(17% FY2023-24 Expenditures & Transfers as of BA 2024-04)</i>	
Available Fund Balance	3,754,000
25% Reserve	938,500
40% Capital Projects Fund	1,501,600
10% Vehicle Replacement Fund	375,400
25% OPEB Liability	938,500

Attachments

- Attachment No. 1 - Annual Comprehensive Financial Report June 30, 2023
- Attachment No. 2 - Government Auditing Standards June 30, 2023
- Attachment No. 3 - Audit Communication Letter June 30, 2023
- Attachment No. 4 - Community Financial Report June 30, 2023

CITY COUNCIL GOALS & OBJECTIVES: Achieve Fiscal Sustainability and Financial Stability

2023 ANNUAL COMPREHENSIVE FINANCIAL REPORT

Year Ended June 30, 2023

CITY OF WEST COVINA, CALIFORNIA
www.westcovina.org



CITY OF WEST COVINA, CALIFORNIA
ANNUAL COMPREHENSIVE FINANCIAL REPORT
Year Ended June 30, 2023

Prepared by
Finance Department

City of West Covina, California
Annual Comprehensive Financial Report
Year Ended June 30, 2023

TABLE OF CONTENTS

Page

INTRODUCTORY SECTION

Letter of Transmittal	i
List of City Officials	iv
Organizational Chart	v
Certificate of Achievement for Excellence in Financial Reporting	vi

FINANCIAL SECTION

Independent Auditor's Report	1
-------------------------------------	----------

Management's Discussion & Analysis	4
---	----------

Basic Financial Statements

Government-wide Financial Statements:	
Statement of Net Position	16
Statement of Activities	17
Fund Financial Statements:	
Balance Sheet - Governmental Funds	19
Reconciliation of the Balance Sheet of Governmental Funds to the Statement of Net Position	21
Statement of Revenues, Expenditures and Changes in Fund Balances - Governmental Funds	22
Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances of Governmental Funds to the Statement of Activities	24
Statement of Net Position - Proprietary Funds	25
Statement of Revenues, Expenses and Changes in Net Position - Proprietary Funds	26
Statement of Cash Flows - Proprietary Funds	27
Statement of Net Position - Fiduciary Funds	28
Statement of Changes in Net Position - Fiduciary Funds	29
Notes to Financial Statements	30

Required Supplementary Information

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual:	
General Fund	77
Housing Special Revenue Fund	78
Proposition A Special Revenue Fund	79
Gas Tax Special Revenue Fund	80
ARPA Special Revenue Fund	81
Notes to Required Supplementary Information	82
Schedule of Changes in the Net Pension Liability – Miscellaneous Plan	83
Schedule of Changes in the Net Pension Liability - Safety Plan	85
Schedule of Changes in the Net Pension Liability - PARS EPMC Plan	87
Schedule of Changes in the Net Pension Liability - PARS Exec Plan	89
Schedule of Contributions	91
Schedule of Changes in the Net OPEB Liability and Related Ratios	93

City of West Covina, California
Annual Comprehensive Financial Report
Year Ended June 30, 2023

TABLE OF CONTENTS - Continued

Page

Supplementary Information

Schedule of Revenues, Expenditures and Changes in Fund Balances - Budget and Actual:	
Citywide Debt Service Fund	95

Supplementary Information - Continued

Non-major Governmental Funds:	96
Combining Balance Sheet	100
Combining Statement of Revenues, Expenditures and Changes in Fund Balances	107
Budgetary Comparison Schedules for Non-major Funds:	
Drug Enforcement Rebate	114
Air Quality Improvement	115
Proposition C	116
Police Donations	117
Transportation Development Act	118
AB939	119
Various Grants	120
Community Development Block Grant	121
Inmate Welfare	122
Public Safety Augmentation	123
COPS/SLESA	124
Maintenance District #1	125
Maintenance District #2	126
Coastal Sage Shrub	127
Maintenance District #4	128
Maintenance District #6	129
Maintenance District #7	130
Citywide Maintenance District	131
Sewer Maintenance	132
Auto Plaza Improvement District	133
General Plan Update	134
Measure W	135
Charter PEG	136
Art in Public Places	137
West Covina Community Services Foundation	148
Measure R	139
Measure M	140
Community Corrections	141
Measure H	142
Sportsplex	143
City Capital Projects Fund	144
Construction Tax	145
Information Technology	146
Development Impact Fees	147
Park Development	148
Internal Service Funds:	149
Combining Statement of Net Position - Internal Service Funds	150
Combining Statement of Revenues, Expenses, and Changes in Net Position - Internal Service Funds	151

City of West Covina, California
Annual Comprehensive Financial Report
Year Ended June 30, 2023

TABLE OF CONTENTS - Continued

Page

Supplementary Information - Continued

Combining Statement of Cash Flows - Internal Service Funds	152
Pension Trust Funds:	153
Combining Statement of Fiduciary Net Position – Pension Trust Funds	154
Combining Statement of Changes in Fiduciary Net Position – Pension Trust Funds	155

STATISTICAL SECTION

Net Position by Component	157
Changes in Net Position	159
Changes in Net Position – Governmental Activities	163
Changes in Net Position – Business-type Activities	165
Fund Balances of Governmental Funds	167
Changes in Fund Balances of Governmental Funds	169
Assessed Value and Estimated Actual Value of Taxable Property	171
Direct and Overlapping Property Tax Rates	173
Principal Property Tax Payers	175
Property Tax Levies and Collections	176
Ratios of Outstanding Debt by Type	178
Ratios of General Bonded Debt Outstanding	180
Direct and Overlapping Debt	181
Legal Debt Margin Information	182
Pledged Revenue Coverage	184
Demographic and Economic Statistics	186
Principal Employers	187
Full-time and Part-time City Employees by Function	188
Operating Indicators by Function	189
Capital Asset Statistics by Function	191

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INTRODUCTORY SECTION

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Finance Department

January 22, 2024

Members of the City Council, the City Manager, and the Citizens of the City of West Covina:

It is a pleasure to submit the Annual Comprehensive Financial Report (ACFR) of the City of West Covina (City) for the fiscal year ended June 30, 2023. This report consists of management's representations concerning the finances of the City. Management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, management of the City has established a comprehensive internal control framework that is designed to both protect the City's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the City's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City's financial statements have been audited by Van Lant & Fankhanel, LLP, a firm of certified public accountants. The auditors have issued an unmodified opinion on these financial statements. Their report is located at the front of the financial section of this report.

The Management's Discussion and Analysis (MD&A) immediately follows the independent auditor's report and provides a narrative introduction, overview, and analysis of the basic financial statements. This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it.

Profile of the Government

The City of West Covina is located in the San Gabriel Valley, 20 miles east of downtown Los Angeles and 15 miles north of Orange County. Incorporated as a general law city in 1923, the City's 16 square miles flourished with walnut groves and orange groves for many decades. The post-World War II building boom rapidly transformed the City, which experienced a significant population increase between 1950 and 1960, from less than 5,000 to more than 50,000 citizens. Subsequent to this rapid population increase, the City has continued to grow at a steady pace to a population of over 109,000. In recent years there has been a slight decline with a current population in excess of 105,000.

The City's location and access to major freeways makes West Covina close to many visitor attractions and an ideal business and commercial center. The City has over 32,000 housing units and offers the amenities of a big city location with a high standard of living for its community.

Under the Council-Manager form of government, the five City Council members are elected by districts to overlapping four-year terms. The City Council selects a Mayor from one of its members each November to serve a one-year term. The City Council is responsible for, among other things, passing ordinances, adopting the budget, appointing committees, and hiring both the City Manager and City Attorney. The City Manager is responsible for carrying out the policies and ordinances of the City Council, for overseeing the day-to-day operations of the City, and for appointing the heads of the various departments.

The City provides a full range of services to its citizens, including police, fire and emergency medical; construction and maintenance of streets, traffic signalization and other infrastructure; planning and building safety; and social, recreational and cultural activities and events. The City offers sixteen parks, four community centers, a Sports Complex, and a county operated library. The City is financially accountable for the Successor Agency to the former Redevelopment Agency of the City of West Covina, a financing authority, and a housing authority, which are combined within the City's financial statements. Additional information regarding all three of these legally separate entities can be found in the notes to the financial statements.

The annual budget serves as a foundation for the City's financial planning and control. The City Council holds public hearings and adopts an annual budget for all funds. The budget appropriations are prepared by fund, function, and department. The City Manager is authorized to transfer budgeted amounts within departments to assure adequate and proper standards of service. Budgetary revisions, including supplemental appropriations which increase total appropriations in individual funds must be approved by the City Council.

Economic Outlook and Major Objectives

From early in its history, the City of West Covina has been noted as a city of beautiful homes. Through its General Plan, the City Council strives to maintain the City's high-quality residential base and living environment. The City's identity is defined by carefully designed entry point elements, landmark areas, and open space areas.

Known as the headquarters of the East San Gabriel Valley, the City strives to maintain a prosperous business and commercial climate. Despite the current challenging financial and economic environment, West Covina derives significant economic stability from the City's three major commercial districts: Plaza West Covina, Eastland Center, and The Lakes.

In December 2020, the California State Auditor identified several risks in the City's financial condition, including a major unfunded pension liability, general fund expenditures that have exceeded revenues, and high turnover and reductions in staff in recent years. The City of West Covina continues work to secure the financial future of the City while safeguarding the delivery of great public services. This requires stewardship and a willingness to consider all alternatives in service provision.

While the City has appeared to have recovered economically from the COVID-19 pandemic, a recession is anticipated. Through sound financial policies and procedures, the City has attempted to manage rising costs and dwindling revenues efficiently and effectively. This is not to say that significant challenges do not face the City going forward. Rising costs of materials and services continue to be of grave concern. The infrastructure needs of the City have been

long deferred. Additionally, the City has currently been utilizing the \$19 million in American Rescue Plan Act funds to address some of these needs.

As noted in our current fiscal year's finances, there is a General Fund balance of \$21 Million as the ending fund balance. Service levels are directly related to the income from which public expenses are met. The City has made some progress toward the goal of attaining fiscal sustainability and positioned the City for long-term financial success. As the City enters an economic downturn, fiscal prudence will need to be at the forefront.

Short-term and Long-term Financial Planning

Annually, the City adopts a budget covering operating revenues and expenditures, labor usage, capital expenditures, and other sources and uses of funds. For financial planning purposes, the City conducts comprehensive citywide financial forecasting in conjunction with its revenue consultants and other sources. The latest forecast shows expenditures are increasing at a faster pace than revenues. The City has attempted to attain fiscal sustainability into the future by finding economies and efficiencies in its operations.

Like most California cities, West Covina has several unfunded liabilities. The biggest of these being the cost of employee pensions. Pension obligations and payments for the unfunded accrued liability (UAL) were expected to worsen each fiscal year. This fact prompted the City to issue Pension Obligation Bonds in July of 2020 to address the UAL and attain more favorable interest rates to address the pension problem. Other Post Employment Benefits liabilities account for the second largest cost. This liability continues to rise and will need to be addressed in the long term.

Awards and Acknowledgements

The preparation of this report could not have been accomplished without the efficient and dedicated services of the entire staff of the Finance Department. I would like to express my appreciation to all members of the Department who assisted and contributed to the preparation of this report. These are extremely challenging times for local government in which many difficult decisions must be made. Credit also must be given to City Council for their interest and support in planning and conducting the financial operations of the City in a responsible and progressive manner.

Respectfully submitted,



Stephanie Sikkema
Finance Director

CITY OF WEST COVINA

CITY OFFICIALS

JUNE 30, 2023

CITY COUNCIL

Rosario Diaz, Mayor
Brian Tabatabai, Mayor Pro Tem
Ollie Cantos, Councilman
Letty Lopez-Viado, Councilwoman
Tony Wu, Councilman

ELECTED OFFICIALS

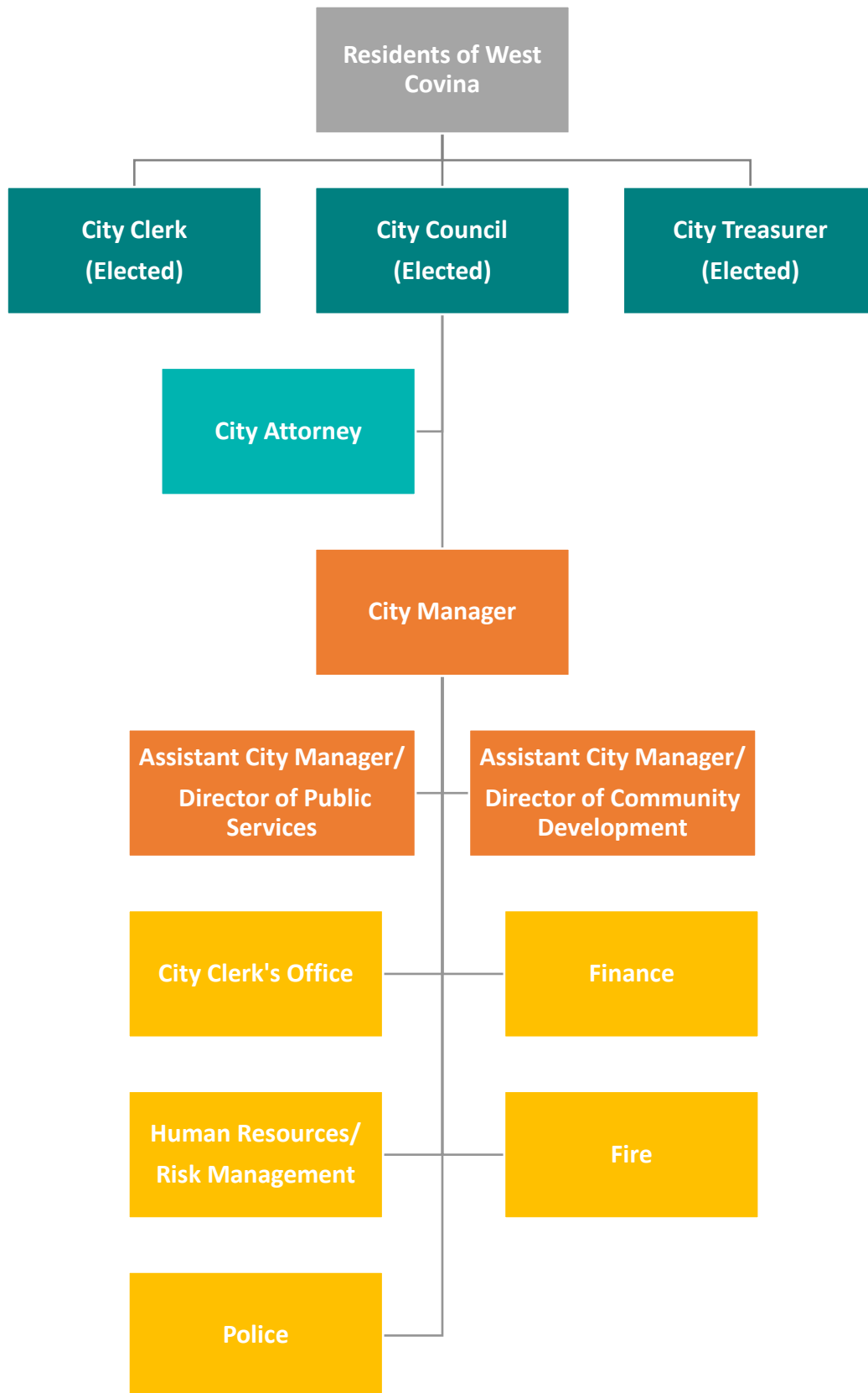
Nickolas S. Lewis, City Clerk
Colleen B. Rozatti, City Treasurer

ACTING CITY MANAGER

Paulina Morales

EXECUTIVE MANAGEMENT TEAM

Roxanne Lerma, Assistant City Manager
Thomas P. Duarte, City Attorney
Lisa Sherrick, Assistant City Clerk
Stephanie Sikkema, Finance Director & Acting Human Resources Director
Vincent Capelle, Fire Chief
Richard Bell, Police Chief





Government Finance Officers Association

**Certificate of
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Presented to

**City of West Covina
California**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

June 30, 2022

Christopher P. Morill

Executive Director/CEO

FINANCIAL SECTION

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Independent Auditor's Report

The Honorable City Council
City of West Covina, California

Report on the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City of West Covina (City), as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City of West Covina, as of June 30, 2023, and the respective changes in financial position, and, where applicable, cashflows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to error or fraud.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and other required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining statements and budgetary schedules, as listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining statements, as listed in the table of contents, are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated January 22, 2024, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.

Van Lant & Fankhaed, LLP

January 22, 2024
Murrieta, CA

MANAGEMENT'S DISCUSSION AND ANALYSIS

The following discussion and analysis of the financial performance of the City of West Covina (the City) provides an overview of the City's financial activities for the fiscal year ended June 30, 2023. The information presented herein should be considered in conjunction with the transmittal letter and financial statements identified in the accompanying table of contents.

FINANCIAL HIGHLIGHTS

- As of June 30, 2023, the City's total net position (assets plus deferred outflows of resources less liabilities and less deferred inflows of resources) was \$6.6 million.
- The City's total net position decreased \$4.6 million from the prior year. This is mostly due to the \$65.7 million net pension asset recognized in the prior year now being reflected as a net pension liability of \$44.6 million in long-term debt. Including the deferred outflows and inflows of pension related items, there is a net decrease of \$9.65 million. In addition, there was an increase of \$7.8 million in the claims payable liability, attributed primarily to the change in the estimated outstanding workers compensation losses for 2021-22 and prior.
- The City's total governmental funds reported combined ending fund balances of \$136.7 million, an increase of \$5.4 million in comparison with the prior fiscal year of \$131.3 million. The increase is comprised of changes in fund balance, primarily in the non-major Measure W fund for \$3.8 million. Of the \$136.7 million fund balance, \$3.4 million, or 2.5%, of this total is non-spendable (not available for new spending). The restricted fund balance categories of \$108.0 million, or 79.0%, is spendable for restricted purposes. The assigned fund balance of \$7.6 million, or 5.6%, represents amounts that are intended to be used for specific purposes, but are not formally restricted or committed. The unassigned fund balance category of \$17.6 million, or 12.9%, represents the City's fund balance reserves.
- The City's business-type computer service enterprise activity (West Covina Service Group) had an operating gain for fiscal year (FY) 2022-23 of \$6,526, compared with a \$196,978 operating gain in FY 2021-22. The total net position for the computer service enterprise fund as of June 30, 2023 is \$241,833. The net position in the prior year was \$235,307.

OVERVIEW OF THE FINANCIAL STATEMENTS

The annual report consists of four parts – *management's discussion and analysis* (this section), the *basic financial statements*, *required supplementary information*, and an optional section that presents *combining statements* for non-major governmental funds and internal service funds. The basic financial statements include two kinds of statements that present different views of the City:

- The first two statements are *government-wide financial statements* that provide both *long-term* and *short-term* information about the City's overall financial status.
- The remaining statements are *fund financial statements* that focus on *individual parts* of the City government, reporting the City's operations in *more detail* than the government-wide statements.
- The *governmental funds* statements tell how *general government* services like public safety were financed in the *short-term* as well as what remains for future spending.

- *Proprietary funds* statements offer *short-* and *long-term* financial information about the activities that are operated like a business, such as the West Covina Service Group, the City's computer service enterprise.
- *Fiduciary fund* statements provide information about the fiduciary relationships – like the custodial funds of the City – in which the City acts solely as an *agent* or *trustee* for the benefit of others, to whom the resources in question belong.

The financial statements also include *notes* that provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

Reporting the City as a Whole

The accompanying **government-wide financial statements** include two statements that present financial data for the City as a whole. The Statement of Net Position and the Statement of Activities report information about the City as a whole and about its activities. These statements include all assets and liabilities using the accrual basis of accounting, which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid.

These two statements report the City's net position and changes in them. The City's net position is one way to measure the City's financial health, or financial position. Over time, increases and decreases in the City's net position are one indicator of whether its financial health is improving or deteriorating. You will need to consider other non-financial factors, however, such as changes in the City's property tax or sales tax base and the condition of the City's roads, to assess the overall health of the City.

The Statement of Net Position and the Statement of Activities are divided into two kinds of activities:

- Governmental activities – Most of the City's basic services such as public safety, streets and roads, economic development and parks and recreation, are reported here. Sales taxes, property taxes, state subventions, and other revenues finance most of these activities.
- Business-type activities – The City charges a fee to customers to help it cover all or most of the cost of the services accounted for in these funds. These activities include the City's computer service enterprise operation.

The government-wide financial statements include the West Covina Housing Authority, the West Covina Public Financing Authority, the Parking Authority of the City of West Covina and the West Covina Community Services Foundation (component units), along with the City of West Covina (the primary government). Although legally separate, these component units are important because the City is financially accountable for them.

The activities of the Successor Agency of the former redevelopment agency can be found in the Fiduciary Fund Section of the Financial Statements in the Private Purpose Trust Fund.

Reporting the City's Most Significant Funds

The **fund financial statements** provide detailed information about the City's most significant funds – not the City as a whole. Some funds are required to be established by State law or by bond covenants. However, City Council establishes many other funds to help it control and manage money for particular purposes or to show that it is meeting administrative responsibilities for using certain taxes, grants, or other money (like grants received). The City's two kinds of funds – *governmental* and *proprietary* – use different accounting approaches.

- *Governmental funds* – Most of the City's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year end that are available for spending. These funds are reported using the modified accrual accounting method, which measures cash and all other current financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. We describe the relationship or differences between *governmental activities* (reported in the Statement of Net Assets and the Statement of Activities) and *governmental funds* in reconciliations on the pages following the fund financial statements in this report.
- *Proprietary funds* – When the City charges customers for the services it provides, these services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the Statement of Net Position and the Statement of Activities. In fact, the City's enterprise funds are the same as the business-type activities we report in the government-wide statements but provide more detail and additional information, such as cash flows for proprietary funds. We use internal service funds (the other component of proprietary funds) to report activities that provide supplies and services for the City's other programs and activities.

Reporting the City's Fiduciary Responsibilities

The City is an agent for certain assets held for, and under the control of, other organizations and individuals. All of the City's fiduciary activities are reported in separate fiduciary funds. These activities are not included in the government-wide financial statements because the City cannot use these assets to finance its operations. The City is responsible for ensuring that the assets reported in these funds are used for their intended purposes.

GOVERNMENT-WIDE FINANCIAL STATEMENTS

Statement of Net Position

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. As of June 30, 2023, net position for the City was a balance of \$6.6 million. Compared to the prior year, the net position of the City decreased by \$4.6 million.

The City's net position of \$6.6 million is made up of three components: Net investment in Capital Assets, Restricted Net Position and Unrestricted Net Position. The largest portion of the City's net position, \$152.4 million, reflects its net investment in capital assets (e.g., infrastructure, land, buildings, machinery, and equipment) less any related debt used to acquire those assets that is still outstanding. The City uses these capital assets to provide services to the community. As such, these assets are not available for spending. In addition, \$109.3 million of the City's net position represents resources that are subject to external restrictions on how they may be used.

The remaining balance of unrestricted net position is a deficit of \$255.0 million due to the unfunded pension liability (GASB 68) for which the City has issued 2020 Lease Revenue Bonds; the balance of the bonds is \$196.5 million.

The table below reflects the Statement of Net Position for the fiscal year ended June 30, 2023, with the comparative data for the fiscal year ended June 30, 2022:

Table 1
Statement of Net Position

	Governmental Activities		Business-Type Activities		Total	
	2023	2022	2023	2022	2023	2022
Assets:						
Current and other assets	\$186,439,041	\$248,135,791	\$ 291,899	\$ 482,211	\$186,730,940	\$248,618,002
Capital assets	193,577,149	196,089,095	-	-	193,577,149	196,089,095
Total assets	380,016,190	444,224,886	291,899	482,211	380,308,089	444,707,097
Deferred Outflows of Resources:						
Pension related	37,822,672	9,799,582	-	-	37,822,672	9,799,582
OPEB related	8,878,853	11,962,103	-	-	8,878,853	11,962,103
	46,701,525	21,761,685	-	-	46,701,525	21,761,685
Liabilities:						
Long-term debt outstanding	368,378,854	338,752,283	17,268	20,015	368,396,122	338,772,298
Other liabilities	26,715,769	28,829,273	32,798	226,889	26,748,567	29,056,162
Total liabilities	395,094,623	367,581,556	50,066	246,904	395,144,689	367,828,460
Deferred Inflows of Resources:						
Pension related	785,967	67,639,168	-	-	785,967	67,639,168
OPEB related	17,602,036	12,522,363	-	-	17,602,036	12,522,363
Lease Related	6,834,555	7,257,992	-	-	6,834,555	7,257,992
	25,222,558	87,419,523	-	-	25,222,558	87,419,523
Net Position:						
Net investment in capital assets	152,367,256	152,889,130	-	-	152,367,256	152,889,130
Restricted	109,315,672	98,381,004	-	-	109,315,672	98,381,004
Unrestricted	(255,282,394)	(240,284,642)	241,833	235,307	(255,040,561)	(240,049,335)
Total net position	\$ 6,400,534	\$ 10,985,492	\$ 241,833	\$ 235,307	\$ 6,642,367	\$ 11,220,799

Changes in Net Position

The City's total revenues of \$125.6 million for governmental activities are \$4.6 million less than the expenses of \$130.0 million. The majority of the decrease is a result of higher expenses, the largest being public safety for the citywide increase to the net pension and claims payable liabilities.

A summary of the government-wide statement of activities for the year ended June 30, 2023, with the comparative data for the fiscal year ended June 30, 2022, is as follows:

Table 2
Changes in Net Position

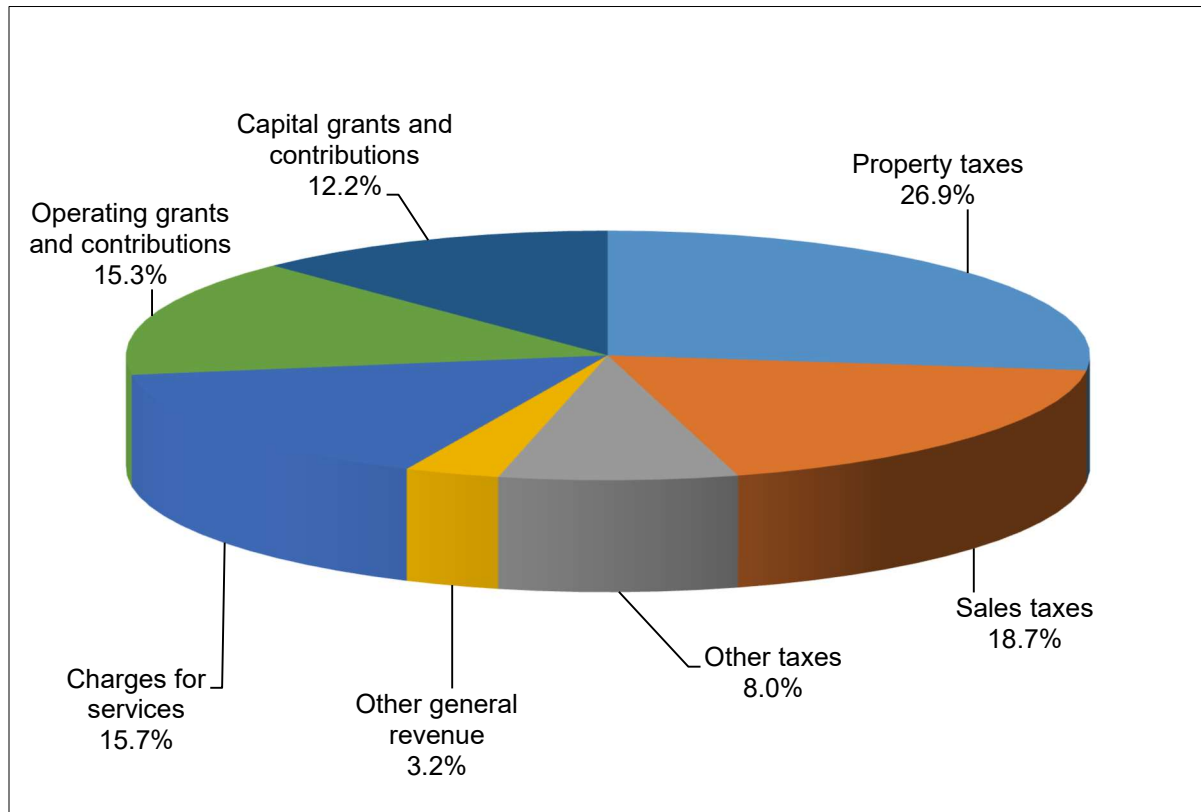
	Governmental Activities		Business-Type Activities		Total	
	2023	2022	2023	2022	2023	2022
Revenues						
Program revenues:						
Charges for services	\$ 19,678,784	\$ 15,120,436	\$ 686,731	\$ 916,458	\$ 20,365,515	\$ 16,036,894
Operating contributions and grants	18,983,157	29,598,365	-	-	18,983,157	29,598,365
Capital contributions and grants	15,354,938	17,666,351	-	-	15,354,938	17,666,351
General revenues:						
Property taxes	33,822,147	31,348,677	-	-	33,822,147	31,348,677
Sales taxes	23,526,119	23,101,668	-	-	23,526,119	23,101,668
Other taxes	10,053,724	9,527,917	-	-	10,053,724	9,527,917
Other general revenues	4,007,614	1,044,317	30	431	4,007,644	1,044,748
Total revenues	125,426,483	127,407,731	686,761	916,889	126,113,244	128,324,620
Expenses						
General government	19,222,882	3,700,172	-	-	19,222,882	3,700,172
Public safety	66,098,443	49,887,239	-	-	66,098,443	49,887,239
Public works	24,203,764	13,508,312	-	-	24,203,764	13,508,312
Community services	10,247,116	12,587,100	-	-	10,247,116	12,587,100
Community development	1,446,667	1,238,687	-	-	1,446,667	1,238,687
Interest expense	8,792,569	9,033,455	-	-	8,792,569	9,033,455
Computer service	-	-	680,235	719,911	680,235	719,911
Total expenses	130,011,441	89,954,965	680,235	719,911	130,691,676	90,674,876
Increase (decrease) in net position	(4,584,958)	37,452,766	6,526	196,978	(4,578,432)	37,649,744
Beginning net position	10,985,492	(26,467,274)	235,307	38,329	11,220,799	(26,428,945)
Ending net position	\$ 6,400,534	\$ 10,985,492	\$ 241,833	\$ 235,307	\$ 6,642,367	\$ 11,220,799

Governmental Activities

Some of the more significant changes in the revenues and expenses of the City's governmental activities presented above are as follows:

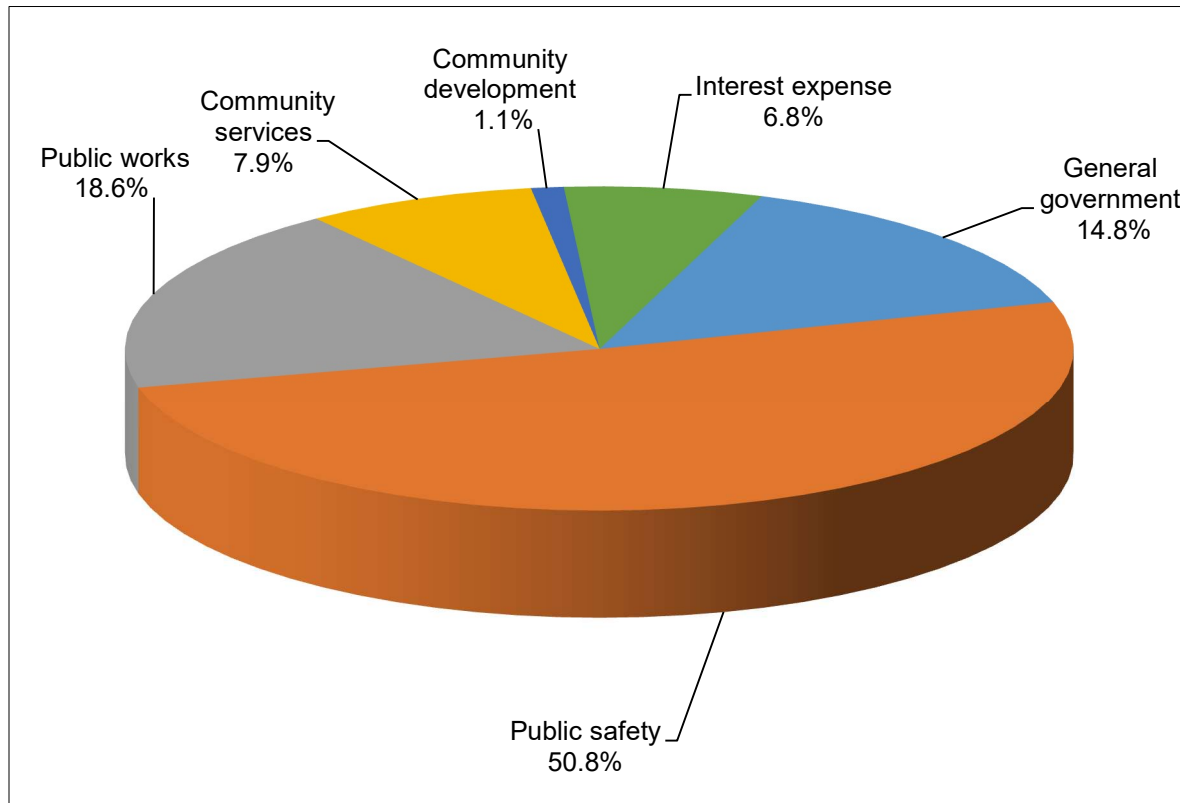
- Charges for services increased by \$4.6 million, primarily due to building permits and plan check review as result of an increase in construction activity for the year.
- Operating contributions and grants decreased by \$10.4 million, primarily due to an influx in American Rescue Plan Act (ARPA) funds received and expended in Fiscal Year 2021-22. The City received a total of \$19.6 million in ARPA in Fiscal Years 2020-21 and 2021-22. A total of \$9.2 million was expended and recognized as revenue in Fiscal Year 2021-22, whereas only \$1.9 million was expended and recognized as revenue in Fiscal Year 2022-23.
- Capital contributions and grants decreased by \$2.3 million, primarily due to a decrease in developer contributions in the Park Development Funds in the amount of \$4.0 million.
- Property taxes, the City's largest revenue source, increased \$2.5 million, or 7.9%, primarily due to an increase in the assessed valuation.
- Other general revenues increased by \$3.0 million, primarily due to increased realized interest income and a positive fair market value adjustment.
- There was an overall increase in expenses of \$42.2 million for general government, public safety and public works. This is primarily due to an increase in the net pension liability. In the prior year, the City reported a liability of \$5,797,238. There was an increase of reporting \$44,600,464 net pension liability as of June 30, 2023.

Revenues by Source – Governmental Activities



The most significant revenues of the governmental activities are property taxes (\$33.8 million), sales tax (\$23.5 million) and other taxes (\$10.1 million). Program revenues are \$54.2 million of the total revenues of the governmental activities, which include charges for services (\$19.7 million), operating contributions and grants (\$19.0 million), and capital grants and contributions (\$15.4 million).

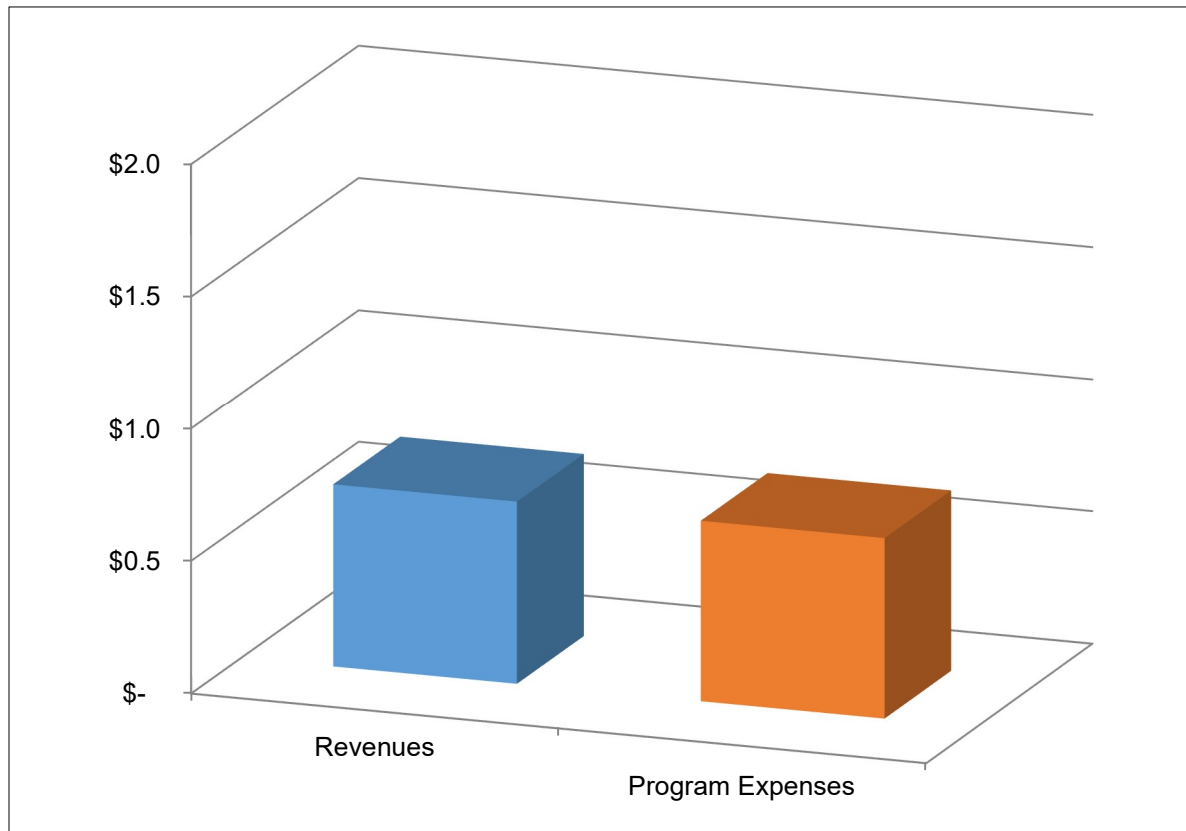
Expenses by Function – Governmental Activities



The City's expenses cover a range of services whose expenses were as follows: Public safety (\$66.1 million), public works (\$24.2 million), community services (\$10.3 million), general government (\$19.2 million), interest expense (\$8.8 million) and community development (\$1.4 million). These expenses include pension related items, claims and capital outlays which are now reflected in the City-wide assets and liabilities.

Business-Type Activities

The business-type activity is the West Covina Service Group, which provides dispatch and records management software and services to other police departments.



The business-type activity's expenses decreased by \$39,676, or 5.5%, from the prior fiscal year. Charges for services and other revenues decreased by \$230,128, or 25.1%, in FY 2022-23. The changes from the prior year resulted in a slight increase of net position of \$6,526. The West Covina Service Group has experienced less sales over the years.

MAJOR FUNDS

As noted earlier, the City uses fund accounting to provide proper financial management of the City's resources and to demonstrate compliance with finance-related legal requirements.

Major Governmental Funds

The **General Fund** is the chief operating fund of the City. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$17.7 million, while total fund balance was \$21.0 million. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 26.4% of total general fund expenditures, while total fund balance represents 31.5% of that same amount. The non-spendable portion of fund balance in the amount of \$3.4 million mainly consists of Land Held for Resale in the amount of \$3.0 million.

Total revenues, exclusive of fund transfers in, increased \$4.7 million while total operating expenditures, exclusive of fund transfers out, increased \$4.9 million. The reasons for significant changes in the revenues and expenditures of the City's General Fund from the prior year are as follows:

- Total taxes were up \$3.1 million (4.9%) from the prior year. Property taxes increased by \$2.7 million (8.8%) due to increased property assessments compared to the prior year.
- Licenses and permits were up \$1.9 million (67.8%) from the prior year, primarily due to building permits.

The **West Covina Housing Authority Fund** provides for low- and moderate-income activities that were previously provided by the redevelopment agency. The Authority has outstanding loans receivable of \$14.9 million. The fund holds \$23.2 million in restricted fund balance.

The **State Gas Tax Fund** accounts for tax collected on fuel to fund maintenance and repair of the States' highways and roads. The fund finished the fiscal year with a total fund balance of \$5.5 million.

The **American Rescue Plan Act (ARPA) Fund** accounts for federal monies received for COVID-19 related expenses. The City has received \$19.6 million in funding and spent \$11.2 million as of June 30, 2023. The fund has \$8.4 million in unearned revenue.

GENERAL FUND BUDGET

There were numerous budget amendments throughout the fiscal year to adjust budget to actuals, but the net effect to the General Fund budget was \$5.9 million. Taxes in total exceeded the budget by \$5,140,200, primarily from secured property taxes received during the fiscal year. The City budgeted conservatively for these sources of revenue as it may fluctuate from year to year. The property tax revenue budget was adjusted to reflect the higher property tax due to higher assessed valuations. Budgeted expenditures were increased \$5.9 million primarily due to public safety salaries and benefits and public works' contract services.

CAPITAL ASSETS

	Governmental Activities		Business-Type Activities		Total	
	2023	2022	2023	2022	2023	2022
Land	\$ 48,356,495	\$ 48,356,495	\$ -	\$ -	\$ 48,356,495	\$ 48,356,495
Buildings and improvements	63,104,441	62,884,032	-	-	63,104,441	62,884,032
Equipment and vehicles	8,930,667	9,592,447	-	-	8,930,667	9,592,447
Infrastructure	36,701,275	37,930,483	-	-	36,701,275	37,930,483
Rights of way	14,376,498	14,376,498	-	-	14,376,498	14,376,498
Construction in progress	22,107,773	22,949,140	-	-	22,107,773	22,949,140
Total	<u>\$ 193,577,149</u>	<u>\$ 196,089,095</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 193,577,149</u>	<u>\$ 196,089,095</u>

The major additions to capital assets during the year ended June 30, 2023 were as follows:

- Construction in progress had a net decrease of \$0.8 million. The \$22.1 million currently in progress includes the following:
 - Azusa Sewer lift station upgrades (\$4.1 million)
 - Energy Efficient Project (\$7.8 million)
 - Residential Street Rehabilitation (\$2.9 million)
 - Fire Station Pre-Alerting System (\$183,000)
 - Senior Center Sliding Doors (\$100,000)
 - Fire Building Improvements (\$1.2 million)
 - Safety Portable & Mobile Rad (\$217,000)
 - Fire Station Repairs (\$607,000)
 - PSA For Health Dept. Services (\$245,000)
 - Microwave System Infrastructure (\$394,000)
 - Pumper Fire Trucks (Two) (\$2,062,000)
 - Ladder Truck (Quint) (\$1.8 million)
 - New Ambulances (\$154,000)
 - Citrus Ave Rehab (\$103,000)
 - City Hall Entry Signs (\$122,000)
 - HSIP Cycle 10 Improvements (\$110,000)
 - Workman Ave Rehab at Citrus (\$73,000)
- Completed fixed asset additions of \$7.8 million included:
 - Several street resurfacing throughout the City (\$3.6 million)
 - Play Playgrounds for 4 Parks in the City (\$545,600)
 - Friendship Park improvements (\$968,800)

- Traffic Signal at Cameron and Barranca (\$479,600)
- New Traffic Signal at La Puente Rd/Forecastle (\$139,000)
- Lark Ellen & Grove Center - Pedestrian Imp (\$19,000)
- Sewer Main Replace - Portion of Azusa Av (\$234,000)
- Sewer Main Replace - Portion of Citrus (\$68,000)
- Dispatch Center - New Roof (\$150,000)
- Pedestrian & Vehicle Safety Imp. 21 (\$511,000)
- Cortez Park Playground Improvements (\$365,000)
- City Hall 1St Floor Restroom Improv (\$126,000)
- Cameron Park Restroom Improvements (\$241,000)
- Walmerado Park Improvements (\$380,000)

Additional information on the City's capital assets can be found in Note 6 of this report.

LONG-TERM DEBT

At the end of the current fiscal year, the City had debt outstanding of \$368.4 million. Of this amount, \$231.7 million represents outstanding bonds and \$136.7 million represents other debt such as compensated absences payable, claims and judgments payable, capital lease obligations, and the net pension and OPEB liabilities. All of the outstanding bonds are lease revenue bonds secured by leases from the General Fund.

	Outstanding Bonds					
	Governmental Activities		Business-type Activities		Total	
	2023	2022	2023	2022	2023	2022
Lease Revenue Bonds	\$ 231,690,193	\$ 237,238,298	\$ -	\$ -	\$ 231,690,193	\$ 237,238,298
Notes Payable	6,947,007	7,525,925	-	-	6,947,007	7,525,925
Loans Payable	6,044,700	6,411,667	-	-	6,044,700	6,411,667
Compensated Absences	4,379,497	4,009,892	17,268	20,015	4,396,765	4,029,907
Net Pension Liability	44,600,464	5,797,238	-	-	44,600,464	5,797,238
Total OPEB Liability	54,205,612	65,096,109	-	-	54,205,612	65,096,109
Claims Payable	20,511,381	12,673,154	-	-	20,511,381	12,673,154
Total	<u>\$ 368,378,854</u>	<u>\$ 338,752,283</u>	<u>\$ 17,268</u>	<u>\$ 20,015</u>	<u>\$ 368,396,122</u>	<u>\$ 338,772,298</u>

Additional information on the City's long-term debt can be found in Note 7 of this report.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have questions about this report or need additional financial information, contact the Finance Director, at City of West Covina, 1444 West Garvey Avenue South, West Covina, California 91790.

BASIC FINANCIAL STATEMENTS

City of West Covina
Statement of Net Position
June 30, 2023

	Governmental Activities	Business-type Activities	Total
ASSETS			
Cash and Investments	\$ 122,913,667	\$ -	\$ 122,913,667
Cash and Investments with Fiscal Agents	19,385,340	-	19,385,340
Receivables:			
Accounts	1,138,531	612,079	1,750,610
Taxes	5,583,644	-	5,583,644
Interest	925,530	-	925,530
Notes and Loans	14,902,965	-	14,902,965
Other	4,762,757	-	4,762,757
Due from Other Agencies	2,472,958	-	2,472,958
Leases	6,834,555	-	6,834,555
Internal Balances	413,540	(413,540)	-
Prepaid Items	2,112,516	93,360	2,205,876
Inventory	71,488	-	71,488
Advances to Successor Agency	-	-	-
Land Held for Resale	3,007,802	-	3,007,802
Restricted Cash and Investments	1,913,748	-	1,913,748
Net Pension Asset	-	-	-
Capital Assets, Not Being Depreciated	84,840,766	-	84,840,766
Capital Assets, Net of Accumulated Deprecation	108,736,383	-	108,736,383
Total Assets	<u>380,016,190</u>	<u>291,899</u>	<u>380,308,089</u>
DEFERRED OUTFLOWS OF RESOURCES			
OPEB Related Items	8,878,853	-	8,878,853
Pension Related Items	37,822,672	-	37,822,672
Total Deferred Outflows of Resources	<u>46,701,525</u>	<u>-</u>	<u>46,701,525</u>
LIABILITIES			
Accounts Payable	11,345,134	30,814	11,375,948
Other Accrued Liabilities	2,194,692	1,984	2,196,676
Interest Payable	3,092,000	-	3,092,000
Deposits Payable	1,611,329	-	1,611,329
Unearned Revenue	8,472,614	-	8,472,614
Noncurrent Liabilities:			
Due Within One Year	17,567,169	17,268	17,584,437
Due in More Than One Year:			
Total OPEB Liability	54,205,612	-	54,205,612
Net Pension Liability	44,600,464	-	44,600,464
Notes, Loans, and Bonds Payable	252,005,609	-	252,005,609
Total Liabilities	<u>395,094,623</u>	<u>50,066</u>	<u>395,144,689</u>
DEFERRED INFLOWS OF RESOURCES			
OPEB Related Items	17,602,036	-	17,602,036
Pension Related Items	785,967	-	785,967
Lease Related	6,834,555	-	6,834,555
Total Deferred Inflows of Resources	<u>25,222,558</u>	<u>-</u>	<u>25,222,558</u>
NET POSITION			
Net Investment in Capital Assets	152,367,256	-	152,367,256
Restricted for:			
Affordable Housing	23,191,204	-	23,191,204
Debt Service	20,054,739	-	20,054,739
Pension Trust	16,069	-	16,069
Community Services	1,938,536	-	1,938,536
Public Safety	7,591,443	-	7,591,443
Public Works	56,523,681	-	56,523,681
Unrestricted	(255,282,394)	241,833	(255,040,561)
Total Net Position	<u>\$ 6,400,534</u>	<u>\$ 241,833</u>	<u>\$ 6,642,367</u>

The accompanying notes are an integral part of this statement.

**City of West Covina
Statement of Activities
Year Ended June 30, 2023**

Functions/Programs	Expenses	Program Revenues		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions
Primary Government:				
Governmental Activities:				
General Government	\$ 19,222,882	\$ 1,192,555	\$ 1,957,515	\$ 17,496
Public Safety	66,098,443	5,424,121	4,389,990	221,261
Public Works	24,203,764	11,104,690	7,330,532	8,863,891
Community Services	10,247,116	1,957,418	5,305,120	6,101,090
Community Development	1,446,667	-	-	151,200
Interest on Long-Term Debt	8,792,569	-	-	-
Total Governmental Activities	130,011,441	19,678,784	18,983,157	15,354,938
Business-type Activities:				
Computer Service	680,235	686,731	-	-
Total Business-type Activities	680,235	686,731	-	-
Total Primary Government	\$ 130,691,676	\$ 20,365,515	\$ 18,983,157	\$ 15,354,938

General Revenues:

Taxes:

Property Taxes

Sales Taxes

Franchise Taxes

Transient Occupancy Taxes

Other Taxes

Other Revenues

Investment Income

Total General Revenues and Transfers

Change in Net Position

Net Position - Beginning

Net Position - Ending

The accompanying notes are an integral part of this statement.

Net (Expense) Revenue and Changes in Net Position

<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>
\$ (16,055,316)	\$ -	\$ (16,055,316)
(56,063,071)	-	(56,063,071)
3,095,349	-	3,095,349
3,116,512	-	3,116,512
(1,295,467)	-	(1,295,467)
(8,792,569)	-	(8,792,569)
<u>(75,994,562)</u>	<u>-</u>	<u>(75,994,562)</u>
<u>-</u>	<u>6,496</u>	<u>6,496</u>
<u>-</u>	<u>6,496</u>	<u>6,496</u>
<u>(75,994,562)</u>	<u>6,496</u>	<u>(75,988,066)</u>
33,822,147	-	33,822,147
23,526,119	-	23,526,119
5,237,769	-	5,237,769
1,809,656	-	1,809,656
3,006,299	-	3,006,299
1,988,435	-	1,988,435
2,019,179	30	2,019,209
<u>71,409,604</u>	<u>30</u>	<u>71,409,634</u>
(4,584,958)	6,526	(4,578,432)
<u>10,985,492</u>	<u>235,307</u>	<u>11,220,799</u>
<u>\$ 6,400,534</u>	<u>\$ 241,833</u>	<u>\$ 6,642,367</u>

**City of West Covina
Balance Sheet
Governmental Funds
June 30, 2023**

		Special Revenue		
	General	West Covina Housing Authority	Proposition A	State Gas Tax
ASSETS				
Cash and Investments	\$ 10,067,949	\$ 8,295,072	\$ 3,366,912	\$ 8,090,680
Cash and Investments with Fiscal Agent	-	-	-	-
Restricted Cash	1,623,398	6,305	-	-
Receivables, net:				
Accounts	1,106,907	-	-	-
Taxes	5,220,616	-	-	-
Interest	831,120	15,447	-	-
Notes and Loans	-	14,902,965	-	-
Other	3,872,469	-	-	668,800
Due from Other Agencies	-	-	-	-
Leases	6,834,555	-	-	-
Due from Other Funds	515,871	-	-	-
Advances to Successor Agency	-	-	-	-
Avances to Other Funds	171,043	-	-	-
Prepaid Items	179,820	-	-	-
Land Held for Resale	3,007,802	-	-	-
Total Assets	<u>\$ 33,431,550</u>	<u>\$ 23,219,789</u>	<u>\$ 3,366,912</u>	<u>\$ 8,759,480</u>
LIABILITIES				
Accounts Payable	\$ 1,803,768	\$ 19,609	\$ 2,500,000	\$ 3,147,438
Accrued Liabilities	1,559,491	8,976	-	159,638
Deposits Payable	1,607,329	-	-	-
Unearned Revenue	35,286	-	-	-
Due to Other Funds	-	-	-	-
Advances to Other Funds	-	-	-	-
Total Liabilities	<u>5,005,874</u>	<u>28,585</u>	<u>2,500,000</u>	<u>3,307,076</u>
DEFERRED INFLOWS OF RESOURCES				
Unavailable Revenue	562,379	-	-	-
Lease Related	6,834,555	-	-	-
Total Deferred Inflows of Resources	<u>7,396,934</u>	<u>-</u>	<u>-</u>	<u>-</u>
FUND BALANCE (DEFICITS)				
Nonspendable	3,358,665	-	-	-
Restricted	16,069	23,191,204	866,912	5,452,404
Assigned	-	-	-	-
Unassigned	17,654,008	-	-	-
Total Fund Balances (Deficits)	<u>21,028,742</u>	<u>23,191,204</u>	<u>866,912</u>	<u>5,452,404</u>
Total Liabilities, Deferred Inflows and Fund Balances (Deficits)	<u>\$ 33,431,550</u>	<u>\$ 23,219,789</u>	<u>\$ 3,366,912</u>	<u>\$ 8,759,480</u>

The accompanying notes are an integral part of this statement.

ARPA	Debt Service	Non-major Governmental Funds	Total
	Citywide Debt		
\$ 8,711,423	\$ 594,186	\$ 68,163,246	\$ 107,289,468
-	19,385,340	-	19,385,340
-	-	8,664	1,638,367
-	-	31,624	1,138,531
-	-	363,028	5,583,644
-	78,963	-	925,530
-	-	-	14,902,965
-	-	221,488	4,762,757
-	-	2,451,203	2,451,203
-	-	-	6,834,555
-	-	-	515,871
-	-	-	-
-	-	-	171,043
-	-	90,943	270,763
-	-	-	3,007,802
<u>\$ 8,711,423</u>	<u>\$ 20,058,489</u>	<u>\$ 71,330,196</u>	<u>\$ 168,877,839</u>
\$ 274,095	\$ 3,750	\$ 2,837,443	\$ 10,586,103
-	-	466,189	2,194,294
-	-	4,000	1,611,329
8,437,328	-	-	8,472,614
-	-	102,331	102,331
-	-	171,043	171,043
<u>8,711,423</u>	<u>3,750</u>	<u>3,581,006</u>	<u>23,137,714</u>
-	-	1,647,557	2,209,936
-	-	-	6,834,555
-	-	1,647,557	9,044,491
-	-	90,943	3,449,608
-	20,054,739	58,415,502	107,996,830
-	-	7,617,849	7,617,849
-	-	(22,661)	17,631,347
-	20,054,739	66,101,633	136,695,634
<u>\$ 8,711,423</u>	<u>\$ 20,058,489</u>	<u>\$ 71,330,196</u>	<u>\$ 168,877,839</u>

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City of West Covina
Reconciliation of the Balance Sheet of Governmental Funds
to the Statement of Net Position
June 30, 2023

Fund balances of governmental funds \$ 136,695,634

Amounts reported for governmental activities in the Statement of
Net Position are different because:

Capital assets used in governmental activities are not financial
resources and, therefore, are not reported in the funds.

Capital Assets	470,361,411	
Accumulated Depreciation	<u>(277,477,833)</u>	192,883,578

Other long-term assets are not available to pay for current
period expenditures and, therefore, are reported as unavailable
revenues in the funds. 2,209,936

Interest Payable on long-term debt did not require current financial
resources. Therefore, interest payable was not reported as a liability
in the funds. (3,092,000)

Long term liabilities are not due and payable in the current period and
are not reported in the funds.

Bonds Payable (including premiums)		(231,690,193)
Loans Payable		(6,044,700)
Compensated Absences		(4,372,333)
Notes Payable		(6,947,007)
Net Pension Liability		(44,600,464)
Total OPEB Liability		(54,205,612)

Amounts for deferred inflows and deferred outflows related to the City's
Net Pension Liability are not reported in the funds.

Deferred Outflows Related to Pensions		37,822,672
Deferred Inflows Related to Pensions		(785,967)
Deferred Outflows Related to OPEB		8,878,853
Deferred Inflows Related to OPEB		(17,602,036)

Internal service funds are used by management to charge the costs of
certain activities, such as equipment management, to individual funds.
The assets and liabilities of the internal service funds must be added to
the statement of net position. (2,749,827)

Net position of governmental activities		<u><u>\$ 6,400,534</u></u>
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The accompanying notes are an integral part of this statement.

City of West Covina
Statement of Revenues, Expenditures, and Changes in Fund Balances
Governmental Funds
Year Ended June 30, 2023

		Special Revenue		
	General	West Covina Housing Authority	Proposition A	State Gas Tax
REVENUES				
Taxes	\$ 67,392,598	\$ -	\$ 3,107,213	\$ 2,446,155
Special Assessments	-	-	-	-
Licenses and Permits	4,667,301	-	-	-
Fines and Forfeitures	902,570	-	-	-
Investment Income	554,096	446,195	29,121	116,285
Rental Income	1,024,929	-	-	-
Revenue from Other Agencies	1,505,457	-	-	2,740,515
Charges for Services	7,593,870	-	-	208
Other Revenues	2,037,330	169,200	-	-
Total Revenues	85,678,151	615,395	3,136,334	5,303,163
EXPENDITURES				
Current:				
General Government	5,227,963	-	-	3,462
Public Safety	51,913,603	262,166	-	-
Public Works	6,482,296	-	-	6,980,656
Community Services	2,586,282	-	2,547,918	-
Community Development	569,469	607,680	-	925
Debt Service:				
Principal	-	-	-	-
Interest	-	-	-	-
Total Expenditures	66,779,613	869,846	2,547,918	6,985,043
Excess (Deficiency) of Revenues over Expenditures	18,898,538	(254,451)	588,416	(1,681,880)
OTHER FINANCING SOURCES (USES)				
Transfer In	10	-	-	567,200
Transfer Out	(22,028,686)	-	-	-
Total Other Financing Sources (Uses)	(22,028,676)	-	-	567,200
Net Change in Fund Balances	(3,130,138)	(254,451)	588,416	(1,114,680)
Fund Balances, Beginning	24,158,880	23,445,655	278,496	6,567,084
Fund Balances, Ending	\$ 21,028,742	\$ 23,191,204	\$ 866,912	\$ 5,452,404

The accompanying notes are an integral part of this statement.

	Debt Service		
ARPA	Citywide Debt	Non-major Governmental Funds	Total
\$ -	\$ -	\$ 11,227,357	\$ 84,173,323
-	-	7,001,653	7,001,653
-	-	-	4,667,301
-	-	-	902,570
-	895,648	837,708	2,879,053
-	-	169,323	1,194,252
1,931,560	1,432,557	4,431,700	12,041,789
-	-	417,746	8,011,824
-	-	2,715,954	4,922,484
<u>1,931,560</u>	<u>2,328,205</u>	<u>26,801,441</u>	<u>125,794,249</u>
1,519,060	11,895	490,244	7,252,624
335,000	-	4,562,395	57,073,164
-	-	11,928,308	25,391,260
77,500	-	3,532,574	8,744,274
-	-	268,593	1,446,667
-	6,440,885	-	6,440,885
-	8,916,689	-	8,916,689
<u>1,931,560</u>	<u>15,369,469</u>	<u>20,782,114</u>	<u>115,265,563</u>
-	(13,041,264)	6,019,327	10,528,686
-	13,148,540	3,166,197	16,881,947
-	-	(26,376)	(22,055,062)
-	13,148,540	3,139,821	(5,173,115)
-	107,276	9,159,148	5,355,571
-	19,947,463	56,942,485	131,340,063
<u>\$ -</u>	<u>\$ 20,054,739</u>	<u>\$ 66,101,633</u>	<u>\$ 136,695,634</u>

City of West Covina
Reconciliation of the Statement of Revenues, Expenditures and Changes
in Fund Balances of Governmental Funds to the Statement of Activities
Year Ended June 30, 2023

Net change in fund balances-total governmental funds \$ 5,355,571

Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of these assets is allocated over their estimated useful lives as depreciation expense.

Capital Expenditures	9,114,615
Depreciation Expense	(11,570,459)
Loss on Disposal	(149,667)

Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds. (367,766)

The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net position. Also, government funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the Statement of Activities. The effect of these differences are as follows:

Principal Paid on Notes Payable	578,918
Principal Paid on Bonds Payable	5,495,000
Principal Paid on Loans Payable	366,967
Amortization of Premium on Lease Revenue Bonds	53,105

Accrued interest on bonds is not recorded in the governmental funds. This is the net change in accrued interest for the period. 71,015

Some expenses reported in the Statement of Activities do not require the use of current financial resources and are not reported as governmental fund expenditures:

Net Change in Employee Leave Benefits	(372,623)
Net Change in Net Pension Liability	(38,803,226)
Net Change in Net Pension Asset	(65,722,733)
Net Change in Total OPEB Liability	10,890,497
Net Change in Deferred Outflows Pension Related Amounts	28,023,090
Net Change in Deferred Inflows Pension Related Amounts	66,853,201
Net Change in Deferred Outflows OPEB Related Amounts	(3,083,250)
Net Change in Deferred Inflows OPEB Related Amounts	(5,079,673)

Internal service funds are used by management to charge the costs of certain activities, such as equipment management, to individual funds. The net revenue (expense) of the internal service funds is reported with governmental activities. (6,237,540)

Change in net position of governmental activities	<u>\$ (4,584,958)</u>
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The accompanying notes are an integral part of this statement.

**City of West Covina
Statement of Net Position
Proprietary Funds
June 30, 2023**

	Business-type Activities <u>Computer Service Enterprise Fund</u>	Governmental Activities <u>Internal Service Funds</u>
ASSETS		
Current Assets:		
Cash and Investments	\$ -	\$ 15,624,199
Restricted Cash and Investments	-	275,381
Accounts Receivable, Net	612,079	-
Due from Other Agencies	-	21,755
Prepays	93,360	1,841,753
Inventories	-	71,488
Total Current Assets	<u>705,439</u>	<u>17,834,576</u>
Noncurrent Assets:		
Capital Assets, Net of Accumulated Depreciation	-	693,571
Total Noncurrent Assets	<u>-</u>	<u>693,571</u>
Total Assets	<u>705,439</u>	<u>18,528,147</u>
LIABILITIES		
Current Liabilities:		
Accounts Payable	30,814	759,031
Other Accrued Liabilities	1,984	398
Due to Other Funds	413,540	-
Current Portion of Long-Term Liabilities:		
Compensated Absences	17,268	7,164
Claims Payable	-	7,046,745
Total Current Liabilities	<u>463,606</u>	<u>7,813,338</u>
Noncurrent Liabilities:		
Claims Payable	-	13,464,636
Total Noncurrent Liabilities	<u>-</u>	<u>13,464,636</u>
Total Liabilities	<u>463,606</u>	<u>21,277,974</u>
NET POSITION		
Net Investment in Capital Assets	-	693,571
Unrestricted	241,833	(3,443,398)
Total Net Position	<u>\$ 241,833</u>	<u>\$ (2,749,827)</u>

The accompanying notes are an integral part of this statement.

City of West Covina
Statement of Revenues, Expenses, and Changes in Net Position
Proprietary Funds
Year Ended June 30, 2023

	Business-type Activities	Governmental Activities
	Computer Service Enterprise Fund	Internal Service Funds
OPERATING REVENUES		
Charges for Services	\$ 686,731	\$ 5,636,803
Other Revenues	-	102,658
	<u>686,731</u>	<u>5,739,461</u>
OPERATING EXPENSES		
Personnel Services	128,639	197,894
Cost of Sales, Services, and Operations	551,596	1,616,779
Depreciation	-	208,459
Insurance and Claims Paid	-	15,137,127
	<u>680,235</u>	<u>17,160,259</u>
Operating Income (Loss)	<u>6,496</u>	<u>(11,420,798)</u>
NONOPERATING REVENUES (EXPENSES)		
Investment Income	30	10,143
Gain/ (Loss) on Disposal of Capital Assets	-	-
	<u>30</u>	<u>10,143</u>
Income Before Contributions and Transfers	6,526	(11,410,655)
Transfers In	-	5,173,115
Transfers Out	-	-
Change in Net Position	6,526	(6,237,540)
Total Net Position, Beginning	<u>235,307</u>	<u>3,487,713</u>
Total Net Position, Ending	<u><u>\$ 241,833</u></u>	<u><u>\$ (2,749,827)</u></u>

The accompanying notes are an integral part of this statement.

**City of West Covina
Statement of Cash Flows
Proprietary Funds
Year Ended June 30, 2023**

	Business-type Activities Computer Service Enterprise Fund	Governmental Activities Internal Service Funds
Cash Flows from Operating Activities		
Cash Received from Customers	\$ 74,652	\$ -
Cash Received from User Departments	-	5,718,756
Cash Paid to Suppliers for Goods and Services	(622,611)	(10,187,569)
Cash Paid to Employees for Services	(131,180)	(201,634)
Net Cash from Operating Activities	<u>(679,139)</u>	<u>(4,670,447)</u>
Cash Flows from Noncapital Financing Activities		
Cash Received from Other Funds	413,540	5,173,115
Net Cash from Noncapital Financing Activities	<u>413,540</u>	<u>5,173,115</u>
Cash Flows from Capital and Related Financing Activities		
Acquisition and Construction of Capital Assets	-	(302,024)
Net Cash from Capital and Related Financing Activities	<u>-</u>	<u>(302,024)</u>
Cash Flows from Investing Activities		
Interest on Investments	30	10,143
Net Cash from Investing Activities	<u>30</u>	<u>10,143</u>
Net Increase (Decrease) in Cash and Cash Equivalents	(265,569)	210,787
Cash and Cash Equivalents, Beginning of Year	265,569	15,688,793
Cash and Cash Equivalents, End of Year	<u>\$ -</u>	<u>\$ 15,899,580</u>
Reconciliation of Operating Income to Net Cash Provided (Used) by Operating Activities		
Operating income (loss)	\$ 6,496	\$ (11,420,798)
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:		
Depreciation	-	208,459
Other Revenues	-	-
(Increase) Decrease in Accounts Receivable	(612,079)	(20,705)
(Increase) Decrease in Due from Other Agencies	-	-
(Increase) Decrease in Inventory and Prepaid Items	123,282	(1,840,039)
Increase (Decrease) in Accounts Payable	(194,297)	568,149
Increase (Decrease) in Accrued Liabilities	206	(722)
Increase (Decrease) in Compensated Absences	(2,747)	(3,018)
Increase (Decrease) in Claims and Judgments	-	7,838,227
Net Cash Provided (Used) by Operating Activities	<u>\$ (679,139)</u>	<u>\$ (4,670,447)</u>

The accompanying notes are an integral part of this statement.

**City of West Covina
Statement of Net Position
Fiduciary Funds
June 30, 2023**

	Successor Agency Private-purpose Trust Fund	Pension Trust Funds
ASSETS		
Cash and Investments	\$ 2,743,526	\$ 267,021
Cash and Investments with Fiscal Agent	1,504,482	
Restricted Cash and Investments	6,514,513	-
Receivables, Net:		
Taxes	-	-
Interest	14,187	-
Accounts	-	-
Assessments	12,500	-
Due from City of West Covina	6,947,007	-
Land Held for Resale	54,279	
	<hr/>	<hr/>
Total Assets	17,790,494	267,021
	<hr/>	<hr/>
LIABILITIES		
Accounts Payable	-	-
Accrued Liabilities	1,317	-
Interest Payable	59,646	-
Due to Other Governments	83,716	-
Advances from City of West Covina	-	-
Long-term Liabilities:		
Due to County Auditor Controller	6,947,007	-
Due within One Year	1,269,975	-
Due in More than One Year	92,901,396	-
	<hr/>	<hr/>
Total Liabilities	101,263,057	-
	<hr/>	<hr/>
NET POSITION		
Held in Trust for:		
Successor Agency	(83,472,563)	-
Pension Benefits	-	267,021
	<hr/>	<hr/>
	\$ (83,472,563)	\$ 267,021
	<hr/>	<hr/>

The accompanying notes are an integral part of this statement.

City of West Covina
Statement of Changes in Net Position
Fiduciary Funds
Year Ended June 30, 2023

	Successor Agency Private-purpose Trust Fund	Pension Trust Funds
ADDITIONS		
Contributions:		
Taxes and assessments collected for others	\$ 4,488,574	\$ -
Employer Contributions	-	127,065
Investment Earnings:		
Interest Income	95,141	23,564
Rental Income	62,500	-
	<hr/>	<hr/>
Total Additions	4,646,215	150,629
	<hr/>	<hr/>
DEDUCTIONS		
Program Administration	1,780,006	-
Administrative Costs	4,993,609	14,632
Benefit Distributions	-	259,391
Interest and Fiscal Charges	225,103	-
	<hr/>	<hr/>
Total Deductions	6,998,718	274,023
	<hr/>	<hr/>
Change in Net Position	(2,352,503)	(123,394)
Net Position - Beginning of Year	<hr/> (81,120,060) <hr/>	<hr/> 390,415 <hr/>
Net Position - End of Year	<hr/> <u>\$ (83,472,563)</u> <hr/>	<hr/> <u>\$ 267,021</u> <hr/>

The accompanying notes are an integral part of this statement.

NOTES TO THE FINANCIAL STATEMENTS

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The basic financial statements of the City of West Covina, California (the City) have been prepared in accordance with Generally Accepted Accounting Principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The City's significant accounting policies are described below.

A) Financial Reporting Entity

The City was incorporated on February 23, 1923 under the general laws of the State of California. The accompanying financial statements present the City and its component units; entities for which the City is considered to be financially accountable. The City is considered to be financially accountable for an organization if the City appoints a voting majority of that organization's governing body and the City is able to impose its will on that organization or there is a potential for that organization to provide specific financial benefits to or impose specific financial burdens on the City. The City is also considered to be financially accountable for an organization if that organization is fiscally dependent (i.e., it is unable to adopt its budget, levy taxes, set rates or charges, or issue bonded debt without approval from the City). In certain cases, other organizations are included as component units if the nature and significance of their relationship with the City are such that their exclusion would cause the City's financial statements to be misleading or incomplete.

Because each component unit meets the above-mentioned criteria, included within the financial reporting entity of the City are the City of West Covina Housing Authority, the West Covina Public Financing Authority, the Parking Authority of the City of West Covina, and the West Covina Community Services Foundation, Inc. A brief description of each component unit follows:

West Covina Housing Authority

The West Covina Housing Authority (the Housing Authority) was formed on January 17, 2012 and is responsible for the administration of providing affordable housing in the City. The Housing Authority is administered by a Board which consists of members of the City Council, and management of the City has operational responsibility for the Housing Authority. The transactions of the Housing Authority are reported as a special revenue fund and the Housing Authority is reported as a blended component unit of the City.

West Covina Public Financing Authority

The West Covina Public Financing Authority (the Authority) was created by a joint powers agreement between the City and the Community Development Commission of the City on June 1, 1990. The purpose of the Authority is to provide, through the issuance of debt, financing necessary for various capital improvements. The Authority is administered by the Board who are the members of the City Council. The Authority's sole source of income is installment sale, loan and lease payments received from the City and former Community Development Commission (the Commission) which are used to meet the debt service requirements on debt issues. The Authority is blended into the debt service fund of the City.

The Parking Authority of the City of West Covina

The Parking Authority of the City of West Covina (the Parking Authority) was formed under the provision of the government code of the State of California for the purpose of financing and constructing parking facilities for lease to the City. The City Council acts as the governing body of the Parking Authority and is able to impose its will on the Parking Authority. It is a component unit of the City, and the financial statements of the Parking Authority are included within the financial statements of the City using the blended method. The Parking Authority has been inactive since 1999.

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

The West Covina Community Services Foundation, Inc.

The West Covina Community Services Foundation, Inc. (the Foundation) was established on July 26, 2005 as a nonprofit public benefit corporation. It was organized and operates exclusively for charitable purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code. The Foundation is administered by the Board of Directors who are the members of the City Council. The Foundation is blended into the special revenue funds of the City.

Since the City Council serves as the governing board for these component units, all of the City's component units are considered to be blended component units. Blended component units, although legally separate entities, are in substance, part of the City's operations and so data from these units are reported with the interfund data of the primary government. Except for the Housing Authority, these component units do not issue component unit financial statements.

Separate financial statements for the Housing Authority can be obtained from the City of West Covina, City Hall.

B) Basis of Accounting and Measurement Focus

The basic financial statements of the City are composed of the following:

- Government-wide Financial Statements
- Fund financial statements
- Notes to financial statements

Government-wide Financial Statements:

Government-wide financial statements display information about the reporting government as a whole except for its fiduciary activities. These statements include separate columns for the governmental and business-type activities of the primary government (including its blended component units). Eliminations have been made in the Statement of Activities so that certain allocated expenses are recorded only once (by the function to which they were allocated). However, general government expenses have not been allocated as indirect expenses to the various functions of the City. Interfund services provided and used are not eliminated in the process of consolidation.

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as current financial resources or economic resources. The basis of accounting indicates the timing of transactions or events for recognition in the financial statements.

Government-wide financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Under the economic resources measurement focus, all (both current and long-term) economic resources and obligations of the reporting government are reported in the government-wide financial statements. Under the accrual basis of accounting, revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Revenues, expenses, gains, losses, assets and liabilities resulting from nonexchange transactions are recognized in accordance with the requirements of Generally Accepted Accounting Principles.

**City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023**

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program. Taxes and other items not included among program revenues are reported instead as *general revenues*.

Amounts paid to acquire capital assets are capitalized as assets in the government-wide financial statements, rather than reported as an expenditure. Proceeds of long-term debt are recorded as a liability in the government-wide financial statements rather than as an other financing source. Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability rather than as an expenditure.

Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar programs are recognized as revenue as soon as all eligibility requirements imposed by providers have been met.

Fund Financial Statements

The underlying accounting system of the City is organized and operated on the basis of separate funds; each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental, proprietary, and fiduciary funds are presented after the government-wide financial statements. These statements display information about the major funds individually and other governmental funds in the aggregate for governmental funds. Fiduciary statements represent assets held by the City in a custodial capacity for other individuals or organizations in the private purpose trust, pension trust, and custodial funds.

Governmental Funds

In the fund financial statements, governmental funds are presented using the modified-accrual basis of accounting. Their revenues are recognized when they become measurable and available. Measurable means that the amounts can be estimated, or otherwise determined. Available means that the amounts were collected during the reporting period or soon enough thereafter to be available to finance the expenditures accrued for the reporting period.

Revenue recognition is subject to the measurable and available criteria for the governmental funds in the fund financial statements. Significant revenues subject to the criteria include taxes, licenses and permits, and intergovernmental revenues. Exchange transactions are recognized as revenues in the period in which they are earned (i.e., the related goods or services are provided). Locally imposed derived tax revenues are recognized as revenues in the period in which the underlying exchange transaction upon which they are based takes place. Imposed non-exchange transactions are recognized as revenues in the period for which they were imposed. If the period of use is not specified, they are recognized as revenues when an enforceable legal claim to the revenues arises or when they are received, whichever occurs first. Government-mandated and voluntary non-exchange transactions are recognized as revenues when all applicable eligibility requirements have been met.

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

In the fund financial statements, governmental funds are presented using the current financial resources measurement focus. This means that only current assets, deferred outflows of resources, current liabilities and deferred inflows of resources are generally included on their balance sheets. The reported fund balance is considered to be a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in fund balance. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Revenues, expenditures, assets, and liabilities resulting from non-exchange transactions are recognized in accordance with the requirements of Generally Accepted Accounting Principles. The City considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Therefore, recognition of governmental fund type revenue represented by receivables is reported as deferred inflows of resources until they meet the "availability" criteria.

Sales taxes, property taxes, franchise taxes, revenue from other agencies, rental income, occupancy taxes and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period to the extent normally collected within the availability period. Other revenue items are considered to be measurable and available when cash is received by the government. The availability period for all revenues is 60 days.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources were expended, rather than as fund assets. The proceeds of long-term debt are recorded as other financing sources rather than as a fund liability. Amounts paid to reduce long-term indebtedness are reported as fund expenditures rather than as a reduction of a fund liability.

Proprietary and Fiduciary Funds

The City's enterprise and internal service funds are proprietary funds. In the fund financial statements, the proprietary funds are presented using the accrual basis of accounting. Revenues are recognized when they are earned and expenses are recognized when the related goods or services are delivered. In the fund financial statements, proprietary funds are presented using the economic resources measurement focus. This means that all assets, deferred outflows of resources, liabilities, and deferred inflows of resources (whether current or noncurrent) associated with their activity are included on their statement of net position. Proprietary fund type operating statements present increases (revenues) and decreases (expenses) in total net position.

Proprietary fund operating revenues, such as charges for services, result from exchange transactions associated with the principal activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Non-operating revenues, such as subsidies, taxes, and investment earnings result from non-exchange transactions or ancillary activities. Amounts paid to acquire capital assets are capitalized as assets in the enterprise fund financial statements rather than reported as an expenditure. Proceeds of long-term debt are recorded as a liability in the enterprise fund financial statements rather than as another financing source. Amounts paid to reduce long-term indebtedness of the enterprise fund are reported as a reduction of the related liability rather than as an expenditure.

**City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023**

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

The City's fiduciary private purpose and pension trust funds are accounted for using the economic resources measurement focus and accrual basis of accounting. The private purpose trust fund accounts for the assets held by the City for the Successor Agency to the former Community Development Commission of the City. The pension trust fund account for assets and activities of the Public Agency Retirement System Enhancement and Supplemental Retirement defined benefit pension plans. The City's fiduciary custodial accounts for assets held for the benefit of others. Because these funds are not available for use by the City, fiduciary funds are not included in the governmental-wide statements.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Interfund services provided and used are not eliminated in the process of consolidation.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than program revenues. Likewise, general revenues include all taxes.

When both restricted and unrestricted resources are combined and are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

Fund Classifications

The City reports the following major governmental funds:

The *General Fund* is the general operating fund of the City. This fund is used to account for all financial resources of the City, except for those required to be accounted for in another fund

The *West Covina Housing Authority Special Revenue Fund* is used to account for assets and related income received from the former Community Development Commission to be used for the administration of providing affordable housing in the City.

The *Proposition A Special Revenue Fund* accounts for the 0.5% sales tax collected in Los Angeles County which is used for transportation programs and projects.

The *State Gas Tax Special Revenue Fund* accounts for the City's proportionate share of gas tax monies collected by the State of California and Proposition 1B monies which are used for street construction and maintenance.

The *ARPA Special Revenue Fund* accounts for the grant funds received from the American Rescue Plan Act.

The *Citywide Debt Service Fund* accounts for the payments of principal, interest, and related costs on the City long-term debt issues.

The City reports the following major proprietary fund:

The *Computer Service Enterprise Fund* is used to account for operations that are financed and operated in a manner similar to private business enterprises. The City's enterprise fund is used to account for computer services provided by the Police Department to other public agencies.

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

Additionally, the City reports the following fund types:

The *Internal Service Funds* are used to account for vehicle and equipment maintenance and replacement, for the City's self-insurance programs, and for retirement health savings plans for qualified City employees. Departments of the City are charged for the services provided or benefits received from these funds.

Fiduciary fund financial statements consist of a Statement of Fiduciary Net Position and a Statement of Changes in Fiduciary Net Position. The City has two types of fiduciary funds, a custodial fund and a private-purpose trust fund. Agency funds are used to account for the assets held for distribution by the City as an agent for another entity for which the City has custodial responsibility and accounts for the flow of assets. Private-purpose trust funds account for resources of all other trust arrangements in which principal and income benefit individuals, private organizations, or other governments (i.e. unclaimed property/escheat property). Fiduciary funds are accounted for using the accrual basis of accounting. The City reports the following fiduciary funds:

Successor Agency Private Purpose Trust Fund – accounts for assets and liabilities transferred in fiscal year 2012 from the Redevelopment Agency of the City of West Covina to the Successor Agency Trust Fund.

Pension Trust Fund – These funds are used to account for the assets and activities of the Public Agency Retirement System Retirement Enhancement and Supplemental Retirement plans.

C) Cash and Investments

Investments are reported in the accompanying balance sheet at fair value, except for certain certificates of deposit and investment contracts that are reported at cost because they are not transferable and they have terms that are not affected by changes in market interest rates.

Changes in fair value that occur during a fiscal year are recognized as *investment income* reported for that fiscal year. *Investment income* includes interest earnings, changes in fair value, and any gains or losses realized upon the liquidation or sale of investments.

The City pools cash and investments of all funds, except for assets held by fiscal agents. Each fund's share in this pool is displayed in the accompanying financial statements as cash and investments. *Investment income* earned by the pooled investments is allocated to the various funds based on each fund's average cash and investment balance.

For purposes of the statement of cash flows, cash equivalents are defined as short-term, highly liquid investments that are both readily convertible to known amounts of cash or so near their maturity that they present insignificant risk of changes in value because of changes in interest rates, and have an original maturity date of 3 months or less. Cash equivalents represent the proprietary funds' share in the cash and investment pool of the City.

D) Inventories

Inventory is stated at average cost. Physical counts of inventory are taken on a cyclical basis during each fiscal year with perpetual records adjusted to actual at that time. The City uses the consumption method of accounting for inventory.

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

E) Prepaid Items

Certain payments to vendors for costs applicable to future accounting periods are recorded as prepaid items in both government-wide and fund financial statements using the consumption method.

F) Notes and Loans Receivable

The accompanying financial statements report certain loans receivable for loans made to private developers, private homeowners, and other parties. Where applicable, an allowance for doubtful accounts has been recorded to reflect management's best estimate of probable losses associated with non-repayment.

G) Property Taxes

Under California law, property taxes are assessed and collected by the counties up to 1% of assessed value, plus other increases approved by the voters. The property taxes go into a pool, and are then allocated to the cities based on complex formulas. Accordingly, the City accrues only those taxes which are received within 60 days after year end. The property tax calendar is as follows:

Property Tax Calendar		County Remittance Dates and Percentages	
Lien date	January 1	December	40% Advance
Levy date	July 1	January	10% Advance
Due date	November 1 and February 1	February	Collection No. 1
Delinquent dates	December 10 and April 10	April	35% Advance
		May	Collection No. 2
		July	Collection No. 3

H) Claims and Judgements

The City records a liability for litigation, judgments, and claims when it is probable that an asset has been impaired or a liability (including incurred but not reported) has been incurred prior to yearend and the probable amount of loss (net of any insurance coverage) can be reasonably estimated. This liability is recorded in the internal service fund that accounts for the City's self-insurance activities.

I) Compensated Absences Payable

A liability is recorded for unused vacation and similar compensatory leave balances since the employees' entitlement to these balances are attributable to services already rendered and it is probable that virtually all of these balances will be liquidated by either paid time off or payments upon termination or retirement.

A liability is recorded for unused sick leave balances only to the extent that it is probable that the unused balances will result in termination payments. This is estimated by including in the liability the unused balances of employees currently entitled to receive termination payment, as well as those who are expected to become eligible to receive termination benefits as a result of continuing their employment with the City. Other amounts of unused sick leave are excluded from the liability since their payment is contingent solely upon the occurrence of a future event (illness) which is outside the control of the City and the employee.

**City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023**

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

The General Fund and Computer Service Enterprise Fund typically have been used to liquidate the liability for compensated absences.

J) Capital Assets

Capital assets greater than \$5,000 and infrastructure greater than \$100,000 are capitalized and recorded at cost or at an estimated fair value of the assets at the time of acquisition where complete historical records do not exist. Contributed capital assets are valued at their acquisition value at the date of the contribution. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend asset lives are not capitalized.

Capital assets include public domain infrastructure assets consisting of certain improvements other than buildings, including roads, bridges, curbs and gutters, streets and sidewalks, medians, sewer and storm drains.

Depreciation has been provided using the straight-line method over the estimated useful life of the assets in the government-wide financial statements and in the fund financial statements of the proprietary and the private-purpose trust funds. Depreciation starts the year following acquisition. For capital assets, depreciation is recorded on a straight-line basis over the useful lives of the assets. The lives used for depreciation purposes of each capital asset class generally are:

Governmental Activities

Infrastructure - pavement	25 years
Infrastructure - other	20 - 75 years
Buildings	20 - 50 years
Improvements other than buildings	20 - 50 years
Equipment and Vehicles	5 - 25 years

Business-type Activities

Equipment and Machinery	5 - 25 years
-------------------------	--------------

K) Interest Payable

In the Government-Wide Financial Statements, interest payable on long-term debt is recognized as the liability is incurred. In the Fund Financial Statements, proprietary fund types recognize the interest payable when the liability is incurred.

L) Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then. The City has certain items that qualify for reporting in this category: deferred outflows relating to the City's net pension and OPEB liabilities.

**City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023**

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net assets that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City reports deferred inflows for certain items under the modified accrual basis of accounting. Accordingly, unavailable revenue is reported only in the governmental funds balance sheet. The governmental funds report unavailable revenues related to taxes and grants. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The City also reports deferred inflows relating to the net pension and OPEB liabilities.

M) Pensions

For purposes of measuring the net pension liability and deferred outflows/inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the City's California Public Employees' Retirement System (CalPERS) and Public Agency Retirement System plans (PARS) and additions to/deductions from the Plans' fiduciary net position have been determined on the same basis as they are reported by CalPERS and PARS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Generally accepted accounting principles require that the reported results for pensions must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used for CalPERS:

Valuation Date (VD)	June 30, 2021
Measurement Date (MD)	June 30, 2022
Measurement Period (MP)	July 1, 2021 to June 30, 2022

The following timeframes are used for PARS:

Valuation Date (VD)	June 30, 2021
Measurement Date (MD)	June 30, 2022
Measurement Period (MP)	July 1, 2021 to June 30, 2022

N) Other Postemployment Benefits (OPEB)

For purposes of measuring the total OPEB liability, deferred outflows of resources and deferred inflows of resources related to OPEB, and OPEB expense, generally accepted accounting principles require that the reported results must pertain to liability and asset information within certain defined timeframes. For this report, the following timeframes are used: June 30, 2021 Valuation Date; June 30, 2022 Measurement Date; and July 1, 2021 through June 30, 2022 Measurement Period.

O) Net Position Flow Assumption

Sometimes the City will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted net position and unrestricted net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted net position to have been depleted before unrestricted net position.

**City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023**

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

P) Fund Balance

Nonspendable Fund Balance: These include amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact, e.g., the principal of an endowment fund. Examples of “not in spendable form” include inventory, prepaid amounts, long-term notes and loans, property held for resale and other items not expected to be converted to cash. However, if the proceeds from the eventual sale or liquidation of the items would be considered restricted, committed or assigned (as defined further on) then these amounts would be included in the restricted, committed or assigned instead of the nonspendable classification. A debt service reserve fund held by a trustee is an example of fund balance in nonspendable form that is classified as restricted instead of nonspendable since the reserve is eventually liquidated to make the final debt service principal payment.

Restricted Fund Balance: Amounts that have externally enforceable limitations on use. The limitations on use can be imposed by creditors, grantors, or contributors as well as by constitutional provisions, enabling legislation, laws and government regulations.

Committed Fund Balance: Amounts that can be used only for the specific purposes determined by a formal action of the City’s highest level of decision-making authority. The City Council is the highest level of decision-making authority for the City that can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Assigned Fund Balance: Amounts intended to be used by the City for specific purposes but do not meet the criteria to be classified as committed. The City Council (Council) has by resolution authorized the City Manager to assign fund balance. The Council may also assign fund balance as it does when appropriating fund balance to cover a gap between estimated revenue and appropriations in the subsequent year’s appropriated budget. Unlike commitments, assignments generally only exist temporarily. Additional formal action does not normally have to be taken for the removal of an assignment.

Unassigned Fund Balance: These are either residual positive net resources of the General Fund in excess of what can properly be classified in one of the other four categories, or negative balances. For all funds other than the General Fund, amounts expended in excess of resources that are restricted, committed, or assigned, negative unassigned fund balance may be necessary to report.

Q) Fair Value Measurements

Certain assets and liabilities are required to be reported at fair value. The fair value framework provides a hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements) and the lowest priority to unobservable inputs (Level 3 measurements), as follows:

Level 1 – Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets.

Level 2 – Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly and fair value is determined through the use of models or other valuation methodologies including:

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

1) SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES – Continued

- Quoted prices for similar assets or liabilities in active markets;
- Quoted prices for identical or similar assets or liabilities in markets that are inactive; inputs other than quoted prices that are observable for the asset or liability;
- Inputs that are derived principally from or corroborated by observable market data by correlation or other means.

Level 3 – Inputs to the valuation methodology are unobservable and significant to the fair value measurement. These unobservable inputs reflect the City's own assumptions about the inputs market participants would use in pricing the asset or liability (including assumptions about risk). These unobservable inputs are developed based on the best information available in the circumstances and may include the City's own data.

R) Leases

Lessor: The City is a lessor for noncancellable leases of land owned by the City. The City recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the City initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the City determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The City uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease receipts included in the measurement of the lease receivable is composed of fixed payments from the lessee.
- The City monitors changes in circumstances that would require a remeasurement of its lease, and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

S) Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates.

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

2) CASH AND INVESTMENTS

Cash and investments as of June 30, 2023 are classified in the accompanying financial statements as follows:

Statement of Net Position:	
Cash and Investments	\$ 122,913,667
Cash and Investments with Fiscal Agents	19,385,340
Restricted Cash and Investments	1,913,748
Statement of Fiduciary Net Position:	
Cash and Investments	3,010,547
Cash and Investments with Fiscal Agents	1,504,482
Restricted Cash and Investments	6,514,513
Total Cash and Investments	<u>\$ 155,242,297</u>

Cash and investments as of June 30, 2023 consist of the following:

Cash on Hand	\$ 17,960
Deposits with Financial Institutions	38,813,439
Investments	<u>116,410,898</u>
Total Cash and Investments	<u>\$ 155,242,297</u>

Investments Authorized by the California Government Code and the City's Investment Policy

The table below identifies the investment types that are authorized for the City by the California Government Code and the City's investment policy. This table also identifies certain provisions of the California Government Code (or the City's investment policy, if more restrictive) that addresses interest rate risk and concentrations of credit risk. This table does not address investments of debt proceeds held by bond trustees that are governed by the provisions of debt agreements of the City and investments in the City's retirement enhancement and supplemental retirement defined benefit pension trust funds that are in the Public Agency Retirement Plans (PARS Trust Pool), rather than the general provisions of the California Government Code or the City's investment policy.

Investment Types Authorized by State Law	Authorized by Investment Policy	Maximum Maturity*	Maximum Percentage of Portfolio*	Maximum Investment in One Issuer*
U.S. Treasury Obligations	Yes	5 years	None	None
U.S. Government Sponsored Agency Securities	Yes	5 years	None	None
Municipal Securities	Yes	5 years	30%	5%
Supranationals	Yes	5 years	30%	10%
Medium-Term Notes	Yes	5 years	30%	5%
Collateralized Certificate of Deposit	Yes	5 years	25%	25%
Negotiable Certificates of Deposit	Yes	5 years	30%	30%
Banker's Acceptance	Yes	180 days	40%	30%
Commercial Paper	Yes	270 days	25%	5%
Asset Backed Securities	Yes	5 years	20%	20%
Money Market Mutual Funds	Yes	N/A	20%	10%
Repurchase Agreements	Yes	100 days	20%	20%
County Pooled Investment Funds	Yes	N/A	None	None
Local Agency Investment Fund	Yes	N/A	None	\$75,000,000

*Based on state law requirements or investment policy requirements, whichever is more restrictive.

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

2) CASH AND INVESTMENTS - Continued

Investments Authorized by Debt Agreements

Investments of debt proceeds held by bond trustee are governed by provisions of the debt agreements, rather than the general provisions of the California Government Code or the City's investment policy. The table below identifies the investment types that are generally authorized for investments held by bond trustee. The table also identifies certain provisions of these debt agreements that address interest rate risk and concentration of credit risk.

Investment Types Authorized by State Law	Maximum Maturity	Maximum Percentage of Portfolio	Maximum Investment in One Issuer
U.S. Treasury Obligations	5 years	None	None
U.S. Government Sponsored Agency Securities	5 years	None	None
Municipal Securities	5 years	30%	None
Supranationals	5 years	30%	None
Medium-Term Notes	5 years	30%	None
Collateralized Certificate of Deposit	5 years	25%	None
Negotiable Certificates of Deposit	5 years	30%	None
Banker's Acceptance	180 days	None	None
Commercial Paper	270 days	25%	5%
Money Market Mutual Funds	5 years	20%	10%
Repurchase Agreements	100 days	20%	None
County Pooled Investment Funds	N/A	None	None
Local Agency Investment Fund	N/A	None	None

Investments Authorized by Pension Trust Agreements

Investments of pension trust fund contributions held by the trustee are governed by the trust agreements. The City selected an investment strategy allowed by the trust agreements with the objective of providing current income and moderated capital appreciation. The strategic ranges for the investment strategy selected by the City are as follows:

5%	Cash
45%	Fixed Income
48.50%	Equities
1.50%	REIT

Disclosures Relating to Interest Rate Risk

Interest rate risk is the risk that changes in market interest rates will adversely affect the fair value of an investment. Generally, the longer the maturity of an investment, the greater is the sensitivity of its fair value to changes in market interest rates. One of the ways that the City manages its exposure to interest rate risk is by purchasing a combination of shorter-term and longer-term investments and by timing cash flows from maturities so that a portion of the portfolio is maturing or coming close to maturity evenly over time as necessary to provide the cash flow and liquidity needed for operations.

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

2) CASH AND INVESTMENTS – Continued

Information about the sensitivity of the fair values of the City's investments (including investments held by bond trustees) to market interest rate fluctuations is provided by the following table that shows the distribution of the City's investments by maturity:

Investment Type	Total	Remaining Maturity (in Months)		
		12 Months Or Less	13 to 24 Months	25 to 60 Months
Los Angeles County Investment Pool	\$ 32,183,229	\$ 32,183,229	\$ -	\$ -
Local Agency Investment Fund	63,054,757	63,054,757	-	-
PARS Trust Pool	283,090	283,090	-	-
Held by Bond Trustees:				
Money Market Mutual Funds	20,889,822	20,889,822	-	-
Total	\$ 116,410,898	\$ 116,410,898	\$ -	\$ -

Disclosures Relating to Credit Risk

Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Presented below is the minimum rating required by the California Government Code, the City's investment policy, or debt agreements and the actual rating as of year-end by Standard and Poor's or Moody's or Fitch for each investment type:

Investment Type	Amount	Minimum Legal Rating	AAA	Unrated
Los Angeles County Investment Pool	\$ 32,183,229	N/A	\$ -	\$ 32,183,229
Local Agency Investment Fund	63,054,757	N/A	-	63,054,757
PARS Trust Pool	283,090	N/A	-	283,090
Held by Bond Trustees:				
Money Market Mutual Funds	20,889,822	A	20,889,822	-
Total	\$ 116,410,898		\$ 20,889,822	\$ 95,521,076

Concentration of Credit Risk

The investment policy of the City contains no limitations on the amount that can be invested in any one issuer beyond that stipulated by the California Government Code. There was no investment in any one issuer (other than U.S. Government Agencies, Supranationals, Money Market Funds, and external investment pools) that represent 5% or more of total City investments.

Custodial Credit Risk

Custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover its deposits or will not be able to recover collateral securities that are in the possession of an outside party. The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty (e.g., broker-dealer) to a transaction, a government will not be able to recover the value of its investment or collateral securities that are in the possession of another party.

**City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023**

2) CASH AND INVESTMENTS – Continued

The California Government Code and the City's investment policy do not contain legal or policy requirements that would limit the exposure to custodial credit risk for deposits or investments, other than the following provisions for deposits: The California Government Code requires that a financial institution secure deposits made by state or local governmental units by pledging securities in an undivided collateral pool held by a depository regulated under state law (unless so waived by the governmental unit). The market value of the pledged securities in the collateral pool must equal at least 110% of the total amount deposited by the public agencies. California law also allows financial institutions to secure City deposits by pledging first trust deed mortgage notes having a value of 150% of the secured public deposits. All the City's deposits are either federally insured or collateralized as of June 30, 2022. Investments held by bond trustee are selected under the terms of the applicable trust agreement. The trustee acquires the investment and holds the investment on behalf of the reporting government.

Investment in County Investment Pool

The City is a voluntary participant in the Los Angeles County Investment Pool (LACIP) that is regulated by the California Government Code and the Los Angeles County Board of Supervisors under the oversight of the Los Angeles County Treasurer-Tax Collector. The fair value of the City's investment in this pool is reported in the accompanying financial statements at amount based upon the City's pro-rata share of the fair value provided by LACIP for the entire LACIP portfolio. The balance for withdrawal is based on the accounting records maintained by LACIP, which are recorded on an amortized cost basis.

Investment in State Investment Pool

The City is a voluntary participant in the Local Agency Investment Fund (LAIF) that is regulated by California Government Code Section 16429 under the oversight of the Treasurer of the State of California. The fair value of the Entity's investment in this pool is reported in the accompanying financial statements at amounts based on the City's pro-rata share of the fair value provided by LAIF for the entire LAIF portfolio (in relation to the amortized cost of that portfolio). The balance available for withdrawal is based on the accounting records maintained by LAIF, which are recorded on an amortized cost basis. Information regarding LAIF's and the City's exposure to risk (credit, market, or legal) is not currently available.

Fair Value of Investments

Investments (except those that may be reported at amortized cost) are measured at fair value on a recurring basis. Recurring fair value measurements, are those that Governmental Accounting Standards Board (GASB) Statements require or permit in the statement of net position at the end of each reporting period. Fair value measurements are categorized based on the valuation inputs used to measure an asset's fair value: Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. None of the investments held at year-end are subject to the fair value hierarchy.

3) INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Due to/from

The General Fund has loaned \$102,331 to non-major governmental funds, and \$413,540 to the enterprise fund to cover temporary cash deficits.

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

3) INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS - Continued

Advances to/from

Advances of \$171,043 between the General Fund and the Auto Plaza Improvement District non-major special revenue fund represent cash advanced for the replacement of the reader board sign at the Auto Plaza.

Interfund transfers for the year ended June 30, 2023 are as follows:

TRANSFERS OUT	TRANSFERS IN					Total
	General Fund	State Gas Tax Fund	Citywide Debt	Non-major Governmental Funds	Internal Service Funds	
General Fund	\$ -	\$ 567,200	\$ 13,148,540	\$ 3,139,831	\$ 5,173,115	\$ 22,028,686
Non-major Governmental Funds	10	-	-	26,366	-	26,376
	<u>\$ 10</u>	<u>\$ 567,200</u>	<u>\$ 13,148,540</u>	<u>\$ 3,166,197</u>	<u>\$ 5,173,115</u>	<u>\$ 22,055,062</u>

The General Fund transferred \$567,200 to the State Gas Tax Fund for an SB1 project. The General Fund transferred \$13,148,540 to the Citywide Debt Service Fund for debt service payments. The General Fund transferred \$3,139,831 to the Non-major Governmental Funds for various projects and operating expenditures. The General Fund transferred \$5,173,115 to the Internal Service Fund for deficits in the self-insurance fund, and to establish the OPEB Internal Service Fund.

4) NOTES AND LOANS RECEIVABLE

The following notes and loans receivable were outstanding as of June 30, 2023:

Housing Rehabilitation	\$ 353,888
First Time Homebuyer Loans	121,444
Housing Preservation Program	577,250
Home Improvement Program	653,861
Lark Ellen Towers	6,657,724
Executive Lodge Apartments Limited Partnership	6,627,488
West Covina Senior Villas, LLC	2,833,333
West Covina Senior Villas II, LP	8,513,885
Other Loans	608,196
Less: Allowance for Doubtful Accounts	<u>(12,044,104)</u>
Total Governmental Funds	<u>\$ 14,902,965</u>

Several housing rehabilitation loans totaling \$353,888 have been made to qualified applicants using Community Development Block Grants received by the City and housing set-aside funds of the former Commission's redevelopment activities. These loans bear 5% interest and are repaid when title to the property changes. The City has included 5% of the balance in the allowance for doubtful accounts.

The Housing Authority has loans to first-time home buyers totaling \$121,444. Loans are secured by second trust deeds and bear interest at 5%. Principal and interest are deferred for five years and are due monthly in years 6 through 30. The City has included 28% of the balance in the allowance for doubtful accounts.

**City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023**

4) NOTES AND LOANS RECEIVABLE - Continued

The Housing Authority also has housing preservation loans to qualified applicants using housing set-aside funds totaling \$577,250. Principal and interest are deferred for ten years; after the tenth year loans bear interest at 5%. Loans are repaid after the tenth year or when title to the property changes. The City has included 6% of the balance in the allowance for doubtful accounts.

Several housing improvement loans totaling \$653,861 have been made to qualified applicants. The loans are secured by second trust deeds. The City has not established an allowance for doubtful accounts for these loans.

In May 1997, the Commission loaned \$4,270,000 to Lark Ellen Towers. The loan was transferred to the Housing Authority from the dissolved former Commission. The loan is secured by a deed of trust. The loan accrues interest at 3% per annum and requires annual payments equal to the maximum of \$35,000 or 50% of net profits earned by the project. The outstanding principal and accrued interest as of June 30, 2023 was \$6,657,724.

In April 1998, the Commission loaned \$5,622,300 to Executive Lodge Apartments Limited Partnership (Promenade Apartments project). The loan was transferred to the Housing Authority from the dissolved former Commission. The loan is secured by a deed of trust. The loan was amended and restated on April 1, 2017, with principal of \$6,056,621 accruing interest at 2.82% compounded annually and requires annual payments equal to 50% of "Available Cash Flow". The outstanding principal and accrued interest as of June 30, 2023 was \$6,627,488.

In May 2002, the Commission loaned \$4,360,000 to West Covina Senior Villas, LLC. The loan is secured by a deed of trust. The loan does not accrue interest. The loan requires annual payments of \$141,667 through May 2032 that are forgiven by the City unless the borrower defaults on the agreement. The outstanding principal as of June 30, 2023 was \$2,833,333. The loan is likely to be forgiven; therefore, the City has included the entire balance in the allowance for doubtful accounts.

In May 2009, the Commission entered into an agreement with West Covina Senior Villas II, L.P. to provide \$8,600,000 for the acquisition of real property in the City and construction and maintenance of an approximately 65-unit apartment complex to be rented to low income and very low income senior citizens. The loan is secured by a deed of trust. The loan does not accrue interest and is forgiven so long as the borrower does not default on the loan. The outstanding principal as of June 30, 2023 was \$8,513,885. The loan is likely to be forgiven; therefore, the City has included the entire balance in the allowance for doubtful accounts.

Other notes consist of affordable housing loans of \$400,000. The notes do not accrue interest and are forgiven unless the borrower sells or refinances the property. Additionally, the balance included a note of \$208,196 for low income housing which accrues no interest and is forgivable if the owner maintains the low and moderate income housing status. The outstanding principal of these loans as of June 30, 2023 was \$608,196. The loans are likely to be forgiven; therefore, the City has included the entire balance in the allowance for doubtful accounts.

5) LAND HELD FOR RESALE

Land held for resale is valued at the lower of cost or the sales price per contract with the developer. The land held for resale at June 30, 2023 was comprised of land to be used as open space or a municipal golf course in the amount of \$3,007,802.

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

6) CAPITAL ASSETS

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental Activities:				
Capital Assets, Not Being Depreciated:				
Land	\$ 48,356,495	\$ -	\$ -	\$ 48,356,495
Rights of Way	14,376,498	-	-	14,376,498
Construction in Progress	22,949,140	6,989,797	(7,831,164)	22,107,773
Total Capital Assets, Not Being Depreciated	85,682,133	6,989,797	(7,831,164)	84,840,766
Capital Assets Being Depreciated:				
Buildings and Improvements	116,816,449	2,851,622	-	119,668,071
Equipment and Vehicles	39,291,974	2,338,259	(1,205,130)	40,425,103
Infrastructure - Pavement	199,555,383	3,602,078	-	203,157,461
Infrastructure - Other	24,323,113	1,466,047	(10,385)	25,778,775
Total Capital Assets Being Depreciated	379,986,919	10,258,006	(1,215,515)	389,029,410
Less Accumulated Depreciation:				
Buildings and Improvements	(53,932,417)	(2,631,213)	-	(56,563,630)
Equipment and Vehicles	(29,699,527)	(2,859,095)	1,064,186	(31,494,436)
Infrastructure - Pavement	(166,541,775)	(5,885,587)	-	(172,427,362)
Infrastructure - Other	(19,406,238)	(403,023)	1,662	(19,807,599)
Total Accumulated Depreciation	(269,579,957)	(11,778,918)	1,065,848	(280,293,027)
Net Capital Assets Being Depreciated	110,406,962	(1,520,912)	(149,667)	108,736,383
Governmental Activities, Capital Assets	\$ 196,089,095	\$ 5,468,885	\$ (7,980,831)	\$ 193,577,149

Depreciation expense was charged to the following functions for governmental activities in the Statement of Activities:

General Government	\$ 320,386
Public Safety	1,969,779
Public Works	7,985,911
Community Services	1,502,842
	<u>\$ 11,778,918</u>

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type Activities:				
Capital Assets Being Depreciated:				
Equipment and Vehicles	\$ 1,059,120	\$ -	\$ (31,582)	\$ 1,027,538
Less Accumulated Depreciation:				
Equipment and Vehicles	(1,059,120)	-	31,582	(1,027,538)
Net Capital Assets Being Depreciated	-	-	-	-
Business-type Activities, Capital Assets	\$ -	\$ -	\$ -	\$ -

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

7) LONG-TERM LIABILITIES

Changes in long-term liabilities for the year ended June 30, 2023 are as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities:					
Direct Borrowing:					
Notes Payable	\$ 7,525,925	\$ -	\$ (578,918)	\$ 6,947,007	\$ 578,918
Loans Payable	6,411,667	-	(366,967)	6,044,700	260,867
2006 Lease Revenue Bonds	14,300,000	-	(660,000)	13,640,000	695,000
2018 Lease Revenue Bonds	21,320,000	-	(910,000)	20,410,000	950,000
Premium on Bonds	1,168,298	-	(53,105)	1,115,193	53,105
2020 Lease Revenue Bonds	200,450,000	-	(3,925,000)	196,525,000	4,210,000
Compensated Absences	4,009,892	3,978,817	(3,609,212)	4,379,497	3,772,534
Net Pension Liability	5,797,238	38,803,226	-	44,600,464	-
Total OPEB Liability	65,096,109	-	(10,890,497)	54,205,612	-
Claims Payable	12,673,154	7,838,227	-	20,511,381	7,046,745
Total	<u>\$ 338,752,283</u>	<u>\$ 50,620,270</u>	<u>\$ (20,993,699)</u>	<u>\$ 368,378,854</u>	<u>\$ 17,567,169</u>
Business-type Activities:					
Compensated Absences	\$ 20,015	\$ 10,040	\$ (12,787)	\$ 17,268	\$ 17,268
Total	<u>\$ 20,015</u>	<u>\$ 10,040</u>	<u>\$ (12,787)</u>	<u>\$ 17,268</u>	<u>\$ 17,268</u>

The liability for compensated absences, Total OPEB, and Net Pension are generally liquidated by the General Fund and internal service funds.

Notes Payable – Direct Borrowing

Successor Agency Note

On December 4, 2015, the City and Successor Agency entered into a settlement agreement with the California Department of Finance (DOF) regarding the Other Funds Due Diligence Review. The agreement requires the City to repay the Successor Agency \$11,578,351 for transfers that did not represent enforceable obligations. The Successor Agency will then remit these funds to the Los Angeles County Auditor-Controller for allocation to the affected taxing entities. The amount of the note must be repaid through biannual payments in the amount of \$289,459 each January 15th and June 15th until the loan is repaid in full on June 15, 2035. There is no interest charged on this repayment. The outstanding balance as of June 30, 2023 was \$6,947,007. The following represents the future annual debt service requirements:

Fiscal Year Ending June 30,	Principal	Interest	Total
2024	\$ 578,918	\$ 192,605	\$ 771,523
2025	578,918	186,786	765,704
2026	578,918	179,661	758,579
2027	578,918	172,411	751,329
2028	578,918	165,877	744,795
2029 - 2033	2,894,590	618,776	3,513,366
2034 - 2035	1,157,827	45,500	1,203,327
Totals	<u>\$ 6,947,007</u>	<u>\$ 1,561,616</u>	<u>\$ 8,508,623</u>

**City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023**

7) LONG-TERM LIABILITIES - Continued

Energy Efficiency Loans Payable – Direct Borrowing

Solar Equipment Loan

In May 2021, the City entered into a lease-purchase agreement for the acquisition and installation of certain energy conservation equipment and improvements (solar) with an aggregate principal borrowing of \$3,386,950. The proceeds are to be used to pay for the energy efficiency and conservation improvements as specified in the agreement. The payments bear interest at 3.60% and are due and payable semi-annually on May 13th and November 13th each year, maturing on May 13, 2041. The General Fund will generally be responsible for making the debt service payments annually.

Non-Solar Equipment Loans

In May 2021, the City entered into a lease-purchase agreement for the acquisition and installation of certain energy conservation equipment including lighting and HVAC (non-solar) with an aggregate principal borrowing of \$3,215,098. The proceeds are to be used to pay for the energy efficiency and conservation improvements as specified in the agreement. The payments bear interest at 3.05% and are due and payable semi-annually on May 13th and November 13th each year, maturing on May 13, 2036. The General Fund will generally be responsible for making the debt service payments annually. Annual debt service requirements follow:

Fiscal Year Ending June 30,	Principal	Interest	Total
2024	\$ 260,867	\$ 199,894	\$ 460,761
2025	283,681	191,234	474,915
2026	307,696	181,853	489,549
2027	310,249	171,878	482,127
2028	317,502	161,772	479,274
2029 - 2033	1,778,274	644,573	2,422,847
2034 - 2038	1,771,872	340,764	2,112,636
2039 - 2041	1,014,559	64,670	1,079,229
Totals	6,044,700	1,956,638	8,001,338

Lease Revenue Bonds

2006 Lease Revenue Bonds, Series A and B (Big League Dreams Project)

In September 2006, the City issued \$10,710,000 of Lease Revenue Bonds, Series A and \$7,295,000 of taxable Lease Revenue Bonds, Series B to provide financing for facilities and infrastructure related to the Big League Dreams sports park. The Series A bonds mature annually through June 1, 2036, in amounts ranging from \$80,000 to \$1,270,000, with interest rates that range from 4.0% to a maximum of 5.0% over the term of the bonds. The Series B bonds mature annually through June 1, 2036, in amounts ranging from \$115,000 to \$550,000, with interest rates that range from 5.39% to a maximum of 6.07% over the term of the bonds. The bonds are payable from lease payments as rental for certain public facilities. The reserve requirement was fully funded at June 30, 2023. The outstanding principal balance as of June 30, 2023 was \$13,640,000.

The following represents the future annual debt service requirements:

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

7) LONG-TERM LIABILITIES - Continued

Fiscal Year Ending June 30,	Principal	Interest	Total
2024	\$ 695,000	\$ 736,880	\$ 1,431,880
2025	730,000	699,295	1,429,295
2026	770,000	659,802	1,429,802
2027	820,000	618,100	1,438,100
2028	860,000	573,622	1,433,622
2029	905,000	526,930	1,431,930
2030	950,000	477,775	1,427,775
2031	1,005,000	426,155	1,431,155
2032	1,060,000	371,518	1,431,518
2033	1,120,000	313,864	1,433,864
2034	1,180,000	252,942	1,432,942
2035	1,725,000	188,699	1,913,699
2036	1,820,000	96,885	1,916,885
Totals	<u>\$13,640,000</u>	<u>\$ 5,942,467</u>	<u>\$19,582,467</u>

2018 Lease Revenue Refunding Bonds, Series A and B

On November 20, 2018, the City issued \$19,310,000 of Lease Revenue Bonds, Series A and \$4,855,000 of taxable Lease Revenue Bonds, Series B to provide financing for the advance refunding of the City's 2002 Lease Revenue Bonds Series A, 2004 Lease Revenue Bonds Series A&B, and the 2013 Lease Revenue Refunding Bonds Series A. The Series A bonds mature annually through May 1, 2044, in amounts ranging from \$460,000 to \$125,000, with interest rates that range from 4.0% to a maximum of 5.0% over the term of the bonds. The Series B bonds mature annually through May 1, 2030, in amounts ranging from \$345,000 to \$500,000, with interest rates that range from 2.953% to a maximum of 4.469% over the term of the bonds. The bonds are payable from lease payments as rental for certain public facilities. The reserve requirement was fully funded as of June 30, 2023. The outstanding principal balance as of June 30, 2023 was \$20,410,000.

The following represents the future annual debt service requirements:

Fiscal Year Ending June 30,	Principal	Interest	Total
2024	\$ 950,000	\$ 910,569	\$ 1,860,569
2025	990,000	866,750	1,856,750
2026	1,040,000	820,871	1,860,871
2027	1,085,000	772,151	1,857,151
2028	1,135,000	721,118	1,856,118
2029 - 2033	6,475,000	2,738,411	9,213,411
2034 - 2038	8,050,000	1,130,200	9,180,200
2039 - 2043	560,000	93,600	653,600
2044	125,000	5,000	130,000
Total	<u>\$ 20,410,000</u>	<u>\$ 8,058,670</u>	<u>\$ 28,468,670</u>

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

7) LONG-TERM LIABILITIES - Continued

2020 Lease Revenue Bonds, Series A

On July 23, 2020, the City issued \$204,095,000 of Lease Revenue Bonds, Series A (taxable) to provide financing to pay the City's unfunded pension liabilities to CalPERS, to establish a reserve fund, and pay issuance costs. The Series A bonds mature annually through August 1, 2044, in amounts ranging from \$3,645,000 to \$16,105,000, with interest rates that range from 1.747% to a maximum of 3.892% over the term of the bonds. The bonds are payable from lease payments as rental for certain public facilities. The reserve requirement was fully funded as of June 30, 2023. The outstanding principal balance as of June 30, 2023 was \$196,525,000. The following represents the future annual debt service requirements:

Fiscal Year Ending June 30,	Principal	Interest	Total
2024	\$ 4,210,000	\$ 6,904,083	\$ 11,114,083
2025	4,525,000	6,813,563	11,338,563
2026	4,560,000	6,711,662	11,271,662
2027	4,900,000	6,596,630	11,496,630
2028	5,265,000	6,462,372	11,727,372
2029 - 2033	32,600,000	29,632,516	62,232,516
2034 - 2038	45,870,000	22,846,432	68,716,432
2039 - 2043	63,315,000	12,547,350	75,862,350
2044 - 2045	31,280,000	1,235,515	32,515,515
Total	<u>\$196,525,000</u>	<u>\$ 99,750,123</u>	<u>\$296,275,123</u>

Claims Payable

Claims payable are typically paid from the City's Internal Service Self-Insurance Fund. There is no fixed payment schedule for claims liabilities.

Compensated Absences

The liability of \$4,379,497 represents the governmental activities portion of total unpaid vacation and compensation time earned by employees of the City. There is no fixed payment schedule for earned but unpaid compensated absences. The General Fund typically has been used to liquidate the liability for compensated absences. The liability of \$17,268 represents the business-type activity portion of total unpaid vacation and compensation time earned by employees of the City. There is no fixed payment schedule for earned but unpaid compensated absences.

8) SELF-INSURANCE

The City is exposed to various risks of loss related to its operation, including losses associated with errors and omissions, injuries to employees and members of the public. The City's Internal Service Self-Insurance Fund is used to account for and finance its uninsured risks of loss.

Description of Self-Insurance Pool Pursuant to Joint Powers Agreement

As of July 1, 2021, the City is a member of the California Joint Powers Insurance Authority (Authority). The Authority is composed of 123 California public entities and is organized under a joint powers agreement pursuant to California Government Code §6500 et seq.

**City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023**

8) SELF-INSURANCE - Continued

The purpose of the Authority is to arrange and administer programs for the pooling of self-insured losses, to purchase excess insurance or reinsurance, and to arrange for group purchased insurance for property and other lines of coverage. The Authority began covering claims of its members in 1978. Each member government has an elected official as its representative on the Board of Directors. The Board operates through a nine-member Executive Committee.

The City participates in the excess workers' compensation and excess general liability programs of the Authority.

Excess Liability Program

Liability coverage includes auto liability, employment practices liability, public officials' errors and omissions, bodily injury, personal injury, third party property damage, advertising injury, and employee benefit administration liability. The City has a retained limit of \$1,000,000 per occurrence. The overall coverage limit for each member, including all layers of coverage, is \$50 million per occurrence. The coverage structure is composed of a combination of pooled self-insurance, reinsurance, and excess insurance. Additional information concerning the coverage structure is available on the Authority's website: <https://cjpia.org/coverage/risk-sharing-pools/>.

Excess Workers' Compensation Program

The City has a retained limit of \$1,000,000 per occurrence for workers' compensation claims. The Authority's pooled retention is \$1 million per occurrence with reinsurance to statutory limits under California Workers' Compensation Law. Employer's Liability losses are pooled among members to \$1 million. Coverage from \$1 million to \$5 million is purchased through reinsurance policies, and Employer's Liability losses from \$5 million to \$10 million are pooled among members.

Purchased Insurance

Pollution Legal Liability Insurance

The City of West Covina participates in the pollution legal liability insurance program which is available through the Authority. The policy covers sudden and gradual pollution of scheduled property, streets, and storm drains owned by the City of West Covina. Coverage is on a claims-made basis. There is a \$250,000 deductible, with a limit of \$5 million per member.

Property Insurance

The City of West Covina participates in the All-Risk Property Protection Program. This insurance protection is underwritten by several insurance companies. The City's property is currently insured according to a schedule of covered property submitted by the City to the Authority. The total insured value of scheduled City property is \$97,026,667. There is a \$10,000 deductible per occurrence except for non-emergency vehicle insurance which has a \$2,500 deductible.

Crime Insurance

The City of West Covina participates in the Crime Insurance Program. Formerly called Blanket Fidelity Bond, this policy covers faithful performance, depositor's forgery, theft of money and securities, and computer fraud related to the transfer of money. The policy limit is \$3,000,000, and the deductible is \$2,500.

**City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023**

8) SELF-INSURANCE - Continued

Adequacy of Protection

During the past three fiscal years, none of the above programs of protection experienced settlements or judgments that exceeded pooled or insured coverage. There were also no significant reductions in pooled or insured liability coverage in 2022-23.

Claims and Judgments

The City accounts for uninsured, material claims and judgments and associated legal and administrative costs when it is probable that the liability claim has been incurred and the amount of the loss can be reasonably estimated. Included therein are claims incurred but not reported, which consists of (a) known loss events expected to be presented as claims later, (b) unknown loss events that are expected to become claims, and (c) expected future development on claims already reported. This is based upon historical actual results that have established a reliable pattern supplemented by specific information about current matters. Small dollar claims and judgments are recorded as expenditures when paid.

The claims and judgments liability reported in the Internal Service Self-Insurance Fund is based on the requirements of Governmental Accounting Standards Board Statement No. 10, which requires that a liability for claims and judgments be reported if information prior to the issuance of the financial statements indicates that it is probable that a liability has been incurred at the date of the financial statements and the amount of loss can be reasonably estimated. Claims and judgments payable, including estimated claims for incurred but not reported claims, amounted to \$20,511,381 as of June 30, 2023.

In the past three years, no claims for general liability or workers' compensation have exceeded the City's purchased insurance coverage.

Changes in the claims and judgments payable amounts for the past two fiscal years for the Self-Insurance Fund are as follows:

Year Ended June 30,	Beginning of Year	Claims and Changes in Estimates	Claim Payments	End of Year
2023	\$ 12,673,154	\$ 13,170,491	\$ 5,332,264	\$ 20,511,381
2022	\$ 12,740,483	\$ 3,305,329	\$ 3,372,658	\$ 12,673,154

9) NON-CITY OBLIGATION DEBT

Emanate Health, a California nonprofit public benefit corporation (Corporation), has requested that the California Statewide Communities Development Authority (CSCDA) participate in the issuance of one or more series of revenue bonds (Bonds) in an aggregate principal amount not to exceed \$260,000,000, for the acquisition, construction, equipping, improvement, renovation, rehabilitation and/or remodeling of hospital, health care and related facilities (Project) to be owned and operated by the Corporation or one of its affiliates.

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

9) NON-CITY OBLIGATION DEBT - Continued

For each component of the Project, the issuance of the Bonds by the CSCDA must be approved by the applicable city in which the component of the Project is located before construction can begin. One component of the Project consists of the construction of two separate buildings at the Queen of the Valley Hospital campus located in West Covina.

On May 19, 2020, the City Council approved the issuance of the Bonds and Refunding Bonds by the CSCDA for the purposes of financing and/or refinancing the Project via the adoption of the resolution number 2020-26.

10) FUND BALANCE CLASSIFICATIONS

The City's governmental fund balances at June 30, 2023, are presented below:

	General Fund	West Covina Housing Authority	Proposition A	State Gas Tax	ARPA	Citywide Debt	Other Governmental Funds	Total
Nonspendable:								
Prepaid Items	\$ 179,820	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,943	\$ 270,763
Advances to Successor Agency	-	-	-	-	-	-	-	-
Advances to Other Funds	171,043	-	-	-	-	-	-	171,043
Land Held for Resale	3,007,802	-	-	-	-	-	-	3,007,802
Restricted for:								
Affordable Housing	-	23,191,204	-	-	-	-	-	23,191,204
Debt Service	-	-	-	-	-	20,054,739	-	20,054,739
Pension Trust	16,069	-	-	-	-	-	-	16,069
Community Services	-	-	-	-	-	-	1,175,983	1,175,983
Public Safety	-	-	-	-	-	-	7,582,820	7,582,820
Public Works	-	-	866,912	5,452,404	-	-	49,656,699	55,976,015
Assigned:								
Capital Improvement	-	-	-	-	-	-	7,617,849	7,617,849
Unassigned	17,654,008	-	-	-	-	-	(22,661)	17,631,347
Total Fund Balances	\$ 21,028,742	\$ 23,191,204	\$ 866,912	\$ 5,452,404	\$ -	\$ 20,054,739	\$ 66,101,633	\$ 136,695,634

11) DEFICIT FUND BALANCES

The following non-major governmental funds reported the following deficits in fund balances at June 30, 2023:

Special Revenue Funds:

Community Development Block Grant	\$ 2,357
Auto Plaza Improvement District	6,023
Community Services Foundation	14,281

The deficit of \$84,939 in the Community Development Block Grant Fund is the result of expenditures incurred prior to reimbursement from grantors. The deficit will be eliminated through future grant revenues. The Auto Plaza Improvement District deficit will be reduced as the fund pays back the advance from the General Fund. The deficit in the Community Services Foundation Fund will be eliminated through future revenues.

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

12) PENSION PLAN SUMMARY

The City currently has a total of two pension plans administered by CalPERS and two retirement enhancement plans administered by PARS. The pension plans consist of a miscellaneous agent plan and a safety agent plan (see Note 14 for a full description of the plans). The retirement enhancement plan consists of an EPMC replacement supplemental retirement plan and a supplemental retirement plan for executive staff and City Council (see Note 15 for a full description of the plans). The summary of the pension related liability, deferred inflows of resources and deferred outflows of resources are as follows:

	Miscellaneous Plan	Safety Plan	EPMC	EXEC	Total
Deferred Outflows of Resources	\$ 7,768,948	\$ 29,697,063	\$ 262,295	\$ 94,366	\$ 37,822,672
Deferred Inflows of Resources	499,615	141,830	144,522	-	785,967
Pension Liability/(Asset)	11,516,712	28,248,676	1,043,356	3,791,720	44,600,464

13) EMPLOYEE RETIREMENT PLANS

General Information about the Pension Plans

Plan Descriptions: All qualified permanent and probationary employees are eligible to participate in the City's separate Miscellaneous and Safety Plans, an agent multiple-employer defined benefit pension plan administered by the California Public Employees' Retirement System (CalPERS), which acts as a common investment and administrative agent for its participating member employers. Benefit provisions under the plan are established by State statute and Local Government resolution. CalPERS issues publicly available reports that include a full description of the pension plans regarding benefit provisions, assumptions and membership information that can be found on the CalPERS website.

Benefits Provided: The Plans are agent multiple-employer defined benefit pension plans administered by the California Public Employees' Retirement System (CalPERS). A full description of the pension plans regarding number of employees covered, benefit provisions, assumptions (for funding, but not accounting purposes), and membership information are listed in the plans' June 30, 2021 Annual Actuarial Valuation Report (funding valuation). Details of the benefits provided can be obtained in Appendix B of the actuarial valuation report. This report and CalPERS' audited financial statements are publicly available reports that can be obtained at CalPERS' website.

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

13) EMPLOYEE RETIREMENT PLANS – Continued

The Plans' provisions in effect at June 30, 2023, are summarized as follows:

	Miscellaneous			
	Prior to January 1, 2011	On or after January 1, 2011	Prior to January 1, 2013	On or after January 1, 2013
Hire date				
Benefit formula	2.0% @ 55	2.5% @ 55	2.0% @ 60	2% @ 62
Benefit vesting schedule	5 years service	5 years service	5 years service	5 years service
Benefit payments	monthly for life	monthly for life	monthly for life	monthly for life
Retirement age	50-67+	50-67+	50-67+	52-67+
Monthly benefits, as a % of eligible compensation	(1)	(1)	(1)	(1)
Required employee contribution rates	0%	8.00%	7%	6.75%
Required employer contribution rates	9.56% + \$760,894	9.56%	9.56%	9.56%

	Safety		
	Prior to July 1, 2012	Prior to January 1, 2013	On or after January 1, 2013
Hire date			
Benefit formula	3% @ 50	3% @ 55	2.7% @ 57
Benefit vesting schedule	5 years service	5 years service	5 years service
Benefit payments	monthly for life	monthly for life	monthly for life
Retirement age	50 & up	50-55+	50-57+
Monthly benefits, as a % of eligible compensation	(1)	(1)	(1)
Required employee contribution rates	9%	9%	12.75%
Required employer contribution rates	20.64% + \$1,326,961	20.64%	20.64%

(1) - Depending on years of service

*New hires who are already enrolled in CalPERS are eligible for benefits under the Tier II, and other new hires are enrolled in the PEPRA rate plans.

Employees Covered: At June 30, 2023 (June 30, 2021 valuation date), the following number of employees were covered by the benefit terms for the Plan:

	Miscellaneous	Safety
Inactive employees or beneficiaries		
currently receiving benefits	462	359
Inactive employees entitled to but not yet		
receiving benefits	298	73
Active employees	100	153
Total	860	585

Contributions: Section 20814(c) of the California Public Employees' Retirement Law (PERL) requires that the employer contribution rates for all public employers be determined on an annual basis by the actuary and shall be effective on the July 1 following notice of a change in the rate. The total plan contributions are determined through CalPERS' annual actuarial valuation process. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. The employer is required to contribute the difference between the actuarially determined rate and the contribution rate of employees. Employer contribution rates may change if plan contracts are amended. It is the responsibility of the employer to make necessary accounting adjustments to reflect the impact due to any Employer-Paid Member Contributions or situations where members are paying a portion of the employer contribution.

**City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023**

13) EMPLOYEE RETIREMENT PLANS – Continued

Net Pension Liability/(Asset)

The City's net pension liability/(asset) for the Plans is measured as the total pension liability, less the pension plans' fiduciary net position. The net pension liability/(asset) of the Plans is measured as of June 30, 2022, using an annual actuarial valuation as of June 30, 2021 rolled forward to June 30, 2022 using standard update procedures. A summary of principal assumptions and methods used to determine the net pension liability/(asset) is shown below.

Actuarial Assumptions: The total pension liabilities in the June 30, 2021 actuarial valuations were determined using the following actuarial assumptions:

Valuation date	June 30, 2021
Measurement date	June 30, 2022
Actuarial cost method	entry-age normal
Actuarial assumptions:	
Discount rate	6.90%
Inflation	2.30%
Projected salary increase	(1)
Investment rate of return	6.90%
Mortality	(2)
Post Retirement Benefit Increase	(3)
(1) Depending on age, service and type of employment	
(2) Derived using CalPERS' Membership Data for all Funds.	
(3) The lesser of contract COLA or 2.30% until Purchasing Power Protection Allowance floor on purchasing power applies, 2.30% thereafter	

The mortality table used was developed based on CalPERS-specific data. The probabilities of mortality are based on the 2021 CalPERS Experience Study for the period from 2001 to 2019. Pre-retirement and Post-retirement mortality rates include generational mortality improvement using 80% of Scale MP-2020 published by the Society of Actuaries. For more details on this table, please refer to the CalPERS Experience Study and Review of Actuarial Assumptions report from November 2021 that can be found on the CalPERS website.

Long-term Expected Rate of Return - The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class.

In determining the long-term expected rate of return, CalPERS took into account both short-term and long-term market return expectations as well as the expected pension fund cash flows. Using historical returns of all the funds' asset classes, expected compound returns were calculated over the short-term (first 10 years) and the long-term (11-60 years) using a building-block approach. Using the expected nominal returns for both short-term and long-term, the present value of benefits was calculated for each fund. The expected rate of return was set by calculating the rounded single equivalent expected return that arrived at the same present value of benefits for cash flows as the one calculated using both short-term and long-term returns. The expected rate of return was then set equal to the single equivalent rate calculated above and adjusted to account for assumed administrative expenses. The expected real rates of return by asset class are as follows:

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

13) EMPLOYEE RETIREMENT PLANS – Continued

Asset Class	New Strategic Allocation	Real Return (1,2)
Global Equity - Cap Weighted	30%	4.54%
Global Equity - Non-Cap Weighted	12%	3.84%
Private Equity	13%	7.28%
Treasury	5%	0.27%
Mortgage-backed Securities	5%	0.50%
Investment Grade Corporates	10%	1.56%
High Yield	5%	2.27%
Emerging Market Debt	5%	2.48%
Private Debt	5%	3.57%
Real Assets	15%	3.21%
Leverage	-5%	-0.59%

(1) An expected inflation of 2.3% used for this period.

(2) Figures are based on the 2021 Asset Liability Management study.

Discount Rate - The discount rate used to measure the total pension liability for PERF C was 6.90%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current member contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Changes in Net Pension Liability

The changes in the Net Pension Liability for the Miscellaneous and Safety Plans are as follows:

	Miscellaneous		
	Increase (Decrease)		
	Pension Plan Liability	Plan Fiduciary Net Position	Net Pension Liability/(Asset)
Balance at June 30, 2021 (June 30, 2022 reporting date)	\$ 165,455,322	\$ 180,056,172	\$ (14,600,850)
Changes in the year:			
Service cost	1,102,405	-	1,102,405
Interest on the total pension liability	11,240,257	-	11,240,257
Differences between expected and actual experience	(2,165,000)	-	(2,165,000)
Changes in assumptions	4,428,742	-	4,428,742
Contributions from the employer	-	1,212,228	(1,212,228)
Contributions from employees	-	671,818	(671,818)
Net investment income	-	(13,283,040)	13,283,040
Benefit payments, including refunds	(10,735,978)	(10,735,978)	-
Administrative/other expense	-	(112,164)	112,164
Net changes	3,870,426	(22,247,136)	26,117,562
Balance at June 30, 2022 (June 30, 2023 reporting date)	\$ 169,325,748	\$ 157,809,036	\$ 11,516,712

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

13) EMPLOYEE RETIREMENT PLANS – Continued

	Safety		
	Increase (Decrease)		
	Pension Plan	Plan Fiduciary	Net Pension
	Liability	Net Position	Liability/(Asset)
Balance at June 30, 2021 (June 30, 2022 reporting date)	\$ 419,477,453	\$ 470,599,336	\$ (51,121,883)
Changes in the year:			
Service cost	6,180,932	-	6,180,932
Interest on the total pension liability	29,392,100	-	29,392,100
Differences between expected and actual experience	860,268	-	860,268
Changes in assumptions	14,667,222	-	14,667,222
Contributions from the employer	-	4,920,292	(4,920,292)
Contributions from employees	-	2,052,325	(2,052,325)
Net investment income	-	(34,949,499)	34,949,499
Benefit payments, including refunds	(24,245,865)	(24,245,865)	-
Administrative/other expense	-	(293,155)	293,155
Net changes	26,854,657	(52,515,902)	79,370,559
Balance at June 30, 2022 (June 30, 2023 reporting date)	\$ 446,332,110	\$ 418,083,434	\$ 28,248,676

Sensitivity of the Net Pension Liability to Changes in the Discount Rate: The following presents the net pension liability/(asset) of the Plan as of the measurement date, calculated using the discount rate of 6.90 percent, as well as what the net pension liability/(asset) would be if it were calculated using a discount rate that is 1 percentage-point lower (5.90 percent) or 1 percentage-point higher (7.90 percent) than the current rate:

	Miscellaneous	Safety
1% Decrease	5.90%	5.90%
Net Pension Liability/(Asset)	\$ 32,228,687	\$ 87,929,249
Current Discount Rate	6.90%	6.90%
Net Pension Liability/(Asset)	\$ (14,600,850)	\$ 28,248,676
1% Increase	7.90%	7.90%
Net Pension Liability/(Asset)	\$ (30,977,525)	\$ (20,633,320)

Pension Plan Fiduciary Net Position: Detailed information about the pension plan's fiduciary net position is available in the separately issued CalPERS financial reports.

Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

For the year ended June 30, 2023, the City recognized pension expense/(income) of \$2,087,848 for the Miscellaneous Plan and \$8,418,776 for the Safety Plan. At June 30, 2023, the City reported deferred outflows and deferred inflows for the Miscellaneous and Safety Plans from the following sources:

**City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023**

13) EMPLOYEE RETIREMENT PLANS – Continued

	Miscellaneous		Safety	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions subsequent to measurement date	\$ 1,541,102	\$ -	\$ 5,590,927	\$ -
Differences between actual and expected experience	-	499,615	2,346,999	141,830
Changes in assumptions	1,022,017	-	10,222,609	-
Net differences between projected and actual earnings on plan investments	6,746,931	-	17,127,455	-
Total	<u>\$ 9,310,050</u>	<u>\$ 499,615</u>	<u>\$ 35,287,990</u>	<u>\$ 141,830</u>

The \$1,541,102 and \$5,590,927 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction/(increase) of the net pension liability/(asset) in the year ended June 30, 2024. Other amounts reported as deferred outflows and deferred inflows related to pensions will be recognized as pension expense as follows:

Year Ending June 30,	Deferred Outflows/Inflows of Resources, Net	
	Miscellaneous	Safety
2024	\$ 1,314,634	\$ 7,573,620
2025	673,905	6,727,415
2026	204,719	1,897,489
2027	5,076,075	13,356,709
2028	-	-
Thereafter	-	-

Payable to the Pension Plan: The City had no outstanding contributions to the pension plan required for the year ended June 30, 2023.

14) PUBLIC AGENCY RETIREMENT SYSTEM (PARS)

A) General Information about the EPMC Replacement Supplemental Pension Plan

Plan Description and Benefits Provided

Effective November 1, 2007, the City established an agent multiple-employer defined benefit plan to supplement the current CalPERS retirement benefits that is to be administered for the City by the Public Agency Retirement System (PARS), a third-party administrator. The plan meets the requirements of a pension trust under California Government Code. Phase II Systems is the PARS Trust Administrator. The plan does not issue separate financial reports.

The EPMC Replacement Plan was established to replace a long-standing benefit for city employees no longer allowed by CalPERS. The plan provides for a benefit in an amount equal to the member's years of service, times the member's final pay, times the CalPERS age factor, times .70% for miscellaneous employees (times .89% for safety employees). At the time of retirement, employees will make an election to receive either a lump sum payment or receive ongoing stipends over their lifetime.

**City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023**

14) PUBLIC AGENCY RETIREMENT SYSTEM (PARS) - Continued

Employees shall be eligible to receive benefits under this plan if he or she meets all of the following requirements under one of the following tiers:

Tier 1

- Full time miscellaneous employees on or after July 1, 2004 but hired prior to July 1, 2011.
- Classified as a department head or city council, employee represented by the Confidential Employees' Association, General Employees' Association, West Covina Maintenance and Crafts Employees' Association, Mid-Management Employees' Association and Non-Sworn Support Employees' Association.
- Has had compensable earnings under CalPERS impacted by CalPERS regulation, thereby causing a reduction in CalPERS benefits.
- At least fifty (50) years of age.
- Has completed at least one year of employment.
- Has terminated employment with the City and concurrently retired under
- CalPERS under a regular service retirement and remains in retired status under CalPERS.
- Has applied for benefits under this plan.

Tier 2

- Full time miscellaneous employees on or after July 1, 2004 but hired prior to July 1, 2011.
- Fire safety employee on or after July 1, 2004 but hired prior to July 1, 2012.
- Police management employee on or after July 1, 2004 but hired prior to December 31, 2012, or an employee hired prior to January 1, 2013 who promotes or transfers to police management position on or after January 1, 2013.
- Not represented by the West Covina Police Officers Association.
- Has had compensable earnings under CalPERS impacted by CalPERS regulation, thereby causing a reduction in CalPERS benefits.
- At least fifty (50) years of age.
- Has completed at least one year of employment
- Has terminated employment with the City and concurrently retired under CalPERS under a regular service retirement, and remains in retired status under CalPERS.
- Has applied for benefits under this plan.

Contributions - The City makes all contributions to these plans. Participants do not make any contributions. The actuarially required contribution is determined on the funding policy and most recent measurement available when the contribution for the reporting period was adopted. The City is funding the plan to pay the benefit payments payable each year. The City's contribution for the year ended June 30, 2023 was \$51,212.

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

14) PUBLIC AGENCY RETIREMENT SYSTEM (PARS) - Continued

Employees Covered

At June 30, 2021, the valuation date, the following employees were covered by the benefit terms for the plan:

	<u>EPMC</u>
Inactive employees or beneficiaries	
currently receiving benefits	51
Inactives entitled to but not yet receiving benefits	1
Active employees	<u>57</u>
Total	<u><u>109</u></u>

Net Pension Liability

The City's net pension liability for the Plan is measured as the total pension liability, less the pension plan's fiduciary net position. The net pension liability of the Plan is measured as of June 30, 2022, using an annual actuarial valuation as of June 30, 2021. A summary of principal assumptions and methods used to determine the net pension liability is shown below.

Actuarial Assumptions - The total pension liabilities in the June 30, 2021 actuarial valuations were determined using the following actuarial assumptions:

	<u>EPMC</u>
Valuation date	June 30, 2021
Measurement date	June 30, 2021
Actuarial cost method	entry-age normal
Actuarial assumptions:	
Discount rate	5.75% at June 30, 2021 5.75% at June 30, 2022
Inflation	2.50%
Mortality	CalPERS 2000-2019 Experience Study
Mortality Improvement	Mortality projected fully generation with scale MP-2021

Discount Rate

GASB 67 and 68 generally require that a blended discount rate be used to measure the Total Pension Liability (the Actuarial Accrued Liability calculated using the Individual Entry Age Normal Cost Method). The long-term expected return on plan investments may be used to discount liabilities to the extent that the plan's Fiduciary Net Position (fair market value of assets) is projected to cover benefit payments and administrative expenses. A 20-year high quality (AA/Aa or higher) municipal bond rate must be used for periods where the Fiduciary Net Position is not projected to cover benefit payments and administrative expenses. Determining the discount rate under GASB 67 and 68 will often require that the actuary performs complex projections of future benefit payments and asset values.

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

14) PUBLIC AGENCY RETIREMENT SYSTEM (PARS) - Continued

The following circumstances were included in the evaluation of sufficiency for the City:

- Annual contributions of 0.7% of payroll (closed group basis) are assumed (beginning with 2015/16).
- Benefit payments are annually withdrawn from the Trust until assets are exhausted and then benefit payments made directly by the City.
- All cash flows are assumed to occur on average halfway through the year.
- The long-term expected rate of return on pension plan investments is 5.75%.
- The actuarial assumptions do not change.
- GASB 67 and 68 specify that the projections regarding future solvency assume that plan assets earn the assumed rate of return and there are no future changes in the plan provisions or actuarial methods and assumptions, which means that the projections would not reflect any adverse future experience which might impact the plan's funded position.

Based on these circumstances, it is the actuary's opinion that a depletion date projection is not appropriate. Therefore, the discount rate is based on the projected portion of the Total Pension Liability funded by the Fiduciary Net Position in each future year. For the funded portion, the long-term expected rate of return on pension plan investments (5.75%) was used. For the unfunded portion, the Bond Buyer 20-Bond Go Index as of the June 30, 2022, measurement date (3.54%) was used. The discount rate used (3.54%) represents the single equivalent rate of return, as described under GASB 68 (paragraph 31).

The best-estimate range for the long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation.

The table bellows reflects the long-term expected real rate of return by asset class:

Asset Class	Target Allocation	Expected Real Rate of Return
Global Equity	60%	4.56%
Fixed Income	35%	78.00%
Cash	5%	-0.50%
Total	<u>100.00%</u>	

The plan's fiduciary net position was not projected to be available to make all projected future benefit payments of current retirees. Therefore, the discount rate for calculating the total pension liability is equal to the single equivalent rate that results in the same actuarial present value as the long-term expected rate of return applied to benefit payments, to the extent that the plan's fiduciary net position is projected to be sufficient to make projected benefit payments, and the municipal bond rate applied to benefit payments, to the extent that the plan's fiduciary net position is not projected to be sufficient. The City chose the Bond Buyer General Obligation 20-Bond Index resulting in the use of a 3.54% discount rate (single equivalent rate of return) in calculating the pension liability.

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

14) PUBLIC AGENCY RETIREMENT SYSTEM (PARS) - Continued

Changes in the Net Pension Liability

The changes in the net pension liability for the Plan are as follows:

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability/(Asset)
Balance at June 30, 2021 (June 30, 2022 reporting date)	\$ 1,235,343	\$ 71,013	\$ 1,164,330
Changes in the year:			
Service cost	38,336	-	38,336
Interest on the total pension liability	28,982	-	28,982
Changes of benefit terms	-	-	-
Differences between expected and actual experience	-	-	-
Changes in assumptions	(148,744)	-	(148,744)
Contributions from the employer	-	51,428	(51,428)
Net investment income	-	(8,794)	8,794
Benefit payments, including refunds	(38,080)	(38,080)	-
Administrative/other expense	-	(3,086)	3,086
Net changes	(119,506)	1,468	(120,974)
Balance at June 30, 2022 (June 30, 2023 reporting date)	\$ 1,115,837	\$ 72,481	\$ 1,043,356

Sensitivity of the Net Pension Liability to Changes in the Discount Rate – The following presents the net pension liability (asset) of the City for the Plan, calculated using the discount rate for the Plan, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

1% Decrease	2.59%
Net Pension Liability	\$ 1,156,383
Current Discount Rate	3.59%
Net Pension Liability	\$ 1,043,356
1% Increase	4.59%
Net Pension Liability	\$ 948,993

Pension Expenses and Deferred Outflows/Inflows of Resources Related to Pensions

For the year ended June 30, 2023, the City recognized pension expense of \$95,204 for the Plan. At June 30, 2023, the City reported deferred outflows and deferred inflows related to the Plan from the following sources:

**City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023**

14) PUBLIC AGENCY RETIREMENT SYSTEM (PARS) - Continued

	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions subsequent to measurement date	\$ 51,212	\$ -
Differences between actual and expected experience	54,405	-
Changes in assumptions	152,870	144,522
Net differences between projected and actual earnings on plan investments	3,808	-
Total	<u>\$ 262,295</u>	<u>\$ 144,522</u>

The \$51,212 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2024. Other amounts reported as deferred outflows and deferred inflows related to pensions will be recognized as pension expense as follows:

Year Ending June 30,	EPMC
2024	\$ 25,167
2025	24,669
2026	22,860
2027	6,586
2028	(12,721)
Thereafter	-

Payable to the Pension Plan: The City had no outstanding contributions to the pension plan required for the year ended June 30, 2023.

B) Supplemental Retirement Plan for Executive Staff and City Council Pension Plan

Plan Description and Benefits Provided

Effective November 1, 2007, the City established a agent multiple-employer defined benefit plan to supplement the current CalPERS retirement benefits that is to be administered for the City by with the Public Agency Retirement System (PARS), a third-party administrator. The plan meets the requirements of a pension trust under California Government Code. Phase II Systems is the PARS Trust Administrator. The plan does not issue separate financial reports and is closed to new hires.

This agent multiple-employer defined benefit pension plan is separated into three tiers.

Tier 1 (full-time non-safety Department Head and the City Manager) and Tier 2 (City Council) provides an additional retirement amount to miscellaneous department heads, City Manager and City Council in an amount equal to the amount of \$823 per month. This benefit amount increases each year by CPI, up to 2%. In order to be eligible for this benefit, participants must have five years of service with the City and must retire into PERS from the City.

**City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023**

14) PUBLIC AGENCY RETIREMENT SYSTEM (PARS) - Continued

Tier 3 (City Manager) provides an increased retirement benefit to a former City Manager consistent with the terms of his contract. It will convert the retirement formula for all years of prior CalPERS service at non-West Covina agencies to the CalPERS 2.5% @ 55 formula currently in place with the City of West Covina.

Contributions

All three tiers are combined for funding purposes in this plan. The City makes all contributions to these plans. Participants do not make any contributions. The actuarially required contribution is determined on a pay as you go funding policy and most recent measurement available when the contribution for the reporting period was adopted. The City is funding the plan to pay the benefit payments payable each year. The City's contribution for the year ended June 30, 2023 was \$75,852.

Employees Covered

At June 30, 2021, the measurement date, the following employees were covered by the benefit terms for the plan:

	<u>Supplemental</u>
Inactive employees or beneficiaries currently receiving benefits	11
Active employees	1
Total	<u>12</u>

Net Pension Liability

The City's net pension liability for the Plan is measured as the total pension liability, less the pension plan's fiduciary net position. The net pension liability of the Plan is measured as of June 30, 2022, using an annual actuarial valuation as of June 30, 2021. A summary of principal assumptions and methods used to determine the net pension liability is shown below.

	<u>Supplemental</u>
Valuation date	June 30, 2021
Measurement date	June 30, 2022
Actuarial cost method	entry-age normal, closed to new entrants
Actuarial assumptions:	
Discount rate	3.60% at June 30, 2022 2.23% at June 30, 2021
Inflation	2.50%
Salary Increase	3.00%
Benefit Increase	2.00%
Mortality	CalPERS 2000 - 2019 Experience Study
Investment Rate of Return	5.75%

**City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023**

14) PUBLIC AGENCY RETIREMENT SYSTEM (PARS) - Continued

Discount Rate

GASB 67 and 68 generally require that a blended discount rate be used to measure the Total Pension Liability (the Actuarial Accrued Liability calculated using the Individual Entry Age Normal Cost Method). The long-term expected return on plan investments may be used to discount liabilities to the extent that the plan's Fiduciary Net Position (fair market value of assets) is projected to cover benefit payments and administrative expenses. A 20-year high quality (AA/Aa or higher) municipal bond rate must be used for periods where the Fiduciary Net Position is not projected to cover benefit payments and administrative expenses. Determining the discount rate under GASB 67 and 68 will often require that the actuary perform complex projections of future benefit payments and asset values. GASB 67 (paragraph 43) and 68 (paragraph 29) do allow for alternative evaluations of projected solvency, if such evaluation can reliably be made. GASB does not contemplate a specific method for making an alternative evaluation of sufficiency; it is left to professional judgment.

The following circumstances justify an alternative evaluation of sufficiency for the City:

- The City ceased contributions and withdrawals from the Trust. The City will pay benefits directly to retirees until the trust is sufficient, on an expected basis, to pay all remaining benefits.
- All cash flows are assumed to occur on average halfway through the year.
- The long-term expected rate of return on pension plan investments is 5.25%.
- The actuarial assumptions do not change.
- GASB 67 and 68 specify that the projections regarding future solvency assume that plan assets earn the assumed rate of return and there are no future changes in the plan provisions or actuarial methods and assumptions, which means that the projections would not reflect any adverse future experience which might impact the plan's funded position.

Based on these circumstances, it is the actuary's opinion that a depletion date projection is not appropriate. Therefore, the discount rate is based on the projected portion of the Total Pension Liability funded by the Fiduciary Net Position in each future year. For the funded portion, the long-term expected rate of return on pension plan investments (5.75%) was used. For the unfunded portion, the Bond Buyer 20-Bond Go Index as of the June 30, 2022, measurement date, (3.54%) was used. The discount rate used (3.60%) represents the single equivalent rate of return, as described under GASB 68 (paragraph 31).

The best-estimate range for the long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation.

The table below reflects the long-term expected real rate of return by asset class:

Asset Class	Target Allocation	Expected Real Rate of Return
Equity	60%	4.56%
Fixed Income	35%	0.78%
Cash	5%	-0.50%
Total	<u>100.00%</u>	

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

14) PUBLIC AGENCY RETIREMENT SYSTEM (PARS) - Continued

The plan's fiduciary net position was not projected to be available to make all projected future benefit payments of current retirees. Therefore, the discount rate for calculating the total pension liability is equal to the single equivalent rate that results in the same actuarial present value as the long-term expected rate of return applied to benefit payments, to the extent that the plan's fiduciary net position is projected to be sufficient to make projected benefit payments, and the municipal bond rate applied to benefit payments, to the extent that the plan's fiduciary net position is not projected to be sufficient. The City chose the Bond Buyer General Obligation 20-Bond Index resulting in the use of a 3.54% discount rate (single equivalent rate of return) in calculating the pension liability.

Changes in the Net Pension Liability

The changes in the net pension liability, with a measurement date of June 30, 2022, for the Plan are as follows:

	Increase (Decrease)		
	Total Pension Liability	Plan Fiduciary Net Position	Net Pension Liability/(Asset)
Balance at June 30, 2021 (June 30, 2022 reporting date)	\$ 5,093,359	\$ 460,451	\$ 4,632,908
Changes in the year:			
Service cost	-	-	-
Interest on the total pension liability	111,645	-	111,645
Changes of benefit terms	-	-	-
Differences between expected and actual experience	-	-	-
Changes in assumptions	(921,653)	-	(921,653)
Contributions from the employer	-	80,949	(80,949)
Net investment income	-	(44,821)	44,821
Benefit payments, including refunds	(173,697)	(173,697)	-
Administrative/other expense	-	(4,948)	4,948
Net changes	(983,705)	(142,517)	(841,188)
Balance at June 30, 2022 (June 30, 2023 reporting date)	\$ 4,109,654	\$ 317,934	\$ 3,791,720

Sensitivity of the Net Pension Liability to Changes in the Discount Rate – The following presents the net pension liability (asset) of the City for the Plan, calculated using the discount rate for the Plan, as well as what the City's net pension liability would be if it were calculated using a discount rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

1% Decrease	2.60%
Net Pension Liability	\$ 4,435,503
Current Discount Rate	3.60%
Net Pension Liability	\$ 3,791,720
1% Increase	4.60%
Net Pension Liability	\$ 3,274,321

For the year ended June 30, 2023, the City recognized pension expense/(credit) of (\$825,732). At June 30, 2023, the City reported deferred outflows and deferred inflows related to the Plan from the following sources:

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

14) PUBLIC AGENCY RETIREMENT SYSTEM (PARS) - Continued

	Deferred Outflows of Resources	Deferred Inflows of Resources
Pension contributions subsequent to measurement date	\$ 75,852	\$ -
Net differences between projected and actual earnings on plan investments	18,514	-
Total	<u>\$ 94,366</u>	<u>\$ -</u>

The \$75,852 reported as deferred outflows of resources related to contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2024. Other amounts reported as deferred outflows and deferred inflows related to pensions will be recognized as pension expense as follows:

Year Ending June 30,	Supplemental
2024	\$ 2,910
2025	2,507
2026	(551)
2027	13,648
2028	-
Thereafter	-

Payable to the Pension Plan: The City had no outstanding contributions to the pension plan required for the year ended June 30, 2023.

15) DEFINED CONTRIBUTION RETIREMENT PLAN

During the 1991-1992 fiscal year, the City established the West Covina Part-Time Retirement Plan, a defined contribution retirement plan, for all non-benefited, part-time employees in accordance with Internal Revenue Code Section 457, to conform to Section 3121(b)(7)(F) of the Internal Revenue Code added by the Omnibus Budget Reconciliation Act of 1990. The plan is administered by Nationwide Retirement Solutions. The plan was established by the authority of the City Council who retains the authority to amend the plan.

A defined contribution pension plan provides pension benefits in return for services rendered, provides an individual account for each participant, and specifies how contributions to the individual's account are to be determined instead of specifying the amount of benefits the individual is to receive. Under a defined contribution pension plan, the benefits a participant will receive depend solely on the amount contributed to the participant's account and the returns earned on investments of the contributions.

Part-time, non-benefited, non-persable employees of the City must participate in the plan. During 2012-13, 195 part-time employees participated in the plan. All contributions to the plan vest immediately. An employee who leaves the City is entitled to all contributions and earnings applied to the individual's account through the date of separation, less legally required income tax withholding. Contribution levels into the deferred compensation plan were established by City Council resolution at 0% for the City and 7.5% for non-benefited, non-persable part-time employees.

**City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023**

15) DEFINED CONTRIBUTION RETIREMENT PLAN - Continued

During the year, total required and actual contributions amounted to \$77,581 and covered payroll for the year ended June 30, 2022 totaled \$1,034,404. No contributions were made by the City and employees contributed \$77,581 (7.72% of current covered payroll). Total plan assets at June 30, 2022 were \$880,170. Plan assets are held in trust for the exclusive benefit of participants and their beneficiaries and, therefore, are not included in the financial statements.

16) OTHER POST EMPLOYMENT BENEFITS

General Information About the OPEB Plan

Plan Descriptions

Medical - The City administers a single-employer defined benefit plan which provides healthcare benefits to eligible retirees and their dependents in accordance with various labor agreements. City paid amounts are capped at varying amounts depending on employee's bargaining unit, as follows:

- Police:
 - \$1,005 per month for employees hired before July 1, 2012, with five years of sworn service or hired after July 1, 2012, with more than twenty years of sworn service
 - PEMHCA minimum amount (\$149 and \$151 per month in calendar years 2022 and 2023, respectively) for employees hired after July 1, 2012, with less than twenty years of sworn service
- Fire:
 - \$1,005 per month for employees hired before July 1, 2012, with five years of sworn service
 - EMHCA minimum amount (\$149 and \$151 per month in calendar years 2022 and 2023, respectively) for employees hired after July 1, 2012
- Miscellaneous:
 - PEMHCA minimum amount (\$149 and \$151 per month in calendar years 2022 and 2023, respectively).

Life Insurance - Eligible retirees, in accordance with various labor agreements, receive life insurance benefits from the City as follows:

- \$500 Confidential/Exempt, General, Maintenance and Non-Sworn Safety bargaining units
- \$10,000 Executive Management, Mid-Management, Police Management (retired after September 1, 2006), Fire Management and Fire bargaining units
- \$10,500 Police bargaining unit

Employees Covered by Benefit Terms - As of the June 30, 2022 measurement date, the following current and former employees were covered by the benefit terms under the Plan:

Active Employees	236
Inactive employees entitled to, but not yet receiving benefit:	7
Retirees or spouses of retirees currently receiving benefits	277
Total	<u>520</u>

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

16) OTHER POST EMPLOYMENT BENEFITS – Continued

Contributions - The contribution requirements of plan members and the City are established and may be amended by City Council. The contribution required to be made under City Council and bargaining unit requirements is based on a pay-as-you-go basis (i.e. as medical insurance premiums become due). For fiscal year ended June 30, 2023, the City contributed \$2,509,808 to the plan, including \$2,074,938, for current premiums (100% of total premiums), and \$426,000 of implied subsidy premiums.

Total OPEB Liability - The City's total OPEB liability was measured as of June 30, 2022 and the total OPEB liability determined by an actuarial valuation dated June 30, 2021, based on the following actuarial methods and assumptions:

Valuation Date	June 30, 2021
Actuarial Cost Method	Entry Age Actuarial Cost
Mortality	CalPERS 2000 - 2019 Experience Study
Health Care Trend Rate	Non-Medicare - 6.5% for 2023, 3.75% ultimate Medicare - 5.65% for 2023, 3.75% ultimate
PEMHCA Minimum Increase	4.0% Annually
Inflation Rate	2.50%
Salary Changes	2.75%
Discount Rate	3.54% at June 30, 2022 2.16% at June 30, 2021

Discount Rate - The discount rate used to measure the total OPEB liability was 3.54% at June 30, 2022.

Changes in the Total OPEB Liability

	Total OPEB Liability (TOL)
Balance at June 30, 2022 (2021 Measurement Date)	\$ 65,096,109
Changes in the year:	
Service cost	1,774,641
Interest on the total OPEB liability	1,418,451
Differences between expected and actual experience	-
Changes of assumptions	(11,680,203)
Benefit payments, including refunds	(2,403,386)
Net changes	(10,890,497)
Balance at June 30, 2023 (2022 Measurement Date)	\$ 54,205,612

Sensitivity of the Total OPEB Liability to changes in the Discount Rate - The following presents the total OPEB liability of the City if it were calculated using a discount rate that is 1-percentage-point lower or 1-percentage-point higher than the current discount rate:

	Discount Rate 1% Lower	Valuation Discount Rate	Discount Rate 1% Higher
Total OPEB liability (asset)	\$ 62,307,513	\$ 54,205,612	\$ 47,643,270

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

16) OTHER POST EMPLOYMENT BENEFITS – Continued

Sensitivity of the Total OPEB Liability to changes in the Healthcare Cost Trend Rates - The following presents the total OPEB liability of the District, as well as what the District's Total OPEB would be if it were calculated using a healthcare cost trend rate that is 1-percentage-point lower or 1-percentage-point higher than the current healthcare cost trend rate:

	1% Decrease	Current Healthcare Cost Trend Rate	1% Increase
Total OPEB liability (asset)	\$ 51,276,713	\$ 54,205,612	\$ 57,210,941

OPEB Expense and Recognition of Deferred Outflows/Inflows of Resources Related to OPEB

The Plan Fiduciary Net Position was \$0 at the June 30, 2022 measurement date, as the City is not prefunding with an OPEB trust. The City does not have assets accumulated in a trust that meets the criteria of GASB 75 to pay related benefits.

Gains and losses related to changes in total OPEB liability and fiduciary net position are recognized in OPEB expense systematically over time. Amounts are first recognized in OPEB expense for the year the gain or loss occurs. The remaining amounts are categorized as deferred outflows and deferred inflows of resources related to OPEB and are to be recognized in future OPEB expense. The net difference between projected and actual earnings on OPEB plan investments is amortized using the straight-line method over 5 years, while all other amounts are amortized over the expected average remaining service lifetime (EARSL) of plan participants, which was 5.1 years as of the 2019 valuation date.

OPEB Expense and Deferred Outflows/Inflows of Resources Related to OPEB

For the year ended June 30, 2022, the City recognized OPEB expense/(credit) of (\$217,766). The City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows	Deferred Inflows
OPEB Contributions Subsequent to the Measurement Date	\$ 2,509,808	\$ -
Changes of Assumptions	6,369,045	11,908,771
Net differences between expected and actual experience	-	5,693,265
Total	<u>\$ 8,878,853</u>	<u>\$ 17,602,036</u>

The \$2,509,808 reported as deferred outflows of resources related to contributions subsequent to the June 30, 2022 measurement date will be recognized as a reduction of the net OPEB liability during the fiscal year ended June 30, 2024. Other amounts reported as deferred outflows of resources related to OPEB will be recognized as expense as follows:

Year Ending June 30,	
2024	\$ (2,359,521)
2025	(2,115,773)
2026	(4,612,354)
2027	(2,145,343)
2028	-
Thereafter	-

**City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023**

17) COMMITMENTS AND CONTINGENCIES

- A) In 1989, in order to assist in the expansion of the Fashion Plaza shopping center, the City enacted an ordinance to allow the Redevelopment Agency of the City of West Covina (the predecessor to the West Covina Community Development Commission) to receive the sales tax generated as a result of the expansion project. At the same time, the City enacted an ordinance providing a credit for sales tax payable by the developer in the amount equal to the sales tax due to the redevelopment agency. These sales tax ordinances and related agreements between the City and the Agency essentially transferred the sales tax increment due to the Fashion Plaza expansion project from the City to the Agency.
- B) On July 25, 2005, the Board of Directors of the former West Covina Community Development Commission adopted Resolution No. 2005-50. By this resolution, the Board of Directors authorized the Commission to reimburse the City of West Covina over a period of 17 years for the sales tax revenue that had essentially been shifted from the City to the Agency. These budgeted interfund transfers between the primary government of the City of West Covina and the former Community Development Commission will be recorded in the fiscal year that they result in a flow of current financial resources, as required by the measurement focus prescribed for governmental funds. As a result of the dissolution of the Redevelopment Agency, the Department of Finance has deemed this agreement as an unenforceable obligation.
- C) Outstanding construction commitments at year-end were approximately \$1.2 million.

18) SUCCESSOR AGENCY DISCLOSURES

The assets and liabilities of the Commission's former non-housing redevelopment activities were transferred to the City in its fiduciary capacity as the Successor Agency to the Redevelopment Agency of the City of West Covina on February 1, 2012, as a result of the dissolution of California redevelopment agencies. These assets and liabilities and any activities related to them are reported in the City's fiduciary private-purpose trust fund financial statements. Disclosures related to these assets and liabilities are as follows:

Due from the City of West Covina

As part of the dissolution process, AB1484 required the Successor Agency to have due diligence reviews of both the low and moderate-income housing funds and all other funds to be completed by October 15, 2012, and January 15, 2013, to compute the funds (cash) which were not needed by the Successor Agency to be retained to pay for existing enforceable obligations. The Successor Agency remitted \$1,891,166 to the County Auditor-Controller (CAC) on December 19, 2012, for the low and moderate-income housing funds due diligence review.

The due diligence review for all other funds was finalized with the final letter of determination issued by the DOF on April 24, 2013. The DOF determined that the principal and interest payments made by the former Community Development Commission totaling \$12,205,531 on various loans from the City of West Covina for the period January 1, 2011, to June 30, 2012, were on loans not made within the first two years of the formation of the former redevelopment agency. The DOF ordered the Successor Agency to remit \$11,578,351 to the CAC within five days from the date of the letter. City management, in consultation with its legal counsel, did not agree with the DOF's decision and filed a lawsuit to contest the decision. The City also did not remit the payments that were disallowed to the CAC. In December 2015, the City entered into a settlement agreement, which requires the City to repay the \$11,578,351 over a period of 20 years. See additional details on the long-term payable in Note 8. As the City repays the Successor Agency, the Successor Agency will remit the amounts collected to the CAC.

City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023

18) SUCCESSOR AGENCY DISCLOSURES – Continued

The City reported a long-term liability of \$6,947,007 (reported as part of notes payable) in governmental activities and a receivable of \$6,947,007 in the Successor Agency related to the DOF's determination at June 30, 2023.

Land Held for Resale

Land held for resale is valued at the lower of cost or the sales price per contract with the developer. The land held for resale at June 30, 2023 was comprised of BKK Project in the amount of \$54,279.

Long-Term Liabilities

Changes in long-term liabilities for the Successor Agency are as follows:

	Beginning Balance	Additions	Deletions	Ending Balance	Due Within One Year
1996 Special Tax Bonds	\$ 4,905,000	\$ -	\$ (4,905,000)	\$ -	\$ -
Tax Allocation Bonds:					
Series 2017, Refunding	6,835,000	-	(1,425,000)	5,410,000	1,255,000
Premium	179,698	-	(14,975)	164,723	14,975
Developer Agreement Payable	88,596,648	-	-	88,596,648	-
Total	<u>\$ 100,516,346</u>	<u>\$ -</u>	<u>\$ (6,344,975)</u>	<u>\$ 94,171,371</u>	<u>\$ 1,269,975</u>

2017 Tax Allocation Revenue Refunding Bonds

On February 14, 2017, the Successor Agency issued Tax Allocation Revenue Refunding bonds, Series 2017A (Tax-Exempt) and 2017B (Federally Taxable). These bonds refinanced the 1998 Housing Set-Aside Tax Allocation Bonds Series A & B, the 2001 Housing Set-Aside Tax Allocation Revenue Bonds, the 2002 Tax Allocation Refunding Bonds and the 1999 Taxable Variable Rate Demand Tax Allocation Bonds.

The bonds are payable from and secured solely from the Trust Estate, which will consist primarily of principal and interest payments on the Local Obligations to be purchased by the Authority as set forth in the Agency Indenture. The interest on the Series A bonds is payable semiannually on September 1 and March 1 of each year at interest rates ranging from 2% to 5%. The principal of the Series A bonds is due annually throughout 2026, in amounts ranging from \$400,000 to \$670,000. The interest on the Series B bonds is payable semiannually on September 1 and March 1 of each year at interest rates ranging from 1% to 3.75%. The principal of the Series B bonds is due annually throughout 2032, in amounts ranging from \$145,000 to \$1,215,000. The reserve requirement was fully funded as of June 30, 2023. The principal balance of outstanding bonds at June 30, 2023 was \$5,410,000.

The future debt service requirements for the bonds are as follows:

**City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023**

18) SUCCESSOR AGENCY DISCLOSURES – Continued

Fiscal Year Ending June 30,	Principal	Interest	Total
2024	\$ 1,255,000	\$ 160,406	\$ 1,415,406
2025	1,290,000	117,281	1,407,281
2026	1,200,000	78,007	1,278,007
2027	145,000	58,409	203,409
2028	415,000	48,700	463,700
2029	425,000	33,469	458,469
2030	435,000	17,344	452,344
2031	150,000	6,375	156,375
2032	95,000	1,781	96,781
Totals	<u>\$ 5,410,000</u>	<u>\$ 521,772</u>	<u>\$ 5,931,772</u>

Developer Agreement Payable

On June 26, 1989, the Commission entered into an agreement with a developer to share certain future tax revenues generated by the Community Facilities District. Since 1992, the developer's share of revenues totaled \$55,372,039, the unpaid balance accrues interest at a rate of 10%. The Commission has made payments to the developer totaling \$21,678,037. The balance outstanding at June 30, 2023 was \$88,596,648. The Developer Advances are repaid by the Commission only from available funds in the Repayment Fund. The Repayment Fund is funded in any year the total of the Minimum Special, Tax and Agency Contributions exceeds the annual debt service on the Public Financing of the 1996 Special Tax Refunding Bonds. According to the Developer Agreement, the Agency Contributions terminate once the outstanding principal and accrued interest on these bonds are paid in full.

The bonds were paid in full on September 1, 2022. As of June 30, 2023, the Community Facilities District had a restricted cash balance of \$6,514,513. The City has engaged a consulting firm to provide a closeout report for the District's remaining funds to determine the appropriate disposition. Once complete, a detailed Closeout Analysis and Findings Report will be issued with a list of delinquencies, the requirements for fund disposition, and the list of parcels and their refunds amount if applicable.

19) LEASES

Lease Receivable - In prior fiscal years, the City entered into various land lease agreements with third parties to lease pieces of land owned by the City. The initial lease terms ranged from 5 to 30 years. The City currently receives monthly payments from all leases of \$42,064. The City recognized \$424,909 in lease revenue and \$83,299 in interest revenue during the current fiscal year related to the various leases. As of June 30, 2023, the City's receivable for lease payments was \$6,834,555. Also, the City has a deferred inflow of resources associated with leases that will be recognized as revenue over the lease terms. As of June 30, 2023, the balance of the deferred inflow of resources was \$6,834,555.

20) IMPLEMENTATION OF GASB PRONOUNCEMENTS

The Governmental Accounting Standards Board has issued the following Statements, which may affect the City's financial reporting requirements in the future:

Statement No. 101, "Compensated Absences." The requirements of this Statement will take effect for financial statements starting with the fiscal year that ends December 31, 2024.

**City of West Covina
Notes to Financial Statements
Year Ended June 30, 2023**

21) SUBSEQUENT EVENTS

Following June 30, 2023, the City settled several of its open general liability claims. The City settled a wrongful termination claim with a former employee for \$275,000 in June 2023. Due to the timing, this claim was still on the outstanding claims listing as of June 30, 2023. Further, the City settled personal injury claim with an employee for \$450,000 in November 2023. Additionally, the City settled a bodily injury claim with a claimant for \$1,350,000 in November 2023. The City has \$1,000,000 in self-insured retention, leaving \$350,000 to be covered by the City's excess carrier.

In May 2023, a Los Angeles County jury awarded \$4.1 million to a former West Covina fire chief who sued the city for wrongful termination. The City has since filed post-trial motions with the court. The City has \$1,000,000 in self-insured retention for this claim, the remainder will be covered by the City's excess carrier.

REQUIRED SUPPLEMENTARY INFORMATION

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balances
Budget and Actual - General Fund
Year Ended June 30, 2023

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget Positive (Negative)
REVENUES				
Taxes	\$ 61,574,300	\$ 66,714,500	\$ 67,392,598	\$ 678,098
Licenses and Permits	3,167,810	4,458,050	4,667,301	209,251
Fines and Forfeitures	1,023,290	597,690	902,570	304,880
Investment Income	316,600	556,600	554,096	(2,504)
Rental Income	1,134,100	1,134,100	1,024,929	(109,171)
Revenue from Other Agencies	2,326,293	1,073,693	1,505,457	431,764
Charges for Services	7,205,820	8,672,890	7,593,870	(1,079,020)
Other Revenues	2,004,995	2,090,285	2,037,330	(52,955)
Total Revenues	78,753,208	85,297,808	85,678,151	380,343
EXPENDITURES				
Current:				
General Government	5,040,766	5,832,200	5,227,963	604,237
Public Safety	48,388,647	51,771,956	51,913,603	(141,647)
Public Works	4,877,447	6,635,515	6,482,296	153,219
Community Services	2,769,410	2,843,240	2,586,282	256,958
Community Development	676,983	598,704	569,469	29,235
Total Expenditures	61,753,253	67,681,615	66,779,613	902,002
Excess (Deficiency) of Revenues over Expenditures	16,999,955	17,616,193	18,898,538	1,282,345
OTHER FINANCING SOURCES (USES)				
Transfers In	-	11	10	(1)
Transfers Out	(15,525,348)	(22,023,533)	(22,028,686)	(5,153)
Total Other Financing Sources (Uses)	(15,525,348)	(22,023,522)	(22,028,676)	(5,154)
Net Change in Fund Balances	1,474,607	(4,407,329)	(3,130,138)	1,277,191
Fund Balances, Beginning	24,158,880	24,158,880	24,158,880	-
Fund Balances, Ending	\$ 25,633,487	\$ 19,751,551	\$ 21,028,742	\$ 1,277,191

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - West Covina Housing Authority Special Revenue Fund
Year Ended June 30, 2023

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
REVENUES				
Investment Income	\$ 22,790	\$ 22,790	\$ 446,195	\$ 423,405
Other Revenues	-	-	169,200	169,200
Total Revenues	22,790	22,790	615,395	592,605
EXPENDITURES				
Current:				
Public Safety	251,072	251,072	262,166	(11,094)
Community Development	888,031	888,031	607,680	280,351
Total Expenditures	1,139,103	1,139,103	869,846	269,257
Excess (Deficiency) of Revenues over Expenditures	(1,116,313)	(1,116,313)	(254,451)	861,862
OTHER FINANCING SOURCES (USES)				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balance	(1,116,313)	(1,116,313)	(254,451)	861,862
Fund Balance, Beginning	23,445,655	23,445,655	23,445,655	-
Fund Balance, Ending	<u>\$ 22,329,342</u>	<u>\$ 22,329,342</u>	<u>\$ 23,191,204</u>	<u>\$ 861,862</u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Proposition A Special Revenue Fund
Year Ended June 30, 2023

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
REVENUES				
Taxes	\$ 2,241,100	\$ 2,741,100	\$ 3,107,213	\$ 366,113
Investment Income	1,120	1,120	29,121	28,001
Revenue from Other Agencies				-
Charges for Services				-
Total Revenues	2,242,220	2,742,220	3,136,334	394,114
EXPENDITURES				
Current:				
General Government	-	-	-	-
Public Works			-	-
Community Services	2,148,400	2,648,400	2,547,918	100,482
Total Expenditures	2,148,400	2,648,400	2,547,918	100,482
Excess (Deficiency) of Revenues over Expenditures	93,820	93,820	588,416	494,596
OTHER FINANCING SOURCES (USES)				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balance	93,820	93,820	588,416	494,596
Fund Balance, Beginning	278,496	278,496	278,496	-
Fund Balance, Ending	\$ 372,316	\$ 372,316	\$ 866,912	\$ 494,596

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - State Gas Tax Special Revenue Fund
Year Ended June 30, 2023

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
REVENUES				
Taxes	\$ 2,418,468	\$ 2,418,468	\$ 2,446,155	\$ 27,687
Investment Income	6,690	6,690	116,285	109,595
Revenue from Other Agencies	3,060,426	3,060,426	2,740,515	(319,911)
Charges for Services	789	789	208	(581)
Total Revenues	5,486,373	5,486,373	5,303,163	(183,210)
EXPENDITURES				
Current:				
General Government	-	-	3,462	(3,462)
Public Works	7,752,678	10,516,096	6,980,656	3,535,440
Community Development	4,800	4,800	925	3,875
Total Expenditures	7,757,478	10,520,896	6,985,043	3,535,853
Excess (Deficiency) of Revenues over Expenditures	(2,271,105)	(5,034,523)	(1,681,880)	3,352,643
OTHER FINANCING SOURCES (USES)				
Transfers In	567,200	567,200	567,200	-
Transfers Out	-	-	-	-
Total Other Financing Sources (Uses)	567,200	567,200	567,200	-
Net Change in Fund Balance	(1,703,905)	(4,467,323)	(1,114,680)	3,352,643
Fund Balance, Beginning	6,567,084	6,567,084	6,567,084	-
Fund Balance, Ending	\$ 4,863,179	\$ 2,099,761	\$ 5,452,404	\$ 3,352,643

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - ARPA Special Revenue Fund
Year Ended June 30, 2023

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
				Positive
				(Negative)
REVENUES				
Revenue from Other Agencies	\$ -	\$ -	\$ 1,931,560	\$ 1,931,560
Total Revenues	-	-	1,931,560	1,931,560
EXPENDITURES				
Current:				
General Government	-	9,897,692	1,519,060	8,378,632
Public Safety	-	335,000	335,000	-
Community Services	-	140,000	77,500	62,500
Total Expenditures	-	10,372,692	1,931,560	8,441,132
Excess (Deficiency) of Revenues over Expenditures	-	(10,372,692)	-	10,372,692
OTHER FINANCING SOURCES (USES)				
Transfers In	-	-	-	-
Transfers Out	-	-	-	-
Total Other Financing Sources (Uses)	-	-	-	-
Net Change in Fund Balance	-	(10,372,692)	-	10,372,692
Fund Balance, Beginning	-	-	-	-
Fund Balance, Ending	\$ -	\$ (10,372,692)	\$ -	\$ 10,372,692

**City of West Covina
Notes to Required Supplementary Information
Year Ended June 30, 2023**

BUDGETS AND BUDGETARY ACCOUNTING

Annual budgets are adopted on a basis consistent with accounting principles generally accepted in the United States of America for governmental funds. The City's budget ordinance requires that in June of each year the City Manager to the City Council for the fiscal year commencing the following July 1. As modified during public study sessions, the preliminary budget becomes the proposed budget. Following public hearings on the proposed budget, the final annual budget is adopted by the City Council in June of the fiscal year. After adoption of the final budget, transfers of appropriations within the general fund departments may be done by the City Manager. Budget transfers within a department/fund may be done by department heads. Budget modifications between funds and increases or decreases to a fund's overall budget must be approved by the City Council. Numerous properly authorized amendments are made during the fiscal year. Budgets are not adopted for the CASP Training Special Revenue Fund and the Future Street Improvements Capital Projects Fund.

Budgetary control is enhanced by integrating the budget into the general ledger accounts. Encumbrance accounting (e.g. purchase orders) is employed by the City.

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City of West Covina
Required Supplementary Information
Year Ended June 30, 2023

Schedule of Changes in the Net Pension
Liability and Related Ratios - Last 10 Years*
CalPERS Pension Plan - Miscellaneous

	Measurement Period				
	2022	2021	2020	2019	2018
Total Pension Liability					
Service cost	\$ 1,102,405	\$ 1,148,088	\$ 1,230,251	\$ 1,488,940	\$ 1,598,999
Interest on total pension liability	11,240,257	11,357,041	11,161,901	11,031,185	10,735,301
Changes in assumptions	4,428,742	-	-	-	(792,110)
Differences between expected and actual experience	(2,165,000)	605,918	(956,094)	1,166,025	884,485
Benefit payments, including refunds	(10,735,978)	(10,630,997)	(9,824,549)	(9,388,384)	(9,225,744)
Net change in total pension liability	3,870,426	2,480,050	1,611,509	4,297,766	3,200,931
Total pension liability - beginning	165,455,322	162,975,272	161,363,763	157,065,997	153,865,066
Total pension liability - ending (a)	<u>\$ 169,325,748</u>	<u>\$ 165,455,322</u>	<u>\$ 162,975,272</u>	<u>\$ 161,363,763</u>	<u>\$ 157,065,997</u>
Plan Fiduciary Net Position					
Contributions - employer	\$ 1,212,228	\$ 41,343,222	\$ 3,588,307	\$ 3,041,783	\$ 2,610,696
Contributions - employee	671,818	489,857	658,924	597,814	785,970
Net investment income	(13,283,040)	33,695,359	5,681,537	7,327,093	9,216,240
Benefit payments	(10,735,978)	(10,630,997)	(9,824,549)	(9,388,384)	(9,225,744)
Net Plan to Plan Resource Movement	-	-	-	-	(266)
Administrative/Other Expense	(112,164)	(115,152)	(162,590)	(80,969)	(172,889)
Other Miscellaneous Income/Expense	-	-	-	-	(328,320)
Net change in plan fiduciary net position	(22,247,136)	64,782,289	(58,371)	1,497,337	2,885,687
Plan fiduciary net position - beginning	180,056,172	115,273,883	115,332,254	113,834,917	110,949,230
Plan fiduciary net position - ending (b)	<u>\$ 157,809,036</u>	<u>\$ 180,056,172</u>	<u>\$ 115,273,883</u>	<u>\$ 115,332,254</u>	<u>\$ 113,834,917</u>
Net pension liability - ending (a) - (b)	<u>\$ 11,516,712</u>	<u>\$ (14,600,850)</u>	<u>\$ 47,701,389</u>	<u>\$ 46,031,509</u>	<u>\$ 43,231,080</u>
Plan fiduciary net position as a percentage of the total pension liability	93.20%	108.82%	70.73%	71.47%	72.48%
Covered payroll	\$ 9,447,250	\$ 6,699,270	\$ 7,843,755	\$ 8,498,816	\$ 12,173,646
Net pension liability as percentage of covered payroll	121.91%	-217.95%	608.14%	541.62%	355.12%

Notes to Schedule of Changes in Net Pension Liability and Related Ratios:

Benefit Changes: The figures above do not include any liability impact that may have resulted from plan changes which occurred after the June 30, 2018 valuation date. This applies to voluntary benefit changes as well as any offers of Two Years Additional Service Credit (a.k.a. Golden Handshakes).

Changes in Assumptions: In 2022, the accounting discount rate was reduced from 7.15 percent to 6.90 percent. In 2017, the accounting discount rate reduced from 7.65 percent to 7.15 percent. In 2016, there were no changes. In 2015, amounts reported reflected an adjustment of the discount rate from 7.5 percent (net of administrative expense) to 7.65 percent (without a reduction for pension plan administrative expense.) In 2014, amounts reported were based on the 7.5 percent discount rate.

* Pension schedules are intended to show information for ten years, additional years' information will be displayed as it becomes available.

Measurement Period			
2017	2016	2015	2014
\$ 1,568,756	\$ 1,395,164	\$ 1,454,757	\$ 1,653,769
10,499,411	10,423,152	10,180,561	9,849,865
8,138,458	-	(2,336,836)	-
(1,086,666)	(568,485)	(134,455)	-
(8,527,256)	(8,197,448)	(7,534,397)	(6,835,867)
10,592,703	3,052,383	1,629,630	4,667,767
143,272,363	140,219,980	138,590,350	133,922,583
<u>\$ 153,865,066</u>	<u>\$ 143,272,363</u>	<u>\$ 140,219,980</u>	<u>\$ 138,590,350</u>
\$ 2,449,585	\$ 1,871,710	\$ 1,507,469	\$ 1,441,234
788,064	819,011	714,712	921,495
11,531,815	590,110	2,500,142	17,189,513
(8,527,256)	(8,197,448)	(7,534,397)	(6,835,867)
-	(4,880)	307	-
(154,821)	(66,948)	(123,626)	-
-	-	-	-
6,087,387	(4,988,445)	(2,935,393)	12,716,375
104,861,843	109,850,288	112,785,681	100,069,306
<u>\$ 110,949,230</u>	<u>\$ 104,861,843</u>	<u>\$ 109,850,288</u>	<u>\$ 112,785,681</u>
<u>\$ 42,915,836</u>	<u>\$ 38,410,520</u>	<u>\$ 30,369,692</u>	<u>\$ 25,804,669</u>
72.11%	73.19%	78.34%	81.38%
\$ 14,062,225	\$ 9,349,710	\$ 9,381,292	\$ 10,025,879
305.19%	410.82%	323.73%	257.38%

City of West Covina
Required Supplementary Information
Year Ended June 30, 2023

Schedule of Changes in the Net Pension
Liability and Related Ratios - Last 10 Years*
CalPERS Pension Plan - Safety

	Measurement Period			
	2022	2021	2020	2019
Total Pension Liability				
Service cost	\$ 6,180,932	\$ 5,563,564	\$ 5,180,535	\$ 5,573,847
Interest on total pension liability	29,392,100	28,585,424	27,556,923	26,959,893
Changes in assumptions	14,667,222	-	-	-
Differences between expected and actual experience	860,268	4,243,730	(2,269,271)	706,038
Benefit payments, including refunds	(24,245,865)	(23,371,783)	(22,204,388)	(21,231,071)
Net change in total pension liability	26,854,657	15,020,935	8,263,799	12,008,707
Total pension liability - beginning	419,477,453	404,456,518	396,192,719	384,184,012
Total pension liability - ending (a)	<u>\$ 446,332,110</u>	<u>\$ 419,477,453</u>	<u>\$ 404,456,518</u>	<u>\$ 396,192,719</u>
Plan Fiduciary Net Position				
Contributions - employer	\$ 4,920,292	\$ 149,228,549	\$ 12,592,111	\$ 11,176,490
Contributions - employee	2,052,325	2,010,282	1,806,665	1,731,882
Net investment income	(34,949,499)	87,171,072	12,466,983	15,909,762
Benefit payments	(24,245,865)	(23,371,783)	(22,204,388)	(21,231,071)
Net Plan to Plan Resource Movement	-	-	-	-
Administrative/Other Expense	(293,155)	(255,545)	(354,567)	(174,192)
Other Miscellaneous Income/Expense	-	-	-	568
Net change in plan fiduciary net position	(52,515,902)	214,782,575	4,306,804	7,413,439
Plan fiduciary net position - beginning	470,599,336	255,816,761	251,509,957	244,096,518
Plan fiduciary net position - ending (b)	<u>\$ 418,083,434</u>	<u>\$ 470,599,336</u>	<u>\$ 255,816,761</u>	<u>\$ 251,509,957</u>
Net pension liability - ending (a) - (b)	<u>\$ 28,248,676</u>	<u>\$ (51,121,883)</u>	<u>\$ 148,639,757</u>	<u>\$ 144,682,762</u>
Plan fiduciary net position as a percentage of the total pension liability	93.67%	112.19%	63.25%	63.48%
Covered payroll	\$ 18,837,825	\$ 17,133,244	\$ 16,447,485	\$ 16,283,859
Net pension liability as percentage of covered payroll	149.96%	-298.38%	903.72%	888.50%

Notes to Schedule of Changes in Net Pension Liability and Related Ratios:

Benefit Changes: The figures above do not include any liability impact that may have resulted from plan changes which occurred after the June 30, 2018 valuation date. This applies to voluntary benefit changes as well as any offers of Two Years Additional Service Credit (a.k.a. Golden Handshakes).

Changes in Assumptions: In 2022, the accounting discount rate reduced from 7.15 percent to 6.90 percent. In 2017, the accounting discount rate reduced from 7.65 percent to 7.15 percent. In 2016, there were no changes. In 2015, amounts reported reflected an adjustment of the discount rate from 7.5 percent (net of administrative expense) to 7.65 percent (without a reduction for pension plan administrative expense.) In 2014, amounts reported were based on the 7.5 percent discount rate.

* Pension schedules are intended to show information for ten years, additional years' information will be displayed as it becomes available.

Measurement Period				
2018	2017	2016	2015	2014
\$ 5,300,363	\$ 5,376,792	\$ 4,729,431	\$ 4,604,800	\$ 4,824,545
26,141,448	25,330,388	24,899,740	24,117,128	23,426,151
(1,644,342)	21,000,606	-	(5,858,071)	-
2,470,547	(2,764,123)	(145,882)	(1,760,971)	-
(20,444,515)	(19,858,900)	(18,951,025)	(17,865,208)	(17,362,607)
11,823,501	29,084,763	10,532,264	3,237,678	10,888,089
372,360,511	343,275,748	332,743,484	329,505,806	318,617,717
<u>\$ 384,184,012</u>	<u>\$ 372,360,511</u>	<u>\$ 343,275,748</u>	<u>\$ 332,743,484</u>	<u>\$ 329,505,806</u>
\$ 10,515,780	\$ 10,058,079	\$ 8,387,165	\$ 7,339,064	\$ 6,403,118
1,830,019	1,818,024	1,660,160	1,628,630	2,416,548
19,582,552	23,916,665	1,179,228	5,057,426	34,775,710
(20,444,515)	(19,858,900)	(18,951,025)	(17,865,208)	(17,362,607)
(568)	-	4,880	10,338	-
(364,120)	(321,946)	(137,683)	(254,287)	-
(691,471)	-	-	-	-
10,427,677	15,611,922	(7,857,275)	(4,084,037)	26,232,769
233,668,841	218,056,919	225,914,194	229,998,231	203,765,462
<u>\$ 244,096,518</u>	<u>\$ 233,668,841</u>	<u>\$ 218,056,919</u>	<u>\$ 225,914,194</u>	<u>\$ 229,998,231</u>
<u>\$ 140,087,494</u>	<u>\$ 138,691,670</u>	<u>\$ 125,218,829</u>	<u>\$ 106,829,290</u>	<u>\$ 99,507,575</u>
63.54%	62.75%	63.52%	67.89%	69.80%
\$ 14,051,195	\$ 17,084,933	\$ 17,288,458	\$ 16,517,686	\$ 16,974,682
996.98%	811.78%	724.29%	646.76%	586.21%

City of West Covina
Required Supplementary Information
Year Ended June 30, 2023

Schedule of Changes in the Net Pension
Liability and Related Ratios - Last 10 Years*
PARS Pension Plan - EPMC

Total Pension Liability	Measurement Period			
	2022	2021	2020	2019
Service cost	\$ 38,336	\$ 26,943	\$ 30,564	\$ 29,665
Interest on total pension liability	28,982	31,913	41,806	46,211
Changes in assumptions	(148,744)	38,703	146,898	90,640
Differences between expected and actual experience	-	10,382	-	45,697
Benefit payments, including refunds	(38,080)	(81,760)	(103,008)	(80,968)
Net change in total pension liability	(119,506)	26,181	116,260	131,245
Total pension liability - beginning	1,235,343	1,209,162	1,092,902	961,657
Total pension liability - ending (a)	<u>\$ 1,115,837</u>	<u>\$ 1,235,343</u>	<u>\$ 1,209,162</u>	<u>\$ 1,092,902</u>
Plan Fiduciary Net Position				
Contributions - employer	\$ 51,428	\$ 52,666	\$ 56,957	\$ 62,350
Contributions - employee	-	-	-	-
Net investment income	(8,794)	18,413	2,908	6,567
Benefit payments	(38,080)	(81,760)	(103,008)	(80,968)
Net Plan to Plan Resource Movement	-	-	-	-
Administrative/Other Expense	(3,086)	(6,231)	(10,788)	(769)
Other Miscellaneous Income/Expense	-	-	-	-
Net change in plan fiduciary net position	1,468	(16,912)	(53,931)	(12,820)
Plan fiduciary net position - beginning	71,013	87,925	141,856	154,676
Plan fiduciary net position - ending (b)	<u>\$ 72,481</u>	<u>\$ 71,013</u>	<u>\$ 87,925</u>	<u>\$ 141,856</u>
Net pension liability - ending (a) - (b)	<u>\$ 1,043,356</u>	<u>\$ 1,164,330</u>	<u>\$ 1,121,237</u>	<u>\$ 951,046</u>
Plan fiduciary net position as a percentage of the total pension liability	6.50%	5.75%	7.27%	12.98%
Covered Payroll	\$ 6,238,365	\$ 7,202,240	\$ 10,222,450	\$ 14,447,921
Net pension liability as percentage of covered employee payroll	16.72%	16.17%	10.97%	6.58%

Notes to Schedule of Changes in Net Pension Liability and Related Ratios:

Benefit Changes: None.

Changes in Assumptions: In 2022, the discount rate was updated to 3.59% In 2021, the discount rate was updated to 2.31%. In 2020, the discount rate was updated to 2.67 percent. In 2019, the discount rate was updated to 3.90% and the mortality improvement scale was updated to Scale MP- 2019. In 2018, the discount rate used to measure the total pension liability was 4.86 percent. In 2017, amounts reported reflect an adjustment of the discount rate from 3.90 percent to 4.98 percent. In 2016, amounts reported reflect an adjustment of the discount rate from 3.50 percent to 3.90 percent. In 2015, amounts reported reflect an adjustment of the discount rate from 4.80 percent to 3.50 percent. In 2014, amounts reported were based on the 4.80 percent discount rate.

* Pension schedules are intended to show information for ten years, additional years' information will be displayed as it becomes available.

Measurement Period				
2018	2017	2016	2015	2014
\$ 29,701	\$ 35,733	\$ 40,000	\$ 36,000	\$ 36,000
46,463	35,268	32,000	28,000	36,000
10,475	(85,060)	(37,000)	200,000	-
-	98,508	-	(72,000)	-
(56,554)	(42,877)	(91,000)	(9,000)	(64,000)
30,085	41,572	(56,000)	183,000	8,000
931,572	890,000	946,000	763,000	755,000
<u>\$ 961,657</u>	<u>\$ 931,572</u>	<u>\$ 890,000</u>	<u>\$ 946,000</u>	<u>\$ 763,000</u>
\$ 60,056	\$ 61,019	\$ 56,000	\$ 56,000	\$ 65,000
-	-	-	-	-
8,234	10,029	(1,000)	3,000	12,000
(56,554)	(42,877)	(91,000)	(9,000)	(64,000)
-	-	-	-	-
(775)	(9,456)	(1,000)	(7,000)	(3,000)
-	-	-	-	-
10,961	18,715	(37,000)	43,000	10,000
143,715	125,000	162,000	119,000	109,000
<u>\$ 154,676</u>	<u>\$ 143,715</u>	<u>\$ 125,000</u>	<u>\$ 162,000</u>	<u>\$ 119,000</u>
<u>\$ 806,981</u>	<u>\$ 787,857</u>	<u>\$ 765,000</u>	<u>\$ 784,000</u>	<u>\$ 644,000</u>
16.08%	15.43%	14.04%	17.12%	15.60%
\$ 15,855,534	n/a	\$ 13,388,000	n/a	n/a
5.09%	n/a	5.71%	n/a	n/a

**City of West Covina
Required Supplementary Information
Year Ended June 30, 2023**

**Schedule of Changes in the Net Pension
Liability and Related Ratios - Last 10 Years*
PARS Pension Plan - Executive Staff**

	Measurement Period			
	2022	2021	2020	2019
Total Pension Liability				
Service cost	\$ -	\$ -	\$ 14,068	\$ 11,963
Interest on total pension liability	111,645	113,650	143,620	133,267
Changes in assumptions	(921,653)	81,046	879,137	281,983
Differences between expected and actual experience	-	168,573	-	477,904
Benefit payments, including refunds	(173,697)	(171,237)	(155,804)	(152,749)
Net change in total pension liability	(983,705)	192,032	881,021	752,368
Total pension liability - beginning	5,093,359	4,901,327	4,020,306	3,267,938
Total pension liability - ending (a)	<u>\$ 4,109,654</u>	<u>\$ 5,093,359</u>	<u>\$ 4,901,327</u>	<u>\$ 4,020,306</u>
Plan Fiduciary Net Position				
Contributions - employer	\$ 80,949	\$ 79,364	\$ 77,814	\$ 78,102
Contributions - employee	-	-	-	-
Net investment income	(44,821)	96,424	15,031	31,817
Benefit payments	(173,697)	(171,237)	(155,804)	(152,749)
Net Plan to Plan Resource Movement	-	-	-	-
Administrative/Other Expense	(4,948)	(5,903)	(9,475)	(3,109)
Other Miscellaneous Income/Expense	-	-	-	-
Net change in plan fiduciary net position	(142,517)	(1,352)	(72,434)	(45,939)
Plan fiduciary net position - beginning	460,451	461,803	534,237	580,176
Plan fiduciary net position - ending (b)	<u>\$ 317,934</u>	<u>\$ 460,451</u>	<u>\$ 461,803</u>	<u>\$ 534,237</u>
Net pension liability - ending (a) - (b)	<u>\$ 3,791,720</u>	<u>\$ 4,632,908</u>	<u>\$ 4,439,524</u>	<u>\$ 3,486,069</u>
Plan fiduciary net position as a percentage of the total pension liability	7.74%	9.04%	9.42%	13.29%
Covered Payroll	\$ -	\$ 269,287	\$ 219,555	\$ 179,572
Net pension liability as percentage of covered employee payroll	n/a	1720.44%	2022.06%	1941.32%

Notes to Schedule of Changes in Net Pension Liability and Related Ratios:

Benefit Changes: None.

Changes in Assumptions: In 2022, the discount rate was updated to 3.60%. In 2021, the discount rate was updated to 2.23% and the mortality improvement scale was updated to Scale MP-2021. In 2020, the discount rate was updated to 2.36%. In 2019, the discount rate was updated to 3.63% and the mortality improvement scale was updated to Scale MP-2019. In 2018, the discount rate used to measure the total pension liability was 4.16 percent. In 2017, amounts reported reflect an adjustment of the discount rate from 6.25 percent to 3.95 percent. In 2016, amounts reported reflect an adjustment of the discount rate from 4.70 percent to 6.25 percent. In 2015, amounts reported reflect an adjustment of the discount rate from 5.55 percent to 4.70 percent. In 2014, amounts reported were based on the 5.55 percent discount rate.

* Pension schedules are intended to show information for ten years, additional years' information will be displayed as it becomes available.

Measurement Period				
2018	2017	2016	2015	2014
\$ 12,235	\$ 20,388	\$ 30,000	\$ 116,000	\$ 112,000
130,692	161,327	141,000	178,000	168,000
(101,877)	803,038	(455,000)	346,000	-
-	(111,492)	-	(643,000)	-
(139,056)	(136,317)	(137,000)	(104,000)	(82,000)
(98,006)	736,944	(421,000)	(107,000)	198,000
3,365,944	2,629,000	3,050,000	3,157,000	2,959,000
<u>\$ 3,267,938</u>	<u>\$ 3,365,944</u>	<u>\$ 2,629,000</u>	<u>\$ 3,050,000</u>	<u>\$ 3,157,000</u>
\$ 74,100	\$ 73,467	\$ 78,000	\$ 78,000	\$ 59,000
-	-	-	-	-
36,931	49,861	9,000	13,000	75,000
(139,056)	(136,317)	(137,000)	(104,000)	(82,000)
-	-	-	-	-
(3,379)	(8,431)	(4,000)	(6,000)	(6,000)
-	-	-	-	-
(31,404)	(21,420)	(54,000)	(19,000)	46,000
611,580	633,000	687,000	706,000	660,000
<u>\$ 580,176</u>	<u>\$ 611,580</u>	<u>\$ 633,000</u>	<u>\$ 687,000</u>	<u>\$ 706,000</u>
<u>\$ 2,687,762</u>	<u>\$ 2,754,364</u>	<u>\$ 1,996,000</u>	<u>\$ 2,363,000</u>	<u>\$ 2,451,000</u>
17.75%	18.17%	24.08%	22.52%	22.36%
\$ 172,512	n/a	\$ 143,000	n/a	n/a
1558.01%	n/a	1395.80%	n/a	n/a

**City of West Covina
Required Supplementary Information
Year Ended June 30, 2023**

**Schedule of Contributions – Last 10 Years*
Agent Multiple-employer Plan – Miscellaneous Plan**

Fiscal Year	Contractually Required Contributions	Contributions in Relation to the Actuarially Determined Contributions	Contribution Deficiency/ (Excess)	Covered Payroll	Contributions as a % of Covered Payroll
2023	\$ 1,541,102	\$ (1,541,102)	\$ -	\$ 6,394,459	24.10%
2022	1,212,353	(1,212,353)	-	7,100,111	17.08%
2021	3,887,907	(41,343,286)	(37,455,379)	6,699,270	617.13%
2020	3,588,349	(3,588,349)	-	7,843,755	45.75%
2019	3,041,539	(3,041,539)	-	8,498,816	35.79%
2018	2,610,696	(2,610,696)	-	12,173,646	21.45%
2017	2,449,585	(2,449,585)	-	14,062,225	17.42%
2016	1,871,710	(1,871,710)	-	9,349,710	20.02%
2015	1,507,469	(1,507,469)	-	9,381,292	16.07%

**Schedule of Contributions – Last 10 Years*
Agent Multiple-employer Plan – Safety Plan**

Fiscal Year	Contractually Required Contributions	Contributions in Relation to the Actuarially Determined Contributions	Contribution Deficiency/ (Excess)	Covered Payroll	Contributions as a % of Covered Payroll
2023	\$ 5,590,927	\$ (5,590,927)	\$ -	\$ 19,136,013	29.22%
2022	4,920,803	(4,920,803)	-	18,840,380	26.12%
2021	14,008,612	(149,096,249)	(135,087,637)	17,133,244	81.76%
2020	12,592,730	(12,592,730)	-	16,447,485	76.56%
2019	11,174,096	(11,174,096)	-	16,289,859	68.60%
2018	10,515,780	(10,515,780)	-	14,051,195	74.84%
2017	10,058,079	(10,058,079)	-	17,084,933	58.87%
2016	8,387,165	(8,387,165)	-	17,288,458	48.51%
2015	7,339,064	(7,339,064)	-	16,517,686	44.43%

* Pension schedules are intended to show information for ten years, additional years' information will be displayed as it becomes available.

**City of West Covina
Required Supplementary Information
Year Ended June 30, 2023**

**Schedule of Plan Contributions
PARS Pension Plan - EPMC
Last 10 Years***

Fiscal Year	Contractually Required Contributions	Contributions in Relation to the Actuarially Determined Contributions	Contribution Deficiency/ (Excess)	Covered Payroll	Contributions as a % of Covered Employee Payroll
2023	\$ 251,000	\$ (51,212)	\$ 199,788	\$ 8,046,588	0.64%
2022	173,000	(51,428)	121,572	6,238,365	0.82%
2021	173,000	(52,666)	120,334	7,202,240	0.73%
2020	134,000	(56,957)	77,043	10,222,450	0.56%
2019	134,000	(62,350)	71,650	14,447,921	0.43%
2018	104,000	(60,056)	43,944	n/a	n/a
2017	105,000	(66,000)	39,000	n/a	n/a
2016	105,000	(59,000)	46,000	13,737,000	0.43%
2015	82,000	(56,000)	26,000	n/a	n/a

**Schedule of Plan Contributions
PARS Pension Plan - Executive Staff
Last 10 Years***

Fiscal Year	Contractually Required Contributions	Contributions in Relation to the Actuarially Determined Contributions	Contribution Deficiency/ (Excess)	Covered Payroll	Contributions as a % of Covered Employee Payroll
2023	\$ 774,000	\$ (75,852)	\$ 698,148	\$ -	n/a
2022	487,000	(80,949)	406,051	202,292	40.02%
2021	488,000	(79,364)	408,636	269,281	29.47%
2020	313,000	(77,814)	235,186	219,555	35.44%
2019	314,000	(78,102)	235,898	179,572	43.49%
2018	278,000	(74,100)	203,900	n/a	n/a
2017	279,000	(73,000)	206,000	96,000	76.04%
2016	439,000	(78,000)	361,000	n/a	n/a
2015	439,000	(78,000)	361,000	n/a	n/a

* Pension schedules are intended to show information for ten years, additional years' information will be displayed as it becomes available.

City of West Covina
Required Supplementary Information
Year Ended June 30, 2023

Schedule of Changes in the Total OPEB
Liability and Related Ratios - Last 10 Years*

Total OPEB Liability	Measurement Period			
	2022	2021	2020	2019
Service cost	\$ 1,774,641	\$ 2,306,792	\$ 1,575,501	\$ 1,545,500
Interest on total OPEB liability	1,418,451	1,704,367	2,156,480	2,285,257
Changes in assumptions	(11,680,203)	(3,773,434)	13,555,256	2,887,380
Differences between expected and actual experience	-	(8,698,716)	-	(1,738,131)
Benefit payments, including refunds	(2,403,386)	(2,513,526)	(2,509,638)	(2,384,056)
Net change in total OPEB liability	(10,890,497)	(10,974,517)	14,777,599	2,595,950
Total OPEB liability - beginning	65,096,109	76,070,626	61,293,027	58,697,077
Total OPEB liability - ending (a)	<u>\$ 54,205,612</u>	<u>\$ 65,096,109</u>	<u>\$ 76,070,626</u>	<u>\$ 61,293,027</u>
Covered Employee payroll	\$ 36,002,475	\$ 33,956,907	\$ 33,069,467	\$ 26,672,215
Total OPEB liability as percentage of covered - employee payroll	150.56%	191.70%	230.03%	229.80%

Notes to Schedule of Changes in Net Pension Liability and Related Ratios:

Benefit Changes: None.

* OPEB schedules are intended to show information for ten years, additional years' information will be displayed as it becomes available.

Measurement Period			
2018		2017	
\$	1,619,250	\$	1,913,541
	2,158,673		1,889,517
	(2,524,608)		(7,040,369)
	-		-
	(2,470,254)		(2,467,893)
	(1,216,939)		(5,705,204)
	59,914,016		65,619,220
\$	58,697,077	\$	59,914,016
\$	28,239,505	\$	26,527,000
	207.85%		225.86%

SUPPLEMENTARY INFORMATION

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Citywide Debt Service Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Investment Income	\$ 36,790	\$ 895,648	\$ 858,858
Revenue from Other Agencies	1,432,557	1,432,557	-
Total Revenues	1,469,347	2,328,205	858,858
EXPENDITURES			
Current:			
General Government	12,000	11,895	105
Public Safety	-	-	-
Debt Service:			
Principal	6,436,073	6,440,885	(4,812)
Interest	8,922,927	8,916,689	6,238
Total Expenditures	15,371,000	15,369,469	1,531
Excess (Deficiency) of Revenues over Expenditures	(13,901,653)	(13,041,264)	860,389
OTHER FINANCING SOURCES (USES)			
Transfers In	13,177,600	13,148,540	(29,060)
Transfers Out	-	-	-
Total Other Financing Sources (Uses)	13,177,600	13,148,540	(29,060)
Net Change in Fund Balances	(724,053)	107,276	831,329
Fund Balance, Beginning	19,947,463	19,947,463	
Fund Balance, Ending	\$ 19,223,410	\$ 20,054,739	\$ 831,329

OTHER GOVERNMENTAL FUNDS

**City of West Covina
Other Governmental Funds
Year Ended June 30, 2023**

Special Revenue Funds

Drug Enforcement Rebate

This fund accounts for the City's portion of revenue received from drug asset seizures. The revenue is used to enhance the police programs.

Air Quality Improvement

This fund accounts for the City's portion of motor vehicle registration fees collected under AB 2766. This fee was levied to fund programs to reduce air pollution from mobile sources such as cars, trucks and buses. Money is distributed to the cities based on population, and additional discretionary grants are made based on specific requests.

Proposition C

This fund accounts for gasoline taxes which are restricted for transportation programs and projects.

Police Donations

This fund accounts for donations received and expenditures related to various police programs.

Transportation Development Act

This fund accounts for regional Transportation Development Act funds received from Los Angeles County which are used for local streets and roads.

AB939

This fund accounts for programs to reduce solid waste deposits in local landfills, pursuant to AB939.

Various Grants

This fund accounts for various Federal, State of California, and local grants that are restricted to expenditures for specific programs and projects.

Community Development Block Grant (CDBG)

This fund accounts for the activities of the Community Development Block Grant received from the U.S. Department of Housing and Urban Development.

Inmate Welfare

This fund accounts for any money, refund, rebate or commission received from a telephone call from inmates while incarcerated to meet the requirements of California Penal Code: Part 3; Title 4; Chapter 1; Section 4025. The monies are to be expended for the benefit, education, and welfare of inmates confined within the jail. Any funds that are not needed for the welfare of the inmates may be expended for the maintenance of the jail facilities.

Public Safety Augmentation

This fund accounts for sales tax revenue legally restricted for public safety. Revenue is used to augment police operations.

COPS/SLESA

This fund accounts for revenue from the State restricted for supplementing police operations.

Park CESF

This fund is to account for coronavirus emergency supplemental funding received and expenditures in preventing, preparing for, and responding to the event.

**City of West Covina
Other Governmental Funds
Year Ended June 30, 2023**

Special Revenue Funds - Continued

Maintenance District #1

The City levies special benefit assessments and property taxes upon property within defined districts. Through the Los Angeles County Tax Collector, assessments are placed on the property owner's annual tax bill. These funds are used to maintain and improve the open spaces within the districts by providing landscape maintenance.

Maintenance District #2

The City levies special benefit assessments and property taxes upon property within defined districts. Through the Los Angeles County Tax Collector, assessments are placed on the property owner's annual tax bill. These funds are used to maintain and improve the open spaces within the districts by providing landscape maintenance.

Coastal Sage Shrub

This community facilities district was formed to provide for the restoration and ongoing maintenance of sensitive environmental habitat within the development area of a former landfill, including habitat for endangered species such as the California gnatcatcher (*Polioptila californica*).

Maintenance District #4

The City levies special benefit assessments and property taxes upon property within defined districts. Through the Los Angeles County Tax Collector, assessments are placed on the property owner's annual tax bill. These funds are used to maintain and improve the open spaces within the districts by providing landscape maintenance.

Maintenance District #6

The City levies special benefit assessments and property taxes upon property within defined districts. Through the Los Angeles County Tax Collector, assessments are placed on the property owner's annual tax bill. These funds are used to maintain and improve the open spaces within the districts by providing landscape maintenance.

Maintenance District #7

The City levies special benefit assessments and property taxes upon property within defined districts. Through the Los Angeles County Tax Collector, assessments are placed on the property owner's annual tax bill. These funds are used to maintain and improve the open spaces within the districts by providing landscape maintenance.

Citywide Maintenance District

Revenue for the fund comes from annual special benefit assessments from property owners who benefit from covered improvements. This fund provides the majority of funding for the City's street lighting system and street tree program.

Sewer Maintenance

This fund supports the City's street sweeping program and maintenance of the City's sewer system. The City also provides services to the City of Covina through this fund.

Auto Plaza Improvement District

This fund is an assessment district supported by six of West Covina's automobile dealers to fund the construction, maintenance and operations of a reader board adjacent to Interstate 10.

**City of West Covina
Other Governmental Funds
Year Ended June 30, 2023**

Special Revenue Funds - Continued

General Plan Update

This fund accounts for the General Plan and Zoning Code Update Surcharge which is designated to be used for future plan updates.

Measure W

This fund accounts for the special parcel tax on all property owners in Los Angeles County approved November 2018. This tax raises funds to pay for stormwater projects including the infrastructure and any associated programs to capture, treat and recycle rainwater.

Charter PEG

This fund accounts for monies received from the City's cable television franchisee for a one-time litigation settlement and for cable-related capital expenditures.

Art in Public Places

This fund accounts for development fees paid in lieu of acquisition and installation of approved artwork in a development with expenditures restricted to acquisition, installation, maintenance and repair of artworks at approved sites.

West Covina Community Services Foundation

This fund accounts for activity of the West Covina Community Services Foundation, a 501(c) (3) nonprofit organization.

Measure R

This fund accounts for sales tax revenues collected in Los Angeles County to provide transportation related projects and programs.

Measure M

Under Measure M, the City receives a portion of a ½ cent sales tax levied in Los Angeles County to provide transportation related projects and programs. The City uses Measure M Funds for certain capital projects or transportation projects such as street rehabilitation and reconstruction, traffic monitoring systems, and congestion management and planning.

Community Corrections

This fund is used to account for grant activity from the Board of State and Community Corrections.

Measure H

This funding accounts for funding received and expenditures related to prevent and combat homelessness.

CASP Training

This fund accounts for funding received and expenditure incurred to support jailer mental health awareness training programs.

Sportsplex

This fund accounts for activity at the West Covina Sportsplex, a recreation facility which amenities include softball fields, a pavilion, playgrounds, and restaurants.

**City of West Covina
Other Governmental Funds
Year Ended June 30, 2023**

Capital Projects Funds

City Capital Projects

This fund accounts for all capital expenditures not being accounted for in the capital projects described below or in other fund types.

Construction Tax

This fund accounts for monies received from developers based on the construction of dwelling units and used primarily to construct public domain assets.

Information Technology

The funds paid into this fund are to be used for information technology capital outlay projects.

Development Impact Fees

This fund accounts for fees received from residential developers to help fund the purchase/replacement of vehicles/equipment along with the repairs and improvements of city facilities.

Park Development

This fund accounts for park fees received from residential developers to be used for new park construction.

Future Street Improvements

This fund accounts for monies paid in-lieu of street rehabilitation improvements.

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City of West Covina
Combining Balance Sheet
Non-major Governmental Funds
June 30, 2023

	Special Revenue			
	Drug Enforcement Rebate	Air Quality Improvement	Proposition C	Police Donations
ASSETS				
Cash and Investments	\$ 5,780,157	\$ 331,124	\$ 2,651,151	\$ 31,296
Restricted Cash and Investments	-	-	-	-
Receivables, net:				
Accounts	-	-	-	-
Taxes	-	-	-	-
Other	-	36,101	-	-
Due from Other Agencies	-	-	4,721	-
Prepaid Items	-	-	-	-
Total Assets	\$ 5,780,157	\$ 367,225	\$ 2,655,872	\$ 31,296
LIABILITIES				
Accounts Payable	\$ 145,511	\$ -	\$ 327,978	\$ -
Other Accrued Liabilities	-	-	933	-
Deposits Payable	-	-	-	-
Due to Other Funds	-	-	-	-
Advances from Other Funds	-	-	-	-
Total Liabilities	145,511	-	328,911	-
DEFERRED INFLOWS OF RESOURCES				
Unavailable Revenue	-	-	-	-
Total Deferred Inflows of Resources	-	-	-	-
FUND BALANCE (DEFICITS)				
Nonspendable	-	-	-	-
Restricted	5,634,646	367,225	2,326,961	31,296
Assigned	-	-	-	-
Unassigned	-	-	-	-
Total Fund Balances (Deficits)	5,634,646	367,225	2,326,961	31,296
Total Liabilities, Deferred Inflows and Fund Balances (Deficits)	\$ 5,780,157	\$ 367,225	\$ 2,655,872	\$ 31,296

Special Revenue						
Transportation Development Act	AB939	Various Grants	Community Development Block Grant	Inmate Welfare	Public Safety Augmentation	COPS/SLESA
\$ -	\$ 1,228,178	\$ 571,733	\$ -	\$ 8,623	\$ 512,491	\$ 12,594
-	-	-	4,664	-	-	-
-	-	31,624	-	-	-	-
-	-	-	-	-	173,203	-
75,945	-	2,628	67,148	-	-	-
-	-	1,037,654	35,333	-	-	-
-	-	-	-	-	-	-
<u>\$ 75,945</u>	<u>\$ 1,228,178</u>	<u>\$ 1,643,639</u>	<u>\$ 107,145</u>	<u>\$ 8,623</u>	<u>\$ 685,694</u>	<u>\$ 12,594</u>
\$ 8,563	\$ 856	\$ 132,218	\$ 18,839	\$ -	\$ 114,106	\$ 10,158
-	815	196,058	1,632	-	10,422	2,436
-	-	-	-	-	-	-
25,498	-	-	76,833	-	-	-
-	-	-	-	-	-	-
<u>34,061</u>	<u>1,671</u>	<u>328,276</u>	<u>97,304</u>	<u>-</u>	<u>124,528</u>	<u>12,594</u>
-	-	261,864	12,198	-	-	-
-	-	261,864	12,198	-	-	-
-	-	-	-	-	-	-
41,884	1,226,507	1,053,499	-	8,623	561,166	-
-	-	-	-	-	-	-
-	-	-	(2,357)	-	-	-
<u>41,884</u>	<u>1,226,507</u>	<u>1,053,499</u>	<u>(2,357)</u>	<u>8,623</u>	<u>561,166</u>	<u>-</u>
<u>\$ 75,945</u>	<u>\$ 1,228,178</u>	<u>\$ 1,643,639</u>	<u>\$ 107,145</u>	<u>\$ 8,623</u>	<u>\$ 685,694</u>	<u>\$ 12,594</u>

Continued

City of West Covina
Combining Balance Sheet
Non-major Governmental Funds - Continued
June 30, 2023

	Special Revenue				
	Maintenance District #1	Maintenance District #2	Coastal Sage Shrub	Maintenance District #4	Maintenance District #6
ASSETS					
Cash and Investments	\$ 3,892,524	\$ 1,050,986	\$ 493,343	\$ 2,190,538	\$ 314,436
Restricted Cash and Investments	-	-	-	-	-
Receivables, net:					
Accounts	-	-	-	-	-
Taxes	14,248	3,341	-	13,697	2,590
Other	-	-	-	-	-
Due from Other Agencies	-	-	-	-	-
Prepaid Items	-	-	-	-	-
Total Assets	\$ 3,906,772	\$ 1,054,327	\$ 493,343	\$ 2,204,235	\$ 317,026
LIABILITIES					
Accounts Payable	\$ 14,157	\$ 1,727	\$ 3,699	\$ 160,728	\$ 5,632
Other Accrued Liabilities	5,954	471	-	1,245	308
Deposits Payable	-	-	-	-	-
Due to Other Funds	-	-	-	-	-
Advances from Other Funds	-	-	-	-	-
Total Liabilities	20,111	2,198	3,699	161,973	5,940
DEFERRED INFLOWS OF RESOURCES					
Unavailable Revenue	-	-	-	-	-
Total Deferred Inflows of Resources	-	-	-	-	-
FUND BALANCE (DEFICITS)					
Nonspendable	-	-	-	-	-
Restricted	3,886,661	1,052,129	489,644	2,042,262	311,086
Assigned	-	-	-	-	-
Unassigned	-	-	-	-	-
Total Fund Balances (Deficits)	3,886,661	1,052,129	489,644	2,042,262	311,086
Total Liabilities, Deferred Inflows and Fund Balances (Deficits)	\$ 3,906,772	\$ 1,054,327	\$ 493,343	\$ 2,204,235	\$ 317,026

Special Revenue						
Maintenance District #7	Citywide Maintenance District	Sewer Maintenance	Auto Plaza Improvement District	General Plan Update	Measure W	Charter PEG
\$ 442,053	\$ 977,276	\$ 11,607,854	\$ 134,765	\$ 1,143,227	\$ 4,645,601	\$ 13,165
-	-	-	-	-	-	-
-	-	-	-	-	-	-
5,151	27,369	90,381	33,048	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	1,347,540	-
-	-	-	-	-	-	-
<u>\$ 447,204</u>	<u>\$ 1,004,645</u>	<u>\$ 11,698,235</u>	<u>\$ 167,813</u>	<u>\$ 1,143,227</u>	<u>\$ 5,993,141</u>	<u>\$ 13,165</u>
\$ 4,734	\$ 299,263	\$ 354,474	\$ 2,793	\$ 218	\$ 23,842	\$ -
313	896	206,846	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	171,043	-	-	-
<u>5,047</u>	<u>300,159</u>	<u>561,320</u>	<u>173,836</u>	<u>218</u>	<u>23,842</u>	<u>-</u>
-	-	-	-	-	1,347,540	-
-	-	-	-	-	1,347,540	-
-	-	-	-	-	-	-
442,157	704,486	11,136,915	-	1,143,009	4,621,759	13,165
-	-	-	-	-	-	-
-	-	-	(6,023)	-	-	-
<u>442,157</u>	<u>704,486</u>	<u>11,136,915</u>	<u>(6,023)</u>	<u>1,143,009</u>	<u>4,621,759</u>	<u>13,165</u>
<u>\$ 447,204</u>	<u>\$ 1,004,645</u>	<u>\$ 11,698,235</u>	<u>\$ 167,813</u>	<u>\$ 1,143,227</u>	<u>\$ 5,993,141</u>	<u>\$ 13,165</u>

Continued

City of West Covina
Combining Balance Sheet
Non-major Governmental Funds - Continued
June 30, 2023

	Special Revenue				
	Art in Public Places	West Covina Community Services Found.	Measure R	Measure M	Community Corrections
ASSETS					
Cash and Investments	\$ 705,700	\$ 62,675	\$ 4,963,967	\$ 7,389,707	\$ -
Restricted Cash and Investments	4,000	-	-	-	-
Receivables, net:					
Accounts	-	-	-	-	-
Taxes	-	-	-	-	-
Other	-	37,829	-	-	-
Due from Other Agencies	-	-	-	-	-
Prepaid Items	-	90,943	-	-	-
Total Assets	\$ 709,700	\$ 191,447	\$ 4,963,967	\$ 7,389,707	\$ -
LIABILITIES					
Accounts Payable	\$ -	\$ 114,785	\$ 331,496	\$ 197,177	\$ -
Other Accrued Liabilities	-	-	6,182	-	-
Deposits Payable	4,000	-	-	-	-
Due to Other Funds	-	-	-	-	-
Advances from Other Funds	-	-	-	-	-
Total Liabilities	4,000	114,785	337,678	197,177	-
DEFERRED INFLOWS OF RESOURCES					
Unavailable Revenue	-	-	-	-	-
Total Deferred Inflows of Resources	-	-	-	-	-
FUND BALANCE (DEFICITS)					
Nonspendable	-	90,943	-	-	-
Restricted	705,700	-	4,626,289	7,192,530	-
Assigned	-	-	-	-	-
Unassigned	-	(14,281)	-	-	-
Total Fund Balances (Deficits)	705,700	76,662	4,626,289	7,192,530	-
Total Liabilities, Deferred Inflows and Fund Balances (Deficits)	\$ 709,700	\$ 191,447	\$ 4,963,967	\$ 7,389,707	\$ -

Special Revenue			Capital Projects			
Measure H	CASP Training Fund	Sportsplex	City	Construction Tax	Information Technology	Development Impact Fees
\$ 25,943	\$ 127,368	\$ 77,434	\$ 8,106,763	\$ 240,773	\$ 448,573	\$ 645,654
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	1,837	-	-	-	-	-
-	-	-	-	-	25,955	-
-	-	-	-	-	-	-
<u>\$ 25,943</u>	<u>\$ 129,205</u>	<u>\$ 77,434</u>	<u>\$ 8,106,763</u>	<u>\$ 240,773</u>	<u>\$ 474,528</u>	<u>\$ 645,654</u>
\$ 18,224	\$ -	\$ 50,009	\$ 484,661	\$ -	\$ 78	\$ 11,517
-	-	27,425	4,253	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
<u>18,224</u>	<u>-</u>	<u>77,434</u>	<u>488,914</u>	<u>-</u>	<u>78</u>	<u>11,517</u>
-	-	-	-	-	25,955	-
-	-	-	-	-	25,955	-
-	-	-	-	-	-	-
7,719	129,205	-	-	240,773	448,495	634,137
-	-	-	7,617,849	-	-	-
-	-	-	-	-	-	-
<u>7,719</u>	<u>129,205</u>	<u>-</u>	<u>7,617,849</u>	<u>240,773</u>	<u>448,495</u>	<u>634,137</u>
<u>\$ 25,943</u>	<u>\$ 129,205</u>	<u>\$ 77,434</u>	<u>\$ 8,106,763</u>	<u>\$ 240,773</u>	<u>\$ 474,528</u>	<u>\$ 645,654</u>

Continued

**City of West Covina
Combining Balance Sheet
Non-major Governmental Funds - Continued
June 30, 2023**

	Capital Projects		
	Park	Future	
	Development	Street	Total
		Improvements	
ASSETS			
Cash and Investments	\$ 6,907,402	\$ 428,172	\$ 68,163,246
Restricted Cash and Investments	-	-	8,664
Receivables, net:			
Accounts	-	-	31,624
Taxes	-	-	363,028
Other	-	-	221,488
Due from Other Agencies	-	-	2,451,203
Prepaid Items	-	-	90,943
Total Assets	\$ 6,907,402	\$ 428,172	\$ 71,330,196
LIABILITIES			
Accounts Payable	\$ -	\$ -	\$ 2,837,443
Other Accrued Liabilities	-	-	466,189
Deposits Payable	-	-	4,000
Due to Other Funds	-	-	102,331
Advances from Other Funds	-	-	171,043
Total Liabilities	-	-	3,581,006
DEFERRED INFLOWS OF RESOURCES			
Unavailable Revenue	-	-	1,647,557
Total Deferred Inflows of Resources	-	-	1,647,557
FUND BALANCE (DEFICITS)			
Nonspendable	-	-	90,943
Restricted	6,907,402	428,172	58,415,502
Assigned	-	-	7,617,849
Unassigned	-	-	(22,661)
Total Fund Balances (Deficits)	6,907,402	428,172	66,101,633
Total Liabilities, Deferred Inflows and Fund Balances (Deficits)	\$ 6,907,402	\$ 428,172	\$ 71,330,196

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City of West Covina
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Non-major Governmental Funds
Year Ended June 30, 2023

	Special Revenue			
	Drug Enforcement Rebate	Air Quality Improvement	Proposition C	Police Donations
REVENUES				
Taxes	\$ -	\$ -	\$ 2,302,181	\$ -
Special Assessments	-	-	-	-
Investment Income	85,643	6,468	39,421	496
Rental Income	-	-	-	-
Revenue from Other Agencies	1,319,675	177,616	54,567	-
Charges for Services	-	-	17,920	-
Other Revenues	52,500	17,000	-	2,320
	<u>1,457,818</u>	<u>201,084</u>	<u>2,414,089</u>	<u>2,816</u>
Total Revenues				
	<u>1,457,818</u>	<u>201,084</u>	<u>2,414,089</u>	<u>2,816</u>
EXPENDITURES				
Current:				
General Government	-	-	-	-
Public Safety	1,797,610	-	-	4,696
Public Works	-	423,321	457,968	-
Community Services	-	-	1,593,417	-
Community Development	-	-	16,188	-
	<u>1,797,610</u>	<u>423,321</u>	<u>2,067,573</u>	<u>4,696</u>
Total Expenditures				
	<u>1,797,610</u>	<u>423,321</u>	<u>2,067,573</u>	<u>4,696</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>(339,792)</u>	<u>(222,237)</u>	<u>346,516</u>	<u>(1,880)</u>
OTHER FINANCING SOURCES (USES)				
Transfers In	42,225	-	-	-
Transfers Out	-	-	-	-
	<u>42,225</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)				
	<u>42,225</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	(297,567)	(222,237)	346,516	(1,880)
Fund Balances - Beginning	5,932,213	589,462	1,980,445	33,176
Fund Balances - Ending	<u>\$ 5,634,646</u>	<u>\$ 367,225</u>	<u>\$ 2,326,961</u>	<u>\$ 31,296</u>

Transportation Development Act	Special Revenue					
	AB939	Various Grants	Community Development Block Grant	Inmate Welfare	Public Safety Augmentation	COPS/SLESA
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 982,866	\$ -
-	-	-	-	-	-	-
-	17,303	19,779	-	134	13,227	2,574
-	-	-	-	-	-	-
75,945	-	1,984,608	467,495	-	-	272,766
-	-	-	-	-	-	-
-	220,042	19,082	55,491	-	-	-
<u>75,945</u>	<u>237,345</u>	<u>2,023,469</u>	<u>522,986</u>	<u>134</u>	<u>996,093</u>	<u>275,340</u>
-	-	-	-	-	-	-
-	-	725,420	100	1,500	1,145,272	704,286
34,061	77,733	296,898	49,829	-	-	-
-	54	474,426	356,596	-	-	-
-	-	112,811	33,879	-	-	-
<u>34,061</u>	<u>77,787</u>	<u>1,609,555</u>	<u>440,404</u>	<u>1,500</u>	<u>1,145,272</u>	<u>704,286</u>
<u>41,884</u>	<u>159,558</u>	<u>413,914</u>	<u>82,582</u>	<u>(1,366)</u>	<u>(149,179)</u>	<u>(428,946)</u>
-	-	42,095	-	-	-	-
(10)	-	(26,365)	-	-	-	-
(10)	-	15,730	-	-	-	-
41,874	159,558	429,644	82,582	(1,366)	(149,179)	(428,946)
10	1,066,949	623,855	(84,939)	9,989	710,345	428,946
<u>\$ 41,884</u>	<u>\$ 1,226,507</u>	<u>\$ 1,053,499</u>	<u>\$ (2,357)</u>	<u>\$ 8,623</u>	<u>\$ 561,166</u>	<u>\$ -</u>

Continued

City of West Covina
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Non-major Governmental Funds - Continued
Year Ended June 30, 2023

	Special Revenue				
	Maintenance District #1	Maintenance District #2	Coastal Sage Shrub	Maintenance District #4	Maintenance District #6
REVENUES					
Taxes	\$ 704,806	\$ 234,663	\$ 107,649	\$ -	\$ -
Special Assessments	-	-	-	995,517	155,758
Investment Income	55,774	14,761	7,153	32,300	4,445
Rental Income	-	-	-	-	-
Revenue from Other Agencies	-	-	-	-	-
Charges for Services	-	-	-	-	-
Other Revenues	-	-	-	-	-
Total Revenues	<u>760,580</u>	<u>249,424</u>	<u>114,802</u>	<u>1,027,817</u>	<u>160,203</u>
EXPENDITURES					
Current:					
General Government	-	-	-	-	-
Public Safety	-	-	-	-	-
Public Works	255,368	80,999	60,684	1,158,615	126,120
Community Services	-	-	-	-	-
Community Development	-	-	-	-	-
Total Expenditures	<u>255,368</u>	<u>80,999</u>	<u>60,684</u>	<u>1,158,615</u>	<u>126,120</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>505,212</u>	<u>168,425</u>	<u>54,118</u>	<u>(130,798)</u>	<u>34,083</u>
OTHER FINANCING SOURCES (USES)					
Transfers In	-	-	-	-	-
Transfers Out	-	-	-	-	-
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	505,212	168,425	54,118	(130,798)	34,083
Fund Balances - Beginning	<u>3,381,449</u>	<u>883,704</u>	<u>435,526</u>	<u>2,173,060</u>	<u>277,003</u>
Fund Balances - Ending	<u>\$ 3,886,661</u>	<u>\$ 1,052,129</u>	<u>\$ 489,644</u>	<u>\$ 2,042,262</u>	<u>\$ 311,086</u>

Special Revenue						
Maintenance District #7	Citywide Maintenance District	Sewer Maintenance	Auto Plaza Improvement District	General Plan Update	Measure W	Charter PEG
\$ -	\$ -	\$ 392,790	\$ 116,694	\$ -	\$ 2,706,375	\$ -
172,568	1,826,113	3,851,697	-	-	-	-
6,257	16,486	161,492	2,447	-	51,119	201
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	399,826	-	-
-	-	-	-	-	1,259,987	-
<u>178,825</u>	<u>1,842,599</u>	<u>4,405,979</u>	<u>119,141</u>	<u>399,826</u>	<u>4,017,481</u>	<u>201</u>
-	-	-	-	-	-	-
-	-	2,322	-	-	-	-
122,983	2,433,125	2,847,084	-	-	259,161	-
-	325	-	-	-	-	-
-	24	73	49,367	-	-	-
<u>122,983</u>	<u>2,433,474</u>	<u>2,849,479</u>	<u>49,367</u>	<u>-</u>	<u>259,161</u>	<u>-</u>
<u>55,842</u>	<u>(590,875)</u>	<u>1,556,500</u>	<u>69,774</u>	<u>399,826</u>	<u>3,758,320</u>	<u>201</u>
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
55,842	(590,875)	1,556,500	69,774	399,826	3,758,320	201
386,315	1,295,361	9,580,415	(75,797)	743,183	863,439	12,964
<u>\$ 442,157</u>	<u>\$ 704,486</u>	<u>\$ 11,136,915</u>	<u>\$ (6,023)</u>	<u>\$ 1,143,009</u>	<u>\$ 4,621,759</u>	<u>\$ 13,165</u>

Continued

City of West Covina
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Non-major Governmental Funds - Continued
Year Ended June 30, 2023

	Special Revenue				
	Art in Public Places	West Covina Community Services Found.	Measure R	Measure M	Community Corrections
REVENUES					
Taxes	\$ -	\$ -	\$ 1,726,138	\$ 1,952,632	\$ -
Special Assessments	-	-	-	-	-
Investment Income	10,572	-	71,094	104,158	-
Rental Income	-	-	-	-	-
Revenue from Other Agencies	-	-	-	-	-
Charges for Services	-	-	-	-	-
Other Revenues	188,845	213,374	-	-	-
Total Revenues	199,417	213,374	1,797,232	2,056,790	-
EXPENDITURES					
Current:					
General Government	-	220,407	-	-	-
Public Safety	-	66,648	-	-	-
Public Works	-	-	905,233	501,357	-
Community Services	-	84,076	300,701	-	-
Community Development	-	56,251	-	-	-
Total Expenditures	-	427,382	1,205,934	501,357	-
Excess (Deficiency) of Revenues Over Expenditures	199,417	(214,008)	591,298	1,555,433	-
OTHER FINANCING SOURCES (USES)					
Transfers In	-	-	-	-	-
Transfers Out	-	-	-	-	(1)
Total Other Financing Sources (Uses)	-	-	-	-	(1)
Net Change in Fund Balances	199,417	(214,008)	591,298	1,555,433	(1)
Fund Balances - Beginning	506,283	290,670	4,034,991	5,637,097	1
Fund Balances - Ending	\$ 705,700	\$ 76,662	\$ 4,626,289	\$ 7,192,530	\$ -

Measure H	Special Revenue		Capital Projects			
	CASP Training Fund	Sportsplex	City	Construction Tax	Information Technology	Development Impact Fees
\$ -	\$ -	\$ -	\$ -	\$ 563	\$ -	\$ -
-	-	-	-	-	-	-
266	-	-	-	3,823	-	-
-	-	169,323	-	-	-	-
57,615	21,413	-	-	-	-	-
-	-	-	-	-	-	-
59,891	-	908	-	-	191,243	263,913
<u>117,772</u>	<u>21,413</u>	<u>170,231</u>	<u>-</u>	<u>4,386</u>	<u>191,243</u>	<u>263,913</u>
-	-	-	236,988	-	32,849	-
114,541	-	-	-	-	-	-
-	-	-	1,272,140	17,100	-	181,673
-	-	722,979	-	-	-	-
-	-	-	-	-	-	-
<u>114,541</u>	<u>-</u>	<u>722,979</u>	<u>1,509,128</u>	<u>17,100</u>	<u>32,849</u>	<u>181,673</u>
<u>3,231</u>	<u>21,413</u>	<u>(552,748)</u>	<u>(1,509,128)</u>	<u>(12,714)</u>	<u>158,394</u>	<u>82,240</u>
-	-	556,877	2,525,000	-	-	-
-	-	-	-	-	-	-
-	-	556,877	2,525,000	-	-	-
3,231	21,413	4,129	1,015,872	(12,714)	158,394	82,240
4,488	107,792	(4,129)	6,601,977	253,487	290,101	551,897
<u>\$ 7,719</u>	<u>\$ 129,205</u>	<u>\$ -</u>	<u>\$ 7,617,849</u>	<u>\$ 240,773</u>	<u>\$ 448,495</u>	<u>\$ 634,137</u>

Continued

City of West Covina
Combining Statement of Revenues, Expenditures and Changes in Fund Balances
Non-major Governmental Funds - Continued
Year Ended June 30, 2023

	Capital Projects		
	Park	Future	
	Development	Street	Total
		Improvements	
REVENUES			
Taxes	\$ -	\$ -	\$ 11,227,357
Special Assessments	-	-	7,001,653
Investment Income	110,315	-	837,708
Rental Income	-	-	169,323
Revenue from Other Agencies	-	-	4,431,700
Charges for Services	-	-	417,746
Other Revenues	-	171,358	2,715,954
Total Revenues	110,315	171,358	26,801,441
EXPENDITURES			
Current:			
General Government	-	-	490,244
Public Safety	-	-	4,562,395
Public Works	366,856	-	11,928,308
Community Services	-	-	3,532,574
Community Development	-	-	268,593
Total Expenditures	366,856	-	20,782,114
Excess (Deficiency) of Revenues			
Over Expenditures	(256,541)	171,358	6,019,327
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	3,166,197
Transfers Out	-	-	(26,376)
Total Other Financing Sources (Uses)	-	-	3,139,821
Net Change in Fund Balances	(256,541)	171,358	9,159,148
Fund Balances - Beginning	7,163,943	256,814	56,942,485
Fund Balances - Ending	\$ 6,907,402	\$ 428,172	\$ 66,101,633

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Drug Enforcement Rebate Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Investment Income	\$ 5,060	\$ 85,643	\$ 80,583
Revenues from Other Agencies	500,000	1,319,675	819,675
Other Revenues	-	52,500	52,500
	<u>505,060</u>	<u>1,457,818</u>	<u>952,758</u>
EXPENDITURES			
Current:			
Public Safety	3,189,229	1,797,610	1,391,619
	<u>3,189,229</u>	<u>1,797,610</u>	<u>1,391,619</u>
Excess (Deficiency) of Revenues over Expenditures	(2,684,169)	(339,792)	2,344,377
OTHER FINANCING SOURCES (USES)			
Transfers In	42,230	42,225	(5)
Transfers Out	-	-	-
	<u>42,230</u>	<u>42,225</u>	<u>(5)</u>
Net Change in Fund Balances	(2,641,939)	(297,567)	2,344,372
Fund Balance, Beginning	5,932,213	5,932,213	-
Fund Balance, Ending	<u>\$ 3,290,274</u>	<u>\$ 5,634,646</u>	<u>\$ 2,344,372</u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Air Quality Improvement Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Investment Income	\$ 410	\$ 6,468	\$ 6,058
Revenue from Other Agencies	138,500	177,616	39,116
Other Revenues	17,000	17,000	-
Total Revenues	155,910	201,084	45,174
EXPENDITURES			
Current:			
Public Works	602,000	423,321	178,679
Total Expenditures	602,000	423,321	178,679
Excess (Deficiency) of Revenues over Expenditures	(446,090)	(222,237)	223,853
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
Total Other Financing Sources (Uses)	-	-	-
Net Change in Fund Balances	(446,090)	(222,237)	223,853
Fund Balance, Beginning	589,462	589,462	-
Fund Balance, Ending	\$ 143,372	\$ 367,225	\$ 223,853

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Proposition C Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Taxes	\$ 1,918,600	\$ 2,302,181	\$ 383,581
Investment Income	3,280	39,421	36,141
Revenue from Other Agencies	-	54,567	54,567
Charges for Services	-	17,920	17,920
	<u>1,921,880</u>	<u>2,414,089</u>	<u>492,209</u>
EXPENDITURES			
Current:			
Public Works	562,780	457,968	104,812
Community Services	1,795,769	1,593,417	202,352
Community Development	7,800	16,188	(8,388)
	<u>2,366,349</u>	<u>2,067,573</u>	<u>298,776</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(444,469)</u>	<u>346,516</u>	<u>790,985</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	(444,469)	346,516	790,985
Fund Balance, Beginning	<u>1,980,445</u>	<u>1,980,445</u>	<u>-</u>
Fund Balance, Ending	<u><u>\$ 1,535,976</u></u>	<u><u>\$ 2,326,961</u></u>	<u><u>\$ 790,985</u></u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Police Donations Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Investment Income	\$ 60	\$ 496	\$ 436
Other Revenues	-	2,320	2,320
	<u>60</u>	<u>2,816</u>	<u>2,756</u>
EXPENDITURES			
Current:			
Public Safety	11,916	4,696	7,220
	<u>11,916</u>	<u>4,696</u>	<u>7,220</u>
Excess (Deficiency) of Revenues over Expenditures	(11,856)	(1,880)	9,976
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	(11,856)	(1,880)	9,976
Fund Balance, Beginning	33,176	33,176	-
Fund Balance, Ending	<u>\$ 21,320</u>	<u>\$ 31,296</u>	<u>\$ 9,976</u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Transportation Development Act Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Investment Income	\$ -	\$ -	\$ -
Revenue from Other Agencies	70,000	75,945	5,945
Total Revenues	70,000	75,945	5,945
EXPENDITURES			
Current:			
Public Works	140,000	34,061	105,939
Total Expenditures	140,000	34,061	105,939
Excess (Deficiency) of Revenues over Expenditures	(70,000)	41,884	111,884
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	(10)	(10)	-
Total Other Financing Sources (Uses)	(10)	(10)	-
Net Change in Fund Balances	(70,010)	41,874	111,884
Fund Balance, Beginning	10	10	-
Fund Balance, Ending	<u>\$ (70,000)</u>	<u>\$ 41,884</u>	<u>\$ 111,884</u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - AB 939 Special Revenue Fund
Year Ended June 30, 2022

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Investment Income	\$ 1,530	\$ 17,303	\$ 15,773
Other Revenues	<u>281,000</u>	<u>220,042</u>	<u>(60,958)</u>
Total Revenues	<u>282,530</u>	<u>237,345</u>	<u>(45,185)</u>
EXPENDITURES			
Current:			
Public Works	78,612	77,733	879
Community Services	<u>-</u>	<u>54</u>	<u>(54)</u>
Total Expenditures	<u>78,612</u>	<u>77,787</u>	<u>825</u>
Excess (Deficiency) of Revenues over Expenditures	<u>203,918</u>	<u>159,558</u>	<u>(44,360)</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	203,918	159,558	(44,360)
Fund Balance, Beginning	<u>1,066,949</u>	<u>1,066,949</u>	<u>-</u>
Fund Balance, Ending	<u><u>\$ 1,270,867</u></u>	<u><u>\$ 1,226,507</u></u>	<u><u>\$ (44,360)</u></u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Various Grants Special Revenue Fund
Year Ended June 30, 2022

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Investment Income	\$ 1,140	\$ 19,779	\$ 18,639
Revenue from Other Agencies	11,640,653	1,984,608	(9,656,045)
Other Revenues	2,000	19,082	17,082
	<u>11,643,793</u>	<u>2,023,469</u>	<u>(9,620,324)</u>
EXPENDITURES			
Current:			
Public Safety	952,434	725,420	227,014
Public Works	13,017,146	296,898	12,720,248
Community Services	490,800	474,426	16,374
Community Development	500,000	112,811	387,189
	<u>14,960,380</u>	<u>1,609,555</u>	<u>13,350,825</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(3,316,587)</u>	<u>413,914</u>	<u>3,730,501</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	42,100	42,095	(5)
Transfers Out	(26,370)	(26,365)	5
	<u>15,730</u>	<u>15,730</u>	<u>-</u>
Net Change in Fund Balances	(3,300,857)	429,644	3,730,501
Fund Balance, Beginning	<u>623,855</u>	<u>623,855</u>	<u>-</u>
Fund Balance, Ending	<u><u>\$ (2,677,002)</u></u>	<u><u>\$ 1,053,499</u></u>	<u><u>\$ 3,730,501</u></u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Community Development Block Grant Special Revenue Fund
Year Ended June 30, 2022

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Investment Income	\$ -	\$ -	\$ -
Revenues from Other Agencies	2,234,395	467,495	(1,766,900)
Other Revenues	50,000	55,491	5,491
	<u>2,284,395</u>	<u>522,986</u>	<u>(1,761,409)</u>
Total Revenues			
EXPENDITURES			
Current:			
Public Safety	100	100	-
Public Works	891,274	49,829	841,445
Community Services	1,125,291	356,596	768,695
Community Development	403,847	33,879	369,968
	<u>2,420,512</u>	<u>440,404</u>	<u>1,980,108</u>
Total Expenditures			
Excess (Deficiency) of Revenues over Expenditures	<u>(136,117)</u>	<u>82,582</u>	<u>218,699</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)			
Net Change in Fund Balances	(136,117)	82,582	218,699
Fund Balance, Beginning	<u>(84,939)</u>	<u>(84,939)</u>	<u>-</u>
Fund Balance, Ending	<u>\$ (221,056)</u>	<u>\$ (2,357)</u>	<u>\$ 218,699</u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Inmate Welfare Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Investment Income	\$ -	\$ 134	\$ 134
Charges for Services	1,500	-	(1,500)
	<u>1,500</u>	<u>-</u>	<u>(1,500)</u>
Total Revenues	<u>1,500</u>	<u>134</u>	<u>(1,366)</u>
EXPENDITURES			
Current:			
Public Safety	1,500	1,500	-
	<u>1,500</u>	<u>1,500</u>	<u>-</u>
Total Expenditures	<u>1,500</u>	<u>1,500</u>	<u>-</u>
Excess (Deficiency) of Revenues over Expenditures	<u>-</u>	<u>(1,366)</u>	<u>(1,366)</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	-	(1,366)	(1,366)
Fund Balance, Beginning	<u>9,989</u>	<u>9,989</u>	<u>-</u>
Fund Balance, Ending	<u><u>\$ 9,989</u></u>	<u><u>\$ 8,623</u></u>	<u><u>\$ (1,366)</u></u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Public Safety Augmentation Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Taxes	\$ 836,200	\$ 982,866	\$ 146,666
Investment Income	410	13,227	12,817
	<u>836,610</u>	<u>996,093</u>	<u>159,483</u>
Total Revenues			
EXPENDITURES			
Current:			
Public Safety	1,189,145	1,145,272	43,873
	<u>1,189,145</u>	<u>1,145,272</u>	<u>43,873</u>
Total Expenditures			
Excess (Deficiency) of Revenues over Expenditures	<u>(352,535)</u>	<u>(149,179)</u>	<u>203,356</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)			
Net Change in Fund Balances	(352,535)	(149,179)	203,356
Fund Balance, Beginning	<u>710,345</u>	<u>710,345</u>	<u>-</u>
Fund Balance, Ending	<u><u>\$ 357,810</u></u>	<u><u>\$ 561,166</u></u>	<u><u>\$ 203,356</u></u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - COPS/SLESA Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Investment Income	\$ 1,130	\$ 2,574	\$ 1,444
Revenue from Other Agencies	<u>270,000</u>	<u>272,766</u>	<u>2,766</u>
Total Revenues	<u>271,130</u>	<u>275,340</u>	<u>4,210</u>
EXPENDITURES			
Current:			
Public Safety	<u>704,305</u>	<u>704,286</u>	<u>19</u>
Total Expenditures	<u>704,305</u>	<u>704,286</u>	<u>19</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(433,175)</u>	<u>(428,946)</u>	<u>4,229</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	(433,175)	(428,946)	4,229
Fund Balance, Beginning	<u>428,946</u>	<u>428,946</u>	<u>-</u>
Fund Balance, Ending	<u><u>\$ (4,229)</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 4,229</u></u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Maintenance District #1 Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Taxes	\$ 651,900	\$ 704,806	\$ 52,906
Investment Income	5,030	55,774	50,744
	<u>656,930</u>	<u>760,580</u>	<u>103,650</u>
Total Revenues			
EXPENDITURES			
Current:			
Public Works	617,210	255,368	361,842
	<u>617,210</u>	<u>255,368</u>	<u>361,842</u>
Total Expenditures			
Excess (Deficiency) of Revenues over Expenditures	<u>39,720</u>	<u>505,212</u>	<u>465,492</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)			
Net Change in Fund Balances	39,720	505,212	465,492
Fund Balance, Beginning	<u>3,381,449</u>	<u>3,381,449</u>	<u>-</u>
Fund Balance, Ending	<u><u>\$ 3,421,169</u></u>	<u><u>\$ 3,886,661</u></u>	<u><u>\$ 465,492</u></u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Maintenance District #2 Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Taxes	\$ 257,000	\$ 234,663	\$ (22,337)
Investment Income	1,250	14,761	13,511
	<u>258,250</u>	<u>249,424</u>	<u>(8,826)</u>
EXPENDITURES			
Current:			
Public Works	230,983	80,999	149,984
	<u>230,983</u>	<u>80,999</u>	<u>149,984</u>
Excess (Deficiency) of Revenues over Expenditures	27,267	168,425	141,158
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	27,267	168,425	141,158
Fund Balance, Beginning	883,704	883,704	-
Fund Balance, Ending	<u>\$ 910,971</u>	<u>\$ 1,052,129</u>	<u>\$ 141,158</u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Coastal Sage Shrub Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Taxes	\$ 110,000	\$ 107,649	\$ (2,351)
Investment Income	690	7,153	6,463
	<u>110,690</u>	<u>114,802</u>	<u>4,112</u>
Total Revenues			
EXPENDITURES			
Current:			
Public Works	66,880	60,684	6,196
	<u>66,880</u>	<u>60,684</u>	<u>6,196</u>
Total Expenditures			
Excess (Deficiency) of Revenues over Expenditures	<u>43,810</u>	<u>54,118</u>	<u>10,308</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)			
Net Change in Fund Balances	43,810	54,118	10,308
Fund Balance, Beginning	<u>435,526</u>	<u>435,526</u>	<u>-</u>
Fund Balance, Ending	<u><u>\$ 479,336</u></u>	<u><u>\$ 489,644</u></u>	<u><u>\$ 10,308</u></u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Maintenance District #4 Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Special Assessments	\$ 996,266	\$ 995,517	\$ (749)
Investment Income	3,350	32,300	28,950
	<u>999,616</u>	<u>1,027,817</u>	<u>28,201</u>
Total Revenues			
EXPENDITURES			
Current:			
Public Works	1,345,338	1,158,615	186,723
	<u>1,345,338</u>	<u>1,158,615</u>	<u>186,723</u>
Total Expenditures			
Excess (Deficiency) of Revenues over Expenditures	<u>(345,722)</u>	<u>(130,798)</u>	<u>214,924</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)			
Net Change in Fund Balances	(345,722)	(130,798)	214,924
Fund Balance, Beginning	<u>2,173,060</u>	<u>2,173,060</u>	<u>-</u>
Fund Balance, Ending	<u><u>\$ 1,827,338</u></u>	<u><u>\$ 2,042,262</u></u>	<u><u>\$ 214,924</u></u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Maintenance District #6 Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Special Assessments	\$ 154,700	\$ 155,758	\$ 1,058
Investment Income	380	4,445	4,065
	<u>155,080</u>	<u>160,203</u>	<u>5,123</u>
Total Revenues			
EXPENDITURES			
Current:			
Public Works	186,369	126,120	60,249
	<u>186,369</u>	<u>126,120</u>	<u>60,249</u>
Total Expenditures			
Excess (Deficiency) of Revenues over Expenditures	<u>(31,289)</u>	<u>34,083</u>	<u>65,372</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)			
Net Change in Fund Balances	(31,289)	34,083	65,372
Fund Balance, Beginning	<u>277,003</u>	<u>277,003</u>	<u>-</u>
Fund Balance, Ending	<u><u>\$ 245,714</u></u>	<u><u>\$ 311,086</u></u>	<u><u>\$ 65,372</u></u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Maintenance District #7 Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Special Assessments	\$ 173,744	\$ 172,568	\$ (1,176)
Investment Income	560	6,257	5,697
	<u>174,304</u>	<u>178,825</u>	<u>4,521</u>
Total Revenues			
EXPENDITURES			
Current:			
Public Works	194,966	122,983	71,983
	<u>194,966</u>	<u>122,983</u>	<u>71,983</u>
Total Expenditures			
Excess (Deficiency) of Revenues over Expenditures	<u>(20,662)</u>	<u>55,842</u>	<u>76,504</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)			
Net Change in Fund Balances	(20,662)	55,842	76,504
Fund Balance, Beginning	<u>386,315</u>	<u>386,315</u>	<u>-</u>
Fund Balance, Ending	<u><u>\$ 365,653</u></u>	<u><u>\$ 442,157</u></u>	<u><u>\$ 76,504</u></u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Citywide Maintenance District Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Special Assessments	\$ 1,910,110	\$ 1,826,113	\$ (83,997)
Investment Income	1,680	16,486	14,806
	<u>1,911,790</u>	<u>1,842,599</u>	<u>(69,191)</u>
Total Revenues			
EXPENDITURES			
Current:			
Public Works	2,687,663	2,433,125	254,538
Community Services	400	325	75
Community Development	-	24	(24)
	<u>2,688,063</u>	<u>2,433,474</u>	<u>254,589</u>
Total Expenditures			
Excess (Deficiency) of Revenues over Expenditures	<u>(776,273)</u>	<u>(590,875)</u>	<u>185,398</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)			
Net Change in Fund Balances	(776,273)	(590,875)	185,398
Fund Balance, Beginning	<u>1,295,361</u>	<u>1,295,361</u>	<u>-</u>
Fund Balance, Ending	<u><u>\$ 519,088</u></u>	<u><u>\$ 704,486</u></u>	<u><u>\$ 185,398</u></u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Sewer Maintenance Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Taxes	\$ 254,200	\$ 392,790	\$ 138,590
Special Assessments	3,500,000	3,851,697	351,697
Investment Income	15,330	161,492	146,162
Charges for Services	-	-	-
	<u>3,769,530</u>	<u>4,405,979</u>	<u>636,449</u>
Total Revenues			
EXPENDITURES			
Current:			
Public Safety	17,996	2,322	15,674
Public Works	7,634,001	2,847,084	4,786,917
Community Development	-	73	(73)
	<u>7,651,997</u>	<u>2,849,479</u>	<u>4,802,518</u>
Total Expenditures			
Excess (Deficiency) of Revenues over Expenditures	<u>(3,882,467)</u>	<u>1,556,500</u>	<u>5,438,967</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)			
Net Change in Fund Balances	(3,882,467)	1,556,500	5,438,967
Fund Balance, Beginning	<u>9,580,415</u>	<u>9,580,415</u>	<u>-</u>
Fund Balance, Ending	<u>\$ 5,697,948</u>	<u>\$ 11,136,915</u>	<u>\$ 5,438,967</u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Auto Plaza Improvement District Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Taxes	\$ 115,600	\$ 116,694	\$ 1,094
Investment Income	270	2,447	2,177
	<u>115,870</u>	<u>119,141</u>	<u>3,271</u>
Total Revenues			
EXPENDITURES			
Current:			
Community Development	120,171	49,367	70,804
	<u>120,171</u>	<u>49,367</u>	<u>70,804</u>
Total Expenditures			
Excess (Deficiency) of Revenues over Expenditures	<u>(4,301)</u>	<u>69,774</u>	<u>74,075</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	(4,301)	69,774	74,075
Fund Balance, Beginning	<u>(75,797)</u>	<u>(75,797)</u>	<u>-</u>
Fund Balance, Ending	<u><u>\$ (80,098)</u></u>	<u><u>\$ (6,023)</u></u>	<u><u>\$ 74,075</u></u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - General Plan Update Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Charges for Services	\$ -	\$ 399,826	\$ 399,826
Investment Income	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Revenues	<u>-</u>	<u>399,826</u>	<u>399,826</u>
EXPENDITURES			
Current:			
Community Development	500,000	-	500,000
	<u>500,000</u>	<u>-</u>	<u>500,000</u>
Total Expenditures	<u>500,000</u>	<u>-</u>	<u>500,000</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(500,000)</u>	<u>399,826</u>	<u>899,826</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	(500,000)	399,826	899,826
Fund Balance, Beginning	743,183	743,183	-
Fund Balance, Ending	<u>\$ 243,183</u>	<u>\$ 1,143,009</u>	<u>\$ 899,826</u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Measure W Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Taxes	\$ 1,397,400	\$ 2,706,375	\$ 1,308,975
Investment Income	900	51,119	50,219
Investment Income	-	1,259,987	1,259,987
	<u>1,398,300</u>	<u>4,017,481</u>	<u>2,619,181</u>
EXPENDITURES			
Current:			
Public Works	1,209,011	259,161	949,850
	<u>1,209,011</u>	<u>259,161</u>	<u>949,850</u>
Excess (Deficiency) of Revenues over Expenditures	<u>189,289</u>	<u>3,758,320</u>	<u>3,569,031</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	189,289	3,758,320	3,569,031
Fund Balance, Beginning	<u>863,439</u>	<u>863,439</u>	<u>-</u>
Fund Balance, Ending	<u><u>\$ 1,052,728</u></u>	<u><u>\$ 4,621,759</u></u>	<u><u>\$ 3,569,031</u></u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Charter PEG Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Taxes	\$ -	\$ -	\$ -
Investment Income	20	201	181
	<u>20</u>	<u>201</u>	<u>181</u>
Total Revenues	<u>20</u>	<u>201</u>	<u>181</u>
EXPENDITURES			
Current:			
General Government	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Excess (Deficiency) of Revenues over Expenditures	<u>20</u>	<u>201</u>	<u>181</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	20	201	181
Fund Balance, Beginning	<u>12,964</u>	<u>12,964</u>	<u>-</u>
Fund Balance, Ending	<u><u>\$ 12,984</u></u>	<u><u>\$ 13,165</u></u>	<u><u>\$ 181</u></u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Art in Public Spaces Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Investment Income	\$ 250	\$ 10,572	\$ 10,322
Other Revenues	-	188,845	188,845
	<u>250</u>	<u>199,417</u>	<u>199,167</u>
EXPENDITURES			
Current:			
Public Works	199,998	-	199,998
	<u>199,998</u>	<u>-</u>	<u>199,998</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(199,748)</u>	<u>199,417</u>	<u>399,165</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	(199,748)	199,417	399,165
Fund Balance, Beginning	<u>506,283</u>	<u>506,283</u>	
Fund Balance, Ending	<u><u>\$ 306,535</u></u>	<u><u>\$ 705,700</u></u>	<u><u>\$ 399,165</u></u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - West Covina Community Svcs. Found. Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Investment Income	\$ -	\$ -	\$ -
Other Revenues	109,562	213,374	103,812
	<u>109,562</u>	<u>213,374</u>	<u>103,812</u>
Total Revenues	<u>109,562</u>	<u>213,374</u>	<u>103,812</u>
EXPENDITURES			
Current:			
General Government	220,000	220,407	(407)
Public Safety	79,835	66,648	13,187
Community Services	217,000	84,076	132,924
Community Development	50,000	56,251	(6,251)
	<u>566,835</u>	<u>427,382</u>	<u>139,453</u>
Total Expenditures	<u>566,835</u>	<u>427,382</u>	<u>139,453</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(457,273)</u>	<u>(214,008)</u>	<u>243,265</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	(457,273)	(214,008)	243,265
Fund Balance, Beginning	290,670	290,670	-
Fund Balance, Ending	<u>\$ (166,603)</u>	<u>\$ 76,662</u>	<u>\$ 243,265</u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Measure R Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Taxes	\$ 1,351,700	\$ 1,726,138	\$ 374,438
Charges for Services	-	-	-
Investment Income	6,200	71,094	64,894
	<u>1,357,900</u>	<u>1,797,232</u>	<u>439,332</u>
Total Revenues			
EXPENDITURES			
Current:			
Public Works	2,223,505	905,233	1,318,272
Community Services	448,451	300,701	147,750
	<u>2,671,956</u>	<u>1,205,934</u>	<u>1,466,022</u>
Total Expenditures			
Excess (Deficiency) of Revenues over Expenditures	<u>(1,314,056)</u>	<u>591,298</u>	<u>1,905,354</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)			
Net Change in Fund Balances	(1,314,056)	591,298	1,905,354
Fund Balance, Beginning	<u>4,034,991</u>	<u>4,034,991</u>	<u>-</u>
Fund Balance, Ending	<u><u>\$ 2,720,935</u></u>	<u><u>\$ 4,626,289</u></u>	<u><u>\$ 1,905,354</u></u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Measure M Special Revenue Fund
Year Ended June 30, 2022

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Taxes	\$ 1,531,800	\$ 1,952,632	\$ 420,832
Investment Income	7,900	104,158	96,258
	<u>1,539,700</u>	<u>2,056,790</u>	<u>517,090</u>
Total Revenues			
EXPENDITURES			
Current:			
Public Works	2,420,226	501,357	1,918,869
Community Services	-	-	-
	<u>2,420,226</u>	<u>501,357</u>	<u>1,918,869</u>
Total Expenditures			
Excess (Deficiency) of Revenues over Expenditures	<u>(880,526)</u>	<u>1,555,433</u>	<u>2,435,959</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)			
Net Change in Fund Balances	(880,526)	1,555,433	2,435,959
Fund Balance, Beginning	<u>5,637,097</u>	<u>5,637,097</u>	<u>-</u>
Fund Balance, Ending	<u><u>\$ 4,756,571</u></u>	<u><u>\$ 7,192,530</u></u>	<u><u>\$ 2,435,959</u></u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Community Corrections Special Revenue Fund
Year Ended June 30, 2022

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Investment Income	\$ -	\$ -	\$ -
Revenue from Other Agencies	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Revenues	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURES			
Current:			
Public Safety	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
Excess (Deficiency) of Revenues over Expenditures	<u>-</u>	<u>-</u>	<u>-</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	(1)	(1)	-
	<u>(1)</u>	<u>(1)</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>(1)</u>	<u>(1)</u>	<u>-</u>
Net Change in Fund Balances	(1)	(1)	-
Fund Balance, Beginning	<u>1</u>	<u>1</u>	<u>-</u>
Fund Balance, Ending	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Measure H Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Investment Income	\$ -	\$ 266	\$ 266
Revenue from Other Agencies	62,000	57,615	(4,385)
Other Revenues	59,891	59,891	-
	<u>121,891</u>	<u>117,772</u>	<u>(4,119)</u>
Total Revenues	<u>121,891</u>	<u>117,772</u>	<u>(4,119)</u>
EXPENDITURES			
Current:			
Public Safety	121,891	114,541	7,350
Community Services	-	-	-
	<u>121,891</u>	<u>114,541</u>	<u>7,350</u>
Total Expenditures	<u>121,891</u>	<u>114,541</u>	<u>7,350</u>
Excess (Deficiency) of Revenues over Expenditures	<u>-</u>	<u>3,231</u>	<u>3,231</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	-	3,231	3,231
Fund Balance, Beginning	4,488	4,488	-
Fund Balance, Ending	<u>\$ 4,488</u>	<u>\$ 7,719</u>	<u>\$ 3,231</u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Sportsplex Special Revenue Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Investment Income	\$ 30	\$ -	\$ (30)
Rental Income	370,900	169,323	(201,577)
Other Revenues	42,900	908	(41,992)
	<u>413,830</u>	<u>170,231</u>	<u>(243,599)</u>
Total Revenues	<u>413,830</u>	<u>170,231</u>	<u>(243,599)</u>
EXPENDITURES			
Current:			
Public Works	-	-	-
Community Services	843,413	722,979	120,434
	<u>843,413</u>	<u>722,979</u>	<u>120,434</u>
Total Expenditures	<u>843,413</u>	<u>722,979</u>	<u>120,434</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(429,583)</u>	<u>(552,748)</u>	<u>(123,165)</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	523,663	556,877	33,214
Transfers Out	-	-	-
	<u>523,663</u>	<u>556,877</u>	<u>33,214</u>
Total Other Financing Sources (Uses)	<u>523,663</u>	<u>556,877</u>	<u>33,214</u>
Net Change in Fund Balances	94,080	4,129	(89,951)
Fund Balance, Beginning	<u>(4,129)</u>	<u>(4,129)</u>	<u>-</u>
Fund Balance, Ending	<u>\$ 89,951</u>	<u>\$ -</u>	<u>\$ (89,951)</u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - City Capital Projects Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Investment Income	\$ -	\$ -	\$ -
Charges for Services	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Revenues	<u>-</u>	<u>-</u>	<u>-</u>
EXPENDITURES			
Current:			
General Government	1,006,320	236,988	769,332
Public Works	6,712,987	1,272,140	5,440,847
	<u>7,719,307</u>	<u>1,509,128</u>	<u>6,210,179</u>
Total Expenditures	<u>7,719,307</u>	<u>1,509,128</u>	<u>6,210,179</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(7,719,307)</u>	<u>(1,509,128)</u>	<u>6,210,179</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	2,524,000	2,525,000	1,000
Transfers Out	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>2,524,000</u>	<u>2,525,000</u>	<u>1,000</u>
Net Change in Fund Balances	(5,195,307)	1,015,872	6,211,179
Fund Balance, Beginning	<u>6,601,977</u>	<u>6,601,977</u>	<u>-</u>
Fund Balance, Ending	<u><u>\$ 1,406,670</u></u>	<u><u>\$ 7,617,849</u></u>	<u><u>\$ 6,211,179</u></u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Construction Tax Capital Projects Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Taxes	\$ -	\$ 563	\$ 563
Investment Income	440	3,823	3,383
	<u>440</u>	<u>3,823</u>	<u>3,383</u>
Total Revenues	<u>440</u>	<u>4,386</u>	<u>3,946</u>
EXPENDITURES			
Current:			
Public Works	20,000	17,100	2,900
	<u>20,000</u>	<u>17,100</u>	<u>2,900</u>
Total Expenditures	<u>20,000</u>	<u>17,100</u>	<u>2,900</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(19,560)</u>	<u>(12,714)</u>	<u>6,846</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	(19,560)	(12,714)	6,846
Fund Balance, Beginning	<u>253,487</u>	<u>253,487</u>	<u>-</u>
Fund Balance, Ending	<u><u>\$ 233,927</u></u>	<u><u>\$ 240,773</u></u>	<u><u>\$ 6,846</u></u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Information Technology Capital Projects Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Revenue from Other Agencies	\$ -	\$ -	\$ -
Other Revenues	<u>80,900</u>	<u>191,243</u>	<u>110,343</u>
Total Revenues	<u>80,900</u>	<u>191,243</u>	<u>110,343</u>
EXPENDITURES			
Current:			
General Government	<u>425,851</u>	<u>32,849</u>	<u>393,002</u>
Total Expenditures	<u>425,851</u>	<u>32,849</u>	<u>393,002</u>
Excess (Deficiency) of Revenues over Expenditures	<u>(344,951)</u>	<u>158,394</u>	<u>503,345</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>
Net Change in Fund Balances	(344,951)	158,394	503,345
Fund Balance, Beginning	<u>290,101</u>	<u>290,101</u>	<u>-</u>
Fund Balance, Ending	<u><u>\$ (54,850)</u></u>	<u><u>\$ 448,495</u></u>	<u><u>\$ 503,345</u></u>

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Development Impact Fees Capital Projects Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Investment Income	\$ -	\$ -	\$ -
Other Revenues	285,200	263,913	(21,287)
Total Revenues	285,200	263,913	(21,287)
EXPENDITURES			
Current:			
Public Works	431,402	181,673	249,729
Total Expenditures	431,402	181,673	249,729
Excess (Deficiency) of Revenues over Expenditures	(146,202)	82,240	228,442
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
Total Other Financing Sources (Uses)	-	-	-
Net Change in Fund Balances	(146,202)	82,240	228,442
Fund Balance, Beginning	551,897	551,897	-
Fund Balance, Ending	\$ 405,695	\$ 634,137	\$ 228,442

City of West Covina
Schedule of Revenues, Expenditures, and Changes in Fund Balance
Budget and Actual - Park Development Capital Projects Fund
Year Ended June 30, 2023

	Final Budget	Actual Amounts	Variance - Positive (Negative)
REVENUES			
Investment Income	\$ 5,060	\$ 110,315	\$ 105,255
Other Revenues	1,971,900	-	(1,971,900)
	<u>1,976,960</u>	<u>110,315</u>	<u>(1,866,645)</u>
Total Revenues			
EXPENDITURES			
Current:			
Public Works	366,856	366,856	-
Community Services	-	-	-
	<u>366,856</u>	<u>366,856</u>	<u>-</u>
Total Expenditures			
Excess (Deficiency) of Revenues over Expenditures	<u>1,610,104</u>	<u>(256,541)</u>	<u>(1,866,645)</u>
OTHER FINANCING SOURCES (USES)			
Transfers In	-	-	-
Transfers Out	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>
Total Other Financing Sources (Uses)			
Net Change in Fund Balances	1,610,104	(256,541)	(1,866,645)
Fund Balance, Beginning	<u>7,163,943</u>	<u>7,163,943</u>	<u>-</u>
Fund Balance, Ending	<u><u>\$ 8,774,047</u></u>	<u><u>\$ 6,907,402</u></u>	<u><u>\$ (1,866,645)</u></u>

INTERNAL SERVICE FUNDS

**City of West Covina
Internal Service Funds
Year Ended June 30, 2023**

INTERNAL SERVICE FUNDS

The internal service funds are used to account for goods and services provided by one City department to other City departments on a cost reimbursement basis.

Fleet Management

This fund provides maintenance on materials and supplies for City vehicles and other gasoline or diesel powered equipment.

Self-Insurance

This fund accounts for the use of funds that are charged to departments for the administration and payment of claims under the City's self-insured general liability and workers' compensation programs.

Retiree Health Savings Plan

This fund accounts for the set aside lump sum benefits for retiring employees.

Other Post Employment Benefits (OPEB)

This fund is used to allocate OPEB costs for employees.

Vehicle Replacement

This fund provides for replacement of City vehicles.

City of West Covina
Combining Statement of Net Position
Internal Service Funds
June 30, 2023

	Fleet Management	Self-Insurance	Retiree Health Savings Plan	OPEB	Vehicle Replacement	Totals
ASSETS						
Current Assets:						
Cash and Investments	\$ 357,099	\$ 12,634,672	\$ 347,658	\$ 1,787,000	\$ 497,770	\$ 15,624,199
Restricted Cash and Investments	-	275,381	-	-	-	275,381
Accounts Receivable	20,705	1,050	-	-	-	21,755
Prepays	-	1,841,753	-	-	-	1,841,753
Inventories	71,488	-	-	-	-	71,488
Total Current Assets	449,292	14,752,856	347,658	1,787,000	497,770	17,834,576
Noncurrent Assets:						
Capital Assets, Depreciable, Net	131,644	-	-	-	561,927	693,571
Total Noncurrent Assets	131,644	-	-	-	561,927	693,571
Total Assets	580,936	14,752,856	347,658	1,787,000	1,059,697	18,528,147
LIABILITIES						
Current Liabilities:						
Accounts Payable	144,903	562,581	-	-	51,547	759,031
Other Accrued Liabilities	398	-	-	-	-	398
Current Portion of Long-Term Liabilities:						
Compensated Absences	7,164	-	-	-	-	7,164
Claims Payable	-	7,046,745	-	-	-	7,046,745
Total Current Liabilities	152,465	7,609,326	-	-	51,547	7,813,338
Noncurrent Liabilities:						
Claims Payable	-	13,464,636	-	-	-	13,464,636
Total Noncurrent Liabilities	-	13,464,636	-	-	-	13,464,636
Total Liabilities	152,465	21,073,962	-	-	51,547	21,277,974
NET POSITION						
Net Investment in Capital Assets	131,644	-	-	-	561,927	693,571
Unrestricted	296,827	(6,321,106)	347,658	1,787,000	446,223	(3,443,398)
Total Net Position	\$ 428,471	\$ (6,321,106)	\$ 347,658	\$ 1,787,000	\$ 1,008,150	\$ (2,749,827)

City of West Covina
Combining Statement of Revenues, Expenses, and Changes in Net Position
Internal Service Funds
Year Ended June 30, 2023

	Fleet Management	Self-Insurance	Retiree Health Savings Plan	OPEB	Vehicle Replacement	Totals
OPERATING REVENUES						
Charges for Services	\$ 1,641,862	\$ 3,994,941	\$ -	\$ -	\$ -	\$ 5,636,803
Other Revenues	64,176	937	-	-	37,545	102,658
Total Operating Revenues	1,706,038	3,995,878	-	-	37,545	5,739,461
OPERATING EXPENSES						
Personnel Services	193,994	-	3,900	-	-	197,894
Cost of Sales, Services and Operations	1,515,225	93,388	-	-	8,166	1,616,779
Depreciation	21,836	-	-	-	186,623	208,459
Insurance and Claims Paid	-	15,137,127	-	-	-	15,137,127
Total Operating Expenses	1,731,055	15,230,515	3,900	-	194,789	17,160,259
Operating Income (Loss)	(25,017)	(11,234,637)	(3,900)	-	(157,244)	(11,420,798)
NONOPERATING REVENUES (EXPENSES)						
Interest Income	-	-	5,323	-	4,820	10,143
Gain/(Loss) on Disposal of Capital Assets	-	-	-	-	-	-
Total Nonoperating Revenues (Expenses)	-	-	5,323	-	4,820	10,143
Income (Loss) Before Operating Transfers	(25,017)	(11,234,637)	1,423	-	(152,424)	(11,410,655)
Transfers In	-	2,672,115	-	1,787,000	714,000	5,173,115
Transfers Out	-	-	-	-	-	-
Change in Net Position	(25,017)	(8,562,522)	1,423	1,787,000	561,576	(6,237,540)
Net Position - Beginning of Year	453,488	2,241,416	346,235	-	446,574	3,487,713
Net Position - End of Year	\$ 428,471	\$ (6,321,106)	\$ 347,658	\$ 1,787,000	\$ 1,008,150	\$ (2,749,827)

City of West Covina
Combining Statement of Cash Flows
Internal Service Funds
Year Ended June 30, 2023

	Fleet Management	Self-Insurance	Retiree Health Savings Plan	OPEB	Vehicle Replacement	Totals
CASH FLOWS FROM OPERATING ACTIVITIES						
Cash Received from User Departments	\$ 1,685,333	\$ 3,995,878	\$ -	\$ -	\$ 37,545	\$ 5,718,756
Cash Paid to Suppliers for Goods and Services	(1,507,859)	(8,723,091)	-	-	43,381	(10,187,569)
Cash Paid to Employees for Services	(197,734)	-	(3,900)	-	-	(201,634)
Net Cash from Operating Activities	(20,260)	(4,727,213)	(3,900)	-	80,926	(4,670,447)
CASH FLOWS FROM NONCAPITAL AND RELATED FINANCING ACTIVITIES						
Cash Received from Other Funds	-	2,672,115	-	1,787,000	714,000	5,173,115
Net Cash from Noncapital and Related Financing Activities	-	2,672,115	-	1,787,000	714,000	5,173,115
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES						
Acquisition and Construction of Capital Assets	-	-	-	-	(302,024)	(302,024)
Net Cash from Capital and Related Financing Activities	-	-	-	-	(302,024)	(302,024)
CASH FLOWS FROM INVESTING ACTIVITIES						
Interest Received	-	-	5,323	-	4,820	10,143
Net Cash from Investing Activities	-	-	5,323	-	4,820	10,143
Net Increase (Decrease) in Cash and Cash Equivalents	(20,260)	(2,055,098)	1,423	1,787,000	497,722	210,787
Cash and Cash Equivalents, Beginning of the Year	377,359	14,965,151	346,235	-	48	15,688,793
Cash and Cash Equivalents, End of the Year	\$ 357,099	\$ 12,910,053	\$ 347,658	\$ 1,787,000	\$ 497,770	\$ 15,899,580
Reconciliation of Operating Income (Loss) to Net Cash from Operating Activities:						
Operating Income (Loss)	\$ (25,017)	\$ (11,234,637)	\$ (3,900)	\$ -	\$ (157,244)	\$ (11,420,798)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:						
Depreciation	21,836	-	-	-	186,623	208,459
Miscellaneous Income	-	-	-	-	-	-
Changes in Operating Assets and Liabilities:						
(Increase) Decrease in Accounts Receivable	(20,705)	-	-	-	-	(20,705)
(Increase) Decrease in Inventory and Prepaid Items	1,714	(1,841,753)	-	-	-	(1,840,039)
Increase (Decrease) in Accounts Payable	5,652	510,950	-	-	51,547	568,149
Increase (Decrease) in Accrued Liabilities	(722)	-	-	-	-	(722)
Increase (Decrease) in Compensated Absences Payable	(3,018)	-	-	-	-	(3,018)
Increase (Decrease) in Claims Payable	-	7,838,227	-	-	-	7,838,227
Net Cash from Operating Activities	\$ (20,260)	\$ (4,727,213)	\$ (3,900)	\$ -	\$ 80,926	\$ (4,670,447)

PENSION TRUST FUNDS

**City of West Covina
Pension Trust Funds
Year Ended June 30, 2023**

PENSION TRUST FUNDS

Pension Trust Funds are used to account for monies required to be held in trust for the members and beneficiaries of defined benefit pension plans.

Retirement Enhancement Defined Benefit Pension Trust Fund

This fund accounts for the assets and activities of the Public Agency Retirement System Enhancement Plan.

Supplemental Retirement Defined Benefit Pension Trust Fund

This fund accounts for the assets and activities of the Public Agency Supplemental Retirement Plan.

City of West Covina
Combining Statement of Fiduciary Net Position
Pension Trust Funds
June 30, 2023

	Retirement Enhancement Defined Benefit Pension Fund	Supplemental Retired Defined Benefit Pension Fund	Total Pension Trust Funds
ASSETS			
Cash and Investments	\$ 31,135	\$ 235,886	\$ 267,021
Total Assets	31,135	235,886	267,021
NET POSITION			
Held in Trust for Pension Benefits	\$ 31,135	\$ 235,886	\$ 267,021

City of West Covina
Combining Statement of Changes in Fiduciary Net Position
Pension Trust Funds
June 30, 2023

	Retirement Enhancement Defined Benefit Pension Fund	Supplemental Retired Defined Benefit Pension Fund	Total Pension Trust Funds
ADDITIONS			
Contributions:			
Employer Contributions	\$ 51,212	\$ 75,853	\$ 127,065
Investment Earnings:			
Interest Income	<u>4,497</u>	<u>19,067</u>	<u>23,564</u>
Total Additions	<u>55,709</u>	<u>94,920</u>	<u>150,629</u>
DEDUCTIONS			
Administrative Costs	8,120	6,512	14,632
Benefit Distributions	<u>88,935</u>	<u>170,456</u>	<u>259,391</u>
Total Deductions	<u>97,055</u>	<u>176,968</u>	<u>274,023</u>
Net Increase (decrease) in fiduciary net position	(41,346)	(82,048)	(123,394)
Net Position, beginning of the year	<u>72,481</u>	<u>317,934</u>	<u>390,415</u>
Net Position, end of the year	<u><u>\$ 31,135</u></u>	<u><u>\$ 235,886</u></u>	<u><u>\$ 267,021</u></u>

STATISTICAL SECTION

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CONTENTS	Page
Financial Trends	157
<p>These schedules contain trend information to help the reader understand how the City's financial performance and well being have changed over time.</p>	
Revenue Capacity	171
<p>These schedules contain information to help the reader assess one of the City's most significant local revenue source, the property tax.</p>	
Debt Capacity	178
<p>These schedules present information to help the reader assess the affordability of the City's current levels of outstanding debt and its ability to issue additional debt in the future.</p>	
Demographic and Economic Information	186
<p>These schedules offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.</p>	
Operating Information	188
<p>These schedules contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the government provides and the activities it performs.</p>	

CITY OF WEST COVINA**Net Position by Component
Last Ten Fiscal Years
(accrual basis of accounting)**

	Fiscal Year			
	2014	2015	2016	2017
Governmental activities:				
Net investment in capital assets	\$161,771,546	\$144,215,248	\$148,989,212	\$153,784,463
Restricted	47,468,277	48,793,821	56,902,504	50,717,656
Unrestricted	191,878	(129,152,694)	(138,162,202)	(144,659,629)
Total governmental activities net pension	<u>\$209,431,701</u>	<u>\$ 63,856,375</u>	<u>\$ 67,729,514</u>	<u>\$ 59,842,490</u>
Business-type activities:				
Net investment in capital assets	\$ -	\$ -	\$ -	\$ -
Restricted	-	-	-	-
Unrestricted	60,922	188,045	(135,676)	(252,336)
Total business-type activities net pension	<u>\$ 60,922</u>	<u>\$ 188,045</u>	<u>\$ (135,676)</u>	<u>\$ (252,336)</u>
Primary government:				
Net investment in capital assets	\$161,771,546	\$144,215,248	\$148,989,212	\$153,784,463
Restricted	47,468,277	48,793,821	56,902,504	50,717,656
Unrestricted	252,800	(128,964,649)	(138,297,878)	(144,911,965)
Total primary government net pension	<u>\$209,492,623</u>	<u>\$ 64,044,420</u>	<u>\$ 67,593,838</u>	<u>\$ 59,590,154</u>

Source: City of West Covina Finance Department

(continued)

Fiscal Year						
2018	#	2019	2020	2021	2022	2023
\$ 153,940,332		\$ 147,204,908	\$ 140,572,511	\$ 139,507,563	\$ 152,889,130	\$ 152,367,256
51,130,936		57,782,735	65,969,665	89,226,135	98,381,004	109,315,672
(201,951,785)		(207,212,078)	(225,184,697)	(255,200,972)	(240,284,642)	(255,282,394)
<u>\$ 3,119,483</u>		<u>\$ (2,224,435)</u>	<u>\$ (18,642,521)</u>	<u>\$ (26,467,274)</u>	<u>\$ 10,985,492</u>	<u>\$ 6,400,534</u>
\$ -		\$ -	\$ -	\$ -	\$ -	\$ -
-		-	-	-	-	-
(275,010)		(326,385)	(244,119)	38,329	235,307	241,833
<u>\$ (275,010)</u>		<u>\$ (326,385)</u>	<u>\$ (244,119)</u>	<u>\$ 38,329</u>	<u>\$ 235,307</u>	<u>\$ 241,833</u>
\$ 153,940,332		\$ 147,204,908	\$ 140,572,511	\$ 139,507,563	\$ 152,889,130	\$ 152,367,256
51,130,936		57,782,735	65,969,665	89,226,135	98,381,004	109,315,672
(202,226,795)		(207,538,463)	(225,428,816)	(255,162,643)	(240,049,335)	(255,040,561)
<u>\$ 2,844,473</u>		<u>\$ (2,550,820)</u>	<u>\$ (18,886,640)</u>	<u>\$ (26,428,945)</u>	<u>\$ 11,220,799</u>	<u>\$ 6,642,367</u>

CITY OF WEST COVINA

**Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)**

	Fiscal Year			
	2014	2015	2016	2017
Expenses:				
Governmental activities:				
General government	\$ 7,472,254	\$ 5,676,067	\$ 4,963,302	\$ 5,775,173
Public safety	45,443,958	49,813,447	48,410,511	56,169,907
Public works	21,109,952	20,586,770	20,259,279	21,243,019
Community services	6,437,040	7,035,872	7,368,492	7,926,410
Community development	658,082	766,886	753,721	2,190,319
Interest on long-term debt	1,677,062	1,353,156	1,572,645	1,575,724
Total governmental activities expenses	<u>82,798,348</u>	<u>85,232,198</u>	<u>83,327,950</u>	<u>94,880,552</u>
Business-type activities:				
Computer enterprise	<u>1,284,419</u>	<u>1,427,789</u>	<u>1,638,573</u>	<u>1,575,066</u>
Total business-type activities expenses	<u>1,284,419</u>	<u>1,427,789</u>	<u>1,638,573</u>	<u>1,575,066</u>
Total primary government expenses	<u>84,082,767</u>	<u>86,659,987</u>	<u>84,966,523</u>	<u>96,455,618</u>
Program revenues:				
Governmental activities:				
Charges for services:				
General government	486,478	885,123	400,051	546,626
Public safety	3,037,891	2,825,831	3,170,579	3,201,495
Public works	8,878,122	8,278,038	8,271,744	7,714,148
Community services	1,180,562	1,275,278	1,365,482	1,491,858
Community development	621,352	502,621	425,013	416,014
Operating grants and contributions	11,021,410	12,405,742	13,317,378	10,955,031
Capital grants and contributions	4,458,250	2,224,864	1,004,826	445,980
Total governmental activities program revenues	<u>29,684,065</u>	<u>28,397,497</u>	<u>27,955,073</u>	<u>24,771,152</u>
Business-type activities:				
Charges for services:				
Computer enterprise	<u>1,873,636</u>	<u>1,655,134</u>	<u>1,413,114</u>	<u>1,274,318</u>
Total business-type activities program revenues	<u>1,873,636</u>	<u>1,655,134</u>	<u>1,413,114</u>	<u>1,274,318</u>
Total primary government program revenues	<u>31,557,701</u>	<u>30,052,631</u>	<u>29,368,187</u>	<u>26,045,470</u>

Source: City of West Covina Finance Department

(continued)

Fiscal Year					
2018	2019	2020	2021	2022	2023
\$ 7,523,129	\$ 7,515,920	\$ 7,781,252	\$ 18,929,254	\$ 3,700,172	\$ 19,222,882
67,734,047	58,057,784	72,653,866	62,479,977	49,887,239	66,098,443
21,161,586	21,625,190	23,649,892	17,212,496	13,508,312	24,203,764
8,926,070	9,280,450	9,418,860	7,675,178	12,587,100	10,247,116
1,618,181	795,685	1,394,131	1,568,283	1,238,687	1,446,667
1,515,826	1,680,335	1,874,899	8,354,304	9,033,455	8,792,569
108,478,839	98,955,364	116,772,900	116,219,492	89,954,965	130,011,441
1,305,426	1,263,693	1,230,639	475,672	719,911	680,235
1,305,426	1,263,693	1,230,639	475,672	719,911	680,235
109,784,265	100,219,057	118,003,539	116,695,164	90,674,876	130,691,676
814,465	829,295	369,796	312,112	617,087	1,192,555
3,610,467	3,839,103	4,304,075	3,718,158	4,467,009	5,424,121
8,967,472	9,156,370	2,034,963	4,458,831	8,415,913	11,104,690
2,110,943	1,903,119	2,438,156	697,351	1,620,427	1,957,418
264,959	465,097	6,780,115	-	-	-
10,285,701	12,097,219	19,989,920	21,764,524	29,598,365	18,983,157
151,966	360,872	582,023	10,621,147	17,666,351	15,354,938
26,205,973	28,651,075	36,499,048	41,572,123	62,385,152	54,016,879
1,199,162	1,099,028	1,249,195	758,120	916,458	686,731
1,199,162	1,099,028	1,249,195	758,120	916,458	686,731
27,405,135	29,750,103	37,748,243	42,330,243	63,301,610	54,703,610

CITY OF WEST COVINA

**Changes in Net Position
Last Ten Fiscal Years
(accrual basis of accounting)**

	Fiscal Year			
	2014	2015	2016	2017
Net revenues (expenses):				
Governmental activities	\$ (53,114,283)	\$ (56,834,701)	\$ (55,372,877)	\$ (70,109,400)
Business-type activities	589,217	227,345	(225,459)	(300,748)
net primary government revenues (expenses)	<u>(52,525,066)</u>	<u>(56,607,356)</u>	<u>(55,598,336)</u>	<u>(70,410,148)</u>
General revenues and other changes in net position:				
Governmental activities:				
Taxes:				
Property taxes	20,420,020	21,156,596	22,352,163	23,994,740
Sales tax	14,705,790	15,096,101	17,228,237	16,503,563
Franchise tax	3,478,532	3,635,092	3,540,011	3,698,184
Other taxes	7,451,947	7,433,106	6,485,394	6,725,309
Investment income	695,341	660,157	(566,064)	4,452,938
Other general revenues	5,960,967	6,999,034	4,236,920	6,847,642
Transfers	101,775	101,775	101,775	-
Extraordinary gain (loss)	-	-	9,789,266	-
Total governmental activities	<u>52,814,372</u>	<u>55,081,861</u>	<u>63,167,702</u>	<u>62,222,376</u>
Business-type activities:				
Investment income	-	1,553	3,513	2,070
Other revenues	-	-	-	182,018
Transfers	(101,775)	(101,775)	(101,775)	-
Total business-type activities	<u>(101,775)</u>	<u>(100,222)</u>	<u>(98,262)</u>	<u>184,088</u>
Total primary government	<u>52,712,597</u>	<u>54,981,639</u>	<u>63,069,440</u>	<u>62,406,464</u>
Changes in net position:				
Governmental activities	(299,911)	(1,752,840)	7,794,825	(7,887,024)
Business-type activities	<u>487,442</u>	<u>127,123</u>	<u>(323,721)</u>	<u>(116,660)</u>
Total primary government change in net position	<u>\$ 187,531</u>	<u>\$ (1,625,717)</u>	<u>\$ 7,471,104</u>	<u>\$ (8,003,684)</u>

Source: City of West Covina Finance Department

(continued)

2018	2019	2020	2021	2022	2023
\$ (82,272,866)	\$ (70,304,289)	\$ (80,273,852)	\$ (74,647,369)	\$ (27,569,813)	\$ (75,994,562)
(106,264)	(164,665)	18,556	282,448	196,547	6,496
(82,379,130)	(70,468,954)	(80,255,296)	(74,364,921)	(27,373,266)	(75,988,066)
25,392,860	26,365,067	27,422,706	30,108,110	31,348,677	33,822,147
17,449,827	17,464,609	17,033,647	20,858,803	23,101,668	23,526,119
4,011,817	4,207,765	4,445,101	4,644,360	4,806,348	5,237,769
7,692,437	9,158,794	5,026,703	4,571,270	4,721,569	4,815,955
559,164	2,016,573	2,682,794	223,485	(1,082,667)	2,019,179
9,256,591	5,747,563	7,244,815	5,520,479	2,126,984	1,988,435
-	-	-	-	-	-
-	-	-	-	-	-
64,362,696	64,960,371	63,855,766	65,926,507	65,022,579	71,409,604
884	1,083	-	-	-	-
82,706	112,207	63,710	-	-	-
-	-	-	-	-	-
83,590	113,290	63,710	-	-	-
64,446,286	65,073,661	63,919,476	65,926,507	65,022,579	71,409,604
(17,910,170)	(5,343,918)	(16,418,086)	(8,720,862)	37,452,766	(4,584,958)
(22,674)	(51,375)	82,266	282,448	196,547	6,496
\$ (17,932,844)	\$ (5,395,293)	\$ (16,335,820)	\$ (8,438,414)	\$ 37,649,313	\$ (4,578,462)

CITY OF WEST COVINA

**Changes in Net Position
Governmental Activities
Last Ten Fiscal Years
(accrual basis of accounting)**

	Fiscal Year			
	2014	2015	2016	2017
Expenses:				
General government	\$ 7,472,254	\$ 5,676,067	\$ 4,963,302	\$ 5,775,173
Public safety	45,443,958	49,813,447	48,410,511	56,169,907
Public works	21,109,952	20,586,770	20,259,279	21,243,019
Community services	6,437,040	7,035,872	7,368,492	7,926,410
Community development	658,082	766,886	753,721	2,190,319
Interest on long-term debt	1,677,062	1,353,156	1,572,645	1,575,724
Total expenses	82,798,348	85,232,198	83,327,950	94,880,552
Program revenues:				
Charges for services:				
General government	486,478	885,123	400,051	546,626
Public safety	3,037,891	2,825,831	3,170,579	3,201,495
Public works	8,878,122	8,278,038	8,271,744	7,714,148
Community services	1,180,562	1,275,278	1,365,482	1,491,858
Community development	621,352	502,621	425,013	416,014
Operating grants and contributions	11,021,410	12,405,742	13,317,378	10,955,031
Capital grants and contributions	4,458,250	2,224,864	1,004,826	445,980
Total program revenues	29,684,065	28,397,497	27,955,073	24,771,152
Net program revenues (expenses)	(53,114,283)	(56,834,701)	(55,372,877)	(70,109,400)
General revenues and other changes in net position:				
Taxes:				
Property taxes	20,420,020	21,156,596	22,352,163	23,994,740
Sales tax	14,705,790	15,096,101	17,228,237	16,503,563
Franchise tax	3,478,532	3,635,092	3,540,011	3,698,184
Other taxes	7,451,947	7,433,106	6,485,394	6,725,309
Motor vehicle in lieu, unrestricted	-	-	-	-
Investment income	695,341	660,157	(566,064)	4,452,938
Other general revenues	5,960,967	6,999,034	4,236,920	6,847,642
Transfers	101,775	101,775	101,775	-
Extraordinary gain (loss)	-	-	9,789,266	-
Total governmental revenues and other changes	52,814,372	55,081,861	63,167,702	62,222,376
Changes in net position	\$ (299,911)	\$ (1,752,840)	\$ 7,794,825	\$ (7,887,024)

Source: City of West Covina Finance Department

(continued)

Fiscal Year					
2018	2019	2020	2021	2022	2023
\$ 7,523,129	\$ 7,515,920	\$ 7,781,252	\$ 18,929,254	\$ 3,700,172	\$ 19,222,882
67,734,047	58,057,784	72,653,866	62,479,977	49,887,239	66,098,443
21,161,586	21,625,190	23,649,892	17,212,496	13,508,312	24,203,764
8,926,070	9,280,450	9,418,860	7,675,178	12,587,100	10,247,116
1,618,181	795,685	1,394,131	1,568,283	1,238,687	1,446,667
1,515,826	1,680,335	1,874,899	8,354,304	9,033,455	8,792,569
108,478,839	98,955,364	116,772,900	116,219,492	89,954,965	130,011,441
814,465	829,295	369,796	312,112	617,087	1,192,555
3,610,467	3,839,103	4,304,075	3,718,158	4,467,009	5,424,121
8,967,472	9,156,370	2,034,963	4,458,831	8,415,913	11,104,690
2,110,943	1,903,119	2,438,156	697,351	1,620,427	1,957,418
264,959	465,097	6,780,115	-	-	-
10,285,701	12,097,219	19,989,920	21,764,524	29,598,365	18,983,157
151,966	360,872	582,023	10,621,147	17,666,351	15,354,938
26,205,973	28,651,075	36,499,048	41,572,123	62,385,152	54,016,879
(82,272,866)	(70,304,289)	(80,273,852)	(74,647,369)	(27,569,813)	(75,994,562)
25,392,860	26,365,067	27,422,706	30,108,110	31,348,677	33,822,147
17,449,827	17,464,609	17,033,647	20,858,803	23,101,668	23,526,119
4,011,817	4,207,765	4,445,101	4,644,360	4,806,348	5,237,769
7,692,437	9,158,794	5,026,703	4,571,270	4,721,569	4,815,955
-	-	-	-	-	-
559,164	2,016,573	2,682,794	223,485	(1,082,667)	2,019,179
9,256,591	5,747,563	7,244,815	5,520,479	2,126,984	1,988,435
-	-	-	-	-	-
-	-	-	-	-	-
64,362,696	64,960,371	63,855,766	65,926,507	65,022,579	71,409,604
\$ (17,910,170)	\$ (5,343,918)	\$ (16,418,086)	\$ (8,720,862)	\$ 37,452,766	\$ (4,584,958)

CITY OF WEST COVINA
Changes in Net Position
Business-Type Activities
Last Ten Fiscal Years
(accrual basis of accounting)

	Fiscal Year			
	2014	2015	2016	2017
Expenses:				
Computer Enterprise	\$ 1,284,419	\$ 1,427,789	\$ 1,638,573	\$ 1,575,066
Total expenses	1,284,419	1,427,789	1,638,573	1,575,066
Program revenues:				
Charges for services:				
Computer Enterprise	1,873,636	1,655,134	1,413,114	1,274,318
Total program revenues	1,873,636	1,655,134	1,413,114	1,274,318
Net revenues (expenses)	589,217	227,345	(225,459)	(300,748)
General revenues and other changes in net position:				
Investment income	-	1,553	3,513	2,070
Other revenues	-	-	-	182,018
Transfers	(101,775)	(101,775)	(101,775)	-
Total general revenues and other changes	(101,775)	(100,222)	(98,262)	184,088
Changes in net position	\$ 487,442	\$ 127,123	\$ (323,721)	\$ (116,660)

Source: City of West Covina Finance Department

(continued)

Fiscal Year					
2018	2019	2020	2021	2022	2023
\$ 1,305,426	\$ 1,263,693	\$ 1,230,639	\$ 475,672	\$ 719,911	\$ 680,235
1,305,426	1,263,693	1,230,639	475,672	719,911	680,235
1,199,162	1,099,028	1,249,195	758,120	916,458	686,731
1,199,162	1,099,028	1,249,195	758,120.00	916,458.00	686,731.00
(106,264)	(164,665)	18,556	282,448.00	196,547.00	6,496.00
884	1,083	-	-	-	-
82,706	112,207	63,710	-	-	-
-	-	-	-	-	-
83,590	113,290	63,710	-	-	-
\$ (22,674)	\$ (51,375)	\$ 82,266	\$ 282,448	\$ 196,547	\$ 6,496

CITY OF WEST COVINA**Fund Balances of Governmental Funds
Last Ten Fiscal Years
(modified accrual basis of accounting)**

	Fiscal Year			
	2014	2015	2016	2017
General Fund:				
Nonspendable	\$ 6,595,326	\$ 6,483,924	\$ 7,129,779	\$ 6,982,268
Restricted	-	-	-	-
Assigned	-	-	-	-
Unassigned	<u>5,687,385</u>	<u>20,531,695</u>	<u>15,032,610</u>	<u>14,119,078</u>
Total general fund	<u>\$ 12,282,711</u>	<u>\$ 27,015,619</u>	<u>\$ 22,162,389</u>	<u>\$ 21,101,346</u>
All other governmental funds:				
Nonspendable	\$ 157,500	\$ 151,923	\$ 5,277,203	\$ 4,980,450
Restricted	56,225,097	59,918,077	51,467,448	45,082,696
Assigned	3,891,565	4,930,693	5,065,065	2,820,665
Unassigned	<u>(47,867)</u>	<u>(438,708)</u>	<u>(531,412)</u>	<u>(1,100,860)</u>
Total all other governmental funds	<u>\$ 60,226,295</u>	<u>\$ 64,561,985</u>	<u>\$ 61,278,304</u>	<u>\$ 51,782,951</u>

Source: City of West Covina Finance Department

(continued)

Fiscal Year					
2018	2019	2020	2021	2022	2023
\$ 9,952,978	\$ 8,976,583	\$ 7,086,958	\$ 4,009,651	\$ 3,380,136	\$ 3,358,665
-	-	7,650	9,440	8,287	16,069
320,200	320,200	-	-	-	-
11,979,653	9,884,913	12,580,716	21,468,986	20,770,457	17,654,008
<u>\$ 22,252,831</u>	<u>\$ 19,181,696</u>	<u>\$ 19,675,324</u>	<u>\$ 25,488,077</u>	<u>\$ 24,158,880</u>	<u>\$ 21,028,742</u>
\$ 110,833	\$ 99,167	\$ 82,420	\$ -	\$ 11,989	\$ 90,943
49,600,866	57,840,755	64,044,695	92,198,163	100,732,082	107,980,761
2,004,895	1,107,138	1,786,815	9,687,492	6,601,977	7,617,849
(710,218)	(692,305)	(1,158,958)	(228,169)	(164,865)	(22,661)
<u>\$ 51,006,376</u>	<u>\$ 58,354,755</u>	<u>\$ 64,754,972</u>	<u>\$101,657,486</u>	<u>\$107,181,183</u>	<u>\$115,666,892</u>

CITY OF WEST COVINA

**Changes in Fund Balances of Government
Last Ten Fiscal Years
(modified accrual basis of accounting)**

	Fiscal Year			
	2014	2015	2016	2017
Revenues:				
Taxes	\$ 48,785,393	\$ 50,918,823	\$ 54,237,649	\$ 55,502,969
Special assessments	5,513,535	5,595,338	5,550,657	5,318,497
Licenses and permits	1,717,153	1,419,457	1,156,613	1,037,389
Fines and forfeitures	1,036,732	959,606	796,989	894,618
Investment income	716,472	679,844	(570,132)	4,448,607
Rental income	367,798	406,350	529,833	604,817
Intergovernmental	11,097,551	10,769,196	11,218,711	10,193,278
Charges for services	6,751,541	6,803,615	7,731,236	7,359,139
Repayment of notes and loans	26,148	-	-	-
Other	6,258,384	5,490,327	1,487,103	2,129,531
Total revenues	<u>82,270,707</u>	<u>83,042,556</u>	<u>82,138,659</u>	<u>87,488,845</u>
Expenditures				
Current:				
General government	7,087,335	5,757,334	5,103,814	6,214,682
Public safety	43,332,847	45,906,138	50,962,883	54,480,972
Public works	17,790,042	13,724,417	15,509,267	15,328,717
Community services	5,399,732	5,816,443	6,864,180	10,824,395
Community development	679,007	761,896	898,714	2,198,881
Debt service:				
Principal retirement	1,870,239	1,866,947	2,027,461	7,931,202
Interest and fiscal charges	1,666,054	1,360,370	1,574,753	1,566,392
Cost of issuance	-	-	-	-
Developer agreement payments	-	-	-	-
Total expenditures	<u>77,825,256</u>	<u>75,193,545</u>	<u>82,941,072</u>	<u>98,545,241</u>
Excess (deficiency) of revenues over (under) expenditures	<u>4,445,451</u>	<u>7,849,011</u>	<u>(802,413)</u>	<u>(11,056,396)</u>
Other financing sources (uses):				
Transfers in	3,744,115	3,201,793	4,831,038	5,643,232
Transfers out	(3,642,340)	(3,100,018)	(10,812,296)	(5,643,232)
Acquisition under capital leases	-	-	2,568,446	500,000
Issuance of bonds	2,185,000	-	-	-
Premium of refunding bonds issued	-	-	-	-
Payment to refunded bond escrow agent	(2,248,061)	-	-	-
Extraordinary gain (loss)	-	11,578,351	-	-
Total other financing sources (uses)	<u>38,714</u>	<u>11,680,126</u>	<u>(3,412,812)</u>	<u>500,000</u>
Special Item				
Payment towards UAL	-	-	-	-
Net change in fund balances	<u>\$ 4,484,165</u>	<u>\$ 19,529,137</u>	<u>\$ (4,215,225)</u>	<u>\$ (10,556,396)</u>
Debt service as a percentage of noncapital expenditures	5.18%	4.92%	4.70%	10.29%

Source: City of West Covina Finance Department

(continued)

Fiscal Year					
2018	2019	2020	2021	2022	2023
\$ 59,255,716	\$ 62,477,442	\$ 62,588,256	\$ 72,496,610	\$ 77,294,614	\$ 84,173,323
6,077,861	6,347,182	6,490,254	6,837,731	7,040,726	7,001,653
1,089,850	1,140,622	1,491,744	1,528,117	2,780,660	4,667,301
1,290,187	1,318,333	921,872	380,169	508,463	902,570
551,948	2,008,971	2,677,045	(18,511)	(1,311,234)	2,879,053
649,968	647,749	700,455	952,185	1,459,129	1,194,252
7,920,178	12,581,261	15,386,915	11,623,792	20,743,307	12,041,789
8,681,704	7,473,923	7,690,819	6,376,218	10,011,122	8,011,824
-	-	-	-	-	-
4,229,895	1,142,659	3,783,990	2,785,758	7,140,273	4,922,484
89,747,307	95,138,142	101,731,350	102,962,069	125,667,060	125,794,249
5,700,461	6,828,020	6,488,092	6,910,013	5,047,088	7,252,624
53,087,630	58,205,797	58,857,571	60,290,745	59,843,680	57,073,164
17,635,489	14,800,936	17,262,224	15,356,778	28,481,999	25,391,260
6,975,178	7,290,775	7,263,052	6,172,738	11,085,748	8,744,274
1,182,255	1,086,128	1,214,558	1,568,283	1,238,687	1,446,667
1,958,918	13,353,918	1,833,918	2,428,918	5,869,299	6,440,885
1,501,956	1,691,316	1,932,807	5,419,621	9,063,717	8,916,689
-	389,726	-	1,083,165	-	-
-	-	-	-	-	-
88,041,887	103,646,616	94,852,222	99,230,261	120,630,218	115,265,563
1,705,420	(8,508,474)	6,879,128	3,731,808	5,036,842	10,528,686
3,902,056	149,121	1,494,913	197,353,567	19,667,127	16,881,947
(5,232,566)	(9,121)	(1,676,955)	(201,320,249)	(20,509,469)	(22,055,062)
-	-	196,759	3,900,000	-	-
-	24,165,000	-	210,697,048	-	-
-	1,380,718	-	-	-	-
-	(12,900,000)	-	-	-	-
-	-	-	-	-	-
(1,330,510)	12,785,718	14,717	210,630,366	(842,342)	(5,173,115)
-	-	-	(172,543,016)	-	-
\$ 374,910	\$ 4,277,244	\$ 6,893,845	\$ 41,819,158	\$ 4,194,500	\$ 5,355,571
4.18%	15.08%	3.97%	7.91%	15.38%	13.64%

CITY OF WEST COVINA
Assessed Value and Estimated Actual Value of Taxable Property
Last Ten Fiscal Years
(in thousands)

Fiscal Year Ended June 30	City				Taxable Assessed Value
	Secured	Non-Unitary	Unsecured	Less: Exemptions	
2014	6,670,267	-	15,080	(73,615)	6,611,732
2015	7,116,733	-	12,346	(94,084)	7,034,995
2016	7,458,200	-	14,738	(95,915)	7,377,023
2017	7,829,861	-	11,212	(100,253)	7,740,820
2018	8,229,924	-	9,185	(84,900)	8,154,209
2019	8,718,033	-	10,356	(101,379)	8,627,010
2020	9,082,038	-	11,724	(79,629)	9,014,133
2021	9,458,367	-	11,927	(119,220)	9,351,074
2022	9,768,205	-	11,452	(111,904)	9,667,753
2023	9,768,205	-	17,416	(171,514)	9,614,107

NOTE:

In 1978, the voters of the State of California passed Proposition 13 which limited property taxes to a total maximum rate of 1% based upon the assessed value of the property being taxed. Each year, the assessed value of property may be increased by an "inflation factor" (limited to a maximum increase of 2%). With few exceptions, property is only reassessed at the time that it is sold to a new owner. At that point, the new assessed value is reassessed at the purchase price of the property sold. The assessed valuation data shown above represents the only data currently available with respect to the actual market value of taxable property and is subject to the limitations described above.

Source: HdL Coren & Cone, Los Angeles Assessor 2014 - 2021/22 Combined Tax Rolls

(continued)

<u>Successor Agency (SA) of the former Community Development Commission (CDC)</u>				City and SA	Total
<u>Secured</u>	<u>Unsecured</u>	<u>Less:</u> <u>Exemptions</u>	<u>Taxable</u> <u>Assessed</u> <u>Value</u>	<u>Total Taxable</u> <u>Assessed</u> <u>Value</u>	<u>Direct Tax</u> <u>Rate</u>
2,498,131	161,438	(186,502)	2,473,067	9,084,799	14.083%
2,566,170	161,710	(184,907)	2,542,973	9,577,968	14.116%
2,795,635	162,488	(189,554)	2,768,569	10,145,592	14.138%
3,028,206	165,375	(170,529)	3,023,052	10,763,872	14.165%
3,103,316	163,326	(154,330)	3,112,312	11,266,521	14.109%
3,305,249	167,442	(168,062)	3,304,629	11,931,639	14.221%
3,483,295	169,859	(195,530)	3,457,624	12,471,757	14.236%
3,604,156	168,578	(222,612)	3,550,122	12,901,196	14.262%
3,688,744	167,649	(209,821)	3,646,572	13,314,325	14.280%
3,688,744	167,649	(321,127)	3,535,266	13,149,373	14.280%

CITY OF WEST COVINA

**Direct and Overlapping Property Tax Rates
Last Ten Fiscal Years
(rate per \$100 of assessed value)**

	Fiscal Year			
	2014	2015	2016	2017
Basic Levy¹	1.00000	1.00000	1.00000	1.00000
Baldwin Park Unified	0.15842	0.16519	0.16288	0.10510
Bassett Unified School District	0.11632	0.11539	0.15771	0.16781
Covina Valley Unified School District	0.11472	0.11426	0.11062	0.12581
Hacienda-La Puente Unified	0.06653	0.06432	0.06394	0.06600
Metropolitan Water District	0.00350	0.00350	0.00350	0.00350
Mt. San Antonio College	0.02023	0.02129	0.02154	0.02400
Rowland Heights Unified	0.12297	0.14313	0.12426	0.12444
Rowland Unified	0.00000	0.00000	0.00000	0.00000
Walnut Valley Unified	0.11342	0.11510	0.09285	0.06601
West Covina Municipal Maint. Dist.	0.18310	0.18310	0.18310	0.18310
West Covina Unified	0.03626	0.05412	0.04205	0.04914
Total Direct & Overlapping² Tax Rates	1.93547	1.97941	1.96245	1.91492
City Share of 1% Levy Per Prop 13³	0.13820	0.13820	0.13820	0.13820
Redevelopment Rate⁴	N/A	N/A	N/A	N/A
Total Tax Rate⁵	0.14083	0.14116	0.14138	0.14165

¹ In 1978, California voters passed Proposition 13 which set the property tax rate at a 1.00% fixed amount. This 1.00% is shared by all taxing agencies for which the subject property resides within. In addition to the 1.00% fixed amount, property owners are charged taxes as a percentage of assessed property values for the payment of any

² Overlapping rates are those of local and county governments that apply to property owners within the City. Not all overlapping rates apply to all city property owners.

³ City's share of 1% Levy is based on the City's share of the general fund tax rate area with the largest net taxable value within the City. ERAF general fund tax shifts may not

⁴ Redevelopment Rate is based on the largest RDA tax rate area and only includes rate(s) from indebtedness adopted prior to 1989 per California State statute. RDA direct and overlapping rates are applied only to the incremental property values. The approval

⁵ Total Direct Rate is the weighted average of all individual direct rates applied to by the government preparing the statistical section information and excludes revenues derived from aircraft taxes. Beginning in 2013/14 the Total Direct Rate no longer includes revenue generated from the former redevelopment tax rate areas. Challenges to recognized enforceable obligations are assumed to have been resolved during 2012/13.

Source: Los Angeles County Assessor 2011/12 - 2020/21 Tax Rate Table

(continued)

Fiscal Year					
2018	2019	2020	2021	2022	2023
1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
0.13039	0.12402	0.13032	0.19256	0.18029	0.17544
0.17443	0.16349	0.14196	0.14705	0.13911	0.13876
0.14205	0.13976	0.13521	0.12658	0.12995	0.12612
0.10531	0.10706	0.08252	0.08261	0.08511	0.08491
0.00350	0.00350	0.00350	0.00350	0.00350	0.00350
0.02371	0.02435	0.04781	0.04459	0.04608	0.04267
0.11841	0.11861	0.10760	0.10905	0.00000	0.00000
0.00000	0.00000	0.00000	0.00000	0.11128	0.10909
0.07388	0.10582	0.09538	0.09893	0.10066	0.10118
0.18310	0.18310	0.18310	0.18480	0.18480	0.18480
0.09514	0.09795	0.08192	0.09980	0.07968	0.09317
2.04992	2.06766	2.00932	2.08947	2.06046	2.05964
0.13820	0.13820	0.13820	0.13820	0.13820	0.13820
N/A	N/A	N/A	N/A	N/A	N/A
0.14109	0.14221	0.14236	0.14262	0.14280	0.14295

CITY OF WEST COVINA

**Principal Property Taxpayers
Current Year and Nine Years Ago**

Taxpayer	2023			2014		
	Taxable Assessed Value	Rank	Percent of Total City Taxable Assessed Value	Taxable Assessed Value	Rank	Percent of Total City Taxable Assessed Value
Plaza West Covina LLC	\$ 284,283,417	1	2.00%	\$ 200,235,700	1	2.20%
GREF Eastland Center LP	194,178,395	2	1.37%	94,665,219	2	1.04%
Colony at the Lakes	181,955,119	3	1.28%			
Walnut Ridge Apartments LP	102,134,763	4	0.72%			
CLPF 624 South Glendora Avenue LP	97,716,000	5	0.69%			
Twelve 31 Partners LP	80,350,000	6	0.57%			
Envision WC MB RE LLC	77,535,984	7	0.55%			
TPA Nasch LLC	60,990,343	8	0.43%			
Citrus Gardens Apartments LP	51,728,202	9	0.36%			
Merrill Gardens at West Covina	50,004,262	10	0.35%			
La Palma Royale LLC				53,850,772	3	0.59%
Hassen Real Estate Partnership				53,046,526	4	0.58%
Gateway Crescent LLC				46,800,000	5	0.52%
Eastland Tower Partnership				46,100,000	6	0.51%
CP Lafayette PARC LLC				45,875,417	7	0.50%
KW of CV Sunset LLC				44,528,272	8	0.49%
Legacy Partners Verandas LP				31,252,797	9	0.34%
Pried XIV Trust				30,351,673	10	0.33%
Totals	<u>\$1,180,876,485</u>		<u>8.32%</u>	<u>\$ 646,706,376</u>		<u>7.10%</u>

Source: HdL Coren & Cone; Los Angeles County Assessor 2013-14 and 2022-23 Combined Tax Rolls and the Non Unitary Tax Roll

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CITY OF WEST COVINA

PROPERTY TAX LEVIES AND COLLECTIONS
Last Ten Fiscal Years

Fiscal Year Ended June 30	Taxes Levied for the Fiscal Year	City				
		Collected within the Fiscal Year of Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percent of Levy		Amount	Percent of Levy
2014	9,119,226	9,105,997	99.85%	(67,229)	9,038,768	99.12%
2015	9,702,185	9,491,592	97.83%	34,965	9,526,557	98.19%
2016	10,173,156	9,881,520	97.13%	88,647	9,970,167	98.00%
2017	10,671,800	10,440,321	97.83%	109,928	10,550,250	98.86%
2018	11,679,354	11,040,516	94.53%	267,238	11,307,754	96.82%
2019	12,395,960	11,894,401	95.95%	96,641	11,991,042	96.73%
2020	12,607,874	11,998,360	95.17%	241,683	12,240,043	97.08%
2021	13,527,500	12,917,734	95.49%	91,377	13,009,111	96.17%
2022	13,947,187	12,958,850	92.91%	421,937	13,380,787	95.94%
2023	15,019,091	14,394,277	95.84%	48,995	14,443,272	96.17%

Notes:

The amounts presented include City property taxes and Community Development Commission tax increment. This schedule also includes amounts collected by the City and the Community Development Commission that were passed-through to other agencies.

Source: Los Angeles County Auditor Controller's Office - Accounting Division

(continued)

Fiscal Year Ended June 30	Taxes Levied for the Fiscal Year	Community Development Commission				
		Collected within the Fiscal Year of Levy		Collections in Subsequent Years	Total Collections to Date	
		Amount	Percent of Levy		Amount	Percent of Levy
2014	N/A	N/A	N/A	N/A	N/A	N/A
2015	N/A	N/A	N/A	N/A	N/A	N/A
2016	N/A	N/A	N/A	N/A	N/A	N/A
2017	N/A	N/A	N/A	N/A	N/A	N/A
2018	N/A	N/A	N/A	N/A	N/A	N/A
2019	N/A	N/A	N/A	N/A	N/A	N/A
2020	N/A	N/A	N/A	N/A	N/A	N/A
2021	N/A	N/A	N/A	N/A	N/A	N/A
2022	N/A	N/A	N/A	N/A	N/A	N/A
2023	N/A	N/A	N/A	N/A	N/A	N/A

CITY OF WEST COVINA**Ratios of Outstanding Debt by Type
Last Ten Fiscal Years**

Fiscal Year Ended June 30	Governmental Activities			Total Governmental Activities	Business-Type Activities
	Lease Revenue Bonds	Loans	Capital Lease Obligations		Total Business-type Activities
2014	48,385,000	1,512,768	773,282	50,671,051	-
2015	47,225,000	12,941,113	216,342	60,382,455	-
2016	46,000,000	12,208,103	2,715,337	60,923,440	-
2017	42,570,000	10,920,515	-	53,490,515	-
2018	41,190,000	10,341,597	-	51,531,597	-
2019	39,680,000	9,762,679	-	49,442,679	-
2020	38,425,000	9,183,761	-	47,608,761	-
2021	241,170,000	8,104,843	6,602,048	255,876,891	-
2022	237,238,298	7,525,925	6,411,667	251,175,890	-
2023	231,690,193	6,947,007	6,044,700	244,681,900	-

Notes:

Details regarding the City's outstanding debt can be found in the notes to the financial statements.

(1) These ratios are calculated using personal income and population for the prior calendar year.

Source: City of West Covina Finance Department

(continued)

<u>Total Primary Government</u>	<u>Percentage of Personal Income (1)</u>	<u>Debt Per Capita (1)</u>
50,671,051	1.88%	470
60,382,455	2.28%	560
60,923,440	2.27%	565
53,490,515	1.98%	496
51,531,597	1.88%	476
49,442,679	1.70%	457
47,608,761	1.56%	449
255,876,891	8.06%	2,337
251,175,890	7.56%	2,347
244,681,900	6.60%	2,330

CITY OF WEST COVINA

**Ratio of General Bonded Debt Outstanding
Last Ten Fiscal Years
(in thousands of dollars, except Per Capita)**

Fiscal Year Ended June 30	Lease Revenue Bonds	Loans	Capital Lease Obligations	Total	Percent of Assessed Value(1)	Per Capita
2014	48,385	1,513	773	50,671	0.56%	449
2015	47,225	12,941	216	60,382	0.63%	438
2016	46,000	12,208	2,715	60,923	0.60%	426
2017	42,570	10,921	-	53,491	0.50%	395
2018	41,190	10,342	-	51,532	0.46%	381
2019	39,680	9,763	-	49,443	0.41%	367
2020	38,425	9,184	-	47,609	0.38%	363
2021	241,170	8,105	6,602	255,877	1.98%	2,202
2022	237,238	7,526	6,412	251,176	1.89%	2,217
2022	231,690	6,947	6,045	244,682	1.86%	2,206

Notes:

General bonded debt is debt payable with governmental fund resources and general obligation bonds recorded in enterprise funds (of which, the City has none).

(1) Assessed value has been used because the actual value of taxable property is not readily available in the State of California.

Source: City of West Covina Finance Department and Los Angeles County Assessor's Office

CITY OF WEST COVINA

**Direct and Overlapping Debt
June 30, 2023**

Governmental Unit	Debt Outstanding	Estimated Percentage Applicable (1)	Estimated Share of Overlapping Debt
Debt repaid with Property Taxes:			
METROPOLITAN WATER DISTRICT	\$ 9,835,780	0.806	\$ 79,240
MT. SAN ANTONIO CCD DS 2008 SERIES 2013A	160,803,885	12.768	20,531,113
MT. SAN ANTONIO CCD DS 2008 SERIES 2013B	1,620,000	12.768	206,838
MT. SAN ANTONIO CCD DS 2013 REF SERIES A	12,320,000	12.768	1,572,993
MT. SAN ANTONIO CCD DS 2013 REF SERIES B	14,560,000	12.768	1,858,991
MT. SAN ANTONIO CCD DS 2008 SERIES 2015C	3,700,000	12.768	472,408
MT. SAN ANTONIO CCD DS 2015 REF BONDS	3,290,000	12.768	420,061
MT. SAN ANTONIO CCD DS 2018 SERIES 2019A	265,125,000	12.768	33,850,621
MT. SAN ANTONIO CCD DS 2020 SERIES A	59,075,000	12.768	7,542,576
MT. SAN ANTONIO CCD DS 2008 SERIES 2020D	120,358,674	12.768	15,367,151
MT. SAN ANTONIO CCD DS 2008 SERIES 2021E	289,508,893	12.768	36,963,907
BALDWIN PARK USD 2002 SERIES 2004	4,882,131	0.303	14,779
BALDWIN PARK USD 2006 SERIES 2013	1,989,076	0.303	6,021
BALDWIN PARK USD 2016 REF BONDS	57,660,000	0.303	174,546
BALDWIN PARK USD 2006 SERIES 2019	10,895,000	0.303	32,981
BALDWIN PARK USD 2019 REF BONDS	32,996,025	0.303	99,884
BALDWIN PARK USD 2018 SERIES 2020	26,800,000	0.303	81,128
BASSETT USD DS 2006 SER B	10,185,729	0.054	5,528
BASSETT USD DS 2014 REF SERIES A	7,325,000	0.054	3,975
BASSETT USD DS 2014 REF SERIES B	4,970,000	0.054	2,697
BASSETT USD DS 2014 SERIES A	8,375,000	0.054	4,545
BASSETT USD DS 2016 REF BONDS	5,345,000	0.054	2,901
BASSETT USD DS 2014 SERIES B	19,530,000	0.054	10,599
COVINA VALLEY USD DS 2001 SERIES B	7,226,440	31.283	2,260,623
COVINA VALLEY USD DS 2012 SERIES A	3,715,000	31.283	1,162,151
COVINA VALLEY USD DS 2013 REF BONDS	4,470,000	31.283	1,398,335
COVINA VALLEY USD DS 2012 SERIES B	12,000,000	31.283	3,753,920
COVINA VALLEY USD DS 2012 SERIES C	2,130,000	31.283	666,321
COVINA VALLEY USD DS 2012 SERIES C1	15,335,000	31.283	4,797,197
COVINA VALLEY USD DS 2016 REF BONDS	28,515,000	31.283	8,920,252
COVINA VALLEY USD DS 2012 SERIES D	13,600,000	31.283	4,254,443
COVINA VALLEY USD DS 2012 SERIES E	56,580,000	31.283	17,699,733
COVINA VALLEY USD DS 2019 REF BONDS	47,850,000	31.283	14,968,756
HACIENDA-LA PUENTE USD DS 2005 REFUNDING BONDS	12,725,000	1.391	176,960
HACIENDA-LA PUENTE USD DS 2007 REFUNDING	44,590,000	1.391	620,090
HACIENDA-LA PUENTE USD DS 2016 SERIES 2017A	57,895,000	1.391	805,115
ROWLAND HEIGHTS USD DS 2005 REF BONDS	4,569,606	14.542	664,511
ROWLAND HEIGHTS USD DS 2006 SERIES D QSCB	10,575,000	14.542	1,537,815
ROWLAND HEIGHTS USD DS 2006 SERIES E	19,830,000	14.542	2,883,676
ROWLAND HEIGHTS USD DS 2012 SERIES A	375,000	14.542	54,532
ROWLAND HEIGHTS USD DS 2013 REF BONDS	20,030,000	14.542	2,912,760
ROWLAND HEIGHTS USD DS 2012 SERIES B	65,999,972	14.542	9,597,706
ROWLAND HEIGHTS USD DS 2015 REF BONDS	38,625,000	14.542	5,616,842
ROWLAND HEIGHTS USD DS 2019 REF BONDS	10,565,000	14.542	1,536,361
ROWLAND HEIGHTS USD DS 2020 REF BONDS	45,110,000	14.542	6,559,889
WALNUT VALLEY USD DS 2000 SERIES D	10,067,924	0.767	77,224
WALNUT VALLEY USD DS 2000 SERIES E	3,743,269	0.767	28,712
WALNUT VALLEY USD DS 2007 SERIES B MEAS. S	9,421,644	0.767	72,267
WALNUT VALLEY USD DS 2014 REF BONDS SERIES A	3,260,000	0.767	25,005
WALNUT VALLEY USD DS 2014 REF BONDS SERIES B	715,000	0.767	5,484
WALNUT VALLEY USD DS 2016 REF BONDS	37,170,000	0.767	285,105
WALNUT VALLEY USD DS 2016 SERIES A BONDS	38,440,000	0.767	294,846
WALNUT VALLEY USD DS 2019 REF BONDS	25,110,000	0.767	192,601
WALNUT VALLEY USD DS 2016 SERIES B BONDS	106,615,000	0.767	817,769
WEST COVINA USD 2002 REFUNDING SERIES A	7,110,000	95.573	6,795,272
WEST COVINA USD DS 2012 REF BONDS	7,890,000	95.573	7,540,745
WEST COVINA USD DS 2016 SERIES A	99,125,000	95.573	94,737,174
Sub Total Overlapping Debt			323,025,675
City of West Covina Direct Debt - Lease Revenue Bonds			249,274,843
Total Direct and Overlapping Debt			\$ 572,300,518

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of Glendora. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident and, therefore, responsible for the debt, for each overlapping government.

(1) The percentage of overlapping debt applicable is estimated using taxable assessed property values. Applicable percentages were estimated by determining the portion of the County's taxable assessed value that is within the government's boundaries and dividing it by the County's total taxable assessed value.

Source: HdL Coren & Cone, Los Angeles, County Assessor and Auditor Combined 2020-21 Lien Date Tax Rolls

CITY OF WEST COVINA**Legal Debt Margin Information
Last Ten Fiscal Years
(in thousands of dollars)**

	Fiscal Year			
	2014	2015	2016	2017
Assessed valuation	\$ 6,611,732	\$ 7,034,995	\$ 7,377,023	\$ 7,740,820
Conversion percentage	25%	25%	25%	25%
Adjusted assessed valuation	1,652,933	1,758,749	1,844,256	1,935,205
Debt limit percentage	15%	15%	15%	15%
Debt limit	247,940	263,812	276,638.36	290,280.75
Total net debt applicable to limitation	-	-	-	-
Legal debt margin	<u>\$ 247,940</u>	<u>\$ 263,812</u>	<u>\$ 276,638</u>	<u>\$ 290,281</u>
Total debt applicable to the limit as a percentage of debt limit	0.0%	0.0%	0.0%	0.0%

The Government Code of the State of California provides for a legal debt margin of 15% of gross assessed valuation. However, this provision was enacted when assessed valuation was based upon 25% of market value. Effective with the 1981-82 fiscal year, each parcel is now assessed at 100% of market value (as of the most recent change in ownership for that parcel). Although the statutory debt limit has not been amended by the State since this change, the percentages presented in the above computations have been proportionately modified to 3.75% (25% of 15%) for the purpose of this calculation in order to be consistent with the computational effect of the debt limit at the time of the state's establishment of the limit.

Source: City of West Covina Finance Department
Los Angeles County Tax Assessor's Office

(continued)

Fiscal Year					
2018	2019	2020	2021	2022	2023
\$ 8,154,209	\$ 8,627,010	\$ 9,014,133	\$ 9,351,074	\$ (111,904)	\$ 9,667,753
25%	25%	25%	25%	25%	25%
2,038,552	2,156,753	2,253,533	2,337,769	(27,976)	2,416,938
15%	15%	15%	15%	15%	15%
305,782.84	323,512.88	338,029.99	350,665.28	(4,196.40)	362,540.74
-	-	-	-	-	-
<u>\$ 305,783</u>	<u>\$ 323,513</u>	<u>\$ 338,030</u>	<u>\$ 350,665</u>	<u>\$ (4,196)</u>	<u>\$ 362,541</u>
0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

CITY OF WEST COVINA

**Pledged Revenue Coverage
Last Ten Fiscal Years
(In thousands of dollars)**

Fiscal Year Ended June 30	Lease Revenue Bonds and Certificates of Participation			
	Revenue	Debt Service		Coverage
		Principal	Interest	
2014	54,753	1,715	1,249	18.47
2015	57,588	1,655	891	22.62
2016	58,133	1,900	1,121	19.24
2017	64,372	4,005	1,185	12.40
2018	67,196	2,005	1,306	20.29
2019	65,426	1,255	1,918	20.62
2020	70,935	1,255	1,918	22.36
2021	72,992	1,350	1,859	22.75
2022	81,019	5,100	8,845	5.81
2023	85,678	5,495	8,671	6.05

Fiscal Year Ended June 30	Tax Allocation Bonds			
	Tax Increment	Debt Service		Coverage
		Principal	Interest	
2014	8,675	1,358	978	3.71
2015	9,260	1,420	920	3.96
2016	15,110	1,480	853	6.48
2017	9,365	19,005	802	0.47
2018	9,040	1,480	455	4.67
2019	11,169	1,765	406	5.14
2020	8,190	1,820	361	3.76
2021	6,775	1,865	306	3.12
2022	5,427	1,615	253	2.91
2023	15	1,425	237	0.01

Note: Details regarding the city's outstanding debt can be found in the notes to the financial statements. Operating expenses do not include interest or depreciation expenses.

Source: City of West Covina Finance Department

(continued)

Fiscal Year Ended June 30	Assessment District Bond					
	Revenue	Less Operating Expenses	Net Available Revenue	Debt Service		
				Principal	Interest	Coverage
2014	5,740	767	4,973	2,055	1,890	1.26
2015	3,305	1,457	1,848	2,340	1,758	0.45
2016	6,911	1,429	5,482	2,940	2,124	1.08
2017	4,596	2,536	2,060	2,745	1,365	0.50
2018	4,431	2,536	1,895	3,000	1,429	0.43
2019	5,304	929	4,375	3,250	1,004	1.03
2020	3,999	3,365	634	3,495	1,120	0.14
2021	5,627	3,916	1,711	3,735	650	0.39
2022	3,879	4,347	(468)	4,055	416	(0.10)
2023	1,371	105	1,266	4,905	416	0.24

CITY OF WEST COVINA**Demographic and Economic Statistics
Last Ten Calendar Years**

Calendar Year	Population	Personal Income (in thousands)	Per Capita Personal Income	Annual Unemployment Rate
2014	107,828	2,698,504	25,026	6.7%
2015	107,879	2,653,176	24,594	10.1%
2016	107,873	2,680,000	24,844	8.2%
2017	107,813	2,705,736	25,096	6.4%
2018	108,245	2,737,892	25,293	5.2%
2019	108,116	2,916,516	26,975	4.6%
2020	105,999	3,053,619	28,808	4.4%
2021	109,501	3,173,022	28,977	13.1%
2022	107,017	3,324,204	31,062	9.2%
2023	105,013	3,706,972	35,300	4.8%

Sources: HdL Coren & Cone, California State Department of Finance, and California Employment Development

CITY OF WEST COVINA

**Principal Employers
Current Year and Nine Years Ago**

Employer	2023			2014		
	Number of Employees	Rank	Percent of Total Employment	Number of Employees	Rank	Percent of Total Employment
Queen of the Valley Campus	1,464	1	2.88%	1,393	1	2.61%
WC Unified School District	1,227	2	2.42%	1,331	2	2.50%
Target Store #T1028 & #T2147	423	3	0.83%	374	4	0.70%
City of West Covina	416	4	0.82%	413	3	0.77%
Porto's Bakery	379	5	0.75%			
Merakey Allos	286	6	0.56%			
Macy's	240	7	0.47%	289	6	0.54%
Walmart Store #5954	237	8	0.47%	300	5	0.56%
Interspace/Concorde Battery Corporation	229	9	0.45%	245	7	0.46%
The Home Depot	166	10	0.33%			
JC Penny				220	8	0.41%
B.J.'s Restaurant & Brewery				196	9	0.37%
SGV Newspaper Group				180	10	0.34%
Totals	5,067		9.97%	4,941		9.26%

Note: "Total Employment" as used above represents the total employment of all employers located within City limits.

Source: Labor Market Info, EDD, State of California
HdL Coren & Cone

CITY OF WEST COVINA**Full-time and Part-time City Employees by Function
Last Ten Fiscal Years**

Function	Fiscal Year									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
General government	31	31	32	42	46	36	32	38	48	34
Public safety	244	268	268	282	259	238	237	259	242	248
Public works	69	71	71	75	56	44	-	-	-	
Public Services	-	-	-	-	-	-	25	32	41	51
Community services	42	41	41	87	64	64	27	22	22	59
Community development	2	2	2	1	1	3	12	13	19	24
Total	389	413	414	487	426	385	333	364	372	416

Source: City of West Covina Finance Department

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CITY OF WEST COVINA**Operating Indicators by Function
Last Ten Fiscal Years**

Function/Program	Fiscal Year			
	2014	2015	2016	2017
Public Safety:				
Police:				
Total arrests	2,537	2,544	2,624	2,818
Calls for police service (1)	69,874	71,098	72,368	74,898
Graffiti sites cleaned	20,014	16,156	N/A	N/A
Fire:				
Emergency responses	7,990	8,555	9,494	9,353
Fire inspections	749	717	778	816
Public Services:				
Building permits issued	2,925	3,617	5,038	1,547
Graffiti sites cleaned (2)	N/A	N/A	13,964	6,694
Community Services:				
Recreation class registrations (3)	6,283	6,487	7,129	7,500

Note:

- (1) Calls received that generated an incident number but not necessarily a police response.
- (2) Due to department restructuring, the responsibility for graffiti abatement was absorbed by the Police Department starting fiscal year 2008-2009 and by Public Works starting fiscal year 2015-2016.
- (3) The increase in recreation class registrations in FY18 relates to inclusions of daycare classes.
- (4) The decrease in recreation class registrations in FY20 relates to COVID restrictions.

Source: City of West Covina Finance Department

(continued)

Fiscal Year					
2018	2019	2020	2021	2022	2023
3,080	2,538	2,037	1,266	1,266	1,695
84,850	73,713	68,605	61,353	68,221	68,565
N/A	N/A	N/A	N/A	N/A	N/A
9,383	9,289	8,944	9,405	10,286	10,189
805	1,009	920	964	1,079	1,582
1,399	2,938	3,022	3,701	4,941	2,494
2,391	3,077	3,140	2,632	4,363	4,782
17,902	26,482	8,075	65	3,533	6,570

CITY OF WEST COVINA**Capital Asset Statistics by Function/Program
Last Ten Fiscal Years**

Function	Fiscal Year			
	2014	2015	2016	2017
Public Safety:				
Police:				
Stations	1	1	1	1
Fire:				
Stations	5	5	5	5
Public works:				
Streets (miles)	231.0	231.0	240.3	240.3
Streetlight poles	826	826	826	674
Streetlight fixtures	1,109	1,109	1,109	420
Traffic signals	117	114	114	97
Parks and recreation:				
Sports Complex	1	1	1	1
Parks	16	16	16	16
Community centers	4	4	4	4
Wastewater:				
Sanitary sewers (miles)	238.9	238.9	238.9	227.0
Storm sewers (miles)	42.0	42.0	42.0	26.0

Source: City of West Covina

(continued)

Fiscal Year					
2018	2019	2020	2021	2022	2023
1	1	1	1	1	1
5	5	5	5	5	5
240.3	240.3	240.3	240.3	240.3	240.3
674	674	674	674	674	674
420	420	420	420	420	420
97	97	97	97	97	97
1	1	1	1	1	1
16	16	16	16	16	16
4	4	4	4	4	4
227.0	227.0	227.0	227.0	227.0	227.0
26.0	26.0	26.0	26.0	26.0	26.0



**Independent Auditor's Report on Internal Control over Financial Reporting and
on Compliance and Other Matters Based on an Audit of Financial Statements
Performed in Accordance with *Government Auditing Standards***

City Council
City of West Covina
West Covina, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, business-type activities, each major fund and the aggregate remaining fund information of the City of West Covina (City), as of and for the year ended June 30, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated January 22, 2024.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did

Van Lant & Fankhanel, LLP

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Murrieta, CA 92563
909.856.6879

not identify any deficiencies in internal control that we consider to be weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the organization's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "Van Lant & Fankhaenel, LLP". The signature is written in a cursive, flowing style.

January 22, 2024

January 22, 2024

City Council
City of West Covina
West Covina, CA

We have audited the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the City of West Covina for the year ended June 30, 2023. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, *Government Auditing Standards*, and Uniform Guidance, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated June 9, 2023. Professional standards also require that we communicate to you the following information related to our audit.

Significant Audit Findings

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by the City are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the fiscal year, except for the implementation of GASB Statement No. 87, *Leases*. We noted no transactions entered into by the City during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. The most sensitive estimates affecting the financial statements were:

Management's estimate of the fair value of investments is based on information provided by financial institutions. We evaluated the key factors and assumptions used to develop the fair value of investments in determining that it is reasonable in relation to the financial statements as a whole.

Management's estimate of capital assets depreciation is based on historical estimates of each capitalized item's useful life. We evaluated key factors and assumptions used to develop the estimated useful lives in determining that they are reasonable in relation to the financial statements as a whole.

Management's estimate of the net pension and net OPEB liabilities/(assets) are based on actuarial information provided by the California Public Employee Retirement System's (CalPERS) actuarial office, and other sources. We evaluated the key factors and assumptions used to develop these liabilities in determining that the estimated liabilities/(assets) are reasonable in relation to the financial statements as a whole.

Certain financial statement disclosures are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the financial statements were:

The disclosure of the fair value of investments in Note 2 to the financial statements represents amounts susceptible to market fluctuation.

The disclosure of accumulated depreciation in Note 6 to the financial statements is based on estimated useful lives which could differ from actual useful lives of each capitalized item.

The disclosures for the net OPEB and net pension liabilities/(assets) in the Notes to the financial statements are based on assumptions for discount rates, etc., which could differ from actual experience. The notes disclose the differences in these liabilities/(assets) if different assumptions are used in estimating these liabilities/(assets).

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

Corrected and Uncorrected Misstatements

Professional standards require us to accumulate all known and likely misstatements identified during the audit, other than those that are trivial, and communicate them to the appropriate level of management. None of the misstatements detected as a result of audit procedures and corrected by management were material, either individually or in the aggregate, to each opinion unit's financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, a disagreement with management is a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated January 22, 2024.

Management Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a “second opinion” on certain situations. If a consultation involves application of an accounting principle to the City’s financial statements or a determination of the type of auditor’s opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the City’s auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Other Matters

We applied certain limited procedures to management’s discussion and analysis and the schedules listed as required supplementary information in the table of contents, which are required supplementary information (RSI) that supplements the basic financial statements. Our procedures consisted of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management’s responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We did not audit the RSI and do not express an opinion or provide any assurance on the RSI.

We were engaged to report on the supplementary information as listed in the table of contents, which accompany the financial statements but are not RSI. With respect to this supplementary information, we made certain inquiries of management and evaluated the form, content, and methods of preparing the information to determine that the information complies with accounting principles generally accepted in the United States of America, the method of preparing it has not changed from the prior period, and the information is appropriate and complete in relation to our audit of the financial statements. We compared and reconciled the supplementary information to the underlying accounting records used to prepare the financial statements or to the financial statements themselves.

We were not engaged to report on the introductory sections, which accompanies the financial statements but is not RSI. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Restrictions on Use

This information is intended solely for the use of the City Council and management of the City and is not intended to be, and should not be, used by anyone other than these specified parties.

Very truly yours,

Van Lant & Fankhaenel, LLP



Community Financial Report

2022- 2023

This report provides a snapshot of the City's financial information, for Fiscal Year (FY) ending June 30, 2023 presented in a user-friendly format. For additional detail, please see the City's complete Annual Comprehensive Financial Report for fiscal year ending June 30, 2023 available at www.westcovina.org.

City Overview

CITY COUNCIL

Rosario Diaz, Mayor
Brian Tabatabai, Mayor Pro Tem
Ollie Cantos, Councilman
Letty Lopez-Viado, Councilwoman
Tony Wu, Councilman

ELECTED OFFICIALS

Nickolas S. Lewis, City Clerk
Colleen B. Rozatti, City Treasurer

ACTING CITY MANAGER

Paulina Morales

EXECUTIVE MANAGEMENT TEAM

Roxanne Lerma, Assistant City Manager/Public Services Director
Thomas P. Duarte, City Attorney
Lisa Sherrick, Assistant City Clerk
Stephanie Sikkema, Finance Director
Vincent Capelle, Fire Chief
Richard Bell, Police Chief

West Covina

The City of West Covina is located in the San Gabriel Valley, 20 miles east of downtown Los Angeles and 15 miles north of Orange County. Incorporated as a general law city in 1923, the City's 16 square miles flourished with walnut groves and orange groves for many decades.

Population
105K
2023



Personal Income
35.3K
2023 Per Capita



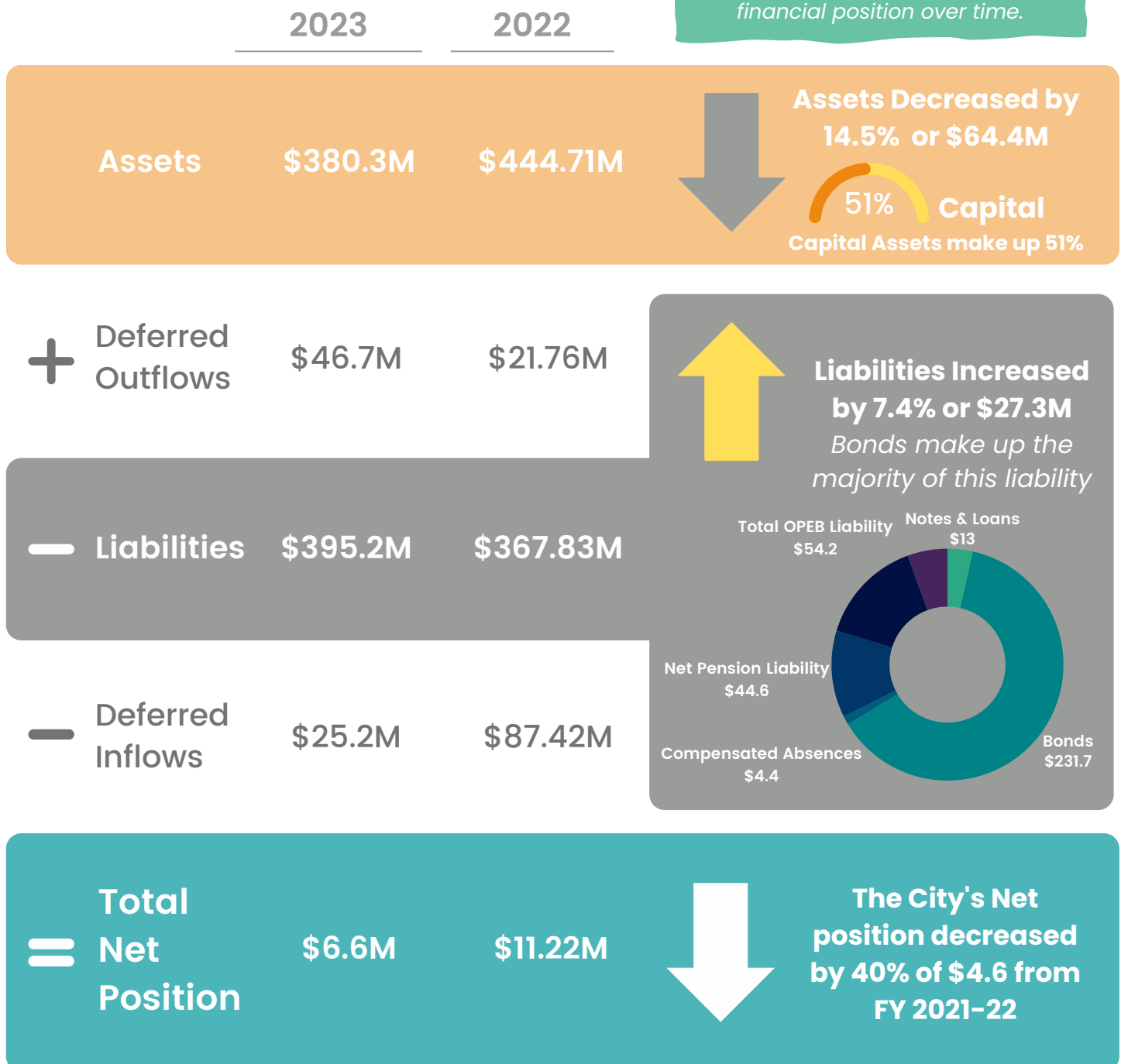
Unemployment Rate
4.8%
2023 Annual

This report is informational in nature and does not constitute a financial statement as defined by Generally Accepted Accounting Principles. The data presented is taken directly from the audited Annual Comprehensive Financial Report (ACFR) for fiscal year ending June 30, 2023.

Statement of Net Position

As of June 30, 2023, the City's total net position was \$6.6 million. This is a decrease of \$4.6 million from the prior year. This is mostly due to the \$65.7 million net pension asset recognized in the prior year now being reflected as a net pension liability of \$44.6 million in long-term debt. Including the deferred outflows and inflows of pension related items, there is a net decrease of \$9.65 million. In addition, there was an increase of \$7.8 million in the claims payable liability, attributed primarily to the change in the estimated outstanding workers compensation losses for 2021-22 and prior.

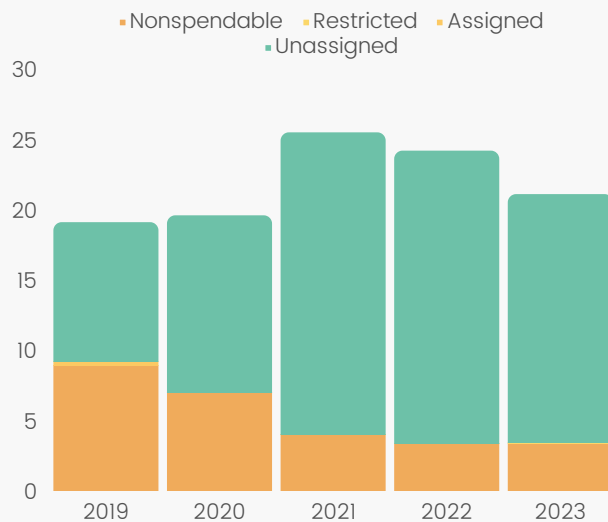
The City's net position may serve as a useful indicator of the government's financial position over time.



General Fund

The General Fund is the chief operating fund of the City. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$17.7 million, while total fund balance was \$21 million. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 26.4% of total general fund expenditures, while total fund balance represents 31.5% of that same amount. The non-spendable portion of fund balance in the amount of \$3.4 million mainly consists of Land Held for Resale in the amount of \$3.0 million.

Changes in General Fund Fund Balance by Fiscal Year (Millions)



Beginning Fund Balance

\$24M

Revenue Less Expenditures

+ \$19M

Net Transfers

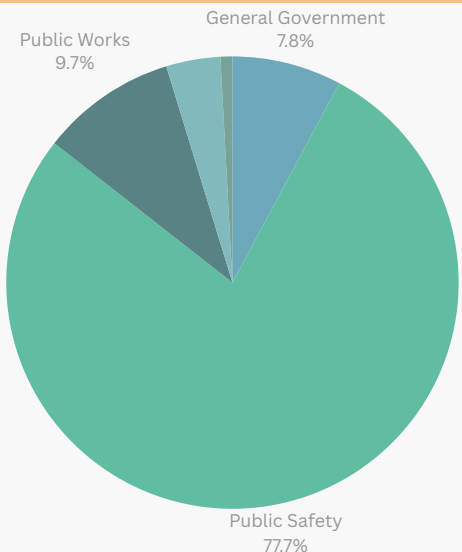
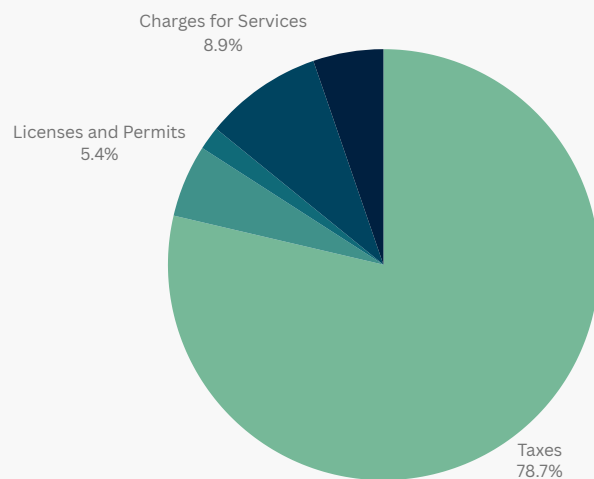
- \$22M

Ending Fund Balance

= \$21M

Revenue
\$85.7 Million

Expenditures
\$66.8 Million





AGENDA STAFF REPORT

City of West Covina | Office of the City Manager

DATE: February 20, 2024

TO: Mayor and City Council

FROM: Paulina Morales
Acting City Manager

**SUBJECT: CONSIDERATION OF A PROFESSIONAL SERVICES AGREEMENT WITH
HINDERLITER, DE LLAMAS & ASSOCIATES (HDL) FOR BUSINESS LICENSE
OPERATIONS MANAGEMENT & COMPLIANCE**

RECOMMENDATION:

Staff recommends that the City Council approve the following:

1. In accordance with Section 2-335(10) of Division 2 of Article VII of Chapter 2 of the West Covina Municipal Code, find that compliance with the City's bidding requirements and procedures is not in the best interest of the City in connection with the procurement of administration of the business license program due to the probability of the incumbent provider being awarded based on its satisfactory experience with the City and that any transition would only halt or hinder incoming revenue.
2. Ratify execution by the Acting City Manager of Amendment Number Two to the current agreement with HdL Software, LLC to extend the term for approximately one month to ensure continuity of collection services.
3. Authorize the Acting City Manager to negotiate and execute an agreement with Hinderliter, de Llamas & Associates for a term of five (5) years, in substantially the form as attached and in such final form as approved by the City Attorney.

BACKGROUND:

Since November 2015, HdL Software, LLC (HdL) has provided the City with business license compliance and operations management services. The agreement with HdL has enabled the City to improve the overall efficiency of business license processing, increase revenues while reducing costs, and effectively enforce business license requirements set forth in the West Covina Municipal Code.

In January 2021, City Council authorized the City Manager to negotiate and execute an agreement with HdL Software, LLC for a term of two (2) years, with the option to extend the term for one (1) year. This agreement expired in January 2024. To ensure there was not an interruption in services, the Acting City Manager executed Amendment Number Two to extend the term of the agreement through February 20, 2024.

DISCUSSION:

HdL has met and exceeded expectations in providing business license operations management and compliance services. Thus, Staff is requesting authorization to enter a new five-year contract with HdL.

Section 2-335(10) of Division 2 of Article VII of Chapter 2 of the West Covina Municipal Code allows Council to waive bidding requirements when it is determined that compliance with the bidding requirements and procedures is inefficient, impractical, or not in the best interest of the city, based on specifically identified conditions set forth on the record.

Staff believes that it would be uneconomical to formally bid these services as hiring a new provider would take a few months to complete and cause a lapse in business license operations management and compliance services. Such lapse would, among other things, result in the potential loss of business license revenue, as the City does not have the staff or resources to manage the business license program with its own forces.

Additionally, a formal solicitation would be impracticable because HdL will most likely be the awarded vendor. For example, on April 13, 2023, the City of Corona issued a Request for Proposal (RFP) to see what options were available for business license administration services. A total of 290 prospective vendors were notified of the RFP opportunity but only two (2) firms submitted proposals. The City of Corona ultimately awarded the contract to HdL.

Based on the foregoing, staff recommends that the City Council approve dispensing with formal bidding requirements and procedures in connection with the procurement of business license operations management and compliance services by finding that HdL has been an effective and efficient provider that would most likely be awarded based on experience and any transition would only halt or hinder incoming revenue.

The scope of services to be provided under the new agreement (Attachment No. 1) is identical to those currently provided by HdL, as described in Exhibit A to the agreement.

LEGAL REVIEW:

The City Attorney's Office will review and approve the agreement as to form.

Prepared by: Stephanie Sikkema; Finance Director

Fiscal Impact

FISCAL IMPACT:

Since 2021, HdL has collected over \$7.6 million in business license taxes on the City's behalf. The current fee under the existing agreement is \$15.70 per business license. Under the new agreement, the fee will be \$16.38 (a 4.3% increase), with an annual increase based on the Consumer Price Index. Business License Tax Discovery and Tax Audit are proposed to remain the same, which is 35% of Revenues Collected. An estimate of the fiscal impact on the General Fund, based upon Business License Tax Revenue alone, is provided below.

Estimated Fiscal Impact on the General Fund

Description	Estimate Fiscal Year Ending			
	2024	2025	2026	2027
Business License Tax Revenue	\$2,682,000	\$2,762,000	\$2,845,000	\$2,930,000
HdL Fees	\$295,020	\$303,820	\$312,950	\$322,300
Net Fiscal Impact	\$2,386,980	\$2,458,180	\$2,532,050	\$2,607,700

Attachments

Attachment No. 1 - Professional Services Agreement

CITY COUNCIL GOALS & OBJECTIVES: Achieve Fiscal Sustainability and Financial Stability

**CITY OF WEST COVINA
PROFESSIONAL SERVICES AGREEMENT
WITH
HINTERLITER, DE LLAMAS & ASSOCIATES
FOR
BUSINESS LICENSE ADMINISTRATION AND COMPLIANCE SERVICES**

THIS PROFESSIONAL SERVICES AGREEMENT is made and entered into as of February 21, 2024 ("Effective Date"), by and between the CITY OF WEST COVINA, a municipal corporation ("City"), and HINDERLITER, DE LLAMAS & ASSOCIATES, a California corporation ("Consultant").

RECITALS

A. City proposes to utilize the services of Consultant as an independent contractor to City to provide business license administration and compliance services, as more fully described herein; and

B. Consultant represents that it has that degree of specialized expertise contemplated within California Government Code Section 37103, and holds all necessary licenses to practice and perform the services herein contemplated; and

C. City and Consultant desire to contract for the specific services described in Exhibit "A" and desire to set forth their rights, duties and liabilities in connection with the services to be performed; and

D. No official or employee of City has a financial interest, within the provisions of Sections 1090-1092 of the California Government Code, in the subject matter of this Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions contained herein, the parties hereby agree as follows:

1.0. SERVICES PROVIDED BY CONSULTANT

1.1. Scope of Services. Consultant shall provide the professional services described in Consultant's Proposal, attached hereto as Exhibit "A" and incorporated herein.

- (a) Software License. If access to any Consultant software systems are provided to City as part of this Agreement, Consultant hereby provides a license to the City to use Consultant's software while the associated service is in effect through this Agreement. The software shall only be used by the City. The City shall not sublet, duplicate, modify, decompile, reverse engineer, disassemble, or attempt to derive the source code of said software. The license granted hereunder shall not imply ownership by City of said software, rights of the City to sell said software, or rights to use said software for the benefit of others. This license is not transferable. City shall not create any derivative work or product based on or derived from the software, or modify the software without the prior written consent of Consultant. In the event of a breach of this provision (and without limiting Consultant's remedies), said modification, derivative work or product based

on the software will be deemed assigned to Consultant. Upon termination or expiration of this Agreement, the software license shall expire, all copies of the software shall be removed from the City's computers and network and all digital copies deleted or otherwise destroyed except such copies as may need to be retained to provide access to any public records for the period required by law.

- (b) Agency Data. Consultant acknowledges that the data provided by the City ("Agency Data") during the course of this Agreement is the property of the City. City authorizes Consultant to access, import, process and generate reports from the Agency Data with its various proprietary systems. Confidential or otherwise sensitive information will not be released. Upon the termination or expiration of this Agreement, upon request, Consultant will make the Agency Data available to the City in a format agreed upon by City and Consultant.
- (c) Proprietary Information. As used in this paragraph, the term "proprietary information" means any information which relates to Consultant's software systems, audit processes or related services, techniques, or general business processes. City shall hold in confidence and shall not disclose to any other party any of Consultant's proprietary information in connection with this Agreement, or otherwise learned or obtained by the City in connection with this Agreement. The obligations imposed by this paragraph shall survive any expiration or termination of this Agreement. The terms of this Section shall not apply to any information that is public information.

1.2. Professional Practices. All professional services to be provided by Consultant pursuant to this Agreement shall be provided by personnel experienced in their respective fields and in a manner consistent with the standards of care, diligence and skill ordinarily exercised by professional consultants in similar fields and circumstances in accordance with sound professional practices. Consultant also warrants that it is familiar with all laws that may affect its performance of this Agreement and shall advise City of any changes in any laws that may affect Consultant's performance of this Agreement. Consultant shall keep itself informed of State and Federal laws and regulations which in any manner affect those employed by it or in any way affect the performance of its service pursuant to this Agreement. The Consultant shall at all times observe and comply with all such laws and regulations. City officers and employees shall not be liable at law or in equity for any claims or damages occurring as a result of failure of the Consultant to comply with this section.

1.3. Performance to Satisfaction of City. Consultant agrees to perform all the work to the reasonable satisfaction of the City. Evaluations of the work will be conducted by the City Manager or his or her designee. If the quality of work is not satisfactory, City in its discretion has the right to:

- (a) Meet with Consultant to review the quality of the work and resolve the matters of concern;
- (b) Require Consultant to repeat the work at no additional fee until it is satisfactory; and/or
- (c) Terminate the Agreement as hereinafter set forth.

1.4. Warranty. Consultant warrants that it shall perform the services required by this Agreement in compliance with all applicable Federal and California employment laws, including, but not limited to, those laws related to minimum hours and wages; occupational health and safety; fair employment and employment practices; workers' compensation; and all other Federal, State and local laws and ordinances applicable to the services required under this Agreement.

1.5. Non-Discrimination. In performing this Agreement, Consultant shall not engage in, nor permit its agents to engage in, discrimination in employment of persons because of their race, religion, color, national origin, ancestry, age, physical or mental disability, medical condition, genetic information, pregnancy, marital status, sex, gender, gender identity, gender expression, sexual orientation, or military or veteran status, except as permitted pursuant to Section 12940 of the Government Code.

1.6. Non-Exclusive Agreement. Consultant acknowledges that City may enter into agreements with other consultants for services similar to the services that are subject to this Agreement or may have its own employees perform services similar to those services contemplated by this Agreement.

1.7. Confidentiality. Employees of Consultant in the course of their duties may have access to financial, accounting, statistical, and personnel data of private individuals and employees of City. Consultant covenants that all data, documents, discussion, or other information developed or received by Consultant or provided for performance of this Agreement are deemed confidential and shall not be disclosed by Consultant without written authorization by City. City shall grant such authorization if disclosure is required by law. All City data shall be returned to City upon the termination of this Agreement. Consultant's covenant under this Section shall survive the termination of this Agreement.

1.8. Public Records Act Disclosure. Consultant has been advised and is aware that this Agreement and all reports, documents, information and data, including, but not limited to, computer tapes, discs or files furnished or prepared by Consultant, or any of its subcontractors, pursuant to this Agreement and provided to City may be subject to public disclosure as required by the California Public Records Act (California Government Code Section 7920.000 *et seq.*). Exceptions to public disclosure may be those documents or information that qualify as trade secrets, as that term is defined in California Government Code Section 7924.510, and of which Consultant informs City of such trade secret. The City will endeavor to maintain as confidential all information obtained by it that is designated as a trade secret. The City shall not, in any way, be liable or responsible for the disclosure of any trade secret including, without limitation, those records so marked if disclosure is deemed to be required by law or by order of the court.

2.0. COMPENSATION AND BILLING

2.1. Compensation. Consultant shall be paid in accordance with the fee schedule set forth in Exhibit A (the "Fee Schedule"). Consultant's annual compensation shall not exceed Eighty Thousand Dollars (\$80,000.00).

2.2. Fee Increases. Consultant shall not increase the fee for business license tax administration services as set forth in the Fee Schedule during the first year of the term of this Agreement. Commencing on March 1, 2025, Consultant may increase said fee once each year in an amount equal to the 12-month percent change in the Consumer Price Index for All Urban Consumers (CPI-U) for the West Region as reported by the U.S. Bureau of Labor Statistics. The

change in the CPI-U shall be calculated based on the 12-month percent change in the CPI-U from the previous December. Each annual adjustment shall be no less than two percent (2%) and no greater than five percent (5%). If Consultant desires to increase its business license tax administration fee as set forth herein, Consultant shall provide written notice to the City on or before February 1, which notice shall include reference to the CPI index, the percentage CPI increase, and Consultant's revised fee based on such CPI increase. If submitted as required herein, any increase to Consultant's business license tax administration fee will go into effect on March 1. No increase to the fee will be retroactive.

2.3. Additional Services. Consultant shall not receive compensation for any services provided outside the scope of services specified in the Consultant's Proposal unless the City, prior to Consultant performing the additional services, approves such additional services in writing. It is specifically understood that oral requests and/or approvals of such additional services or additional compensation shall be barred and are unenforceable. Should the City request in writing additional services that increase the Scope of Services, an additional fee based upon the Consultant's standard hourly rates shall be paid to the Consultant for such additional services.

2.4. Method of Billing. Consultant may submit invoices to the City for approval on a progress basis, but no more often than once a month. Said invoice shall be based on the total of all Consultant's services which have been completed to City's sole satisfaction. City shall pay Consultant's invoice within forty-five (45) days from the date City receives said invoice. Each invoice shall describe in detail the services performed, the date of performance, and the associated time for completion. Any additional services approved and performed pursuant to this Agreement shall be designated as "Additional Services" and shall identify the number of the authorized change order, where applicable, on all invoices.

2.5. Records and Audits. Records of Consultant's services relating to this Agreement shall be maintained in accordance with generally recognized accounting principles and shall be made available to City for inspection and/or audit at mutually convenient times from the Effective Date until three (3) years after the termination or expiration of this Agreement.

3.0. TIME OF PERFORMANCE

3.1. Commencement and Completion of Work. Unless otherwise agreed to by the parties, the professional services to be performed pursuant to this Agreement shall commence on the Effective Date of this Agreement. Failure to commence work in a timely manner and/or diligently pursue work to completion may be grounds for termination of this Agreement.

3.2. Excusable Delays. Neither party shall be responsible for delays or lack of performance resulting from acts beyond the reasonable control of the party or parties. Such acts shall include, but not be limited to, acts of God, fire, strikes, material shortages, compliance with laws or regulations, riots, acts of war, or any other conditions beyond the reasonable control of a party. If a delay beyond the control of the Consultant is encountered, a time extension may be mutually agreed upon in writing by the City and the Consultant. The Consultant shall present documentation satisfactory to the City to substantiate any request for a time extension.

4.0. TERM AND TERMINATION

4.1. Term. This Agreement shall commence on the Effective Date and continue for a period of five (5) years, ending on February 20, 2029, unless previously terminated as provided herein or as otherwise agreed to in writing by the parties.

4.2. Notice of Termination. The City reserves and has the right and privilege of canceling, suspending or abandoning the execution of all or any part of the work contemplated by this Agreement, with or without cause, at any time, by providing at least fifteen (15) days prior written notice to Consultant. In the event of such termination, Consultant shall immediately stop rendering services under this Agreement unless directed otherwise by the City. If the City suspends, terminates or abandons a portion of this Agreement such suspension, termination or abandonment shall not make void or invalidate the remainder of this Agreement.

If the Consultant defaults in the performance of any of the terms or conditions of this Agreement, it shall have ten (10) days after service upon it of written notice of such default in which to cure the default by rendering a satisfactory performance. In the event that the Consultant fails to cure its default within such period of time, the City shall have the right, notwithstanding any other provision of this Agreement, to terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled to at law, in equity, or under this Agreement.

The City also shall have the right, notwithstanding any other provisions of this Agreement, to terminate this Agreement, at its option and without prejudice to any other remedy to which it may be entitled to at law, in equity, or under this Agreement, immediately upon service of written notice of termination on the Consultant, if the latter should:

- a. Be adjudged a bankrupt;
- b. Become insolvent or have a receiver of its assets or property appointed because of insolvency;
- c. Make a general assignment for the benefit of creditors;
- d. Default in the performance of any obligation or payment of any indebtedness under this Agreement;
- e. Suffer any judgment against it to remain unsatisfied or unbonded of record for thirty (30) days or longer; or
- f. Institute or suffer to be instituted any procedures for reorganization or rearrangement of its affairs.

4.3. Compensation. In the event of termination, City shall pay Consultant for reasonable costs incurred and professional services satisfactorily performed up to and including the effective date of the City's written notice of termination, within forty-five (45) days after the effective date of the notice of termination or the final invoice of the Consultant, whichever occurs last. Compensation for work in progress shall be prorated based on the percentage of work completed as of the effective date of termination in accordance with the fees set forth herein.

4.4. Documents. In the event of termination of this Agreement, all documents prepared by Consultant in its performance of this Agreement including, but not limited to, finished or unfinished design, development and construction documents, data studies, drawings, maps and reports, shall be delivered to the City within ten (10) days of the effective date of the notice of termination, at no cost to City.

5.0. INSURANCE

5.1. Minimum Scope and Limits of Insurance. Consultant shall obtain, maintain, and keep in full force and effect during the life of this Agreement all of the following minimum scope of insurance coverages with an insurance company authorized to do business in California, with a current A.M. Best's rating of no less than A:VII, and approved by City:

- (a) Broad-form commercial general liability, including premises-operations, products/completed operations, broad form property damage, blanket contractual liability, independent contractors, personal injury or bodily injury with a policy limit of not less than One Million Dollars (\$1,000,000.00) per occurrence, Two Million Dollars (\$2,000,000.00) general aggregate.
- (b) Business automobile liability for owned vehicles, hired, and non-owned vehicles, with a policy limit of not less than One Million Dollars (\$1,000,000.00) combined single limit per accident for bodily injury and property damage.
- (c) Workers' compensation insurance as required by the State of California, with Statutory Limits, and Employer's Liability Insurance with a limit of no less than One Million Dollars (\$1,000,000.00) per accident for bodily injury or disease. Consultant agrees to waive, and to obtain endorsements from its workers' compensation insurer waiving subrogation rights under its workers' compensation insurance policy against the City, its officers, agents, employees, and volunteers for losses arising from work performed by Consultant for the City and to require each of its subcontractors, if any, to do likewise under their workers' compensation insurance policies.

By execution of this Agreement, the Consultant certifies as follows:

I am aware of, and will comply with, Section 3700 of the Labor Code, requiring every employer to be insured against liability of Workers' Compensation or to undertake self-insurance before commencing any of the work.

The Consultant shall also comply with Section 3800 of the Labor Code by securing, paying for and maintaining in full force and effect for the duration of this Agreement, complete Workers' Compensation Insurance, and shall furnish a Certificate of Insurance to the City before execution of this Agreement by the City. The City, its officers and employees shall not be responsible for any claims in law or equity occasioned by failure of the consultant to comply with this section.

- (d) Professional errors and omissions ("E&O") liability insurance with policy limits of not less than One Million Dollars (\$1,000,000.00), combined single limits, per occurrence or claim, and Two Million Dollars (\$2,000,000.00) aggregate. Architects' and engineers' coverage shall be endorsed to include contractual liability. If the policy is written as a "claims made" policy, the retroactivity date shall be prior to the start of the work set forth herein. Consultant shall obtain and maintain said E&O liability insurance during the life of this Agreement and for five (5) years after completion of the work

hereunder. If coverage is canceled or non-renewed, and not replaced with another claims-made policy form with a retroactive date prior to the effective date of this Agreement, Consultant shall purchase "extended reporting" coverage for a minimum of five (5) years after completion of the work.

If the Consultant maintains higher limits or has broader coverage than the minimums shown above, the City requires and shall be entitled to all coverage, and to the higher limits maintained by the Consultant. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

5.2. Endorsements. The insurance policies are to contain, or be endorsed to contain, the following provisions:

- (a) Additional Insureds: The City of West Covina and its elected and appointed boards, officers, officials, agents, employees, and volunteers are additional insureds with respect to: liability arising out of activities performed by or on behalf of the Consultant pursuant to its contract with the City; products and completed operations of the Consultant; premises owned, occupied or used by the Consultant; automobiles owned, leased, hired, or borrowed by the Consultant.
- (b) Notice of Cancellation: Each insurance policy required above shall provide that coverage shall not be canceled, except with notice to the City.
- (c) Primary Coverage: The Consultant's insurance coverage shall be primary insurance as respects the City of West Covina, its officers, officials, agents, employees, and volunteers. Any other insurance maintained by the City of West Covina shall be excess and not contributing with the insurance provided by this policy.
- (d) Waiver of Subrogation: Consultant hereby grants to City a waiver of any right to subrogation which any insurer of said Consultant may acquire against the City by virtue of the payment of any loss under such insurance. Consultant agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the City has received a waiver of subrogation endorsement from the insurer.
- (e) Coverage Not Affected: Any failure to comply with the reporting provisions of the policies shall not affect coverage provided to the City of West Covina, its officers, officials, agents, employees, and volunteers.
- (f) Coverage Applies Separately: The Consultant's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

5.3. Deductible or Self Insured Retention. If any of such policies provide for a deductible or self-insured retention to provide such coverage, the amount of such deductible or self-insured retention shall be approved in advance by City. The City may require the Consultant to purchase coverage with a lower retention or provide proof of ability to pay losses and related

investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or City.

5.4. Certificates of Insurance. Consultant shall provide to City certificates of insurance showing the insurance coverages and required endorsements described above, in a form and content approved by City, prior to performing any services under this Agreement. The City reserves the right to require complete, certified copies of all required insurance policies, including endorsements required by these specifications, at any time.

5.5. Non-limiting. Nothing in this Section shall be construed as limiting in any way the indemnification provision contained in this Agreement.

6.0. GENERAL PROVISIONS

6.1. Entire Agreement. This Agreement constitutes the entire agreement between the parties with respect to any matter referenced herein and supersedes any and all other prior writings and oral negotiations. This Agreement may be modified only in writing, and signed by the parties in interest at the time of such modification.

6.2. Representatives. The City Manager or his or her designee shall be the representative of City for purposes of this Agreement and may issue all consents, approvals, directives and agreements on behalf of the City, called for by this Agreement, except as otherwise expressly provided in this Agreement.

Consultant shall designate a representative for purposes of this Agreement who shall be authorized to issue all consents, approvals, directives and agreements on behalf of Consultant called for by this Agreement, except as otherwise expressly provided in this Agreement.

6.3. Notices. Any notices, documents, correspondence or other communications concerning this Agreement or the work hereunder may be provided by personal delivery, Email or by U.S. mail. If by U.S. mail, it shall be addressed as set forth below and placed in a sealed envelope, postage prepaid, and deposited in the United States Postal Service. Such communication shall be deemed served or delivered: (a) at the time of delivery if such communication is sent by personal delivery; (b) one (1) business day after the Email is sent if such communication is sent by Email, provided that no delivery failure notification has been received; and (c) 72 hours after deposit in the U.S. Mail as reflected by the official U.S. postmark if such communication is sent through regular United States mail.

IF TO CONSULTANT:

Hinderliter, de Llamas & Associates
120 S. State College Blvd. #200
Brea, CA 92821
Tel: (714) 879-5000
Email: contracts@hdlcompanies.com
Attn: Contracts Team

IF TO CITY:

City of West Covina
1444 West Garvey Ave. South
West Covina, CA 91790
Tel: (626) 939-8463
Email: ssikkema@westcovina.org
Attn: Stephanie Sikkema

6.4. Attorneys' Fees. If litigation is brought by any party in connection with this Agreement against another party, the prevailing party shall be entitled to recover from the opposing party all costs and expenses, including reasonable attorneys' fees, incurred by the prevailing party in the exercise of any of its rights or remedies hereunder or the enforcement of any of the terms, conditions, or provisions hereof.

6.5. Governing Law. This Agreement shall be governed by and construed under the laws of the State of California without giving effect to that body of laws pertaining to conflict of laws. In the event of any legal action to enforce or interpret this Agreement, the parties hereto agree that the sole and exclusive venue shall be a court of competent jurisdiction located in Los Angeles County, California.

6.6. Assignment. Consultant shall not voluntarily or by operation of law assign, transfer, sublet or encumber all or any part of Consultant's interest in this Agreement without City's prior written consent. Any attempted assignment, transfer, subletting or encumbrance shall be void and shall constitute a breach of this Agreement and cause for termination of this Agreement. Regardless of City's consent, no subletting or assignment shall release Consultant of Consultant's obligation to perform all other obligations to be performed by Consultant hereunder for the term of this Agreement.

6.7. Indemnification and Hold Harmless. Consultant agrees to defend, with counsel of City's choosing, indemnify, hold free and harmless the City, its elected and appointed officials, officers, agents and employees, at Consultant's sole expense, from and against any and all claims, demands, actions, suits or other legal proceedings brought against the City, its elected and appointed officials, officers, agents and employees arising out of the performance of the Consultant, its employees, and/or authorized subcontractors, of the work undertaken pursuant to this Agreement. The defense obligation provided for hereunder shall apply without any advance showing of negligence or wrongdoing by the Consultant, its employees, and/or authorized subcontractors, but shall be required whenever any claim, action, complaint, or suit asserts as its basis the negligence, errors, omissions or misconduct of the Consultant, its employees, and/or authorized subcontractors, and/or whenever any claim, action, complaint or suit asserts liability against the City, its elected and appointed officials, officers, agents and employees based upon the work performed by the Consultant, its employees, and/or authorized subcontractors under this Agreement, whether or not the Consultant, its employees, and/or authorized subcontractors are specifically named or otherwise asserted to be liable. Notwithstanding the foregoing, the Consultant shall not be liable for the defense or indemnification of the City for claims, actions, complaints or suits arising out of the sole active negligence or willful misconduct of the City. This provision shall supersede and replace all other indemnity provisions contained either in the City's specifications or Consultant's Proposal, which shall be of no force and effect.

6.8. Independent Contractor. Consultant is and shall be acting at all times as an independent contractor and not as an employee of City. Consultant shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not, at any time, or in any manner, represent that it or any of its agents or employees are in any manner agents or employees of City. Consultant shall secure, at its sole expense, and be responsible for any and all payment of Income Tax, Social Security, State Disability Insurance Compensation, Unemployment Compensation, and other payroll deductions for Consultant and its officers, agents, and employees, and all business licenses, if any are required, in connection with the services to be performed hereunder. Consultant shall indemnify and hold City harmless from any

and all taxes, assessments, penalties, and interest asserted against City by reason of the independent contractor relationship created by this Agreement. Consultant further agrees to indemnify and hold City harmless from any failure of Consultant to comply with the applicable worker's compensation laws. City shall have the right to offset against the amount of any fees due to Consultant under this Agreement any amount due to City from Consultant as a result of Consultant's failure to promptly pay to City any reimbursement or indemnification arising under this paragraph.

6.9. PERS Eligibility Indemnification. In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement claims or is determined by a court of competent jurisdiction or the California Public Employees Retirement System (PERS) to be eligible for enrollment in PERS as an employee of the City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for PERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

Notwithstanding any other agency, state or federal policy, rule, regulation, law or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing service under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in PERS as an employee of City and entitlement to any contribution to be paid by City for employer contribution and/or employee contributions for PERS benefits.

6.10. Cooperation. In the event any claim or action is brought against City relating to Consultant's performance or services rendered under this Agreement, Consultant shall render any reasonable assistance and cooperation which City might require.

6.11. Ownership of Documents. All findings, reports, documents, information and data furnished or prepared by Consultant or any of its subcontractors in the course of performance of this Agreement, shall be and remain the sole property of City. Consultant agrees that any such documents or information shall not be made available to any individual or organization without the prior consent of City. Any use of such documents for other projects not contemplated by this Agreement, and any use of incomplete documents, shall be at the sole risk of City and without liability or legal exposure to Consultant. City shall indemnify and hold harmless Consultant from all claims, damages, losses, and expenses, including attorneys' fees, arising out of or resulting from City's use of such documents for other projects not contemplated by this Agreement or use of incomplete documents furnished by Consultant. Consultant shall deliver to City any findings, reports, documents, information, data as requested by City or its authorized representative, at no additional cost to the City. Consultant or Consultant's agents shall execute such documents as may be necessary from time to time to confirm City's ownership of the copyright in such documents.

6.12. Electronic Safeguards. Consultant shall identify reasonably foreseeable internal and external risks to the privacy and security of personal information that could result in the unauthorized disclosure, misuse, alteration, destruction or other compromise of the information. Consultant shall regularly assess the sufficiency of any safeguards and information security awareness training in place to control reasonably foreseeable internal and external risks, and evaluate and adjust those safeguards in light of the assessment.

6.13. Economic Interest Statement. Consultant hereby acknowledges that pursuant to Government Code Section 87300 and the Conflict of Interest Code adopted by City, Consultant is designated in said Conflict of Interest Code and is therefore required to file an Economic Interest Statement (Form 700) with the City Clerk, for each employee providing advice under this Agreement, prior to the commencement of work, unless waived by the City Manager.

6.14. Conflict of Interest. Consultant and its officers, employees, associates and subconsultants, if any, will comply with all conflict of interest statutes of the State of California applicable to Consultant's services under this agreement, including, but not limited to, the Political Reform Act of 1974 (Government Code Section 81000, *et seq.*) and Government Code Sections 1090-1092. Consultant covenants that none of Consultant's officers or principals have any interest in, or shall acquire any interest, directly or indirectly, which will conflict in any manner or degree with the performance of the services hereunder, including in any manner in violation of the Political Reform Act. Consultant further covenants that in the performance of this Agreement, no person having such interest shall be used by Consultant as an officer, employee, agent, or subconsultant. Consultant further covenants that Consultant has not contracted with nor is performing any services, directly or indirectly, with any developer(s) and/or property owner(s) and/or firm(s) and/or partnership(s) owning property in the City and further covenants and agrees that Consultant and/or its subconsultants shall provide no service or enter into any agreement or agreements with a/any developer(s) and/or property owner(s) and/or firm(s) and/or partnership(s) owning property in the City prior to the completion of the work under this Agreement.

6.15. Prohibited Employment. Consultant will not employ any regular employee of City while this Agreement is in effect.

6.16. Order of Precedence. In the event of an inconsistency in this Agreement and any of the attached Exhibits, the terms set forth in this Agreement shall prevail. If, and to the extent this Agreement incorporates by reference any provision of any document, such provision shall be deemed a part of this Agreement. Nevertheless, if there is any conflict among the terms and conditions of this Agreement and those of any such provision or provisions so incorporated by reference, this Agreement shall govern over the document referenced.

6.17. Costs. Each party shall bear its own costs and fees incurred in the preparation and negotiation of this Agreement and in the performance of its obligations hereunder except as expressly provided herein.

6.18. No Third Party Beneficiary Rights. This Agreement is entered into for the sole benefit of City and Consultant and no other parties are intended to be direct or incidental beneficiaries of this Agreement and no third party shall have any right in, under or to this Agreement.

6.19. Headings. Paragraphs and subparagraph headings contained in this Agreement are included solely for convenience and are not intended to modify, explain or to be a full or accurate description of the content thereof and shall not in any way affect the meaning or interpretation of this Agreement.

6.20. Construction. The parties have participated jointly in the negotiation and drafting of this Agreement and have had an adequate opportunity to review each and every provision of the Agreement and submit the same to counsel or other consultants for review and comment. In the event an ambiguity or question of intent or interpretation arises with respect to this Agreement, this Agreement shall be construed as if drafted jointly by the parties and in accordance with its

fair meaning. There shall be no presumption or burden of proof favoring or disfavoring any party by virtue of the authorship of any of the provisions of this Agreement.

6.21. Amendments. Only a writing executed by the parties hereto or their respective successors and assigns may amend this Agreement.

6.22. Waiver. The delay or failure of either party at any time to require performance or compliance by the other of any of its obligations or agreements shall in no way be deemed a waiver of those rights to require such performance or compliance. No waiver of any provision of this Agreement shall be effective unless in writing and signed by a duly authorized representative of the party against whom enforcement of a waiver is sought. The waiver of any right or remedy in respect to any occurrence or event shall not be deemed a waiver of any right or remedy in respect to any other occurrence or event, nor shall any waiver constitute a continuing waiver.

6.23. Severability. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable in any circumstance, such determination shall not affect the validity or enforceability of the remaining terms and provisions hereof or of the offending provision in any other circumstance. Notwithstanding the foregoing, if the value of this Agreement, based upon the substantial benefit of the bargain for any party, is materially impaired, which determination made by the presiding court or arbitrator of competent jurisdiction shall be binding, then both parties agree to substitute such provision(s) through good faith negotiations.

6.24. Counterparts and Electronic Signatures. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and may be executed by electronic signatures. All counterparts shall be construed together and shall constitute one agreement. Delivery of an executed counterpart of this Agreement by a .pdf data file or other scanned executed counterpart by email shall be equally as effective as delivery of a manually executed counterpart of this Agreement. Each duplicate and counterpart shall be equally admissible in evidence, and each shall fully bind each party who has executed it. The parties waive all right to challenge the admissibility or authenticity of this Agreement in a court of law based solely on the absence of an original signature.

6.25. Corporate Authority. The persons executing this Agreement on behalf of the parties hereto warrant that they are duly authorized to execute this Agreement on behalf of said parties and that by doing so the parties hereto are formally bound to the provisions of this Agreement.

6.26. Taxpayer Identification Number. Consultant shall provide City with a complete Request for Taxpayer Identification Number and Certification, Form W9, as issued by the Internal Revenue Service.

[SIGNATURE PAGE FOLLOWS.]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by and through their respective authorized officers, as of the date first above written.

CITY OF WEST COVINA,
A municipal corporation

Paulina Morales
Acting City Manager

Date: _____

CONSULTANT

Andrew Nickerson
President/CEO

Date: _____

ATTEST:

Lisa Sherrick
Assistant City Clerk

APPROVED AS TO FORM:

Thomas P. Duarte
City Attorney

APPROVED AS TO INSURANCE:

Stephanie Sikkema
Acting Human Resources and Risk
Management Director

EXHIBIT A
CONSULTANT'S PROPOSAL

City of West Covina, CA

Tax & Fee Administration Services

January 18, 2024

HdL  Companies

SUBMITTED BY
HdL Companies
120 S. State College Blvd., Suite 200
Brea, CA 92821
hdlcompanies.com

CONTACT
Connor Duckworth
T: 714-879-5000
E: cduckworth@hdlcompanies.com

Dear Stephanie Sikkema,

Thank you for the opportunity to present this proposal for HdL's Services:

- HdL Business License Administration/Compliance Services

Please be advised that we maintain a busy implementation schedule throughout the year. Your position in the implementation schedule will be determined when a signed agreement is received.

This proposal is valid until: **March 30, 2024**. Should you have any questions, please contact me at 888.861.0220 or by email at cduckworth@hdlcompanies.com.

Tax and Fee Services

Service	Compensation
Business License Tax Administration (includes discovery/audits)	\$16.38/processed account + CPI
Business License Tax Discovery	35% of Revenues Collected
Business License Tax Audit	35% of Revenues Collected

Payment transactions are subject to typical payment processing and returned payment fees. HdL supports both agency funded (fees paid by City) and convenience fee (fees paid by taxpayer) models.

HDL BUSINESS LICENSE TAX ADMINISTRATION SERVICES

General Scope of Services

Business License Tax Administration (Includes Revenue Discovery and Audits)

The Business License Tax Administration Service provides a turnkey approach for local governments that need assistance with administering business license taxes. Our team of experts can manage all or parts of the business tax operations conducted by the City. When combined with the Compliance Management services, the City receives the benefit of increased revenues and superior customer service, while reducing internal costs and gaining efficiencies.

HdL will transfer the City's existing databases as they relate to business license tax into HdL's internal administration tools. HdL will maintain the data and provide access to or copies of data or reports at the City's request. While access to online systems will be available for the City to use at their discretion, the City will not be required to use or maintain any software in house for managing the business license registry.

Renewal Processing – Send active business license accounts a renewal notice within 45 days of the renewal period ending. Accounts will receive all applicable forms necessary to complete the renewal process.

New Account Processing – HdL will process any new business license applications and complete the new account registration process in a timely fashion. HdL will also facilitate intra-

city departmental approvals such as zoning, code compliance, fire inspection, and other regulatory related functions.

Delinquent Account Processing – HdL will endeavor to collect delinquent accounts through a series of City approved processing methods. This will include at minimum two follow up delinquent notice and up to two telephone calls. Delinquent accounts will be collected with full penalties as allowed by the Municipal code or through current City practices. Accounts that remain delinquent will be processed through the City approved processes established in HdL's collections component of the Compliance Management Program.

On-Line Filing & Payment Processing – HdL registers a City approved domain name which will serve as the starting point for all web-based activities. This City specific site is designed to look and feel like the City's own web pages and ensures a level of continuity between the business community, the City, and HdL.

With *HdL Flex File*, businesses can choose to file their new business registration as well as renew their license and make payments via our on-line filing portal. In addition to filing and paying for taxes, businesses can obtain copies of applications, general support and FAQs, schedule appointments and request copies of their tax registration all with the click of a button. Our on-line services underscore HdL's commitment to excellence in customer service and education by continually improving the registration and payment experience for the business community.

Payment Posting/Processing – HdL will process all payments received in an expedited manner. License accounts will be updated daily with payment information and revenues to be disbursed to the City net applicable fees at an interval to be agreed to during the project planning phase. Disbursements typically occur monthly but can be remitted as often as weekly depending on volumes and City needs. HdL's payment acceptance process accepts the following payment types:

- ✓ Check / Money Order /Cashier's Check
- ✓ E-Check
- ✓ Debit Cards
- ✓ Credit Cards (Visa, Mastercard, Discover, & American Express)
- ✓ Check by Phone

HdL currently utilizes multiple payment gateway providers for on-line payment acceptance. HdL will work with the City to determine which provider, rate structures, and card types meet the City's needs. HdL can also utilize the same provider and process used by the City's current on-line functionality.

Business Support Center – HdL will provide businesses with multiple support options for registering, renewing, making payments and for general inquiries. A toll-free number will be provided to businesses in order to access one of our license specialists Monday-Friday 8:00am to 5:00pm Pacific. Businesses will also have access to support via, e-mail, fax, and via the Business Support Center On-Line. HdL constantly monitors quality control points to ensure courteous customer service, minimal hold times under 2 minutes, and the return of voice messages the same business day.

Business License Tax - Revenue Discovery

Enriched Data Portfolio / Lead Identification – Utilizing data provided by the City, as well as the HdL Enriched Data Portfolio (EDP), HdL's team builds an enhanced listing of entities subjected to licensure or taxation including, but not limited to, those businesses physically located in the City, itinerant businesses, and entities participating in the sharing economy such as short-term rentals (STRs), drive sharing services and others. These entities are electronically matched to the existing files of the City using advanced data matching algorithms, allowing HdL staff to identify which entities are compliant and which entities require follow up.

Field Surveys – Experienced field crews, equipped with the most advanced tools available (mobile mapping/GPS systems, tablet computers pre-loaded with various City and state-wide databases, etc.) may canvass commercial areas of the City to develop and enhance the leads identified in the EDP. Field Surveys provide additional inventories of active businesses as well as to provide on-site verifications of data culled from other sources.

Exception Resolution – Records are reviewed by our skilled team members, filtering out records that may lead to erroneous contacts. This extra step allows staff to find additional revenues not otherwise identifiable through electronic means and assists in reducing potential complaints levied at City staff and management from pursuit of false positives.

Compliance Communication and Outreach – Upon exception resolution, HdL staff initiates contact with the identified entities through a series of City approved communication methods. HdL makes every effort to simplify the process for taxpayers and utilizes a variety of mediums for communication including mail, telephone, email and web-site access. Potential non-compliant entities are notified of their options to comply or dispute their non-compliant status. Initial notification packets include everything a business needs to become compliant and multiple methods of resolving their accounts.

Business Support Center – HdL operates a business support and service center where the business community can access expert staff during normal business hours. Businesses calling our toll-free line can expect minimal hold times along with access to a variety of options which include filing support, payment options, resolution of specific tax issues and other services designed to reduce the burden of registering and filing taxes. Our team of experts, including our resident Certified Revenue Officers (CRO), implements a business friendly and education centric approach to supporting the business community in all aspects of the management and compliance process.

Business Support Center ~Online – Businesses are encouraged to take advantage of the range of services available on-line, 24 hours a day, seven days a week. With *HdL Flex File*, businesses can choose to file their new business registration as well as make payments via our on-line filing portal. In addition to filing and paying for taxes, businesses can obtain copies of applications, general support and FAQs, schedule appointments and request copies of their tax registration all with the click of a button. Our on-line services underscore HdL's commitment to excellence in customer service and education by continually improving the registration and payment experience for the business community.

Document Submission / Processing – Whether the taxpayer chooses to respond by mail, email or our online filing website, each application submission is reviewed for completion and accuracy prior to processing. Any additional documentation needed to complete the approval of a submission, such as a home occupation permit, can also be requested or forwarded to other City

departments either as a pre-requisite or as a courtesy to the business. All submissions are filed and stored electronically and made available to the City via standard reporting processes or upon request.

Invoicing – Once an application is approved, invoices are forwarded to the taxpayer indicating detailed tax calculations and balances owed. Taxpayers are provided the opportunity to pay their balances via mail, online, or over the phone services. Taxpayers will also have continued access to our Business Support Center for any questions or disputes arising from the invoice process.

Registry Update – Upon collection of all requirements which may include the payment, application and/or other documentation, HdL will prepare a Registry Update package to include payment as well as copies of all taxpayer correspondence and other relevant information. Data in the City registry file stored in the HdL Prime Software Suite is updated daily with packages from the Compliance Management Services. Once completed, the business will be processed through the standard processes approved through the HdL Operations Management Component.

Business License Tax – Audits

Analysis & Selection – Audit candidates are selected using a variety of selection methodologies developed by our audit team using decades of business license tax audit experience. Preliminary analysis reports on each business selected are shared with the City prior to moving through the audit phases.

Audit Notification & Scheduling – Businesses selected by HdL and approved by the City are sent a letter notifying them of a scheduled Compliance Analysis Audit. Every effort is made to promote a positive experience for the taxpayer. A detailed description of the requirements and relevant documentation required for the audit is provided to the business 2 weeks in advance of the proposed audit date. If the business is unable meet the audit date selected by the City all efforts to reschedule the audit to a more accommodating date will be made. Businesses are also afforded the opportunity to schedule flexible appointment times by contacting the Business Support Center or visiting our online support center.

Compliance Analysis & Audit – The HdL audit team will audit the financial records of the business to determine compliance with business tax regulations. HdL validates taxing variables such as gross receipts and other relevant information for determining compliance. In addition to identifying underreporting issues, the HdL Audit Program will also focus on other compliance related issues such as assuring correct classifications, multiple location allocation, apportionment issues, and identifying business to business relationships that may create tax liability for 3rd parties.

Audit & Compliance Report – Upon completion of the audit and analysis, and prior to additional actions, a compliance report will be generated and reviewed with the City. The report will indicate specific results of the review and recommended future actions. Documentation that substantiates the findings in the report will be included with the report to assist the City and HdL in determining next step of the process.

Deficiency and Commendation Notification – Upon final review of the audit and analysis report businesses that are found to have deficiencies will be notified of the findings as well as the payment and appeal processes. HdL will also work with businesses found to be deficient to

explain the current findings and educate taxpayers on proper future filing procedures so as to prevent future errors and deficiencies. Businesses found to be in compliance, will be sent a commendation letter thanking them for their compliance.

Invoicing & Collections – Business found to be underreporting are invoiced through the standard City approved collections process. Balances are collected and remitted along with supporting documentation to the City through the approved remittance processes.



AGENDA STAFF REPORT

City of West Covina | Office of the City Manager

DATE: February 20, 2024

TO: Mayor and City Council

FROM: Paulina Morales
Acting City Manager

SUBJECT: CONSIDERATION OF THE SECOND QUARTER FINANCIAL REPORT AND BUDGET AMENDMENT FOR FISCAL YEAR 2023-24

RECOMMENDATION:

It is recommended that the City Council take the following actions:

1. Receive and file the Second Quarter Financial Report for Fiscal Year 2023-24; and
2. Adopt the following resolution:

RESOLUTION NO. 2024-11 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ADOPTING A BUDGET AMENDMENT FOR THE FISCAL YEAR COMMENCING JULY 1, 2023 AND ENDING JUNE 30, 2024 (SECOND QUARTER FINANCIAL REPORT)

BACKGROUND:

This report is intended only to provide the City Council and the public with an overview of the City's general fiscal condition. The financial information included in this report is preliminary, unaudited and subject to revision upon completion of the City's closing and audit. The City will make the Quarterly Financial Report available on the City's website for review by the City's stakeholders.

DISCUSSION:

The City has completed the second quarter of Fiscal Year 2023-24. The Quarterly Report (Attachment No. 1) summarizes the overall financial performance of the City for the period of July 1, 2023 through December 31, 2023, but it is not meant to be inclusive of all finance and accounting transactions. While the focus of the report is the General Fund, summary financial information is also provided for the Enterprise Fund and Special Revenue Funds.

The information presented reports revenues as they are received and expenditures when paid. Revenues and expenditures are only accrued at year-end to account for such activity in the correct fiscal year. Additionally, a budget amendment (Attachment No. 2) is proposed with the Quarterly Report to adjust revenue and expenditures based on activity to date.

LEGAL REVIEW:

The City Attorney's Office has reviewed the resolution and approved it as to form.

Fiscal Impact

FISCAL IMPACT:

Per the City's Fund Balance Policy, the city shall maintain a minimum unassigned fund balance of at least 17% of the General Fund operating expenditures. At the end of the fiscal year, the annual excess revenue over expenditures in the City's General Fund will be automatically allocated as follows, unless the transfer is overridden by an action of City Council: 25% stays in the General Fund Balance reserves, 40% is transferred to the City's Capital Projects Fund, 10% is transferred to the Vehicle Replacement Fund, and 25% goes to pay down the City's Other Post Employment Benefit (OPEB) liability. Based on current year expenditures, the Available Fund Balance is \$3,754,000: 25% or \$938,500 is proposed to remain in the reserve, 40% or \$1,501,600 is proposed to be transferred to the Capital Projects Fund and 10% or \$375,400 is proposed to be transferred to the Vehicle Replacement Fund. The remaining 25% or \$938,500 is designated to pay down OPEB Liability, however, due to the unanticipated general liability settlements and claims, staff proposes utilizing this as part of the (\$1,725,000) transfer to Fund 361, the Self Insurance General/Auto Liability Fund.

The original adopted General Fund budget for FY 2023-24 was \$81,751,959 for expenditures. The first quarter budget amendment had a positive net impact of \$33,796. The second quarter amendment proposes adding \$5,799,472 in expenditures and \$3,024,000 in revenue for net change of negative \$2,775,472. Excluding the use of unassigned fund balance (\$2,815,500), the overall impact is positive \$40,028. Table 5 summarizes the proposed amendment.

The proposed amendment includes the following changes to General Fund (Fund 110) appropriations:

General Fund	Original Budget	Current Budget	Requested BA	Amended Budget
Revenue				
Charges for Services	6,328,728	6,328,728	1,464,000	7,792,728
Cost Recovery	321,100	321,100		321,100
Fines & Forfeitures	970,720	970,720	120,000	1,090,720
Interdepartmental Charges	1,196,200	1,196,200		1,196,200
Licenses & Permits	2,885,800	2,885,800	206,000	3,091,800
Other Revenues	194,030	194,030		194,030
Other Taxes	9,758,500	9,758,500		9,758,500
Property Tax	32,710,100	32,710,100		32,710,100
Revenue from Other Agencies	3,063,600	3,063,600	10,000	3,073,600
Sales Tax	23,026,000	23,026,000	724,000	23,750,000
Transfers In	159,762	159,762		159,762
Use of Money & Property	1,313,500	1,313,500	500,000	1,813,500
Revenue Total	81,928,040	81,928,040	3,024,000	84,952,040
Expenditures				
Administration	1,569,154	1,589,154	12,626	1,601,780
City Clerk	369,777	369,777	6,320	376,097
Community Development	2,832,565	2,832,565	578,000	3,410,565
Finance	3,685,801	3,685,801	7,005	3,692,806
Fire	20,880,808	20,880,808	558,320	21,439,128
Human Resources	805,967	805,967		805,967
Police	30,940,622	30,940,622	31,600	30,972,222
Public Services	5,467,890	5,467,890	3,601	5,471,491
Transfers Out	15,199,375	15,199,375	4,602,000	19,801,375
Expenditures Total	81,751,959	81,771,959	5,799,472	87,571,431
BA# 2024-04, Resolution No. 2023-89	(20,000)			
BA# 2024-06, Resolution No. 2023-104	33,796	33,796		33,796
Revenue Less Expenditures	189,877	189,877	(2,775,472)	(2,585,595)

Attachments

Attachment No. 1 - Second Quarter Financial Report

Attachment No. 2 - Resolution No. 2024-11

CITY COUNCIL GOALS & OBJECTIVES: Achieve Fiscal Sustainability and Financial Stability
Maintain Good Intergovernmental Relations
Enhance City Image and Effectiveness



SECOND QUARTER FINANCIAL REPORT

Fiscal Year 2023-24

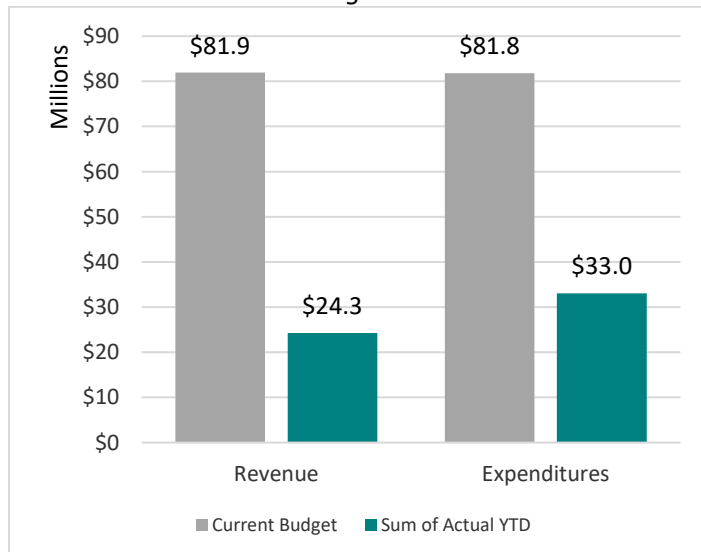
The City has completed the first quarter of Fiscal Year (FY) 2023-24. This report summarizes the overall financial performance of the City for the period of July 1, 2023, through December 31, 2023, but it is not meant to be inclusive of all finance and accounting transactions. While the focus of the report is the General Fund, summary financial information is also provided for the Enterprise Fund and Special Revenue Funds. The information presented is unaudited. This report is intended to provide City Council and the public with an overview of the City's general fiscal condition.

The revenue and expenditures per the Budget to Year-To-Date (YTD) Actual comparisons include adjustments for carryovers and any appropriations made as of December 31, 2023. The information presented reports revenues as they are received and expenditures when paid. Revenues and expenditures are only accrued at year end to account for such activity in the correct fiscal year.

GENERAL FUND

The General Fund (GF) is the general operating fund for the City. It provides the resources to sustain the day-to-day activities and services to the community. All nine departments receive support, either directly or indirectly, from the General Fund.

Chart 1: GF Budget vs. YTD Actual



The General Fund original budget for FY 2023-24 was \$81.9 million in revenue, \$81.8 million in expenditures, and a total revenue less expenditures of \$176,081. With 50% of the year complete, General Fund revenues are 29.6% of budget, and expenditures are 40.4%. Total revenues are \$24.3 million, and expenditures are \$33 million leaving a total revenue less expenditures negative 8.7 million.

GENERAL FUND REVENUE

The City's two major General Fund revenue sources are Property Tax and Sales Tax which make up 65% of the General Fund revenues combined.

Table 1: GF Revenue – Budget vs. YTD Actual

Revenue Source	Current Budget	YTD Actual	%
Property Tax	32,710,100	6,110,282	1.0%
Sales Tax	23,026,000	8,223,363	35.7%
Other Taxes	9,758,500	2,172,068	22.3%
Charges for Services	6,328,728	3,875,022	61.2%
Revenue from Other Agencies	3,063,600	73,265	2.4%
Licenses & Permits	2,885,800	1,362,927	47.2%
Use of Money & Property	1,313,500	1,349,798	102.8%
Interdepartmental Charges	1,196,200	598,105	50.0%
Fines & Forfeitures	970,720	467,002	48.1%
Cost Recovery	321,100	0	0.0%
Other Revenues	194,030	44,905	23.1%
Transfers In	159,762	0	0.0%
Grand Total	81,928,040	24,276,735	29.6%

PROPERTY TAX

The first major property tax distribution to the City for FY 2023-24 was received in December. Included in this line item are Secured Property Taxes, Property Taxes In-Lieu of Vehicle License Fees (VLF), and residual payments from the dissolution of the former redevelopment agency.

SALES TAX

As of December 31, 2023, the allocation received represents approximately 35.7% of the total sales tax allocation for the year. This is typical for this time of year as there is a two-month lag in sales tax distributions. The City will continue to receive sales tax allocations with the final quarter allocation distributed by the California State Department of Taxes and Fees Administration (CDTFA) in August 2024. The City receives its sales tax projections from HdL. According to their December 2023 California Forecast, sales tax projections will be over the original budget. An increase has been included in the proposed budget amendment.

OTHER TAXES

This category includes Franchise Fees, Business License Tax, Transient Occupancy Tax (TOT), and Property Transfer Tax. At the end of the first quarter \$2.2 or 22.3 percent of the original budget projection had been realized. This is due to a lag in when these revenues are received. Additionally, these taxes are not evenly disbursed throughout the year.

CHARGES FOR SERVICES

These revenues include plan check and zoning related fees, recreation fees, interfund charges, police, and fire fees. These fees are trending slightly above projected at approximately 61.2% or \$3.9 million through December 2023. This is mainly due to Ambulance Services revenue that is trending over budget. This overage is included in the proposed budget amendment.

LICENSE & PERMITS

Revenues for licenses & permits include building and engineering permits, and animal licenses. Revenue projections are trending as projected at nearly 50% of the original budget projection or \$1.4 million.

REVENUES FROM OTHER AGENCIES

This category includes Vehicle In-Lieu, State Mandated Cost reimbursement revenue, and the exchange of

Prop A funds, which is the largest revenue source in this category. Most of this revenue is received one-time within the fiscal year. Additionally, the Prop A Exchange (which accounts for \$2.3 million) typically does not occur until the end of the fiscal year.

COST RECOVERY

This category accounts for mutual aid cost reimbursement for strike team deployments for the Fire Department. As of the second quarter, the City had not received any reimbursements.

INTERDEPARTMENTAL CHARGES

This category includes overhead chargebacks from internal service funds: General Liability, Workers Compensation, and Fleet Maintenance. These charges are billed monthly and equally distributed.

USE OF MONEY & PROPERTY

This category includes rental and interest income. These are trending over budget at 102.8% or \$1.3 million through December 2023. Interest income is trending over budget by 97% or \$1.1 million. This overage is included in the proposed budget amendment.

FINES & FORFEITURES

This category includes late payment penalties, collection agency fees, code fines, vehicle impound fees, and administrative citations. Overall, fines and forfeitures are 48 percent for the quarter.

OTHER REVENUES

This category includes proceeds from auction, advertising, final map, and other miscellaneous revenue. At the end of the second quarter, \$45k or 23% of the original budget projection has been realized.

TRANSFERS IN

This category includes a transfer from the Successor Agency for administrative costs. This transfer is made at the end of the fiscal year.

REVENUES PROJECTIONS

Revenue projections are revised with the Quarterly Report based on actuals to date. The total proposed adjustment is an increase of \$2,430,000 in revenue for the General Fund.

Table 2: GF Revenue Projection

Revenue Source	Current Budget	Proposed Adj.	Revised Projection
Charges for Services	6,328,728	1,464,000	7,792,728
Cost Recovery	321,100		321,100
Fines & Forfeitures	970,720	120,000	1,090,720
Interdepartmental Charges	1,196,200		1,196,200
Licenses & Permits	2,885,800	206,000	3,091,800
Other Revenues	194,030		194,030
Other Taxes	9,758,500		9,758,500
Property Tax	32,710,100		32,710,100
Revenue from Other Agencies	3,063,600	10,000	3,073,600
Sales Tax	23,026,000	724,000	23,750,000
Transfers In	159,762		159,762
Use of Money & Property	1,313,500	500,000	1,813,500
Grand Total	81,928,040	3,024,000	84,952,040

GENERAL FUND EXPENDITURES

As of December 31, 2023, with 50% of the year complete, 40.4% of the General Fund budget was expensed (see Table 3). With the exception of the Fire Department, all departments are trending under budget (under 50%). Fire is over due to Ground Emergency Medical Transportation (GEMT) Program payments. GEMT payments are expected to be reimbursed by the program, and a budget amendment will be proposed once the reimbursement is received.

Table 3: GF Expenditures – Budget vs. YTD Actual

Department	Current Budget	YTD Actual	%
Administration	1,589,154	697,872	43.9%
City Clerk	369,777	128,837	34.8%
Community Development	2,832,565	1,243,847	43.9%
Finance	3,685,801	1,476,568	40.1%
Fire	20,880,808	10,588,464	50.7%
Human Resources	805,967	264,179	32.8%
Police	30,940,622	15,136,161	48.9%
Public Services	5,467,890	2,529,930	46.3%
Transfers Out	15,199,375	969,264	6.4%
Grand Total	81,771,959	33,035,123	40.4%

GENERAL FUND OVERTIME

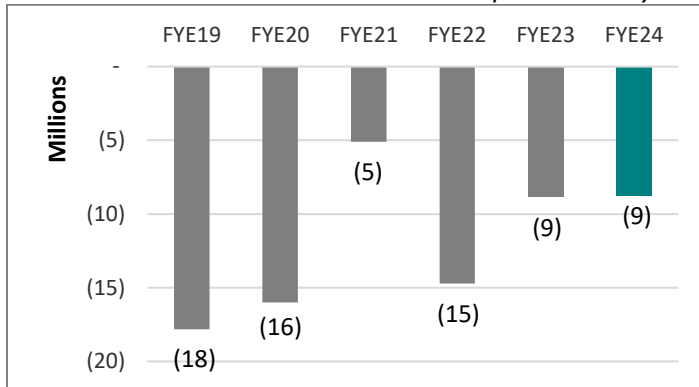
Table 4 summarizes overtime by department within the General Fund. Overtime is over budget in Administration and trending over budget in Community Development and Public Services. Police is trending within budget and Fire is trending under budget.

Table 4: GF Overtime YTD

Department	Current Budget	YTD GF Overtime	%
Administration	200	754	376.9%
Community Development	8,200	4,289	52.3%
Finance	2,400	345	14.4%
Fire	3,711,900	1,421,781	38.3%
Human Resources	200	86	43.1%
Police	3,363,500	1,696,852	50.4%
Public Services	138,400	92,304	66.7%
Grand Total	7,224,800	3,216,411	44.5%

Overall, total General Fund Revenue (\$24.3M) less expenditures (\$33M) for the year is negative \$8.7 million. Negative revenue less expenditures is typical for this time of year due to the lag in property and sales tax revenue – the City’s primary revenue sources. Except for FY 2020-21, when the City had an influx of revenue due to the pension bonds, current year revenue less expenditures are up from prior years.

Chart 2: GF 4th Quarter Revenue Less Expenditures by FY



PROPOSED BUDGET AMENDMENT

The original adopted General Fund budget for FY 2023-24 was \$81,751,959 for expenditures. The first quarter budget amendment had a positive net impact of \$33,796. The second quarter amendment proposes adding \$5,799,472 in expenditures and \$3,024,000 in revenue for net change of negative \$2,775,472. Excluding the use of unassigned fund balance (\$2,815,500), the overall impact is positive \$40,028. Table 5 summarizes the proposed amendment.

Table 5: Summary of Proposed GF Budget Amendment

Department	Current Budget	Requested BA	Amended Budget
Administration	1,589,154	12,626	1,601,780
City Clerk	369,777	6,320	376,097
Community Development	2,832,565	578,000	3,410,565
Finance	3,685,801	7,005	3,692,806
Fire	20,880,808	558,320	21,439,128
Human Resources	805,967		805,967
Police	30,940,622	31,600	30,972,222
Public Services	5,467,890	3,601	5,471,491
Transfers Out	15,199,375	4,602,000	19,801,375
Grand Total	81,771,959	5,799,472	87,571,431

The proposed General Fund budget amendment totals \$5,799,472 and includes the following:

Revenue Increases (\$3,024,000): Sales Tax (\$724k) Interest Income (\$500k), Fines & Forfeitures (\$120k), Revenue from Other Agencies (\$10k), Ground Emergency Medical Transport (\$594k), Ambulance Services (\$870k), and Building Permit Revenue (\$206k).

Department Head Salary Increases (\$65,472): The salary increases approved by Council in December have been incorporated in the General Fund budget. The total fiscal impact of this increase is almost \$80k – the balance of which is spread across other funds as allocated.

Police Professional Services (\$20k): Expenditures are proposed to be increased to accommodate the psychological evaluations for the Carry Concealed Weapons (CCW) licenses applications.

Fire GEMT Payments (\$545k): Expenditures are proposed to be increased to accommodate the required program payments for the fiscal year. These are offset by the Ambulance revenue noted above.

Interfund Charges to General Liability and Workers' Compensation (\$2.725M): The City has settled several of its open general liability claims. The City settled a wrongful termination claim with a former City Clerk employee for \$275,000 in June 2023. Due to the timing, this claim was still on the outstanding claims listing as of June 30, 2023. Further, the City settled personal injury claim with a Fire employee for \$450,000 in November 2023. Additionally, the City settled a Police bodily injury claim with a claimant for \$1,350,000 in November 2023. The City has \$1,000,000 in self-insured retention, leaving \$350,000 to be covered by the City’s excess carrier. Property and Liability Charges in each of these departments is proposed to be increases accordingly to accommodate these settlements. Additionally, Workers’ Compensation claims paid are higher than anticipated due to injuries prior to 2021-22. Therefore, \$1M is proposed to be transferred to Fund 363.

Use of Unassigned Fund Balance (\$1,877,000): Per the City's Fund Balance Policy, the city shall maintain a minimum unassigned fund balance of at least 17% of the General Fund operating expenditures. At the end of the fiscal year, the annual excess revenue over expenditures in the City's General Fund will be automatically allocated as follows, unless the transfer is overridden by an action of City Council: 25% stays in the General Fund Balance reserves, 40% is transferred to the City's Capital Projects Fund, 10% is transferred to the Vehicle Replacement Fund, and 25% goes to pay down the City's Other Post Employment Benefit (OPEB) liability. Based on current year expenditures, the Available Fund Balance is \$3,754,000: 25% or \$938,500 is proposed to remain in the reserve, 40% or \$1,501,600 is proposed to be transferred to the Capital Projects Fund and 10% or \$375,400 is proposed to be transferred to the Vehicle Replacement Fund. The remaining 25% or \$938,500 is designated to pay down OPEB Liability, however, due to the unanticipated general liability settlements and claims, staff proposes utilizing this as part of the (\$1,725,000) transfer to Fund 361, the Self Insurance General/Auto Liability Fund.

ENTERPRISE FUND (FUND 375)

This fund accounts for the computer services provided by the Police Department to other public safety agencies for a fee. The programs are marketed to both public and private agencies. The Police Department also utilizes these products and services. Revenue is generally billed once annually. Expenditures are trending within the budget.

Table 6: Police Enterprise Budget vs. YTD Actuals

Type	Current Budget	YTD Actual	%
Revenue	647,280	4,623	0.7%
Expenditures	685,998	276,924	40.4%
Revenue Less Expenditures	(38,718)	(272,301)	

SPORTSPLEX (FUND 242)

This fund accounts for activity at the Sportsplex, a recreational facility with softball fields, a pavilion, playgrounds, and restaurants. Budget versus actual comparisons for both revenue and expenditures for the Sportsplex are presented in Table 7 below.

The Sportsplex budget is trending under overall at 50 percent. However, while salaries and benefits are under, materials and services are over. Thus, expenditures are proposed to be increased. This will be offset by an increase in Revenue so there is not any impact on the General Fund.

Table 7: Sportsplex Budget vs. YTD Actuals

Type	Current Budget	YTD Actual	%
Revenue			
Transfers In	617,763	0	0.0%
Charges for Services	224,000	26,205	11.7%
Use of Money & Property	62,800	57,468	91.5%
Other Revenues	800	1,200	150.0%
Revenue Total	905,363	84,873	9.4%
Expenditures			
Salaries & Benefits	511,263	285,628	44.0%
Materials & Services	369,100	162,420	55.9%
Capital	25,000	-	0.0%
Expenditures Total	905,363	448,048	49.5%
Revenue less Expenditures	0	(363,175)	

OTHER FUNDS

Table 8 shows budget versus actuals for other funds:

Table 8: Other Funds Budget vs. YTD Actuals

Fund Grouping	Current Budget	YTD Actual	%
Assessment Districts			
Revenue	4,325,200	1,837,870	42.5%
Expenditures	5,662,907	2,115,168	31.8%
Capital Project Funds			
Revenue	540,390	542,505	100.4%
Expenditures	2,773,832	228,526	15.9%
CDBG			
Revenue	291,511	63,594	21.8%
Expenditures	291,511	152,499	36.8%
CFD			
Expenditures	0	27,063	100.0%
Debt Service			
Revenue	16,046,292	1,454,313	9.1%
Expenditures	15,453,591	8,739,780	56.6%
Gas Tax			
Revenue	3,107,904	1,330,122	42.8%
Expenditures	3,611,991	1,606,385	36.4%
Grant Funds			
Revenue	985,908	112,761	11.4%
Expenditures	1,137,741	1,130,357	285.1%
Housing Authority			
Revenue	72,000	1,993	2.8%
Expenditures	978,145	785,814	61.3%
Internal Service Funds			
Revenue	6,412,929	3,270,960	51.0%
Expenditures	7,172,854	4,674,818	67.5%
Metro Funds			
Revenue	10,362,264	4,434,898	42.8%
Expenditures	10,034,903	2,921,862	12.7%
Other SR Funds			
Revenue	4,248,017	3,048,041	71.8%
Expenditures	6,550,658	2,158,287	19.5%
SB1			
Revenue	3,309,511	1,402,975	42.4%
Expenditures	4,100,000	-	13.7%
Sewer Maintenance			
Revenue	4,352,200	1,680,187	38.6%
Expenditures	2,310,834	1,541,605	31.4%
Sportsplex			
Revenue	905,363	84,873	9.4%
Expenditures	905,363	549,473	49.5%
Successor Agency			
Revenue	2,847,944	49,771	1.7%
Expenditures	3,502,488	1,758,315	49.8%

In addition to the proposed amendments to the General Fund, the following is recommended:

CIP and Vehicles & Mobile Equipment Rollover: Capital Improvement (\$41.8M) and Vehicles & Mobile Equipment (\$854,257) budgets have been rolled over from the prior fiscal year as authorized in the budget resolution.

Department Head Salary Increases (\$14,504): The salary increases approved by Council in December have been incorporated in the other funds as allocated.

Interfund Transfers (\$4,602,000): Transfers from the General Fund are reflected in the applicable funds: Self-Insurance Workers' Comp, Self-Insurance General/Auto Liability, Fund 363 (\$1M), Fund 361 (\$1.725M), Capital Projects, Fund 160 (\$1,501,600), and Vehicle Replacement, Fund 367 (\$375,400)

Non-CIP Rollovers: Fund 127, Police Donations expenditures have been rolled over (\$7,519), Fund 165, Fire Facilities Dev. Impact Fees (\$70k), Fund 232, Non-Federal Grants (\$46,200), Fund 225, CDBG - R (\$50k)

Implementation of Senate Bill (SB) 1383 (\$100k): Funding for implementation of SB 1383 is proposed to be utilized from Fund 129, AB 939.

Sportsplex: \$52,100 in revenue and expenditures are proposed to be added.

Fund 365, Fleet Management (\$200k): Vehicle chargebacks and sublet repairs are both proposed to be decreased by \$200,000 as this will be paid directly from the Fire Department's budget under the General Fund. The net impact of this change to the General Fund is zero.

Table 9: Summary of Proposed Amendment to Other Funds

Other Funds	Current Budget	Requested BA	Amended Budget
Transportation Development Act (128)			
Expenditures	70,000	105,939	175,939
AB 939 (129)			
Expenditures	9,500	100,000	109,500
ARPA Local Fiscal Recovery Funds (179)			
Expenditures	0	8,378,632	8,378,632
Art In Public Places (212)			
Expenditures	0	199,998	199,998
Capital Projects (160)			
Revenue	0	1,501,600	1,501,600
Expenditures	1,030,000	6,410,180	7,440,180
Measure M (235)			
Expenditures	2,700,000	1,918,869	4,618,869
CDBG - R (225)			
Expenditures	0	50,000	50,000
Citywide Maintenance District (188)			
Expenditures	393,505	306,231	699,736
Community Dev. Block Grant (131)			
Expenditures	103,670	843,215	946,885
Sportsplex (242)			
Revenue	62,800	52,100	114,900
Expenditures	229,500	52,100	281,600
Fire Facilities Dev. Impact Fees (165)			
Expenditures	0	70,000	70,000
Fleet Management (365)			
Revenue	807,200	(200,000)	607,200
Expenditures	662,000	(200,000)	462,000
Gasoline Tax (124)			
Expenditures	797,283	699,239	1,496,522
Highway Safety Improvement Program (144)			
Expenditures	0	10,074,460	10,074,460
Information Technology (162)			
Expenditures	144,833	280,002	424,835
LA County Park Bond (143)			
Expenditures	0	66,785	66,785
Maintenance District #1 (181)			
Expenditures	100,000	274,130	374,130
Maintenance District #2 (182)			
Expenditures	100,000	71,092	171,092
Maintenance District #4 (184)			
Expenditures	100,000	85,053	185,053
Maintenance District #6 (186)			
Expenditures	0	7,098	7,098
Maintenance District #7 (187)			
Expenditures	0	16,370	16,370
Measure A (236)			
Expenditures	0	400,000	400,000
Measure R (224)			

Other Funds	Current Budget	Requested BA	Amended Budget
Expenditures	317,618	1,321,071	1,638,689
Measure W Stormwater (197)			
Expenditures	500,000	918,547	1,418,547
Non-Federal Grants (232)			
Expenditures	0	158,742	158,742
Park Acquisition Fund (169)			
Expenditures	0	104,795	104,795
Park Facilities Dev. Impact Fees (166)			
Expenditures	99,999	91,184	191,183
PDF C Orangewood - Ca (172)			
Expenditures	0	375,775	375,775
PDF E - Cortez (174)			
Expenditures	0	12,528	12,528
PDF F - Gal-Wogrov-Cam (175)			
Expenditures	0	150,000	150,000
PDF H - Friendship (177)			
Expenditures	0	75,000	75,000
Police Donations (127)			
Expenditures	2,000	10,000	12,000
Police Facilities Dev. Impact Fees (164)			
Expenditures	0	18,545	18,545
Prop C (122)			
Expenditures	80,988	24,411	105,399
SB1 - Road Maintenance Rehab (237)			
Expenditures	4,100,000	2,415,933	6,515,933
Self-Insurance General/Auto Liab (361)			
Revenue	0	1,725,000	1,725,000
Expenditures	1,761,800	1,725,000	3,486,800
Self-Insurance Workers' Comp (363)			
Revenue	0	1,000,000	1,000,000
Expenditures	1,549,002	1,000,000	2,549,002
Sewer Maintenance (189)			
Expenditures	1,009,978	4,261,683	5,271,661
STP Local (140)			
Expenditures	0	2,424,947	2,424,947
Successor Housing Agency (820)			
Expenditures	274,349	3,651	278,000
Vehicle Replacement (367)			
Revenue	0	375,400	375,400
Expenditures	200,000	245,991	445,991
Successor Agency Admin. (815)			
Expenditures	39,537	2,004	41,541

FOR MORE INFORMATION

This summary report is derived from detailed financial information generated by the City's Finance Department. Additional financial information is available online at www.westcovina.org.

RESOLUTION NO. 2024-11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ADOPTING A BUDGET AMENDMENT FOR THE FISCAL YEAR COMMENCING JULY 1, 2023 AND ENDING JUNE 30, 2024 (SECOND QUARTER FINANCIAL REPORT)

WHEREAS, on April 18, 2023, the City Manager presented to the City Council a proposed budget for Fiscal Year 2023-24 in compliance with Section 2-151(m) of the West Covina Municipal Code; and

WHEREAS, following the initial presentation of the proposed budget for Fiscal Year 2023-24, the City held meetings and community workshops and conducted an online budget survey in order to solicit input from the public regarding the proposed budget; and

WHEREAS, on June 6, 2023, the City Council adopted a budget for the 2023-2024 Fiscal Year; and

WHEREAS, amendments must periodically be made to the budget to conform to changed circumstances following adoption of the budget.

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

SECTION 1. The City Council hereby approves Budget Amendment No. 2024-07, attached hereto as Exhibit A, for Fiscal Year 2023-24.

SECTION 2. The City Clerk shall certify to the adoption of this resolution and shall enter the same in the book of original resolutions and it shall become effective immediately.

APPROVED AND ADOPTED this 20th day of February, 2024.

Brian Calderón Tabatabai
Mayor

APPROVED AS TO FORM

ATTEST

Thomas P. Duarte
City Attorney

Lisa Sherrick
Assistant City Clerk

I, LISA SHERRICK, Assistant City Clerk of the City of West Covina, California, do hereby certify that the foregoing Resolution No. 2024-11 was duly adopted by the City Council of the City of West Covina, California, at a regular meeting thereof held on the 20th day of February, 2024, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lisa Sherrick
Assistant City Clerk

Exhibit A

City of West Covina
Fiscal Year 2023-24
Budget Amendment No. 2024-07
Second Quarter Financial Report

Fund	Current Budget	Proposed Amendment	Amended Budget
General Fund (110)			
Revenue	81,978,040	3,024,000	85,002,040
Expenditures	81,788,163	5,799,472	87,587,635
Net Change in Fund Balance	189,877	-2,775,472	-2,585,595
AB 939 (129)			
Revenue	304,540		304,540
Expenditures	84,715	100,000	184,715
Net Change in Fund Balance	219,825	-100,000	119,825
Capital Projects (160)			
Revenue	0	1,501,600	1,501,600
Expenditures	1,030,000	6,410,180	7,440,180
Net Change in Fund Balance	-1,030,000	-4,908,580	-5,938,580
ARPA Local Fiscal Recovery Funds (179)			
Revenue	0		0
Expenditures	0	8,378,632	8,378,632
Net Change in Fund Balance	0	-8,378,632	-8,378,632
Art In Public Places (212)			
Revenue	3,750		3,750
Expenditures	0	199,998	199,998
Net Change in Fund Balance	3,750	-199,998	-196,248
CDBG - R (225)			
Revenue	0		0
Expenditures	0	50,000	50,000
Net Change in Fund Balance	0	-50,000	-50,000
Citywide Maintenance District (188)			
Revenue	1,877,020		1,877,020
Expenditures	2,241,964	306,231	2,548,195
Net Change in Fund Balance	-364,944	-306,231	-671,175
Community Dev. Block Grant (131)			
Revenue	291,511		291,511
Expenditures	291,511	843,215	1,134,726
Net Change in Fund Balance	0	-843,215	-843,215

Fund	Current Budget	Proposed Amendment	Amended Budget
Fire Facilities Dev. Impact Fees (165)			
Revenue	27,200		27,200
Expenditures	0	70,000	70,000
Net Change in Fund Balance	27,200	-70,000	-42,800
Fleet Management (365)			
Revenue	1,786,200	-200,000	1,586,200
Expenditures	1,786,200	-200,000	1,586,200
Net Change in Fund Balance	0	0	0
Gasoline Tax (124)			
Revenue	3,107,904		3,107,904
Expenditures	3,611,991	699,239	4,311,230
Net Change in Fund Balance	-504,087	-699,239	-1,203,326
Information Technology (162)			
Revenue	377,100		377,100
Expenditures	323,833	280,002	603,835
Net Change in Fund Balance	53,267	-280,002	-226,735
LA County Park Bond (143)			
Revenue	20,200		20,200
Expenditures	20,200	66,785	86,985
Net Change in Fund Balance	0	-66,785	-66,785
Maintenance District #1 (181)			
Revenue	717,100		717,100
Expenditures	616,012	274,130	890,142
Net Change in Fund Balance	101,088	-274,130	-173,042
Maintenance District #2 (182)			
Revenue	257,050		257,050
Expenditures	457,072	71,092	528,164
Net Change in Fund Balance	-200,022	-71,092	-271,114
Maintenance District #4 (184)			
Revenue	1,031,350		1,031,350
Expenditures	1,607,997	85,053	1,693,050
Net Change in Fund Balance	-576,647	-85,053	-661,700
Maintenance District #6 (186)			
Revenue	160,280		160,280
Expenditures	324,946	7,098	332,044
Net Change in Fund Balance	-164,666	-7,098	-171,764
Maintenance District #7 (187)			
Revenue	179,350		179,350
Expenditures	311,866	16,370	328,236
Net Change in Fund Balance	-132,516	-16,370	-148,886

Fund	Current Budget	Proposed Amendment	Amended Budget
Measure A (236)			
Revenue	0		0
Expenditures	0	400,000	400,000
Net Change in Fund Balance	0	-400,000	-400,000
Measure M (235)			
Revenue	2,277,254		2,277,254
Expenditures	2,732,810	1,918,869	4,651,679
Net Change in Fund Balance	-455,556	-1,918,869	-2,374,425
Measure R (224)			
Revenue	1,995,986		1,995,986
Expenditures	1,429,512	1,321,071	2,750,583
Net Change in Fund Balance	566,474	-1,321,071	-754,597
Measure W Stormwater (197)			
Revenue	1,381,520		1,381,520
Expenditures	790,200	918,547	1,708,747
Net Change in Fund Balance	591,320	-918,547	-327,227
Non-Federal Grants (232)			
Revenue	500,000		500,000
Expenditures	500,000	158,742	658,742
Net Change in Fund Balance	0	-158,742	-158,742
Park Acquisition Fund (169)			
Revenue	25,140		25,140
Expenditures	0	104,795	104,795
Net Change in Fund Balance	25,140	-104,795	-79,655
Park Facilities Dev. Impact Fees (166)			
Revenue	65,000		65,000
Expenditures	99,999	91,184	191,183
Net Change in Fund Balance	-34,999	-91,184	-126,183
PDF C Orangewood - Ca (172)			
Revenue	7,200		7,200
Expenditures	0	375,775	375,775
Net Change in Fund Balance	7,200	-375,775	-368,575
PDF E - Cortez (174)			
Revenue	100		100
Expenditures	0	12,528	12,528
Net Change in Fund Balance	100	-12,528	-12,428
PDF F - Gal-Wogrov-Cam (175)			
Revenue	3,570		3,570
Expenditures	0	150,000	150,000
Net Change in Fund Balance	3,570	-150,000	-146,430

Fund	Current Budget	Proposed Amendment	Amended Budget
Police Donations (127)			
Revenue	1,370		1,370
Expenditures	2,000	10,000	12,000
Net Change in Fund Balance	-630	-10,000	-10,630
Police Facilities Dev. Impact Fees (164)			
Revenue	24,000		24,000
Expenditures	0	18,545	18,545
Net Change in Fund Balance	24,000	-18,545	5,455
Prop C (122)			
Revenue	2,622,885		2,622,885
Expenditures	2,723,141	24,411	2,747,552
Net Change in Fund Balance	-100,256	-24,411	-124,667
SB1 - Road Maintenance Rehab (237)			
Revenue	3,309,511		3,309,511
Expenditures	4,100,000	2,415,933	6,515,933
Net Change in Fund Balance	-790,489	-2,415,933	-3,206,422
Self Insurance General/Auto Liab (361)			
Revenue	3,127,700	1,725,000	4,852,700
Expenditures	3,127,700	1,725,000	4,852,700
Net Change in Fund Balance	0	0	0
Self-Insurance Workers' Comp (363)			
Revenue	1,497,039	1,000,000	2,497,039
Expenditures	2,054,954	1,000,000	3,054,954
Net Change in Fund Balance	-557,915	0	-557,915
PDF H - Friendship (177)			
Revenue	0		0
Expenditures	0	75,000	75,000
Net Change in Fund Balance	0	-75,000	-75,000
Sewer Maintenance (189)			
Revenue	4,352,200		4,352,200
Expenditures	2,310,834	4,261,683	6,572,517
Net Change in Fund Balance	2,041,366	-4,261,683	-2,220,317
Sportsplex (242)			
Revenue	905,363	52,100	957,463
Expenditures	905,363	52,100	957,463
Net Change in Fund Balance	0	0	0
STP Local (140)			
Revenue	0		0
Expenditures	0	2,424,947	2,424,947
Net Change in Fund Balance	0	-2,424,947	-2,424,947

Fund	Current Budget	Proposed Amendment	Amended Budget
Successor Agency Admin. (815)			
Revenue	250,000		250,000
Expenditures	250,000	2,004	252,004
Net Change in Fund Balance	0	-2,004	-2,004
Successor Housing Agency (820)			
Revenue	72,000		72,000
Expenditures	978,145	3,651	981,796
Net Change in Fund Balance	-906,145	-3,651	-909,796
Transportation Development Act (128)			
Revenue	70,000		70,000
Expenditures	70,000	105,939	175,939
Net Change in Fund Balance	0	-105,939	-105,939
Vehicle Replacement (367)			
Revenue	0	375,400	375,400
Expenditures	200,000	245,991	445,991
Net Change in Fund Balance	-200,000	129,409	-70,591
Highway Safety Improvement Program (144)			
Revenue	0		0
Expenditures	0	10,074,460	10,074,460
Net Change in Fund Balance	0	-10,074,460	-10,074,460



AGENDA STAFF REPORT

City of West Covina | Office of the City Manager

DATE: February 20, 2024

TO: Mayor and City Council

FROM: Paulina Morales
Acting City Manager

**SUBJECT: CONSIDERATION OF LONG-RANGE FINANCIAL FORECAST FOR FISCAL YEARS
ENDING 2025-2029**

RECOMMENDATION:

It is recommended that City Council receive and file the Long-Range Financial Forecast for fiscal years ending 2025-2029.

BACKGROUND:

Local government financial condition analysis consists of defining and measuring financial condition, identifying any warning trends, conducting data analysis, and writing a report of analysis. Beyond the annual budget cycle and multi-year capital plan, governments need to identify long-term financial trends. Long-term financial planning involves projecting revenues, expenses, and key factors that have a financial impact on the organization. Understanding long-term trends and potential risk factors that may impact overall financial sustainability allows staff to proactively address these issues. A long-term financial planning process allows Council to focus on long-term objectives, encourages strategic thinking, and promotes overall awareness for financial literacy in an organization.

Additionally, the State audit recommended the City prepare financial analyses that evaluate both the short-term and long-term financial implications of significant spending decisions. The City's action in regard to this finding was to use a multi-year forecast to quantify the impact of decisions on the City's financial condition. The City originally developed a multi-year forecast in 2020.

As was contemplated in the City's Financial Recovery Plan, annually staff prepares and updates the forecast to include all projected revenue and expenditures, adding information on new assumptions, unanticipated costs, and cost-saving actions.

DISCUSSION:

The purpose of the forecast update is to provide long-term context for annual decisions that will be made with the FY 2024-2025 Budget and FY 2025-2029 Capital Improvement Plan. This forecast was developed to create a forward-looking, conservative baseline budgetary outlook for the City's General Fund under a given set of revenue and expenditure growth assumptions.

The Long-Range Financial Forecast (Attachment No. 1) is part of the annual budget process.

Fiscal Impact

FISCAL IMPACT:

Based on the revenue and expenditure assumptions, the General Fund is anticipated to have positive revenue over expenditures in FYE 2025 (486k) and FYE 2026 (\$547k) before it goes negative from FYE 2027 to FYE 2029 (-\$912k). It is important to reiterate that the forecast does not include any increase in salaries in FYE 2025-2028, since it is outside the contracted period.

Fund balance reserves are anticipated to increase over the upcoming years from 19% in FYE 2024 to 20% in FYE 2026. Fund balance is forecasted to decrease from FYE 2026 to FYE 2029 to 18%.

Attachments

Attachment No. 1 - Long-Range Financial Forecast

CITY COUNCIL GOALS & OBJECTIVES: Achieve Fiscal Sustainability and Financial Stability

Long-Range Financial Forecast

FISCAL YEARS ENDING 2025 TO 2029



City of West Covina

WWW.WESTCOVINA.ORG | 1444 W GARVEY AVE, WEST COVINA CA, 91790

Overview

The purpose of this forecast is to provide long-term context for annual decisions that will be made with the Fiscal Year Ending (FYE) 2025 Budget and FYE 2025-2029 Capital Improvement Plan. This forecast was developed to create a forward-looking, conservative baseline budgetary outlook for the City's General Fund under a given set of revenue and expenditure growth assumptions.

The revenue and expenditure growth assumptions have been updated based on historical trends, actuarial reports, and CPI trends. The base year for this forecast is FYE 2024.

Revenue

The City's major revenue sources include property taxes and sales tax. Each of these revenue sources are driven by the growth of the local economy and the City's population. This is also true of several of the City's other revenue sources including fees and charges for service, franchise taxes, and licenses and permits.

Revenue Growth Assumptions

- Based on historical prior year actuals Property Tax is assumed to increase by 3%.
- The Property Tax in Lieu of Vehicle License Fee grows with estimated increase in assessed valuation.
- Sales Tax estimates are provided by the City's sales tax consultant, HdL, and are forecasted to increase by 2.1% in FYE 2025 to 3% by FYE 2029.
- Business License Tax is assumed to grow with CPI which has averaged around 3%.
- Transient Occupancy Tax is projected to grow by 3% each year.
- Franchise Fees are assumed to grow with CPI which has averaged around 3%.
- Development-related fees (including building permits) have spiked in recent years but are anticipated to subside in the upcoming year and are assumed to remain level throughout the forecast.
- Rental Income is expected to grow by 1.2%.

Table 1. Forecasted Revenue Growth Assumptions

Major Revenue Source	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029
Property Taxes	3.00%	3.00%	3.00%	3.00%	3.00%
Sales And Use Taxes	2.10%	2.80%	3.00%	3.00%	3.00%
Business License Tax	3.00%	3.00%	3.00%	3.00%	3.00%
Transient Occupancy Tax	3.00%	3.00%	3.00%	3.00%	3.00%
Other Taxes	0.00%	0.00%	0.00%	0.00%	0.00%
Charges For Services	0.00%	0.00%	0.00%	0.00%	0.00%
Fines And Forfeits	0.00%	0.00%	0.00%	0.00%	0.00%
Franchise	3.00%	3.00%	3.00%	3.00%	3.00%
Licenses & Permits	0.00%	0.00%	0.00%	0.00%	0.00%
Use Of Money/Prop	0.00%	0.00%	0.00%	0.00%	0.00%
Other Revenues	0.00%	0.00%	0.00%	0.00%	0.00%
Rental Income	1.20%	1.20%	1.20%	1.20%	1.20%



Expenditure Overview

Expenditures are forecasted for the City's two major funds: General and Debt Service. The baseline forecast presented herein includes expenditures already approved by and/or committed to by the City Council. Rising costs due to inflation, and/or interest rates are also anticipated and included in this forecast through growth factors applied to each forecast category. Miscellaneous

Expenditure Growth Assumptions

- Base salaries have been projected to reflect the annual merit step increase. Except for the Firefighter's Association memorandum of understanding increase in FYE2025, no other increases are assumed.
- The forecast assumes recruitment of all FYE 2024 Budgeted positions with annual estimated vacancy savings within larger staffing groups.
- Projected employer contributions to California Public Employees' Retirement System (CalPERS) are based on the latest Actuarial Valuation.
- Increases in expenditures are based on historical actuals and CPI which has averaged around 3%.
- Insurance claims have been based on recent actuarial study and increase by 2% thereafter.
- The forecast does not assume increases in contributions to Other Post Employment Benefits (OPEB).

Table 2. Forecasted Expenditure Growth Assumptions

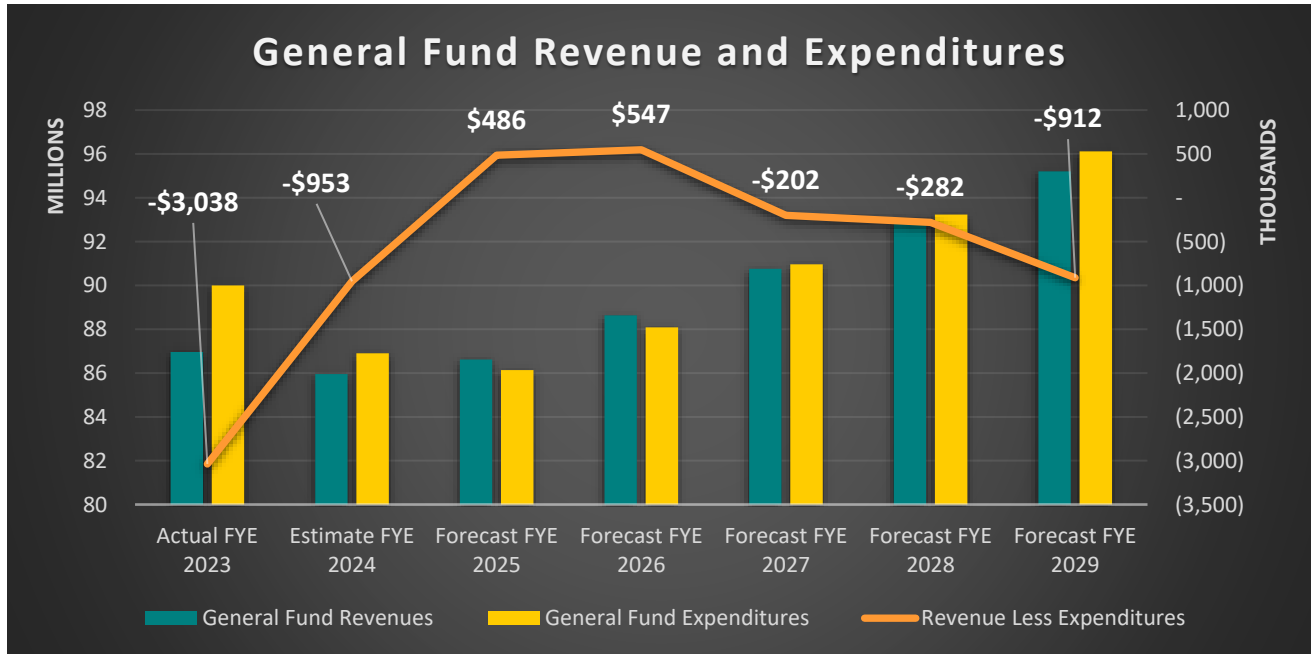
Expenditures	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029
Salaries & Benefits					
Base Salaries	2.00%	2.00%	2.00%	2.00%	2.00%
Health Plans	5.00%	5.00%	5.00%	5.00%	5.00%
Overtime	2.33%	2.33%	2.33%	2.33%	2.33%
Dental/Vision/Life Plans	2.00%	2.00%	2.00%	2.00%	2.00%
Deferred Compensation	0.00%	0.00%	0.00%	0.00%	0.00%
Medicare	2.00%	2.00%	2.00%	2.00%	2.00%
Special Pays	1.13%	1.13%	1.13%	1.13%	1.13%
Worker's Compensation	2.00%	2.00%	2.00%	2.00%	2.00%
CalPERS Miscellaneous	3.85%	-1.91%	-2.56%	-1.25%	-1.27%
CalPERS Safety	-2.92%	-2.43%	-1.99%	-2.54%	-3.65%
PERS UAL Payment	100.00%	61.18%	37.98%	27.53%	21.58%
Materials & Services					
Contract/Professional Services	2.00%	2.00%	2.00%	2.00%	2.00%
Fuel	3.00%	3.00%	3.00%	3.00%	3.00%
Legal Services	2.00%	2.00%	2.00%	2.00%	2.00%
Materials & Services	1.50%	1.50%	1.50%	1.50%	1.50%
Miscellaneous	0.00%	0.00%	0.00%	0.00%	0.00%
Repair & Maintenance	3.00%	3.00%	3.00%	3.00%	3.00%
Supplies & Materials	1.50%	1.50%	1.50%	1.50%	1.29%
Training/Conferences/Meetings	0.00%	0.00%	0.00%	0.00%	0.00%
Utilities	3.00%	3.00%	3.00%	3.00%	3.00%
Claim Paid	2.00%	2.00%	2.00%	2.00%	2.00%



General Fund Projections

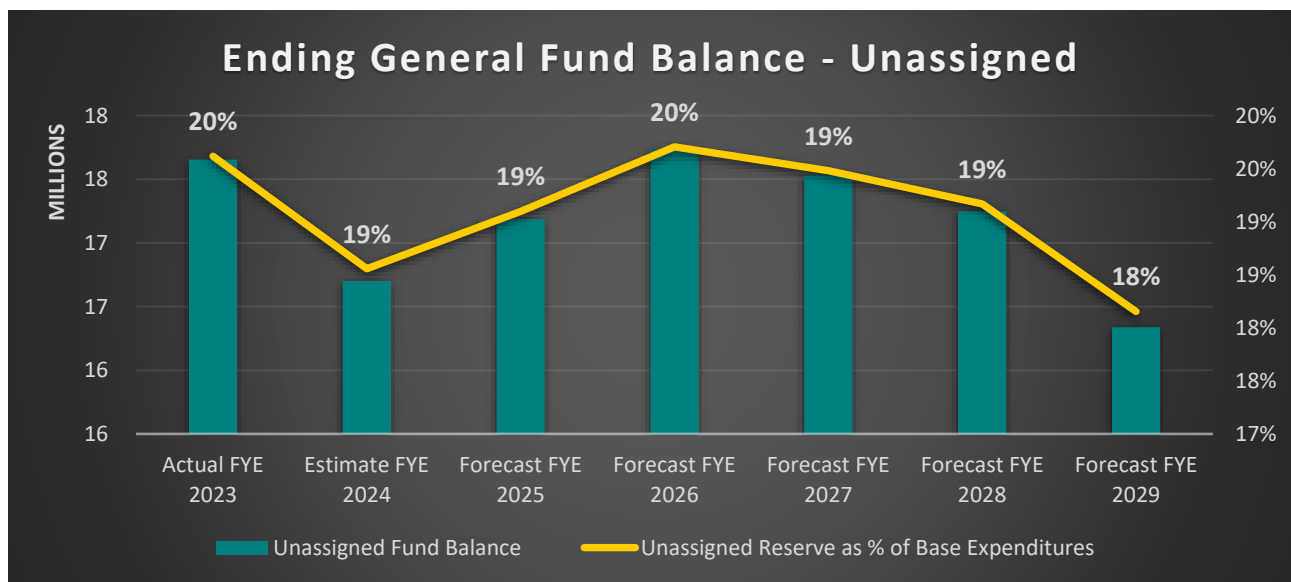
Based on the revenue and expenditure assumptions, the General Fund is anticipated to have positive revenue over expenditures in FYE 2025 (486k) and FYE 2026 (\$547k) before it goes negative from FYE 2027 to FYE 2029 (-\$912k). It is important to reiterate that the forecast does not include any increase in salaries in FYE 2025-2028, since it is outside the contracted period.

Figure 1. Forecasted General Fund Revenue and Expenditures



Fund balance reserves are anticipated to increase over the upcoming years from 19% in FYE 2024 to 20% in FYE 2026. Fund balance is forecasted to decrease from FYE 2026 to FYE 2029 to 18%.

Figure 2. Forecasted General Fund Ending Fund Balance (Unassigned)



Future Pension Costs

The City currently has a total of two pension plans administered by CalPERS and two retirement enhancement plans administered by PARS. The pension plans consist of a miscellaneous agent plan and a safety agent plan. The retirement enhancement plan consists of an EPMC replacement supplemental retirement plan and a supplemental retirement plan for executive staff and City Council.

The total plan contributions are determined through CalPERS' annual actuarial valuation process. The actuarially determined rate is the estimated amount necessary to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded accrued liability. In 2020, the City issued taxable Lease Revenue Bonds to provide financing to pay the City's unfunded pension liabilities to CalPERS.

However, as of the latest actuarial report received in 2023, the City's net pension related liability will be over \$39.7 million for the miscellaneous and safety plans – meaning the city will report a liability as of June 30, 2023. This is a net change of over \$105 million or -160%. This is primarily due to a negative net investment income and benefit payments.

Table 3. Projected CalPERS Rates.

CalPERS Rates	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029
Miscellaneous	9.56%	9.87%	9.71%	9.50%	9.40%	9.30%	9.10%
Safety	20.64%	22.72%	22.10%	21.60%	21.20%	20.70%	20.00%
UAL Payment	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029
Miscellaneous	735,584	0	586,778	906,000	1,226,000	1,546,000	1,866,000
Safety	1,282,822	0	1,273,821	2,093,000	2,912,000	3,731,000	4,550,000
Total UAL	\$2,018,406	\$0	\$1,860,599	\$2,999,000	\$4,138,000	\$5,277,000	\$6,416,000

The PARS retirement enhancement plan consists of an EPMC replacement supplemental retirement plan and a supplemental retirement plan for executive staff and City Council. The City makes all contributions to these plans. Participants do not make any contributions. The City is currently only funding the benefit payments payable each year.

Other Post Employment Benefits (OPEB)

The City administers a single employer defined benefit plan which provides healthcare benefits to eligible retirees and their dependents in accordance with various labor agreements. The table below summarizes these costs over the forecast period.

Figure 3. Forecasted Pension Employer Costs

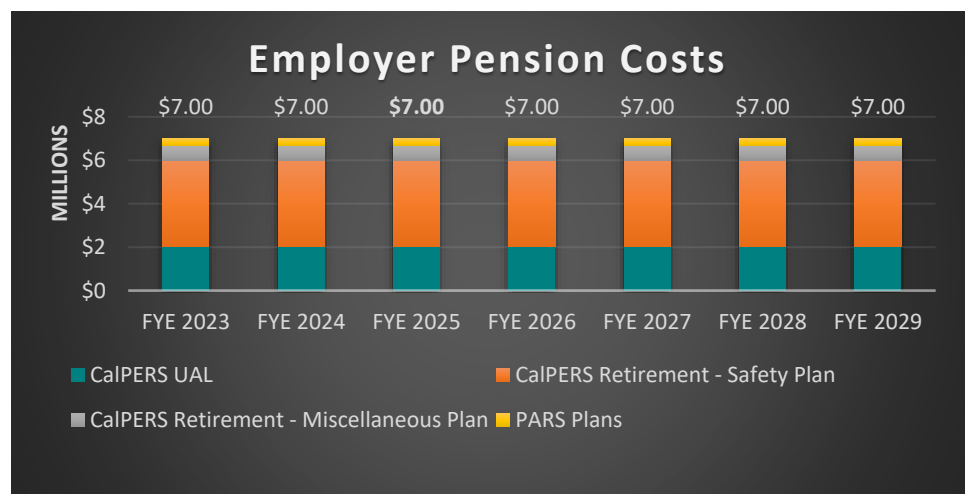


Table 4. Retiree Benefits

Retiree Benefit (\$ Millions)	FYE 2023	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029
Medical	2.16	2.16	2.16	2.16	2.16	2.16	2.16
Health Savings Plan	0.26	0.26	0.26	0.26	0.26	0.26	0.26
Total	\$2.42	\$2.42	\$2.42	\$2.42	\$2.42	\$2.42	\$2.42



Debt Service

The General Fund will generally be responsible for funding the following debt service payments annually:

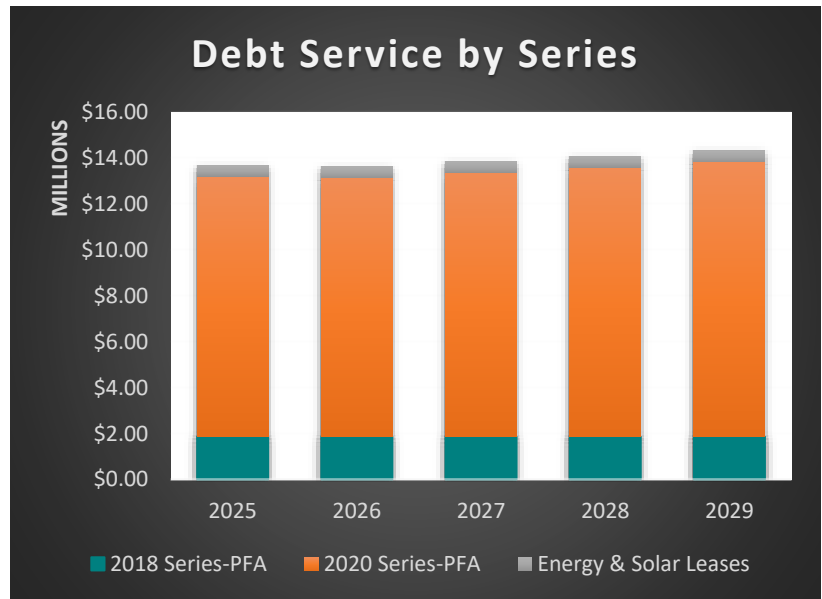
2018 Lease Revenue Refunding Bonds, Series A and B

On November 20, 2018, the City issued \$19,310,000 of Lease Revenue Bonds, Series A and \$4,855,000 of taxable Lease Revenue Bonds, Series B to provide financing for the advance refunding of the City's 2002 Lease Revenue Bonds Series A, 2004 Lease Revenue Bonds Series A&B, and the 2013 Lease Revenue Refunding Bonds Series A.

2020 Lease Revenue Bonds, Series A

On July 23, 2020, the City issued \$204,095,000 of taxable Lease Revenue Bonds to provide financing to pay the City's unfunded pension liabilities to CalPERS, to establish a reserve fund, and pay issuance costs. The bonds mature annually through August 1, 2044, in amounts ranging from \$3,645,000 to \$16,105,000, with interest rates that range from 1.747% to a maximum of 3.892% over the term of the bonds.

Figure 4. Debt Service Payments



Energy Efficiency Loans Payable

In May 2021, the City entered into two lease-purchase agreements for the acquisition and installation of certain energy conservation equipment and improvements (solar) and installation of certain energy conservation equipment including lighting and HVAC (non-solar) with an aggregate principal borrowing of \$6,602,048.

Table 5. Debt Service Payments

Debt Service (\$ Millions)	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029
Principal	5,798,681	5,907,696	6,295,249	6,717,502	7,168,788
Interest	7,871,548	7,714,385	7,540,661	7,345,261	7,127,764
Total Debt Service	\$13,670,230	\$13,622,081	\$13,835,910	\$14,062,763	\$14,296,552

Self-Insured Workers Compensation and Liability

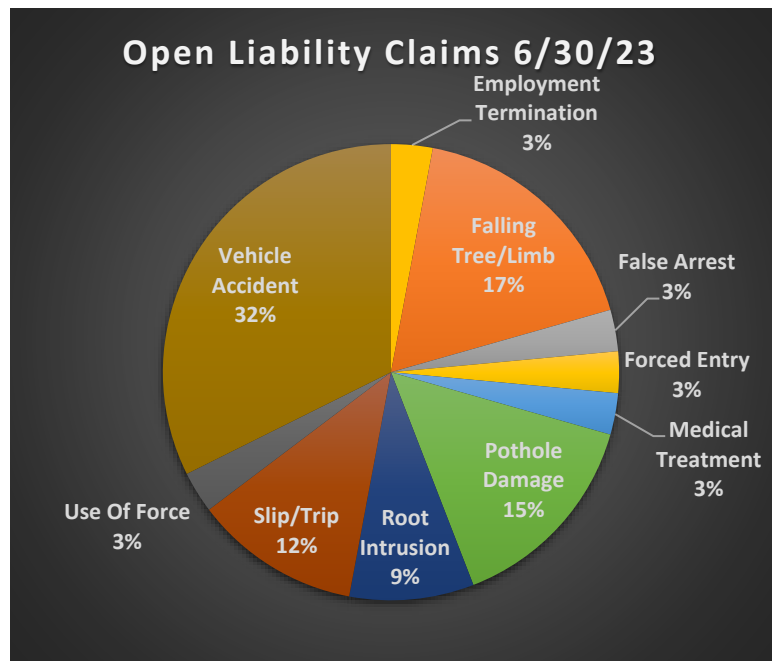
The City is self-insured for workers compensation and liability (automobile, general, and public officials). The City has always purchased excess insurances for workers compensation and liability. In compliance with Governmental Accounting Standards Board (GASB) Statement No. 10, the City has an actuarial study completed every two years.

Based on the latest actuarial study, the estimated outstanding workers compensations losses increased by \$7.6 million from the prior actuarial estimate of \$6.4 million as of June 30, 2021 to \$14.1 as of June 30, 2023. The change consists of:

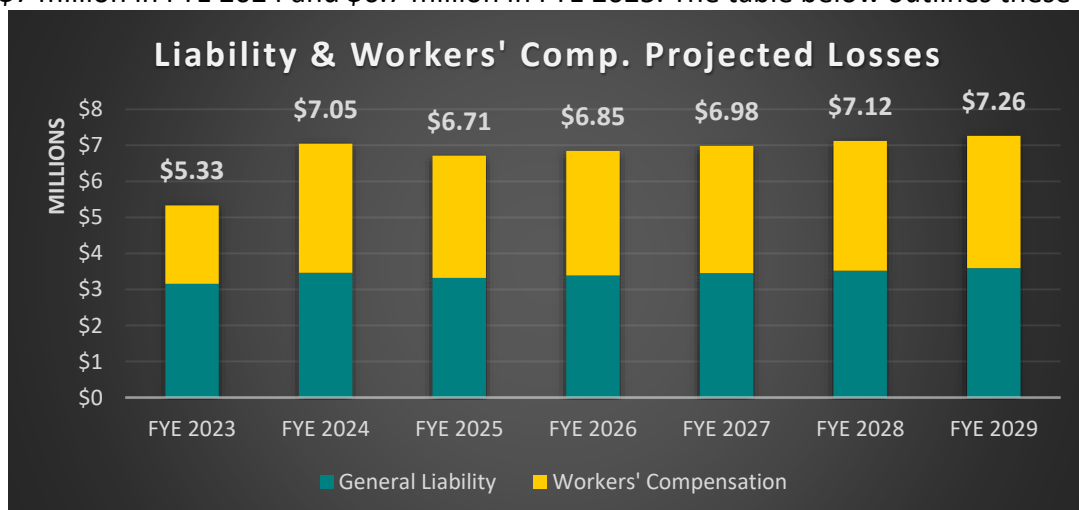
- + \$6.5 million from the additional years (2021/22 and 2022/23) of exposure,
- \$4.3 million for claim payments made during FYE 2022 and FYE 2023, and
- + \$5.4 million due to a change in projected ultimate losses for 2021/22 and prior.

Additionally, the estimated outstanding liability losses increased by \$0.9 million from the prior actuarial estimate of \$7.1 million as of June 30, 2021 to \$8.0 million as of June 30, 2023. The change consists of:

- + \$5.1 million from the additional years (2021/22 and 2022/23) of exposure,
- \$4.1 million from the claim payments made during 2021/22 and 2022/23, and
- \$0.2 million due to a change in projected ultimate losses for 2021/22 and prior.



The chart on the right shows the type of open claims as of June 30, 2023. The actuarial study also projected losses over \$7 million in FYE 2024 and \$6.7 million in FYE 2025. The table below outlines these losses.





AGENDA STAFF REPORT

City of West Covina | Office of the City Manager

DATE: February 20, 2024

TO: Mayor and City Council

FROM: Paulina Morales
Acting City Manager

SUBJECT: CONSIDERATION OF VERDUGO FIRE COMMUNICATIONS DISPATCH SERVICE AGREEMENT WITH THE CITIES OF BURBANK, GLENDALE, AND PASADENA FOR FIRE DEPARTMENT DISPATCHING SERVICES

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the Acting City Manager to negotiate and execute a two-year agreement with a one-year renewal option with the Cities of Burbank, Glendale and Pasadena for Fire Department dispatching services, in such final form as approved by the City Attorney. The agreement includes onboarding costs of approximately \$50,000, which would only be payable if the City decides not to exercise the renewal option.
2. Authorize the Acting City Manager to negotiate and execute any and all other agreements necessary for the transition of Fire Department dispatching services and approve a project budget not to exceed \$25,000, for radio programming, apparatus graphics, and unforeseen transition costs.
3. Authorize the Acting City Manager to negotiate any amendments to the agreements in such form approved by the City Attorney; and
4. Approve the following resolution:

RESOLUTION NO. 2024-15 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ADOPTING A BUDGET AMENDMENT FOR THE FISCAL YEAR COMMENCING JULY 1, 2023 AND ENDING JUNE 30, 2024 (FIRE DEPARTMENT DISPATCH SERVICES)

BACKGROUND:

The City of West Covina's Public Safety Answering Point ("Dispatch") currently dispatches both Police and Fire, overseen by West Covina's Police Department (WCPD). Over the last few years, there has been an effort by the WCPD to fully staff Dispatch. Over the past few years, West Covina has not only had difficulty recruiting but has also seen a trend in dispatchers leaving. West Covina, like many cities in the region, has faced staffing shortages in the dispatch center with issues recruiting and retaining staff. Unlike most cities in the region, West Covina's dispatch center is one of the few that dispatches both Police and Fire. The other cities that dispatch both are Santa Monica, Culver City, Long Beach, Beverly Hills, and Torrance. Most cities in the region have contracted out fire dispatch needs to a regional fire and emergency medical services (EMS) dispatch center.

West Covina's Dispatch deployment model is budgeted for seventeen (17) full-time personnel; four (4) dispatchers per shift and four (4) shifts with a Dispatch Manager. With current staffing shortages, West Covina's deployment model is three (3) dispatchers per shift. For each vacancy, the deployment model mandates an off-shift member to be forced to work the open shift, which necessitates that dispatchers work overtime. To ensure the continued safety of our residents and public safety officers, West Covina needs to address the staffing issues in Dispatch. As recruitment takes approximately one (1) year from hiring to completion of training, increasing staffing is a long-term solution. An immediate solution is to relieve the workload of Dispatch by contracting out Fire and EMS dispatching needs, allowing current staffing levels to manage only police calls and will help alleviate mandated overtime.

West Covina will continue to recruit dispatchers and assess the program to make Dispatch more marketable and successful. In the meantime, transferring Fire and EMS to a regional dispatch center will alleviate the workload in our dispatch center and allow staff to analyze the best solution for the future of Dispatch in West Covina.

DISCUSSION:

West Covina Fire Department reached out to the Verdugo Fire Communications Center (VFCC), the Los Angeles County Fire Department (LACo FD), and the Ontario Fire Department to inquire about the availability of an immediate solution for dispatch services. The objective was to determine what agency could provide a transition to keep 911 emergency calls to West Covina residents without interruption and in a timely manner. This transition is to address the immediate issues with staffing shortages in Dispatch and allow time for staff to evaluate a permanent solution for West Covina's Dispatch center. Staff believe it will take approximately eighteen (18) months to increase staffing in Dispatch. In addition, implementation of a long-term solution could take approximately six (6) additional months.

After meetings with the VFCC and the LACo FD, it was identified that the only available immediate solution was to transition to the VFCC for Fire Department dispatching services.

Verdugo Fire Communications Center (VFCC)

The Burbank, Glendale, and Pasadena Fire Departments ("Verdugo Cities") are member agencies that contribute funding for the annual operation of VFCC including the capital equipment replacement fund. VFCC contracts with ten (10) agencies including; Alhambra, Arcadia, Monrovia, Montebello, Monterey Park, San Gabriel, San Marino, Sierra Madre, South Pasadena, and Hollywood Burbank Airport. Providing dispatching services on a contract basis not only supplies revenue for VFCC operations, it also enables better coordination and response to large emergencies involving mutual aid for Area "C" agencies.

The VFCC is fully compatible with our existing radios, MDC platform, Cellular Data Network, and Station Alerting. The City of West Covina is a JPA member of the ICI radio system, which is the system that VFCC utilizes.

VFCC will charge \$84.14 per dispatch event for their services. The Verdugo Cities may increase the charge per dispatch event by up to 5% each year based on anticipated increases in VFCC's operating costs. All the back end upgrades, changes and other infrastructure needs are included in the rate per dispatch event. VFCC provides state of the art dispatching services, including tired dispatch, Pulse point, incident management software, EMD and pre-arrival patient care instructions. Tired dispatch is a service that allows for the most appropriate resources to be dispatched, not tying up unnecessary resources. Pulse point emergency response public notification allows the community to know where emergencies are and, if trained, can respond to help with bystander CPR. Tablet command (incident management support software) will allow all responding resources to be managed seamlessly, increasing firefighter safety. EMD and pre-arrival patient care instructions is a service that aids the community in beginning the emergency care of victims quicker, which allows for directions to the reporting party on how to care for a victim prior to emergency resources'

arrival.

The VFCC and members of the IT and communications technical support staff of Glendale have worked closely with the City of West Covina Fire Department staff and City IT staff to quickly migrate all necessary hardware and software to work on the VFCC system. The transition costs are expected to be no more than \$50,000, and repayment for such costs is included as a term of the agreement. The transition costs are mainly staff hours due to work being done in house on both sides and has saved the City of West Covina a substantial amount of upfront cost and time. For reference, in 2016, the City of Vernon Fire Department transitioned to the VFCC at an upfront transition cost of approximately \$169,000, and it took over 6 months after the initial discussion and agreements. A large portion of Vernon's costs was networking and communications hardware.

Los Angeles County Fire Department (LACo FD)

The LACo FD has compatible radios. However, the MDC platform, cellular data network, and station alerting are not compatible. LACo FD advised that they would need four (4) - six (6) months to evaluate the needs of West Covina. If and when an agreement is approved by governing bodies, another three (3) - six (6) months would be needed to make the transition. In 2018, the LACo FD gave the City of West Covina an estimate for transition costs for full fire and rescue services. That estimate included \$108,000 just for station alerting hardware and software changes. LACo FD also advised that the City will have to join the LA RICS radio system as a subscriber at an estimated \$100,000 per year subscriber fee. LACo FD estimated a rate of \$50.00 per dispatch event cost. Equipment programming and backend needs would be at a separate charge through the Los Angeles County Internal Services Division.

Ontario Fire Department

The Ontario Fire Department offered to have a meeting to discuss our needs in a few weeks. Ontario Fire advised that the recent transition of Corona Fire to the Ontario Fire communication center took over 12 months. The Ontario Communications Center does currently offer some of the compatible systems that VFCC does.

A summary of the three options is attached (Attachment No. 2). Staff is recommending that we proceed with an immediate transition to VFCC. Below are the relevant terms of the agreement:

- Term: Two (2) years with one (1) year renewal option*
- Cost: \$84.14 per dispatch call**
- Early termination fee

*If West Covina does not exercise the one-year renewal option, West Covina will be required to pay the onboarding/transition costs. If West Covina does exercise the renewal option, it will not be required to pay the onboarding/transition costs.

**West Covina Dispatch currently receives approximately 10,000 fire related dispatch calls annually. Total annual calls for service are anticipated to go down initially. The main reason for the lower anticipated annual incident volume is due to the ability of VFCC to evaluate proper needs of the caller and direct them to their needs rather than dispatching a fire resource on every call.

Based on West Covina's immediate need, the Verdugo Cities, in good faith, are anticipated to start providing dispatching services to the West Covina Fire Department on or about February 16, 2024.

The Fire Department will need to find the best fit long term solution for dispatch services by evaluating and investigating other potential centers, which include LACo FD, Ontario Fire Department, Long Beach Fire Department, Downey Communications Center, and South Bay Regional, as well as bringing back fire and EMS calls to a dual West Covina Dispatch center.

The draft of the proposed agreement between the City and the Verdugo Cities is included as Attachment No. 1.

LEGAL REVIEW:

The City Attorney's Office has reviewed the resolution and approved it as to form and will review and approve as to form all agreements and amendments required in connection with dispatching services.

OPTIONS:

The City Council has the following options:

1. Approve staff recommendation; or
2. Provide alternative direction.

Prepared by: Vincent Capelle, Fire Chief

Fiscal Impact

FISCAL IMPACT:

The table below outlines the estimated impact of this contract for a two-year term with an initial project budget of \$25,000 and an estimated start-up cost of \$50,000 in FYE 2026, if necessary. The start-up cost is an estimate at this stage. As noted previously, the start-up cost may only be payable if the City decides not to exercise the renewal option. Additionally, staff will evaluate a fee increase to the fire dispatch fee as part of the overall evaluation of permanent dispatch operations.

The short-term impact is a net positive impact of \$97,897 on the General Fund in FYE 2024. Assuming four dispatcher positions stay frozen, FYE 2025 has a net positive impact of \$13,600. Should the City decide to terminate the agreement after FYE 2026, the initial start-up cost will cause a net negative impact of \$47,733. However, this is less than the positive impact over the first two years.

Description	Annual	FYE2024*	FYE2025**	FYE2026***
Vacancy Savings (4 Dispatchers)	460,000	308,900	460,000	76,667
Revenue from new Dispatch Fee Effective 2/5/2024 (\$79), 50% Recovery	395,000	164,580	395,000	65,833
Estimated Funding	\$855,000	\$473,480	\$855,000	\$142,500
Cost for Dispatch Services (\$84.14/call, 10,000 calls per year)	841,400	350,583	841,400	140,233
Start-up Cost		25,000	0	50,000
Estimated Annual Cost	\$841,400	\$375,583	\$841,400	\$190,233
Estimated Funding less Cost	\$13,600	\$97,897	\$13,600	-\$47,733

*Assumes 5 months of service

**Assumes 12 months of service

***Assumes contract ends in February

Attachments

Attachment No. 1 - Draft Agreement

Attachment No. 2_Fire_Dispatch_Transition_Worksheet

Attachment No. 3 - Resolution 2024 - 15

CITY COUNCIL GOALS & OBJECTIVES: Protect Public Safety

**VERDUGO FIRE COMMUNICATIONS DISPATCH SERVICE AGREEMENT
BETWEEN THE CITIES OF BURBANK, GLENDALE, AND PASADENA
AND THE CITY OF WEST COVINA**

This Agreement is made by and between the CITY OF BURBANK, the CITY OF GLENDALE, and the CITY OF PASADENA (hereinafter referred to collectively as the “VERDUGO CITIES”) and the CITY OF WEST COVINA (hereinafter referred to as the “CONTRACTING CITY”). The VERDUGO CITIES and CONTRACTING CITY are individually referred to as a “Party” and collectively referred to as the “Parties”.

RECITALS

Whereas the VERDUGO CITIES, to minimize the effect of fire and disaster and to provide the basis for effective mobilization and dispatch of all available firefighting and emergency medical resources, have agreed to operate a joint fire communications system (“VERDUGO SYSTEM”);

Whereas the CONTRACTING CITY desires to contract with VERDUGO CITIES for dispatching of emergency fire and medical response starting on February 16, 2024;

Whereas the CONTRACTING CITY is currently part of Fire Mutual Aid Area B, and by entering into this Agreement is aware that it may be called upon to provide mutual aid services or automatic aid services to cities in the VERDUGO SYSTEM and other jurisdictions as designated by the State;

Whereas the Parties acknowledge that the VERDUGO CITIES, and specifically, the City of Glendale, have substantial operational experience in providing these types of specified services;

Whereas the Parties acknowledge that this Agreement is not a joint powers agreement subject to the provisions of California Government Code Sections 6500 et. seq. and the Parties intend that nothing in this Agreement shall be so construed. The Parties have no intent to create hereby a separate legal entity or public agency and no such entity is hereby created.

NOW THEREFORE, the Parties agree as follows:

I. RESPONSIBILITIES

- A. Responsibilities of the Verdugo Cities.** It shall be the responsibility of the VERDUGO CITIES to operate the VERDUGO SYSTEM and to do all of the following:
1. Receive 911 and wireless emergency calls;
 2. Transfer 911 and wireless calls to other agencies as appropriate;
 3. Receive 10-digit emergency and direct connect (formerly called ring-down, or “P” line) calls on numbers/circuits provided and funded by CONTRACTING CITY;
 4. Provide TDD and foreign language translation;
 5. Provide Emergency Medical Dispatch pre-arrival and life-saving protocols as established by Los Angeles County Fire and approved by Los Angeles County Department of Health Services, and Verdugo’s Medical Director;
 6. Enter incident information into the computer aided dispatch system (CAD), including verified incident address/location, specific location information,

- informant's location, informant's telephone number, source code for call, basic EMD information, appropriate text and type codes;
7. Time stamp receipt of 911 calls, entry into CAD, dispatch, and all status changes from mobile units initiated on mobile computer terminals (MCT);
 8. Electronically document incident and pertinent non-incident information;
 9. Review CAD recommended quantity and type of equipment, alert fire stations by electronic transmission, data and hard copy printout over mobile data system, transmitting tones over voice system, and broadcasting vocal dispatch on designated frequency(s);
 10. Respond to routine and emergency voice communications.;
 11. Track and record equipment status, location and availability;
 12. Coordinate Area, Regional and specific agency Mutual Aid, Initial Action and Automatic Aid agreements for dispatch purposes only;
 13. Formulate, dispatch and track Strike Team responses;
 14. Maintain CAD databases;
 15. Update GIS maps as needed;
 16. Maintain CICC database and provide assistance with Interagency Resource Ordering Capability (IROC) as requested by CONTRACTING CITY;
 17. Provide CAD and MIS records management, storage and standard reports;
 18. Provide access to CAD information;
 19. Provide access to unit histories, unit status, rosters and information;
 20. Handle and coordinate FIRST team responses;
 21. Request and coordinate mass casualty resources;
 22. Provide staff notification by alarm level and/or incident type via wireless device;
 23. Provide notifications to CONTRACTING CITY Fire Chief and City Manager in accordance with VERDUGO SYSTEM policies and procedures;
 24. Notify and coordinate with other city departments and outside agencies as required;
 25. Provide recording and retention of radio and telephone transmissions consistent with California law;
 26. Provide an annual report of operations; and
 27. Provide management and supervision to achieve desired results.

B. Responsibilities of Contracting City. It shall be the responsibility of the CONTRACTING CITY to do all of the following:

1. Provide equipment, hardware and software which interface with the VERDUGO SYSTEM (unless otherwise agreed to by all Parties), which include but are not limited to:
 - (a) Telephone and 911 hardware, software, upgrades, lines, instruments, terminations, installation, monthly service or capability not already included or provided, including routing coordination;
 - (b) Station alerting hardware in all fire stations which receive and transmit voice and data signals with features consistent with the VERDUGO SYSTEM;
 - (c) Reliable voice mobile and portable radios and data radios and terminals for all personnel and fire apparatus, with capabilities and features consistent with the VERDUGO SYSTEM;

- (d) Establish and maintain a system access/service agreement with the Interagency Communications Interoperability System (ICI System) and/or Host ICI System Agency as appropriate/needed;
 - (e) Voice and/or alpha-numeric pagers or other wireless devices capable of functioning with the VERDUGO SYSTEM;
 - (f) Computers capable of communication with VERDUGO SYSTEM;
 - (g) Geographic file information suitable for entry into VERDUGO SYSTEM CAD, including street location data, city maps and other landmark/common place addresses, high value or brush areas, freeway information, and target hazards;
2. Provide listing of all apparatus, including radio designations, cross-staffed manned units and special response vehicles;
 3. Provide Fire Department personnel list including titles, radio call signs, office and home phone numbers, pager and cellular telephone numbers;
 4. Provide a list of key City personnel and telephone directory;
 5. Provide a list of receiving hospitals and access method for paramedics;
 6. Provide copies of mutual aid, automatic aid, initial action or other inter-agency agreements;
 7. Provide initial and ongoing VERDUGO SYSTEM training to all radio users;
 8. Provide copies of FCC licenses, if applicable;
 9. Comply with VERDUGO SYSTEM policies and procedures;
 10. Use VERDUGO SYSTEM incident type codes, priorities and categories;
 11. Review and understand Emergency Medical Dispatcher Program currently in use; and
 12. Provide a chief officer or fire officer to ensure successful implementation and representation on the Verdugo Task Force.

II. EQUIPMENT

- A. Purchase of Equipment.** CONTRACTING CITY shall purchase, install, test and maintain equipment and hardware necessary to perform its responsibilities under Section I.B. above. Unless otherwise provided herein, CONTRACTING CITY shall be responsible for all costs relating to the purchase and installation of all such equipment. In addition to the equipment, CONTRACTING CITY shall be solely responsible for the cost of any additional or related equipment or hardware, software or labor needed to implement its obligations under this Agreement, whether listed or not, including, but not limited to, installation, testing, light/audio relays, shipping, insurance, taxes, antennas and coax, public address system, speakers, and power supplies. Title and ownership of all installations to the VERDUGO SYSTEM, in order to serve the CONTRACTING CITY, shall pass to the VERDUGO CITIES, including but not limited to, hardware and software.
- B. Purchase of Future Equipment.** As new technology becomes available, the VERDUGO CITIES may, from time to time, purchase new products to enhance the current level of service. The VERDUGO CITIES will provide notice to CONTRACTING CITY of any anticipated purchase, where the costs of purchase of equipment that is the responsibility of the CONTRACTING CITY under Section II.A. above are to be borne by the CONTRACTING CITY.

III. TERM

This Agreement shall become effective on February 16, 2024 (“EFFECTIVE DATE”), and remain in effect until February 15, 2026, or until terminated in accordance with the termination provisions herein, whichever occurs earlier. This Agreement may be renewed for one one-year term at CONTRACTING CITY’s option. CONTRACTING CITY shall provide written notice of its intent to renew at least 180 days prior to the expiration of the term. If CONTRACTING CITY elects not to renew this Agreement for the additional one-year term, CONTRACTING CITY shall be responsible for paying the transition costs as set forth in Section V below.

IV. TERMINATION

The VERDUGO CITIES, acting by majority vote may terminate this Agreement by giving written notice of such intent to the CONTRACTING CITY at least one (1) year prior to the effective date of such termination.

If CONTRACTING CITY terminates this Agreement during the initial two-year term, CONTRACTING CITY shall pay the VERDUGO CITIES an early termination fee of \$_____.

V. COSTS

A. Per Incident Cost. Until June 30, 2024, the annual cost shall be \$84.14 per incident dispatched multiplied by the actual number of calls dispatched during the preceding term of service. Thereafter, VERDUGO CITIES may increase the rate for per incident dispatched by up to 5% per year, rounded to the nearest dollar. The cost per call for CONTRACTING CITY shall not exceed this amount in any single year, unless the overall cost for the VERDUGO SYSTEM is substantially increased by unplanned events, including, but not limited to atypical increases in the Public Employee Retirement System, catastrophic hardware system failures, or natural disasters. In the event of a substantial increase in the cost as described herein, CONTRACTING CITY’s portion of the increase shall be determined by calculating the CONTRACTING CITY’s pro rata share of the overall number of dispatched calls in the preceding year. VERDUGO CITIES will endeavor to utilize all funds set aside for the replacement of the equipment and funds recovered from the insurance settlement prior to seeking the increased costs from the CONTRACTING CITY.

B. No Cost to VERDUGO CITIES. Nothing in this Agreement shall be construed to require any of the VERDUGO CITIES to incur any non-reimbursable cost and/or expense for the purpose of implementing this Agreement, or any of its provisions, or to require the VERDUGO SYSTEM to modify, alter, add to, remove or transform any of its existing equipment, system or facilities to implement any of the provisions of this Agreement. It is the intent of this Agreement, and the Parties acknowledge and agree, that any such changes, modifications or alterations shall be at the sole cost of the CONTRACTING CITY.

C. Billing. For services rendered for any full fiscal year, CONTRACTING CITY shall be billed by written invoice every July and January of each fiscal year for the

services provided in this Agreement on a semiannual basis, in advance. All invoices shall be payable within thirty (30) days after receipt.

- D. Transition Costs.** CONTRACTING CITY acknowledges that the VERDUGO CITIES incurred costs totaling \$_____ to transition CONTRACTING CITY to the VERDUGO SYSTEM in the short timeframe needed by CONTRACTING CITY. The Parties agree that if CONTRACTING CITY exercises the one-year renewal option set forth in Section III above, CONTRACTING CITY shall not be responsible for paying the transition costs. If CONTRACTING CITY does not exercise the one-year renewal option, CONTRACTING CITY shall pay such amount to the VERDUGO CITIES within thirty (30) days from August 15, 2026.

VI. RADIO ROAMING SERVICES

- A. Description of Services.** CONTRACTING CITY shall be responsible for establishing and maintaining an agreement with Interagency Communications Interoperability System (ICIS) and/or the Host ICIS Agency for the use of the radio system. CONTRACTING CITY shall arrange and pay for any and all programming of radios.
- B. Maintenance of Contracting City Radios.** CONTRACTING CITY shall perform all maintenance service on its radios, and shall ensure all its radios are operating within the manufacturer's specifications at all times. Should VERDUGO CITIES inform CONTRACTING CITY of a technical problem with one or more of the radios, CONTRACTING CITY shall immediately perform maintenance on such radio as may be required by the ICI System to ensure reliability of the radio system.
- C. Disclaimer.** In the event an agreement with ICI System and/or the Host ICI System Agency lapses and/or is terminated, VERDUGO CITIES cannot be held liable for loss or reliability of the dispatch services provided herein.

VII. INDEMNITY

- A. Assumption of Risk.** Each Party to this Agreement assumes full and sole responsibility for all risks of injury and damages, including damage to all operating equipment, arising from its own operation and use of, and its own repairs and maintenance performed on the equipment and each shall be solely responsible for all claims, liability, loss, suits, damages, costs, and expenses (including attorneys' fees and costs of litigation) and personal injuries (including death at any time) resulting directly or indirectly from, or arising out of, its own operation and use of, and its own repairs and maintenance performed on the equipment and accessories. Each Party shall bear the full legal and financial responsibility for its own conduct, actions and omissions carried out in the performance of that Party's obligations and responsibilities under this Agreement.
- B. Workers' Compensation.** Workers' Compensation claims shall be paid by the employer of any injured worker, and subrogation rights against all Parties are expressly waived.

- C. **Liability for Mutual/Automatic Aid.** Notwithstanding any other provisions of this Agreement, and with respect to Section I.A.12. above, the CONTRACTING CITY shall indemnify, defend and hold harmless the VERDUGO CITIES and any other public service provider, from and against any claims or liability, including death, injury or property damage, and including the costs of defense, arising out of the making of any calls, initiating any contact, or other actions or omissions relating to Area, Regional and/or specific agency mutual aid and/or automatic aid whenever such aid is contacted or otherwise summoned to respond from outside of the jurisdiction of the CONTRACTING CITY. The Parties acknowledge and agree that whenever such mutual aid and/or automatic aid is contacted or otherwise summoned by the VERDUGO CITIES, such contact is made as a courtesy in order to facilitate the implementation of such mutual aid and/or automatic aid and is not intended to create any liability on the part of the VERDUGO CITIES or any public service provider which provides such mutual aid or automatic aid. All liability for salaries, wages, and other compensation shall be that of each employing agency.

VIII. GENERAL PROVISIONS

- A. **Entire Agreement.** This Agreement supersedes any and all other Agreements, either oral or in writing, between the Parties hereto with respect to the subject matter hereof, and no other Agreement, statement, or promise relating to the subject matter of this Agreement which is not contained herein shall be valid or binding. In interpreting this Agreement and resolving any ambiguities, this Agreement will take precedence over any cover page or attachments.
- B. **Interpretation.** This Agreement is the product of negotiation and compromise on the Parties' part. Every provision in this Agreement shall be interpreted as though the Parties equally participated in its drafting. Therefore, notwithstanding the provisions in California Civil Code Section 1654 to the contrary, if this Agreement's language is uncertain, the Agreement shall not be construed against the Party causing the uncertainty to exist.
- C. **Governing Law.** The validity of this Agreement and of any of its terms or provisions, as well as the rights and duties of the Parties hereunder, shall be governed by the laws of the State of California.
- D. **Severability.** Should any part, term or provision of this Agreement or any document required herein to be executed be declared invalid, void or unenforceable, all remaining parts, terms and provisions hereof shall remain in full force and effect and shall in no way be invalidated, impaired or affected thereby.
- E. **Attorneys' Fees.** If any action at law or in equity is brought to enforce or interpret the provisions of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which he, she or it may be entitled. "Prevailing party" means a party who dismisses the action or proceeding in exchange for payment of the sum(s) allegedly due; performance of the term(s) or covenant(s) allegedly breached or violated; or consideration substantially equal to the relief sought in the action. "Reasonable attorneys' fees" of the City Attorney's

office for the VERDUGO CITIES means the fees regularly charged by private attorneys who: (a) practice in a law firm located in Los Angeles County; and (b) have an equivalent number of years of professional experience in the subject matter area of the law for which the City Attorney's services were rendered.

- F. Waiver of Breach.** The waiver of either party of any breach of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach of that same or any other provision.
- G. Assignment.** Nothing under this Agreement shall be construed to give any rights or benefits to any party other than VERDUGO CITIES and CONTRACTING CITY. All duties and responsibilities under this Agreement shall be for the sole and exclusive benefit of VERDUGO CITIES and CONTRACTING CITY, and not for the benefit of any other party. CONTRACTING CITY shall not assign any right or interest in this Agreement, and shall not delegate any duty owed, without VERDUGO CITIES' prior written consent. Any attempted assignment or delegation shall be void and totally ineffective for all purposes, and shall constitute a material breach upon which VERDUGO CITIES may immediately terminate or suspend this Agreement. In the event the VERDUGO CITIES consent to an assignment or delegation, the assignee, delegatee, or its legal representative shall agree in writing to personally assume, perform, and be bound by this Agreement's covenants, conditions, obligations and provisions.
- H. Successors and Assigns.** Subject to the provision regarding assignment, this Agreement shall be binding on the heirs, executors, administrators, successors, and assigns of the respective parties.
- I. Time is of the Essence.** Whenever a task is to be performed by VERDUGO CITIES or CONTRACTING CITY herein, same shall be performed consistent with any time constraints set forth hereunder including exhibits, time being considered of the essence of this Agreement. Unless otherwise specified in this Agreement, all references to "days" refer to calendar days.
- J. Force Majeure.** None of the Parties shall be considered in default in the performance of their obligations hereunder or any of them, if such obligations were prevented or delayed by any cause, existing or future, beyond the reasonable control of such party which include but are not limited to acts of God or civil unrest. Any delays beyond the control of the Parties shall automatically extend the time schedule as set forth in this Agreement by the period of any such delay.
- K. Notices.** Notices hereunder must be in writing and, unless otherwise provided herein, shall be deemed validly given on the date either personally delivered to the address indicated below; or on the third (3rd) business day following deposit, postage prepaid, using certified mail, return receipt requested, in any U.S. Postal mailbox or at any U.S. Post Office; or when sent via facsimile to a party at the facsimile number set forth below or to such other or further facsimile number provided in a notice sent under the terms of this paragraph, on the date of

transmission of that facsimile. Should any of the Parties have a change of address, they shall immediately notify the other Parties in writing of such change, provided, however, that each address for notice must include a street address and not merely a post office box. All notices, demands or requests shall be given to following addresses:

City of Burbank:

Fire Chief
Burbank Fire Department
311 E. Orange Grove
Burbank, CA 91502
Tel. No. 818-238-3473

City of Glendale:

Fire Chief
Glendale Fire Department
421 Oak Street
Glendale, CA 91204-1298
Tel. No. 818-548-4814

City of Pasadena:

Fire Chief
Pasadena Fire Department
215 N. Marengo Avenue, # 195
Pasadena, CA 91101
Tel. No. 626-744-4675

City of West Covina:

Fire Chief
West Covina Fire Department
1444 W. Garvey Ave. South
West Covina, CA 91790
Tel. No. 626-939-8824

- L. Counterparts.** This Agreement may be executed in counterparts, each of which shall be an original, but all of which shall constitute one and the same document. Each of the Parties shall sign a sufficient number of counterparts, so that each Party will receive a fully executed original of this Agreement.

SIGNATURE PAGES FOLLOW.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed and attested to by the proper officers hereunder duly authorized, their official seals to be heretofore affixed.

CITY OF WEST COVINA

Date: _____

By: _____

City Manager

(SEAL)

ATTEST:

By: _____

City Clerk

APPROVED AS TO FORM THIS _____ day of _____, 2024.

City Attorney

CITY OF BURBANK

Date: _____

By: _____

City Manager

(SEAL)

ATTEST:

By: _____

City Clerk

APPROVED AS TO FORM THIS _____ day of _____, 2024.

City Attorney

CITY OF GLENDALE

Date: _____

By: _____
City Manager

(SEAL)

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM THIS _____ day of _____, 2024.

City Attorney

CITY OF PASADENA

Date: _____

By: _____
City Manager

(SEAL)

ATTEST:

By: _____
City Clerk

APPROVED AS TO FORM THIS _____ day of _____, 2024.

City Attorney

ATTACHMENT NO. 2

	Verdugo Fire Communications Center	Los Angeles County Fire Dept.	Ontario Fire Department
<u>Technical Hurdles</u>			
Radio hardware	Identical equipment	Compatible WCV -required to switch to LA	Unknown
Radio system infrastructure	WCV on the same system	RICS system (\$100,000 estimated annual cost)	WCV would use same system
Computer Aided Dispatch system (CAD)	Compatible	30 years old (RFP to upgrade)	HEXAGON (newly implemented)
Station Alerting	Compatible	NOT Compatible	Unknown
Cradle Points/Connectivity	Compatible	NOT Compatible	Unknown
Software Programs	Compatible	NOT Compatible	Unknown
Phones/VESTA	Compatible	Compatible	Unknown
Data Tracking	Compatible	Unknown Tech support is thru separate	Unknown
Additional Challenges	Pro- 24-hour tech support	LACO division (ISD with costs)	Unknown
<u>Operations</u>			
Familiarization, Training	Compatible	Compatible	Unknown
Emergency Trigger	Compatible	Compatible	Unknown
Tablet Command (ICS Software)	Included as part of service	Unknown	Unknown
Software systems	Compatible	Not Compatible	Unknown
Pulse Point	Included as part of service	Unknown	Unknown
Tierd Dispatch	Included as part of service	Included as part of service	Unknown
Emergency Medical Dispatch	Included as part of service	Included as part of service	Unknown
<u>Availability</u>			
Immediate Need Availability	Yes	No	No
Transition evaluation timeline	1-2 days	4-6 months	Unknown
implementation Timeline	14 days	3-6 months	Unknown
<u>Costs</u>			
Transition	Under \$50,000	Unknown other than Hardware estimate from 2018 (\$108,000)	Unknown
Radio system		\$0.00 Estimated \$100,000 annually	\$0.00
Software changes and support		\$0.00 Unknown separate division	Unknown
Service costs	\$84.14/call	EST. \$50/Call	Unknown

RESOLUTION NO. 2024-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ADOPTING A BUDGET AMENDMENT FOR THE FISCAL YEAR COMMENCING JULY 1, 2023 AND ENDING JUNE 30, 2024 (FIRE DISPATCH SERVICES)

WHEREAS, on April 18, 2023, the City Manager presented to the City Council a proposed budget for Fiscal Year 2023-24 in compliance with Section 2-151(m) of the West Covina Municipal Code; and

WHEREAS, following the initial presentation of the proposed budget for Fiscal Year 2023-24, the City held meetings and community workshops and conducted an online budget survey in order to solicit input from the public regarding the proposed budget; and

WHEREAS, on June 6, 2023, the City Council adopted a budget for the 2023-2024 Fiscal Year; and

WHEREAS, amendments must periodically be made to the budget to conform to changed circumstances following adoption of the budget.

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

SECTION 1. The City Council hereby approves Budget Amendment No. 2024-08, attached hereto as Exhibit A, for Fiscal Year 2023-24.

SECTION 2. The City Clerk shall certify to the adoption of this resolution and shall enter the same in the book of original resolutions and it shall become effective immediately.

APPROVED AND ADOPTED this 20th day of February, 2024.

Brian Calderón Tabatabai
Mayor

APPROVED AS TO FORM

ATTEST

Thomas P. Duarte
City Attorney

Lisa Sherrick
Assistant City Clerk

I, LISA SHERRICK, Assistant City Clerk of the City of West Covina, California, do hereby certify that the foregoing Resolution No. 2024-15 was duly adopted by the City Council of the City of West Covina, California, at a regular meeting thereof held on the 20th day of February, 2024, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lisa Sherrick
Assistant City Clerk

Exhibit A

City of West Covina

Fiscal Year 2023-24

Budget Amendment No. 2024-08

Fire Dispatch Services

Fund	Current Budget	Proposed Amendment	Amended Budget
110 – General Fund			
Revenue	85,002,040	164,580	85,166,620
Expenditures	87,587,635	66,700	87,654,335
Net Change in Fund Balance	-2,585,595	97,880	-2,487,715



AGENDA STAFF REPORT

City of West Covina | Office of the City Manager

DATE: February 20, 2024

TO: Mayor and City Council

FROM: Paulina Morales
Acting City Manager

SUBJECT: CONSIDERATION OF 2023 UPDATE TO THE PAVEMENT MANAGEMENT PROGRAM

RECOMMENDATION:

It is recommended that the City Council take the following actions:

1. Receive and file the Updated 2023 Pavement Management Program; and
2. Provide direction regarding whether to implement budget scenario 2 for the 5-year pavement program for a total budget of approximately \$25.5 million over 5 years, or budget scenario 3 for the 5-year pavement program for a total budget of approximately \$28.8 million over 5 years; and
3. Direct the City Manager to implement the plan.

BACKGROUND:

A Pavement Management Program (PMP) is a planning and budgeting tool used to prioritize street paving and maintenance projects over a five-year period. In order to receive Federal funding for street rehabilitation projects, it is mandated that every mile of eligible Federal-Aid highway within the City (major arterials) be managed with a PMP. Eligibility for State Proposition C funding also requires that a PMP be implemented and updated every three years. A PMP provides a formal systematic approach to assessing, monitoring, and managing the condition of highway pavements in the most cost-effective manner. The results of the study help determine the most appropriate locations and the optimum approach to pavement rehabilitation.

A basic PMP involves dividing the City's street network into segments of approximately one-block lengths. The segments are evaluated by counting the number of cracks, measuring the size and type of cracking and collecting other pavement surface information. The measurements are analyzed mathematically and each segment is given a condition rating number (between 0 and 100) that is used to rank the streets in the order of their conditions. Combined with data on traffic volumes and pavement thicknesses, the program processes the condition data and produces recommendations for which streets to repair, in what order, the optimum method of repair, and the estimated costs. This information is used to prioritize and schedule street rehabilitation through the long-range Capital Improvement Program (CIP) and budget process. The local street system is also monitored and managed by the PMP.

In February 2023, the City awarded a professional services agreement to Bucknam Infrastructure Group to prepare and update the City's Pavement Management Program.

On December 19, 2023, staff presented to City Council the update on the Pavement Management

Program.

In January 2024, Bucknam completed the final Citywide Pavement Management Program Report (Attachment No. 1).

DISCUSSION:

The report presents the findings and recommendations from the development of the system data associated with the pavement condition survey of the City's street network, including:

- Pavement Condition Summaries
- Preservation and Repair Activities
- Projected Budget Scenarios for Projects based on those Activities

PMP is a planning tool, and is updated based on ongoing engineering evaluations:

The recommendations generated by the PMP are for planning purposes only, and are not intended to replace sound engineering judgment for actual construction. The PMP is used as the basis for making strategic decisions to plan future work effectively and cost efficiently. The City Engineer conducts field observations to update and supplement the information in the PMP report to develop cost-effective projects with an efficient cost/benefit ratio based on field conditions, other relevant projects, budget availability, and various other factors that may exist at the time.

Pavement Condition Index (PCI):

The PCI system is a rating mechanism used to describe the condition of the City's pavement and has been adopted as the nation's standard rating system by AASHTO and ASTM. Ranging between "0" and "100," a PCI of "0" would correspond to a badly deteriorated pavement with virtually no remaining life, while a PCI of "100" would correspond to a pavement with proper engineering design and construction at the beginning of its life cycle.

Effective Preventative Maintenance Approach:

Preventative maintenance on streets with better than average PCI ratings must be considered in combination with the more extensive rehabilitation of failing streets to realize the maximum net benefit and reduce the long term costs. As a pavement ages, the system predicts the PCI of the pavement based on the deterioration curves. Once a street segment reaches a PCI of 40, the street segment deteriorates at a faster rate per the standard deterioration curve for asphalt pavement.

Condition of City's pavement:

Per the PMP report, the overall condition of the City of West Covina's road network is "Fair", with an average weighted PCI of 71.3. Arterial streets are "Fair" with a PCI of 65.6, local streets are "Good" with a PCI of 75.1 and alleys are "Fair" with a PCI of 64.4.

Replacement value and quantity of pavement:

The pavement network within the City of West Covina has approximately 286.9 miles of paved surfaces, comprised of approximately 114.2 miles of arterial/collector streets, 166.8 miles of local streets, and 5.9 miles of alleys. This equates to approximately 47.6 million square feet of pavement. The estimated replacement value of this pavement is approximately \$600 million.

Preservation program and costs:

A strategy was developed based on a 5-year funding cycle. This strategy involves two traditional pavement rehabilitation treatments including both asphalt slurry seal and asphalt concrete overlays as preservation components. The strategy also used a 5% annual inflation factor for all maintenance costs. The following scenarios have been analyzed:

Scenario 1: Maintain Current Funding Level (Spend \$3.2 million per year for 5-year program):

This scenario shows the impact of the City's anticipated pavement rehabilitation budget of \$3.2

million per year over the next 5 years, with a total budget of \$16 million over 5 years. This annual budget figure was established on the previous pavement management program update (in 2020) based on construction costs established pre-Covid. Per this scenario, at the end of the 5-year program, the average citywide pavement condition index will significantly reduce to below the State average levels, and therefore, staff does not recommend this scenario. Due to post-Covid materials and construction cost increases and cost inflation, the cost of construction has increased over the past few years. Therefore, staff recommends Council approve Scenario 2 or 3 (presented below) with higher budget figures to maintain or increase pavement network condition.

Scenario 2: Maintain Current Pavement Network Condition (PCI) at 71 (Spend \$5.1 million per year for 5-year program):

This scenario shows the impact of the City's anticipated pavement rehabilitation budget of \$5.1 million per year over the next 5 years, with a total budget of approximately \$25.5 million over 5 years. Per this scenario, at the end of the 5-year program, the average citywide pavement condition index would remain at the current PCI level of 71. This scenario would address all residential streets within the selected local maintenance zone (1 maintenance zone per year, total of 5 maintenance zones over 5-year program. City has 12 maintenance zones in total).

Scenario 3: Increase Pavement Current Network Condition (PCI) to 73 (Spend \$5.8 million per year for 5-year program):

This scenario shows the impact of the City's anticipated pavement rehabilitation budget of \$5.8 million per year over the next 5 years, with a total budget of approximately \$28.8 million over 5 years. Per this scenario, at the end of the 5-year program, the average citywide pavement condition index would increase to a PCI level of 73 (2 points increase). This scenario would address all residential streets within the selected local maintenance zone (1 maintenance zone per year, total of 5 maintenance zones over 5 year program. City has 12 maintenance zones in total). In addition to Scenario 2, this scenario would also improve the overall pavement network condition by 2 points to 73.

LEGAL REVIEW:

The City Attorney's Office has reviewed this report.

OPTIONS:

The City Council has the following options:

1. Approve staff's recommendation; or
2. Provide alternative direction.

Prepared by: Okan Demirci, PE, QSD/P

Fiscal Impact

FISCAL IMPACT:

Based on the findings of the pavement management program, staff prepared two fiscal impact analyses based on the total budget scenarios recommended:

Scenario 2: Maintain Current Pavement Network Condition (PCI) at 71 (Spend \$5.1 million per year for 5-year program):

Total budget for 2023 Pavement Management Program budget scenario 2 is \$25.5 million over 5 years. This scenario would be funded by SB1 funds first and then Measure M funds. There are sufficient funds under both funding programs, and the table below shows the fiscal impact over the 5-year program, for this budget scenario:

Scenario 2 – Maintain Current Pavement Network Condition (PCI) at 71 (Spend \$5.1 million per year for 5 years program)						
Fund	Beginning Fund Balance	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028
Funding Sources						
224 Measure R	3,823,000					
235 Measure M	4,855,000	1,930,000	1,988,000	2,048,000	2,109,000	2,172,000
237 SB1	1,160,000	3,277,000	3,375,000	3,476,000	3,580,000	3,687,000
Total Funding Sources	\$9,838,000	\$5,207,000	\$5,363,000	\$5,524,000	\$5,689,000	\$5,859,000
Expenditures		-\$5,100,000	-\$5,100,000	-\$5,100,000	-\$5,100,000	-\$5,100,000
Remaining Funds		\$9,945,000	\$10,208,000	\$10,632,000	\$11,221,000	\$11,980,000

Scenario 3: Increase Pavement Current Network Condition (PCI) to 73 (Spend \$5.8 million per year for 5-year program):

Total budget for 2023 Pavement Management Program budget scenario 3 is \$29 million over 5 years. This scenario would be funded using SB1 funds first and then Measure M funds. There are sufficient funds under both funding programs, and the table below shows the fiscal impact over the 5-year program, for this budget scenario:

Scenario 3 – Increase Pavement Current Network Condition (PCI) to 73 (Spend \$5.8 million per year for 5 years program)						
Fund	Beginning Fund Balance	FYE 2024	FYE 2025	FYE 2026	FYE 2027	FYE 2028
Funding Sources						
224 Measure R	3,823,000					
235 Measure M	4,855,000	1,930,000	1,988,000	2,048,000	2,109,000	2,172,000
237 SB1	1,160,000	3,277,000	3,375,000	3,476,000	3,580,000	3,687,000
Total Funding Sources	\$9,838,000	\$5,207,000	\$5,363,000	\$5,524,000	\$5,689,000	\$5,859,000
Expenditures		-\$5,800,000	-\$5,800,000	-\$5,800,000	-\$5,800,000	-\$5,800,000
Remaining Funds		\$9,245,000	\$8,808,000	\$8,532,000	\$8,421,000	\$8,480,000

Attachments

Attachment No. 1 - Pavement Management Program Final Report

Attachment No. 2 - Pavement Management Program Presentation

CITY COUNCIL GOALS & OBJECTIVES: Protect Public Safety

FINAL REPORT

UPDATE OF

PAVEMENT MANAGEMENT PROGRAM

(Citywide)

2023-2028



Submitted to:

City of West Covina, CA

August 21, 2023



August 21, 2023

Ms. Paulina Morales
Acting City Manager
City of West Covina
1444 W. Garvey Avenue, S 308
West Covina, CA 91790

Subject: Final Report - Update of the Pavement Management Program

Dear Ms. Morales:

As part of the 2023 Update of the Pavement Management Program for the City of West Covina, *Bucknam Infrastructure Group, Inc. (Bucknam)* is pleased to submit the Final Report for the City's pavement network.

The information contained in this report was used to develop the recommended improvement program for the pavement network. The report covers the following categories:

- **Executive Summary (Section I)**
- **Pavement Management Program Development and Reporting (Section II)**
- **Pavement Conditions For Each Segment in the Network (PCI Report – Section III)**
The Pavement Condition Index report shows the present condition of each street in the pavement network. In addition, the report shows the basic geometry of each street segment.
- **Forecast Maintenance & Rehabilitation (FMR) Reports (Section IV)**
 - **Recommended Maintenance and Repair Strategies**
The recommended maintenance and repair strategies were used to generate the Forecast Maintenance & Rehabilitation Report and were based on our 2023 inspections. Additionally, we have assessed and incorporated unit cost and maintenance application practices/types with our strategies.
 - **Projected Projects based on M&R Strategies**
The FMR Report projects the street maintenance activities required for the next five years, broken down to show maintenance levels for Arterials, Collectors, Locals and Alley streets. The data included in this report is organized by fiscal year.



3548 Seagate Way, Suite 230
Oceanside, CA 92056
T: (760) 216-6529
www.bucknam-inc.com

Our thorough analysis of previous and current West Covina PMP strategies enabled our staff to make proactive recommendations to the City's pavement CIP. All comments received from the City have been incorporated in the reports that follow. All of the City's issues and needs that were brought to our attention are included in the report. It has been a pleasure working with you and the City on updating your Pavement Management Program. We look forward to the continued success of this project and future teamwork with City staff.

Sincerely,

Bucknam Infrastructure Group, Inc.

A handwritten signature in black ink, appearing to read "Peter J. Bucknam", written in a cursive style.

Peter J. Bucknam
Project Manager
Infrastructure Management – GIS Services

TABLE OF CONTENTS

- I. Executive Summary**
 - A. City's Pavement Network
 - B. Current Citywide Conditions
 - C. Maintenance Strategy Development
 - D. Annual Budget Projections
 - E. Quality Control Efforts
 - F. Findings and Recommendations

- II. Pavement Management Program-Capital Improvement Program**
 - A. PMP Scope of Work
 - B. Maintenance Strategy Assignments
 - C. Multi-Year Annual Work Program Projects
 - i. Maintain 71 PCI Budget
 - ii. Increase PCI Budget
 - D. Condition Distribution Report
 - E. Calculation of PCI
 - F. Sample Distress Photos – Recommended Treatment

- III. Pavement Condition Index (PCI) Reports**
 - A. PCI Reports - Definitions
 - B. West Covina 2023 PCI Map
 - C. Name Order (A to Z)
 - D. PCI Order (0-100)

- IV. Forecast Maintenance / Rehabilitation Report**
 - A. Maintain 71 PCI Budget, Five Year Plan (2023-2028)
 - B. Forecast Maintenance / Rehabilitation Maps – FY 2023-2028

City of West Covina
2023 Pavement Management Program
Final Report – August 21, 2023

Page ii

<u>Table and Figure Reference</u>	<u>Page #</u>
Figure 1 – Pavement Area (SF) by Street Classification	Sec 1-2
Figure 2 – Historical PCI Findings (FY 2017-2023)	Sec 1-3
Figure 3 – PCI Distribution by Section Mileage for All Streets	Sec 1-6
Figure 4 – Citywide Local Maintenance / Rehabilitation Zone Map	Sec 1-9
Figure 5 – Sample Pavement Life Cycle	Sec 2-3
Figure 6 – Five Year Projection; Maintain PCI of 71 Budget	Sec 2-7
Figure 7 – Necessary Funding to Increase PCI to 73 Budget	Sec 2-8
Figure 8 – PCI Calculation Worksheet	Sec 2-11
Figure 9 – West Covina MyRoads® PMP Web-Portal	Sec 2-12
Figure 10 – Arterial/Collector Condition Distribution	Sec 2-13
Figure 11 – Local Condition Distribution	Sec 2-13
Figure 12 – Sample Distress Photos – Recommended Treatment	Sec 2-14
Figure 13 – 2023 West Covina Pavement Condition Index (PCI) Map	Sec 3-4
Figure 14 thru 18 – Forecast Maintenance & Rehabilitation Maps (FY 2023-28)	Sec 4-3
Table 1 – Past and Present PCI Results and Comparisons	Sec 1-3
Table 2 – Condition Distribution by Section Mileage for All Streets	Sec 1-4
Table 3 – Five Year Projection Demonstrating Annual Budget to Maintain PCI of 71	Sec 1-10
Table 4 – Five-Year Projection Demonstrating Annual Budget to Increase PCI to 73	Sec 1-10
Table 5 – Pavement Condition Index (PCI) Ranges	Sec 2-2
Table 6 – Maintenance Strategy Assignments	Sec 2-2
Table 7 – Necessary Funding to Maintain PCI of 71	Sec 2-6
Table 8 – Necessary Funding to Increase PCI to 73	Sec 2-8

Acronym Listing

American Society for Testing and Materials (ASTM)
Army Corps of Engineers (ACOE)
Asphalt Concrete (AC)
Asphalt Rubber Hot Mix (ARHM)
Average Daily Traffic (ADT)
Capital Improvement Program (CIP)
Geographic Information System (GIS)
High Density Mineral Bond (HDMB)
Los Angeles County MTA (METRO)
Maintenance and Repair (M&R)
Pavement Condition Index (PCI)
Pavement Management Program (PMP)
Portland Cement Concrete (PCC)

SECTION I

EXECUTIVE SUMMARY

2023 UPDATE OF PAVEMENT MANAGEMENT PROGRAM

This report reflects the continued commitment and proactive management of the City's Pavement Management Program (PMP); the last major update to the City's PMP was performed in 2020. As the City of West Covina continues to show growth in its population, demographics, infrastructure and maintenance needs, the street network is demonstrating similar needs in regard to capital revenues and capital improvement program management.

Today, the City is currently using the Metropolitan Transportation Commission (MTC) pavement management program, StreetSaver, to manage the 286.9 miles within street network. This software is essential to the City in that it assists Public Services staff in identifying what levels of annual funding are needed to maintain and/or improve the pavement conditions across the network. These funds are vital for the annual arterial / collector street capital improvement program projects as well as for cost-effectively managing the local network through proactive cyclical maintenance/rehabilitation and scheduling. Under this project, the City has incorporated the update of its unique Pavement Management – GIS MyRoads® PMP web-portal and GIS layers that assist the City in spatially analyzing pavement conditions and economic needs for a given pavement segment or citywide.

The West Covina PMP has been developed to assist City personnel by providing current data on the City street networks and to develop cost-effective maintenance / rehabilitation strategies to maintain a desirable level of pavement performance on a network scale; this optimizes the expenditure of limited fiscal resources. The PMP efforts in 2023 consisted of analyzing the City's previous PMP dataset for quality and usability. City staff also provided key information pertaining to the ongoing maintenance/rehabilitation efforts that have occurred throughout the City since 2020. In doing this, we were tasked to generate an updated Capital Improvement Program report that identified deficiencies and recommendations in the current operating and maintenance efforts put forth by the City.

For the 2023 project, our staff surveyed all arterial and collector routes to assist the City in complying with Los Angeles County MTA (METRO) PMP requirements as well as surveyed all local/alley streets sections and analyzed historical maintenance / rehabilitation operations.

Specifically, the program provides administrators and maintenance personnel with:

- *The present condition status of the pavement network (arterial, collector, and local streets), as a whole and of any grouping or individual component within the City;*
- *A ranked list of all streets, or segments of streets, by condition within the network;*
- *Rehabilitation/maintenance needs of qualifying street segments by year;*
- *An optimized priority maintenance and rehabilitation program based on cost/benefit analysis and various levels of funding;*

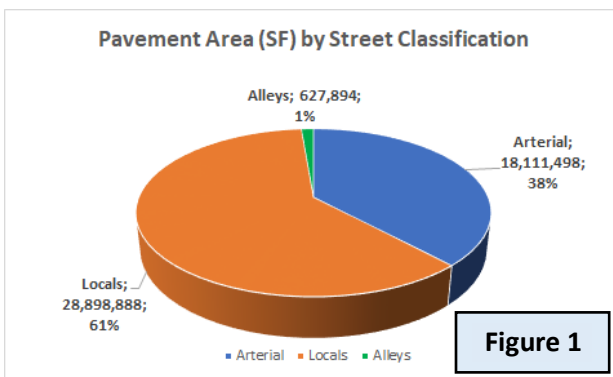
- Optimum annual budget levels for pavement maintenance for the current and the following five (5) years;
- Prediction of the future performance of the City's pavement network and each individual street section; and
- Pavement network and conditional data presented in **ArcGIS** that is compatible with City's existing GIS Enterprise

Pavement is a dynamic structure where deterioration is constantly occurring; thus the pavement management system needs to be updated on a regular basis to reflect these changes in pavement conditions, pavement maintenance histories, and maintenance strategies based upon budgetary constraints. In our approach to develop the City's forecasted maintenance recommendations we worked with West Covina staff in identifying unit costs for all maintenance practices used on an annual basis. Currently, based upon the City's maintenance practices and their associated unit costs, the total replacement value of the pavement network is \$600,690,000. This value clearly indicates that the City's pavement network is the most valuable and essential asset to West Covina. The City's use of slurry seal, ARHM Overlay and R&R practices are typically applied at a five year, ten year and 25 year frequency respectively. These frequencies are typical but the City may see increases in deterioration rates due to environmental, load and high average daily traffic (ADT) volumes. For example, high ADT volumes along one of West Covina's arterial streets will increase deterioration rates for a previously applied AC Overlay compared to a small local street. These deterioration rates are monitored through frequent inspections and functional class deterioration analysis within the City's PMP database.

This report reflects our findings and recommendations for the PMP and the current state of the City's pavement network. Furthermore, we have recommended detailed funding and maintenance strategies for the arterial/collector and residential networks for next five (5) years.

CITY'S PAVEMENT NETWORK

Within the West Covina Arterial/Collector pavement network consists of approximately 114.2 section miles of streets, 18,111,498 SF of AC/PCC pavement that is made up of 448 pavement sections. The Local network consists of approx. 166.8 section miles of streets, 29,622,018 SF of pavement which includes 1,270 pavement sections. The Alley network consists of approx. 5.9 section miles, 627,894 SF of pavement which includes 48 sections. Combined, the entire network consists of 286.9 section miles of streets, 47,638,280 SF and 1,766 total pavement sections.



The City's pavement network is broken down into manageable groups that have similar characteristics, such as pavement rank, surface type and logical segmentation. Pavement segments are identified by their branch and section numbers. Pavement "branches" that have a common usage, such as Garvey Avenue, defines a "branch" within StreetSaver. Pavement "sections" are pavement segments

within the defined branch that have consistent pavement rankings, construction/maintenance histories and use. Representative inspection samples are then selected and visually surveyed to locate distress data. This data is used to calculate the pavement sections Pavement Condition Index (PCI) which includes distress type, extent of the distress and its severity.

The PCI is a condition rating that ranges from 100 (a new pavement section or recently overlaid or reconstructed) to 0 for a section that has structurally failed and deteriorated dramatically. Weighted average PCI of a given area/zone equals the pavement sections PCI multiplied by its own area then divided by the total square footage of the given area/zone. Table 1 summarizes the section conditions found within the City of West Covina pavement network by rank.

- **The weighted avg. PCI for the City of West Covina ARTERIAL / COLLECTOR network is 65.6**
- **The weighted avg. PCI for the City of West Covina LOCAL network is 75.1**
- **The weighted avg. PCI for the City of West Covina ALLEY network is 64.4**

The weighted PCI value associated with the Arterial and Local routes shown through our survey analysis is timely in that it demonstrates the results of proactive pavement management. Furthermore, it is showing that a moderate amount of preventative, slurry seal, and overlay work will be needed over the next several years to achieve a “preventative maintenance” level network PCI. The City is proactively scheduling and funding its PMP to reach a citywide weighted PCI of 73 within the next five years.

	Mileage	SF	2023 PCI	2020 PCI	2017 PCI
Arterial	114.2	18,111,498	65.6	62.0	66.4
Locals	166.8	28,898,888	75.1	68.5	73.1
Alleys	5.9	627,894	64.4	n/a	n/a
Citywide	286.9	47,638,280	71.3	66.0	71.0

Table 1 – Past and Present PCI Results and Comparisons

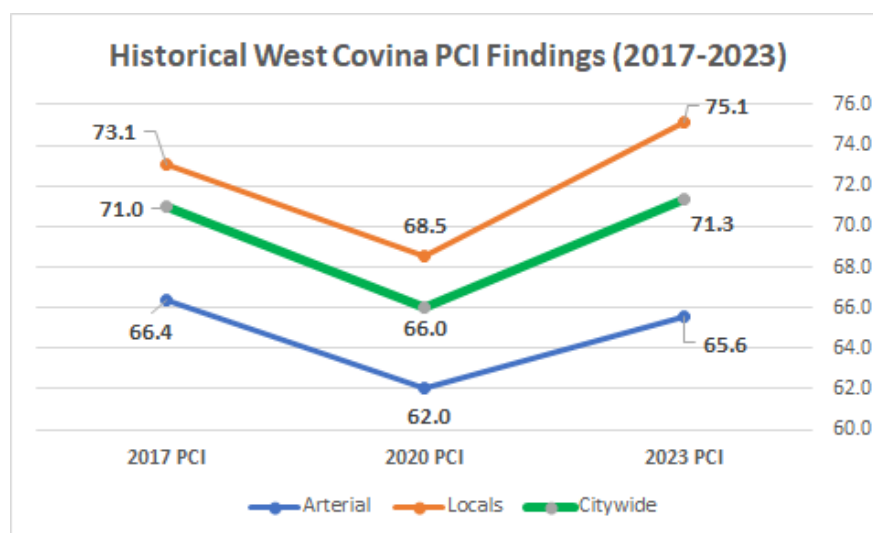


Figure 2 – Historical PCI Findings (FY 2017-2023)

CURRENT CITYWIDE CONDITIONS (ARTERIALS-COLLECTORS AND LOCALS)

The overall condition of the City’s pavement network is “Fair” with a weighted average PCI of 71.3 based on the surface area of each segment (this is a 4.3 PCI increase or a 8% increase compared to 2020 results). The distribution of the City’s overall pavement network is shown in Section III of this report (Condition Distribution).

Condition	PCI Range	Arterial	Local	Alleys	Total	% of Network
Very Good	86-100	19.7	38.6	0.5	58.8	20.5%
Good	75-85	19.0	50.1	1.8	70.9	24.7%
Fair	60-74	29.1	51.2	1.5	81.8	28.5%
Poor	41-59	33.3	22.1	1.4	56.8	19.8%
Very Poor	0-40	13.1	4.8	0.7	18.6	6.5%
		114.2	166.8	5.9	286.9	

Table 2 – Condition Distribution by Section Mileage for All Streets

For comparison, Bucknam performed pavement management studies for several other Los Angeles County agencies and have included their weighted PCI values (right).

Neighboring City PCI's			
Alhambra	76.9	Duarte	77.3
South Gate	55.5	Monterey Park	65.7
Lynwood	71.6	Covina	73.4
South Pasadena	63.8	La Habra	81.9
El Segundo	74.4	Commerce	65.5
Buena Park	79.7	Compton	58.0
Sierra Madre	76.5	Gardena	81.2

As shown above, a large majority of segments are evenly distributed through all five condition categories (Very Good to Poor, excluding Very Poor). For a network in “preventive” condition status you would typically see Very Good to Good section percentage totals at the 55% to 60% range; West Covina’s network currently shows 45% of its sections within these PCI ranges. These findings indicate that the proper funding of the network needs to improve over the next five years; this will allow Public Services managers/staff to proactively establish preventative and rehabilitation schedules that will generate further high-value ROI for the City. At a minimum, to sustain this asset, continued amounts of overlay rehabilitation and slurry seal maintenance needs to be budgeted for and performed across all areas of the pavement network.

As shown in Table 2, 55% of the City’s entire network falls within the fair, poor and very poor condition categories based on the PCI findings, highlighting the need for continued funding and implementation of proactive slurry seal & overlay projects. Increased overlay rehabilitation activity will improve the City’s overall weighted PCI while reducing deferred maintenance costs in future fiscal years. Overlay projects applied to appropriate, qualifying segments is necessary to increase the overall PCI to a preventative condition status as described above. A network-wide preventative condition status is typically a network with a weighted average PCI over 75.

Regarding the Local network, detailed inspection analysis shows that 47% (78.3 miles) of the local pavement network requires slurry seal maintenance activity while 20% (33.0 miles) requires overlay rehabilitation or full reconstruction.

With the major amount of Local sections needing rehabilitation the City should proactively appropriate the necessary amount of annual overlay funding to improve the network to a higher condition level. The Local network has shown moderate improvement over the past five years however it will continue to be a major contributor to the high amount of deferred rehabilitation cost burdens unless appropriate pavement funding is applied.

In regard to the Arterial / Collector network, detailed inspection analysis shows that 29% (32.9 miles) of the network requires slurry seal maintenance activity while 42% (47.5 miles) requires overlay rehabilitation or full reconstruction. With the overall PCI in the mid-60's, proactive planning and application of scheduled overlay projects needs to be established; this will improve the overall conditions while freeing up additional funding for deferred projects. With the supplement of SB1/Prop C/RMRA/Measure M/Measure R monies coming to the City this fiscal year additional projects can be schedule and expedited over the next three years.

Through our assessment of the City's annual pavement management budget allocations (FY 2023-2028) the lack or major reduction of necessary CIP funds will cause the City's citywide weighted PCI to decrease over the next five years if additional funding is not appropriated.

Furthermore, as large overlay and rehabilitation projects are considered for funding, the City should also consider using sub-grade R - Values, structural design, distress severities and extents as parameters for determining whether a pavement section that lies within the Poor to Very Poor condition range should be overlaid or reconstructed.

PCI conditions reflect "surface" conditions; additional sub-surface data such as coring data, R-Values and ground penetrating radar (GPR) will provide City to with a better approach to the maintenance that should be applied.

Our 2023 findings reflect the proactive management the PMP network over the past several years. This is evident in the moderate overall increase in citywide weighted PCI since 2020. As the City strives to achieve a more preventative state of M&R, cost efficient Arterial/Local rehabilitation, zone maintenance schedules and proactive use of available SB1/Measure M/Measure R/Proposition C overlay funding should remain the focus.

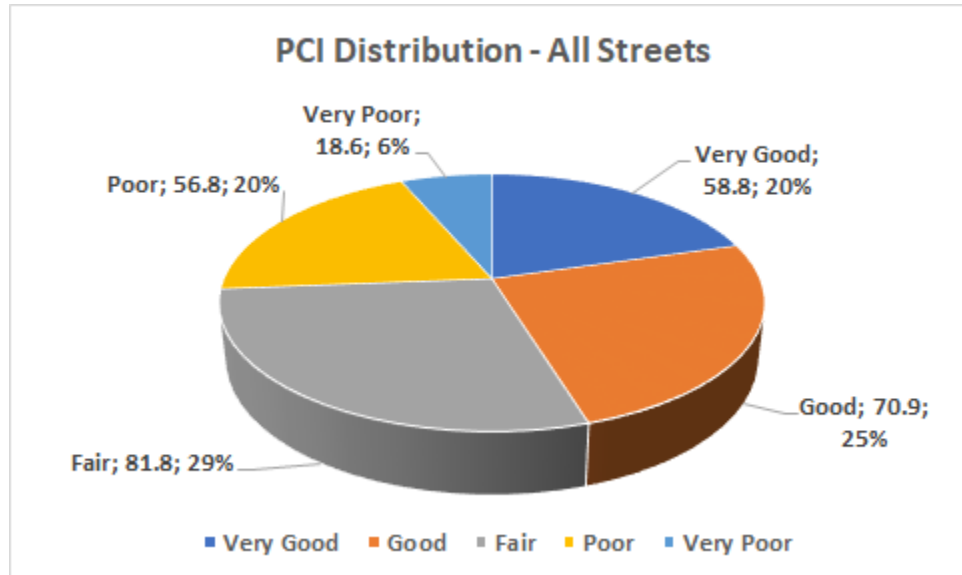


Figure 3 – PCI Distribution by Section Mileage for All Streets

MAINTENANCE STRATEGY DEVELOPMENT

Based on the results of the condition survey and input from the City, pavement maintenance/rehabilitation strategies were developed. From the onset, the City and Bucknam staff identified a distribution of City maintenance funds that would be applied to the network over the next five years. This was based upon the desire to prevent the decrease in street conditions and not allow an increase in the maintenance backlog funds over the five-year program.

Through our assessment and discussions with the City we were requested to identify what level of funding would be required to maintain the current PCI as well as identify the level of funding needed to increase the PCI to 75. With this approach, Bucknam has recommended a “minimal level of service” which creates a major dividing line in determining between preventive maintenance and major pavement rehabilitation.

Generally within pavement management programs, a PCI range between 55 to 70 determines the threshold of when preventive or major overlay rehabilitation is activated. Based on the City’s weighted average PCI, condition distribution, maintenance practices, our team has identified a PCI of “65” as the minimum level of service. This means, in most cases, that any pavement section with a PCI greater than 65 will be recommended for preventive maintenance (i.e. slurry seal). This recommendation is indicated in Table 6, Section II.

Bucknam developed two multi-year Capital Improvement Programs for the City based on the pavement records, yearly capital expenditures, available funding and the most recent 2023 inspections. These recommendations and results are shown in Section II of this report where, for example, we have demonstrated what level of funding is necessary to improve the current weighted condition level of 71 to a level of 73 by FY 2028.

As shown above in Figure 3, 54% of the City's streets are in Good to Fair condition. These sections will be targeted for "preventive" maintenance within our Capital Improvement Program (CIP) recommendations. The reasoning in doing this is to extend the life cycles of those "good" pavement sections which accrues capital saving to aggressively rehabilitate those pavement sections that are below the "minimal level of service".

In order to achieve the most effective and optimum program for the City, certain strategies have been selected and/or analyzed. Below is a listing of the maintenance activities utilized in strategy development. Each activity is representative of the types of work that have been programmed as part of the long-term maintenance requirements of the City's street network.

General Repairs-Stop Gap (Localized Maintenance*); PCI Range – 20 to 95

For this maintenance type, small localized surface treatments are utilized as "holding action" solutions (stop gaps) to delay the need for pavement structural strengthening. They typically include activities such as crack sealing, AC deep patching, AC skin patching, PCC slab replacement, grinding and leveling.

Microsurfacing - (Global Maintenance*); PCI Range – 60 to 85

Microsurfacing is similar to slurry seal. It consists of the application of a mixture of water, asphalt emulsion, aggregate (very small crushed rock), and chemical additives to an existing asphalt concrete pavement surface. Polymer is commonly added to the asphalt emulsion to provide better mixture properties. The major difference between slurry seal and microsurfacing is in how they "break" or harden. Slurry relies on evaporation of the water in the asphalt emulsion. The asphalt emulsion used in microsurfacing contains chemical additives which allow it to break without relying on the sun or heat for evaporation to occur. Thus, microsurfacing is an application that hardens quicker than slurry seals and can be used when conditions would not allow slurry seal to be successfully placed. Streets that have a lot of shade and streets that have a lot of traffic are good candidates for microsurfacing (source - LA County of Public Works).

Slurry Seals (Global Maintenance*); PCI Range – 60 to 85

Surface treatments applied to pavements with minimal surface distress to provide new wearing surfaces and extend pavement life. Generally consists of a mixture of conventional or latex-modified emulsified asphalt, well-graded fine aggregate, mineral filler and water placed over an existing AC surface; Slurry seal application life-cycles are averaging 4 to 5 years. Type II Slurry is recommended for Local streets.

Cape Seals (Global Maintenance*); PCI Range – 40 to 65

This is an application of a single layer of asphalt binder to a road surface immediately followed by a single layer of cover aggregate (chips). The single layer chip seal is then followed with a slurry seal application; Conventional cape seal application life-cycles are averaging 6 to 7 years. For sections that have lower PCI's in this range, leveling courses should be considered. City is currently considering this application as an alternative cost-saving tool. **Currently not used by the City.**

Overlays (Major Rehabilitation*); PCI Range – 20 to 65

AC Overlay – Placement of a layer of hot-mixed asphalt concrete over the existing pavement surface (may include pavement fabric). Grinding (milling) is performed prior to the overlay to reduce the total height of asphalt and assure alignment with existing gutter lines. This also includes “dig-outs” and crack sealing prior to the application of an overlay. This treatment provides a new wearing surface and increased structural strength to the pavement section. A conventional overlay should be designed for a ten-year life.

Asphalt Rubber Hot-Mix Overlay - The ASTM definition is: Asphalt-Rubber is a blend of asphalt cement, reclaimed tire rubber and certain additives in which the rubber component is at least 15% by weight of the total blend and has reacted in the hot asphalt cement sufficiently to cause swelling of the rubber particles. Specifically, using crumb rubber modified binders in pavement application benefit local agencies in that cities find:

- Pavement resists cracking by being more flexible;
- Cost savings come from a longer life cycle (from Bucknam’s experience typically 20% longer), decreased maintenance and the use of less material
- Improvement in skid resistance;
- Decreased noise; and
- It provides long-lasting color contrast for marking and striping
- Life cycles are averaging 8 to 12 years

Reconstruction (Major Rehabilitation*); PCI Range – 0 to 20

Reconstruction of an existing pavement section includes demolition and removal of the asphalt to a prescribed depth, grading, sub-base compaction, application of a binder/surface course followed by the placement of a conventional flexible pavement section using a structural AC Hot Mix, ARHM or a full depth asphalt. Each classification of road has a typical design cross-section based on anticipated traffic loading. Reconstruction resets a roadway section PCI to 100 and restarts the life-cycle deterioration curve of the section.

*Localized, Global and Major maintenance activities are default terms used within the StreetSaver pavement software. Specific pavement repair applications are placed within each maintenance activity in order to develop multi-year maintenance forecast recommendations.

CITYWIDE LOCAL MAINTENANCE / REHABILITATION ZONE MAP

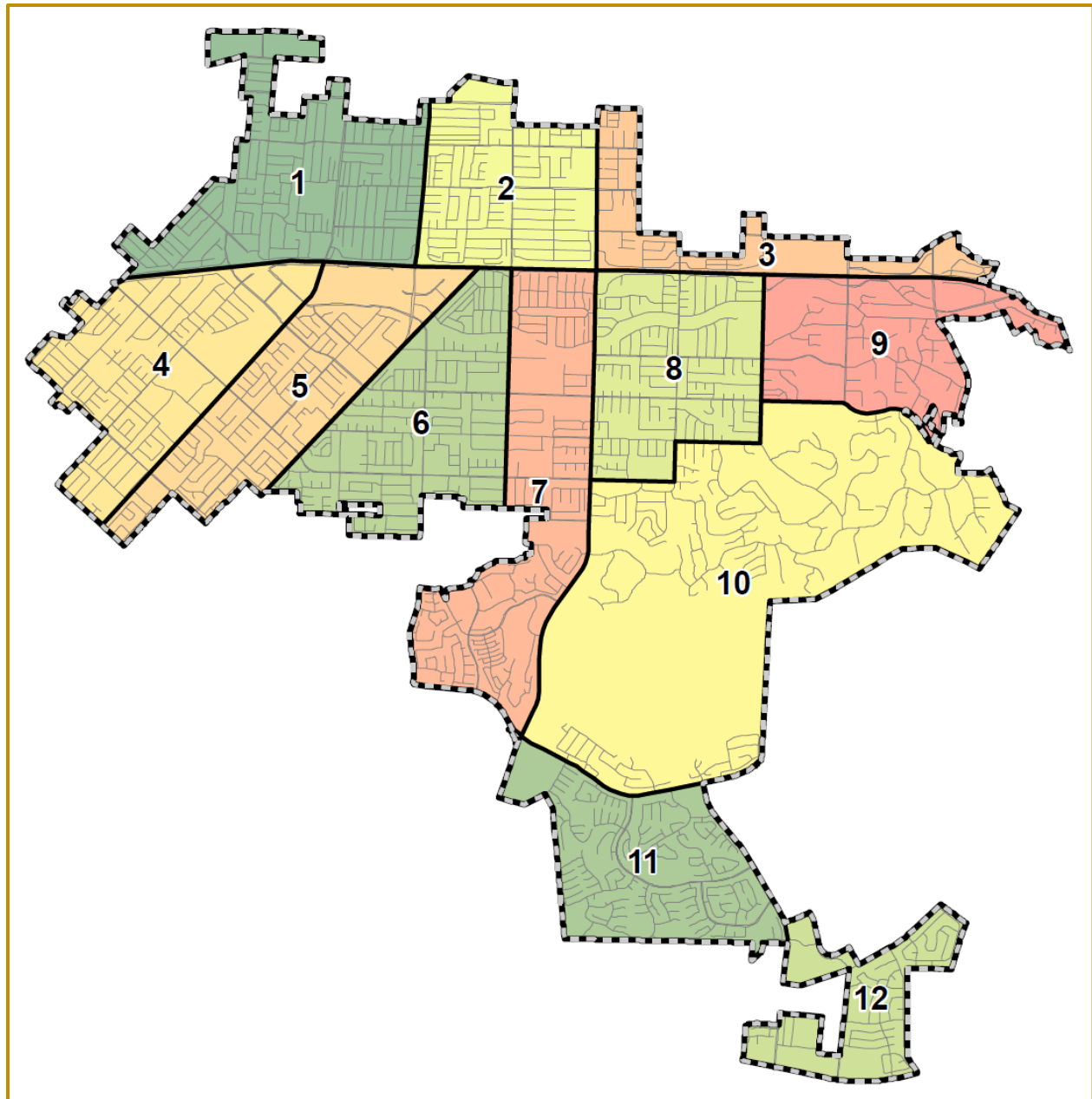


Figure 4 – Citywide Local Maintenance / Rehabilitation Zone Map

ANNUAL BUDGET PROJECTIONS

The budgeting process was approached with the following in mind; generate two (2) unique work programs for the next five (5) years based upon actual road pavement conditions in order to:

1. Identify the required annual citywide budget to “maintain 71 PCI” within five years; and
2. Identify the required annual citywide budget to “increase PCI” within five years;

Plan Year	PCI	R&R / Slurry	Overlay / Recon	PMP Total \$	Deferred Maint.
2023-24	71.0	\$946,100	\$4,383,900	\$5,330,000	\$42,177,500
2024-25	70.0	\$1,041,900	\$4,046,200	\$5,088,100	\$47,116,400
2025-26	71.0	\$1,865,100	\$3,241,500	\$5,106,600	\$48,217,500
2026-27	71.0	\$1,123,300	\$3,887,200	\$5,010,500	\$50,618,700
2027-28	71.0	\$1,256,300	\$3,729,500	\$4,985,800	\$52,109,800
		\$6,232,700	\$19,288,300	\$25,521,000	

Table 3 – Five-Year Projection Demonstrating Annual Budget to Maintain PCI of 71

Plan Year	PCI	R&R / Slurry	Overlay / Recon	PMP Total \$	Deferred Maint.
2023-24	71.0	\$628,600	\$4,871,300	\$5,499,900	\$42,052,500
2024-25	71.0	\$665,600	\$4,835,100	\$5,500,700	\$46,908,900
2025-26	72.0	\$610,700	\$5,177,600	\$5,788,300	\$49,985,400
2026-27	72.0	\$586,500	\$5,205,000	\$5,791,500	\$51,297,500
2027-28	73.0	\$746,400	\$5,445,500	\$6,191,900	\$45,981,100
		\$3,237,800	\$25,534,500	\$28,772,300	

Table 4 – Five-Year Projection Demonstrating Annual Budget to Increase PCI to 73

Our findings within Table 4 demonstrate the continued ROI that will result if proper annual funding is applied. By applying approximately \$5,754,500/yr (\$28,772,300 over five years); the City will continue to see positive results with overall PCI, and sustainment of deferred preventative maintenance and overlay rehabilitation.

Additional detail and breakdown of budget projections are demonstrated in Section IV of this report. All work program budgets generated are presented in terms of current 2023 dollars. All repair activities were based on distresses observed at the time of the field survey. These are recommendations and are to be used as “the best case scenario” for improving the City of West Covina street network.

QUALITY CONTROL EFFORTS

Quality control efforts begin at the notice-to-proceed; this involved a full assessment of the previous PMP spreadsheet as well as available GIS data associated with the City of West Covina street network. The PMP data was then accessed through the City's active StreetSaver license; this allow Bucknam to assess, identify and improve key components of the West Covina PMP.

During our assessment of the previous PMP data, it came to our attention that there were some significant issues with the previous dataset. These issues included inaccurate segmentation, length, width, and true area values, and inspections that did not follow ASTM D6433 standards. Bucknam staff individually reviewed every section across the network to ensure all sections contain similar pavement type, age, and condition. Additionally, length, width, and true area values were corrected for all sections which enhances the accuracy of our budgetary modeling and cost estimations.

Through our internal quality control efforts, we also found multiple sections that were missing from the previous database. All new sections were added to the PMP database and included in our survey efforts. We believe that all public street sections have been identified, inventoried, and surveyed under this project.

FINDINGS AND RECOMMENDATIONS

Arterials/Collectors

The actual workload requirements identified indicate that the Arterial/Collector street network is currently in “Fair” condition (PCI = 65.6). To improve this condition, it is essential that preventive maintenance and overlay rehabilitation activities are funded at the levels identified in Table 4 to increase the network weighted average PCI value to within the “Good” condition category.

Our arterial/collector findings for conditional data and recommendations for revenue expenditures are shown below:

- The Arterial/Collector network has a weighted PCI of 65.6;
- Currently, 42% of the arterial/collector network (approx. 47.5 miles) qualify for overlay/reconstruction rehabilitation; 29% (approx. 32.9 miles) qualify for slurry seal maintenance;
- At a minimum, Arterial/Collector maintenance projects should focus on achieving and maintaining the a PCI of 65+ within the next five years;
 - Develop a proactive fiscal and planned approach to identify arterial/collector overlay projects based on the deterioration modeling within StreetSaver;
- Increase the arterial/collector revenues at the levels shown within the Section IV Forecast Maintenance & Rehabilitation (FMR) Report for a minimum of five years to generate the results identified within this report;
- Reassess/re-evaluate the arterial/collector rehabilitation budget programs every two years to improve on CIP forecasts for 2023-24 and beyond to ensure the results shown in Table 3 or 4;
- Perform pavement inspections on the arterial/collector network every three years to build a solid planning model within StreetSaver/MyRoads® to track PCI deterioration;
- Demonstrated budget shown in Table 4 is ample to improve upon the arterial weighted PCI of 65.6 through five years, additionally, the citywide deferred backlog sustains at level of \$45 million over the five years program; and
- Bucknam recommends that the City proactively budget overlay/rehabilitation projects at the levels shown in Table 4 in order to improve upon the conditions found today as well as greatly reduce the amount of deferred maintenance across the City

Locals

The actual workload requirements identified indicate that the Local street network is currently in “Good” condition (PCI = 75.1). To improve this condition, it is essential that preventive maintenance and overlay activities are funded at the levels identified in Table 4 to increase the network weighted average PCI value within the “Good” category PCI range.

Our Local findings for conditional data and recommendations for revenue expenditures are shown below:

- The Local network has a weighted PCI of 75.1;
- Currently, 20% of the Local network (approx. 33.0 miles) qualify for overlay/reconstruction rehabilitation; 47% (approx. 78.3 miles) qualify for slurry seal maintenance;
- At a minimum, Local maintenance projects should focus on achieving and maintaining a weighted PCI above a level of 75+ within the next five years;
 - Current Local Forecast Maintenance & Rehabilitation (FMR) recommendations should be followed as shown in Section IV reporting;
 - Develop a proactive fiscal and planned approach to identify Local overlay projects based on the deterioration modeling within StreetSaver;
- Reassess/re-evaluate the Local rehabilitation budget programs every three years to improve on budget forecasts for 2023-24 and beyond to ensure the results shown in Table 3 or 4;
- Perform pavement inspections on the Local network every three years to build a solid planning model within StreetSaver/MyRoads® to track PCI deterioration; and
- Demonstrated budget shown in Tables 4 is ample enough to sustain the Local weighted PCI; proactive overlay funding needs to be implemented to see these results. Additionally, the citywide deferred backlog sustains at a level of \$45 million over five year program; and
- Bucknam recommends that the City proactively budget overlay/rehabilitation applications at the levels shown in Table 4 in order to improve upon the conditions found today as well as greatly reduce the amount of deferred maintenance across the City

SECTION II

PAVEMENT MANAGEMENT PROGRAM – CAPITAL IMPROVEMENT PROGRAM

Bucknam Infrastructure Group, Inc. (Bucknam) performed the following services in accordance with the scope of services that was contracted with the City of West Covina. As a quick overview, the following tasks were performed to complete the work over the past several months:

2023 Pavement Management Work Efforts:

- Task 1:** Project Kickoff-Data Management
- Task 2:** Update of Maintenance Activities
- Task 3:** Pavement Condition Survey (approx. 286.9 miles)
- Task 4:** Budgetary Analysis and Capital Improvement Reports
- Task 5:** Executive Summary and Final CIP Reports
- Task 6:** Mapping of the Pavement Network

Pavement Management Program Update 2023

As a part of the 2023 update of the pavement management program, a major element of work was to complete a comprehensive assessment of the existing street network and PMP database within the City. This included assessing the City's existing 2020 StreetSaver dataset, GIS, street naming conventions and work history information. From there, Bucknam worked with the City to confirm public and private street listings which set the foundation for accurate CIP reporting. All data was then updated into the City's StreetSaver database.

Work history information was provided by the City in the form of completed bid documents, institutional knowledge, and previous dataset and Excel documents. This information was entered into the proper pavement segments that match the limits of those projects. From there, CIP pavement recommendations were performed (discussed and demonstrated below) where the pavement maintenance information the City provided (PMP material practices, unit costs, and capital budgets) were used to generate recommendations through the StreetSaver system.

Table 5 demonstrates PCI ranges utilized for PCI calculations and reporting. Once a pavement inspection is complete, a PCI is calculated for each pavement section. Each PCI calculated falls within a defined PCI range category (Very Good, Poor, etc.). Furthermore, a weighted PCI was calculated for each functional class within the network (arterials and locals).

The PCI is a condition rating that ranges from 100 (a new pavement section or recently overlaid or reconstructed) to 0 for a section that has structurally failed and deteriorated dramatically. Weighted average PCI of a given area/zone equals the pavement sections PCI multiplied by its own area then divided by the total square footage of the given area/zone. This information can also be represented through StreetSaver to show how much square footage or percentage of area falls within a PCI range category.



PCI Range	Condition
86-100	Very Good
75-85	Good
60-74	<i>Fair (2023 West Covina = 71.3)</i>
41-59	Poor
0-40	Very Poor

Table 5 – Pavement Condition Index (PCI) Ranges

The summary of all roads condition data and their representative PCI's can be seen in the Pavement Condition Report in Section III.

STRATEGY ASSIGNMENT TABLE

The City was requested to provide a pavement maintenance list that demonstrated what pavement applications were currently being used and to provide their associated unit costs; from there a Maintenance Strategy Table was defined within the system that provided recommended actions to the specific repair needs of a street or a grouping of streets.

Strategy Assignment Table

All Streets		
PCI Range	Description	Unit Cost
20-90	Preventative, Crack Sealing, Patching	Varies by Activity
Varies by Activity		
60-85	Type II Slurry + Crack Seal (Locals)	\$0.52/SF
60-85	Type II Slurry + Crack Seal (Arterials)	\$0.68/SF
Minimal Level of Service (65)		
40-65	Cape Seal (Locals)	\$1.28/SF
20-60	2" Grind / Overlay (Local)	\$3.56/SF
30-60	2" Grind / Overlay (Arterial)	\$4.15/SF
20-60	2" Grind - 2" ARHM (Arterials)	\$4.85/SF
0-20	AC Remove & Replace	\$12.50/SF
0-20	PCC Reconstruction	\$22.50/SF
<i>30% Contingency included within All Unit Costs</i>		

Table 6 – Maintenance Strategy Assignments

The Strategy Assignments List, shown in Table 6, was developed to identify the most critical segments in each of the work programs (Arterial, Collector and Local). Segment priorities were established by determining the range of PCI's requiring first attention based on the relative value of each segment's PCI, thus maximizing the annual maintenance budget. Also, distress quantity, area extent, type and severity were critical elements in the decision process for recommending maintenance. The assignment table is used as a guide within StreetSaver to recommend maintenance, however, further assessment by City staff and/or outside parties can override maintenance recommendations.

This can be done by reviewing and assessing distress extents and their weighted percentages.

Once the strategy assignments were set within the system, budgets and work assignments were generated for each work program on an annual basis. Using pavement deterioration curves for each type of pavement surface and class of road, both current year and future years work requirements for each pavement segment within the City were determined. In forecasting the maintenance requirements in future years, the current PCI value is reduced annually for each pavement segment based on the StreetSaver deterioration curves within the City's database.

Likewise, maintenance activities performed in a given year increase the PCI value as they are applied to the segment. The overall program is dynamic in that each strategy consists of a cyclic series of actions that simulates the pavement anticipated life cycle.

Strategy Assignment Notes

1. Unit costs from the City's most recent construction bids were used;
2. 30% contingency costs were applied to pavement material costs; additional soft costs that were not included were:
 - a. Right-of-way improvements
 - b. Curb & gutter improvements
 - c. ADA ramp improvement
 - d. Utility improvement
 - e. Tree removals
3. Bucknam applied a 5% inflation rate on the annual budget within forecast maintenance & rehabilitation projections (Section IV)

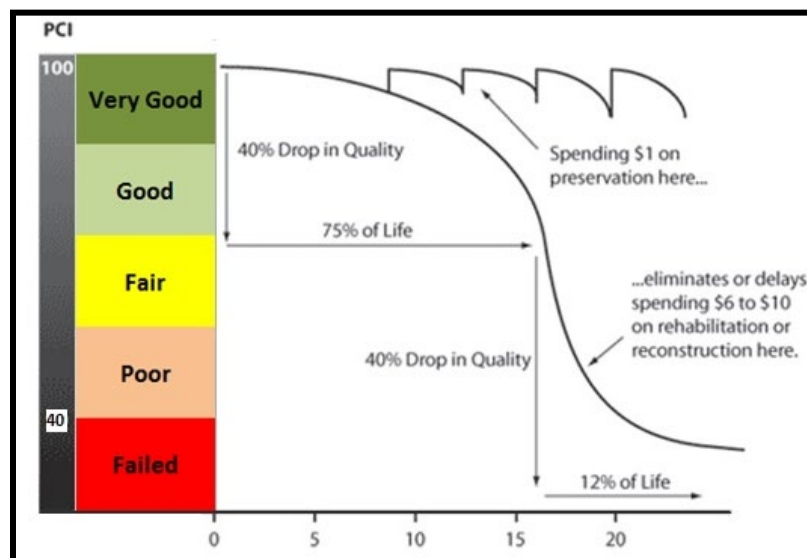


Figure 5 – Sample Pavement Life Cycle

MULTI-YEAR ANNUAL WORK PROGRAM PROJECTIONS

The goal of these projections is to assist City policy makers in utilizing the recommendations of the StreetSaver system. By using the City of West Covina’s current budgets and maintenance practices the system will develop “section unique” improvements and strategies. Qualifying segments will be tied to a specific fiscal year. As shown in the following pages, we have assessed the budgets that have been projected to meet the maintenance and rehabilitations needed to maximize the City’s return on investment. The budget forecasting goal for the City network focused on:

- ❖ Establishing a proactive multi-year Maintenance & Rehabilitation Program;
- ❖ Developing a preventive maintenance program; and
- ❖ Selecting the most cost-effective repairs based on City strategies

MAINTAIN PCI BUDGET – The Maintain PCI budget was generated for the City to demonstrate what level of annual funding is required to sustain the overall weighted PCI of 71 for the next five years.

INCREASE PCI BUDGET – A recommended budget was generated for the City to demonstrate the necessary funding that is required to increase the current weighted PCI level of 71 to 73 within five years.

****All multi-year budget projections include a 5% inflation rate for the term of the budget forecast.***

ARTERIAL-COLLECTOR / LOCAL BUDGET PROJECTIONS

MAINTAIN PCI PROGRAM (FIVE YEAR MODEL)

With the City striving to show proactive maintenance/rehabilitation across all City pavements, a budget program was generated to show the greatest return on investment through the application of slurry seal, grind/overlay and alternative overlay rehabilitations. Our goal under this model is to maintain the current 2023 weighted PCI of 71 after a five-year program. This model will demonstrate the necessary funding to achieve this goal. Assessing all work history, current PCI and relevant unit costs for construction a realistic and achievable annual budget was achieved.

The Maintain Program incorporates pavement sections that have a functional class of Arterial (A, C), Local (R) and Alleys (O).

Plan Year	PCI	R&R / Slurry	Overlay / Recon	PMP Total \$	Deferred Maint.
2023-24	71.0	\$946,100	\$4,383,900	\$5,330,000	\$42,177,500
2024-25	70.0	\$1,041,900	\$4,046,200	\$5,088,100	\$47,116,400
2025-26	71.0	\$1,865,100	\$3,241,500	\$5,106,600	\$48,217,500
2026-27	71.0	\$1,123,300	\$3,887,200	\$5,010,500	\$50,618,700
2027-28	71.0	\$1,256,300	\$3,729,500	\$4,985,800	\$52,109,800
		\$6,232,700	\$19,288,300	\$25,521,000	

Table 7 – Necessary Funding to Maintain PCI of 71

Referring to Table 7, it is noted that the weighted PCI remains at a PCI of 70/71 pace throughout the five-year projection. Furthermore, the resulting deferred maintenance backlog shows that it increases from \$42.2 million to \$52.1 million after the five years program which indicates that an annual \$5,104,200 budget is not ample enough to chip away at the deferred maintenance on the network. If the City were to reduce their annual funding to a level of \$3 Million/yr major overlay projects would continue to be delayed thus increasing the overall deferred maintenance to a level of \$78 million after five years.

DEFERRED MAINTENANCE

Delaying repairs on streets where pavement condition indicates a need creates deferred maintenance. Deferred maintenance includes pavement maintenance / rehabilitation that is needed across the entire network, but cannot be performed due to the lack of available funding and is pushed to the next budget cycle. The actual repairs that are being deferred are often referred to as a “backlog”. As maintenance is deferred, the opportunity to apply life extending preventive pavement applications is lost and the ultimate cost of rehabilitation multiples.

We recommend that a strong focus be placed on the Arterial network improvements within the first four years due to the fact that the network has a worse weighted PCI than the Locals. We still recommend comprehensive zone maintenance to the Local network through localized patching, slurry seal and through the use of SB1/Measure M/Measure R funds.

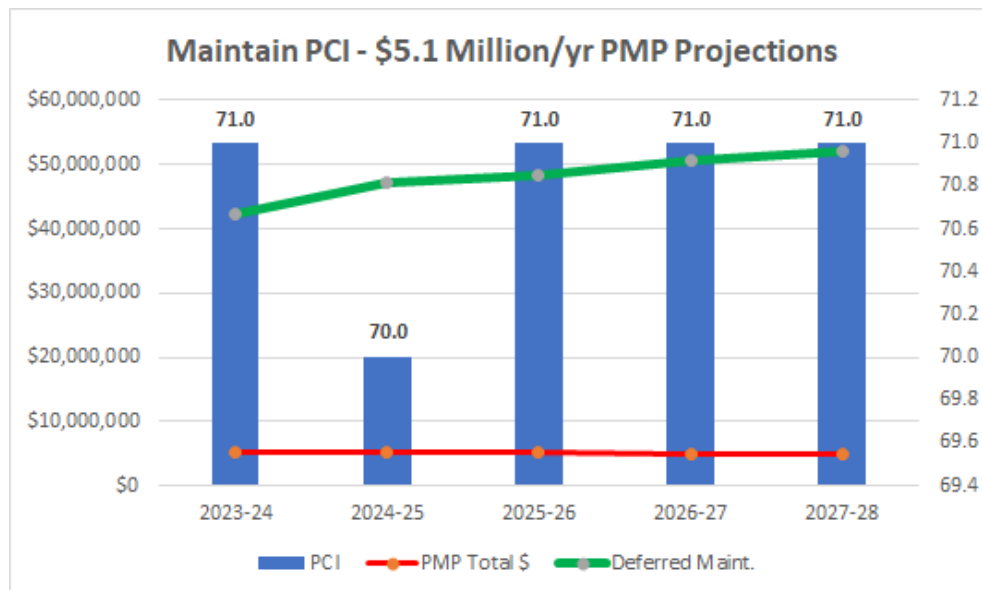


Figure 6 – Five-Year Projection; Maintain PCI of 71 Budget

Continuing to work within the City’s established twelve (12) local slurry/overlay M&R “zone” strategy should be considered for several reasons. With the City applying continued localized maintenance efforts, four beneficial impacts occur:

- 1) Planned / Maintenance areas are addressed every five years which creates a dedicated project schedule for City staff and constituent inquiries;
- 2) Deferred overlay rehabilitation can be addressed in a more effective manner due to accrued revenues
- 3) A preventative maintenance strategy is more cost-effective in a long-term PMP rather than implementing a maintenance approach that addresses only the “worst-first” streets.
- 4) All maintenance alternatives are available due to the increased funding and focused maintenance within one zone per year.

On the negative side, if low weighted PCI values occur within a given zone, all streets within that zone may not be able to be addressed with maintenance when that zone is scheduled for maintenance. The deferred maintenance will have to be scheduled for future years or simply will have to wait until the zone cycle repeats.

Additionally, it is recommended that the City continue to monitor/consider the potential application of Cape Seal as an asphalt application alternatives for the specific local sections. Specific sections are now qualifying for maintenance that warrants a stronger application rather than a typical slurry seal or a more costly overlay. With a five year cycle in motion, it is essential to address local sections that have PCI’s less than 65 with the proper maintenance since crews will not be back within that area for several years.

INCREASE PCI TO 73 PROGRAM (FIVE YEAR MODEL)

Based on the results of the Maintain PCI model, a \$28.8 Million/5-Yr budget program was applied to current conditions to identify a major goal for the West Covina PMP. Again, we used the “Maintain PCI” PMP models (shown above) as a basis for our modeling within the “Increase PCI” program. Building upon the results of the previous reporting model we increased the amount of funding available for overlay/rehabilitation efforts. The “Increase PCI” program incorporates pavement sections that have a functional class of Arterial (A, C), Local (R) and Alley (O).

Plan Year	PCI	R&R / Slurry	Overlay / Recon	PMP Total \$	Deferred Maint.
2023-24	71.0	\$628,600	\$4,871,300	\$5,499,900	\$42,052,500
2024-25	71.0	\$665,600	\$4,835,100	\$5,500,700	\$46,908,900
2025-26	72.0	\$610,700	\$5,177,600	\$5,788,300	\$49,985,400
2026-27	72.0	\$586,500	\$5,205,000	\$5,791,500	\$51,297,500
2027-28	73.0	\$746,400	\$5,445,500	\$6,191,900	\$45,981,100
		\$3,237,800	\$25,534,500	\$28,772,300	

Table 8 – Necessary Funding to Increase PCI to 73

Referring to Table 8, it is noted that the weighted PCI increases proactively through the five-year term (71 to 73). Additionally, the annual deferred maintenance total sustains at a level of \$45 million over the five-years. If the City utilizes an average annual budget of \$5,754,500/yr for slurry, overlay, and reconstruction rehabilitation as shown above, the City will be able to “increase” the current conditions and will see a proactive management of the deferred backlog (mostly overlay rehabilitation) by fiscal year 2027. We recommend that a focus be placed on the Arterial network improvements due to the fact that the weighted PCI is now in the mid-60’s. We still recommend consistent Local zone-based approach to maintenance within this term as well.

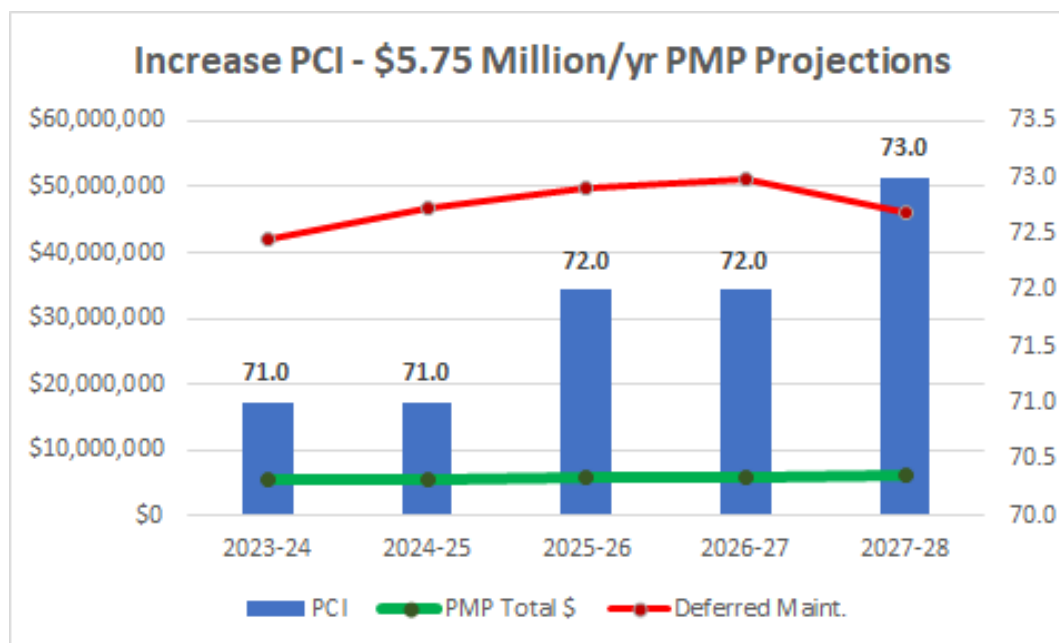


Figure 7 – Five Year Projection; Increase PCI to 73 Budget

PAVEMENT MANAGEMENT PROGRAM REPORTS

In addition to the annual budget scenario, this report contains a comprehensive and complementary assemblage of pavement management reports ranging from summary reports to annual maintenance and rehabilitation schedules (Forecast Maintenance & Rehabilitation (FMR) Report, Section IV). Collectively as well as individually, the reports represent reasonable projections of pavement maintenance needs and performance based on visual condition assessments, unit cost estimates, and pavement deterioration models.

It is important to note that pavement segment dimensions and surface area recorded during 1999-2020, and 2023 inspections, along with the action and repair costs, as presented within the reports are accurate within tolerable limits. This is noteworthy due to the "implied" accuracy of reporting length and width to the nearest foot, surface area to the nearest square foot, and action and repair unit costs and project estimates to the nearest penny and dollar, respectively.

NEXT STEPS

As with any infrastructure management software program, time investments need to be made by key Public Services staff to maintain the integrity of the data as well as the accuracy. Bucknam can perform training sessions in the use of the StreetSaver tools and demonstrate how to generate standard common-sense reports to assist City staff in developing yearly budgets, project level analysis, and CIP projections. This will be key to future management of the pavement program and reporting. City personnel need to maintain their commitment to the preventive maintenance system, while working toward reducing the City's present backlog of rehabilitation projects.

In order to ensure that report outputs are accurate and credible, it is essential that the integrity of all data files be maintained. This will require performing all necessary updates when changes are made to scheduling scenarios, unit cost information, historical data, etc. In addition, the entire pavement network will have to be re-inventoried at regular intervals. This typically includes surveying arterial and collectors every two years and locals every three.

This will not only allow work to be scheduled based on the most current condition data available, but will provide City personnel with a means to monitor actual rates of pavement deterioration so appropriate modifications can be made to the system curves. To be compliant with the METRO requirements, the City must generate a triennial Pavement Management report indicating condition ratings, inspection dates and forecasted maintenance/rehabilitation recommendations.

Bucknam will be supporting the City with staff level support to assist in the continuous updates with the StreetSaver/MyRoads® system. This will include work history updates, generating reports from the system, unit cost updates, and future inspections.

CONDITION DISTRIBUTION REPORT

This report depicts the distribution of the pavement condition throughout the street network by area.

The condition scheme ranges from “Very Good” to “Very Poor”; with a “Very Good” condition corresponding to a pavement at the beginning of its life cycle, and a “Very Poor” condition representing a badly deteriorated pavement with virtually no remaining life.

The table below shows the general description for each pavement condition:

Condition Description – PCI Range - Description

Condition Description	PCI Range	Description
Very Good	86-100	Minor to low distress, no significant distress; Low severity distresses with expectation of utility patches in good condition or slight hairline cracks; minor weathering found
Good	75-85	Slight to moderately weathered, low to moderate distress severities, utility patching commonly found; moderate distress extents
Fair	60-74	Severely weathered or moderate levels of distress, generally limited to utility patching and climate related distress
Poor	41-59	Moderate to high distresses including load related types such as alligator cracking, greater distress extents
Very Poor	0-40	Severely distresses, large quantities of distortion or alligator cracking; Failure of the pavement, distress has surpassed tolerable rehabilitation limits

2023 City of West Covina weighted average PCI is 71.3 (Fair).

CALCULATION OF PCI

In order to calculate a Pavement Condition Index (PCI) value within StreetSaver, specific street section data needs to be inputted into StreetSaver to define the survey limits, asphalt types, pavement age and metrics. Pavement “sections” are pavement segments within the defined branch that have consistent pavement street classifications, construction/maintenance histories and use. Representative inspection samples are then selected and visually surveyed to locate distress data. This data is used to calculate the pavement sections Pavement Condition Index (PCI) which includes distress type, extent of the distress and its severity.

The PCI is a condition rating that ranges from 100 (pavement section that is in perfect condition) to 0 for a section that has structurally failed and deteriorated dramatically. The PCI is calculated from three major data entries from our inspectors:

1. Distress Type (one of 20 AC or 19 PCC types); these include alligator cracking, bleeding, block cracking, corrugations, depressions, long/trans cracking, patch/utility cut, potholes, rutting, weathering, raveling, etc.
2. Distress Quantity (the square footage, length or count of a specific distress)
3. Distress Severity (the level of severity determined for each distress found; low, medium or high)

Type	Severity	Qty
1 - Alligator Cracking	L - Low	100
4 - Long. & Trans. Cracking	M - Medium	75

Figure 8 – PCI Calculation Worksheet

West Covina MyRoads® Web-Portal –

Bucknam's MyRoads® is a great match for the West Covina's PMP today and the future. **MyRoads® brings your PMP data to life within a dynamic dashboard!** Bucknam now provides all our PMP clients with a unique and agency driven "MyRoads®" web-portal that provides instantaneous access to your pavement management database.

This "dashboard" allows users to toggle through individual sections via GIS mapping selections, zone queries, rank selection, PCI ranges, etc. to review all section metrics, latest/previous inspections, work histories generate filtered PCI reports and identify potential maintenance / rehabilitation costs based upon your unique needs.

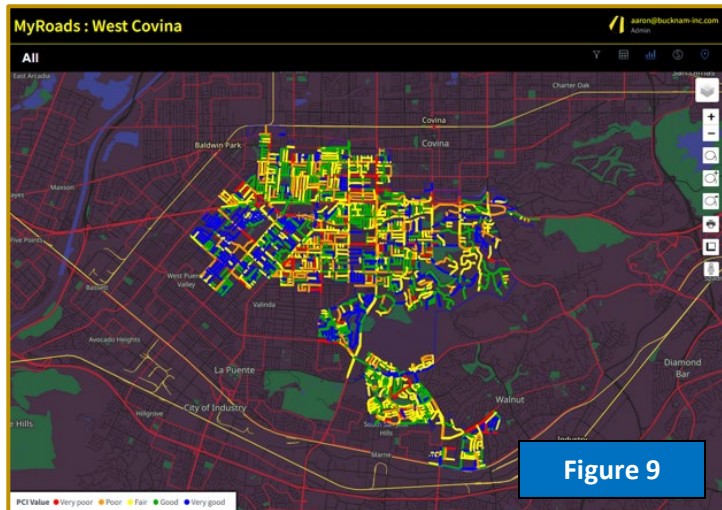


Figure 9

Bucknam has shown above the current West Covina MyRoads® account actively working! This tool will be accessed

by City staff simply through a Username/Password methodology. As changes are made to the West Covina PMP database the MyRoads® dataset is changed to reflect work history edits, PCI inspections and section changes.

In summary, MyRoads® allows the user perform the following dynamic functions:

- Query specific pavement segment(s) to view current/historic PCI, work history inspection;
- Filter for pavement sections within a defined zone, PCI range and/or functional class;
- Select a pavement section or grouping of section through the on-board GIS tool;
- Enter slurry, overlay & reconstruction unit costs to determine preliminary cost of maintenance and resulting citywide PCI
 - Display critical street / sidewalk / ROW assets along pavement section(s) that are critical to Engineering Bid development and solicitation (ADA ramps, utilities, manholes, trees, etc.
- Displays all final GIS project maps (PCI, work history, 5-yr forecasted maintenance, etc.)
- Bucknam will train West Covina's staff on the simply use of the MyRoads® dashboard.

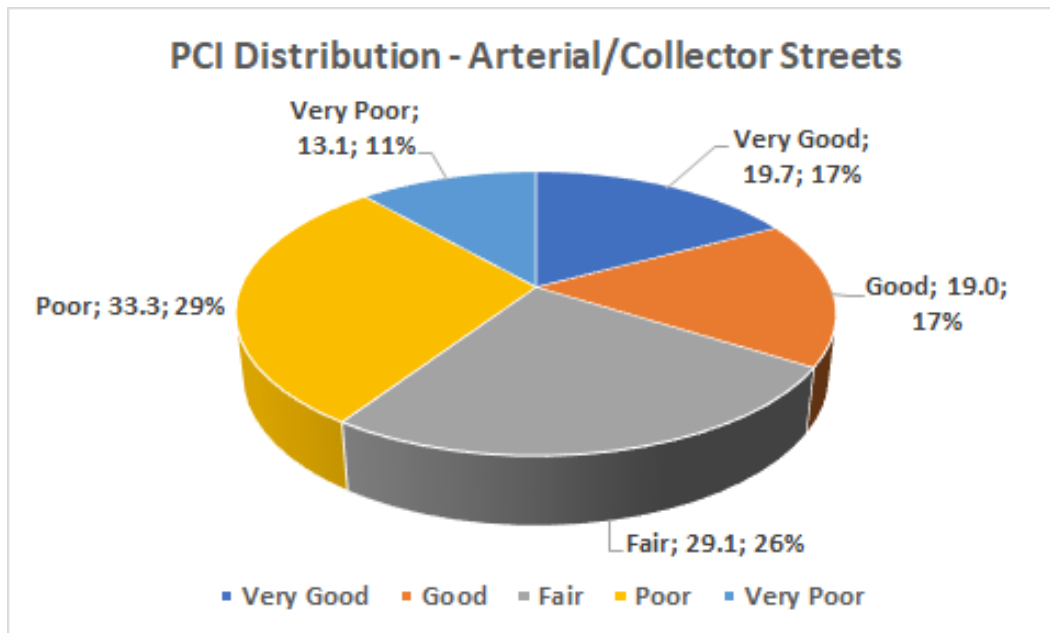


Figure 10 – Arterial/Collector Condition Distribution

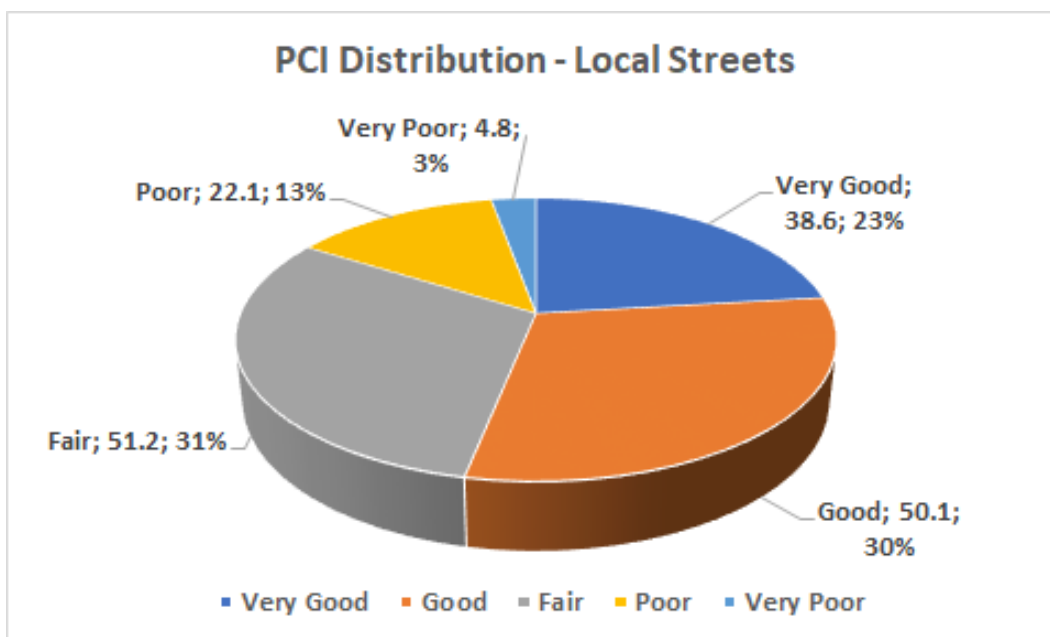


Figure 11 – Local Condition Distribution

SAMPLE DISTRESS PHOTOS – RECOMMENDED TREATMENT (FIGURE 12)

Bucknam Infrastructure Group



1. Alligator Cracking



Cracks that form a chicken wire or alligator scale like pattern.

Low Severity: Thin parallel longitudinal cracks that may come together at certain points, but full alligator pattern is not present yet.

Medium Severity: Further development of cracks into alligator pattern. Cracks are starting to spall.

High Severity: Alligator pattern is heavily developed, and cracks are spalled to the point where individual pieces may become separated.

Typical Recommendation: Low severity, R&R – Patching, crack sealing; high severity R&R-overlay

2. Bleeding



Bleeding occurs when incorrectly mixed asphalt is applied and in hot weather the asphalt or tar rises to the surface.

Severity is determined by the amount of asphalt/tar present.

Typical Recommendation: Low severity, apply coarse sand; high severity, grind or heat planer excess, resurfacing may be necessary



3. Block Cracking



Longitudinal and transverse cracks that intersect to form smaller than 10x10 ft blocks. Creates uniform blocks with straight edges.

Low Severity: Cracking is less than 3/8 inches.

Medium Severity: Cracking between 3/8 and 3 inches.

High Severity: Cracking is over 3 inches.

Typical Recommendation: Low severity, crack sealing; high severity, R&R-overlay

4. Bumps and Sags



Small, localized, and linear upward or downward displacements of pavement, which can be caused by a variety of factors.

Severity is determined by the extent to which ride quality is diminished.

Typical Recommendation: R&R - Patching

5. Corrugation



Closely spaced Bumps and or Sags that form a washboard effect in the pavement.

Severity is determined by the extent to which ride quality is diminished.

Typical Recommendation: Low severity, R&R – Patching; high severity, R&R-overlay

6. Depression



Localized area of pavement with a lower elevation than the surrounding pavement.

Low Severity: depth of ½ to 1 inch.

Medium Severity: depth of 1 to 2 Inches.

High Severity: depth greater than 2 inches.

Typical Recommendation: R&R - Patching

7. Edge Cracking



Cracks that are parallel to the edge of the pavement that may cause a break up of pavement.

Low Severity: Low or Medium cracking with no breakup.

Medium Severity: Medium cracking with some breakup.

High Severity: Considerable breakup of pavement.

Typical Recommendation: R&R - Patching

8. Joint Reflective Cracking



Cracking that is reflected through AC pavement when it is overlaid on top of PCC pavement.

Low Severity: Cracking is less than 3/8 inches.

Medium Severity: Cracking between 3/8 and 3 inches.

High Severity: Cracking is over 3 inches.

Typical Recommendation: R&R - Overlay

9. Lane / Shoulder Drop-off



Elevation change between pavement and shoulder.

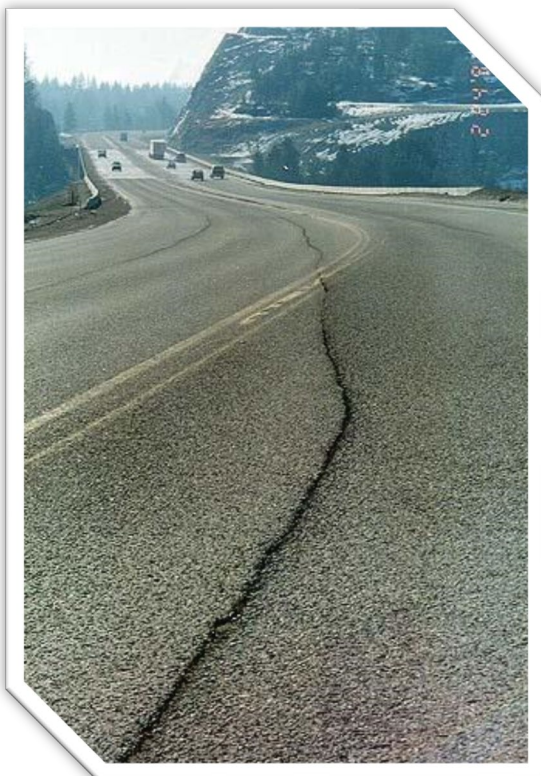
Low Severity: Difference in elevation is between 1 and 2 inches.

Medium Severity: Difference in elevation is between 2 and 4 inches.

High Severity: Difference in elevation is over 4 inches.

Typical Recommendation: R&R – Patching or edge grinding

10. Linear & Transverse Cracking



Cracks that are generally either parallel or perpendicular to traffic.

Low Severity: Cracking is less than 3/8 inches.

Medium Severity: Cracking is between 3/8 and 3 inches.

High Severity: Cracking is over 3 inches.

Typical Recommendation: Low severity, crack sealing; high severity, R&R - Overlay

11. Patching



Area of pavement that has been replaced.

Severity is determined by the quality of the patch and the extent to which ride quality is diminished.

Typical Recommendation: R&R – structural / non-structural overlay

12. Polished Aggregate



Distress where traffic smooths the pavement surface so friction is diminished and cars can slide.

There are no Severity Levels for this distress.

13. Pothole



Severity Measured using the following Matrix.

	Average Diameter (in.) (mm)		
Maximum Depth Of Pothole (in.) (mm)	4 to 8 in. (100 to 200 mm)	8 to 18 in. (200 to 460 mm)	18 to 30 in. (460 to 760 mm)
1/2 to ≤ 1 in. (13 to 25 mm)	L	L	M
> 1 to ≤ 2 in. (25 to 50 mm)	L	M	H
> 2 in. (50 mm)	M	M	H

Typical Recommendation: low severity Pothole fill or R&R – Patching, high severity should be R&R-Overlay

14. RR Crossing



Pavement distresses caused by railroad crossings.

Severity is determined by the extent to which ride quality is diminished.

Typical Recommendation: R&R - Patching

15. Rutting



Linear depressions along wheel paths caused by traffic.

Low Severity: Depth is $\frac{1}{4}$ to $\frac{1}{2}$ inches.

Medium Severity: Depth is $\frac{1}{2}$ to 1 inch.

High Severity: is greater than 1 inch.

Typical Recommendation:
Pavement with deeper ruts should be leveled and overlaid

16. Shoving

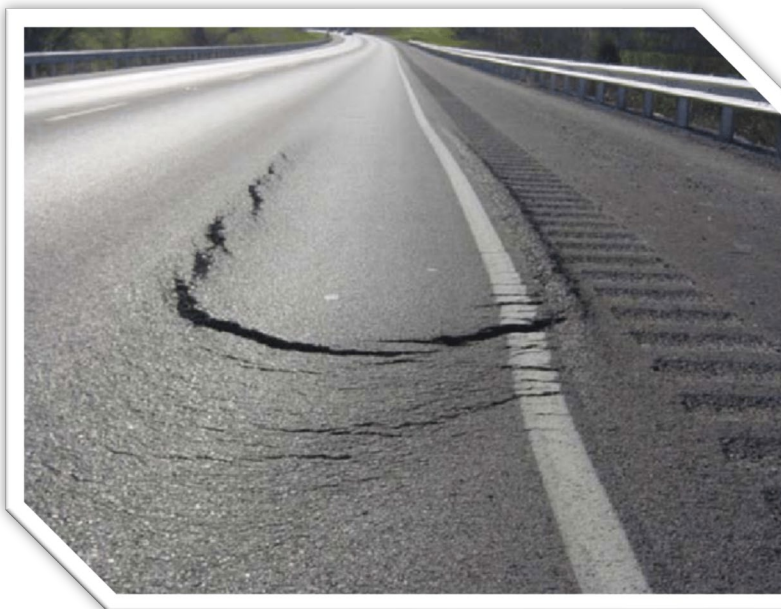


Displacement of pavement creating a “wave” over a more solid surface.

Severity is determined by the extent to which ride quality is diminished.

Typical Recommendation: R&R - Patching

17. Slippage Cracking



Half-moon shaped cracks where wheels cause pavement to slide.

Low Severity: Average crack width is less than 3/8 inch.

Medium Severity: Crack width is between 3/8 and 3/2 inches.

High Severity: Crack width is greater than 3/2 inches.

Typical Recommendation: R&R - Patching

18. Swell



Upward Bulges creating “wave-like” patterns.

Severity is determined by the extent to which ride quality is diminished.

Typical Recommendation: Low severity, R&R – Patching; high severity, R&R-overlay

19. Weathering



The wearing away of the asphalt binder.

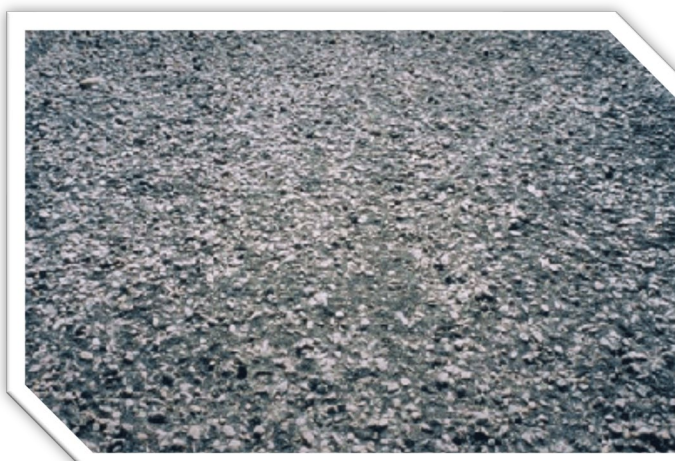
Low Severity: Aggregate is starting to be exposed.

Medium Severity: Aggregate is exposed up to ¼ of its width.

High Severity: Aggregate is exposed to greater than ¼ of its width.

Typical Recommendation: naturally occurring, slurry seal

20. Raveling



The further weathering of asphalt so that coarse aggregate is separating out of pavement.

Medium Severity: Considerable loss of aggregate.

High Severity: Almost complete removal of coarse aggregate.

Typical Recommendation: Low severity, R&R – Patching; high severity, R&R-overlay

PORTLAND CEMENT CONCRETE (PCC)

1. Blowup



Buckling at cracks or joints where there is not enough room for slab expansion.

Severity is determined by the extent to which ride quality is diminished.

2. Corner Break



Crack close to corner of slab that creates a corner piece.

Low Severity: Crack is less than ½ inches wide.

Medium Severity: Crack is between ½ and 2 inches wide.

High Severity: Crack is wider than 2 inches.

Section II

3. Divided Slab



Slab that is broken up into four or more pieces by cracks.

Severity is determined by the following matrix.

Severity Of Majority Of Cracks	Number Of Pieces In Cracked Slab		
	4 to 5	6 to 8	More than 8
L	L	L	M
M	L	M	H
H	M	H	H

4. Durability Cracking



Pattern of cracks parallel to joints caused by freeze-thaw expansion of large aggregate.

Low Severity: Durability cracking covers less than 15 percent of slab.

Medium Severity: Durability cracking covers more than 15 percent of the slab.

High Severity: Durability cracking covers more than 15 percent of slab and most pieces have come out.

5. Faulting



Elevation Difference between slabs.

Low Severity: Elevation difference is between 1/8 and 3/8 inch.

Medium Severity: Elevation is between 3/8 and 3/4 inch.

High Severity: Elevation is greater than 3/4 inch.

6. Joint Seal Damage



Damage to sealant between joints that allows soil, rock, or water infiltration.

Low Severity: Joint sealant has only minor damage.

Medium Severity: Joint sealant is in fair condition. Water can infiltrate and vegetation may be present.

High Severity: Joint sealant is in poor condition. It may be missing and rocks may be present.

7. Lane / Shoulder Drop-Off



The Elevation difference between pavement and shoulder.

Low Severity: Elevation difference is between 1 and 2 inches.

Medium Severity: Elevation difference is between 2 and 4 inches.

High Severity: Elevation difference is greater than 4 inches.

8. Linear Cracking



Cracks that divide slab into two or three pieces.

Low Severity: Crack is less than ½ inch wide.

Medium Severity: Crack is between ½ and 2 inches wide.

High Severity: Crack is wider than 2 inches.

9. Large Patch



Patch that is larger than 5.5 sq ft.

Low Severity: Patch has little or no deterioration.

Medium Severity: Patch is moderately deteriorated.

High Severity: Patch is badly deteriorated.

10. Small Patch



Patch that is smaller than 5.5 sq ft.

Low Severity: Patch has little or no deterioration.

Medium Severity: Patch is moderately deteriorated.

High Severity: Patch is badly deteriorated.

11. Polished Aggregate



Distress where traffic smooths the pavement surface so friction is diminished and cars can slide.

There are no Severity Levels for this distress.

12. Popouts



Small piece of pavement that breaks loose from surface.

There are no Severity Levels for this distress, however popouts must cover 3 per sq. meter of the slab.

13. Pumping



Ejection of material from slab foundation through joints or cracks along with water.

There are no Severity Levels for this distress.

14. Punchout



Localized area of a slab that is broken into many pieces.

Severity is determined by the following matrix.

Severity of Majority of Cracks	Number of Pieces		
	2 to 3	4 to 5	> 5
L	L	L	M
M	L	M	H
H	M	H	H

SECTION III

CITYWIDE

PAVEMENT CONDITION INDEX REPORT

- A. 2023 West Covina PCI Map
- B. Name Order (A to Z)
- C. PCI Order (0-100)

PAVEMENT CONDITION INDEX REPORT

Listed alphabetically by street name or PCI, these reports provide the City with a listing of pertinent inventory and pavement condition data for each inventory unit within the City's pavement network. The Pavement Condition Index (PCI) Report notes the names, limits, classification, dimension, surface type, and lane configuration of each inventory unit. Detailed descriptions of the information appearing on this report are presented below:

BRANCH NAME - The name of each inventory unit appears in this column. Generally, the inventory unit name is taken directly from a street sign; however, where no street signs are posted, the name appearing on the network map is noted instead.

A sample set of street name suffix abbreviation definitions is presented below:

AVE -	Avenue	CT -	Court	CIR -	Circle
DR -	Drive	LN -	Lane	RD -	Road
ST -	Street	WY -	Way	EB -	East Bound
NB -	North Bound	SB -	South Bound	WB -	West Bound
TER -	Terrace	PL -	Place		

FROM - A description of the beginning limit of each inventory unit appears in this column. If the beginning limit exists between intersections, then the beginning limit description may be an address, post mile marker, or a distance from a known point of reference (e.g., "500' N/MAIN ST").

TO - A description of the ending limit of each inventory unit appears in this column. Like BEGIN limit, the END limit description may consist of a street name, an address, or a distance from a known point of reference. In the case of cul-de-sacs, or dead-ends, the END limit consists of an address, or a directional reference, such as "NORTH END," when no address is available.

STREET CLASSIFICATION - The codes for four street classifications are represented below. Basically, units are classified according to the LA County MPAH and City classifications.

<u>CODE</u>	<u>DESCRIPTION</u>
A	Arterial
C	Collector
R	Residential / Local
O	Alley

SURFACE TYPE - A code was assigned to each inventory unit to describe surface type.

<u>CODE</u>	<u>DESCRIPTION</u>
AC	Asphalt Concrete
AAC	Asphalt Overlay over original AC construction
PCC	Concrete

LENGTH - The length of the section within each branch.

UNITS - The unit of measurement for the section length, typically linear feet (LF).

AREA - The area of each section within a branch.

UNITS - The unit of measurement for the section area, typically square feet (SF).

PCI - Pavement Condition Indices were calculated for inventory units based on severity and extent of distress manifestations observed within the inventory unit. Ranging between 0 and 100, a PCI of "100" corresponds to a pavement at the beginning of its life cycle, while a PCI of "0" corresponds to a badly deteriorated pavement which is at or near the end of its life cycle.

PCI CLIMATE, LOAD AND OTHER – reflects “Section Extrapolated Distress”; these values are shown within the Sample Distresses tab within the PCI window. Distresses are aggregated based on the type and severity level. For random samples, distress quantities are adjusted to reflect the extrapolated value based on the sections total area. Extrapolated distress deducts are classified as resulting from Climate, Load and Other distresses. The Distress Classification portion of the tab shows the “percent” of extrapolated distress deduct belonging to Climate, Load and Other (these %’s are shown within the PCI reports herein). These values are beneficial in that they support the decision whether recommend slurry seal, overlay or reconstruction project for street sections.

Asphalt Distresses	Cause Classification	PCC Distresses	Cause Classification
Alligator cracking	Load	Blow up	Climate
Bleeding	Other	Corner break	Load
Block cracking	Climate	Divided Slab	Load
Bumps/Sags	Other	Durability cracking	Climate
Corrugation	Other	Faulting	Other
Depression	Other	Joint Seal cracking	Climate
Edge cracking	Load	Lane Shoulder Drop-off	Climate
Joint Reflection cracking	Climate	Linear cracking	Load
Lane Shoulder Drop-off	Climate	Small Patching	Other
L&T cracking	Climate	Large Patching	Other
Patch/Utility cut	Other	Polished Agg	Load
Polished Agg	Other	Popouts	Other
Pothole	Climate	Pumping	Other
RR Crossing	Other	Punchout	Load
Rutting	Load	RR Crossing	Other
Shoving	Other	Scaling/crazing	Other
Slippage cracking	Other	Shrinkage cracking	Other
Swell	Other	Corner Spall	Other
Raveling	Other	Joint Spall	Other
Weathering	Climate		

INSPECTION DATE – Represents the most recent inspection date performed on a given sections. PCI shown is historical in value and may not indicate what “today’s” PCI is due to variance in time. Pavement deterioration calculations can be performed on a section(s) to demonstrate a deteriorated PCI based upon a new current date.

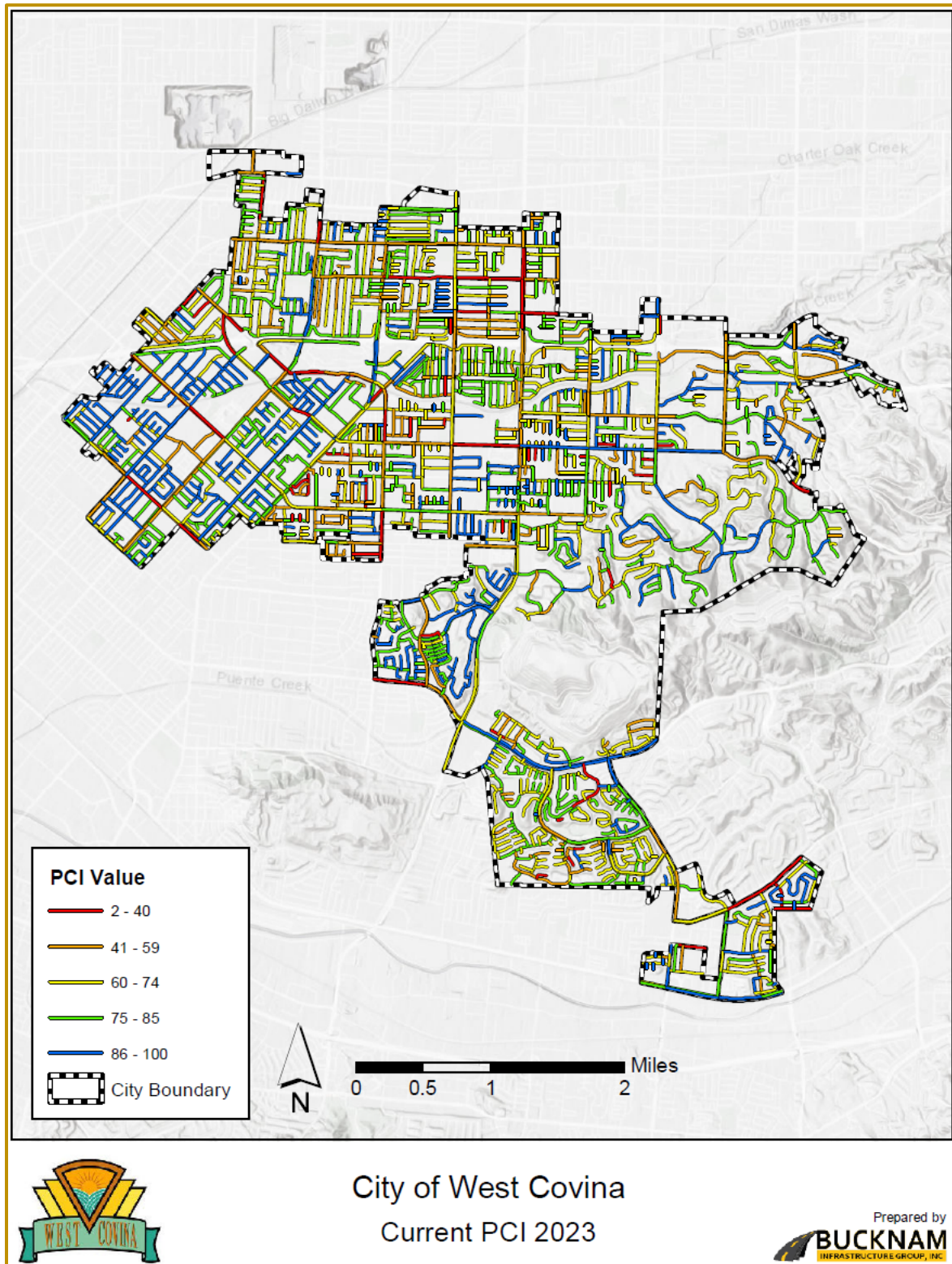


Figure 13 – 2023 West Covina Pavement Condition Index (PCI) Map

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order (A-Z)

Street ID	Section ID	Name	From	To	Rank	Zone	Lanes	Type	L	W	Area	PCI	PCT Load	PCT Climate	PCT Other	Insp. Date
		Arterials / Collectors														
AmarRd	6020W	AMAR RD	LARK ELLEN AVE	VALINDA AVE	A - Arterial	0	2	O - AC/AC	2,142	34	72,828	37	74	24	3	8/3/2023
Amar	6040W	AMAR RD	AZUSA AVE	LARK ELLEN AVE	A - Arterial	0	3	O - AC/AC	1,882	34	63,988	53	64	35	1	8/3/2023
Amar	6045E	AMAR RD	WITZMAN DR	AZUSA AVE	A - Arterial	0	2	O - AC/AC	385	34	13,090	71	62	38	0	8/3/2023
AmarRd	6070E	AMAR RD	AZUSA AVE	TEMPLE AVE	A - Arterial	0	3	A - AC	1,657	36	59,652	84	0	100	0	8/3/2023
AmarRd	6080W	AMAR RD	TEMPLE AVE	AZUSA AVE	A - Arterial	0	3	A - AC	1,668	36	60,048	87	30	68	2	8/3/2023
AmarRd	6110E	AMAR RD	TEMPLE AVE	SHADOW OAK DR	A - Arterial	0	3	O - AC/AC	2,461	40	98,440	95	0	44	56	8/3/2023
AmarRd	6120W	AMAR RD	SHADOW OAK DR	TEMPLE AVE	A - Arterial	0	3	O - AC/AC	2,424	40	96,960	98	47	53	0	8/3/2023
AmarRd	6150E	AMAR RD	SHADOW OAK DR	NOGALES ST	A - Arterial	0	3	O - AC/AC	2,258	40	90,320	88	89	6	5	8/3/2023
AmarRd	6160W	AMAR RD	NOGALES ST	SHADOW OAK DR	A - Arterial	0	3	O - AC/AC	2,234	38	89,138	96	0	71	29	8/3/2023
AmarRd	6190W	AMAR RD	CITY BOUNDARY	NOGALES ST	A - Arterial	0	3	A - AC	2,145	40	85,800	88	14	77	9	8/3/2023
AROMA	6F8540	AROMA DR	AZUSA AVE	WILDWOOD	C - Collector	10	4	A - AC	2,870	58	166,460	81	58	42	0	7/27/2023
Azusa	1000N	AZUSA AVE	CITY BOUNDARY	AMAR RD	A - Arterial	0	2	A - AC	1,990	24	47,760	62	48	46	6	8/3/2023
Azusa	1020N	AZUSA AVE	AMAR RD	GIAMBI LN	A - Arterial	0	3	A - AC	1,391	36	50,076	67	41	55	4	8/8/2023
Azusa	1030S	AZUSA AVE	GIAMBI LN	AMAR RD	A - Arterial	0	3	A - AC	1,400	36	50,400	68	40	59	1	8/8/2023
AzusaAve	1040N	AZUSA AVE	GIAMBI LN	FAIRGROVE AVE	A - Arterial	0	3	O - AC/AC	3,058	36	110,088	76	42	57	1	8/8/2023
AzusaAve	1050S	AZUSA AVE	FAIRGROVE AVE	GIAMBI LN	A - Arterial	0	3	O - AC/AC	2,990	36	108,648	86	30	46	25	8/8/2023
Azusa	1060N	AZUSA AVE	FAIRGROVE AVE	AROMA DR	A - Arterial	0	3	O - AC/AC	1,836	36	66,096	73	38	62	0	8/8/2023
Azusa	1070S	AZUSA AVE	AROMA DR	FAIRGROVE AVE	A - Arterial	0	3	O - AC/AC	1,808	36	65,088	74	29	71	0	8/8/2023
Azusa	1080N	AZUSA AVE	AROMA DR	FRANCISQUITO AVE	A - Arterial	0	3	O - AC/AC	1,050	36	37,800	71	19	56	25	8/8/2023
Azusa	1090S	AZUSA AVE	FRANCISQUITO AVE	AROMA DR	A - Arterial	0	3	O - AC/AC	1,033	36	37,188	72	30	70	0	8/8/2023
Azusa	1100N	AZUSA AVE	FRANCISQUITO AVE	MERCED AVE	A - Arterial	0	2	O - AC/AC	1,275	30	38,250	71	23	61	17	8/8/2023
Azusa	1110S	AZUSA AVE	MERCED AVE	FRANCISQUITO AVE	A - Arterial	0	2	O - AC/AC	1,204	30	36,120	76	32	68	0	8/8/2023
Azusa	1120N	AZUSA AVE	MERCED AVE	VINE AVE	A - Arterial	0	2	O - AC/AC	1,204	30	36,120	70	50	39	11	8/8/2023
Azusa	1130S	AZUSA AVE	VINE AVE	MERCED AVE	A - Arterial	0	2	O - AC/AC	1,191	30	35,730	78	29	71	0	8/8/2023
Azusa	1140N	AZUSA AVE	VINE AVE	CAMERON AVE	A - Arterial	0	2	O - AC/AC	1,190	30	35,700	56	46	51	3	8/8/2023
Azusa	1150S	AZUSA AVE	CAMERON AVE	VINE AVE	A - Arterial	0	2	O - AC/AC	1,211	30	36,330	49	58	41	2	8/8/2023
Azusa	1160N	AZUSA AVE	CAMERON AVE	MOBECK ST	A - Arterial	0	2	O - AC/AC	596	30	17,880	51	43	51	5	8/8/2023
Azusa	1170S	AZUSA AVE	MOBECK ST	CAMERON AVE	A - Arterial	0	2	O - AC/AC	596	30	17,880	53	38	60	1	8/8/2023
AzusaAve	1180N	AZUSA AVE	MOBECK ST	SOUTH GARVEY AVE	A - Arterial	0	2	O - AC/AC	2,619	30	79,767	57	50	50	0	8/8/2023
AzusaAve	1190S	AZUSA AVE	SOUTH GARVEY AVE	MOBECK ST	A - Arterial	0	2	O - AC/AC	2,619	30	79,824	53	51	48	1	8/8/2023
Azusa	1220N	AZUSA AVE	NORTH GARVEY AVE	SOUTH GARVEY AVE	A - Arterial	0	3	O - AC/AC	1,164	44	51,216	58	56	44	0	8/11/2023
Azusa	1230S	AZUSA AVE	SOUTH GARVEY AVE	NORTH GARVEY AVE	A - Arterial	0	3	O - AC/AC	1,164	43	50,052	50	53	39	8	8/11/2023
AzusaAve	1280N	AZUSA AVE	NORTH GARVEY AVE	WORKMAN AVE	A - Arterial	0	2	O - AC/AC	588	32	19,222	27	65	31	5	7/28/2023
AzusaAve	1290S	AZUSA AVE	WORKMAN AVE	NORTH GARVEY AVE	A - Arterial	0	3	O - AC/AC	588	32	19,222	27	74	26	0	8/11/2023
Azusa	1294N	AZUSA AVE	WORKMAN AVE	ROWLAND AVE	A - Arterial	0	2	O - AC/AC	1,251	32	40,032	21	70	24	6	7/28/2023
Azusa	1294S	AZUSA AVE	ROWLAND AVE	WORKMAN AVE	A - Arterial	0	2	O - AC/AC	1,251	32	40,032	29	77	20	3	8/3/2023
Azusa	1296N	AZUSA AVE	ROWLAND AVE	PUENTE AVE	A - Arterial	0	2	O - AC/AC	1,254	32	40,128	32	72	24	4	7/28/2023
Azusa	1296S	AZUSA AVE	PUENTE AVE	ROWLAND AVE	A - Arterial	0	2	O - AC/AC	1,254	32	40,128	31	78	22	1	8/3/2023
Azusa	1298N	AZUSA AVE	PUENTE AVE	NORTH CITY LIMIT	A - Arterial	0	2	O - AC/AC	649	32	20,768	37	54	33	14	7/28/2023
Azusa	1298S	AZUSA AVE	NORTH CITY LIMIT	PUENTE AVE	A - Arterial	0	2	O - AC/AC	649	31	20,119	42	59	41	0	8/11/2023
Azusac	8670N	AZUSA CANYON RD	SAN BERNARDINO RD	CITY BOUNDARY	A - Arterial	0	1	O - AC/AC	794	22	17,468	55	66	34	0	8/11/2023
Azusac	8680S	AZUSA CANYON RD	CITY BOUNDARY	SAN BERNARDINO RD	A - Arterial	0	1	O - AC/AC	796	22	17,512	50	53	28	19	8/11/2023
Badill	5120E	BADILLO ST	CITY BOUNDARY	ORANGE AVE	A - Arterial	1	2	A - AC	988	30	29,640	77	37	61	2	7/3/2023
Badill	5130W	BADILLO ST	CITY BOUNDARY	ORANGE AVE	A - Arterial	1	2	A - AC	989	30	29,670	76	58	42	0	7/3/2023
Badill	5140E	BADILLO ST	CITY BOUNDARY	IRWINDALE AVE	A - Arterial	0	2	O - AC/AC	566	30	16,980	72	48	42	9	8/11/2023
Badill	5150W	BADILLO ST	IRWINDALE AVE	CITY BOUNDARY	A - Arterial	0	2	O - AC/AC	569	30	17,070	71	43	57	0	8/11/2023
Badill	5180W	BADILLO ST	VINCENT AVE	CITY BOUNDARY	A - Arterial	0	2	A - AC	473	32	12,288	34	40	34	26	7/28/2023
Badill	5200E	BADILLO ST	VINCENT AVE	END OF PCC	A - Arterial	0	2	P - PCC	100	44	4,400	89	13	52	35	8/15/2023
Badill	5210W	BADILLO ST	VINCENT AVE	END OF PCC	A - Arterial	0	2	P - PCC	100	44	4,400	84	0	60	40	7/28/2023
Badill	5220E	BADILLO ST	VINCENT AVE	LARK ELLEN AVE	A - Arterial	0	2	O - AC/AC	2,594	32	83,008	83	14	66	21	7/28/2023
Badill	5230W	BADILLO ST	LARK ELLEN AVE	VINCENT AVE	A - Arterial	0	2	O - AC/AC	2,605	32	83,360	77	17	68	15	7/28/2023
Badill	5400E	BADILLO ST	LARK ELLEN AVE (BEGIN OF PCC)	END OF PCC	A - Arterial	0	2	P - PCC	250	40	10,000	80	22	39	40	8/15/2023
Badill	5410W	BADILLO ST	LARK ELLEN AVE (BEGIN OF PCC)	END OF PCC	A - Arterial	0	2	P - PCC	250	40	10,000	84	0	38	62	8/15/2023
Barran	8390N	BARRANCA ST	CAMERON AVE	CORTEZ ST	A - Arterial	0	2	O - AC/AC	1,033	30	30,990	51	74	26	0	8/2/2023
Barran	8400S	BARRANCA ST	CORTEZ ST	CAMERON AVE	A - Arterial	0	2	O - AC/AC	1,025	30	30,750	48	77	23	0	8/2/2023
Barran	8410N	BARRANCA ST	CORTEZ ST	VIRGINIA AVE	A - Arterial	9	2	O - AC/AC	1,981	30	59,430	73	35	32	33	8/2/2023
Barran	8420S	BARRANCA ST	VIRGINIA AVE	CORTEZ ST	A - Arterial	9	2	O - AC/AC	1,983	30	59,490	50	81	12	7	8/2/2023
Barranca	8430N	BARRANCA ST	VIRGINIA AVE	SOUTH GARVEY AVE	A - Arterial	0	2	O - AC/AC	653	30	21,615	73	11	89	0	8/2/2023
Barranca	8440S	BARRANCA ST	SOUTH GARVEY AVE	VIRGINIA AVE	A - Arterial	0	2	O - AC/AC	639	30	20,655	55	62	38	0	8/2/2023
Barran	8470N	BARRANCA ST	SOUTH GARVEY AVE	NORTH GARVEY AVE	A - Arterial	3	3	A - AC	419	45	18,855	46	45	55	0	8/10/2023
Barran	8480S	BARRANCA ST	NORTH GARVEY AVE	SOUTH GARVEY AVE	A - Arterial	3	2	A - AC	461	45	20,745	43	48	52	0	8/10/2023
Barran	8490N	BARRANCA ST	NORTH GARVEY AVE	CITY BOUNDARY	A - Arterial	0	3	A - AC	318	31	9,858	32	35	65	0	8/10/2023
Barranca	8500S	BARRANCA ST	CITY BOUNDARY	NORTH GARVEY AVE	A - Arterial	0	2	A - AC	832	16	13,312	50	49	51	0	8/10/2023
Califo	3810N	CALIFORNIA AVE	FRANCISQUITO AVE	MERCED AVE	C - Collector	5	1	O - AC/AC	3,628	18	65,304	99	0	72	28	8/4/2023
Califo	3820S	CALIFORNIA AVE	MERCED AVE	FRANCISQUITO AVE	C - Collector	5	1	O - AC/AC	3,638	18	65,484	98	0	27	73	8/4/2023
Califo	3850N	CALIFORNIA AVE	MERCED AVE	CAMERON AVE	C - Collector	5	1	O - AC/AC	2,891	18	52,038	99	0	45	55	8/4/2023
Califo	3860S	CALIFORNIA AVE	CAMERON AVE	MERCED AVE	C - Collector	5	1	O - AC/AC	2,911	18	52,398	99	0	14	86	8/4/2023
CalifoAve	3870N	CALIFORNIA AVE	CAMERON AVE	SERVICE AVE	C - Collector	5	2	O - AC/AC	653	36	23,508	99	0	100	0	8/4/2023
CalifoAve	3890N	CALIFORNIA AVE	SERVICE AVE	WEST COVINA PKWY	C - Collector	5	2	O - AC/AC	1,390	38	52,820	98	0	100	0	8/4/2023
Camero	7640S	CAMERON AVE	PACIFIC AVE	ORANGE AVE	A - Arterial	4	2	O - AC/AC	1,667	25	41,675	38	58	42	0	8/14/2023
Camero	7650N	CAMERON AVE	ORANGE AVE	PACIFIC AVE	A - Arterial	4	2	O - AC/AC	1,505	25	37,625	48	54	32	14	8/14/2023
Cameron	7680E	CAMERON AVE	ORANGE AVE	TOLUCA AVE	A - Arterial	0	2	A - AC	1,031	25	30,250	64	6	83	11	8/14/2023
Cameron	7690W	CAMERON AVE	TOLUCA AVE	ORANGE AVE	A - Arterial	0	2	A - AC	1,023	25	30,065	63	26	44	30	8/14/2023
Camero	7700E	CAMERON AVE	TOLUCA AVE	SUNSET AVE	A - Arterial	0	2	O - AC/AC	895	30	26,850	62	38	62	0	8/14/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order (A-Z)

Camero	7710W	CAMERON AVE	SUNSET AVE	TOLUCA AVE	A - Arterial	0	2	O - AC/AC	889	30	26,670	76	25	65	10	8/14/2023
Camero	7740E	CAMERON AVE	SUNSET AVE	EVANWOOD AVE	A - Arterial	0	2	O - AC/AC	1,028	28	28,784	65	56	44	0	8/14/2023
Camero	7750W	CAMERON AVE	SUNSET AVE	EVANWOOD AVE	A - Arterial	0	2	O - AC/AC	1,026	28	28,728	57	65	35	0	8/14/2023
Camero	7760E	CAMERON AVE	EVANWOOD AVE	CALIFORNIA AVE	A - Arterial	0	2	O - AC/AC	924	28	26,332	40	87	13	0	8/14/2023
Camero	7770W	CAMERON AVE	CALIFORNIA AVE	EVANWOOD AVE	A - Arterial	0	2	O - AC/AC	916	28	26,076	37	77	23	0	8/14/2023
Camero	7800E	CAMERON AVE	CALIFORNIA AVE	GLENDORA AVE	A - Arterial	0	2	O - AC/AC	1,160	32	37,120	68	40	60	0	8/14/2023
Camero	7810W	CAMERON AVE	GLENDORA AVE	CALIFORNIA AVE	A - Arterial	0	2	O - AC/AC	1,165	32	37,280	66	42	51	7	8/14/2023
Camero	7820E	CAMERON AVE	GLENDORA AVE	END OF PCC	A - Arterial	0	2	P - PCC	143	32	4,576	90	0	71	29	8/14/2023
Camero	7830W	CAMERON AVE	GLENDORA AVE	END OF PCC	A - Arterial	0	2	P - PCC	157	32	5,024	87	0	91	9	8/8/2023
Camero	7840E	CAMERON AVE	GLENDORA AVE	VALINDA AVE	A - Arterial	0	2	O - AC/AC	1,970	31	61,192	73	32	68	0	8/8/2023
Camero	7850W	CAMERON AVE	VALINDA AVE	GLENDORA AVE	A - Arterial	0	2	O - AC/AC	1,902	31	59,085	54	54	46	0	8/8/2023
Camero	7880E	CAMERON AVE	VALINDA AVE	GRETТА AVE	A - Arterial	0	2	O - AC/AC	1,100	29	31,900	48	62	38	0	8/8/2023
Camero	7890W	CAMERON AVE	GRETТА AVE	VALINDA AVE	A - Arterial	0	2	O - AC/AC	1,110	29	32,190	46	49	47	4	8/11/2023
Camero	7900E	CAMERON AVE	GRETТА AVE	LARK ELLEN AVE	A - Arterial	0	2	O - AC/AC	1,549	29	44,921	60	63	25	12	8/8/2023
Camero	7910W	CAMERON AVE	LARK ELLEN AVE	GRETТА AVE	A - Arterial	0	2	O - AC/AC	1,549	29	44,921	44	58	42	0	8/11/2023
Camero	7940E	CAMERON AVE	LARK ELLEN AVE	AZUSA AVE	A - Arterial	0	2	O - AC/AC	2,584	29	74,936	38	67	33	1	8/8/2023
Camero	7950W	CAMERON AVE	AZUSA AVE	LARK ELLEN AVE	A - Arterial	0	2	O - AC/AC	2,589	29	75,081	40	65	32	3	8/11/2023
Camero	7960E	CAMERON AVE	AZUSA AVE	HOLLENBECK ST	A - Arterial	0	2	O - AC/AC	2,573	29	74,617	96	0	100	0	8/8/2023
Camero	7970W	CAMERON AVE	HOLLENBECK ST	AZUSA AVE	A - Arterial	0	2	O - AC/AC	2,564	29	74,356	93	12	88	0	8/11/2023
Camero	7980E	CAMERON AVE	HOLLENBECK ST	CITRUS ST	A - Arterial	8	2	O - AC/AC	2,681	28	76,916	94	0	100	0	8/8/2023
Camero	7990W	CAMERON AVE	CITRUS ST	HOLLENBECK ST	A - Arterial	8	2	O - AC/AC	2,679	28	76,842	91	0	100	0	8/11/2023
Camero	8000E	CAMERON AVE	CITRUS ST	BARRANCA ST	A - Arterial	0	2	O - AC/AC	2,630	29	76,152	92	0	100	0	8/8/2023
Camero	8010W	CAMERON AVE	CITRUS ST	CITRUS ST	A - Arterial	0	2	O - AC/AC	2,617	29	77,342	91	0	100	0	8/2/2023
Camero	8020E	CAMERON AVE	BARRANCA ST	CITY BOUNDARY	A - Arterial	0	2	O - AC/AC	3,157	29	91,553	46	59	41	0	8/8/2023
Camero	8030W	CAMERON AVE	CITY BOUNDARY	BARRANCA ST	A - Arterial	0	2	O - AC/AC	3,281	29	95,149	44	44	47	8	8/11/2023
Camero	8045E	CAMERON AVE	CITY BOUNDARY AT QUAIL VALLEY	E CITY LIMIT AT GRAND AVE	A - Arterial	0	2	O - AC/AC	800	31	24,800	38	60	40	0	8/11/2023
Camero	8055W	CAMERON AVE	CITY BOUNDARY AT QUAIL VALLEY	E CITY LIMIT AT GRAND AVE	A - Arterial	0	2	O - AC/AC	720	31	22,320	39	58	42	0	8/11/2023
CitrusSt	3480N	CITRUS ST	MONTEZUMA WY	LARK HILL DR	C - Collector	10	1	O - AC/AC	2,432	36	87,552	96	0	100	0	8/8/2023
Citrus	3520N	CITRUS ST	LARK HILL DR	VINE AVE	C - Collector	10	2	O - AC/AC	584	28	16,352	90	23	77	0	8/8/2023
Citrus	3540N	CITRUS ST	VINE AVE	CAMERON AVE	A - Arterial	0	2	O - AC/AC	1,265	28	35,420	74	3	95	2	8/8/2023
Citrus	3550S	CITRUS ST	CAMERON AVE	VINE AVE	A - Arterial	0	2	O - AC/AC	1,245	28	34,860	77	0	100	0	8/8/2023
Citrus	3560N	CITRUS ST	CAMERON AVE	CORTEZ ST	A - Arterial	0	2	O - AC/AC	1,201	28	33,628	39	73	27	0	8/9/2023
Citrus	3570S	CITRUS ST	CORTEZ ST	CAMERON AVE	A - Arterial	0	2	O - AC/AC	1,201	28	33,628	46	65	35	0	8/9/2023
Citrus	3580N	CITRUS ST	CORTEZ ST	SOUTH GARVEY AVE	A - Arterial	0	2	O - AC/AC	1,994	29	57,826	61	56	44	0	8/9/2023
Citrus	3590S	CITRUS ST	SOUTH GARVEY AVE	CORTEZ ST	A - Arterial	0	2	O - AC/AC	2,025	29	58,725	66	23	61	16	8/9/2023
Citrus	3620N	CITRUS ST	EASTLAND CENTER DR	WORKMAN AVE	A - Arterial	0	3	A - AC	625	36	22,500	36	55	31	14	7/28/2023
Citrus	3630S	CITRUS ST	WORKMAN AVE	EASTLAND CENTER DR	A - Arterial	0	3	A - AC	624	36	22,464	71	64	36	0	7/28/2023
Citrus	3641S	CITRUS ST	CITY BOUNDARY	WORKMAN AVE	A - Arterial	3	2	A - AC	684	36	24,624	98	0	100	0	7/28/2023
CortezSt	6320	CORTEZ ST	AZUSA AVE	HOLLENBECK ST	C - Collector	8	2	A - AC	2,571	44	113,124	70	32	68	0	8/2/2023
CortezSt	6360E	CORTEZ ST	HOLLENBECK ST	CITRUS ST	C - Collector	8	2	A - AC	2,556	44	112,464	58	52	48	0	8/2/2023
CortezSt	6400E	CORTEZ ST	CITRUS ST	737" E/O CITRUS ST	C - Collector	9	2	O - AC/AC	737	44	32,428	59	59	35	6	8/2/2023
CortezSt	6412E	CORTEZ ST	737" E/O CITRUS ST	BARRANCA ST	C - Collector	9	2	A - AC	1,894	44	83,336	80	19	52	29	8/2/2023
CortezSt	6440E	CORTEZ ST	BARRANCA ST	WREDE WY	C - Collector	9	2	A - AC	3,981	44	175,164	82	0	73	27	8/2/2023
CortezSt	6460E	CORTEZ ST	WREDE WY	CITY BOUNDARY	C - Collector	9	2	A - AC	446	44	8,028	52	46	33	21	8/2/2023
Fairgr	8570	FAIRGROVE AVE	NELSON ST	AZUSA AVE	C - Collector	7	1	O - AC/AC	748	20	14,960	87	62	38	0	8/2/2023
Fairgr	8570	FAIRGROVE AVE	AZUSA AVE	NELSON ST	C - Collector	7	1	O - AC/AC	810	20	16,200	91	32	68	0	8/8/2023
Fairgr	8520E	FAIRGROVE AVE	LARK ELLEN AVE	MOLOKAI	C - Collector	7	1	O - AC/AC	1,060	20	21,200	65	73	17	10	8/2/2023
Fairgr	8530W	FAIRGROVE AVE	MOLOKAI	LARK ELLEN AVE	C - Collector	7	1	O - AC/AC	1,060	20	21,200	75	66	31	3	8/8/2023
Fairgr	8540E	FAIRGROVE AVE	MOLOKAI	NELSON ST	C - Collector	7	1	O - AC/AC	1,538	20	30,760	80	72	28	0	8/2/2023
Fairgr	8550W	FAIRGROVE AVE	NELSON ST	MOLOKAI	C - Collector	7	1	O - AC/AC	1,549	20	30,980	90	59	41	0	8/8/2023
Fairgr	8580W	FAIRGROVE AVE	NW CITY BOUNDARY	SE CITY BOUNDARY	C - Collector	4	1	O - AC/AC	1,850	37	68,450	72	66	34	0	8/14/2023
Fairgr	8590W	FAIRGROVE AVE	SUNSET AVE	INTERSECTION	C - Collector	5	1	A - AC	800	28	22,400	88	41	59	0	8/14/2023
Franci	5840N	FRANCISQUITO AVE	WILLOW AVE	CITY BOUNDARY	A - Arterial	0	2	O - AC/AC	1,271	21	26,691	82	28	53	19	8/11/2023
Franci	5860S	FRANCISQUITO AVE	CITY BOUNDARY	WILLOW AVE	A - Arterial	0	2	O - AC/AC	589	31	18,259	72	38	40	22	8/14/2023
FranciAve	5870N	FRANCISQUITO AVE	ORANGE AVE	WILLOW AVE	A - Arterial	0	2	O - AC/AC	2,069	26	53,110	59	77	23	0	8/14/2023
FranciAve	5900W	FRANCISQUITO AVE	SUNSET AVE	ORANGE AVE	A - Arterial	0	2	A - AC	1,944	30	58,320	47	70	30	1	8/4/2023
FranciAve	5910E	FRANCISQUITO AVE	ORANGE AVE	SUNSET AVE	A - Arterial	0	2	A - AC	1,942	23	45,709	38	85	15	0	8/14/2023
FranciAve	5921N	FRANCISQUITO AVE	CALIFORNIA AVE	BROADMOOR AVE	A - Arterial	0	2	O - AC/AC	1,007	28	28,196	38	68	29	3	8/4/2023
Franci	5922N	FRANCISQUITO AVE	BROADMOOR AVE	SUNSET AVE	A - Arterial	0	2	O - AC/AC	893	28	25,004	61	72	28	0	8/14/2023
Franci	5930S	FRANCISQUITO AVE	SUNSET AVE	BROADMOOR AVE	A - Arterial	0	2	O - AC/AC	880	28	24,640	59	75	25	0	8/14/2023
Franci	5931S	FRANCISQUITO AVE	BOARDMOOR AVE	CALIFORNIA AVE	A - Arterial	0	2	O - AC/AC	913	28	25,564	18	87	8	4	8/14/2023
Franci	5950N	FRANCISQUITO AVE	CITY BOUNDARY	CALIFORNIA AVE	A - Arterial	0	2	A - AC	414	23	9,522	41	59	27	14	8/4/2023
Franci	5960W	FRANCISQUITO AVE	WALNUT AVE	MULLENDER AVE	C - Collector	6	1	A - AC	1,180	18	21,240	67	69	31	0	8/9/2023
Franci	5970E	FRANCISQUITO AVE	FRANDALE AVE	CRAIG DR	C - Collector	6	1	O - AC/AC	543	18	9,774	75	0	100	0	8/9/2023
Franci	5980E	FRANCISQUITO AVE	CRAIG DR	VALINDA AVE	C - Collector	6	1	O - AC/AC	1,709	18	30,762	63	53	46	2	8/9/2023
Franci	5990W	FRANCISQUITO AVE	VALINDA AVE	CITY BOUNDARY	C - Collector	6	1	O - AC/AC	1,259	18	22,662	46	49	31	20	8/9/2023
Franci	6000E	FRANCISQUITO AVE	HYACINTH AVE	AZUSA AVE	C - Collector	7	1	O - AC/AC	1,950	18	35,100	62	74	26	0	7/27/2023
Franci	6010W	FRANCISQUITO AVE	AZUSA AVE	HYACINTH AVE	C - Collector	7	1	O - AC/AC	1,948	18	35,064	54	75	25	0	7/27/2023
Franci	5830N	FRANCISQUITO FRONTAGE RD	CUL-DE-SAC (E/ SIESTA AVE)	WEST CITY BOUNDARY	A - Arterial	4	2	O - AC/AC	1,252	26	32,552	79	22	73	5	6/27/2023
GarveyAve	6560	GARVEY AVE (N)	PACIFIC AVE	ORANGE AVE	C - Collector	1	2	A - AC	270	36	9,720	85	56	28	16	8/14/2023
GarveyAve	6580	GARVEY AVE (N)	ORANGE AVE	SUNSET AVE	C - Collector	1	2	A - AC	2,805	30	84,150	78	34	55	11	8/2/2023
GarveyAve	6600	GARVEY AVE (N)	SUNSET AVE	MORADA AVE	C - Collector	1	2	A - AC	2,070	30	62,100	78	30	43	27	8/2/2023
GarveyAve	6620	GARVEY AVE (N)	MORADA AVE	VINCENT AVE	C - Collector	1	2	A - AC	1,155	25	28,875	69	31	38	30	8/2/2023
GarveyAve	6640	GARVEY AVE (N)	MAPLEWOOD AVE	TOLAND AVE	C - Collector	2	2	A - AC	1,210	32	38,720	76	11	89	0	8/7/2023
GarveyAve	6660	GARVEY AVE (N)	AZUSA AVE	HOLLENBECK ST	C - Collector	3	2	O - AC/AC	2,907	30	87,210	79	18	57	25	7/28/2023
GarveyAve	6700	GARVEY AVE (N)	HOLLENBECK ST	CITRUS ST	C - Collector	3	2	A - AC	2,911	30	87,330	63	40	38	22	7/28/2023
GarveyAve	6760	GARVEY AVE (N)	BARRANCA ST	FAIRWAY LN	C - Collector	3	2	A - AC	1,343	25	33,575	80	51	45	4	8/10/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order (A-Z)

GarveyAve	6770	GARVEY AVE (N)	FAIRWAY LN	BARRANCA ST	A - Arterial	3	2	A - AC	1,344	25	33,600	80	52	35	13	8/10/2023
GarveyAve	6780	GARVEY AVE (N)	FAIRWAY LN	CITY BOUNDARY	C - Collector	3	2	A - AC	2,300	30	69,000	89	10	90	0	8/10/2023
Garvey	6540	GARVEY AVE (N)	CAMERON AVE	SUNKIST AVE	C - Collector	1	2	A - AC	885	28	24,780	85	23	77	0	7/3/2023
Garvey	6545	GARVEY AVE (N)	SUNKIST AVE	WILLOW AVE	C - Collector	1	2	A - AC	930	30	27,900	82	15	85	0	7/3/2023
Garvey	6550	GARVEY AVE (N)	WILLOW AVE	WEST CITY BOUNDARY	C - Collector	1	2	A - AC	1,485	30	44,550	70	62	36	2	7/3/2023
GarveyAve	6800	GARVEY AVE (S)	HOLT AVE	CITY BOUNDARY	C - Collector	9	2	O - AC/AC	2,388	30	71,640	82	22	47	32	8/10/2023
GarveyAve	6820	GARVEY AVE (S)	CITY BOUNDARY	ORANGE AVE	C - Collector	4	2	O - AC/AC	3,750	30	112,500	75	34	50	16	8/4/2023
GarveyAve	6960	GARVEY AVE (S)	GLENDORA AVE	LARK ELLEN AVE	C - Collector	6	2	A - AC	1,060	36	38,160	67	34	57	10	8/10/2023
GarveyAve	6980	GARVEY AVE (S)	LARK ELLEN AVE	CHERRYWOOD ST	C - Collector	7	2	A - AC	1,418	30	42,540	61	34	66	0	8/7/2023
GarveyAve	7000	GARVEY AVE (S)	CHERRYWOOD ST	AZUSA AVE	C - Collector	7	2	A - AC	1,165	36	41,940	76	37	61	2	8/7/2023
GarveyAve	7040	GARVEY AVE (S)	AZUSA AVE	HOLLENBECK ST	C - Collector	8	2	O - AC/AC	2,960	36	106,560	62	47	47	7	8/7/2023
GarveyAve	7080	GARVEY AVE (S)	HOLLENBECK ST	MOCKINGBIRD LN	C - Collector	8	2	O - AC/AC	1,685	30	50,550	65	34	61	5	8/7/2023
GarveyAve	7100	GARVEY AVE (S)	CITRUS ST	BARRANCA ST	C - Collector	9	2	O - AC/AC	2,780	30	83,400	57	23	60	17	8/10/2023
GarveyAve	7150	GARVEY AVE (S)	HOLT AVE	BARRANCA ST	C - Collector	9	2	O - AC/AC	1,230	32	39,360	49	34	64	2	8/10/2023
Garvey	6840W	GARVEY AVE (S)	SUNSET AVE	WEST COVINA PKWY	C - Collector	4	1	O - AC/AC	1,800	18	31,086	74	30	65	5	8/8/2023
Garvey	6845E	GARVEY AVE (S)	WEST COVINA PKWY	SUNSET AVE	C - Collector	4	2	O - AC/AC	1,808	38	65,968	70	14	69	17	8/8/2023
Garvey	6870E	GARVEY AVE (S)	INTERSECTION	CALIFORNIA AVE	A - Arterial	5	3	A - AC	43	35	1,505	76	0	62	38	8/8/2023
Garvey	6880W	GARVEY AVE (S)	INTERSECTION	CALIFORNIA AVE	A - Arterial	5	2	A - AC	43	22	946	73	21	79	0	8/8/2023
Glendo	1580N	GLENDORA AVE	CITY BOUNDARY	MERCED AVE	A - Arterial	0	2	A - AC	1,496	28	41,888	75	61	39	0	8/8/2023
Glendo	1590S	GLENDORA AVE	MERCED AVE	CITY BOUNDARY	A - Arterial	0	2	A - AC	1,550	28	41,900	77	61	26	13	8/8/2023
Glendo	1600N	GLENDORA AVE	MERCED AVE	VINE AVE	A - Arterial	0	2	A - AC	1,066	28	25,852	75	60	40	0	8/8/2023
Glendo	1610S	GLENDORA AVE	VINE AVE	MERCED AVE	A - Arterial	0	2	A - AC	1,033	28	28,924	77	67	33	0	8/14/2023
Glendo	1620N	GLENDORA AVE	VINE AVE	CAMERON AVE	A - Arterial	0	2	O - AC/AC	1,504	28	42,112	67	50	25	25	8/8/2023
Glendo	1630S	GLENDORA AVE	CAMERON AVE	VINE AVE	A - Arterial	0	2	O - AC/AC	1,742	28	47,496	66	54	40	6	8/14/2023
Glendo	1640N	GLENDORA AVE	CAMERON AVE	VINCENT AVE	A - Arterial	0	2	O - AC/AC	1,548	28	41,040	69	68	32	0	8/8/2023
Glendo	1650S	GLENDORA AVE	VINCENT AVE	CAMERON AVE	A - Arterial	0	2	O - AC/AC	1,396	28	36,898	69	34	52	15	8/8/2023
GlendoAve	1660N	GLENDORA AVE	VINCENT AVE	VALINDA AVE	A - Arterial	0	2	O - AC/AC	1,181	28	34,864	58	29	59	11	8/11/2023
GlendoAve	1670S	GLENDORA AVE	VALINDA AVE	VINCENT AVE	A - Arterial	0	2	O - AC/AC	1,115	40	44,600	33	57	34	8	8/11/2023
Glendo	1701N	GLENDORA AVE	LAKES DR.	SOUTH GARVEY AVE	C - Collector	6	1	A - AC	1,520	12	18,240	73	28	57	15	8/10/2023
Glendo	1702S	GLENDORA AVE	SOUTH GARVEY AVE	LAKES DR.	C - Collector	6	1	A - AC	1,583	12	18,996	67	37	46	17	8/10/2023
GLEND0	1703N1	GLENDORA AVE	VALINDA AVE	WALNUT CREEK PKWY	A - Arterial	0	2	A - AC	340	38	12,920	49	54	46	0	8/11/2023
GLEND0	1703N2	GLENDORA AVE	WALNUT CREEK PKWY	LAKES DR	A - Arterial	0	2	A - AC	540	28	15,120	51	72	28	0	8/11/2023
GLEND0	1704S1	GLENDORA AVE	LAKES DR	WALNUT CREEK PKWY	A - Arterial	0	2	A - AC	540	28	15,120	94	0	100	0	8/10/2023
GLEND0	1704S2	GLENDORA AVE	WALNUT CREEK PKWY	VALINDA AVE	A - Arterial	0	2	A - AC	340	38	12,920	57	47	49	5	8/11/2023
GrandAve	3010N	GRAND AVE	SOUTH CITY BOUNDARY	HOLT AVE	A - Arterial	0	2	O - AC/AC	382	41	16,170	61	28	72	0	8/10/2023
GrandAve	3020S	GRAND AVE	HOLT AVE	SOUTH CITY BOUNDARY	A - Arterial	0	2	O - AC/AC	485	43	21,315	67	23	77	0	8/10/2023
Grand	3050N	GRAND AVE	HOLT AVE	SOUTH STATE BOUNDARY/FREEWAY	A - Arterial	0	2	O - AC/AC	477	40	19,080	62	21	75	4	8/10/2023
Grand	3060S	GRAND AVE	SOUTH STATE BOUNDARY/FREEWAY	HOLT AVE	A - Arterial	0	2	O - AC/AC	417	36	15,012	61	35	63	2	8/10/2023
GrandAve	3090N	GRAND AVE	NORTH CITY / STATE BOUNDARY	FAIRWAY LN	A - Arterial	0	2	O - AC/AC	499	47	23,671	59	37	61	2	8/10/2023
GrandAve	3100S	GRAND AVE	FAIRWAY LN	NORTH CITY / STATE BOUNDARY	A - Arterial	0	2	O - AC/AC	511	30	17,454	51	47	53	0	8/10/2023
Citrus	3460N	HILLSIDE DR	HILLSIDE DR	MONTEZUMA WY	C - Collector	10	2	A - AC	1,895	36	68,220	86	69	31	0	8/8/2023
HollenSt	3160	HOLLENBECK ST	HOLLENCREST DR	MERCED AVE	A - Arterial	10	2	A - AC	360	38	13,464	67	6	94	0	8/4/2023
HollenSt	3190N	HOLLENBECK ST	MERCED AVE	VINE AVE	A - Arterial	0	2	A - AC	1,304	29	37,816	58	63	37	0	8/4/2023
HollenSt	3200S	HOLLENBECK ST	VINE AVE	MERCED AVE	A - Arterial	0	2	O - AC/AC	1,304	29	37,866	78	35	65	0	8/4/2023
HollenSt	3230N	HOLLENBECK ST	VINE AVE	CAMERON AVE	A - Arterial	0	2	A - AC	1,317	19	25,023	86	0	100	0	8/4/2023
HollenSt	3240S	HOLLENBECK ST	CAMERON AVE	VINE AVE	A - Arterial	0	2	O - AC/AC	1,333	19	26,383	76	22	78	0	8/4/2023
HollenSt	3270N	HOLLENBECK ST	CAMERON AVE	CORTEZ ST	A - Arterial	0	2	O - AC/AC	1,355	29	39,295	70	22	56	22	8/4/2023
Hollen	3280S	HOLLENBECK ST	CORTEZ ST	CAMERON AVE	A - Arterial	0	2	O - AC/AC	1,272	29	36,888	67	36	64	0	8/4/2023
Hollen	3310N	HOLLENBECK ST	CORTEZ ST	RIO VERDE DR	A - Arterial	0	2	O - AC/AC	863	29	25,027	50	63	21	16	8/4/2023
HollenSt	3320S	HOLLENBECK ST	RIO VERDE DR	CORTEZ ST	A - Arterial	0	2	O - AC/AC	919	29	26,798	55	68	31	1	8/4/2023
HollenSt	3350N	HOLLENBECK ST	RIO VERDE DR	INTERSECTION	A - Arterial	0	2	O - AC/AC	1,607	29	46,603	67	41	59	0	8/4/2023
HollenSt	3360S	HOLLENBECK ST	SOUTH GARVEY AVE	RIO VERDE DR	A - Arterial	0	2	O - AC/AC	1,696	29	49,712	59	56	36	8	8/4/2023
HollenSt	3390N	HOLLENBECK ST	SOUTH GARVEY AVE	NORTH GARVEY AVE	A - Arterial	3	2	A - AC	568	29	16,472	63	31	63	6	8/10/2023
HollenSt	3400S	HOLLENBECK ST	NORTH GARVEY AVE	SOUTH GARVEY AVE	A - Arterial	3	2	O - AC/AC	562	29	17,018	67	30	67	3	8/10/2023
HollenSt	3430N	HOLLENBECK ST	NORTH GARVEY AVE	CITY BOUNDARY	A - Arterial	3	2	A - AC	435	29	12,615	73	7	88	5	8/10/2023
Hollen	3440S	HOLLENBECK ST	CITY BOUNDARY	NORTH GARVEY AVE	A - Arterial	3	2	O - AC/AC	366	29	10,614	80	0	100	0	8/10/2023
HoltAve	6470W	HOLT AVE	GRAND AVE	SOUTH GARVEY AVE	C - Collector	9	2	O - AC/AC	1,790	36	64,440	45	74	26	0	8/10/2023
HoltAve	6500E	HOLT AVE	GRAND AVE	TEMPLE WY	C - Collector	9	2	O - AC/AC	1,498	30	44,940	49	77	21	2	8/10/2023
Holt	6512E	HOLT AVE	TEMPLE WY	CITY BOUNDARY	C - Collector	9	2	O - AC/AC	928	30	27,840	73	64	36	0	8/10/2023
Holt	6513W	HOLT AVE	CITY BOUNDARY	TEMPLE WY	C - Collector	9	2	O - AC/AC	916	30	27,480	88	0	100	0	8/10/2023
HOLTAV	92A9031	HOLT AVE	GRAND AVE (TO WEST)	GARVEY AVE S	C - Collector	9	2	A - AC	1,785	36	64,260	62	71	26	3	8/10/2023
LaPuen	4140W	LA PUENTE RD	SENTOUS AVE	NOGALES ST	A - Arterial	0	2	A - AC	2,112	34	71,808	67	22	78	0	8/7/2023
LaPuen	4150W	LA PUENTE RD	CITY BOUNDARY	SENTOUS AVE	A - Arterial	0	2	A - AC	2,112	34	71,808	73	5	95	0	8/7/2023
LaPuen	4160E	LA PUENTE RD	SENTOUS AVE	WHITTINGHAM DR	A - Arterial	0	2	A - AC	2,192	34	74,528	25	93	4	3	8/7/2023
LaPuen	4170E	LA PUENTE RD	WHITTINGHAM DR	CITY BOUNDARY	A - Arterial	0	2	A - AC	1,462	34	49,708	30	94	5	1	8/7/2023
LAKESDR	1740S	LAKES DR	LAKES DR	GLENDORA AVE.	A - Arterial	0	4	A - AC	528	60	31,680	98	0	100	0	8/4/2023
LAKESDR	6930E	LAKES DR	VINCENT AVE	LAKES DR.	A - Arterial	0	2	A - AC	665	30	19,950	76	63	21	16	8/4/2023
LAKESDR	6940W	LAKES DR	LAKES DR	VINCENT AVE	A - Arterial	0	2	A - AC	607	25	15,175	62	59	27	14	8/4/2023
LarkEl	1830N	LARK ELLEN AVE	AMAR RD	FAIRGROVE AVE	A - Arterial	0	2	A - AC	1,816	30	54,480	53	61	37	2	8/2/2023
LarkEl	1840S	LARK ELLEN AVE	FAIRGROVE AVE	AMAR RD	A - Arterial	0	2	A - AC	1,821	30	54,630	58	57	43	0	8/2/2023
LarkEl	1850N	LARK ELLEN AVE	FAIRGROVE AVE	MAPLEGROVE ST	A - Arterial	0	2	A - AC	1,662	30	49,860	47	70	30	0	8/2/2023
LarkEl	1860S	LARK ELLEN AVE	MAPLEGROVE ST	FAIRGROVE AVE	A - Arterial	0	2	A - AC	1,639	30	49,170	59	65	35	0	8/2/2023
LarkEl	1870N	LARK ELLEN AVE	CITY BOUNDARY	MERCED AVE	A - Arterial	0	2	A - AC	935	28	26,180	66	34	66	0	8/9/2023
LarkElAve	1880S	LARK ELLEN AVE	MERCED AVE	CITY BOUNDARY	A - Arterial	0	2	A - AC	1,056	28	29,568	54	50	47	4	8/9/2023
LarkElAve	1910N	LARK ELLEN AVE	MERCED AVE	CAMERON AVE	A - Arterial	0	2	A - AC	2,544	28	71,232	54	56	41	3	8/9/2023
LarkEl	1920S	LARK ELLEN AVE	STUART AVE	CAMERON AVE	A - Arterial	0	2	A - AC	2,615	28	73,220	61	34	51	15	8/9/2023
LarkEl	1930N	LARK ELLEN AVE	CAMERON AVE	STUART AVE	A - Arterial	0	2	A - AC	2,602	28	72,856	60	34	51	15	8/9/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order (A-Z)

LarkEI	1940S	LARK ELLEN AVE	CAMERON AVE	MERCED AVE	A - Arterial	0	2	A - AC	2,424	28	67,872	59	53	45	2	8/9/2023
LarkEI	1950N	LARK ELLEN AVE	STUART AVE	SOUTH GARVEY AVE	A - Arterial	0	1	A - AC	1,103	20	22,060	67	31	69	0	8/9/2023
LarkEI	1960S	LARK ELLEN AVE	SOUTH GARVEY AVE	STUART AVE	A - Arterial	0	1	A - AC	1,105	20	22,100	55	46	54	0	8/9/2023
LarkEI	1970N	LARK ELLEN AVE	SOUTH GARVEY AVE	SHAMWOOD ST	A - Arterial	0	2	A - AC	848	20	16,960	56	24	76	0	8/9/2023
LarkEI	1980S	LARK ELLEN AVE	SOUTH GARVEY AVE	SHAMWOOD ST	A - Arterial	0	2	O - AC/AC	846	20	16,920	58	25	55	19	8/7/2023
LarkEI	1990N	LARK ELLEN AVE	SHAMWOOD ST	WORKMAN AVE	A - Arterial	0	2	O - AC/AC	646	20	12,920	44	39	58	3	8/9/2023
LarkEI	2000S	LARK ELLEN AVE	WORKMAN AVE	SHAMWOOD ST	A - Arterial	0	2	O - AC/AC	644	20	12,880	50	51	49	0	8/7/2023
LarkEI	2010N	LARK ELLEN AVE	WORKMAN AVE	ROWLAND AVE	A - Arterial	0	2	O - AC/AC	1,320	28	36,960	70	35	42	23	8/9/2023
LarkEI	2020S	LARK ELLEN AVE	ROWLAND AVE	WORKMAN AVE	A - Arterial	0	2	O - AC/AC	1,329	28	37,212	62	46	54	0	8/7/2023
LarkEI	2030N	LARK ELLEN AVE	ROWLAND AVE	PUEENTE AVE	A - Arterial	0	2	O - AC/AC	1,322	28	37,016	67	52	47	1	7/27/2023
LarkEI	2040S	LARK ELLEN AVE	PUEENTE AVE	ROWLAND AVE	A - Arterial	0	2	O - AC/AC	1,328	28	37,154	67	63	37	0	7/27/2023
LarkEI	2050N	LARK ELLEN AVE	PUEENTE AVE	CITY BOUNDARY	A - Arterial	0	2	A - AC	670	28	18,760	84	35	60	5	7/27/2023
LarkEI	2060S	LARK ELLEN AVE	PROPERTY LINE OF SCHOOL	PUEENTE AVE	A - Arterial	0	2	A - AC	667	28	18,676	63	69	28	3	7/27/2023
LarkEI	2066S	LARK ELLEN AVE	BADILLO ST	150 FROM LOUISA AVE	A - Arterial	0	2	A - AC	537	28	15,036	77	51	49	0	8/15/2023
LarkEI	2070N	LARK ELLEN AVE	BADILLO ST	CITY BOUNDARY	A - Arterial	0	2	A - AC	593	28	16,604	74	59	41	0	7/27/2023
LarkEI	2080S	LARK ELLEN AVE	CITY BOUNDARY	BADILLO ST	A - Arterial	0	2	A - AC	582	28	16,296	79	49	47	4	7/27/2023
MercedAve	4720	MERCED AVE	AZUSA AVE	HOLLENBECK ST	A - Arterial	0	2	O - AC/AC	2,580	36	92,880	50	67	33	0	8/4/2023
MercedAve	4740	MERCED AVE	HOLLENBECK ST	END OF STREET	A - Arterial	10	2	O - AC/AC	770	22	16,940	56	12	85	3	8/4/2023
MercedAve	4280SE	MERCED AVE	SOUTH GARVEY AVE	WILLOW AVE	A - Arterial	0	2	A - AC	1,129	29	32,659	34	62	37	1	8/14/2023
MercedAve	4290NW	MERCED AVE	WILLOW AVE	SOUTH GARVEY AVE	A - Arterial	0	2	A - AC	1,124	29	32,514	42	63	30	7	8/14/2023
Merced	4320SE	MERCED AVE	WILLOW AVE	ORANGE AVE	A - Arterial	4	2	A - AC	1,917	29	55,593	34	60	28	13	8/14/2023
Merced	4330NW	MERCED AVE	ORANGE AVE	WILLOW AVE	A - Arterial	4	2	A - AC	1,878	29	54,462	52	54	42	3	8/14/2023
MercedAve	4360SE	MERCED AVE	ORANGE AVE	SUNSET AVE	A - Arterial	0	2	A - AC	1,952	30	59,112	37	55	25	20	8/14/2023
MercedAve	4370NW	MERCED AVE	SUNSET AVE	ORANGE AVE	A - Arterial	0	2	A - AC	1,943	30	58,842	33	54	30	15	8/14/2023
MercedAve	4400SE	MERCED AVE	SUNSET AVE	CALIFORNIA AVE	A - Arterial	0	2	O - AC/AC	1,912	28	53,848	70	40	52	8	8/14/2023
MercedAve	4410NW	MERCED AVE	CALIFORNIA AVE	SUNSET AVE	A - Arterial	0	2	O - AC/AC	1,913	28	53,876	65	39	49	13	8/14/2023
MercedAve	4440SE	MERCED AVE	CALIFORNIA AVE	GLENDORA AVE	A - Arterial	0	2	O - AC/AC	1,271	28	36,538	70	55	43	3	8/14/2023
MercedAve	4450NW	MERCED AVE	GLENDORA AVE	CALIFORNIA AVE	A - Arterial	0	2	O - AC/AC	1,268	28	36,454	69	47	42	11	8/14/2023
MercedAve	4480SE	MERCED AVE	GLENDORA AVE	WALNUT AVE	A - Arterial	0	2	O - AC/AC	1,530	28	42,994	61	41	58	1	8/4/2023
MercedAve	4490NW	MERCED AVE	WALNUT AVE	GLENDORA AVE	A - Arterial	0	2	O - AC/AC	1,482	28	41,650	64	41	58	2	8/4/2023
Merced	4520E	MERCED AVE	WALNUT AVE	CRAIG AVE	A - Arterial	0	2	A - AC	823	28	23,044	67	0	100	0	8/4/2023
Merced	4530W	MERCED AVE	CRAIG AVE	WALNUT AVE	A - Arterial	0	2	A - AC	825	28	23,100	57	8	86	5	8/4/2023
Merced	4540E	MERCED AVE	CRAIG AVE	SUSANNA AVE	A - Arterial	0	2	A - AC	1,110	28	31,080	64	0	94	6	8/4/2023
Merced	4550W	MERCED AVE	CRAIG AVE	SUSANNA AVE	A - Arterial	0	2	A - AC	1,114	28	31,192	60	0	100	0	8/4/2023
Merced	4560E	MERCED AVE	SUSANNA AVE	VALINDA AVE	A - Arterial	0	2	A - AC	636	28	17,808	70	5	93	2	8/4/2023
Merced	4570W	MERCED AVE	SUSANNA AVE	VALINDA AVE	A - Arterial	0	2	A - AC	631	28	17,668	61	0	100	0	8/4/2023
Merced	4600E	MERCED AVE	VALINDA AVE	PRIMEAUX AVE	A - Arterial	0	2	O - AC/AC	1,470	28	41,160	76	20	80	0	8/4/2023
Merced	4610W	MERCED AVE	PRIMEAUX AVE	VALINDA AVE	A - Arterial	0	2	O - AC/AC	1,473	28	41,244	80	24	76	0	8/4/2023
Merced	4620E	MERCED AVE	PRIMEAUX AVE	LARK ELLEN AVE	A - Arterial	0	2	O - AC/AC	1,117	28	31,276	75	0	100	0	8/4/2023
Merced	4630W	MERCED AVE	PRIMEAUX AVE	PRIMEAUX AVE	A - Arterial	0	2	O - AC/AC	1,121	28	31,388	76	0	100	0	8/4/2023
Merced	4660E	MERCED AVE	LARK ELLEN AVE	GLENVIEW RD	A - Arterial	0	2	O - AC/AC	1,504	28	42,112	74	0	75	25	8/4/2023
Merced	4670W	MERCED AVE	LARK ELLEN RD	LARK ELLEN AVE	A - Arterial	0	2	O - AC/AC	1,504	28	42,112	68	35	65	0	8/4/2023
MercedAve	4680E	MERCED AVE	GLENVIEW RD	AZUSA AVE	A - Arterial	0	2	A - AC	1,206	28	33,520	46	64	36	0	8/4/2023
MercedAve	4690W	MERCED AVE	AZUSA AVE	GLENVIEW RD	A - Arterial	0	2	O - AC/AC	1,207	28	33,548	46	61	39	0	8/4/2023
Nogale	4050S	NOGALES ST	AMAR RD	FRANCESCA DR	A - Arterial	0	2	O - AC/AC	988	32	31,616	87	29	71	0	8/7/2023
Nogale	4060S	NOGALES ST	FRANCESCA DR	SHADOW OAK DR	A - Arterial	0	2	O - AC/AC	2,108	32	67,456	82	61	37	2	8/7/2023
Nogale	4070S	NOGALES ST	SHAKESPEARE DR	CITY BOUNDARY	A - Arterial	0	2	O - AC/AC	1,459	32	46,688	66	69	31	0	8/7/2023
Nogale	4080S	NOGALES ST	SHADOW OAK DR	SHAKESPEARE DR	A - Arterial	0	2	O - AC/AC	1,247	32	39,904	56	79	19	3	8/7/2023
Nogale	4090N	NOGALES ST	LA PUENTE RD	CITY BOUNDARY	A - Arterial	0	2	O - AC/AC	820	32	26,240	50	78	21	1	8/7/2023
Nogale	4100N	NOGALES ST	167FT NO VALLEY VIEW AVE	523FT NO FENMEAD ST	A - Arterial	0	3	O - AC/AC	869	40	34,760	90	20	76	4	8/7/2023
Nogale	4110S	NOGALES ST	127FT NO FENMEAD ST	167FT NO VALLEY VIEW AVE	A - Arterial	0	3	O - AC/AC	473	40	18,920	63	76	24	0	8/7/2023
NOGALE	4200N	NOGALES ST	SOUTH CITY LIMIT	167FT NO VALLEY VIEW AVE	A - Arterial	0	3	P - PCC	873	33	28,809	98	0	34	66	8/7/2023
NOGALE	4200S	NOGALES ST	167FT NO VALLEY VIEW AVE	SOUTH CITY LIMIT	A - Arterial	0	3	P - PCC	873	33	28,809	98	0	100	0	8/7/2023
OrangeAve	3645	ORANGE AVE	MERCED AVE	MOSSBERG AVE	C - Collector	4	2	O - AC/AC	700	36	25,200	100	0	0	0	8/11/2023
OrangeAve	3650	ORANGE AVE	MOSSBERG AVE	SOUTH GARVEY AVE	C - Collector	4	2	O - AC/AC	1,837	40	73,480	100	0	0	0	8/11/2023
OrangeAve	3730	ORANGE AVE	NORTH GARVEY AVE	PUEENTE AVE	C - Collector	1	2	A - AC	3,466	38	131,708	67	58	37	4	8/2/2023
OrangeAve	3770	ORANGE AVE	PUEENTE AVE	CITY BOUNDARY	C - Collector	1	2	O - AC/AC	1,410	36	50,760	57	55	32	12	7/28/2023
Orange	3610N	ORANGE AVE	FAIRGROVE AVE	FRANCISQUITO AVE	C - Collector	4	1	O - AC/AC	3,227	19	61,313	43	71	29	0	8/14/2023
Orange	3630N	ORANGE AVE	FRANCISQUITO AVE	MERCED AVE	C - Collector	4	1	A - AC	3,598	18	64,764	100	0	0	0	8/4/2023
Orange	3640S	ORANGE AVE	MERCED AVE	FRANCISQUITO AVE	C - Collector	4	1	A - AC	3,627	18	65,286	100	0	0	0	8/4/2023
Orange	3690N	ORANGE AVE	SOUTH GARVEY AVE	CAMERON AVE	C - Collector	4	1	O - AC/AC	268	25	6,700	100	0	0	0	8/11/2023
Orange	3700S	ORANGE AVE	CAMERON AVE	SOUTH GARVEY AVE	C - Collector	4	1	O - AC/AC	268	31	8,308	100	0	0	0	8/11/2023
Orange	3710N	ORANGE AVE	CAMERON AVE	FREEWAY 10	C - Collector	4	1	A - AC	430	14	5,880	69	29	71	0	8/14/2023
Orange	3720S	ORANGE AVE	FREEWAY 10	CAMERON AVE	C - Collector	4	1	A - AC	425	25	10,625	81	31	69	0	8/14/2023
Orange	3800S	ORANGE AVE	SAN BERNARDINO RD	CITY BOUNDARY	C - Collector	1	1	A - AC	1,638	17	27,846	37	61	30	9	7/28/2023
Pacifi	8300E	PACIFIC AVE	CITY BOUNDARY	WILLOW AVE	A - Arterial	0	2	A - AC	907	30	27,210	87	22	39	39	8/14/2023
Pacifi	8310N	PACIFIC AVE	WILLOW AVE	CITY BOUNDARY	A - Arterial	0	2	A - AC	923	30	27,690	46	85	9	7	8/14/2023
Pacifi	8320S	PACIFIC AVE	WILLOW AVE	CAMERON AVE	A - Arterial	0	2	A - AC	409	30	12,270	55	85	10	5	8/14/2023
Pacifi	8325N	PACIFIC AVE	CAMERON AVE	WILLOW AVE	A - Arterial	0	2	A - AC	519	30	15,570	41	81	8	11	8/14/2023
PacifiAve	8350N	PACIFIC AVE	NORTH GARVEY AVE	PACIFIC LN	A - Arterial	0	2	A - AC	946	30	29,024	39	84	16	0	8/14/2023
PacifiAve	8360S	PACIFIC AVE	CAMERON AVE	NORTH GARVEY AVE	A - Arterial	0	2	A - AC	1,044	30	31,866	33	85	15	0	8/14/2023
PLAZADR	6890E	PLAZA DR	CALIFORNIA AVE	VINCENT AVE	A - Arterial	0	3	A - AC	324	34	11,016	83	22	78	0	8/11/2023
PLAZADR	6900W	PLAZA DR	VINCENT AVE	CALIFORNIA AVE	A - Arterial	0	2	A - AC	287	22	6,314	96	0	100	0	8/11/2023
PuenteAve	5240E	PUEENTE AVE	CITY BOUNDARY	ORANGE AVE	A - Arterial	0	1	O - AC/AC	1,037	25	25,913	51	82	16	2	8/2/2023
PuenteAve	5250W	PUEENTE AVE	ORANGE AVE	CITY BOUNDARY	A - Arterial	0	1	O - AC/AC	1,037	28	28,874	71	71	29	0	8/2/2023
Puente	5280E	PUEENTE AVE	ORANGE AVE	NORA AVE	A - Arterial	1	2	O - AC/AC	1,119	29	32,277	54	54	40	5	8/2/2023
Puente	5290W	PUEENTE AVE	NORA AVE	ORANGE AVE	A - Arterial	1	2	O - AC/AC	1,119	26	28,938	46	70	30	0	7/28/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order (A-Z)

PuenteAve	5300E	PUENTE AVE	NORA AVE	SUNSET AVE	A - Arterial	0	2	O - AC/AC	1,272	28	35,792	49	61	39	0	8/2/2023
PuenteAve	5310W	PUENTE AVE	SUNSET AVE	NORA AVE	A - Arterial	0	2	O - AC/AC	1,276	28	36,064	51	69	31	1	7/28/2023
PuenteAve	5340E	PUENTE AVE	SUNSET AVE	VINCENT AVE	A - Arterial	1	2	O - AC/AC	2,709	28	76,707	50	68	32	0	8/3/2023
PuenteAve	5350W	PUENTE AVE	VINCENT AVE	SUNSET AVE	A - Arterial	1	2	O - AC/AC	2,709	28	76,707	56	59	37	4	7/28/2023
Puente	5380E	PUENTE AVE	VINCENT AVE	LARK ELLEN AVE	A - Arterial	0	2	O - AC/AC	2,673	28	74,844	59	47	53	0	8/3/2023
Puente	5390W	PUENTE AVE	LARK ELLEN AVE	VINCENT AVE	A - Arterial	0	2	O - AC/AC	2,664	28	74,592	56	59	35	6	8/3/2023
PuenteAve	5420E	PUENTE AVE	LARK ELLEN AVE	AZUSA AVE	A - Arterial	0	2	O - AC/AC	2,676	28	75,306	57	43	30	27	8/3/2023
PuenteAve	5430W	PUENTE AVE	AZUSA AVE	LARK ELLEN AVE	A - Arterial	0	2	O - AC/AC	2,685	28	75,558	57	71	29	0	8/3/2023
Puente	5460E	PUENTE AVE	AZUSA AVE	CITY BOUNDARY	A - Arterial	0	2	A - AC	1,359	20	25,900	52	62	38	0	8/3/2023
Puente	5470W	PUENTE AVE	CITY BOUNDARY	AZUSA AVE	A - Arterial	0	2	A - AC	1,352	20	25,248	61	58	37	6	8/3/2023
Rowlan	5480E	ROWLAND AVE	NORA AVE	SUNSET AVE	C - Collector	1	1	O - AC/AC	1,168	19	21,287	78	34	51	14	8/11/2023
RowlanAve	5500E	ROWLAND AVE	SUNSET AVE	VINCENT AVE	C - Collector	1	1	O - AC/AC	2,747	19	53,039	47	59	37	4	8/2/2023
RowlanAve	5510W	ROWLAND AVE	VINCENT AVE	SUNSET AVE	C - Collector	1	1	O - AC/AC	2,741	19	52,925	44	63	37	0	8/2/2023
RowlanAve	5540E	ROWLAND AVE	VINCENT AVE	LARK ELLEN AVE	C - Collector	2	1	O - AC/AC	2,850	19	49,595	41	62	32	7	7/27/2023
RowlanAve	5550W	ROWLAND AVE	LARK ELLEN AVE	VINCENT AVE	C - Collector	2	1	O - AC/AC	2,847	18	48,302	40	68	32	0	7/27/2023
Rowlan	5580E	ROWLAND AVE	LARK ELLEN AVE	AZUSA AVE	A - Arterial	2	2	A - AC	2,610	28	68,594	28	78	18	5	7/27/2023
Rowlan	5590W	ROWLAND AVE	AZUSA AVE	LARK ELLEN AVE	A - Arterial	2	2	A - AC	2,605	28	70,628	39	59	13	27	7/27/2023
Rowlan	5620E	ROWLAND AVE	AZUSA AVE	CITY BOUNDARY	A - Arterial	3	2	O - AC/AC	1,269	27	32,813	49	63	31	6	7/27/2023
Rowlan	5630W	ROWLAND AVE	CITY BOUNDARY	AZUSA AVE	A - Arterial	3	2	O - AC/AC	1,284	27	33,073	41	75	25	0	7/27/2023
SanBer	5100E	SAN BERNARDINO RD	CITY BOUNDARY	ORANGE AVE	A - Arterial	0	2	O - AC/AC	2,372	36	85,392	66	35	40	24	8/11/2023
SanBer	5110W	SAN BERNARDINO RD	ORANGE AVE	CITY BOUNDARY	A - Arterial	0	2	O - AC/AC	2,363	36	81,068	53	48	33	19	8/11/2023
SentouAve	8660	SENTOUS AVE	END OF STREET	LA PUENTE RD	A - Arterial	0	2	A - AC	1,917	36	69,012	64	36	64	0	8/7/2023
SentouAve	8610N	SENTOUS AVE	VALLEY BLVD	VALLEY VIEW AVE	A - Arterial	0	1	A - AC	1,096	25	27,400	75	0	100	0	8/7/2023
SentouAve	8620S	SENTOUS AVE	CITY BOUNDARY	VALLEY BLVD	A - Arterial	0	1	A - AC	761	34	25,874	79	0	100	0	8/7/2023
Sentou	8630N	SENTOUS AVE	VALLEY VIEW AVE	HOLLINGWORTH ST	A - Arterial	0	1	O - AC/AC	768	23	17,664	68	46	54	0	8/7/2023
Sentou	8640N	SENTOUS AVE	HOLLINGWORTH ST	LA PUENTE RD	A - Arterial	0	1	O - AC/AC	1,636	23	37,628	78	0	100	0	8/7/2023
Shadow	3950N	SHADOW OAK DR	OAKGATE AVE	AMAR RD	A - Arterial	0	2	A - AC	1,850	28	51,800	58	76	24	0	8/3/2023
Shadow	3955N	SHADOW OAK DR	STEPHANIE DR	OAKGATE DR	A - Arterial	0	2	A - AC	1,496	28	41,888	58	71	24	6	8/3/2023
Shadow	3960S	SHADOW OAK DR	AMAR RD	OAKGATE AVE	A - Arterial	0	2	A - AC	1,852	28	51,856	68	80	20	0	8/3/2023
Shadow	3965S	SHADOW OAK DR	OAKGATE AVE	STEPHANIE DR	A - Arterial	0	2	A - AC	1,568	28	43,904	55	80	14	6	8/3/2023
Shadow	3970E	SHADOW OAK DR	STEPHANIE DR	SHAKESPEARE DR	A - Arterial	0	2	A - AC	1,704	28	47,712	64	69	28	3	8/3/2023
Shadow	3975E	SHADOW OAK DR	SHAKESPEARE DR	NOGALES ST	A - Arterial	0	2	A - AC	1,693	28	47,404	68	71	29	0	8/3/2023
Shadow	3980W	SHADOW OAK DR	SHAKESPEARE DR	STEPHANIE DR	A - Arterial	0	2	A - AC	1,704	28	47,712	76	38	62	0	8/3/2023
Shadow	3985W	SHADOW OAK DR	SHAKESPEARE DR	SHAKESPEARE DR	A - Arterial	0	2	A - AC	1,723	28	48,244	79	25	75	0	8/3/2023
Sunset	1310N	SUNSET AVE	FAIRGROVE AVE	DELVALE ST	A - Arterial	0	2	O - AC/AC	1,067	37	39,479	52	70	30	0	8/14/2023
Sunset	1320S	SUNSET AVE	FAIRGROVE AVE	DELVALE ST	A - Arterial	0	2	O - AC/AC	1,067	37	39,479	55	67	33	0	8/14/2023
Sunset	1330N	SUNSET AVE	DELVALE ST	FRANCISQUITO AVE	A - Arterial	0	2	O - AC/AC	1,166	37	43,142	47	65	29	6	8/14/2023
Sunset	1335S	SUNSET AVE	FRANCISQUITO AVE	DELVALE ST	A - Arterial	0	2	O - AC/AC	1,165	37	43,105	63	65	35	0	8/14/2023
Sunset	1340N	SUNSET AVE	FRANCISQUITO AVE	DURNESST ST	A - Arterial	0	2	O - AC/AC	2,379	37	88,023	43	71	29	0	8/14/2023
Sunset	1350S	SUNSET AVE	DURNESST ST	FRANCISQUITO AVE	A - Arterial	0	2	O - AC/AC	2,398	37	88,726	53	71	29	0	8/15/2023
Sunset	1360N	SUNSET AVE	DURNESST ST	MERCED AVE	A - Arterial	0	2	O - AC/AC	1,195	37	44,215	72	57	29	14	8/15/2023
Sunset	1370S	SUNSET AVE	MERCED AVE	DURNESST ST	A - Arterial	0	2	O - AC/AC	1,191	37	44,067	46	73	27	0	8/15/2023
Sunset	1385N	SUNSET AVE	MERCED AVE	VINE AVE	A - Arterial	0	2	O - AC/AC	1,189	31	36,859	80	49	51	0	8/14/2023
Sunset	1387N	SUNSET AVE	VINE AVE	CAMERON AVE	A - Arterial	0	2	O - AC/AC	1,420	31	44,020	71	65	33	2	8/14/2023
Sunset	1395S	SUNSET AVE	VINE AVE	MERCED AVE	A - Arterial	0	2	O - AC/AC	1,190	31	36,890	66	69	28	3	8/8/2023
SunsetAve	1397S	SUNSET AVE	CAMERON AVE	VINE AVE	A - Arterial	0	2	O - AC/AC	1,481	31	46,031	58	66	33	1	8/8/2023
SunsetAve	1420N	SUNSET AVE	CAMERON AVE	INTERSECTION	A - Arterial	0	2	O - AC/AC	947	31	29,357	55	80	20	0	8/14/2023
SunsetAve	1430S	SUNSET AVE	WEST COVINA PKWY	CAMERON AVE	A - Arterial	0	2	O - AC/AC	951	33	31,688	59	51	32	17	8/8/2023
SunsetAve	1460N	SUNSET AVE	WEST COVINA PKWY	PLAZA DR	A - Arterial	0	2	O - AC/AC	793	38	29,504	78	54	46	0	8/10/2023
Sunset	1470S	SUNSET AVE	PLAZA DR.	WEST COVINA PKWY	A - Arterial	0	2	O - AC/AC	695	38	26,410	83	57	43	0	8/11/2023
Sunset	1480N	SUNSET AVE	PLAZA DR.	SO. BORDER	A - Arterial	0	2	A - AC	565	38	21,470	75	59	41	0	8/10/2023
Sunset	1490S	SUNSET AVE	SO. BORDER	PLAZA DR.	A - Arterial	0	2	A - AC	546	36	19,156	86	55	45	0	8/11/2023
Sunset	1500N	SUNSET AVE	NO. BORDER	WORKMAN AVE	A - Arterial	0	2	A - AC	1,341	38	50,238	87	34	53	13	8/11/2023
Sunset	1510S	SUNSET AVE	WORKMAN AVE	NO. BORDER	A - Arterial	0	2	A - AC	1,337	38	49,286	88	37	63	0	8/11/2023
Sunset	1520N	SUNSET AVE	WORKMAN AVE	ROWLAND AVE	A - Arterial	0	2	A - AC	1,306	38	46,736	82	66	34	0	8/10/2023
Sunset	1530S	SUNSET AVE	ROWLAND AVE	WORKMAN AVE	A - Arterial	0	2	A - AC	1,307	34	42,418	87	55	37	8	8/11/2023
Sunset	1540N	SUNSET AVE	ROWLAND AVE	PUENTE AVE	A - Arterial	0	2	A - AC	1,287	38	44,922	44	65	24	10	8/10/2023
Sunset	1550S	SUNSET AVE	PUENTE AVE	ROWLAND AVE	A - Arterial	0	2	A - AC	1,323	38	48,274	56	64	33	3	8/11/2023
Sunset	1560N	SUNSET AVE	PUENTE AVE	SOUTH CITY BOUNDARY	A - Arterial	0	2	A - AC	747	38	28,386	34	71	23	5	8/3/2023
Sunset	1566S	SUNSET AVE	SOUTH CITY BOUNDARY	PUENTE AVE	A - Arterial	0	2	A - AC	755	38	28,690	38	74	26	0	8/3/2023
Sunset	1337S	SUNSET AVE FRONTAGE RD	FRANCISQUITO AVE	DELVALE ST	A - Arterial	4	2	O - AC/AC	1,059	27	28,593	85	0	80	20	6/30/2023
Sunset	1562N	SUNSET AVE-FRONTAGE RD	CITY BOUNDARY (N/ PUENTE AVE)	END OF STREET	A - Arterial	1	2	A - AC	736	25	18,400	41	58	35	7	8/11/2023
Temple	4010	TEMPLE AVE	AMAR RD	GLENRIDGE CIR	C - Collector	11	2	O - AC/AC	615	35	21,525	89	0	84	16	7/12/2023
Temple	4020	TEMPLE AVE	GLENRIDGE CIR	CITY BOUNDARY	C - Collector	11	2	O - AC/AC	605	35	21,175	89	0	100	0	7/12/2023
TOLUCA	9G9469	TOLUCA AVE	CAMERON AVE	WEST COVINA PKWY	C - Collector	4	2	O - AC/AC	800	28	22,400	100	0	0	0	8/8/2023
TOLUCA	9G9470	TOLUCA AVE	WEST COVINA PKWY	CAMERON AVE	C - Collector	4	2	O - AC/AC	800	28	22,400	100	0	0	0	8/8/2023
ValindAve	7440N	VALINDA AVE	CITY BOUNDARY	MERCED AVE	A - Arterial	0	2	O - AC/AC	678	29	20,007	13	95	5	0	8/8/2023
ValindAve	7450S	VALINDA AVE	MERCED AVE	CITY BOUNDARY	A - Arterial	0	2	O - AC/AC	975	29	28,248	22	85	15	0	8/8/2023
ValindAve	7480N	VALINDA AVE	MERCED AVE	VINE AVE	A - Arterial	0	2	O - AC/AC	1,318	29	38,452	48	65	28	7	8/8/2023
ValindAve	7490S	VALINDA AVE	VINE AVE	MERCED AVE	A - Arterial	0	2	O - AC/AC	1,314	29	38,336	43	72	16	12	8/8/2023
Valind	7520N	VALINDA AVE	VINE AVE	CAMERON AVE	A - Arterial	0	2	O - AC/AC	1,272	29	36,168	67	54	46	0	8/8/2023
Valind	7530S	VALINDA AVE	CAMERON AVE	VINE AVE	A - Arterial	0	2	O - AC/AC	1,272	29	36,888	42	67	33	0	8/8/2023
ValindAve	7560N	VALINDA AVE	CAMERON AVE	SERVICE AVE	A - Arterial	0	2	O - AC/AC	1,318	29	38,772	33	84	15	1	8/8/2023
ValindAve	7570S	VALINDA AVE	SERVICE AVE	CAMERON AVE	A - Arterial	0	2	O - AC/AC	1,317	29	38,743	32	78	19	3	8/8/2023
Valind	7600N	VALINDA AVE	SERVICE AVE	GLENDDORA AVE	A - Arterial	0	2	O - AC/AC	777	29	22,533	39	64	29	7	8/8/2023
Valind	7605N	VALINDA AVE	GLENDDORA AVE	VINCENT AVE	A - Arterial	5	2	O - AC/AC	413	35	14,455	60	55	39	6	8/11/2023
Valind	7610S	VALINDA AVE	GLENDDORA AVE	SERVICE AVE	A - Arterial	0	2	O - AC/AC	723	29	20,967	43	71	24	6	8/8/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order (A-Z)

Valind	7615S	VALINDA AVE	VINCENT AVE	GLENDORA AVE	A - Arterial	5	2	O - AC/AC	409	35	14,315	44	65	22	13	8/11/2023
Valley	4180E	VALLEY BLVD	CITY BOUNDARY	NOGALES ST	A - Arterial	0	2	O - AC/AC	905	33	29,865	76	0	100	0	8/7/2023
Valley	4190W	VALLEY BLVD	NOGALES ST	CITY BOUNDARY	A - Arterial	0	3	O - AC/AC	905	33	29,865	74	0	89	11	8/7/2023
Valley	4220E	VALLEY BLVD	NOGALES ST	SENTOUS AVE	A - Arterial	0	2	O - AC/AC	1,900	33	62,700	90	0	100	0	8/7/2023
Valley	4230W	VALLEY BLVD	SENTOUS AVE	NOGALES ST	A - Arterial	0	2	O - AC/AC	1,900	33	62,700	85	54	44	2	8/7/2023
Valley	4240E	VALLEY BLVD	SENTOUS AVE	MORGANFIELD AVE	A - Arterial	0	2	O - AC/AC	1,687	34	57,358	91	0	100	0	8/7/2023
Valley	4250W	VALLEY BLVD	MORGANFIELD AVE	SENTOUS AVE	A - Arterial	0	2	O - AC/AC	1,687	33	55,671	86	41	52	6	8/7/2023
Valley	4260E	VALLEY BLVD	MORGANFIELD AVE	CITY BOUNDARY	A - Arterial	0	2	O - AC/AC	765	33	25,245	89	0	100	0	8/7/2023
Valley	4270W	VALLEY BLVD	CITY BOUNDARY	MORGANFIELD AVE	A - Arterial	0	3	O - AC/AC	765	32	24,480	80	30	70	0	8/7/2023
Vincen	1705N	VINCENT AVE	GLENDORA AVE	END OF PCC	A - Arterial	0	2	P - PCC	227	40	6,600	90	25	58	17	8/8/2023
Vincen	1710S	VINCENT AVE	WEST COVINA PKWY	GLENDORA AVE	A - Arterial	0	2	A - AC	664	32	18,674	92	0	100	0	8/8/2023
Vincen	1720N	VINCENT AVE	GLENDORA AVE	WEST COVINA PKWY	A - Arterial	0	2	A - AC	646	43	26,002	85	44	56	0	8/8/2023
Vincen	1730N	VINCENT AVE	WEST COVINA PKWY	LAKES DR.	A - Arterial	0	3	P - PCC	657	34	17,646	91	19	39	42	8/8/2023
Vincen	1735S	VINCENT AVE	LAKES DR	WEST COVINA PKWY	A - Arterial	0	3	P - PCC	625	32	17,460	96	0	100	0	8/8/2023
Vincen	1750N	VINCENT AVE	LAKES DR.	STATE R/W	A - Arterial	0	2	P - PCC	300	39	11,700	93	0	100	0	8/11/2023
VINCEN	1751N	VINCENT AVE	STATE R/W	WORKMAN AVE	C - Collector	0	2	A - AC	600	55	33,000	65	47	53	0	8/11/2023
Vincen	1760S	VINCENT AVE	STATE R/W	LAKES DR.	A - Arterial	0	2	P - PCC	300	40	12,000	93	25	75	0	8/11/2023
VINCEN	1761S	VINCENT AVE	WORKMAN AVE.	STATE R/W	A - Arterial	0	2	A - AC	600	50	30,000	75	31	69	0	8/11/2023
Vincen	1770N	VINCENT AVE	WORKMAN AVE	ROWLAND AVE	A - Arterial	0	2	A - AC	1,276	30	38,280	43	58	29	13	8/7/2023
Vincen	1780S	VINCENT AVE	ROWLAND AVE	WORKMAN AVE	A - Arterial	0	2	A - AC	1,286	30	38,580	58	66	34	0	8/4/2023
Vincen	1790N	VINCENT AVE	ROWLAND AVE	PUENTE AVE	A - Arterial	0	2	A - AC	1,279	30	38,370	49	57	29	14	8/7/2023
Vincen	1800S	VINCENT AVE	PUENTE AVE	ROWLAND AVE	A - Arterial	0	2	A - AC	1,266	30	37,980	55	58	26	16	8/4/2023
Vincen	1810N	VINCENT AVE	PUENTE AVE	BADILLO ST	A - Arterial	0	2	O - AC/AC	1,292	30	38,760	56	57	28	15	8/3/2023
Vincen	1820S	VINCENT AVE	PUENTE AVE	PUENTE AVE	A - Arterial	0	2	O - AC/AC	1,289	30	38,670	65	69	25	5	7/28/2023
VineAve	4820	VINE AVE	GLENDORA AVE	HOLLY PL	C - Collector	6	2	A - AC	1,805	36	64,980	62	54	38	8	8/9/2023
VineAve	4840	VINE AVE	HOLLY PL	VALINDA AVE	C - Collector	6	2	O - AC/AC	1,292	36	46,512	79	0	83	17	8/9/2023
VineAve	4880	VINE AVE	VALINDA AVE	PIMA AVE	C - Collector	6	2	O - AC/AC	1,480	36	53,280	64	49	50	1	8/9/2023
VineAve	4900	VINE AVE	PIMA AVE	LARK ELLEN AVE	C - Collector	6	2	O - AC/AC	1,105	36	39,780	77	0	75	25	8/9/2023
VineAve	4940	VINE AVE	LARK ELLEN AVE	GLENVIEW RD	C - Collector	7	2	O - AC/AC	1,440	36	51,840	86	0	100	0	8/9/2023
VineAve	4960	VINE AVE	GLENVIEW RD	AZUSA AVE	C - Collector	7	2	O - AC/AC	1,180	36	42,480	77	68	32	0	8/9/2023
VineAve	5000	VINE AVE	AZUSA AVE	GLENN ALAN AVE	C - Collector	8	2	O - AC/AC	1,180	36	42,480	71	63	37	0	8/8/2023
VineAve	5020	VINE AVE	GLENN ALAN AVE	LOLITA ST	C - Collector	8	2	O - AC/AC	582	36	20,952	82	33	67	0	8/8/2023
VineAve	5040	VINE AVE	LOLITA ST	HOLLENBECK ST	C - Collector	8	2	O - AC/AC	858	36	30,888	87	0	100	0	8/8/2023
VineAve	5080	VINE AVE	HOLLENBECK ST	CITRUS ST	C - Collector	8	2	O - AC/AC	2,625	36	94,500	74	39	58	4	8/8/2023
Walnut	9000	WALNUT AVE	SOUTH CITY BOUNDARY	MERCED AVE	C - Collector	6	2	A - AC	1,276	36	45,936	47	32	55	13	6/29/2023
Walnut	9020	WALNUT AVE	MERCED AVE	VINE AVE	C - Collector	6	2	A - AC	1,276	36	45,936	79	59	32	9	6/29/2023
WestcoPw	7240S	WEST COVINA PKWY	SOUTH GARVEY AVE	TOLUCA AVE	A - Arterial	0	2	A - AC	607	32	19,424	55	61	33	6	8/8/2023
WestcoPw	7250N	WEST COVINA PKWY	TOLUCA AVE	SOUTH GARVEY AVE	A - Arterial	0	2	A - AC	619	32	19,808	50	90	10	0	8/14/2023
WestcoPw	7280S	WEST COVINA PKWY	TOLUCA AVE	SUNSET AVE	A - Arterial	0	2	A - AC	962	32	30,784	23	80	13	7	8/8/2023
WestcoPw	7290N	WEST COVINA PKWY	SUNSET AVE	TOLUCA AVE	A - Arterial	0	2	A - AC	962	32	30,784	38	94	6	0	8/14/2023
WestcoPw	7320E	WEST COVINA PKWY	SUNSET AVE	FASHION PLAZA WY	A - Arterial	0	2	O - AC/AC	1,564	31	42,877	36	92	8	0	8/11/2023
WestcoPw	7330W	WEST COVINA PKWY	FASHION PLAZA WY	SUNSET AVE	A - Arterial	0	2	O - AC/AC	1,524	31	46,167	37	80	14	5	8/11/2023
WestcoPw	7360E	WEST COVINA PKWY	FASHION PLAZA WY	CALIFORNIA AVE	A - Arterial	0	2	O - AC/AC	897	31	28,217	38	90	10	0	8/11/2023
WestcoPw	7370W	WEST COVINA PKWY	CALIFORNIA AVE	FASHION PLAZA WY	A - Arterial	0	2	O - AC/AC	885	31	26,693	46	78	22	0	8/11/2023
WestcoPw	7400E	WEST COVINA PKWY	CALIFORNIA AVE	VINCENT AVE	A - Arterial	0	2	O - AC/AC	1,077	35	36,239	33	96	4	0	8/11/2023
WestcoPw	7410W	WEST COVINA PKWY	VINCENT AVE	CALIFORNIA AVE	A - Arterial	0	2	O - AC/AC	1,080	35	33,776	42	77	23	0	8/11/2023
WillowAve	5680	WILLOW AVE	FARLINGTON ST	YARNELL ST	C - Collector	4	2	O - AC/AC	550	34	18,700	100	0	0	0	8/4/2023
WillowAve	5700	WILLOW AVE	YARNELL ST	ITUNI ST	C - Collector	4	2	O - AC/AC	940	36	33,840	99	0	0	100	8/4/2023
WillowAve	5720	WILLOW AVE	ITUNI ST	MERCED AVE	C - Collector	4	2	A - AC	830	36	29,880	99	0	0	100	8/4/2023
WillowAve	5760	WILLOW AVE	SOUTH GARVEY AVE	MERCED AVE	C - Collector	4	2	A - AC	1,150	36	41,400	85	0	93	7	8/4/2023
WillowAve	5780	WILLOW AVE	NORTH GARVEY AVE	PACIFIC AVE	C - Collector	1	2	A - AC	2,025	38	76,950	68	48	34	18	8/11/2023
WillowAve	5820	WILLOW AVE	PACIFIC AVE	CITY BOUNDARY	C - Collector	1	2	A - AC	1,360	36	48,960	76	24	42	33	8/14/2023
WillowAve	5660N	WILLOW AVE	FRANCISQUITO AVE	FARLINGTON ST	C - Collector	4	1	A - AC	1,319	19	25,061	98	0	0	100	8/4/2023
WillowAve	5670S	WILLOW AVE	FARLINGTON ST	FRANCISQUITO AVE	C - Collector	4	1	A - AC	1,329	19	25,251	99	0	2	98	8/4/2023
WorkmaAve	8040	WORKMAN AVE	ORANGE AVE	NORA AVE	C - Collector	1	2	A - AC	1,215	34	41,310	82	21	79	0	7/21/2023
WorkmaAve	8060	WORKMAN AVE	YALETON AVE	SUNSET AVE	C - Collector	1	2	O - AC/AC	685	34	23,290	95	0	100	0	8/2/2023
WorkmaAve	8090	WORKMAN AVE	NORA AVE	YALETON AVE	C - Collector	1	2	O - AC/AC	408	36	14,688	97	0	88	12	8/2/2023
WorkmaAve	8110	WORKMAN AVE	SUNSET AVE	VINCENT AVE	C - Collector	1	2	O - AC/AC	2,760	20	55,200	32	63	27	10	8/10/2023
WorkmaAve	8150	WORKMAN AVE	VINCENT AVE	ASTELL AVE	C - Collector	2	2	O - AC/AC	2,175	38	82,650	42	62	34	4	8/3/2023
WorkmaAve	8170	WORKMAN AVE	ASTELL AVE	LARK ELLEN AVE	C - Collector	2	2	O - AC/AC	730	38	27,740	88	43	57	0	8/3/2023
WorkmaAve	8190	WORKMAN AVE	LARK ELLEN AVE	HOMEREST AVE	C - Collector	2	2	O - AC/AC	1,260	40	50,400	34	69	27	4	8/3/2023
WorkmaAve	8210	WORKMAN AVE	HOMEREST AVE	AZUSA AVE	C - Collector	2	2	O - AC/AC	1,313	40	52,520	76	31	69	0	8/3/2023
Workma	8230E	WORKMAN AVE	AZUSA AVE	CITY BOUNDARY	A - Arterial	0	1	O - AC/AC	1,294	21	27,174	35	52	41	7	8/3/2023
Workma	8240W	WORKMAN AVE	CITY BOUNDARY	AZUSA AVE	A - Arterial	0	1	O - AC/AC	1,297	21	27,237	30	62	36	2	8/3/2023
Workma	8250E	WORKMAN AVE	CITY BOUNDARY	CITRUS ST	A - Arterial	0	2	O - AC/AC	626	24	14,784	99	0	100	0	7/28/2023
Workma	8260W	WORKMAN AVE	CITRUS ST	CITY BOUNDARY	A - Arterial	0	1	O - AC/AC	628	24	14,880	99	0	100	0	7/28/2023
									114.2		18,111,498					
Locals																
ACACIA	4G5040	ACACIA LN	CORTEZ ST	END OF STREET	R - Residential/Local	8	2	O - AC/AC	234	28	6,552	73	0	100	0	6/27/2023
ACRIDG	4H5150	ACRIDGE DR	GRAND AVE	END OF STREET	R - Residential/Local	9	2	O - AC/AC	606	28	16,968	75	69	31	0	7/26/2023
ADAMS	3B1200	ADAMS DR	MORRIS AVE	ORANGE AVE	R - Residential/Local	1	2	O - AC/AC	809	30	24,270	66	71	29	0	7/3/2023
ADRIAN	9F9450	ADRIENNE DR	SHADOW OAK DR	BRENDA ST	R - Residential/Local	11	2	A - AC	800	35	28,000	68	27	59	13	7/14/2023
ADRIAN	9F9451	ADRIENNE DR	BRENDA ST	WOODGATE	R - Residential/Local	11	2	A - AC	1,420	36	51,120	65	25	53	21	7/14/2023
ADUL	7D8860	ADUL ST	GRAND VIEW LN	END OF STREET	R - Residential/Local	7	2	A - AC	700	30	21,000	82	6	66	28	8/9/2023
AJAX	8E924S	AJAX CIRCLE	RODNEY RD	END OF STREET	R - Residential/Local	7	2	O - AC/AC	150	28	4,200	97	0	100	0	7/14/2023
ALASKA	5E6670	ALASKA ST	GLENVIEW RD	AZUSA AVE	R - Residential/Local	7	2	O - AC/AC	1,171	30	35,130	87	39	61	0	6/28/2023
ALASKA	5E6920	ALASKA ST	AZUSA AVE	DONNA BETH AVE	R - Residential/Local	8	2	A - AC	450	30	13,500	47	74	26	0	6/26/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order (A-Z)

ALASKA	5F7130	ALASKA ST	HOLLENBECK ST	R - Residential/Local	8	2	O - AC/AC	260	30	7,800	36	66	20	14	7/3/2023
ALASKA	5F7410	ALASKA ST	HOLLENBECK ST	R - Residential/Local	8	2	A - AC	1,320	38	50,160	68	39	56	4	7/3/2023
ALASKA	5G7540	ALASKA ST	CITRUS ST	R - Residential/Local	8	2	A - AC	510	30	15,300	47	51	49	0	7/3/2023
ALICIA	9F9455	ALICIA ST	2400 ARLINE ST	R - Residential/Local	11	2	O - AC/AC	880	37	32,560	85	0	47	53	7/14/2023
ALISAL	3B1230	ALISAL ST	LA SENA AVE	R - Residential/Local	1	2	O - AC/AC	396	28	11,088	70	42	53	5	7/3/2023
ALISAL	3C1660	ALISAL ST	ORANGE ST	R - Residential/Local	1	2	A - AC	574	30	17,220	72	70	30	0	6/29/2023
ALMANA	7E7000	ALMANAC DR	AUTUMN DR	R - Residential/Local	7	2	A - AC	285	26	7,410	83	32	68	0	7/19/2023
ALMANA	7E7020	ALMANAC DR	NEWCREST DR	R - Residential/Local	7	2	A - AC	520	26	13,520	85	0	100	0	7/19/2023
ALMIRA	4F4770	ALMIRANTE DR	CORTEZ ST	R - Residential/Local	8	2	O - AC/AC	600	30	18,000	66	39	61	0	6/27/2023
ALPINE	6F8776	ALPINE DR	HIGHSPIRE DR	R - Residential/Local	10	2	A - AC	615	38	23,370	57	24	76	0	7/21/2023
ALPINE	6F8777	ALPINE DR	HIGHSPIRE DR	R - Residential/Local	10	2	A - AC	535	27	14,445	42	47	43	10	7/21/2023
ALTAMI	9E9315	ALTAMIRA CIR	ALTAMIRA DR	R - Residential/Local	11	2	O - AC/AC	133	29	3,857	67	0	84	16	7/12/2023
ALTAMI	9F9313	ALTAMIRA DR	GREENLEAF DR	R - Residential/Local	11	2	O - AC/AC	1,106	36	39,816	76	0	88	12	7/12/2023
ALTAMI	9F9395	ALTAMIRA DR	DAWN RIDGE PL	R - Residential/Local	11	2	O - AC/AC	492	36	17,712	82	0	92	8	7/12/2023
ALWOOD	5A5270	ALWOOD ST	WILLOW AVE	R - Residential/Local	4	2	A - AC	971	28	27,188	100	0	0	0	6/27/2023
ALWOOD	5A5275	ALWOOD ST	MAYLAND AVE	R - Residential/Local	4	2	O - AC/AC	325	34	11,050	100	0	0	0	6/27/2023
ALWOOD	5A5410	ALWOOD ST	WILLOW AVE	R - Residential/Local	4	2	A - AC	1,070	33	35,310	100	0	0	0	6/27/2023
ALWOOD	6B7760	ALWOOD ST	ST. MALO ST	R - Residential/Local	5	2	O - AC/AC	227	28	6,356	74	20	80	0	7/5/2023
ALWOOD	6D8370	ALWOOD ST	INDIAN SUMMER AVE	R - Residential/Local	6	2	A - AC	1,069	28	29,932	40	46	54	1	6/29/2023
ALWOOD	6D8400	ALWOOD ST	PRICEDALE AVE	R - Residential/Local	6	2	A - AC	676	35	23,660	48	52	48	0	6/29/2023
AMANDA	10G440	AMANDA ST - AMANDA	SENTOUS AVE	R - Residential/Local	12	2	O - AC/AC	919	36	33,084	75	40	60	0	7/20/2023
AMANDA	10G445	AMANDA ST - AMANDA	NOGALES ST	R - Residential/Local	11	2	A - AC	640	36	23,040	70	0	78	22	7/13/2023
ANDALU	6G8022	ANDALUCIA DR	LAS ROSAS DR	R - Residential/Local	10	2	A - AC	555	28	15,540	86	0	100	0	7/26/2023
ANDREA	10G410	ANDREA CT	ARLINE ST	R - Residential/Local	11	2	O - AC/AC	240	29	6,960	79	8	50	41	7/14/2023
ANGELA	10F385	ANGELA ST	ADRIENNE DR	R - Residential/Local	11	2	O - AC/AC	540	28	15,120	84	0	58	42	7/14/2023
ANSON	8E9250	ANSON WY	RODNEY RD	R - Residential/Local	7	2	O - AC/AC	875	37	32,375	87	0	100	0	7/19/2023
APRIL	10F280	APRIL WAY	GEMINI STREET	R - Residential/Local	11	2	O - AC/AC	188	28	5,264	69	0	66	34	7/19/2023
ARDILL	3B1090	ARDILLA AVE	HAVENBROOK ST	R - Residential/Local	1	2	A - AC	635	36	24,130	73	0	19	81	7/5/2023
ARDILL	3B1100	ARDILLA AVE	MACDEVITT ST	R - Residential/Local	1	2	O - AC/AC	370	18	7,030	58	25	50	26	8/11/2023
ARDILL	3B1110	ARDILLA AVE	CHANNING ST	R - Residential/Local	1	1	A - AC	1,215	16	23,085	40	36	55	9	8/11/2023
ARDILL	4A3400	ARDILLA AVE	WALNUT CREEK PKWY	R - Residential/Local	4	2	A - AC	1,471	38	55,898	100	0	0	0	8/7/2023
ARLINE	10F383	ARLINE ST	2403 ALICIA ST	R - Residential/Local	11	2	O - AC/AC	1,350	37	49,950	87	0	58	42	7/14/2023
ARMEL	3F3250	ARMEL DR	EKERMAN AVE	R - Residential/Local	3	1	O - AC/AC	955	19	18,145	41	64	36	0	7/26/2023
AROMA	6F8650	AROMA DR	DONNA BETH AVE	R - Residential/Local	10	2	O - AC/AC	512	38	19,456	58	25	74	1	8/9/2023
AROMA	6F8661	AROMA DR	DONNA BETH AVE	R - Residential/Local	10	2	A - AC	530	38	20,140	68	11	89	0	8/9/2023
ART	9F9453	ART PL	WOODGATE DR	R - Residential/Local	11	2	A - AC	352	30	10,560	34	60	40	0	8/2/2023
ARTURO	4F4862	ARTURO ST	CORTEZ ST	R - Residential/Local	8	2	A - AC	442	38	16,796	81	40	60	0	6/27/2023
ASHDAL	4E4140	ASHDALE ST	STUART AVE	R - Residential/Local	6	2	O - AC/AC	1,115	38	42,370	86	27	69	4	7/12/2023
ASHDAL	4E4150	ASHDALE ST	WALNUT CREEK PKWY	R - Residential/Local	6	2	A - AC	662	38	25,156	37	69	30	1	7/12/2023
ASHWOOD	4D4070	ASHWOOD ST	BANDY AVE	R - Residential/Local	6	2	O - AC/AC	802	30	24,060	74	51	49	0	7/12/2023
ASTELL	2D2010	ASTELL AVE	PUENTE AVE	R - Residential/Local	2	2	A - AC	500	30	15,000	82	28	72	0	6/29/2023
ASTELL	2D2030	ASTELL AVE	GROVECENTER ST	R - Residential/Local	2	2	A - AC	280	38	10,640	73	6	94	0	6/29/2023
ASTELL	3D2410	ASTELL AVE	WORKMAN AVE	R - Residential/Local	2	2	A - AC	1,285	38	48,830	95	0	100	0	6/29/2023
ASTELL	4D3920	ASTELL AVE	SERVICE AVE	R - Residential/Local	6	2	O - AC/AC	240	28	6,720	91	0	41	59	6/28/2023
ASTELL	4E4160	ASTELL AVE	DALEWOOD ST	R - Residential/Local	6	2	A - AC	697	38	26,486	79	13	86	1	7/12/2023
ASTELL	4E4165	ASTELL AVE	S. GARVEY AVE	R - Residential/Local	6	2	A - AC	455	38	17,290	71	30	68	2	7/12/2023
ASTELL	4E4170	ASTELL AVE	STUART AVE	R - Residential/Local	6	2	A - AC	662	38	25,156	76	13	63	24	7/12/2023
ASTELL	5D6170	ASTELL AVE	CAMERON AVE	R - Residential/Local	6	2	A - AC	216	28	6,048	70	41	59	0	6/28/2023
ASTELL	5E6990	ASTELL AVE	GREENVILLE DR	R - Residential/Local	6	2	O - AC/AC	255	28	7,140	75	61	39	0	6/28/2023
AUBURN	5E6620	AUBURN DR	GREENVILLE DR	R - Residential/Local	7	2	O - AC/AC	250	30	7,500	90	0	100	0	6/26/2023
AUBURN	5E6690	AUBURN DR	PORTNER ST	R - Residential/Local	7	2	O - AC/AC	245	28	6,860	89	0	100	0	6/26/2023
AUBURN	6E8500	AUBURN DR	MICHELLE ST	R - Residential/Local	7	2	O - AC/AC	445	30	13,350	39	71	29	0	6/30/2023
AUDREY	10F387	AUDREY LN	ADRIENNE DR	R - Residential/Local	11	2	O - AC/AC	162	36	5,832	92	0	56	44	7/14/2023
AUTUMN	7E7010	AUTUMN DR	AZUSA AVE	R - Residential/Local	7	2	O - AC/AC	680	26	17,680	92	34	66	0	7/19/2023
AUTUMN	7E7012	AUTUMN DR	ALMANAC DR	R - Residential/Local	7	2	A - AC	990	26	25,740	70	76	24	0	7/19/2023
AVINGT	4E4510	AVINGTON AVE	SERVICE AVE	R - Residential/Local	6	2	O - AC/AC	300	28	8,400	81	82	18	0	6/28/2023
AVINGT	4E4520	AVINGTON AVE	LARKWOOD ST	R - Residential/Local	6	2	A - AC	292	30	8,760	40	73	27	0	6/28/2023
AVINGT	5E6970	AVINGTON AVE	CAMERON AVE	R - Residential/Local	6	2	A - AC	218	28	6,104	68	40	60	0	6/28/2023
AVINGT	5E6980	AVINGTON AVE	GREENVILLE DR	R - Residential/Local	6	2	O - AC/AC	245	28	6,860	88	0	100	0	6/28/2023
AVINGT	7E9130	AVINGTON AVE	MAPLEGROVE ST	R - Residential/Local	7	2	O - AC/AC	700	30	21,000	62	69	31	0	8/9/2023
BADILL	92A9021	BADILLO ST	VINCENT AVE	R - Residential/Local	0	2	P - PCC	318	34	10,812	68	8	32	60	8/15/2023
BAINBR	5B5680	BAINBRIDGE AVE	SHADYDALE AVE	R - Residential/Local	5	2	O - AC/AC	470	30	14,100	97	0	87	13	7/5/2023
BAINBR	6B7743	BAINBRIDGE AVE	ST. MALO ST	R - Residential/Local	5	2	O - AC/AC	380	30	11,400	81	25	75	0	7/5/2023
BAINBR	6B7820	BAINBRIDGE AVE	BROADMOOR AVE	R - Residential/Local	5	2	A - AC	1,056	37	39,072	96	0	100	0	8/4/2023
BALI	11H545	BALI DR	POINT CEDAR DR	R - Residential/Local	12	2	O - AC/AC	183	28	5,124	75	0	100	0	7/13/2023
BANDY	4D4110	BANDY ST	DALEWOOD ST	R - Residential/Local	6	2	O - AC/AC	1,628	38	61,864	77	19	81	0	7/12/2023
BARBAR	4C3790	BARBARA AVE	BRUCE AVE	R - Residential/Local	5	2	O - AC/AC	481	29	13,949	84	69	31	0	6/28/2023
BARBAR	5C5730	BARBARA AVE	DUFF AVE	R - Residential/Local	5	2	A - AC	914	30	27,420	85	0	100	0	6/28/2023
BARBAR	5C5870	BARBARA AVE	EVANWOOD AVE	R - Residential/Local	5	2	O - AC/AC	470	30	14,100	95	0	100	0	6/26/2023
BARBAR	5D6510	BARBARA AVE	VALINDA AVE	R - Residential/Local	6	2	O - AC/AC	1,254	32	40,128	67	47	50	3	6/29/2023
BARBAR	5D6515	BARBARA AVE	GLENDORA AVE	R - Residential/Local	6	2	A - AC	1,286	32	41,152	45	57	38	4	6/29/2023
BARHAM	8E9243	BARHAM AVE	RODNEY RD	R - Residential/Local	7	2	O - AC/AC	556	36	20,016	99	0	100	0	7/19/2023
BAUER	7D8990	BAUER DR	MEADOW SIDE ST	R - Residential/Local	7	2	A - AC	265	28	7,420	77	0	36	64	8/10/2023
BAYMAR	3F3170	BAYMAR DR	NORTH GARVEY AVE	R - Residential/Local	3	2	O - AC/AC	800	38	30,400	79	19	79	2	7/19/2023
BAYMAR	4F4750	BAYMAR ST	WALNUT CREEK PKWY	R - Residential/Local	8	2	O - AC/AC	1,150	38	43,700	78	19	81	0	7/20/2023
BELIND	10F393	BELINDA ST	ADRIENNE DR	R - Residential/Local	11	2	O - AC/AC	651	36	23,436	70	30	46	23	7/14/2023
BELMON	6B7815	BELMONT AVE	BROADMOOR AVE	R - Residential/Local	5	2	A - AC	1,355	38	51,490	92	0	100	0	8/4/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order (A-Z)

BENCOL	5D6540	BENCOLA CT	VINE AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	232	28	6,496	86	0	100	0	6/29/2023
BENTLE	7F8630	BENTLEY ST	HILLSIDE DR	END OF STREET	R - Residential/Local	10	2	A - AC	1,251	28	35,028	92	0	97	3	8/10/2023
BERGLU	7D9020	BERGLUND DR	FORD DR	MEADOWSIDE ST	R - Residential/Local	7	2	A - AC	548	28	15,344	76	0	26	74	8/10/2023
BERNAD	10G460	BERNADETTE ST	AMANDA ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	774	36	27,864	72	16	68	17	7/13/2023
BETSY	9F9447	BETSY ST	ADRIENNE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	393	28	11,004	78	0	76	24	7/14/2023
BIXBY	3D2186	BIXBY AVE	SHAMWOOD ST	WORKMAN AVE	R - Residential/Local	2	2	O - AC/AC	591	30	17,730	83	3	79	18	7/21/2023
BLUEAS	4D4020	BLUE ASH RD	CALIFORNIA AVE	END OF STREET	R - Residential/Local	5	2	O - AC/AC	800	30	24,000	53	75	24	1	6/28/2023
BLUE	5D6090	BLUE DR	GRETIA AVE	BLUE DR	R - Residential/Local	6	2	O - AC/AC	795	32	25,440	89	0	100	0	6/28/2023
BLUE	5D6100	BLUE DR	BLUE DR	THACKERY ST	R - Residential/Local	6	2	O - AC/AC	275	30	8,250	80	37	63	0	6/28/2023
BRADBU	6B7870	BRADBURY ST	BROADMOOR AVE	RADWAY AVE	R - Residential/Local	5	2	O - AC/AC	333	30	9,990	86	27	73	0	6/30/2023
BRENDA	9F9456	BRENDA ST	BELINDA ST	ADRIENNE DR	R - Residential/Local	11	2	O - AC/AC	456	36	16,416	64	35	43	23	7/14/2023
BRENTW	7E9090	BRENTWOOD DR	ALLEY WY	END OF STREET	R - Residential/Local	7	2	O - AC/AC	945	36	34,020	96	0	0	100	7/19/2023
BRENTW	7E9092	BRENTWOOD DR	AMAR RD	ALLEY WY	R - Residential/Local	7	2	A - AC	576	36	20,736	77	28	49	23	7/19/2023
BROADM	2C1290	BROADMOOR AVE	N. CITY BOUNDARY	PUENTE AVE	R - Residential/Local	1	2	O - AC/AC	750	38	28,500	88	0	77	23	7/14/2023
BROADM	3C1810	BROADMOOR AVE	WORKMAN AVE	END OF STREET	R - Residential/Local	1	2	A - AC	627	30	18,810	73	66	34	0	7/14/2023
BROADM	3C1820	BROADMOOR AVE	ROWLAND AVE	WORKMAN AVE	R - Residential/Local	1	2	A - AC	1,267	30	38,010	65	65	35	0	7/14/2023
BROADM	3C1830	BROADMOOR AVE	CARLTON AVE	ROWLAND AVE	R - Residential/Local	1	2	O - AC/AC	750	30	22,500	75	36	45	19	7/14/2023
BROADM	4C3700	BROADMOOR AVE	MARIANA ST	MARGARITA DR	R - Residential/Local	5	2	A - AC	248	30	7,440	84	36	64	0	6/27/2023
BROADM	4C3710	BROADMOOR AVE	SERVICE AVE	END OF STREET	R - Residential/Local	5	2	A - AC	441	30	13,230	85	19	81	0	6/28/2023
BROADM	5B5600	BROADMOOR AVE	DURNESSE ST	ITUNI ST	R - Residential/Local	5	2	A - AC	294	38	11,172	100	0	0	0	6/26/2023
BROADM	5B5605	BROADMOOR AVE	ITUNI ST	END OF STREET	R - Residential/Local	5	2	O - AC/AC	468	30	14,040	94	0	100	0	6/26/2023
BROADM	5C5960	BROADMOOR AVE	DEVERS ST	VINE AVE	R - Residential/Local	5	2	O - AC/AC	720	30	21,600	81	23	77	0	6/28/2023
BROADM	5C5970	BROADMOOR AVE	VINE AVE	ROBINDALE ST	R - Residential/Local	5	2	O - AC/AC	318	30	9,540	90	0	100	0	6/28/2023
BROADM	6B7880	BROADMOOR AVE	WINDSOR ST	FAIRGROVE AVE	R - Residential/Local	5	2	O - AC/AC	1,500	38	57,000	84	48	52	0	6/27/2023
BROADM	6B7940	BROADMOOR AVE	FRANCISQUITO AVE	REXWOOD ST	R - Residential/Local	5	2	O - AC/AC	2,110	38	80,180	73	62	31	7	6/28/2023
BROMLE	3B1250	BROMLEY AVE	PACIFIC AVE	CLYDEWOOD AVE	R - Residential/Local	1	2	O - AC/AC	835	30	25,050	40	74	26	0	7/3/2023
BROMLE	3B1260	BROMLEY AVE	WILLOW AVE	PACIFIC AVE	R - Residential/Local	1	2	O - AC/AC	630	28	17,640	79	62	38	0	7/3/2023
BROMLE	4A3310	BROMLEY AVE	ITUNI STREET	WALNUT CREEK PKWY	R - Residential/Local	4	2	O - AC/AC	600	38	22,800	100	0	0	0	8/7/2023
BROMLE	4A3390	BROMLEY AVE	END OF STREET	ITUNI ST	R - Residential/Local	4	2	O - AC/AC	260	30	7,800	100	0	0	0	8/7/2023
BROOKF	9E9335	BROOKFIELD PL	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	1,150	36	41,400	67	23	73	4	7/14/2023
BROOKT	7E7120	BROOKTREE CIRCLE	EVENINGSIDE DR	END OF STREET	R - Residential/Local	7	2	A - AC	395	32	12,640	76	18	82	0	7/19/2023
BROOKT	7E7122	BROOKTREE CIRCLE	EVENINGSIDE DR	END OF STREET	R - Residential/Local	7	2	A - AC	345	32	11,040	77	9	60	31	7/19/2023
BRUCE	4C3890	BRUCE AVE	ROSEWAY ST	CRUMLEY ST	R - Residential/Local	5	2	O - AC/AC	559	38	21,242	91	22	78	0	6/28/2023
BRUCE	5C5990	BRUCE AVE	VINE AVE	ROBINDALE ST	R - Residential/Local	5	2	O - AC/AC	240	30	7,200	81	21	79	0	6/28/2023
BRYNWO	9F9415	BRYNWOOD PL	GREENLEAF DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	256	28	7,168	82	0	58	42	7/12/2023
BUBBLI	5C6060	BUBBLING WELL RD	TRUMAN PL	VINE AVE	R - Residential/Local	6	2	A - AC	779	28	21,812	37	82	18	0	6/29/2023
BUBBLI	6C8110	BUBBLING WELL RD	MERCED AVE	MICHELLE ST.	R - Residential/Local	6	2	A - AC	466	38	17,708	54	59	41	0	6/30/2023
BUCKBO	4I2001	BUCKBOARD CIR	SOUTH GARVEY AVE	END OF STREET	R - Residential/Local	9	2	A - AC	163	28	4,564	57	57	43	0	8/8/2023
BURWOO	3D2310	BURWOOD AVE	WORKMAN AVE	END OF STREET	R - Residential/Local	2	2	A - AC	273	28	7,644	77	15	85	0	8/7/2023
BUTTER	2E2700	BUTTERFIELD RD	PUENTE AVE	END OF STREET	R - Residential/Local	2	2	A - AC	586	30	17,580	74	15	85	0	8/3/2023
BUTTER	2E2720	BUTTERFIELD RD	PIONEER DR	PUENTE AVE	R - Residential/Local	2	2	O - AC/AC	962	38	36,556	74	40	31	29	7/14/2023
BUTTER	4E4310	BUTTERFIELD RD	NORMA AVE	STUART AVE	R - Residential/Local	7	2	A - AC	480	30	14,400	68	57	43	0	7/12/2023
BUTTER	4E4320	BUTTERFIELD RD	NORMA AVE	END OF STREET	R - Residential/Local	7	2	A - AC	560	30	16,800	80	29	69	2	8/7/2023
BUTTER	6E8420	BUTTERFIELD RD	MERCED AVE	MCWOOD ST	R - Residential/Local	7	2	O - AC/AC	806	30	24,180	93	0	100	0	6/26/2023
CABANA	5B5520	CABANA AVE	DELHAVEN ST	GLENMERE ST	R - Residential/Local	4	2	A - AC	608	30	18,240	100	0	0	0	6/30/2023
CABANA	6A3330	CABANA AVE	FAIRGROVE AVE	JOYCEDALE ST	R - Residential/Local	4	2	O - AC/AC	258	36	9,288	78	18	82	0	6/30/2023
CABANA	6B7960	CABANA AVE	DELVALE ST	FRANCISQUITO AVE	R - Residential/Local	4	2	O - AC/AC	1,043	36	37,548	76	29	63	8	7/5/2023
CAJON	4E4410	CAJON AVE	LARKWOOD ST	END OF STREET	R - Residential/Local	8	2	A - AC	251	30	7,530	69	38	62	0	7/3/2023
CAJON	5E6740	CAJON AVE	GREENVILLE DR	END OF STREET	R - Residential/Local	8	2	O - AC/AC	210	28	5,880	74	69	31	0	6/26/2023
CAJON	5E6780	CAJON AVE	VINE AVE	LINDA VISTA ST	R - Residential/Local	8	2	O - AC/AC	477	30	14,310	88	26	69	5	6/26/2023
CAJON	5E6935	CAJON AVE	ALASKA AVE	END OF STREET	R - Residential/Local	8	2	A - AC	314	30	9,420	50	46	54	0	6/26/2023
CAJON	5E6940	CAJON AVE	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	A - AC	522	30	15,660	30	69	28	4	7/3/2023
CAJON	5E6950	CAJON AVE	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	A - AC	180	28	5,040	60	72	28	0	7/3/2023
CAJON	6E8700	CAJON AVE	CAJON CIRCLE	MICHELLE ST	R - Residential/Local	10	2	A - AC	421	30	12,630	50	47	53	0	6/30/2023
CAJON	6E8690	CAJON CIRCLE	CAJON AVE	END OF STREET	R - Residential/Local	10	2	A - AC	222	30	6,660	46	54	46	0	6/30/2023
CALLEB	11H550	CALLE BAJA AVE	FORECASTLE AVE (WB ONLY)	CITY BOUNDARY (WB ONLY)	R - Residential/Local	12	2	O - AC/AC	1,641	18	29,538	39	84	16	0	7/13/2023
CALVAD	4F4620	CALVADOS AVE	NORMA AVE	S GARVEY AVE	R - Residential/Local	8	2	O - AC/AC	360	30	10,800	59	61	39	0	7/13/2023
CALVAD	4F4630	CALVADOS AVE	WALNUT CREEK PKWY	NORMA AVE	R - Residential/Local	8	2	O - AC/AC	305	38	11,590	78	51	46	3	7/13/2023
CAMBRI	6E8570	CAMBRIDGE CT	DOUBLEGROVE ST	END OF STREET	R - Residential/Local	7	2	O - AC/AC	448	28	12,544	99	0	100	0	7/19/2023
CAMEOV	6F8740	CAMEO VISTA DR	SOUTH HILLS DR	HILLWARD AVE	R - Residential/Local	10	2	A - AC	1,450	38	55,100	91	75	25	0	6/30/2023
CAMILA	4C3750	CAMILA RD	GREENBERRY DR	EVANWOOD AVE	R - Residential/Local	5	2	A - AC	532	28	14,896	100	0	0	0	6/26/2023
CAMILA	4C3800	CAMILA RD	CARMENCITA DR	END OF STREET	R - Residential/Local	5	2	O - AC/AC	550	30	16,500	94	0	100	0	6/27/2023
CAMINO	10H474	CAMINO DE GLORIA	CALLE BAJA	MILLRIDGE DR	R - Residential/Local	12	2	O - AC/AC	223	36	8,028	92	0	100	0	7/13/2023
CAMINO	11H551	CAMINO DE ROSA	POINT CEDAR DR	CITY BOUNDARY	R - Residential/Local	12	2	A - AC	107	36	3,852	94	0	100	0	7/13/2023
CAMINO	10H470	CAMINO DE TEODORO	MILLRIDGE DR	HILLTONIA DR	R - Residential/Local	12	2	A - AC	298	28	8,344	100	0	0	0	7/13/2023
CAMPAN	4H5170	CAMPANA FLORES DR	CORTEZ ST	CORTEZ ST	R - Residential/Local	9	2	O - AC/AC	980	24	23,520	88	73	27	0	7/26/2023
CAMPER	6E8520	CAMPER DR	MAPLEGROVE ST	END OF STREET	R - Residential/Local	7	2	O - AC/AC	235	26	6,110	82	0	100	0	8/9/2023
CARLTO	2C1300	CARLTON AVE	SUNSET AVE	ELLEN DR	R - Residential/Local	1	2	O - AC/AC	1,300	30	39,000	85	0	100	0	7/26/2023
CARLTO	2D1860	CARLTON AVE	MAPLEWOOD AVE	OSBORN AVE	R - Residential/Local	2	2	O - AC/AC	526	30	15,780	83	0	100	0	7/26/2023
CARLTO	2D1940	CARLTON AVE	CARVOL AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	245	30	7,350	71	28	69	3	7/26/2023
CARMEN	9F9420	CARMEN ST	CECELIA ST	CINDY ST	R - Residential/Local	11	2	A - AC	331	36	11,916	75	34	53	13	7/12/2023
CARMEN	4C3810	CARMENCITA DR	MARGARITA DR	SERVICE AVE	R - Residential/Local	5	2	O - AC/AC	575	30	17,250	89	12	88	0	6/27/2023
CARVOL	2D2070	CAROLINE ST	PUENTE AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	1,240	38	47,120	73	15	85	0	6/29/2023
CARVOL	2D2075	CAROLINE ST	CARLTON AVE	SWANEE LN	R - Residential/Local	2	2	O - AC/AC	510	30	15,300	67	38	62	0	7/26/2023
CAROLI	2F3110	CAROLINE ST	PUENTE AVE	END OF STREET	R - Residential/Local	3	2	O - AC/AC	582	30	17,460	78	12	88	0	7/14/2023
CARVOL	3D2400	CAROLINE ST	VERNESS ST	MARBURY ST	R - Residential/Local	2	2	O - AC/AC	735	30	22,050	72	43	57	0	7/21/2023
CASAGR	6F8720	CASA GRANDE DR	MICHELLE ST	SOUTH HILLS DR	R - Residential/Local	10	2	A - AC	750	38	28,500	61	75	25	0	6/30/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order (A-Z)

CASAGR	6F8721	CASA GRANDE DR	SOUTH HILLS DR	HOLLENCREST DR	R - Residential/Local	10	2	A - AC	221	38	8,398	79	42	56	2	6/30/2023
CASALI	6F8760	CASA LINDA DR	HILLWARD AVE	SOUTH HILLS DR	R - Residential/Local	10	2	A - AC	906	30	27,180	68	67	33	0	6/30/2023
CASALI	6F8785	CASA LINDA DR	HOLLENCREST DR	HIDDEN VALLEY DR	R - Residential/Local	10	2	A - AC	260	30	7,800	73	71	29	0	7/21/2023
CASAD	3C1730	CASAD AVE	WEST END OF STREET	EAST END OF STREET	R - Residential/Local	1	2	O - AC/AC	545	34	18,530	57	58	42	0	8/11/2023
CASAD	3C1841	CASAD AVE	VINCENT AVE	END OF STREET	R - Residential/Local	1	2	A - AC	256	30	7,680	59	34	65	2	8/4/2023
CASAD	3D2230	CASAD AVE	MAPLEWOOD AVE	END OF STREET	R - Residential/Local	2	2	A - AC	286	26	7,436	62	25	75	0	7/26/2023
CASAD	3D2490	CASAD AVE	CARVOL AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	204	26	5,304	46	65	35	0	7/26/2023
CASTLE	7F8610	CASTLE ROCK CT	HILLSIDE DR	END OF STREET	R - Residential/Local	10	2	A - AC	400	28	11,200	79	0	87	13	7/20/2023
CECELI	9F9427	CECELIA ST	CARMEN ST	CINDY ST	R - Residential/Local	11	2	A - AC	870	36	31,320	61	50	30	20	7/12/2023
CEDARB	4D4090	CEDARBROOK ST	ASHWOOD ST	PIMA AVE	R - Residential/Local	6	2	O - AC/AC	545	30	16,350	80	38	62	0	7/12/2023
CEDARW	3B1060	CEDARWOOD ST	ARDILLA AVE	PUENTE AVE	R - Residential/Local	1	2	A - AC	900	34	34,200	57	12	54	34	7/5/2023
CEDARW	3B1070	CEDARWOOD ST	HAVENBROOK ST	ARDILLA AVE	R - Residential/Local	1	2	A - AC	528	38	20,064	59	27	27	46	7/5/2023
CHALBU	2C1320	CHALBURN AVE	SWANEE LN	PUENTE AVE	R - Residential/Local	1	2	A - AC	1,215	30	36,450	49	67	33	0	7/3/2023
CHALBU	3C1450	CHALBURN AVE	PACIFIC LN	WORKMAN AVE	R - Residential/Local	1	2	A - AC	675	28	18,900	80	61	35	4	7/3/2023
CHALBU	3C1505	CHALBURN AVE	PADRE DR	END OF STREET	R - Residential/Local	1	2	A - AC	210	30	6,300	45	42	58	0	7/3/2023
CHANCE	10G437	CHANCE ST	SHAKESPEARE DR	GEHRIG ST	R - Residential/Local	11	2	A - AC	338	36	12,168	86	0	72	28	7/19/2023
CHANNI	3B1170	CHANNING ST	WILLOW AVE	ARDILLA AVE	R - Residential/Local	1	2	A - AC	951	34	36,138	86	0	51	49	7/3/2023
CHAPMA	2D1880	CHAPMAN ST	ROWLAND AVE	PUENTE AVE	R - Residential/Local	1	2	O - AC/AC	1,300	38	49,400	53	64	36	0	7/26/2023
CHAPMA	3D2450	CHAPMAN ST	GREENDALE ST	ROWLAND AVE	R - Residential/Local	1	2	A - AC	750	38	28,500	76	46	54	0	7/21/2023
CHARLI	5G7510	CHARLINDA AVE	CAMERON AVE	CITRUS ST	R - Residential/Local	9	2	O - AC/AC	1,045	30	31,350	85	0	100	0	7/3/2023
CHARLI	5D6260	CHARLINDA ST	VALINDA AVE	GRETITA AVE	R - Residential/Local	6	2	A - AC	962	30	28,860	43	52	48	0	6/28/2023
CHARLI	5E6850	CHARLINDA ST	FERNWOOD ST	FLEETWELL AVE	R - Residential/Local	7	2	O - AC/AC	705	37	26,085	69	61	39	0	6/28/2023
CHARLI	5G7480	CHARLINDA ST	BARRANCA ST	LA SERENA DR	R - Residential/Local	9	2	A - AC	480	28	13,440	71	88	12	0	8/8/2023
CHARLI	5H7640	CHARLINDA ST	FORESDALE AVE	END OF STREET	R - Residential/Local	9	2	A - AC	410	30	12,300	98	0	100	0	7/26/2023
CHARLI	5H7680	CHARLINDA ST	WHITEBIRCH DR	TRONA AVE	R - Residential/Local	9	2	O - AC/AC	340	30	10,200	100	0	0	0	7/26/2023
CHARVE	4H5180	CHARVERS AVE	CORTEZ ST	WHITEBIRCH DR	R - Residential/Local	9	2	O - AC/AC	580	30	17,400	58	41	57	1	7/26/2023
CHARVE	4H5220	CHARVERS AVE	VIRGINIA AVE	CORTEZ ST	R - Residential/Local	9	2	O - AC/AC	1,519	35	53,165	53	61	38	1	7/26/2023
CHASE	7D8970	CHASE WY	WEST END OF STREET	EAST END OF STREET	R - Residential/Local	7	2	O - AC/AC	386	28	10,808	72	0	64	36	8/10/2023
CHERRY	4E4240	CHERRYWOOD ST	WALNUT CREEK PKWY	HOLLY OAK DR	R - Residential/Local	7	2	A - AC	920	38	34,960	79	48	52	0	7/13/2023
CHERRY	4E4250	CHERRYWOOD ST	STUART AVE	SOUTH GARVEY AVE (S)	R - Residential/Local	7	2	A - AC	490	37	18,130	83	0	100	0	7/12/2023
CHERRY	4E4252	CHERRYWOOD ST	SOUTH GARVEY AVE (S)	JAMES AVE	R - Residential/Local	7	2	A - AC	455	37	16,835	84	19	57	23	7/12/2023
CHERRY	4E4255	CHERRYWOOD ST	JAMES AVE	SOUTH GARVEY AVE (N)	R - Residential/Local	7	2	A - AC	145	38	5,510	79	26	74	0	8/7/2023
CHETNE	3C1720	CHETNEY DR	ORANGE AVE	CONLON AVE	R - Residential/Local	1	2	A - AC	824	30	24,720	62	34	66	0	7/14/2023
CHRIST	9F9423	CHRISTIE LN	WOODGATE DR	CARMEN ST	R - Residential/Local	11	2	A - AC	115	36	4,140	79	57	43	0	7/12/2023
CHRIST	4D4010	CHRISTOPHER ST	SANDY HOOK ST	GLENORA AVE	R - Residential/Local	5	2	O - AC/AC	670	38	25,460	85	20	77	3	6/28/2023
CINDY	9F9425	CINDY ST	CECELIA ST	CARMEN ST	R - Residential/Local	11	2	A - AC	662	36	23,832	72	30	53	17	7/12/2023
CLYDEW	3B1240	CLYDEWOOD AVE	BROMLEY AVE	ARDILLA AVE	R - Residential/Local	1	2	O - AC/AC	630	38	23,940	81	40	60	0	7/3/2023
CONLON	2C1360	CONLON AVE	PUENTE AVE	LOUISA AVE	R - Residential/Local	1	2	A - AC	700	38	26,600	89	0	100	0	6/29/2023
CONLON	3C1510	CONLON AVE	WORKMAN AVE	ELDERO AVE	R - Residential/Local	1	2	O - AC/AC	1,975	30	59,250	76	65	35	0	7/14/2023
CONLON	3C1680	CONLON AVE	HARBERT ST	WORKMAN AVE	R - Residential/Local	1	2	A - AC	796	26	20,696	58	55	45	0	7/14/2023
CONLON	5B5500	CONLON AVE	FRANCISQUITO AVE	GLENMERE ST	R - Residential/Local	4	2	O - AC/AC	1,040	36	37,440	100	0	0	0	6/26/2023
CONLON	5B5670	CONLON AVE	GLENMERE ST	DURNESS ST	R - Residential/Local	4	2	O - AC/AC	1,340	38	50,920	55	74	26	0	6/26/2023
CONLON	6A3350	CONLON AVE	FRANCISQUITO AVE	DELVALE ST	R - Residential/Local	4	2	O - AC/AC	1,094	39	42,666	100	0	0	0	6/30/2023
CONLON	6A3355	CONLON AVE	FAIRGROVE AVE	NOLANDELA ST	R - Residential/Local	4	2	O - AC/AC	813	38	30,894	67	57	43	0	7/5/2023
CORAK	5A5280	CORAK ST	WILLOW AVE	SIESTA AVE	R - Residential/Local	4	2	O - AC/AC	1,041	28	29,148	94	5	90	5	6/27/2023
CORAK	5A5400	CORAK ST	RAMA DR	END OF STREET	R - Residential/Local	4	2	A - AC	562	26	14,612	97	0	100	0	6/30/2023
CORALT	5F7075	CORALT TREE DR	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	A - AC	200	30	6,000	70	69	31	0	7/3/2023
CORALT	5F7070	CORALTREE DR	CAMERON AVE	THACKERY ST	R - Residential/Local	8	2	A - AC	980	30	29,400	44	48	52	0	7/3/2023
CORDOV	5H7520	CORDOVA CT	LAS ROSAS DR	END OF STREET	R - Residential/Local	10	2	A - AC	760	28	21,280	63	0	100	0	7/26/2023
CORONA	5D6995	CORONADO AVE	GREENVILLE DR	END OF STREET	R - Residential/Local	6	2	O - AC/AC	258	28	7,224	53	64	34	2	6/28/2023
COUNTR	6F8686	COUNTRYWOOD LN	SANDY HILL DR	HIDDEN VALLEY DR	R - Residential/Local	10	2	A - AC	1,680	28	47,040	71	0	39	61	7/21/2023
COURTN	9E9334	COURTNAY CIR	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	A - AC	140	28	3,920	67	0	48	52	7/14/2023
CRAIG	5D6400	CRAIG DR	VINE AVE	END OF STREET	R - Residential/Local	6	2	A - AC	227	28	6,356	64	54	46	0	6/29/2023
CRAIG	5D6460	CRAIG DR	VINE AVE	MERCED AVE	R - Residential/Local	6	2	A - AC	1,261	38	47,918	55	50	50	0	6/29/2023
CRAIG	5D6590	CRAIG DR	HERRING AVE	END OF STREET	R - Residential/Local	6	2	A - AC	213	30	6,390	53	62	38	0	6/29/2023
CRAIG	5D6600	CRAIG DR	CAMERON AVE	HOLLY PL	R - Residential/Local	6	2	O - AC/AC	635	30	19,050	70	0	100	0	6/29/2023
CRAIG	6D8340	CRAIG DR	FRANCISQUITO AVE	ALWOOD ST	R - Residential/Local	6	2	A - AC	466	36	16,776	50	69	31	0	6/29/2023
CRAIGL	3H3292	CRAIGLEE CIR	MIRIAM DR	END OF STREET	R - Residential/Local	3	2	O - AC/AC	115	30	3,450	73	50	50	0	8/8/2023
CRAVAT	10F365	CRAVATH CT	TUESDAY DR	END OF STREET	R - Residential/Local	11	2	A - AC	622	28	17,416	63	0	71	29	7/19/2023
CRESC	6F8685	CRESCENT VIEW DR	SANDY HILLS DR	END OF STREET	R - Residential/Local	10	2	A - AC	590	26	15,340	74	0	100	0	7/21/2023
CRUMLE	4C3850	CRUMLEY ST	BRUCE AVE	EAST END OF STREET	R - Residential/Local	5	2	O - AC/AC	528	30	15,840	83	70	30	0	6/28/2023
CRUMLE	4C3860	CRUMLEY ST	BRUCE AVE	WEST END OF STREET	R - Residential/Local	5	2	O - AC/AC	186	29	5,394	86	0	100	0	6/28/2023
CRUMLE	5C5720	CRUMLEY ST	DUFF AVE	CALIFORNIA AVE	R - Residential/Local	5	2	A - AC	898	28	25,144	88	25	75	0	6/28/2023
CRUMLE	5C5885	CRUMLEY ST	EVANWOOD AVE	GREENBERRY DR	R - Residential/Local	5	2	O - AC/AC	496	30	14,880	64	58	42	0	6/26/2023
CUMBER	7E9080	CUMBERLAND DR	RENOWN TER	NELSON ST	R - Residential/Local	7	2	O - AC/AC	1,520	36	54,720	98	0	0	100	7/14/2023
CYNTHI	10G443	CYNTHIA CT	AMANDA ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	411	28	11,508	90	0	57	43	7/13/2023
DALEWO	4D4060	DALEWOOD ST	GARDEN GLEN AVE	GLENORA AVE	R - Residential/Local	6	2	O - AC/AC	322	38	12,236	67	49	51	0	7/12/2023
DALEWO	4D4065	DALEWOOD ST	GARDEN GLEN ST	ASHDALE ST	R - Residential/Local	6	2	O - AC/AC	520	36	18,720	78	29	71	0	7/12/2023
DANCOV	4F4660	DANCOVE DR	CORTEZ ST	RIO VERDE DR	R - Residential/Local	8	2	A - AC	1,070	38	40,660	72	26	74	0	6/27/2023
DANCOV	5F7080	DANCOVE DR	MONTEZUMA WY	MONTEZUMA WY	R - Residential/Local	10	2	A - AC	990	28	27,720	75	66	34	0	7/21/2023
DANCOV	5F7200	DANCOVE DR	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	A - AC	756	30	22,680	58	36	56	8	7/3/2023
DANES	2E2610	DANES DR	END OF STREET	PHILLIPS AVE	R - Residential/Local	3	2	O - AC/AC	446	38	16,948	75	34	65	1	7/26/2023
DANES	2E2730	DANES DR	LARK ELLEN AVE	BUTTERFIELD RD	R - Residential/Local	2	2	O - AC/AC	807	38	30,666	85	0	100	0	7/14/2023
DANESD	92A9018	DANES DR	AZUSA AVE	END OF STREET	R - Residential/Local	3	2	A - AC	139	36	5,004	67	15	85	0	8/11/2023
DANIEL	5F7290	DANIELS AVE	HILLWARD AVE	HOLLENBECK ST	R - Residential/Local	8	2	O - AC/AC	1,140	30	34,200	71	56	44	0	7/3/2023
DAWLEY	4D3950	DAWLEY AVE	SERVICE AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	205	30	6,150	63	44	56	0	6/28/2023
DAWLEY	5D6270	DAWLEY AVE	CAMERON AVE	MOBECK ST	R - Residential/Local	6	2	A - AC	650	38	24,700	56	47	49	4	6/28/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order (A-Z)

DAWLEY	5D6275	DAWLEY AVE	LARKWOOD AVE	MOBECK ST	R - Residential/Local	6	2	A - AC	191	33	6,303	79	39	51	10	6/28/2023
DAWNRI	9E9345	DAWN RIDGE PL	ALTAMIRA DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	332	28	9,296	77	0	98	2	7/12/2023
DEE	9F9437	DEE LN	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	A - AC	302	36	10,872	81	0	59	41	7/12/2023
DELCEER	5F7310	DEL CERRO AVE	LOLITA ST	DEL CERRO DR	R - Residential/Local	8	2	O - AC/AC	320	30	9,600	81	30	70	0	6/30/2023
DELCEER	5E6900	DEL CERRO DR	DEL CERRO AVE	END OF STREET	R - Residential/Local	8	2	A - AC	500	30	15,000	65	54	46	0	6/30/2023
DELNOR	3C1560	DEL NORTE ST	NORA AVE	HOLLOW AVE	R - Residential/Local	1	2	O - AC/AC	792	38	30,096	93	0	100	0	6/29/2023
DELHAV	6B7830	DELHAVEN AVE	CALIFORNIA AVE	BROADMOOR AVE	R - Residential/Local	5	2	O - AC/AC	992	38	37,696	81	61	39	0	7/5/2023
DELHAV	5B5460	DELHAVEN ST	ORANGE AVE	CONLON AVE	R - Residential/Local	4	2	A - AC	774	38	29,412	100	0	0	0	6/30/2023
DELHAV	5B5540	DELHAVEN ST	CABANA AVE	TONOPAH AVE	R - Residential/Local	4	2	A - AC	570	30	17,100	100	0	0	0	6/30/2023
DELIA	9ZA9000	DELIA PL	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	A - AC	724	32	23,168	66	25	75	0	8/10/2023
DELORE	9F9440	DELORES ST	DEE LN	ELENA AVE	R - Residential/Local	11	2	O - AC/AC	817	36	29,412	77	0	82	18	7/12/2023
DELVAL	6A3360	DELVALE ST	SUNSET AVE	TONOPAH AVE	R - Residential/Local	4	2	O - AC/AC	900	34	30,600	100	0	0	0	6/30/2023
DELVAL	6A3370	DELVALE ST	ORANGE AVE	TONOPAH AVE	R - Residential/Local	4	2	O - AC/AC	925	38	35,150	100	0	0	0	6/30/2023
DELVAL	6B7910	DELVALE ST	SHADYDALE AVE	BROADMOOR AVE	R - Residential/Local	5	2	O - AC/AC	644	38	24,472	84	43	57	0	6/30/2023
DENNIS	3C1580	DENNIS PL	ROBERTO AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	188	30	5,640	69	32	53	14	7/21/2023
DEODAR	4F4700	DEODAR AVE	HOLLENBECK ST	END OF STREET	R - Residential/Local	8	2	O - AC/AC	275	30	8,250	88	0	100	0	8/10/2023
DEODAR	4F4720	DEODAR AVE	BAYMAR ST	END OF STREET	R - Residential/Local	8	2	O - AC/AC	470	28	13,160	69	54	46	0	7/20/2023
DEREK	7D8945	DEREK COURT	EDENVIEW LN	END OF STREET	R - Residential/Local	7	2	A - AC	144	30	4,320	83	0	100	0	7/14/2023
DEVERS	4B3660	DEVERS ST	VAN HORN AVE	END OF STREET	R - Residential/Local	4	2	A - AC	369	30	11,070	100	0	0	0	8/11/2023
DEVERS	5B5590	DEVERS ST	SHADYDALE AVE	END OF STREET	R - Residential/Local	5	2	A - AC	408	30	12,240	76	10	36	55	6/28/2023
DEVERS	5C5950	DEVERS ST	BROADMOOR AVE	SHADYDALE AVE	R - Residential/Local	5	2	O - AC/AC	247	30	7,410	93	0	100	0	6/28/2023
DIANE	7D8890	DIANE PL	SCOTT RD	KELLY WY	R - Residential/Local	7	2	A - AC	354	33	11,682	86	0	79	21	8/9/2023
DONNAB	4E4420	DONNA BETH AVE	LARKWOOD ST	END OF STREET	R - Residential/Local	8	2	A - AC	396	30	11,880	62	37	40	23	7/3/2023
DONNAB	5E6760	DONNA BETH AVE	VINE AVE	LINDA VISTA ST	R - Residential/Local	8	2	O - AC/AC	477	30	14,310	93	0	100	0	6/26/2023
DONNAB	5E6860	DONNA BETH AVE	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	A - AC	180	28	5,040	70	66	34	0	7/3/2023
DONNAB	5E6910	DONNA BETH AVE	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	A - AC	517	28	14,476	37	57	43	0	7/3/2023
DONNAB	5E6930	DONNA BETH AVE	VINE AVE	ALASKA ST	R - Residential/Local	8	2	O - AC/AC	573	30	17,190	78	21	59	21	6/26/2023
DONNAB	5F7150	DONNA BETH AVE	GREENVILLE DR	END OF STREET	R - Residential/Local	8	2	O - AC/AC	210	28	5,880	88	14	86	0	6/26/2023
DONNAB	6F8665	DONNA BETH AVE	AROMA DR	CALICO ST (PRIVATE STREET)	R - Residential/Local	10	2	O - AC/AC	615	38	23,370	58	40	32	28	8/9/2023
DONNAB	6F8680	DONNA BETH AVE	HEATH TER	MICHELLE ST	R - Residential/Local	10	2	A - AC	810	30	24,300	52	43	52	5	6/30/2023
DONNAB	7F9231	DONNA BETH AVE	AROMA DR	CALICO ST	R - Residential/Local	10	2	O - AC/AC	1,345	38	51,110	81	27	70	4	8/9/2023
DORE	7D8875	DORE ST	EDENVIEW LN	END OF STREET	R - Residential/Local	7	2	O - AC/AC	374	30	11,220	89	49	51	0	7/14/2023
DORE	8D9233	DORE ST	GRAND VIEW LN	VALINDA AVE	R - Residential/Local	7	2	O - AC/AC	1,392	35	48,720	85	0	79	21	8/9/2023
DOROTH	9F9467	DOROTHY ST	ELENA AVE	END OF STREET	R - Residential/Local	11	2	O - AC/AC	461	28	12,908	80	0	50	50	7/12/2023
DOUBLE	5A5290	DOUBLEGROVE ST	SIESTA AVE	WILLOW AVE	R - Residential/Local	4	2	A - AC	1,041	28	29,148	100	0	0	0	6/27/2023
DOUBLE	5A5310	DOUBLEGROVE ST	RAMA DR	END OF STREET	R - Residential/Local	4	2	A - AC	477	26	12,402	95	0	100	0	6/30/2023
DOUBLE	5A5350	DOUBLEGROVE ST	ORANGE AVE	SANDIA AVE	R - Residential/Local	4	2	A - AC	294	34	9,996	77	29	71	0	6/30/2023
DOUBLE	6B7750	DOUBLEGROVE ST	ST. MALO ST	CITY BOUNDARY	R - Residential/Local	5	2	O - AC/AC	185	28	5,180	72	21	79	0	7/5/2023
DOUBLE	6E8560	DOUBLEGROVE ST	GRENABLE AVE	1628 DOUBLEGROVE ST	R - Residential/Local	7	2	O - AC/AC	1,030	36	37,080	89	0	100	0	7/19/2023
DOUBLE	6E8562	DOUBLEGROVE ST	1628 DOUBLEGROVE ST	SEASON AVE	R - Residential/Local	7	2	O - AC/AC	720	26	18,720	85	29	71	0	7/19/2023
DRYCRE	9ZA9001	DRYCREEK DR	HOLT AVE	SPRINGCREEK DR	R - Residential/Local	9	2	A - AC	670	28	18,760	82	0	100	0	8/10/2023
DRYDEN	7D9035	DRYDEN LN	HARRINGTON WY	END OF STREET	R - Residential/Local	7	2	A - AC	330	38	12,540	92	0	100	0	8/10/2023
DUFF	5C5770	DUFF AVE	SVEND - BARBARA	END OF STREET	R - Residential/Local	5	2	A - AC	687	28	19,236	90	36	64	0	6/28/2023
DUFF	6C8040	DUFF AVE	LUCILLE AVE	MICHELLE ST	R - Residential/Local	5	2	A - AC	330	38	12,540	100	0	0	0	6/26/2023
DURNES	5B5100	DURNES ST	ORANGE AVE	SUNKIST AVE	R - Residential/Local	4	2	O - AC/AC	798	38	30,324	100	0	0	0	6/27/2023
DURNES	5B5560	DURNES ST	ORANGE AVE	SUNSET AVE	R - Residential/Local	4	2	O - AC/AC	2,055	38	78,090	56	74	23	3	6/26/2023
DURNES	5B5630	DURNES ST	SUNSET AVE	CALIFORNIA AVE	R - Residential/Local	5	2	A - AC	1,855	38	70,490	73	73	27	0	6/26/2023
DURNES	6C8080	DURNES ST	SANDY HOOK ST	END OF STREET	R - Residential/Local	5	2	O - AC/AC	538	30	16,140	84	27	73	0	6/26/2023
EASTHI	5H7660	EAST HILLS DR	HILLSIDE DR	CAMERON AVE	R - Residential/Local	10	2	A - AC	2,575	30	77,250	65	28	64	7	7/21/2023
EASTHI	9ZA9033	EAST HILLS DR	HILLSIDE DR	END OF STREET	R - Residential/Local	10	2	A - AC	1,168	28	32,704	65	62	38	0	8/11/2023
EASTNO	11G495	EASTNOR AVE	FENMEAD ST	HIGHCASTLE ST	R - Residential/Local	12	2	O - AC/AC	229	32	7,328	93	0	100	0	7/20/2023
ECKERM	2D1950	ECKERMAN AVE	TOLAND AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	470	30	14,100	65	10	69	21	7/26/2023
ECKERM	2D1970	ECKERMAN AVE	VINCENT AVE	OSBORN AVE	R - Residential/Local	2	2	O - AC/AC	835	30	25,050	84	7	89	4	7/26/2023
ECKERM	2E2640	ECKERMAN AVE	HOMEREST AVE	EILEEN AVE	R - Residential/Local	2	2	O - AC/AC	300	38	11,400	71	60	40	0	7/14/2023
ECKERM	2E2740	ECKERMAN AVE	BUTTERFIELD RD	LEAF AVE	R - Residential/Local	2	2	O - AC/AC	306	38	11,628	74	41	47	12	7/14/2023
ECKERM	2E2750	ECKERMAN AVE	LARK ELLEN AVE	END OF SREET	R - Residential/Local	2	2	A - AC	553	30	16,590	60	26	59	15	7/27/2023
ECKERM	3C1850	ECKERMAN AVE	ELLEN DR	SUNSET AVE	R - Residential/Local	1	2	O - AC/AC	1,300	30	39,000	57	56	15	29	7/26/2023
ECKERM	3E2970	ECKERMAN AVE	CITY BOUNDARY (ARMEL DR)	PHILLIPS AVE	R - Residential/Local	3	2	A - AC	630	38	23,940	63	45	50	6	7/26/2023
ECKERM	3E2980	ECKERMAN AVE	PHILLIPS AVE	END OF STREET	R - Residential/Local	3	2	O - AC/AC	446	38	16,948	74	54	46	0	7/26/2023
ECKERM	9ZA9020	ECKERMAN AVE	AZUSA AVE	END OF STREET	R - Residential/Local	3	2	A - AC	149	36	5,364	68	0	100	0	8/11/2023
ECLIPS	7D8920	ECLIPSE WY	LYNDA LN	JENNIFER PL	R - Residential/Local	7	2	A - AC	942	35	32,970	79	0	55	45	8/9/2023
EDDESS	5G7530	EDDES ST	MAGNOLIA AVE	CITRUS ST	R - Residential/Local	8	2	A - AC	478	28	13,384	38	62	37	1	7/3/2023
EDDES	5G7580	EDDES ST	LA SERENA DR	END OF STREET	R - Residential/Local	10	2	A - AC	623	28	17,444	60	63	37	0	7/26/2023
EDDES	5H7620	EDDES ST	LA SERENA DR	END OF STREET	R - Residential/Local	10	2	A - AC	474	30	14,220	76	65	35	0	7/26/2023
EDENVI	7D8895	EDENVIEW LN	MERRYL LN	ADUL ST	R - Residential/Local	7	2	A - AC	1,590	35	55,650	94	0	91	9	8/9/2023
EDIE	5F7330	EDIE ST	HOLLENBECK ST	END OF STREET	R - Residential/Local	8	2	O - AC/AC	230	30	6,900	84	0	46	54	6/30/2023
EDITH	3C1770	EDITH ST	ROWLAND AVE	CASAD AVE	R - Residential/Local	1	2	O - AC/AC	367	38	13,946	62	67	33	0	7/14/2023
EILEEN	2E2650	EILEEN AVE	PUENTE AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	698	38	26,524	72	1	66	33	8/3/2023
EILEEN	2E2680	EILEEN AVE	LOUISA AVE	END OF STREET	R - Residential/Local	2	2	A - AC	167	28	4,676	65	7	93	0	8/3/2023
ELCAMI	11H519	EL CAMINO ESPLANADE	FORECASTLE AVE	CITY BOUNDARY	R - Residential/Local	12	2	A - AC	142	36	5,112	42	38	62	0	7/13/2023
ELDER	4B3590	ELDER ST	MEEKER AVE	SUNKIST AVE	R - Residential/Local	4	2	A - AC	452	34	15,368	100	0	0	0	8/11/2023
ELDER	4B3620	ELDER ST	VAN HORN AVE	SUNKIST AVE	R - Residential/Local	4	2	A - AC	416	34	14,144	100	0	0	0	8/8/2023
ELDORA	2D1980	EL-DORADO ST	VINCENT AVE	CARVOL AVE	R - Residential/Local	2	2	O - AC/AC	1,570	30	47,100	68	35	64	2	6/29/2023
ELDORA	2D2080	EL-DORADO ST	GREENBERRY AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	395	30	11,850	90	0	100	0	7/26/2023
ELDORA	3C1470	EL-DORADO ST	LA SENA AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	423	30	12,690	83	8	92	0	7/3/2023
ELDRED	2C1330	ELDRED AVE	ORANGE AVE	CONLON AVE	R - Residential/Local	1	2	O - AC/AC	826	38	31,388	85	14	86	0	7/14/2023
ELDRED	2C1335	ELDRED AVE	CONLON AVE	NORA AVE	R - Residential/Local	1	2	O - AC/AC	310	30	9,300	88	0	100	0	7/14/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order (A-Z)

ELENA	9F9443	ELENA AVE	DOROTHY ST	END OF STREET	R - Residential/Local	11	2	A - AC	510	36	18,360	80	0	64	36	7/12/2023
ELENA	9F9463	ELENA AVE	DOROTHY ST	EVANGELINA ST	R - Residential/Local	11	2	A - AC	955	36	34,380	82	0	47	53	7/12/2023
ELGENI	2D2040	ELGENIA AVE	CARYOL AVE	ASTELL AVE	R - Residential/Local	2	2	O - AC	480	38	18,240	79	8	92	0	6/29/2023
ELGENI	2D2050	ELGENIA AVE	VINCENT AVE	CARYOL AVE	R - Residential/Local	2	2	A - AC	1,534	30	46,020	75	12	72	16	6/29/2023
ELGENI	2C1430	ELGENIA ST	NORA AVE	YALETON AVE	R - Residential/Local	1	2	O - AC/AC	585	30	17,550	84	0	100	0	6/29/2023
ELGENI	2D2060	ELGENIA ST	CITY BOUNDARY (E/ GREENBERRY AVE)	END OF STREET	R - Residential/Local	1	2	A - AC	180	30	5,400	66	35	55	10	7/28/2023
ELLEN	2D2130	ELLEN DR	LOUISA AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	150	30	4,500	99	0	47	53	7/26/2023
ELLEN	2D2150	ELLEN DR	ECKERMAN AVE	ECKERMAN AVE	R - Residential/Local	1	2	O - AC/AC	350	30	10,500	75	38	62	0	7/26/2023
ELLEN	3D2430	ELLEN DR	NORTH GARVEY AVE	WORKMAN AVE	R - Residential/Local	1	2	O - AC/AC	986	38	37,460	60	63	37	0	7/13/2023
ELLEN	3D2530	ELLEN DR	ROWLAND AVE	WORKMAN AVE	R - Residential/Local	1	2	O - AC/AC	1,265	38	48,070	65	52	47	1	7/21/2023
ELLESF	11G487	ELLESFORD AVE	VALLEY VIEW AVE	HOLLINGWORTH ST	R - Residential/Local	12	2	A - AC	978	36	35,208	55	52	48	0	7/20/2023
EMERAL	4G4940	EMERALD AVE	ROSE MARY DR	SUNSET HILL DR	R - Residential/Local	9	2	A - AC	323	37	11,951	51	47	53	0	8/8/2023
EMILY	5D6300	EMILY DR	PORTNER ST	MERLINDA ST	R - Residential/Local	6	2	O - AC/AC	180	38	6,840	83	0	100	0	6/28/2023
ERICA	9F9433	ERICA AVE	EVANGELINA AVE	END OF STREET	R - Residential/Local	11	2	A - AC	620	28	17,360	76	0	57	43	7/12/2023
ERIN	9F9465	ERIN CT	EVANGELINA ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	105	77	8,085	72	0	69	31	7/12/2023
EVANGE	9F9460	EVANGELINA ST	ELENIA ST	WOODGATE DR	R - Residential/Local	11	2	O - AC/AC	1,204	36	43,344	72	0	58	42	7/12/2023
EVANWO	4C3730	EVANWOOD AVE	CAMERON AVE	SERVICE AVE	R - Residential/Local	5	2	A - AC	904	38	34,325	100	0	0	0	6/26/2023
EVANWO	4C3740	EVANWOOD AVE	GLENDAL ST	SERVICE AVE	R - Residential/Local	5	2	O - AC/AC	555	38	21,090	87	49	51	0	6/28/2023
EVANWO	4C3820	EVANWOOD AVE	VINE AVE	CAMERON AVE	R - Residential/Local	5	2	A - AC	1,585	38	60,230	99	50	0	50	6/26/2023
EVANWO	5B5650	EVANWOOD AVE	DURNESST ST	MERCED AVE	R - Residential/Local	5	2	A - AC	1,162	38	44,156	99	49	2	49	6/26/2023
EVANWO	5C6010	EVANWOOD AVE	VINE AVE	MERCED AVE	R - Residential/Local	5	2	A - AC	985	38	37,430	99	50	0	50	6/26/2023
EVELYN	9F9424	EVELYN AVE	EVANGELINDA AVE	END OF STREET	R - Residential/Local	11	2	O - AC/AC	505	28	14,140	73	0	48	52	7/12/2023
EVENIN	92A9002	EVENINGSIDE DR	FAIRGROVE AVE	BRENTWOOD DR	R - Residential/Local	7	2	A - AC	1,868	36	67,248	96	0	68	32	7/19/2023
EVERGR	5F7190	EVERGREEN AVE	SHASTA ST	CITRUS AVE	R - Residential/Local	8	2	O - AC/AC	2,450	30	73,500	72	55	44	1	6/27/2023
EVERGR	5G7500	EVERGREEN AVE	CITRUS ST	END OF STREET	R - Residential/Local	9	2	O - AC/AC	316	28	8,848	98	0	100	0	6/27/2023
EXETER	8E9275	EXETER CT	BRENTWOOD DR	END OF STREET	R - Residential/Local	7	2	O - AC/AC	280	28	7,840	87	0	100	0	7/14/2023
FAIRGO	92A9022	FAIRGROVE AVE	END OF STREET W	END OF STREET E	R - Residential/Local	10	2	A - AC	683	36	24,588	65	0	93	7	8/9/2023
FAIRRI	9E9337	FAIRRIDGE CIR	TEMPLE AVE	END OF STREET	R - Residential/Local	11	2	O - AC/AC	542	28	15,176	68	0	79	21	7/12/2023
FAIRWA	6G8800	FAIRWAY KNOLLS RD	MONTEZUMA WY	END OF STREET	R - Residential/Local	10	2	A - AC	1,000	28	28,000	57	0	74	26	7/21/2023
FAIRWA	3H3300	FAIRWAY LN	GRAND AVE	NORTH GARVEY AVE	R - Residential/Local	3	2	O - AC/AC	657	36	23,652	77	11	27	62	8/8/2023
FAITH	9F9387	FAITH ST	FLORA ST	FELICIA ST	R - Residential/Local	11	2	A - AC	651	36	23,436	62	31	56	13	7/14/2023
FARVIE	5G7560	FAR VIEW LN	SPRING MEADOW DR	END OF STREET	R - Residential/Local	10	2	O - AC/AC	930	15	13,950	72	17	83	0	7/26/2023
FARLIN	5A5250	FARLINGTON ST	WILLOW AVE	END OF STREET	R - Residential/Local	4	2	A - AC	1,015	30	30,450	100	0	0	0	6/27/2023
FARLIN	5B5150	FARLINGTON ST	SUNKIST AVE	END OF STREET	R - Residential/Local	4	2	O - AC/AC	540	30	16,200	100	0	0	0	8/8/2023
FARLIN	5B5550	FARLINGTON ST	CONLON AVE	ORANGE AVE	R - Residential/Local	4	2	A - AC	776	38	29,488	65	43	57	0	6/26/2023
FARLIN	5B5552	FARLINGTON ST	CONLON AVE	TONOPAH AVE	R - Residential/Local	4	2	O - AC/AC	124	38	4,712	100	0	0	0	6/26/2023
FARLIN	5B5580	FARLINGTON ST	SUNSET AVE	TONOPAH AVE	R - Residential/Local	4	2	A - AC	754	38	28,652	100	0	0	0	6/30/2023
FARLIN	5B5660	FARLINGTON ST	SHADYDALE AVE	END OF STREET	R - Residential/Local	5	2	O - AC/AC	610	30	18,300	95	0	100	0	7/5/2023
FARLIN	6B7810	FARLINGTON ST	BROADMOOR AVE	SHADYDALE AVE	R - Residential/Local	5	2	O - AC/AC	235	38	8,930	88	0	100	0	7/5/2023
FAYE	9F9378	FAYE LN	FRANCESCA DR	FELICIA ST	R - Residential/Local	11	2	A - AC	124	28	3,472	78	36	64	0	7/14/2023
FELICI	9F9376	FELICIA ST	FAITH ST	GABRIELLA ST	R - Residential/Local	11	2	A - AC	591	36	21,276	64	0	82	18	7/14/2023
FENMEA	11G498	FENMEAD ST	NOGALES ST	EASTNOR AVE	R - Residential/Local	12	2	O - AC/AC	239	30	7,170	50	83	17	0	7/20/2023
FENMEA	11G499	FENMEAD ST	EASTNOR AVE	END OF STREET	R - Residential/Local	12	2	O - AC/AC	659	30	19,770	72	48	52	0	7/20/2023
FERNT0	11H527	FERNTOWER AVE	HOLLINGWORTH ST	MORGANFIELD AVE	R - Residential/Local	12	2	A - AC	1,692	36	60,912	71	59	41	0	7/13/2023
FERNW0	4E4120	FERNW00D ST	SOUTH GARVEY AVE	STUART AVE	R - Residential/Local	7	2	A - AC	472	30	14,160	83	58	42	0	7/12/2023
FERWOO	4E4130	FERNW00D ST	SOUTH GARVEY AVE	END OF STREET	R - Residential/Local	7	2	A - AC	573	30	17,190	83	0	100	0	7/12/2023
FERNW0	4E4190	FERNW00D ST	WALNUT CREEK PKWY	HOLLY OAK DR	R - Residential/Local	7	2	A - AC	910	30	27,300	75	54	46	0	7/13/2023
FERNW0	4E4480	FERNW00D ST	CAMERON AVE	END OF STREET	R - Residential/Local	7	2	A - AC	1,027	36	36,972	83	60	40	0	6/28/2023
FERRAR	5H7710	FERRARI LN	CORTEZ ST	END OF STREET	R - Residential/Local	9	2	A - AC	361	28	10,108	98	0	100	0	7/26/2023
FIRCRO	4F4650	FIRCROFT ST	CORTEZ ST	END OF STREET	R - Residential/Local	8	2	A - AC	292	30	8,760	94	0	100	0	6/27/2023
FIRCRO	4F4670	FIRCROFT ST	CORTEZ ST	RIO VERDE DR	R - Residential/Local	8	2	A - AC	932	38	35,416	53	57	43	0	6/27/2023
FIRCRO	4F4760	FIRCROFT ST	WALNUT CREEK PKWY	S GARVEY AVE	R - Residential/Local	8	2	O - AC/AC	1,283	38	48,754	86	0	100	0	7/20/2023
FIRCRO	5F7180	FIRCROFT ST	VINE AVE	ALASKA ST	R - Residential/Local	8	2	O - AC/AC	718	30	21,540	80	20	80	0	7/3/2023
FIRCRO	5F7450	FIRCROFT ST	VINE AVE	END OF STREET	R - Residential/Local	10	2	O - AC/AC	730	30	21,900	83	33	67	0	7/3/2023
FLEET	3E2810	FLEETWELL AVE	MARDINA ST	WORKMAN AVE	R - Residential/Local	2	2	A - AC	960	28	26,880	72	38	62	0	6/27/2023
FLEETW	5E6630	FLEETWELL AVE	GREENVILLE DR	END OF STREET	R - Residential/Local	7	2	O - AC/AC	250	30	7,500	90	0	100	0	6/26/2023
FLEETW	5E6680	FLEETWELL AVE	PORTNER ST	END OF STREET	R - Residential/Local	7	2	O - AC/AC	245	28	6,860	88	21	79	0	6/26/2023
FLEETW	5E6840	FLEETWELL AVE	MOBECK ST	CHARLINDA ST	R - Residential/Local	7	2	O - AC/AC	329	37	12,173	74	75	25	0	6/28/2023
FLEETW	5E6890	FLEETWELL AVE	ALASKA AVE	THACKERY ST	R - Residential/Local	7	2	O - AC/AC	190	38	7,220	86	50	50	0	6/28/2023
FLEETW	6E8490	FLEETWELL AVE	MICHELLE ST	MCWOOD ST	R - Residential/Local	7	2	A - AC	715	38	27,170	53	37	63	0	6/30/2023
FLEMIN	10H480	FLEMINGTON DR	LA PUENTE RD	GAUNTLET DR	R - Residential/Local	12	2	O - AC/AC	1,064	36	38,304	82	32	57	11	7/13/2023
FLEMIN	10H483	FLEMINGTON DR	MILLRIDGE DR	GAUNTLET DR	R - Residential/Local	12	2	O - AC/AC	936	36	33,696	71	28	72	0	7/13/2023
FLORA	9F9393	FLORA ST	FAITH ST	GABRIELLA ST	R - Residential/Local	11	2	A - AC	542	37	20,054	60	41	51	8	7/14/2023
FLOREN	6C7970	FLORENCE AVE	HOLLY PL	WALNUT AVE	R - Residential/Local	6	2	O - AC/AC	1,283	38	48,754	75	36	64	0	6/26/2023
FLOREN	6C8000	FLORENCE AVE	MULLENDER AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	380	30	11,400	79	58	42	0	6/30/2023
FLOREN	6C8150	FLORENCE AVE	SILVER BIRCH PL	END OF STREET	R - Residential/Local	6	2	O - AC/AC	270	30	8,100	72	37	63	0	6/29/2023
FLOREN	6D8350	FLORENCE AVE	VALINDA AVE	HOLLY PL	R - Residential/Local	6	2	O - AC/AC	1,303	38	49,514	86	34	64	2	6/26/2023
FOOTHI	6G8550	FOOTHILL DR	HILLSIDE DR	HORIZON HILLS DR	R - Residential/Local	10	2	A - AC	900	28	25,200	84	0	100	0	7/21/2023
FORD	7D9000	FORD DR	BAUER DR	BERGLUND DR	R - Residential/Local	7	2	A - AC	414	28	11,592	87	0	44	56	8/10/2023
FORECA	10H517	FORECASTLE AVE	LA PUENTE RD	MORGANFIELD AVE	R - Residential/Local	12	2	A - AC	712	36	25,632	63	59	41	0	7/13/2023
FORECA	11H517	FORECASTLE AVE	MORGANFIELD AVE	HOLLINGWORTH ST	R - Residential/Local	12	2	A - AC	1,622	36	58,392	64	37	63	0	7/13/2023
FORECA	11H518	FORECASTLE AVE	HOLLINGWORTH ST	END OF STREET	R - Residential/Local	12	2	A - AC	958	28	24,024	76	0	100	0	7/13/2023
FOREST	4H5200	FORESTDALE AVE	CORTEZ ST	CHARLINDA ST	R - Residential/Local	9	2	A - AC	858	38	36,404	98	0	6	94	7/26/2023
FORRES	5B5490	FORREST AVE	DELHAVEN ST	RANDALL WY	R - Residential/Local	4	2	A - AC	475	30	14,250	100	0	0	0	6/30/2023
FOSTER	5B5140	FOSTER AVE	SUNKIST AVE	ORANGE AVE	R - Residential/Local	4	2	A - AC	764	38	29,032	100	0	0	0	8/8/2023
FOXDAL	2C1410	FOXDALE AVE	PUENTE AVE	ELGENIA AVE	R - Residential/Local	1	2	O - AC/AC	1,200	38	45,600	69	68	32	0	6/29/2023
FOXDAL	2C1420	FOXDALE AVE	ROWLAND AVE	PUENTE AVE	R - Residential/Local	1	2	O - AC/AC	1,235	38	46,930	77	13	63	24	6/29/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order (A-Z)

FOXDAL	3C1630	FOXDALE AVE	WORKMAN AVE	DEL NORTE ST	R - Residential/Local	1	2	O - AC/AC	536	28	15,008	81	40	58	2	6/29/2023
FOXLAKE	11H543	FOXLAKE AVE	POINT CEDAR AVE	LANESBORO DR	R - Residential/Local	12	2	A - AC	582	28	16,296	100	0	0	0	7/13/2023
FRANCE	9F9380	FRANCESCA DR	NOGALES ST	WOODGATE DR	R - Residential/Local	11	2	A - AC	701	36	25,236	88	0	100	0	7/14/2023
FRANDA	6D8390	FRANDALE AVE	ALWOOD ST	FRANCISQUITO AVE	R - Residential/Local	6	2	A - AC	438	36	15,768	49	53	47	0	6/29/2023
FRIEDA	9F9390	FRIEDA CT	END OF STREET	END OF STREET	R - Residential/Local	11	2	A - AC	228	28	6,384	84	0	100	0	7/14/2023
FRIEDA	9F9391	FRIEDA CT	FLORA ST	GLORIA ST	R - Residential/Local	11	2	A - AC	223	28	6,244	85	9	91	0	7/14/2023
FRIJO	2C1390	FRIJO AVE	ALISAL ST	LOUISA AVE	R - Residential/Local	1	2	A - AC	350	30	10,500	83	51	49	0	6/29/2023
GABRIE	9F9367	GABRIELLA ST	GLORIA ST	GAIL CT	R - Residential/Local	11	2	A - AC	511	36	18,396	82	0	100	0	7/14/2023
GABRIE	9F9369	GABRIELLA ST	GAIL CT	END OF STREET	R - Residential/Local	11	2	A - AC	338	28	9,464	81	0	81	19	7/14/2023
GABRIE	9F9375	GABRIELLA ST	FELICIA ST	FLORA ST	R - Residential/Local	11	2	A - AC	224	36	8,064	62	32	56	12	7/14/2023
GAIL	9G9468	GAIL CT	GABRIELLA ST	END OF STREET	R - Residential/Local	11	2	A - AC	264	28	7,392	80	0	73	27	7/14/2023
GALSTE	6F8655	GALSTER WY	AROMA DR	WESTRIDGE RD	R - Residential/Local	10	2	A - AC	1,025	38	38,950	92	0	100	0	7/20/2023
GARDEN	4D4040	GARDEN GLEN ST	WALNUT CREEK PKWY	STUART AVE	R - Residential/Local	6	2	O - AC/AC	738	38	28,044	84	0	64	36	7/12/2023
GARDEN	4D4050	GARDEN GLEN ST	STUART AVE	DALEWOOD ST	R - Residential/Local	6	2	A - AC	720	38	27,360	72	49	49	2	7/12/2023
GARDEN	4D4055	GARDEN GLEN ST	S. GAREY AVE	DALEWOOD ST	R - Residential/Local	6	2	O - AC/AC	495	38	18,810	82	0	100	0	7/12/2023
GARVEY	92A9026	GARVEY AVE (S)	CALVADOS AVE	MOCKINGBIRD LN	R - Residential/Local	8	2	A - AC	346	28	9,688	65	0	100	0	8/10/2023
GAUNTL	10H407	GAUNTLET DR	HEDGEROW DR	HILLTONIA DR	R - Residential/Local	12	2	O - AC/AC	1,552	28	43,456	91	0	100	0	7/13/2023
GAUNTL	10H463	GAUNTLET DR	FLEMINGTON DR	HEDGEROW DR	R - Residential/Local	12	2	O - AC/AC	667	28	18,676	94	0	80	20	7/13/2023
GAYBAR	4D3930	GAYBAR AVE	SERVICE AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	405	30	12,150	74	32	68	0	6/28/2023
GAYBAR	4D3960	GAYBAR AVE	LARKWOOD ST	CHARLINDA ST	R - Residential/Local	6	2	O - AC/AC	680	30	20,400	58	56	44	0	6/28/2023
GAYBAR	5D6140	GAYBAR AVE	CAMERON AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	200	28	5,600	80	43	57	0	6/29/2023
GAYBAR	5D6280	GAYBAR AVE	PORTRER ST	VINE AVE	R - Residential/Local	6	2	O - AC/AC	297	38	11,286	83	0	100	0	6/28/2023
GEHRIG	10F380	GEHRIG ST	TINKER ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	497	28	13,916	84	0	31	69	7/19/2023
GEHRIG	10G380	GEHRIG ST	CHANCE ST	TINKER ST	R - Residential/Local	11	2	A - AC	638	36	22,968	78	31	39	30	7/19/2023
GEMINI	10E257	GEMINI ST	SHADOW OAK DR	GIANO AVE	R - Residential/Local	11	2	A - AC	1,816	36	65,376	78	0	47	53	7/19/2023
GEMINI	10E275	GEMINI ST	KIMBERLY DR	GIANO AVE	R - Residential/Local	11	2	A - AC	709	36	25,524	81	0	84	16	7/19/2023
GIANO	10E260	GIANO AVE	GEMINI ST	WEDNESDAY DR	R - Residential/Local	11	2	A - AC	918	37	33,966	55	57	34	9	7/19/2023
GIANO	10E262	GIANO AVE	WEDNESDAY DR	CITY BOUNDARY	R - Residential/Local	11	2	O - AC/AC	648	36	23,328	85	55	45	0	7/19/2023
GINA	9F9373	GINA LN	GABRIELLA ST	NOGALES ST	R - Residential/Local	11	2	A - AC	108	28	3,024	95	0	100	0	7/14/2023
GINGER	9F9370	GINGER CT	GABRIELLA ST	END OF STREET	R - Residential/Local	11	2	A - AC	397	28	11,116	85	0	100	0	7/14/2023
GLADBR	11G503	GLADBROOK AVE	HIGHCASTLE ST	END OF STREET	R - Residential/Local	12	2	A - AC	205	31	6,355	90	0	75	25	7/20/2023
GLENDA	4C3840	GLENDALE ST	CALIFORNIA AVE	EVANWOOD AVE	R - Residential/Local	5	2	O - AC/AC	755	36	27,180	88	29	71	0	6/28/2023
GLENHU	9F9403	GLENHURST PL	GREENLEAF DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	1,110	36	39,960	72	0	66	34	7/12/2023
GLENHU	10F300	GLENHURST ST	HENDEE ST	GEMINI ST	R - Residential/Local	11	2	O - AC/AC	440	36	15,840	68	3	66	31	7/19/2023
GLENME	5A5370	GLENMERE ST	SUNKIST AVE	ORANGE AVE	R - Residential/Local	4	2	A - AC	770	38	29,260	62	75	25	0	6/30/2023
GLENME	5B5530	GLENMERE ST	CABANA AVE	TONOPAH AVE	R - Residential/Local	4	2	A - AC	570	30	17,100	100	0	0	0	6/30/2023
GLENME	5B5555	GLENMERE ST	ORANGE AVE	CONLON AVE	R - Residential/Local	4	2	A - AC	775	30	23,250	100	0	0	0	6/30/2023
GLENME	6B7240	GLENMERE ST	CALIFORNIA AVE	ST. MALO ST	R - Residential/Local	5	2	A - AC	333	36	11,988	95	0	100	0	7/5/2023
GLENME	6B7800	GLENMERE ST	SHADYDALE AVE	END OF STREET	R - Residential/Local	5	2	O - AC/AC	607	30	18,210	83	8	92	0	7/5/2023
GLENNA	4F4860	GLENN ALAN AVE	RIO VERDE DR	CORTEZ ST	R - Residential/Local	8	2	A - AC	658	28	18,424	68	44	56	0	7/3/2023
GLENNA	4F4920	GLENN ALAN AVE	LARKWOOD ST	END OF STREET	R - Residential/Local	8	2	A - AC	494	30	14,820	97	0	100	0	7/3/2023
GLENNA	5F7000	GLENN ALAN AVE	MERCED AVE	LINDA VISTA ST	R - Residential/Local	8	2	A - AC	600	38	22,800	79	20	80	0	6/26/2023
GLENNA	5F7170	GLENN ALAN AVE	LINDA VISTA ST	VINE AVE	R - Residential/Local	8	2	A - AC	660	38	25,080	85	0	100	0	6/26/2023
GLENNA	5F7360	GLENN ALAN AVE	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	A - AC	184	30	5,520	94	0	100	0	7/3/2023
GLENNA	5F7365	GLENN ALAN AVE	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	O - AC/AC	550	30	16,500	85	25	75	0	7/3/2023
GLENNA	6F8780	GLENN ALAN AVE	MICHELLE ST	HEATH TERRACE	R - Residential/Local	10	2	A - AC	860	30	25,800	68	65	35	0	6/30/2023
GLENRI	9E9343	GLENRIDGE CIR	TEMPLE AVE	END OF STREET	R - Residential/Local	11	2	O - AC/AC	481	29	13,949	64	16	61	22	7/12/2023
GLENSH	4C3830	GLENSHAW DR	CAMERON AVE	CAMILLA RD	R - Residential/Local	5	2	O - AC/AC	541	30	16,230	97	0	100	0	6/26/2023
GLENSH	5C5850	GLENSHAW DR	VINE AVE	ROBINDALE ST	R - Residential/Local	5	2	O - AC/AC	560	30	16,800	84	11	84	5	6/28/2023
GLENVI	5E6650	GLENVIEW RD	VINE AVE	MERCED AVE	R - Residential/Local	7	2	A - AC	1,270	38	48,260	85	40	60	0	6/26/2023
GLENVI	5E6720	GLENVIEW RD	THACKERY ST	VINE AVE	R - Residential/Local	7	2	O - AC/AC	340	34	11,560	100	0	0	0	6/28/2023
GLENVI	5E6722	GLENVIEW RD	THACKERY ST	END OF STREET	R - Residential/Local	7	2	O - AC/AC	430	38	16,340	82	43	57	0	6/28/2023
GLENVI	6E8480	GLENVIEW RD	FRANCISQUITO AVE	MICHELLE ST	R - Residential/Local	7	2	O - AC/AC	990	38	37,620	91	0	100	0	6/30/2023
GLORIA	9F9385	GLORIA ST	GABRIELLA ST	END OF STREET	R - Residential/Local	11	2	A - AC	582	28	16,296	76	34	52	14	7/14/2023
GOLDEN	6G8791	GOLDEN VISTA DR	MONTEZUMA WY	MONTEZUMA WY	R - Residential/Local	10	2	A - AC	1,485	32	47,520	89	0	100	0	7/21/2023
GOODWI	11H537	GOODWICK DR	FORECASTLE AVE	END OF STREET	R - Residential/Local	12	2	A - AC	178	28	4,984	69	0	100	0	7/13/2023
GRACE	2E2620	GRACE COURT	PUENTE AVE	END OF STREET	R - Residential/Local	2	2	A - AC	284	30	8,520	84	0	74	26	6/29/2023
GRANDV	7D8940	GRAND VIEW LN	AMAR RD	EDEN VIEW LN	R - Residential/Local	7	2	A - AC	1,720	36	61,920	90	0	59	41	8/9/2023
GRASSM	11G507	GRASSMERE AVE	FENMEAD ST	CITY BOUNDARY	R - Residential/Local	12	2	A - AC	80	33	2,640	88	0	100	0	7/20/2023
GREENR	7F8620	GREEN RIDGE TERRACE	HILLSIDE DR	END OF STREET	R - Residential/Local	10	2	A - AC	476	28	13,328	76	0	98	2	7/21/2023
GREENB	2D1870	GREENBERRY AVE	PUENTE AVE	NORTH CITY BOUNDARY	R - Residential/Local	1	2	O - AC/AC	690	38	26,220	88	0	100	0	7/26/2023
GREENB	5C5890	GREENBERRY AVE	CRUMLEY ST	HERALD ST	R - Residential/Local	5	2	O - AC/AC	286	30	8,580	64	60	40	0	6/26/2023
GREENB	4C3760	GREENBERRY DR	CAMILLA RD	CAMERON AVE	R - Residential/Local	5	2	O - AC/AC	454	30	13,620	92	0	100	0	6/26/2023
GREENB	9F9360	GREENBOROUGH PL	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	579	28	16,212	64	28	53	19	7/12/2023
GREENB	9F9302	GREENBRIAR PLACE	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	A - AC	383	28	10,724	75	0	62	38	7/12/2023
GREEND	2D2100	GREENDALE ST	HARTLEY ST	VINCENT AVE	R - Residential/Local	1	2	A - AC	1,070	38	40,660	59	47	53	1	7/21/2023
GREEND	2D2105	GREENDALE ST	VINCENT AVE	END OF STREET	R - Residential/Local	2	2	A - AC	580	30	17,400	56	54	46	0	8/7/2023
GREENL	10F283	GREENLEAF CT	GEMINI ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	202	28	5,656	71	0	71	29	7/19/2023
GREENL	9E9310	GREENLEAF DR	ALTAMIRA DR	GREENLEAF DR	R - Residential/Local	11	2	O - AC/AC	1,530	36	55,080	67	30	56	14	7/12/2023
GREENL	9F9310	GREENLEAF DR	WOODGATE DR	GREENLEAF DR	R - Residential/Local	11	2	O - AC/AC	836	37	30,932	69	36	43	21	7/12/2023
GREENL	9F9413	GREENLEAF DR	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	1,115	37	41,255	76	4	66	31	7/12/2023
GREENL	10F285	GREENLEAF ST	HENDEE ST	IRENE ST	R - Residential/Local	11	2	O - AC/AC	334	36	12,024	66	28	60	12	7/19/2023
GREENV	5D6230	GREENVILLE DR	PIMA AVE	LARK ELLEN AVE	R - Residential/Local	6	2	A - AC	1,135	38	43,130	75	32	63	4	6/28/2023
GREENV	5D6335	GREENVILLE DR	NEFF AVE	GRETIA AVE	R - Residential/Local	6	2	A - AC	294	28	8,232	73	47	53	0	6/28/2023
GREENV	5E6660	GREENVILLE DR	AZUSA AVE	GLENVIEW RD	R - Residential/Local	7	2	O - AC/AC	1,120	38	42,560	82	62	38	0	6/26/2023
GREENV	5F7110	GREENVILLE DR	HOLLENBECK ST	END OF STREET	R - Residential/Local	10	2	O - AC/AC	838	38	31,844	76	40	60	0	6/30/2023
GREENV	5F7120	GREENVILLE DR	GREENVILLE DR	END OF STREET	R - Residential/Local	10	2	O - AC/AC	120	30	3,600	85	0	100	0	6/30/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order (A-Z)

GREENV	5F7160	GREENVILLE DR	AZUSA AVE	GLENN ALAN AVE	R - Residential/Local	8	2	O - AC/AC	1,111	38	42,218	85	0	100	0	6/26/2023
GREENV	6D6467	GREENVILLE DR	CRAIG DR	END OF STREET	R - Residential/Local	6	2	A - AC	240	38	9,120	68	50	50	0	6/29/2023
GREENV	6D8260	GREENVILLE DR	CRAIG AVE	SUSANNA AVE	R - Residential/Local	6	2	A - AC	1,060	38	40,280	55	52	48	0	6/29/2023
GREENV	6D8265	GREENVILLE DR	SUSANNA AVE	SERENADE AVE	R - Residential/Local	6	2	A - AC	287	30	8,610	50	55	27	18	6/29/2023
GRENOB	6E8600	GRENOBLE AVE	AZUSA AVE	DOUBLEGROVE ST	R - Residential/Local	7	2	O - AC/AC	850	36	30,600	99	0	100	0	7/19/2023
GRETTA	4D3940	GRETTA AVE	SERVICE AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	292	30	8,760	72	23	77	0	6/28/2023
GRETTA	4D3970	GRETTA AVE	CHARLINDA ST	LARKWOOD ST	R - Residential/Local	6	2	A - AC	650	30	19,500	36	77	23	0	6/28/2023
GRETTA	5D6080	GRETTA AVE	VINE AVE	BLUE DR	R - Residential/Local	6	2	O - AC/AC	530	30	15,900	88	0	100	0	6/28/2023
GRETTA	5D6130	GRETTA AVE	HERRING AVE	CAMERON AVE	R - Residential/Local	6	2	O - AC/AC	465	38	17,670	59	13	87	0	6/29/2023
GRETTA	5D6160	GRETTA AVE	TRUMAN PL	END OF STREET	R - Residential/Local	6	2	O - AC/AC	403	28	11,284	51	29	71	0	6/28/2023
GRETTA	5D6165	GRETTA AVE	TRUMAN PL	MERCED AVE	R - Residential/Local	6	2	O - AC/AC	624	36	22,464	49	57	43	0	6/28/2023
GRETTA	6D8220	GRETTA AVE	CITY BOUNDARY (S/ MICHELLE ST)	END OF STREET	R - Residential/Local	6	2	O - AC/AC	373	32	11,936	76	60	40	0	6/26/2023
GROVEC	2D1910	GROVECENTER ST	CITY BOUNDARY (E/ GREENBERRY AVE)	VINCENT AVE	R - Residential/Local	1	2	A - AC	285	38	10,830	86	27	69	4	7/28/2023
GROVEC	2D2020	GROVECENTER ST	CARVOL AVE	ASTELL AVE	R - Residential/Local	2	2	A - AC	450	38	17,100	79	2	76	22	6/29/2023
GROVEC	2D2120	GROVECENTER ST	VINCENT AVE	CARVOL AVE	R - Residential/Local	2	2	O - AC/AC	1,550	30	46,500	72	37	63	0	6/29/2023
GROVEC	2E2600	GROVECENTER ST	END OF STREET	PHILLIPS AVE	R - Residential/Local	3	2	A - AC	308	38	11,704	87	0	100	0	7/26/2023
GROVEC	3C1490	GROVECENTER ST	LA SENA AVE	ORANGE AVE	R - Residential/Local	1	2	O - AC/AC	637	30	19,110	80	14	84	2	7/3/2023
HACKLE	11G493	HACKLEY AVE	HOLLINGSWORTH ST	VALLEY VIEW AVE	R - Residential/Local	12	2	A - AC	1,001	36	36,036	82	0	100	0	7/20/2023
HALINO	4A3450	HALINOR AVE	ITUNI ST	CITY BOUNDARY	R - Residential/Local	4	2	A - AC	648	28	18,144	100	0	0	0	8/7/2023
HALSEY	6H8680	HALSEY CT	HOLIDAY DR	END OF STREET	R - Residential/Local	10	2	A - AC	180	28	5,040	71	0	100	0	7/20/2023
HAMPTO	6H8660	HAMPTON DR	HOLIDAY DR	END OF STREET	R - Residential/Local	10	2	A - AC	420	28	11,760	71	0	100	0	7/20/2023
HARBER	3C1590	HARBERT ST	LANG AVE	ROBERTO AVE	R - Residential/Local	1	2	A - AC	902	34	30,668	59	45	55	0	7/21/2023
HARRIN	7D9065	HARRINGTON WY	SUMMERPLACE DR	RYDEN LN	R - Residential/Local	7	2	A - AC	600	38	22,800	88	31	69	0	8/10/2023
HARTLE	2D2140	HARTLEY ST	PUENTE AVE	NORTH CITY BOUNDARY	R - Residential/Local	1	2	A - AC	725	38	27,550	84	21	79	0	7/26/2023
HARTLE	2D2160	HARTLEY ST	ROWLAND AVE	PUENTE AVE	R - Residential/Local	1	2	O - AC/AC	1,273	38	48,374	75	44	56	0	7/26/2023
HARTLE	2D2170	HARTLEY ST	ROWLAND AVE	WORKMAN AVE	R - Residential/Local	1	2	O - AC/AC	1,283	38	48,754	64	56	44	0	7/21/2023
HARTLE	3D2440	HARTLEY ST	WORKMAN AVE	NORTH GARVEY AVE	R - Residential/Local	1	2	O - AC/AC	986	38	37,460	83	0	100	0	7/14/2023
HARVES	7D8980	HARVEST MOON ST	E. END OF STREET	W. END OF STREET	R - Residential/Local	7	2	O - AC/AC	520	28	14,560	71	0	61	39	8/10/2023
HARVES	7E9110	HARVEST MOON ST	LARK ELLEN AVE	END OF STREET	R - Residential/Local	7	2	O - AC/AC	1,290	38	49,020	97	0	100	0	7/19/2023
HAVENB	3A3125	HAVENBROOK ST	PUENTE AVE	ARDILLA AVE	R - Residential/Local	1	2	O - AC/AC	950	34	32,300	65	0	61	39	7/5/2023
HAVENB	4B3484	HAVENBROOK ST	ARDILLA AVE	MACDEVITT ST	R - Residential/Local	1	2	A - AC	1,056	38	40,128	47	56	17	27	7/5/2023
HEATH	6F8660	HEATH TERRACE	GLENN ALAN AVE	DONNA BETH AVE	R - Residential/Local	10	2	A - AC	350	30	10,500	71	20	80	0	6/30/2023
HEATHE	5F7230	HEATHER LN	EVERGREEN AVE	END OF STREET	R - Residential/Local	8	2	O - AC/AC	223	30	6,690	76	37	63	0	6/27/2023
HEDGER	10H465	HEDGEROW DR	MILLRIDGE DR	GAUNTLET DR	R - Residential/Local	12	2	A - AC	1,111	28	31,108	100	0	0	0	7/13/2023
HELEN	10F306	HELEN LN	GEMINI ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	342	36	14,312	66	0	70	30	7/19/2023
HEMSTE	6H8610	HEMSTEAD CT	HOOPER DR	END OF STREET	R - Residential/Local	10	2	A - AC	210	30	6,300	76	49	44	7	7/20/2023
HENDEE	10F287	HENDEE ST	GLENNHURST ST	GREENLEAF ST	R - Residential/Local	11	2	O - AC/AC	469	36	16,884	68	0	67	33	7/19/2023
HERALD	5C5710	HERALD ST	CALIFORNIA AVE	END OF STREET	R - Residential/Local	5	2	A - AC	692	30	20,760	97	0	100	0	6/26/2023
HERALD	5C5860	HERALD ST	CALIFORNIA AVE	EVANWOOD AVE	R - Residential/Local	5	2	O - AC/AC	774	30	23,220	67	67	33	0	6/26/2023
HERITA	5H7650	HERITAGE DR	HILLSIDE DR	EAST HILLS DR	R - Residential/Local	10	2	A - AC	1,616	30	48,480	83	12	88	0	7/21/2023
HERRIN	5D6120	HERRING AVE	VALINDA AVE	GRETTA AVE	R - Residential/Local	6	2	A - AC	1,095	38	41,610	76	0	100	0	6/29/2023
HERRIN	5D6180	HERRING AVE	PIMA AVE	LARK ELLEN AVE	R - Residential/Local	6	2	O - AC/AC	1,110	29	32,190	64	58	40	2	6/28/2023
HERRIN	5D6480	HERRING AVE	HOLLY PL	GLENDORA AVE	R - Residential/Local	6	2	A - AC	1,015	38	38,570	37	58	42	0	6/29/2023
HERRIN	5D6490	HERRING AVE	VALINDA AVE	HOLLY PL	R - Residential/Local	6	2	O - AC/AC	1,250	38	47,500	54	57	43	0	6/29/2023
HERRIN	5E6830	HERRING AVE	LARKELLEN AVE	LEAF AVE	R - Residential/Local	7	2	O - AC/AC	1,097	30	32,910	100	0	100	0	6/28/2023
HIDDEN	6F8787	HIDDEN VALLEY DR	COUNTRYWOOD LN	END OF STREET	R - Residential/Local	10	2	A - AC	1,340	30	40,200	80	46	54	0	7/21/2023
HIDEOU	6H8640	HIDEOUT DR	HIGHLIGHT DR	HOLIDAY DR	R - Residential/Local	10	2	O - AC/AC	765	30	22,950	100	0	0	0	7/20/2023
HIGHCA	11G500	HIGHCASTLE ST	CITY BOUNDARY (E/ GENDEL DR)	END OF STREET	R - Residential/Local	12	2	O - AC/AC	954	33	31,482	64	63	35	2	7/20/2023
HIGHLI	6H8620	HIGHLIGHT DR	HILLSIDE DR	END OF STREET	R - Residential/Local	10	2	A - AC	2,170	30	65,100	80	44	34	22	7/20/2023
HIGHSP	6F8767	HIGHSPIRE DR	HOLLENCREST DR	ALPINE DR	R - Residential/Local	10	2	O - AC/AC	286	38	10,868	76	32	68	0	7/21/2023
HILLBO	5F7020	HILLBORN AVE	VINE AVE	LINDA VISTA ST	R - Residential/Local	8	2	O - AC/AC	465	30	13,950	80	59	41	0	6/26/2023
HILLBO	4F4890	HILLBORN ST	CORTEZ ST	RIO VERDE DR	R - Residential/Local	8	2	A - AC	884	30	26,520	70	32	68	0	7/3/2023
HILLHA	3H3270	HILLHAVEN DR	MIRIAM DR	END OF STREET	R - Residential/Local	3	2	O - AC/AC	1,520	30	45,600	75	60	32	9	8/8/2023
HILLHA	3H3273	HILLHAVEN DR	NORTH GARVEY AVE	MIRIAM DR	R - Residential/Local	3	2	O - AC/AC	158	36	5,688	86	0	100	0	8/8/2023
HILLSB	9F9405	HILLSBOROUGH PL	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	A - AC	496	28	13,888	72	0	67	33	7/12/2023
HILLSI	5H7720	HILLSIDE DR	EAST HILLS DR	GRAND AVE	R - Residential/Local	10	2	O - AC/AC	3,165	36	113,940	81	0	98	2	7/20/2023
HILLSI	6G8560	HILLSIDE DR	FAIRWAY KNOLLS RD	FOOTHILL DR	R - Residential/Local	10	2	A - AC	1,690	38	64,220	84	0	100	0	7/20/2023
HILLSI	6G8580	HILLSIDE DR	FOOTHILL DR	MT TRICIA AVE	R - Residential/Local	10	2	A - AC	1,793	36	64,548	69	0	84	16	7/20/2023
HILLSI	6G8590	HILLSIDE DR	MT TRICIA AVE	END OF STREET	R - Residential/Local	10	2	A - AC	1,213	36	43,668	70	0	100	0	7/20/2023
HILLSI	6G8820	HILLSIDE DR	FAIRWAY KNOLLS RD	EAST HILLS DR	R - Residential/Local	10	2	O - AC/AC	3,384	38	128,592	91	0	97	3	7/20/2023
HILLTO	10H471	HILLTONIA DR	CAMINO DE TEODORO	WHITTINGHAM DR	R - Residential/Local	12	2	A - AC	411	28	11,508	100	0	0	0	7/13/2023
HILLTO	10H477	HILLTONIA DR	WHITTINGHAM DR	FLEMINGTON DR	R - Residential/Local	12	2	O - AC/AC	1,360	36	48,960	74	46	54	0	7/13/2023
HILLTO	10H478	HILLTONIA DR	FLEMINGTON DR	END OF STREET	R - Residential/Local	12	2	O - AC/AC	110	38	4,180	74	31	69	0	7/13/2023
HILLWA	4F4895	HILLWARD AVE	CORTEZ ST	RIO VERDE DR	R - Residential/Local	8	2	A - AC	867	30	26,010	57	57	40	3	7/3/2023
HILLWA	4F4900	HILLWARD AVE	CORTEZ ST	DANIELS AVE	R - Residential/Local	8	2	O - AC/AC	882	38	33,516	54	66	34	0	7/3/2023
HILLWA	4F4905	HILLWARD AVE	DANIELS AVE	END OF STREET	R - Residential/Local	8	2	O - AC/AC	290	30	8,700	83	40	57	3	7/3/2023
HILLWA	5F7250	HILLWARD AVE	VINE AVE	LINDA VISTA ST	R - Residential/Local	8	2	O - AC/AC	525	30	15,750	87	53	47	0	6/26/2023
HILLWA	5F7350	HILLWARD AVE	CAMERON AVE	THACKERY ST	R - Residential/Local	8	2	A - AC	1,056	38	40,128	54	44	56	0	6/30/2023
HILLWA	5F7370	HILLWARD AVE	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	O - AC/AC	190	30	5,700	98	0	100	0	6/30/2023
HILLWA	6F8750	HILLWARD AVE	MICHELLE ST	END OF STREET	R - Residential/Local	10	2	A - AC	1,350	38	51,300	83	35	65	0	6/30/2023
HILLWA	4F4840	HILLWARD ST	NORMA AVE	WALNUT CREEK PKWY	R - Residential/Local	8	2	O - AC/AC	692	30	20,760	78	18	78	4	7/13/2023
HOLIDA	6H8650	HOLIDAY DR	HILLSIDE DR	END OF STREET	R - Residential/Local	10	2	A - AC	1,960	28	54,880	80	54	46	0	7/20/2023
HOLLEN	6F8765	HOLLENCREST CIR	HOLLENCREST DR	END OF STREET	R - Residential/Local	10	2	A - AC	135	30	4,050	79	0	100	0	7/21/2023
HOLLEN	6F8745	HOLLENCREST DR	HOLLENCREST DR	HILLSIDE DR	R - Residential/Local	10	2	A - AC	500	38	19,000	29	56	44	0	7/21/2023
HOLLEN	6F8747	HOLLENCREST DR	CASA LINDA DR	CASA LINDA DR	R - Residential/Local	10	2	A - AC	870	38	33,060	68	62	38	0	7/21/2023
HOLLEN	6F8755	HOLLENCREST DR	CASA LINDA DR	HOLLENCREST CIR	R - Residential/Local	10	2	A - AC	650	38	24,700	93	0	100	0	7/21/2023
HOLLEN	6F8775	HOLLENCREST DR	HOLLENCREST CIR	HIGHSPIRE DR	R - Residential/Local	10	2	O - AC/AC	800	38	30,400	83	37	54	9	7/21/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order (A-Z)

HOLLIN	11G490	HOLLINGWORTH ST	HACKLEY AVE (EB ONLY)	CITY BOUNDARY (EB ONLY)	R - Residential/Local	12	1	A - AC	1,150	18	20,700	23	73	16	11	7/20/2023
HOLLIN	11H549	HOLLINGWORTH ST	SENTOUS AVE	FORECASTLE AVE	R - Residential/Local	12	2	A - AC	1,857	36	66,852	100	0	100	0	7/13/2023
HOLLOW	3C1520	HOLLOW AVE	ROWLAND AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	746	30	22,380	78	51	49	0	7/14/2023
HOLLOW	3C1530	HOLLOW AVE	WORKMAN AVE	DEL NORTE ST	R - Residential/Local	1	2	O - AC/AC	536	28	15,008	99	0	0	100	6/29/2023
HOLLY	4E4220	HOLLY OAK DR	TURNER AVE	CHERRYWOOD ST	R - Residential/Local	7	2	A - AC	1,140	38	43,320	79	21	79	0	7/12/2023
HOLLY	4E4225	HOLLY OAK DR	CHERRYWOOD ST	STUART AVE	R - Residential/Local	7	2	A - AC	1,105	38	41,990	83	0	100	0	7/12/2023
HOLLYO	4E4560	HOLLY OAK DR	WALNUT CREEK PKWY	END OF STREET	R - Residential/Local	8	2	O - AC/AC	689	28	19,292	61	63	32	5	7/13/2023
HOLLY	4E4210	HOLLY OAK PL	HOLLY OAK DR	END OF STREET	R - Residential/Local	7	2	A - AC	240	30	7,200	73	58	42	0	7/13/2023
HOLLY	5D6360	HOLLY PL	CAMERON AVE	NORTH END (MOBECK ST)	R - Residential/Local	6	2	O - AC/AC	635	30	19,050	70	15	85	0	6/29/2023
HOLLY	5D6440	HOLLY PL	PORTNER ST	GREENVILLE DR	R - Residential/Local	6	2	A - AC	697	38	26,486	49	60	40	0	6/29/2023
HOLLY	5D6520	HOLLY PL	VINE AVE	CAMERON AVE	R - Residential/Local	6	2	O - AC/AC	1,273	30	38,190	50	93	7	0	6/29/2023
HOLLY	6D8330	HOLLY PL	FLORENCE AVE	MERCED AVE	R - Residential/Local	6	2	A - AC	822	30	24,660	59	52	48	0	6/26/2023
HOLLYB	6G8790	HOLLYBROOK DR	FAIRWAY KNOLLS RD	END OF STREET	R - Residential/Local	10	2	A - AC	200	27	5,400	60	0	89	11	7/21/2023
HOMERE	2E2670	HOMEREST AVE	LOUISA AVE	END OF STREET	R - Residential/Local	2	2	A - AC	167	28	4,676	75	11	89	0	8/3/2023
HOMERE	2E2770	HOMEREST AVE	PIONEER DR	ECKERMAN AVE	R - Residential/Local	2	2	O - AC/AC	600	38	22,800	77	0	34	66	7/14/2023
HOMERE	3E2890	HOMEREST AVE	MARDINA ST	SHAMWOOD ST	R - Residential/Local	2	2	A - AC	287	28	8,036	79	37	63	0	6/27/2023
HOMERE	3E2900	HOMEREST AVE	SHAMWOOD ST	IDAHOME ST	R - Residential/Local	2	2	A - AC	287	28	8,036	71	42	58	0	6/27/2023
HOMERE	3E2910	HOMEREST AVE	IDAHOME ST	WORKMAN AVE	R - Residential/Local	2	2	A - AC	287	28	8,036	55	56	44	0	6/27/2023
HOMERE	3E2920	HOMEREST AVE	WORKMAN AVE	VERNESS ST	R - Residential/Local	2	2	A - AC	310	38	11,780	51	51	49	0	6/27/2023
HOMERE	3E2930	HOMEREST AVE	VERNESS ST	THELBORN ST	R - Residential/Local	2	2	O - AC/AC	290	38	11,020	64	69	30	2	6/27/2023
HOMERE	3E2940	HOMEREST AVE	THELBORN ST	MARBURY ST	R - Residential/Local	2	2	O - AC/AC	310	38	11,780	67	53	47	0	6/27/2023
HOMERE	3E2950	HOMEREST AVE	MARBURY ST	ROWLAND AVE	R - Residential/Local	2	2	O - AC/AC	310	38	11,780	72	51	49	0	6/27/2023
HOMERE	4E4460	HOMEREST AVE	STUART AVE	GARVEY AVE	R - Residential/Local	7	2	A - AC	485	30	14,550	52	76	24	0	8/9/2023
HOMERE	4E4462	HOMEREST AVE	GARVEY AVE	END OF STREET	R - Residential/Local	7	2	A - AC	475	30	16,250	67	36	64	0	8/9/2023
HOOPER	6H8850	HOOPER DR	HOOPER DR	EAST HILLS DR	R - Residential/Local	10	2	A - AC	2,025	30	60,750	77	57	43	0	7/20/2023
HORIZO	7G7777	HORIZON HILLS DR	MOUNTAIN RIDGE DR	FOOTHILL DR	R - Residential/Local	10	2	A - AC	710	28	19,880	85	0	100	0	7/21/2023
HORIZO	6H8670	HORIZON PL	HOLIDAY DR	END OF STREET	R - Residential/Local	10	2	A - AC	410	28	11,480	57	53	45	2	7/20/2023
HORSES	4I1001	HORSESHOE CIR	SOUTH GARVEY AVE	END OF STREET	R - Residential/Local	9	2	A - AC	250	28	7,000	54	50	50	0	8/8/2023
HOWELL	3C1600	HOWELLHURST DR	HOWELLHURST DR	CONLON AVE	R - Residential/Local	1	2	O - AC/AC	385	30	11,550	88	0	100	0	7/14/2023
HOWELL	3C1610	HOWELLHURST DR	HOWELLHURST DR	SWANEE LN	R - Residential/Local	1	2	A - AC	265	30	7,950	51	51	49	0	7/14/2023
HUNTER	6H8630	HUNTER PL	HIGHLIGHT DR	END OF STREET	R - Residential/Local	10	2	A - AC	160	30	4,800	79	0	100	0	7/20/2023
HYACIN	2E2710	HYACINTH AVE	PUEENTE AVE	END OF STREET	R - Residential/Local	2	2	A - AC	570	30	17,100	80	0	97	3	8/3/2023
IDAHOME	3D2210	IDAHOME ST	TOLAND AVE	LARK ELLEN AVE	R - Residential/Local	2	2	O - AC/AC	1,450	30	43,500	85	0	83	17	8/7/2023
IDAHOME	3D2560	IDAHOME ST	MAPLEWOOD AVE	BIXBY AVE	R - Residential/Local	2	2	O - AC/AC	882	30	26,460	85	0	100	0	7/14/2023
IDAHOME	3E2870	IDAHOME ST	HOMEREST AVE	FLEETWELL AVE	R - Residential/Local	2	2	A - AC	1,112	28	31,136	55	42	58	0	6/27/2023
IDAHOME	3E2880	IDAHOME ST	LARK ELLEN AVE	HOMEREST AVE	R - Residential/Local	2	2	A - AC	1,300	28	36,400	55	54	45	1	6/27/2023
IDAHOME	3F3220	IDAHOME ST	SHAMWOOD ST	BAYMAR AVE	R - Residential/Local	3	2	O - AC/AC	1,105	30	33,150	62	66	34	0	7/19/2023
IDAHOME	3F3225	IDAHOME ST	HOLLENBECK ST	SHAMWOOD ST	R - Residential/Local	3	2	O - AC/AC	500	38	19,000	77	43	57	0	7/19/2023
IDAHOME	3F3230	IDAHOME ST	PHILLIPS AVE	END OF STREET	R - Residential/Local	3	2	O - AC/AC	436	30	13,080	80	6	94	0	8/3/2023
INDIAN	5D6420	INDIAN SUMMER AVE	GREENVILLE DR	PORTNER ST	R - Residential/Local	6	2	O - AC/AC	703	30	21,090	65	68	30	2	6/29/2023
INDIAN	5D6425	INDIAN SUMMER AVE	VINE AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	180	28	5,040	88	0	100	0	6/29/2023
INDIAN	5D6470	INDIAN SUMMER AVE	HERRING PL	END OF STREET	R - Residential/Local	6	2	O - AC/AC	230	30	6,900	81	9	91	0	6/29/2023
INDIAN	6D8320	INDIAN SUMMER AVE	FRANCISQUITO AVE	CITY BOUNDARY	R - Residential/Local	6	2	A - AC	635	32	20,320	44	55	45	0	6/29/2023
INMAN	4G5000	INMAN RD	LARKWOOD ST	CAMERON AVE	R - Residential/Local	9	2	O - AC/AC	1,202	38	45,676	69	38	62	0	7/3/2023
INSPIR	6G8570	INSPIRATION PT	HILLSIDE DR	END OF STREET	R - Residential/Local	10	2	A - AC	1,500	28	42,000	83	0	100	0	7/21/2023
IRENE	10F303	IRENE ST	HELEN LN	GREENLEAF ST	R - Residential/Local	11	2	O - AC/AC	331	36	11,916	66	29	51	20	7/19/2023
ITUNI	4A3420	ITUNI ST	ARDILLA AVE	ARDILLA AVE	R - Residential/Local	4	2	O - AC/AC	970	38	36,860	100	0	0	0	8/7/2023
ITUNI	5B5620	ITUNI ST	BROADMOOR AVE	END OF STREET	R - Residential/Local	5	2	A - AC	404	38	15,352	100	0	0	0	6/26/2023
ITUNI	5B5640	ITUNI ST	EVANWOOD AVE	END OF STREET	R - Residential/Local	5	2	A - AC	528	30	15,840	97	8	84	8	6/26/2023
JACQUE	10E255	JACQUELINE DR	GEMINI ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	1,554	36	55,944	80	0	77	23	7/19/2023
JAMES	4E4300	JAMES AVE	LEAF AVE	CHERRYWOOD ST	R - Residential/Local	7	2	A - AC	290	30	8,700	76	32	43	24	8/7/2023
JAMES	4F4580	JAMES AVE	CALVADOS AVE	END OF STREET	R - Residential/Local	8	2	A - AC	585	30	17,550	78	6	94	0	7/20/2023
JAMES	4F4730	JAMES AVE	HOLLENBECK ST	END OF STREET	R - Residential/Local	8	2	O - AC/AC	267	30	8,010	78	0	75	25	8/10/2023
JAMES	4F4740	JAMES AVE	BAYMAR ST	END OF STREET	R - Residential/Local	8	2	O - AC/AC	493	28	13,804	89	0	100	0	7/20/2023
JANETD	6B7920	JANETDALE ST	BROADMOOR AVE	CITY BOUNDARY	R - Residential/Local	5	2	A - AC	113	34	3,842	91	27	73	0	6/27/2023
JENNIF	7D8925	JENNIFER PL	PASS AND COVINA RD	ECLIPSE WY	R - Residential/Local	7	2	A - AC	1,078	36	38,808	79	19	60	21	8/9/2023
JENNIF	92A9030	JENNIFER PL	PASS AND COVINA RD	END OF STREET	R - Residential/Local	7	2	A - AC	193	30	5,790	71	6	94	0	8/9/2023
JESSIC	10E250	JESSICA CT	JACQUELINE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	395	29	11,455	72	0	57	43	7/19/2023
JOAN	10E277	JOAN CT	JACQUELINE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	235	28	6,580	82	0	62	38	7/19/2023
JODEE	4H5210	JODEE DR	CHARVERS AVE	TRONA AVE	R - Residential/Local	9	2	O - AC/AC	382	28	10,696	68	53	47	0	7/26/2023
JODEE	4H5213	JODEE DR	TRONA AVE	END OF STREET	R - Residential/Local	9	2	O - AC/AC	165	28	4,620	65	0	91	9	7/26/2023
JONES	7E9170	JONES CT	VARILLA DR	END OF STREET	R - Residential/Local	7	2	O - AC/AC	347	30	10,410	100	0	0	0	8/9/2023
JOY	4G4932	JOY ST	OAK KNOLL DR	END OF STREET	R - Residential/Local	9	2	A - AC	724	28	20,272	68	65	35	0	7/26/2023
JOYCED	6A3375	JOYCEDALE ST	EAST END OF STREET	WEST END OF STREET	R - Residential/Local	4	2	O - AC/AC	409	28	11,452	80	21	79	0	6/30/2023
JULIE	10F315	JULIE CT	GEMINI ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	206	28	5,768	74	0	52	48	7/19/2023
JUNE	10E270	JUNE CT	JACQUELINE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	442	29	12,818	72	0	58	42	7/19/2023
JUNIPER	4F4810	JUNIPER ST	NORMA AVE	STUART AVE	R - Residential/Local	8	2	O - AC/AC	400	30	12,000	74	38	62	0	7/20/2023
JUNIPER	92A9034	JUNIPER ST	GARVEY AVE	END OF STREET	R - Residential/Local	8	2	A - AC	318	26	8,268	43	55	26	20	8/7/2023
JUSTIN	10E253	JUSTINE CT	JACQUELINE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	259	28	7,252	75	0	50	50	7/19/2023
KAM	10E273	KAM CT	KIMBERLY DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	539	28	15,092	59	0	78	22	7/19/2023
KATE	10E265	KATE CT	KIMBERLY DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	613	28	17,164	61	0	76	24	7/19/2023
KATHLE	10E267	KATHLEEN CT	KIMBERLY DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	717	28	20,076	71	0	56	44	7/19/2023
KEANSB	11G505	KEANSBURG AVE	HIGHCASTLE ST	END OF STREET	R - Residential/Local	12	2	A - AC	280	31	8,680	89	0	100	0	7/20/2023
KELLY	7D8900	KELLY WY	DIANE PL	DORE ST	R - Residential/Local	7	2	A - AC	322	33	10,626	87	0	100	0	8/9/2023
KENOAK	3B1220	KENOAK DR	ORANGE AVE	W. CITY BOUNDARY	R - Residential/Local	1	2	O - AC/AC	960	30	28,800	74	37	62	1	7/3/2023
KERRY	10E263	KERRY CT	KIMBERLY DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	651	28	18,228	62	0	67	33	7/19/2023
KIMBER	9E9327	KIMBERLY DR	KATHLEEN CT	KAM CT	R - Residential/Local	11	2	O - AC/AC	775	28	21,700	69	0	78	22	7/19/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order (A-Z)

KIMBER	9E9328	KIMBERLY DR	GEMINI ST	KATHLEEN CT	R - Residential/Local	11	2	O - AC/AC	215	36	7,740	69	0	75	25	7/19/2023
KIMBER	9E9329	KIMBERLY DR	JACQUELINE DR	KAM CT	R - Residential/Local	11	2	O - AC/AC	825	36	29,700	63	0	73	27	7/19/2023
KINGSC	6F8735	KINGS CREST DR	SOUTH HILLS DR	END OF STREET	R - Residential/Local	10	2	O - AC/AC	676	24	16,224	87	0	100	0	6/30/2023
LABRED	2E2630	LA BRED AVE	PUENTE AVE	END OF STREET	R - Residential/Local	3	2	A - AC	550	30	16,500	94	0	100	0	7/14/2023
LABRED	3E3050	LA BRED AVE	THELBORN ST	ROWLAND AVE	R - Residential/Local	3	2	O - AC/AC	660	38	25,080	81	45	55	0	7/26/2023
LACUTA	4E4400	LA CUTA CIRCLE	CORTEZ ST	END OF STREET	R - Residential/Local	8	2	O - AC/AC	302	30	9,060	77	40	60	0	6/27/2023
LASENA	2B1010	LA SENA AVE	SWANEE LN	PUENTE AVE	R - Residential/Local	1	2	A - AC	1,162	30	34,860	72	11	89	0	7/3/2023
LASENA	2B1020	LA SENA AVE	PUENTE AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	1,250	19	23,750	76	41	59	0	7/3/2023
LASENA	3B1080	LA SENA AVE	PACIFIC LN.	WORKMAN AVE	R - Residential/Local	1	2	A - AC	680	28	19,040	76	52	28	20	7/3/2023
LASENA	3B1180	LA SENA AVE	PADRE ST	END OF STREET	R - Residential/Local	1	2	O - AC/AC	215	30	6,450	94	32	68	0	7/3/2023
LASERE	4G5050	LA SERENA DR	MESA DR	SUNSET HILL DR	R - Residential/Local	9	2	A - AC	427	30	12,810	86	63	37	0	8/8/2023
LASERE	4G5053	LA SERENA DR	SUNSET HILLS DR	END OF STREET	R - Residential/Local	9	2	A - AC	362	30	10,860	83	13	87	0	8/8/2023
LASERE	5G7470	LA SERENA DR	CHARLINDA ST	END OF STREET	R - Residential/Local	9	2	A - AC	480	28	13,440	79	46	54	0	8/8/2023
LASERE	5H7610	LA SERENA DR	CAMERON AVE	CERILLO DR	R - Residential/Local	10	2	A - AC	607	38	23,066	64	75	25	0	7/26/2023
LAINIE	8F9307	LAINIE ST	LISA ST	END OF STREET	R - Residential/Local	10	2	O - AC/AC	1,580	36	56,880	68	16	73	12	7/12/2023
LAKEMO	9F9400	LAKEMOOR PL	GREENLEAF DR	END OF STREET	R - Residential/Local	11	2	A - AC	325	28	9,100	73	0	53	47	7/12/2023
LANESB	11H563	LANESBORO DR	FOXLAKE AVE	MORGANFIELD AVE	R - Residential/Local	12	2	A - AC	248	28	6,944	70	27	71	2	7/13/2023
LANESB	12H575	LANESBORO DR	MORGANFIELD AVE	POINT CEDAR DR	R - Residential/Local	12	2	A - AC	942	28	26,376	72	21	76	3	7/13/2023
LANG	2C1440	LANG AVE	ALISAL ST	LOUISA AVE	R - Residential/Local	1	2	A - AC	346	30	10,380	87	11	89	0	6/29/2023
LANG	3C1640	LANG AVE	NORTH GARVEY AVE	WORKMAN AVE	R - Residential/Local	1	2	O - AC/AC	1,425	34	48,450	68	40	35	25	7/14/2023
LANG	3C1650	LANG AVE	THELBORN ST	HOWELHURST DR	R - Residential/Local	1	2	A - AC	636	30	19,080	72	31	68	1	7/14/2023
LANG	5A5221	LANG AVE	DELVALE ST	FRANCISQUITO AVE	R - Residential/Local	4	2	O - AC/AC	1,086	38	41,268	100	0	0	0	6/30/2023
LANG	5B5470	LANG AVE	DELHAVEN ST	RANDALL WY	R - Residential/Local	4	2	A - AC	423	30	12,690	100	0	0	0	6/30/2023
LANG	6A3340	LANG AVE	NOLANDALE ST	FAIRGROVE AVE	R - Residential/Local	4	2	O - AC/AC	806	38	30,628	100	0	0	0	6/30/2023
LARIMO	6C8140	LARIMORE AVE	MICHELE ST	END OF STREET	R - Residential/Local	6	2	A - AC	255	30	7,650	51	51	49	0	6/30/2023
LARKHI	5G7550	LARK HILL DR	SPRING MEADOW DR	CITRUS ST	R - Residential/Local	10	2	O - AC/AC	1,985	20	39,700	49	49	49	2	7/26/2023
LARKWO	4D3900	LARKWOOD ST	GRETTA AVE	VANDERWELL AVE	R - Residential/Local	6	2	A - AC	628	30	18,840	58	46	54	0	6/28/2023
LARKWO	4D3910	LARKWOOD ST	GRETTA AVE	LARK ELLEN AVE	R - Residential/Local	6	2	A - AC	1,650	30	49,500	42	56	44	1	6/28/2023
LARKWO	4E4425	LARKWOOD ST	AZUSA AVE	DONNA BETH AVE	R - Residential/Local	8	2	A - AC	500	38	19,000	67	26	74	0	7/3/2023
LARKWO	4E4430	LARKWOOD ST	DONNA BETH AVE	GLENN ALAN AVE	R - Residential/Local	8	2	A - AC	640	38	24,320	60	34	66	0	7/3/2023
LARKWO	4E4470	LARKWOOD ST	LARKELLEN AVE	END OF STREET	R - Residential/Local	7	2	O - AC/AC	1,172	30	35,160	99	0	100	0	6/28/2023
LARKWO	4F4780	LARKWOOD ST	SHASTA ST	MONTEZUMA WY	R - Residential/Local	8	2	O - AC/AC	1,100	38	41,800	84	0	100	0	6/27/2023
LARKWO	4G5030	LARKWOOD ST	CITRUS ST	END OF STREET	R - Residential/Local	9	2	A - AC	1,172	38	44,536	92	0	100	0	7/3/2023
LARKWO	5F7300	LARKWOOD ST	HILLWARD AVE	HOLLENBECK ST	R - Residential/Local	8	2	O - AC/AC	1,137	30	34,110	65	74	26	0	7/3/2023
LARKWO	5G5033	LARKWOOD ST	CITRUS ST	MAGNOLIA AVE	R - Residential/Local	8	2	O - AC/AC	518	38	19,684	61	49	51	0	6/27/2023
LARKWO	5G7490	LARKWOOD ST	BARRANCA ST.	END OF STREET	R - Residential/Local	9	2	A - AC	475	28	13,300	70	74	26	0	8/8/2023
LASROS	5H7500	LAS ROSAS DR	ANDALUCIA DR	CORDAVA CT	R - Residential/Local	10	2	A - AC	2,130	28	59,640	68	0	97	3	7/26/2023
LASROS	6G8011	LAS ROSAS DR	ANDALUCIA DR	CITRUS ST	R - Residential/Local	10	2	A - AC	670	28	18,760	82	13	87	0	7/26/2023
LAYTON	5F7060	LAYTON WY	CORAL TREE DR	END OF STREET	R - Residential/Local	8	2	A - AC	168	30	5,040	47	43	57	0	7/3/2023
LEAF	2E2690	LEAF AVE	PUENTE AVE	END OF STREET	R - Residential/Local	2	2	A - AC	584	38	22,192	74	50	42	8	8/3/2023
LEAF	2E2760	LEAF AVE	ROWLAND AVE	ECKERMAN AVE	R - Residential/Local	2	2	O - AC/AC	950	38	36,100	70	40	29	31	7/14/2023
LEAF	4E4290	LEAF AVE	STUART AVE	JAMES AVE	R - Residential/Local	7	2	A - AC	950	30	28,500	80	9	91	0	8/7/2023
LEAF	4E4380	LEAF AVE	HOLLY OAK DR	WALNUT CREEK PKWY	R - Residential/Local	7	2	A - AC	922	30	27,660	82	22	75	3	7/13/2023
LEAF	5E6800	LEAF AVE	VINE AVE	PORTNER ST	R - Residential/Local	7	2	A - AC	395	28	11,060	61	83	17	0	6/28/2023
LEAF	5E6820	LEAF AVE	THACKERY AVE	HERRING AVE	R - Residential/Local	7	2	O - AC/AC	360	26	9,360	100	0	100	0	6/28/2023
LEAF	6E8460	LEAF AVE	MCWOOD ST	END OF STREET	R - Residential/Local	7	2	O - AC/AC	566	30	16,980	86	68	32	0	6/26/2023
LEANNA	9F9397	LEANNA DR	AMAR RD	NANETTE AVE	R - Residential/Local	10	2	O - AC/AC	744	36	26,784	81	0	89	11	7/12/2023
LEEWOO	4B3560	LEEWOOD ST	WALNUT CREEK PKWY	ORANGE AVE	R - Residential/Local	4	2	A - AC	428	28	11,984	78	45	55	0	7/5/2023
LEEWOO	4B3630	LEEWOOD ST	ORANGE AVE	VAN HORN AVE	R - Residential/Local	4	2	A - AC	469	28	13,132	100	0	0	0	8/8/2023
LEEWOO	5C5900	LEEWOOD ST	END OF STREET	GLENSHAW DR	R - Residential/Local	5	2	O - AC/AC	260	30	7,800	91	0	100	0	6/28/2023
LELAND	3B1150	LELAND AVE	CLYDEWOOD AVE	PACIFIC AVE	R - Residential/Local	1	2	O - AC/AC	840	30	25,200	62	35	35	30	7/14/2023
LELAND	3B1155	LELAND AVE	PACIFIC AVE	WILLOW AVE	R - Residential/Local	1	2	A - AC	970	32	31,040	80	0	60	40	7/3/2023
LELAND	4A3380	LELAND AVE	WALNUT CREEK PKWY	ITUNI ST	R - Residential/Local	4	2	O - AC/AC	780	30	26,160	100	0	0	0	8/7/2023
LELAND	4A3385	LELAND AVE	ITUNI ST	END OF STREET	R - Residential/Local	4	2	A - AC	260	30	7,800	100	0	0	0	8/7/2023
LELAND	4A3410	LELAND AVE	MERCED AVE	END OF STREET	R - Residential/Local	4	2	O - AC/AC	332	36	11,952	79	69	31	0	7/5/2023
LEVELG	10H467	LEVELGLEN DR	WHITINGHAM DR	END OF STREET	R - Residential/Local	12	2	O - AC/AC	166	28	4,648	100	0	0	0	7/13/2023
LEVELG	11H510	LEVELGLEN DR	QUINNELL DR	PINEFALLS DR	R - Residential/Local	12	2	O - AC/AC	243	36	8,748	85	0	100	0	7/13/2023
LEVELG	11H515	LEVELGLEN DR	FORECASTLE AVE	END OF STREET	R - Residential/Local	12	2	A - AC	776	28	21,728	100	0	0	0	7/13/2023
LEVELG	11H535	LEVELGLEN DR	SETOUS AVE	QUINNELL DR	R - Residential/Local	12	2	O - AC/AC	415	36	14,940	94	0	100	0	7/13/2023
LIGHTH	4B3650	LIGHTHALL ST	VAN HORN ST	END OF STREET	R - Residential/Local	4	2	A - AC	415	30	12,450	100	0	0	0	8/11/2023
LIGHTH	5C5940	LIGHTHALL ST	SHADYDALE AVE	END OF STREET	R - Residential/Local	5	2	O - AC/AC	408	30	12,240	72	61	39	0	6/28/2023
LINDAV	5E6750	LINDA VISTA ST	AZUSA AVE	GLEN ALAN AVE	R - Residential/Local	8	2	O - AC/AC	1,120	38	42,560	75	21	78	1	6/26/2023
LINDAV	5F7010	LINDA VISTA ST	HILLWARD AVE	HILLBORN AVE	R - Residential/Local	8	2	O - AC/AC	870	30	26,100	80	57	43	0	6/26/2023
LINDSE	10F363	LINDSEY CT	SHAKESPEARE DR	END OF STREET	R - Residential/Local	11	2	A - AC	692	36	24,912	68	46	34	20	7/19/2023
LISA	8F9305	LISA ST	NANETTE AVE	LAINIE ST	R - Residential/Local	10	2	O - AC/AC	297	36	10,692	75	35	65	0	7/12/2023
LOIS	9F9363	LOIS ST	LORANINE ST	LAINIE ST	R - Residential/Local	10	2	O - AC/AC	251	36	9,036	94	0	17	83	7/12/2023
LOLITA	5F7040	LOLITA ST	VINE AVE	LINDA VISTA ST	R - Residential/Local	8	2	O - AC/AC	500	30	15,000	85	49	51	0	6/26/2023
LOLITA	5F7320	LOLITA ST	DEL CERRO AVE	END OF STREET	R - Residential/Local	8	2	A - AC	500	30	15,000	66	30	70	0	6/30/2023
LOLITA	5F7325	LOLITA ST	CAMERON AVE	DEL CERRO AVE	R - Residential/Local	8	2	A - AC	250	38	9,500	76	0	100	0	6/30/2023
LOMAVI	3D2570	LOMA VISTA ST	ASTEEL AVE	END OF STREET	R - Residential/Local	2	2	A - AC	437	30	13,110	93	0	85	15	6/29/2023
LORAIN	9F9365	LORAIN ST	LEANNA DR	LOIS ST	R - Residential/Local	10	2	O - AC/AC	923	37	34,151	93	0	27	73	7/12/2023
LORAIN	9F9368	LORAIN ST	LEANNA DR	END OF STREET	R - Residential/Local	10	2	O - AC/AC	570	33	18,810	75	0	90	10	7/12/2023
LOSALA	5H7510	LOS ALAMOS DR	LAS ROSAS DR	END OF STREET	R - Residential/Local	10	2	A - AC	350	28	9,800	63	0	100	0	7/26/2023
LOSCER	5G7590	LOS CERILLOS DR	LA SERENA DR	END OF STREET	R - Residential/Local	10	2	A - AC	1,450	28	40,600	66	0	97	3	7/26/2023
LOSCER	5H7730	LOS CERILLOS DR	LA SERENA DR	3156 LOS CERILLOS DR	R - Residential/Local	10	2	A - AC	442	28	12,376	74	0	100	0	7/26/2023
LOSCER	5H7733	LOS CERILLOS DR	3156 LOS CERILLOS DR	END OF STREET	R - Residential/Local	10	2	A - AC	527	28	14,756	73	0	77	23	7/26/2023
LOUISA	2C1400	LOUISA AVE	ORANGE AVE	COLON AVE	R - Residential/Local	1	2	A - AC	896	38	34,048	63	72	28	0	6/29/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order (A-Z)

LOUISA	2D1990	LOUISA AVE	ASTELL AVE	LARK ELLEN AVE	R - Residential/Local	2	2	O - AC/AC	695	38	26,410	94	0	95	5	6/29/2023
LOUISA	2D2000	LOUISA AVE	VINCENT AVE	CARVOL AVE	R - Residential/Local	2	2	A - AC	1,582	30	47,460	73	61	39	0	6/29/2023
LOUISA	2D2090	LOUISA AVE	GREENBERRY AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	400	30	12,000	92	0	100	0	7/26/2023
LOUISA	2D2110	LOUISA AVE	WALNUTHAVEN DR	HARTLEY AVE	R - Residential/Local	1	2	O - AC/AC	620	30	18,600	98	0	100	0	7/14/2023
LOUISA	2E2780	LOUISA AVE	LARK ELLEN AVE	END OF STREET	R - Residential/Local	2	2	A - AC	252	29	7,308	59	34	58	8	7/27/2023
LOUISA	2E2790	LOUISA AVE	LEAF AVE	MYRTLEWOOD AVE	R - Residential/Local	2	2	A - AC	940	38	35,720	70	3	97	0	8/3/2023
LUCILL	6C7980	LUCILLE AVE	WALNUT AVE	PRICEDALE AVE	R - Residential/Local	6	2	A - AC	1,065	38	40,470	53	36	63	1	6/26/2023
LUCILL	6C8010	LUCILLE AVE	SILVERBIRCH PL	END OF STREET	R - Residential/Local	6	2	A - AC	270	30	8,100	65	0	95	5	6/29/2023
LUCILL	6C8020	LUCILLE AVE	MULLENDER AVE	END OF STREET	R - Residential/Local	6	2	A - AC	379	30	11,370	91	0	77	23	6/30/2023
LUCILL	6C8070	LUCILLE AVE	CALIFORNIA AVE	END OF STREET	R - Residential/Local	5	2	O - AC/AC	1,120	38	42,560	69	76	17	7	6/26/2023
LUCILL	6D8310	LUCILLE AVE	HOLLY PL	SERENADE AVE	R - Residential/Local	6	2	A - AC	902	30	27,060	60	45	55	0	6/26/2023
LUFKIN	5A5240	LUFKIN ST	TAMAR DR	RAMA DR	R - Residential/Local	4	2	A - AC	467	28	14,560	72	48	44	9	6/30/2023
LUFKIN	5A5260	LUFKIN ST	RAMA DR	END OF STREET	R - Residential/Local	4	2	A - AC	483	26	12,558	94	13	87	0	6/30/2023
LUPIN	5F7220	LUPIN LN	EVERGREEN AVE	END OF STREET	R - Residential/Local	8	2	O - AC/AC	225	30	6,750	75	40	60	0	6/27/2023
LYALL	3D2300	LYALL AVE	VERNESS ST	MARBURY ST	R - Residential/Local	2	2	O - AC/AC	740	30	22,200	71	43	57	0	8/7/2023
LYALL	3D2470	LYALL AVE	ROWLAND AVE	PUEENTE AVE	R - Residential/Local	2	2	A - AC	1,300	38	49,400	72	37	63	0	7/26/2023
LYDIA	8F9295	LYDIA ST	NANETTE AVE	LAINIE ST	R - Residential/Local	10	2	O - AC/AC	298	36	10,728	75	27	71	2	7/12/2023
LYNDA	7D8910	LYNDA LN	DORE ST	ECLIPSE WY	R - Residential/Local	7	2	A - AC	586	38	22,268	81	0	54	46	8/9/2023
LYNN	8F9303	LYNN CT	NANETTE AVE	END OF STREET	R - Residential/Local	10	2	O - AC/AC	408	33	13,464	64	0	86	14	7/12/2023
MACDEV	3B1040	MACDEVITT ST	PUEENTE AVE	ARDILLA AVE	R - Residential/Local	1	1	O - AC/AC	898	19	17,062	63	42	32	27	7/5/2023
MACDEV	3B1050	MACDEVITT ST	ARDILLA AVE	WILLOW AVE	R - Residential/Local	1	2	A - AC	950	38	36,100	54	56	15	29	7/5/2023
MADERO	6H8603	MADERO CT	ANDALUCIA DR	END OF STREET	R - Residential/Local	10	2	A - AC	540	28	15,120	81	0	100	0	7/26/2023
MAGDAL	8G9280	MAGDALENA DR	AMAR RD	MIRANDA ST	R - Residential/Local	10	2	O - AC/AC	792	36	28,512	64	0	70	30	7/14/2023
MAGNOL	4G5020	MAGNOLIA AVE	CORTEZ ST	LARKWOOD ST	R - Residential/Local	8	2	A - AC	462	38	17,556	70	41	59	0	6/27/2023
MAGNOL	5G7484	MAGNOLIA AVE	VINE AVE	END OF STREET	R - Residential/Local	10	2	A - AC	609	30	18,270	51	50	50	0	7/3/2023
MAGNOL	5G7520	MAGNOLIA AVE	CAMERON AVE	ALASKA STREET	R - Residential/Local	8	2	O - AC/AC	633	28	17,724	79	41	59	0	7/3/2023
MAGNOL	5G7522	MAGNOLIA AVE	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	A - AC	192	28	5,376	77	69	31	0	7/3/2023
MAJEST	6F8690	MAJESTIC ST	ROLLING HILLS RD	END OF STREET	R - Residential/Local	10	2	A - AC	658	28	18,424	84	0	100	0	7/21/2023
MANDER	11H546	MANDERLY ST	VALLEY VIEW AVE	MERRYGROVE ST	R - Residential/Local	12	2	A - AC	469	28	13,132	73	0	100	0	7/13/2023
MANING	4H5100	MANINGTON PL	SUNSET HILL DR	END OF STREET	R - Residential/Local	9	2	O - AC/AC	220	28	6,160	57	55	45	0	8/8/2023
MANU	9F9355	MANU LN	AMAR RD	MAUREEN ST	R - Residential/Local	10	2	A - AC	157	36	5,652	72	0	28	72	7/14/2023
MANZAN	4F4600	MANZANITA DR	WALNUT CREEK PKWY	END OF STREET	R - Residential/Local	8	2	A - AC	680	30	20,400	70	66	34	0	7/13/2023
MANZAN	5F7240	MANZANITA DR	CAMERON AVE	EVERGREEN AVE	R - Residential/Local	8	2	A - AC	477	30	14,310	97	0	100	0	6/27/2023
MANZAN	5F7420	MANZANITA DR	VINE AVE	ALASKA ST	R - Residential/Local	8	2	O - AC/AC	556	38	21,128	74	31	52	18	7/3/2023
MAPLEG	7E9100	MAPLEGROVE ST	CAMPER DR	END OF STREET	R - Residential/Local	7	2	O - AC/AC	556	26	14,456	76	40	60	0	8/9/2023
MAPLEG	7E9102	MAPLEGROVE ST	OAKGREEN AVE	CAMPER DR	R - Residential/Local	7	2	O - AC/AC	315	30	9,450	80	17	75	8	8/9/2023
MAPLEG	7E9200	MAPLEGROVE ST	LARKELLEN AVE	OAKGREEN AVE	R - Residential/Local	7	2	A - AC	1,310	26	34,060	82	0	100	0	8/9/2023
MAPLEG	7E9205	MAPLEGROVE ST	PASS AND COVINA RD	LARK ELLEN AVE	R - Residential/Local	7	1	O - AC/AC	745	19	14,155	92	0	92	8	8/9/2023
MAPLEW	2D1960	MAPLEWOOD AVE	ROWLAND AVE	ECKERMAN AVE	R - Residential/Local	2	2	A - AC	962	30	28,860	74	14	58	27	7/26/2023
MAPLEW	3D2260	MAPLEWOOD AVE	NORTH GARVEY AVE	WORKMAN AVE	R - Residential/Local	2	2	A - AC	843	34	28,662	72	28	72	0	7/21/2023
MAPLEW	3D2270	MAPLEWOOD AVE	WORKMAN AVE	END OF STREET	R - Residential/Local	2	2	A - AC	273	26	7,098	79	0	100	0	8/7/2023
MARANV	10G435	MARANVILLE CT	GEHRIG ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	174	28	4,872	74	0	64	36	7/19/2023
MARBUR	3D2360	MARBURY ST	OSBORN AVE	LYALL AVE	R - Residential/Local	2	2	O - AC/AC	360	30	10,800	81	21	79	0	8/7/2023
MARBUR	3D2370	MARBURY ST	VINCENT AVE	END OF STREET	R - Residential/Local	2	2	A - AC	580	30	17,400	93	0	100	0	8/7/2023
MARBUR	3D2380	MARBURY ST	ASTELL AVE	END OF STREET	R - Residential/Local	2	2	A - AC	437	30	13,110	95	0	100	0	6/29/2023
MARBUR	3D2390	MARBURY ST	TOLAND AVE	CARVOL AVE	R - Residential/Local	2	2	O - AC/AC	360	30	10,800	65	44	56	0	7/21/2023
MARBUR	3D2420	MARBURY ST	CHAPMAN ST	VINCENT AVE	R - Residential/Local	1	2	A - AC	433	30	12,990	76	55	45	0	7/14/2023
MARBUR	3E3020	MARBURY ST	HOMEREST AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	711	38	27,018	80	45	55	0	6/27/2023
MARBUR	3E3030	MARBURY ST	LARK ELLEN AVE	HOMEREST AVE	R - Residential/Local	2	2	A - AC	1,262	38	47,956	79	25	75	0	6/27/2023
MARCEL	8G9285	MARCELLA AVE	MIRANDA AVE	MAUREEN ST	R - Residential/Local	10	2	O - AC/AC	906	37	33,522	73	0	57	43	7/14/2023
MARDIN	3D2180	MARDINA ST	SHAMWOOD ST	IDAHOME ST	R - Residential/Local	2	2	O - AC/AC	300	30	15,750	69	62	35	3	7/14/2023
MARDIN	3D2200	MARDINA ST	TOLAND AVE	SHAMWOOD ST	R - Residential/Local	2	2	O - AC/AC	1,425	30	36,000	62	62	38	1	7/14/2023
MARDIN	3D2550	MARDINA ST	MAPLEWOOD AVE	END OF STREET	R - Residential/Local	2	2	A - AC	438	30	13,140	76	48	52	0	7/21/2023
MARDIN	3E2820	MARDINA ST	HOMEREST AVE	FLEETWELL AVE	R - Residential/Local	2	2	A - AC	1,140	28	31,920	55	57	43	0	6/27/2023
MARDIN	3E2830	MARDINA ST	HOMEREST AVE	HOMEREST AVE	R - Residential/Local	2	2	A - AC	1,460	28	40,880	53	43	57	0	6/27/2023
MARDIN	3F3190	MARDINA ST	MEADOW RD	MOCKINGBIRD LN	R - Residential/Local	3	2	A - AC	633	38	24,054	90	0	100	0	7/19/2023
MARDIN	3F3195	MARDINA ST	MOCKINGBIRD LN	END OF STREET	R - Residential/Local	3	2	A - AC	416	30	12,480	85	0	100	0	7/19/2023
MARDIN	3F3210	MARDINA ST	BAYMAR AVE	HOLLENBECK ST	R - Residential/Local	3	2	O - AC/AC	1,268	30	38,040	57	55	35	10	7/19/2023
MARDIN	92A9007	MARDINA ST	MARDINA ST	ENDS AT ALLEY	R - Residential/Local	2	2	A - AC	150	30	4,500	66	10	90	0	8/7/2023
MARGAR	4C3770	MARGARITA DR	SUNSET AVE	EVANWOOD AVE	R - Residential/Local	5	2	O - AC/AC	1,050	30	31,500	89	34	66	0	6/27/2023
MARIA	8G9287	MARIA CT	MAUREEN ST	END OF STREET	R - Residential/Local	10	2	A - AC	556	33	18,348	72	0	46	54	7/14/2023
MARIAN	4C3780	MARIANA ST	BROADMOOR AVE	SUNSET AVE	R - Residential/Local	5	2	A - AC	820	30	24,600	85	28	72	0	6/27/2023
MARLEN	8F9300	MARLENA ST	NOGALES ST	MARCELLA AVE	R - Residential/Local	10	2	O - AC/AC	1,021	36	36,756	69	7	45	48	7/14/2023
MARLEN	9F9353	MARLENA ST	NOGALES ST	END OF STREET	R - Residential/Local	10	2	O - AC/AC	481	33	15,873	60	0	54	46	7/14/2023
MARY	9F9350	MARY CT	MARLENA ST	END OF STREET	R - Residential/Local	10	2	A - AC	283	33	9,339	65	0	40	60	7/14/2023
MAUREE	8F9290	MAUREEN ST	MANU LN	MAGDELINA DR	R - Residential/Local	10	2	A - AC	1,313	36	47,268	71	0	48	52	7/14/2023
MAYLAN	4A3460	MAYLAND AVE	FRANCISQUITO AVE	END OF STREET	R - Residential/Local	4	2	O - AC/AC	923	28	25,844	95	0	100	0	6/27/2023
MCWOOD	6D8280	MCWOOD ST	PRIMEAUX AVE	LARK ELLEN AVE	R - Residential/Local	6	2	O - AC/AC	1,095	32	35,040	82	8	90	1	6/26/2023
MCWOOD	6E8440	MCWOOD ST	WILSON DR	LEAF AVE	R - Residential/Local	7	2	A - AC	832	30	24,960	87	43	57	0	6/26/2023
MCWOOD	6E8470	MCWOOD ST	GLENVIEW RD	FLEETWELL ST	R - Residential/Local	7	2	A - AC	826	38	31,388	74	78	22	0	6/30/2023
MEADOW	3F3180	MEADOW RD	NORTH GARVEY AVE	MARDINA ST	R - Residential/Local	3	2	O - AC/AC	300	38	11,400	73	0	100	0	7/19/2023
MEADOW	4F4590	MEADOW RD	WALNUT CREEK PKWY	S GARVEY AVE	R - Residential/Local	8	2	O - AC/AC	1,280	30	38,400	84	34	62	3	7/13/2023
MEADOW	4F4710	MEADOW RD	CORTEZ ST	RIO VERDE DR	R - Residential/Local	8	2	A - AC	960	38	36,480	90	0	100	0	6/27/2023
MEADOW	7D8960	MEADOWSIDE ST	VANDERWELL AVE	BAUER DR	R - Residential/Local	7	2	A - AC	303	28	8,484	72	0	37	63	8/10/2023
MEADOW	7D8965	MEADOWSIDE ST	VANDERWELL AVE	VALINDA AVE	R - Residential/Local	7	2	A - AC	526	31	16,306	80	10	53	37	8/10/2023
MEEKER	4B3480	MEEKER AVE	MERCED AVE	ELDER ST	R - Residential/Local	4	2	A - AC	880	38	33,440	100	0	0	0	8/11/2023
MEEKER	4B3510	MEEKER AVE	MERCED AVE	SUNKIST AVE	R - Residential/Local	4	2	O - AC/AC	812	34	27,608	78	53	47	0	6/27/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order (A-Z)

MEEKER	4B3512	MEEKER AVE	SUNKIST AVE	END OF STREET	R - Residential/Local	4	2	A - AC	292	24	7,008	81	30	70	0	6/27/2023
MEEKER	4B3600	MEEKER AVE	S. GARVEY AVE	ELDER ST	R - Residential/Local	4	2	A - AC	674	38	25,612	100	0	0	0	8/11/2023
MEEKER	5A5330	MEEKER AVE	YARNELL ST	END OF STREET	R - Residential/Local	4	2	A - AC	423	30	12,690	100	0	0	0	8/11/2023
MEEKER	5A5390	MEEKER AVE	ALWOOD ST	LUFKIN ST	R - Residential/Local	4	2	A - AC	740	28	20,720	84	23	77	0	6/30/2023
MEEKER	92A9025	MEEKER AVE	YARNELL ST	END OF STREET S	R - Residential/Local	4	2	A - AC	236	22	5,192	15	36	30	34	8/4/2023
MELISS	8G9277	MELISSA ST	MAGDALENA DR	MARCELLA AVE	R - Residential/Local	10	2	O - AC/AC	958	37	35,446	55	17	57	26	7/14/2023
MERCED	6C8100	MERCED PL	MERCED AVE	END OF STREET	R - Residential/Local	6	2	A - AC	712	28	19,936	50	48	46	6	6/30/2023
MERLIN	5D6290	MERLINDA ST	VALINDA AVE	EMILY DR	R - Residential/Local	6	2	O - AC/AC	310	36	11,160	83	0	100	0	6/28/2023
MERRYG	11H547	MERRYGROVE ST	MANDERLY ST	MORGANFIELD AVE	R - Residential/Local	12	2	A - AC	986	28	27,608	75	0	96	4	7/13/2023
MERRYG	11H548	MERRYGROVE ST	MORGANFIELD AVE	END OF STREET	R - Residential/Local	12	2	O - AC/AC	400	28	11,200	70	0	97	3	7/13/2023
MERRYL	7D8935	MERRYL LN	JENNIFER PL	EDENVUE LN	R - Residential/Local	7	2	A - AC	400	35	14,000	85	0	79	21	7/14/2023
MESA	4G4970	MESA DR	VANDERHOOF DR	BARRANCA ST	R - Residential/Local	9	2	A - AC	1,410	30	42,300	100	0	0	0	8/10/2023
MESA	4G5080	MESA DR	BARRANCA ST	VIRGINIA ST	R - Residential/Local	9	2	A - AC	708	38	26,904	68	70	30	0	8/8/2023
MESITA	5F7280	MESITA AVE	MESITA PL	HOLLENBECK ST	R - Residential/Local	8	2	O - AC/AC	827	30	24,810	70	61	39	0	7/3/2023
MESITA	4F4870	MESITA PL	RIO VERDE DR	END OF STREET	R - Residential/Local	8	2	O - AC/AC	346	30	10,380	85	28	72	0	7/3/2023
MESITA	5F7260	MESITA PL	DANIELS AVE	MESITA AVE	R - Residential/Local	8	2	O - AC/AC	298	30	8,940	89	17	83	0	7/3/2023
MICHEL	6C7990	MICHELLE ST	HOLLY PL	RUSSELEE DR	R - Residential/Local	6	2	A - AC	1,066	30	31,980	51	41	59	0	6/26/2023
MICHEL	6C8090	MICHELLE ST	CALIFORNIA AVE	GLENDORA AVE	R - Residential/Local	5	2	A - AC	1,150	38	43,700	85	19	81	0	6/26/2023
MICHEL	6C8170	MICHELLE ST	BUBBLINGWELL RD	WESTCOVE PL	R - Residential/Local	6	2	O - AC/AC	697	38	26,486	79	23	77	0	6/30/2023
MICHEL	6C8171	MICHELLE ST	MULLENDER AVE	WESTCOVE PL	R - Residential/Local	6	2	O - AC/AC	161	38	6,118	79	0	100	0	6/30/2023
MICHEL	6C8200	MICHELLE ST	MULLENDER AVE	GLENDORA AVE	R - Residential/Local	6	2	A - AC	900	38	34,200	54	47	53	0	6/30/2023
MICHEL	6D8240	MICHELLE ST	GRETTA AVE	NEFF AVE	R - Residential/Local	6	2	O - AC/AC	339	36	12,204	55	48	52	0	6/26/2023
MICHEL	6D8242	MICHELLE ST	NEFF AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	460	28	12,880	73	39	61	0	6/26/2023
MICHEL	6D8290	MICHELLE ST	LARK ELLEN AVE	PRIMEAUX AVE	R - Residential/Local	6	2	A - AC	1,080	26	28,080	71	67	33	0	6/26/2023
MICHEL	6D8360	MICHELLE ST	HOLLY PL	SERENADE AVE	R - Residential/Local	6	2	O - AC/AC	889	30	26,670	93	0	100	0	6/26/2023
MICHEL	6E8530	MICHELLE ST	AZUSA AVE	GLENVIEW RD	R - Residential/Local	7	2	O - AC/AC	1,123	36	40,428	79	17	69	15	6/30/2023
MICHEL	6F8710	MICHELLE ST	MERCED AVE	AZUSA AVE	R - Residential/Local	10	2	A - AC	1,870	38	71,060	78	33	67	0	6/30/2023
MILLRI	10H472	MILLRIDGE DR	WHITTINGHAM DR	CAMINO DE TEODORO	R - Residential/Local	12	2	A - AC	307	29	8,903	100	0	0	0	7/13/2023
MILLRI	10H473	MILLRIDGE DR	FLEMINGTON DR	WHITTINGHAM DR	R - Residential/Local	12	2	O - AC/AC	1,012	36	36,432	83	0	100	0	7/13/2023
MIRAND	8G9283	MIRANDA ST	MAGDALENA DR	MARCELLA AVE	R - Residential/Local	10	2	O - AC/AC	1,050	37	38,850	56	0	67	33	7/14/2023
MIRIAM	3H3290	MIRIAM DR	HILLHAVEN DR	HILLHAVEN DR	R - Residential/Local	3	2	O - AC/AC	1,126	30	33,780	69	76	24	0	8/8/2023
MIRIAM	3H3291	MIRIAM DR	HILLHAVEN DR	END OF STREET	R - Residential/Local	3	2	A - AC	306	28	8,568	55	51	49	0	8/8/2023
MOBECK	5D6350	MOBECK ST	VALINDA AVE	HOLLY PL	R - Residential/Local	6	2	O - AC/AC	925	36	33,300	88	41	59	0	6/29/2023
MOBECK	5D6550	MOBECK ST	AVINGTON AVE	DAWLEY AVE	R - Residential/Local	6	2	A - AC	1,000	38	38,000	44	56	43	2	6/28/2023
MOBECK	5E6880	MOBECK ST	AZUSA AVE	FERNWOOD ST	R - Residential/Local	7	2	O - AC/AC	866	36	31,176	48	53	24	24	6/28/2023
MOBECK	5H7630	MOBECK ST	FORESTDALE AVE	END OF STREET	R - Residential/Local	9	2	A - AC	192	28	5,376	98	0	100	0	8/8/2023
MOCKIN	3F3160	MOCKINGBIRD LN	NORTH GARVEY AVE	MARDINA ST	R - Residential/Local	3	2	A - AC	300	38	11,400	91	0	100	0	7/19/2023
MOCKIN	4F4610	MOCKINGBIRD LN	WALNUT CREEK PKWY	S GARVEY AVE	R - Residential/Local	8	2	A - AC	863	30	25,890	80	23	75	2	7/13/2023
MONTEV	68055	MONTE VERDE	SOUTH GARVEY AVE	CITY BOUNDARY	R - Residential/Local	9	1	O - AC/AC	50	16	800	64	0	82	18	8/10/2023
MONTEV	6810N	MONTE VERDE	SOUTH GARVEY AVE	CITY BOUNDARY	R - Residential/Local	9	1	O - AC/AC	42	16	672	82	0	100	0	8/10/2023
MONTEZ	4F4685	MONTEZUMA WY	CORTEZ ST	RIO VERDE DR	R - Residential/Local	8	2	A - AC	1,246	28	34,888	92	0	100	0	6/27/2023
MONTEZ	4F4690	MONTEZUMA WY	CORTEZ ST	LARKWOOD ST	R - Residential/Local	8	2	A - AC	444	28	12,432	77	24	76	0	6/27/2023
MONTEZ	5F7090	MONTEZUMA WY	VINE AVE	GOLDEN VISTA DR	R - Residential/Local	10	2	A - AC	2,085	38	79,230	100	0	0	0	7/21/2023
MONTEZ	5F7205	MONTEZUMA WY	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	O - AC/AC	600	30	18,000	99	0	100	0	7/3/2023
MONTEZ	5F7210	MONTEZUMA WY	VINE AVE	END OF STREET	R - Residential/Local	8	2	A - AC	226	30	6,780	70	23	55	22	7/3/2023
MONTEZ	5F7245	MONTEZUMA WY	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	A - AC	200	30	6,000	77	60	37	3	7/3/2023
MONTEZ	6G8810	MONTEZUMA WY	GOLDEN VISTA DR	CITRUS ST	R - Residential/Local	10	2	O - AC/AC	3,100	32	99,200	83	33	63	4	7/21/2023
MONTEZ	92A9023	MONTEZUMA WY	GOLDEN VISTA S	GOLDEN VISTA S	R - Residential/Local	10	2	A - AC	1,780	32	56,960	83	10	78	12	8/10/2023
MOORLA	9F9410	MOORLAND PL	GREENLEAF DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	327	28	9,156	75	0	51	49	7/12/2023
MORADA	2D2145	MORADA AVE	PUENTE AVE	CITY BOUNDARY	R - Residential/Local	1	2	O - AC/AC	695	38	26,410	61	56	44	0	7/26/2023
MORADA	2D8901	MORADA AVE	ROWLAND AVE	PUENTE AVE	R - Residential/Local	1	2	O - AC/AC	1,294	38	49,172	64	59	41	0	7/26/2023
MORADA	3D2460	MORADA AVE	GREENDALE ST	ROWLAND AVE	R - Residential/Local	1	2	O - AC/AC	745	38	28,310	78	24	76	0	7/14/2023
MORADA	3D2540	MORADA AVE	WORKMAN AVE	NORTH GARVEY AVE	R - Residential/Local	1	2	O - AC/AC	980	38	37,240	77	41	48	11	7/14/2023
MORGAN	11H513	MORGANFIELD AVE	FORECASTLE AVE	HOLLINGWORTH ST	R - Residential/Local	12	2	A - AC	1,920	36	69,120	74	21	72	7	7/13/2023
MORGAN	11H565	MORGANFIELD AVE	HOLLINGWORTH ST	VALLEY BLVD	R - Residential/Local	12	2	A - AC	1,740	36	62,640	56	52	48	0	7/13/2023
MORRIS	2B1000	MORRIS AVE	PADRE DR	PUENTE AVE	R - Residential/Local	1	2	O - AC/AC	1,621	38	61,598	56	66	21	13	7/3/2023
MORRIS	2B1030	MORRIS AVE	KENOAK DR	PALM DR	R - Residential/Local	1	2	O - AC/AC	529	30	15,870	81	40	60	0	7/3/2023
MORRIS	3B1190	MORRIS AVE	PACIFIC LN	PADRE DR	R - Residential/Local	1	2	O - AC/AC	1,210	38	45,980	82	60	40	0	7/3/2023
MOSSBE	4B3500	MOSSBERG AVE	S GARVEY AVE	WILLOW AVE	R - Residential/Local	4	2	A - AC	510	22	11,220	100	0	0	0	7/13/2023
MOSSBE	4B3640	MOSSBERG AVE	VAN HORN AVE	ORANGE AVE	R - Residential/Local	4	2	A - AC	478	30	14,340	100	0	0	0	8/11/2023
MOSSBE	4B3641	MOSSBERG AVE	ORANGE AVE	END OF STREET	R - Residential/Local	4	2	O - AC/AC	170	28	4,760	78	0	100	0	7/5/2023
MOSSBE	5C5930	MOSSBERG AVE	SHADYDALE AVE	END OF STREET	R - Residential/Local	5	2	O - AC/AC	406	30	12,180	91	0	100	0	6/28/2023
MOUNTA	6G8530	MOUNTAIN RIDGE RD	FOOTHILL DR	END OF STREET	R - Residential/Local	10	2	A - AC	1,160	28	32,480	90	0	100	0	7/21/2023
MTTRIC	7F8650	MT TRICIA AVE	HILLSIDE DR	END OF STREET	R - Residential/Local	10	2	A - AC	677	28	18,956	77	0	77	23	7/21/2023
MUIRWO	6G8520	MUIR WOODS CT	HILLSIDE DR	END OF STREET	R - Residential/Local	10	2	A - AC	1,001	28	28,028	68	0	96	4	7/21/2023
MULLEN	6C8120	MULLENDER AVE	MERCED AVE	FRANCISQUITO AVE	R - Residential/Local	6	2	A - AC	1,287	36	46,332	73	38	62	0	6/30/2023
MYRA	8F9288	MYRA CT	NOGALES ST	END OF STREET	R - Residential/Local	10	2	A - AC	221	33	7,293	53	20	55	25	7/14/2023
MYRTLE	2E2660	MYRTLEWOOD AVE	PUENTE AVE	END OF STREET	R - Residential/Local	2	2	A - AC	584	38	22,192	69	28	71	1	8/3/2023
MYRTLE	4E4230	MYRTLEWOOD AVE	HOLLY OAK DR	WALNUT CREEK PKWY	R - Residential/Local	7	2	A - AC	894	30	26,820	66	61	39	0	7/13/2023
MYRTLE	4E4450	MYRTLEWOOD AVE	SOUTH GARVEY AVE	END OF STREET	R - Residential/Local	7	2	A - AC	573	30	17,190	83	0	100	0	7/12/2023
MYRTLE	4E4455	MYRTLEWOOD AVE	STUART AVE	SOUTH GARVEY AVE	R - Residential/Local	7	2	A - AC	474	30	14,220	85	0	100	0	7/12/2023
NADINE	8E9270	NADINE ST	NATALIE AVE	NANETTE AVE	R - Residential/Local	10	2	A - AC	815	32	26,080	70	28	22	50	7/12/2023
NANCY	8E9257	NANCY ST	NATALIE AVE	NANETTE AVE	R - Residential/Local	10	2	A - AC	713	32	22,816	65	63	10	27	7/12/2023
NANETT	8E9255	NANETTE AVE	NADINE ST	NINA ST	R - Residential/Local	10	2	O - AC/AC	326	32	10,432	42	77	23	0	7/12/2023
NANETT	8E9256	NANETTE AVE	NINA ST	RIDGEWOOD DR	R - Residential/Local	10	2	O - AC/AC	668	32	21,376	66	0	100	0	7/12/2023
NANETT	8F9267	NANETTE AVE	RIDGEWOOD DR	END OF STREET	R - Residential/Local	10	2	O - AC/AC	807	32	25,824	68	0	100	0	7/12/2023
NANETT	8F9297	NANETTE AVE	LYDIA STREET	LEANNA DR	R - Residential/Local	10	2	O - AC/AC	856	36	30,816	64	14	82	3	7/12/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order (A-Z)

NAOMI	8E9253	NAOMI ST	NADINE ST	NIKKI CT	R - Residential/Local	10	2	A - AC	194	34	6,596	85	0	77	23	7/12/2023
NATALI	8E9273	NATALIE AVE	NADINE ST	NANCY ST	R - Residential/Local	10	2	A - AC	651	37	24,087	39	67	12	21	7/12/2023
NATALI	8E9274	NATALIE AVE	NANCY ST	RIDGEWOOD DR	R - Residential/Local	10	2	A - AC	418	37	15,466	59	59	14	27	7/12/2023
NEARPO	11H523	NEARPOINT DR	HOLLINGWORTH ST	QUINNELL DR	R - Residential/Local	12	2	O - AC/AC	727	28	20,356	74	21	79	0	7/13/2023
NEFF	5D6320	NEFF AVE	GREENVILLE DR	PORTNER ST	R - Residential/Local	6	2	O - AC/AC	635	36	22,860	78	22	78	0	6/28/2023
NEFF	6D8210	NEFF AVE	MERCED AVE	MICHELLE ST	R - Residential/Local	6	2	O - AC/AC	443	36	15,948	65	49	50	1	6/26/2023
NEIL	2F3120	NEIL ST	PUEENTE AVE	END OF STREET	R - Residential/Local	3	2	O - AC/AC	585	30	17,550	87	0	90	10	7/14/2023
NEIL	3F3140	NEIL ST	ROWLAND AVE	END OF STREET	R - Residential/Local	3	2	O - AC/AC	556	30	16,680	70	52	48	0	7/26/2023
NELSON	7E9140	NELSON ST	AZUSA AVE	FAIRGROVE AVE	R - Residential/Local	7	2	A - AC	1,515	40	60,600	91	0	100	0	7/19/2023
NEWCRE	7E7030	NEWCREST DR	VARILLA DR	ALMANAC DR.	R - Residential/Local	7	2	O - AC/AC	730	30	21,900	100	0	0	0	7/19/2023
NEWCRE	7E7032	NEWCREST DR	AUTUMN DR	ALMANAC DR	R - Residential/Local	7	2	A - AC	300	26	7,800	88	61	39	0	7/19/2023
NEWCRE	7E9180	NEWCREST DR	VARILLA DR	OAKGREEN AVE	R - Residential/Local	7	2	O - AC/AC	676	30	20,280	90	0	100	0	7/19/2023
NIKKI	8E9252	NIKKI CT	NAOMI ST	END OF STREET	R - Residential/Local	10	2	A - AC	254	32	8,128	81	0	93	7	7/12/2023
NINA	8E9263	NINA ST	NATALIE AVE	NANETTE AVE	R - Residential/Local	10	2	A - AC	758	32	24,256	58	54	13	33	7/12/2023
NOGALE	8F9293	NOGALES ST	AMAR RD	END OF STREET	R - Residential/Local	10	2	A - AC	740	36	26,640	61	0	84	16	7/14/2023
NOLAND	6A3365	NOLANDALE ST	ORANGE AVE	CONLON AVE	R - Residential/Local	4	2	O - AC/AC	610	38	23,180	100	0	0	0	6/30/2023
NORA	2C1340	NORA AVE	ROWLAND AVE	PUEENTE AVE	R - Residential/Local	1	2	O - AC/AC	1,170	38	44,460	71	47	43	10	6/29/2023
NORA	2C1350	NORA AVE	PUEENTE AVE	ELGENIA ST	R - Residential/Local	1	2	O - AC/AC	1,270	38	48,260	85	16	84	0	6/29/2023
NORA	3C1670	NORA AVE	WORKMAN AVE	ROWLAND AVE	R - Residential/Local	1	2	O - AC/AC	1,610	38	61,180	69	34	60	6	6/29/2023
NORMA	4E4330	NORMA AVE	TURNER AVE	LEAF AVE	R - Residential/Local	7	2	A - AC	856	30	25,680	69	59	41	0	8/7/2023
NORMA	4F4570	NORMA AVE	WINSTON AVE	JUNIPER ST	R - Residential/Local	8	2	O - AC/AC	470	30	14,100	73	48	52	0	7/20/2023
NORMA	4F4640	NORMA AVE	CALVADOS AVE	CITRUS AVE	R - Residential/Local	8	2	A - AC	828	38	31,464	67	49	51	0	7/19/2023
NORMA	4F4680	NORMA AVE	HOLLENBECK AVE	END OF STREET	R - Residential/Local	8	2	O - AC/AC	262	30	7,860	91	0	100	0	8/10/2023
NORMA	4F4820	NORMA AVE	JUNIPER AVE	NORMA CT	R - Residential/Local	8	2	O - AC/AC	606	30	18,180	78	38	52	10	7/20/2023
NORMA	4F4830	NORMA AVE	NORMA CT	BAYMAR ST	R - Residential/Local	8	2	O - AC/AC	776	30	23,280	59	56	44	0	7/20/2023
NORMA	4F4835	NORMA AVE	BAYMAR ST	END OF STREET	R - Residential/Local	8	2	O - AC/AC	470	28	13,160	56	51	41	8	7/20/2023
NORMA	4F4800	NORMA CT	NORMA AVE	END OF STREET	R - Residential/Local	8	2	O - AC/AC	322	30	9,660	81	28	72	0	7/20/2023
NOVARR	5F7430	NOVARRO ST	VINE AVE	ALASKA ST	R - Residential/Local	8	2	O - AC/AC	550	30	16,500	47	69	31	0	7/3/2023
NOVARR	5F7440	NOVARRO ST	VINE AVE	END OF STREET	R - Residential/Local	10	2	O - AC/AC	525	30	15,750	27	72	28	0	7/3/2023
OAKKNO	4G5010	OAK KNOLL DR	VIRGINIA AVE	END OF STREET	R - Residential/Local	9	2	A - AC	425	36	15,300	87	0	100	0	8/8/2023
OAKKNO	4H5010	OAK KNOLL DR	HOLT AVE	END OF STREET	R - Residential/Local	9	2	A - AC	1,281	33	42,273	79	57	43	0	8/8/2023
OAKPAR	5C5700	OAK PARK PL	CALIFORNIA AVE	END OF STREET	R - Residential/Local	5	2	A - AC	687	30	20,610	79	24	76	0	6/26/2023
OAKDAL	4C3720	OAKDALE ST	CALIFORNIA AVE	EVANWOOD AVE	R - Residential/Local	5	2	O - AC/AC	783	36	28,188	83	56	44	0	6/28/2023
OAKGAT	9F9414	OAKGATE AVE	SHADOW OAK DR	GREENLEAF DR	R - Residential/Local	11	2	O - AC/AC	119	36	4,284	95	0	100	0	7/12/2023
OAKGRE	7E9190	OAKGREEN AVE	HARVEST MOON ST	MAPLEGROVE ST	R - Residential/Local	7	2	O - AC/AC	772	28	21,616	71	69	31	0	7/19/2023
OAKRID	9E9340	OAKRIDGE CIR	TEMPLE AVE	END OF STREET	R - Residential/Local	11	2	O - AC/AC	463	28	12,964	66	32	60	8	7/12/2023
OLIN	4F4880	OLIN PL	HILLWARD AVE	HILLBORN AVE	R - Residential/Local	8	2	O - AC/AC	808	30	24,240	83	36	55	8	7/3/2023
OPAL	10F397	OPAL LN	SHAKESPEARE DR	PATRICIA ST	R - Residential/Local	11	2	A - AC	109	33	3,597	87	0	63	37	7/14/2023
OSBORN	3D2350	OSBORN AVE	WORKMAN AVE	ROWLAND AVE	R - Residential/Local	2	2	O - AC/AC	1,280	38	48,640	59	62	38	0	7/21/2023
OSBORN	3D2480	OSBORN AVE	PUEENTE AVE	PUEENTE AVE	R - Residential/Local	2	2	O - AC/AC	1,300	32	41,600	80	13	87	0	7/26/2023
OUTLOO	6G8565	OUTLOOK LN	HILLSIDE DR	END OF STREET	R - Residential/Local	10	2	A - AC	261	28	7,308	76	0	96	4	7/21/2023
OXFORD	6E8410	OXFORD CT	DOUBLEGROVE ST	END OF STREET	R - Residential/Local	7	2	O - AC/AC	575	28	16,100	86	3	97	0	7/19/2023
PACIFI	8270	PACIFIC LN	PACIFIC AVE	CHALBURN AVE	R - Residential/Local	1	2	O - AC/AC	640	36	23,040	67	67	17	16	7/3/2023
PACIFI	8280	PACIFIC LN	CHALBURN AVE	ORANGE AVE	R - Residential/Local	1	2	O - AC/AC	255	36	9,180	83	60	40	0	7/3/2023
PADRE	3C1500	PADRE DR	MORRIS AVE	CHALBURN AVE	R - Residential/Local	1	2	A - AC	553	30	16,590	50	68	32	0	7/3/2023
PADRE	3C1700	PADRE DR	ORANGE AVE	LANG AVE	R - Residential/Local	1	2	A - AC	495	30	14,850	70	28	64	7	7/14/2023
PADRE	3C1701	PADRE DR	PADRE DR	END OF STREET	R - Residential/Local	1	2	A - AC	75	40	3,000	76	14	86	0	7/14/2023
PALM	3B1210	PALM DR	MORRIS AVE	ORANGE AVE	R - Residential/Local	1	2	O - AC/AC	810	30	24,300	75	54	36	10	7/3/2023
PAM	9E9325	PAM PL	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	347	28	9,716	58	12	75	13	7/14/2023
PANORA	6G8540	PANORAMA CT	FOOTHILL DR	END OF STREET	R - Residential/Local	10	2	A - AC	520	28	14,560	76	0	100	0	7/21/2023
PARKSI	7E7132	PARKSIDE DR	EVENINGSIDE DR	END OF STREET	R - Residential/Local	2	2	O - AC/AC	254	32	8,128	72	18	68	14	7/19/2023
PARKSI	92A9008	PARKSIDE DR	FAIRGROVE AVE	EVENINGSIDE DR	R - Residential/Local	7	2	A - AC	1,397	36	50,292	98	0	100	0	8/10/2023
PASS	7D8930	PASS & COVINA RD	LARK ELLEN AVE	MAPLEGROVE ST	R - Residential/Local	7	2	O - AC/AC	1,580	38	60,040	83	0	71	29	8/9/2023
PATRIC	10F395	PATRICIA ST	PAULINE ST	OPAL LN	R - Residential/Local	11	2	O - AC/AC	434	28	12,152	58	43	49	8	7/14/2023
PATRIC	10F396	PATRICIA ST	OPAL LN	PENNY ST	R - Residential/Local	11	2	O - AC/AC	995	28	27,860	66	0	67	33	7/14/2023
PATTY	10F400	PATTY CT	PATRICIA ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	399	28	11,172	53	26	55	19	7/14/2023
PAULA	10G413	PAULA ST	PAULINE ST	PETUNIA ST	R - Residential/Local	11	2	A - AC	848	28	23,744	66	0	68	32	7/14/2023
PAULIN	10F403	PAULINE ST	PRISCILLA DR	PATRICIA ST	R - Residential/Local	11	2	O - AC/AC	801	32	25,632	63	16	62	22	7/14/2023
PAULIN	10G417	PAULINE ST	PRISCILLA DR	PAULA ST	R - Residential/Local	11	2	A - AC	526	28	14,728	73	0	83	17	7/14/2023
PEARL	10G453	PEARL CT	PENNY ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	398	28	11,144	64	0	84	16	7/14/2023
PEGGY	10G415	PEGGY CT	PAULINE ST	END OF STREET	R - Residential/Local	11	2	A - AC	416	28	11,648	70	30	37	34	7/14/2023
PELE	10G425	PELE CT	PETUNIA ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	186	28	5,208	65	12	59	29	7/14/2023
PENNY	10G455	PENNY ST	PRISCILLA DR	END OF STREET	R - Residential/Local	11	2	A - AC	775	28	21,700	70	47	30	23	7/14/2023
PEPPER	7E7100	PEPPERTREE CR	EVENINGSIDE DR	W END OF STREET	R - Residential/Local	7	2	O - AC/AC	330	32	10,560	76	17	72	11	7/19/2023
PEPPER	7E7102	PEPPERTREE CR	EVENINGSIDE DR	E END OF STREET	R - Residential/Local	7	2	O - AC/AC	405	32	12,960	81	17	83	0	7/14/2023
PETRA	10G430	PETRA ST	PRISCILLA DR	END OF STREET	R - Residential/Local	11	2	A - AC	337	28	9,436	74	0	50	50	7/14/2023
PETUNI	10G427	PETUNIA ST	PAULA ST	PRISCILLA DR	R - Residential/Local	11	2	A - AC	659	28	18,452	70	0	73	27	7/14/2023
PHILLI	2E2590	PHILLIPS AVE	GROVECENTER ST	BADILLO ST	R - Residential/Local	3	2	O - AC/AC	416	38	15,808	81	36	47	17	7/26/2023
PHILLI	3F3130	PHILLIPS AVE	ROWLAND AVE	END OF STREET	R - Residential/Local	3	2	O - AC/AC	461	30	13,830	77	45	52	3	7/26/2023
PHILLI	3F3200	PHILLIPS AVE	SHAMWOOD ST	WORKMAN AVE	R - Residential/Local	3	2	A - AC	528	38	20,064	80	19	81	0	8/3/2023
PHILLI	3F3260	PHILLIPS AVE	ROWLAND AVE	PUEENTE AVE	R - Residential/Local	3	2	A - AC	1,330	38	50,540	81	11	73	16	7/26/2023
PHOEBE	10G423	PHOEBE CT	PETUNIA ST	END OF STREET	R - Residential/Local	11	2	A - AC	392	28	10,976	65	0	72	28	7/14/2023
PHYLLI	10G420	PHYLLIS CT	PETUNIA ST	END OF STREET	R - Residential/Local	11	2	A - AC	331	28	9,268	75	0	50	50	7/14/2023
PIMA	4D3990	PIMA AVE	LARKWOOD ST	SERVICE AVE	R - Residential/Local	6	2	A - AC	290	30	8,700	67	65	25	10	6/28/2023
PIMA	4D4080	PIMA AVE	STUART AVE	WALNUT CREEK PKWY	R - Residential/Local	6	2	O - AC/AC	730	38	27,740	82	50	50	0	7/12/2023
PIMA	4D4085	PIMA AVE	STUART AVE	BANDY AVE	R - Residential/Local	6	2	O - AC/AC	535	38	20,330	85	0	100	0	7/12/2023
PIMA	5D6200	PIMA AVE	PORTNER ST	VINE AVE	R - Residential/Local	6	2	O - AC/AC	387	28	10,836	62	68	32	0	6/28/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order (A-Z)

PIMA	5D6220	PIMA AVE	CAMERON AVE	VINE AVE	R - Residential/Local	6	2	O - AC/AC	1,276	29	37,004	63	60	40	0	6/28/2023
PIMA	5D6240	PIMA AVE	MERCED AVE	GREENVILLE DR	R - Residential/Local	6	2	A - AC	300	38	11,400	87	40	36	24	6/28/2023
PIMA	5D6245	PIMA AVE	GREENVILLE DR	END OF STREET	R - Residential/Local	6	2	A - AC	308	30	9,240	87	0	49	51	6/28/2023
PINE	5C5740	PINE ST	END OF STREET	CALIFORNIA AVE	R - Residential/Local	5	2	A - AC	1,040	38	39,520	83	6	94	0	6/26/2023
PINE	5C6000	PINE ST	END OF STREET	EVANWOOD AVE	R - Residential/Local	5	2	A - AC	528	30	15,840	99	50	0	50	6/26/2023
PINEFA	11H530	PINEFALLS DR	FERNTOWER AVE	LEVELGLEN DR	R - Residential/Local	12	2	O - AC/AC	580	36	20,880	82	0	100	0	7/13/2023
PINEFA	11H553	PINEFALLS DR	MORGANFIELD AVE	FORECASTLE AVE	R - Residential/Local	12	2	A - AC	518	28	14,504	58	35	65	0	7/13/2023
PIONEER	3E2960	PIONEER DR	END OF STREET	PHILLIPS AVE	R - Residential/Local	3	2	O - AC/AC	476	30	14,280	74	38	49	13	7/26/2023
PIONEER	3E3070	PIONEER DR	LARK ELLEN AVE	BUTTERFIELD RD	R - Residential/Local	2	2	O - AC/AC	827	38	31,426	71	21	31	48	7/14/2023
PIONEER	3E3080	PIONEER DR	LEAF AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	473	38	17,974	70	59	41	0	8/3/2023
PIONEER	92A9019	PIONEER DR	AZUSA AVE	END OF STREET	R - Residential/Local	3	2	A - AC	173	30	5,190	60	16	84	0	8/11/2023
PLATEA	4G4931	PLATEAU DR	VANDERHOOF DR	END OF STREET	R - Residential/Local	9	2	A - AC	280	30	8,400	56	49	51	0	8/8/2023
POINTC	11H557	POINT CEDAR DR	MORGANFIELD AVE	FOXLAKE AVE	R - Residential/Local	12	2	A - AC	240	28	6,720	100	0	0	0	7/13/2023
POINTC	11H573	POINT CEDAR DR	MORGANFIELD AVE	LANESBORO DR	R - Residential/Local	12	2	A - AC	797	28	22,316	65	38	61	2	7/13/2023
PORTNE	5D6210	PORTNER ST	LARK ELLEN AVE	PIMA AVE	R - Residential/Local	6	2	O - AC/AC	1,145	28	32,060	76	55	45	0	6/28/2023
PORTNE	5D6310	PORTNER ST	NEFF AVE	EMILY DR	R - Residential/Local	6	2	O - AC/AC	467	38	17,746	82	0	100	0	6/28/2023
PORTNE	5D6430	PORTNER ST	SUSANNA AVE	HOLLY PL	R - Residential/Local	6	2	O - AC/AC	565	38	21,470	88	0	100	0	6/29/2023
PORTNE	5D6450	PORTNER ST	PRICEDALE AVE	CRAIG DR	R - Residential/Local	6	2	A - AC	293	30	8,790	69	49	51	0	6/29/2023
PORTNE	5E6710	PORTNER ST	GLENVIEW RD	AZUSA AVE	R - Residential/Local	7	2	O - AC/AC	1,100	36	39,600	89	51	49	0	6/26/2023
PORTNE	5E6770	PORTNER ST	CAJON AVE	END OF STREET	R - Residential/Local	8	2	O - AC/AC	141	28	3,948	93	17	65	17	6/26/2023
PORTNE	5E6960	PORTNER ST	LARKELLEN AVE	END OF STREET	R - Residential/Local	7	2	A - AC	1,182	28	33,096	100	0	0	0	6/28/2023
PRICED	5D6610	PRICEDALE AVE	GREENVILLE DR	PORTNER ST	R - Residential/Local	6	2	A - AC	703	30	21,090	64	58	42	0	6/29/2023
PRICED	6D8230	PRICEDALE AVE	LUCILLE AVE	MICHELLE ST	R - Residential/Local	6	2	A - AC	244	38	9,272	58	35	65	0	6/26/2023
PRICED	6D8300	PRICEDALE AVE	END OF STREET	ALWOOD ST	R - Residential/Local	6	2	A - AC	192	29	5,568	47	64	36	0	6/29/2023
PRIMEA	6D8270	PRIMEAUX AVE	MCWOOD ST	MERCED AVE	R - Residential/Local	6	2	A - AC	758	32	24,256	59	75	25	0	6/26/2023
PRISCI	10G433	PRISCILLA DR	SHAKESPEARE DR	PAULINE ST	R - Residential/Local	11	2	A - AC	1,301	33	42,933	78	18	41	40	7/14/2023
PROMON	6G8830	PROMONTORY PL	HILLSIDE DR	END OF STREET	R - Residential/Local	10	2	A - AC	1,215	30	36,450	77	42	56	2	7/21/2023
PROSPE	4H5090	PROSPERO DR	CORTEZ ST	END OF STREET	R - Residential/Local	9	2	A - AC	353	28	9,884	84	54	46	0	8/8/2023
PROSPE	5H7623	PROSPERO DR	CAMERON AVE	END OF STREET	R - Residential/Local	9	2	O - AC/AC	846	28	23,688	77	45	53	2	7/26/2023
QUAILV	92A9032	QUAIL VALLEY LN	CAMERON AVE	END OF STREET	R - Residential/Local	9	2	A - AC	1,175	28	32,900	74	26	74	0	8/11/2023
QUEENS	6F8730	QUEEN SUMMIT DR	SOUTH HILLS DR	SOUTH HILLS DR	R - Residential/Local	10	2	O - AC/AC	1,767	24	42,408	84	46	54	0	6/30/2023
QUINNE	11H520	QUINNELL DR	NEARPOINT DR	FORECASTLE AVE	R - Residential/Local	12	2	A - AC	333	28	9,324	73	0	94	6	7/13/2023
QUINNE	11H525	QUINNELL DR	LEVELGLEN DR	FERNTOWER AVE	R - Residential/Local	12	2	O - AC/AC	706	36	25,416	71	16	84	0	7/13/2023
RACHEL	10F332	RACHEL AVE	REGINA ST	REBECCA ST	R - Residential/Local	11	2	A - AC	290	36	10,440	58	0	94	6	7/19/2023
RACHEL	10F343	RACHEL AVE	REBECCA ST	RUBY CT	R - Residential/Local	11	2	A - AC	494	28	13,832	60	39	46	16	7/19/2023
RADWAY	6B7860	RADWAY AVE	ROXBURY ST	ROXBURY ST	R - Residential/Local	5	2	O - AC/AC	264	30	7,920	86	35	65	0	6/30/2023
RADWAY	6B7930	RADWAY AVE	BRADBURY ST	FAIRGROVE AVE	R - Residential/Local	5	2	O - AC/AC	428	30	12,840	84	31	69	0	6/30/2023
RAELYN	8D9235	RAELYN PL	DORE ST	END OF STREET	R - Residential/Local	7	2	A - AC	415	32	13,280	92	0	93	7	8/9/2023
RAMA	5A5342	RAMA DR	YARNELL ST	END OF STREET	R - Residential/Local	4	2	A - AC	596	30	17,880	100	0	0	0	8/11/2023
RAMA	5A5420	RAMA DR	ALWOOD AVE	FRANCISQUITO AVE	R - Residential/Local	4	2	O - AC/AC	865	33	28,545	76	59	41	0	6/30/2023
RANCHE	3C1480	RANCHERO ST	LA SENA AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	379	30	11,370	78	22	78	0	7/3/2023
RANDAL	5B5480	RANDALL WY	LANG AVE	FORREST AVE	R - Residential/Local	4	2	O - AC/AC	264	30	7,920	100	0	0	0	6/30/2023
RANDAL	5B5535	RANDALL WY	TONOPAH AVE	END OF STREET	R - Residential/Local	4	2	A - AC	324	30	9,720	66	40	60	0	6/26/2023
RANDAL	6B7805	RANDALL WY	SUNSET AVE	SHADYDALE AVE	R - Residential/Local	5	2	O - AC/AC	667	38	25,346	83	53	47	0	6/30/2023
REBECC	10F345	REBECCA ST	SAMANTHA AVE	RACHEL AVE	R - Residential/Local	11	2	O - AC/AC	1,035	36	37,260	65	0	67	33	7/19/2023
REGINA	10F335	REGINA ST	RACHEL AVE	END OF STREET	R - Residential/Local	11	2	A - AC	554	28	15,512	57	0	54	46	7/19/2023
RENOWN	8E9240	RENOWN TER	CUMBERLAND DR	BARHAM AVE	R - Residential/Local	7	2	O - AC/AC	150	37	5,550	99	0	100	0	7/14/2023
REXWOO	5A5320	REXWOOD ST	MEEKER AVE	END OF STREET	R - Residential/Local	4	2	O - AC/AC	161	30	4,830	100	0	0	0	8/11/2023
REXWOO	5B5510	REXWOOD ST	SUNSET AVE	BROADMOOR AVE	R - Residential/Local	5	2	O - AC/AC	803	38	30,514	85	0	100	0	6/28/2023
RIDGEW	8E9265	RIDGEWOOD DR	AMAR RD	NANETTE AVE	R - Residential/Local	10	2	O - AC/AC	903	37	33,411	50	65	35	0	7/12/2023
RIMSDA	5E6640	RIMSDALE DR	GREENVILLE DR	END OF STREET	R - Residential/Local	7	2	O - AC/AC	255	30	7,650	89	0	100	0	6/26/2023
RIMSDA	5E6700	RIMSDALE DR	PORTNER ST	END OF STREET	R - Residential/Local	7	2	O - AC/AC	254	28	7,112	85	42	58	0	6/26/2023
RIMSDA	6E8510	RIMSDALE DR	MICHELLE ST	END OF STREET	R - Residential/Local	7	2	A - AC	445	30	13,350	54	43	57	0	6/30/2023
RIODEO	6F8670	RIO DE ORO DR	DONNA BETH AVE	END OF STREET	R - Residential/Local	10	2	A - AC	760	26	19,760	80	65	35	0	6/30/2023
RIOVER	4E4390	RIO VERDE DR	TURNER AVE	LEAF AVE	R - Residential/Local	7	2	A - AC	840	30	25,200	79	32	68	0	7/13/2023
RIOVER	4E4395	RIO VERDE DR	HOLLENBECK ST	END OF STREET	R - Residential/Local	8	2	O - AC/AC	1,918	38	72,884	68	56	40	4	6/27/2023
RIOVER	4F4392	RIO VERDE DR	HOLLENBECK ST	ARTURO ST	R - Residential/Local	8	2	O - AC/AC	1,934	38	73,492	89	0	100	0	6/27/2023
RITA	10F340	RITA LN	SHADOW OAK DR	REGINA ST	R - Residential/Local	11	2	A - AC	133	36	4,788	58	47	53	0	7/19/2023
ROBERT	3C1570	ROBERTO AVE	NORTH GARVEY AVE	DENNIS PL	R - Residential/Local	1	2	O - AC/AC	581	30	17,430	75	36	56	8	7/21/2023
ROBIN	4E4440	ROBIN RD	STUART AVE	NORMA AVE	R - Residential/Local	7	2	A - AC	482	30	14,460	75	47	53	0	7/12/2023
ROBIN	4E4490	ROBIN RD	NORMA AVE	END OF STREET	R - Residential/Local	7	2	A - AC	560	30	16,800	71	52	48	0	8/7/2023
ROBIN	6E8430	ROBIN RD	MERCED AVE	MCWOOD ST	R - Residential/Local	7	2	O - AC/AC	805	30	24,150	99	0	100	0	6/26/2023
ROBIND	4B3540	ROBINDALE ST	ORANGE AVE	WALNUT CREEK PKWY	R - Residential/Local	4	2	O - AC/AC	616	28	17,248	100	0	0	0	7/13/2023
ROBIND	5C5750	ROBINDALE ST	GLENDORA AVE	WREN WY	R - Residential/Local	5	2	A - AC	548	29	15,892	83	31	66	3	6/28/2023
ROBIND	5C5840	ROBINDALE ST	CALIFORNIA AVE	GLENSHAW DR	R - Residential/Local	5	2	O - AC/AC	516	30	15,480	78	31	69	0	6/28/2023
ROBIND	5C5980	ROBINDALE ST	BROADMOOR AVE	BRUCE AVE	R - Residential/Local	5	2	O - AC/AC	456	30	13,680	84	0	85	15	6/28/2023
RODILE	4F4872	RODILEE AVE	RIO VERDE DR	END OF STREET	R - Residential/Local	8	2	A - AC	375	30	11,250	63	35	65	0	7/3/2023
RODILE	5F7030	RODILEE AVE	VINE AVE	LINDA VISTA ST	R - Residential/Local	8	2	O - AC/AC	500	30	15,000	80	46	54	0	6/26/2023
RODNEY	8E9247	RODNEY RD	ANSON WY	BARHAM AVE	R - Residential/Local	7	2	O - AC/AC	725	36	26,100	99	0	100	0	7/19/2023
ROLLIN	6G8510	ROLLING HILLS RD	HILLSIDE DR	COUNTRYWOOD LN	R - Residential/Local	10	2	A - AC	515	28	14,420	87	0	100	0	7/21/2023
RONNIE	7D8955	RONNIE ST	EDENVIEW LN	END OF STREET	R - Residential/Local	7	2	A - AC	232	30	6,960	86	0	100	0	7/14/2023
ROSEMA	4G4950	ROSEMARY DR	EMERALD AVE	END OF STREET	R - Residential/Local	9	2	A - AC	413	36	14,868	63	39	61	0	8/8/2023
ROSEWA	4B3530	ROSEWAY ST	WALNUT CREEK PKWY	ORANGE AVE	R - Residential/Local	4	2	O - AC/AC	738	28	20,664	100	0	0	0	7/13/2023
ROSEWA	4C3870	ROSEWAY ST	SUNSET AVE	END OF STREET	R - Residential/Local	5	2	O - AC/AC	812	30	24,360	87	20	80	0	6/28/2023
ROXBUR	6B7950	ROXBURY ST	RADWAY AVE	SHADYDALE AVE	R - Residential/Local	5	2	O - AC/AC	370	30	11,100	82	51	49	0	6/30/2023
RUBY	10F360	RUBY CT	RACHEL AVE	END OF STREET	R - Residential/Local	11	2	O - AC/AC	503	28	14,084	74	0	57	43	7/19/2023
RUDYAR	6B7770	RUDYARD ST	CALIFORNIA AVE	END OF STREET	R - Residential/Local	5	2	O - AC/AC	440	28	12,320	69	47	53	0	7/5/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order (A-Z)

RUSSEL	5C6050	RUSSELEE DR	VINE AVE	END OF TREET	R - Residential/Local	6	2	A - AC	248	28	6,944	68	67	33	0	6/29/2023
RUSSEL	6C8180	RUSSELEE DR	MICHELLE ST	LUCILLE AVE	R - Residential/Local	6	2	A - AC	245	30	7,350	57	46	49	5	6/26/2023
RUTH	10F367	RUTH CT	RACHEL AVE	END OF STREET	R - Residential/Local	11	2	A - AC	398	28	11,144	60	34	50	16	7/19/2023
SALLY	10F378	SALLY CT	SAMANTHA AVE	END OF STREET	R - Residential/Local	11	2	A - AC	408	28	11,424	61	22	52	26	7/19/2023
SAMANT	10F377	SAMANTHA AVE	SHIRLEE ST	SYLVIA ST	R - Residential/Local	11	2	O - AC/AC	858	36	30,888	87	0	78	22	7/19/2023
SANBER	1C2453	SAN BERNARDINO FRONTANGE RD	E CITY BOUNDARY	W END ST	R - Residential/Local	0	2	O - AC/AC	530	25	13,250	95	0	100	0	8/11/2023
SANDIA	5A5360	SANDIA AVE	GLENMERE ST	DOUBLE GROVE ST.	R - Residential/Local	4	2	O - AC/AC	632	34	21,488	79	42	58	0	6/30/2023
SANDIA	5A5365	SANDIA AVE	DOUBLE GROVE ST	END OF STREET	R - Residential/Local	4	2	O - AC/AC	340	28	9,520	84	2	98	0	6/30/2023
SANDIA	5B5120	SANDIA AVE	YARNELL ST	END OF STREET	R - Residential/Local	4	2	A - AC	326	30	9,780	100	0	0	0	8/11/2023
SANDSP	5B5110	SANDSPRINGS DR	YARNELL ST	END OF STREET	R - Residential/Local	4	2	A - AC	325	30	9,750	100	0	0	0	8/11/2023
SANDYH	6F8675	SANDY HILLS DR	CRESCENT VIEW DR	GOLDEN VISTA DR	R - Residential/Local	10	2	A - AC	1,660	34	56,440	56	36	62	3	7/21/2023
SANDYH	6F8695	SANDY HILLS DR	CRESCENT VIEW DR	MONTEZUMA WY	R - Residential/Local	10	2	A - AC	735	34	24,990	100	0	0	0	7/21/2023
SANDYH	4D4000	SANDY HOOK ST	BLUE ASH RD	CHRISTOPHER ST	R - Residential/Local	5	2	O - AC/AC	647	30	19,410	82	34	66	0	6/28/2023
SANDY	5C5810	SANDY HOOK ST	PINE ST	MERCED AVE	R - Residential/Local	5	2	O - AC/AC	317	38	12,046	89	0	100	0	6/26/2023
SANDY	5C5820	SANDY HOOK ST	WESCOVE PL	VINE AVE	R - Residential/Local	5	2	A - AC	392	38	14,896	83	26	74	0	6/28/2023
SANDY	5C8050	SANDY HOOK ST	MICHELLE ST	SPRUCE ST	R - Residential/Local	5	2	A - AC	635	38	24,130	93	0	100	0	6/26/2023
SARAH	10F353	SARAH COURT	STEPHANIE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	230	28	6,440	55	37	39	24	7/19/2023
SAWYER	4B3550	SAWYER AVE	ORANGE AVE	END OF STREET	R - Residential/Local	4	2	A - AC	931	30	27,930	92	21	76	3	6/27/2023
SCOTT	7D8880	SCOTT RD	DORÉ ST	DIANE PL	R - Residential/Local	7	2	A - AC	412	33	13,596	87	0	100	0	8/9/2023
SERENA	6F8715	SERENA DR	MONTEZUMA WY	END OF STREET	R - Residential/Local	10	2	A - AC	750	26	19,500	66	72	28	0	7/21/2023
SERENA	5D6380	SERENADE AVE	MOBECK ST	CAMERON AVE	R - Residential/Local	6	2	A - AC	646	30	19,380	58	43	57	0	6/29/2023
SERENA	5D6410	SERENADE AVE	END OF STREET	BARBARA AVE	R - Residential/Local	6	2	O - AC/AC	230	30	6,900	88	0	100	0	6/29/2023
SERENA	5D6530	SERENADE AVE	HERRING AVE	END OF STREET	R - Residential/Local	6	2	A - AC	226	30	6,780	60	29	71	0	6/29/2023
SERENA	5D6570	SERENADE AVE	GREENVILLE DR	VINE AVE	R - Residential/Local	6	2	O - AC/AC	1,058	30	31,740	60	57	43	0	6/29/2023
SERENA	6D8380	SERENADE AVE	FLORENCE AVE	MERCED AVE	R - Residential/Local	6	2	O - AC/AC	884	36	31,824	88	65	34	1	6/26/2023
Servic	62005E	SERVICE AVE	CALIFORNIA AVE	CALIFORNIA AVE	R - Residential/Local	5	1	O - AC/AC	1,618	20	32,360	81	24	76	0	8/11/2023
Servic	6210NW	SERVICE AVE	CALIFORNIA AVE	WEST COVINA PKWY	R - Residential/Local	5	1	O - AC/AC	1,637	20	32,740	88	22	78	0	7/21/2023
Servic	6250W	SERVICE AVE	LARK ELLEN AVE	GLENDORA AVE	R - Residential/Local	6	1	O - AC/AC	3,320	20	66,316	63	33	62	5	8/11/2023
Servic	92A9012	SERVICE AVE	CALIFORNIA AVE	GLENDORA AVE	R - Residential/Local	5	2	A - AC	1,285	32	41,120	84	20	80	0	7/21/2023
SHADYD	2C1310	SHADYDALE AVE	PUENTE AVE	N. CITY BOUNDARY	R - Residential/Local	1	2	O - AC/AC	750	38	28,500	74	49	51	0	7/26/2023
SHADYD	3C1740	SHADYDALE AVE	END OF STREET	WORKMAN AVE	R - Residential/Local	1	2	O - AC/AC	630	30	18,900	55	76	24	0	7/14/2023
SHADYD	3C1750	SHADYDALE AVE	ROWLAND AVE	CARLTON AVE	R - Residential/Local	1	2	O - AC/AC	754	30	22,620	76	37	63	0	7/14/2023
SHADYD	3C1760	SHADYDALE AVE	WORKMAN AVE	ROWLAND AVE	R - Residential/Local	1	2	A - AC	1,267	30	38,010	52	69	31	0	7/14/2023
SHADYD	5B5440	SHADYDALE AVE	YARNELL ST	RANDALL WY	R - Residential/Local	5	2	O - AC/AC	1,225	38	46,550	92	0	100	0	7/5/2023
SHADYD	5B5610	SHADYDALE AVE	ITUNI ST	MERCED AVE	R - Residential/Local	5	2	A - AC	876	38	33,288	99	14	72	14	6/26/2023
SHADYD	5C5920	SHADYDALE AVE	MERCED AVE	VINE AVE	R - Residential/Local	5	2	A - AC	1,080	38	41,040	85	19	81	0	6/28/2023
SHADYD	6B7900	SHADYDALE AVE	FAIRGROVE AVE	DELVALE ST	R - Residential/Local	5	2	O - AC/AC	1,183	38	44,954	85	39	61	0	6/30/2023
SHAKES	10F330	SHAKESPEARE DR	OPAL LN	SHADOW OAK DR	R - Residential/Local	11	2	A - AC	667	34	22,678	87	33	67	0	7/20/2023
SHAKES	10F333	SHAKESPEARE DR	OPAL LN	TUESDAY DR	R - Residential/Local	11	2	A - AC	757	34	25,738	66	17	83	0	7/20/2023
SHAKES	10G447	SHAKESPEARE DR	NOGALES ST	CHANCE ST	R - Residential/Local	11	2	A - AC	1,543	34	52,462	63	41	57	2	7/20/2023
SHAKES	10G450	SHAKESPEARE DR	TUESDAY DR	CHANCE ST	R - Residential/Local	11	2	A - AC	947	34	32,198	64	17	76	7	7/20/2023
SHAKES	92A9024	SHAKESPEARE DR	CHANCE ST	NOGALES ST S	R - Residential/Local	11	1	A - AC	1,265	18	22,770	63	28	50	21	8/10/2023
SHALEN	7D8885	SHALENE ST	EDENVIEW LANE	END OF STREET	R - Residential/Local	7	2	A - AC	332	30	9,960	84	40	60	0	7/14/2023
SHAMWO	3D2184	SHAMWOOD ST	MAPLEWOOD AVE	BIXBY AVE	R - Residential/Local	2	2	O - AC/AC	887	30	26,610	89	0	96	4	7/21/2023
SHAMWO	3D2220	SHAMWOOD ST	TOLAND AVE	MARDINA ST	R - Residential/Local	2	2	A - AC	1,145	30	34,350	77	45	55	0	7/14/2023
SHAMWO	3E2840	SHAMWOOD ST	HOMEREST AVE	FLEETWELL AVE	R - Residential/Local	2	2	A - AC	1,144	28	32,032	48	50	50	0	6/27/2023
SHAMWO	3E2860	SHAMWOOD ST	LARK ELLEN AVE	HOMEREST AVE	R - Residential/Local	2	2	A - AC	1,300	28	36,400	59	54	46	0	6/27/2023
SHAMWO	3F3150	SHAMWOOD ST	BAYMAR AVE	IDAHOME ST	R - Residential/Local	3	2	O - AC/AC	852	30	25,560	77	47	53	0	7/19/2023
SHAMWO	3F3240	SHAMWOOD ST	WEST END OF STREET	EAST END OF STREET	R - Residential/Local	3	2	O - AC/AC	600	30	18,000	79	5	95	0	8/3/2023
SHARON	5C6070	SHARONLEE DR	HERRING AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	218	30	6,540	81	38	62	0	6/29/2023
SHARON	5D6580	SHARONLEE DR	VINE AVE	END OF STREET	R - Residential/Local	6	2	A - AC	248	28	6,944	60	64	36	0	6/29/2023
SHASTA	4F4790	SHASTA ST	CORTEZ ST	CAMERON AVE	R - Residential/Local	8	2	A - AC	1,250	38	47,500	97	0	100	0	6/27/2023
SHASTA	5F7100	SHASTA ST	GREENVILLE DR	END OF STREET	R - Residential/Local	10	2	O - AC/AC	346	30	10,380	60	59	41	0	6/30/2023
SHASTA	5F7400	SHASTA ST	VINE AVE	ALASKA ST	R - Residential/Local	8	2	A - AC	910	38	34,580	72	66	34	0	6/30/2023
SHASTA	5F7460	SHASTA ST	VINE AVE	END OF STREET	R - Residential/Local	10	2	O - AC/AC	600	30	18,000	80	64	36	0	6/30/2023
SHASTA	6F8725	SHASTA ST	MERCED AVE	END OF STREET	R - Residential/Local	10	2	O - AC/AC	245	22	5,390	66	64	36	0	6/30/2023
SHEBA	10F357	SHEBA CT	STEPHANIE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	165	28	4,620	49	42	38	21	7/19/2023
SHEFFI	6B7850	SHEFFIELD AVE	DELHAVEN AVE	BAINBRIDGE AVE	R - Residential/Local	5	2	A - AC	1,110	37	41,070	80	59	41	0	6/28/2023
SHERWA	3B1115	SHERWAY ST	ARDILLA AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	700	28	19,600	63	33	27	40	7/5/2023
SHERWA	4B3520	SHERWAY ST	ORANGE AVE	WALNUT CREEK PKWY	R - Residential/Local	4	2	O - AC/AC	876	28	24,528	100	0	0	0	7/13/2023
SHERWA	4B3690	SHERWAY ST	ORANGE AVE	VAN HORN AVE	R - Residential/Local	4	2	O - AC/AC	470	28	13,160	98	0	100	0	6/27/2023
SHERYL	7D8870	SHERYL PL	DORÉ ST	END OF STREET	R - Residential/Local	7	2	A - AC	558	32	17,856	92	0	100	0	7/14/2023
SHIRLE	10F375	SHIRLEE ST	STEPHANIE DR	SAMANTHA AVE	R - Residential/Local	11	2	A - AC	482	36	17,352	52	36	46	18	7/19/2023
SHIRLE	10F376	SHIRLEE ST	SAMANTHA AVE	END OF STREET	R - Residential/Local	11	2	A - AC	357	28	9,996	45	30	32	38	7/19/2023
SIESTA	4A3430	SIESTA AVE	CITY BOUNDARY	ITUNI ST	R - Residential/Local	4	2	A - AC	659	28	18,452	100	0	0	0	8/7/2023
SIESTA	4A3470	SIESTA AVE	END OF STREET	ALWOOD ST	R - Residential/Local	4	2	O - AC/AC	286	28	8,008	89	26	47	26	6/27/2023
SIESTA	5A5300	SIESTA AVE	ALWOOD ST	FRANCISQUITO AVE	R - Residential/Local	4	2	A - AC	851	34	28,934	67	55	45	0	6/27/2023
SILVER	5C6040	SILVER BIRCH PL	BUBBLING WELL DR	TRUMAN PL	R - Residential/Local	6	2	A - AC	553	28	15,484	50	74	26	0	6/29/2023
SILVER	6C8130	SILVER BIRCH PL	FANCISQUITO AVE	LUCILLE AVE	R - Residential/Local	6	2	O - AC/AC	495	30	14,850	47	57	43	0	6/29/2023
SILVER	6C8190	SILVER BIRCH PL	MICHELLE ST	END OF STREET	R - Residential/Local	6	2	A - AC	219	30	6,570	38	79	21	0	6/30/2023
SIREL	10F373	SIREL LN	STEPHANIE DR	STELLA AVE	R - Residential/Local	11	2	A - AC	148	36	5,328	58	0	98	2	7/19/2023
SKYVIE	6G8500	SKYVIEW LN	ROLLING HILLS RD	END OF STREET	R - Residential/Local	10	2	A - AC	550	28	15,400	68	0	100	0	7/21/2023
SNYDER	4H5117	SNYDER PL	VIRGINIA AVE	END OF STREET	R - Residential/Local	9	2	A - AC	510	28	14,280	75	50	34	16	7/26/2023
SONYA	10F405	SONYA CT	STEPHANIE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	369	28	10,332	60	52	25	23	7/19/2023
SOUTHH	6F8770	SOUTH HILLS DR	CASA GRANDE DR	KINGS CREST DR	R - Residential/Local	10	2	A - AC	2,024	38	76,912	63	38	62	0	6/30/2023
SPRING	5G7570	SPRING MEADOW DR	FAR VIEW LN	LARK HILL DR	R - Residential/Local	10	2	O - AC/AC	760	20	15,200	72	0	100	0	7/26/2023
SPRING	5G7573	SPRING MEADOW DR	LARK HILL DR	END OF STREET	R - Residential/Local	10	2	O - AC/AC	625	25	15,625	77	0	100	0	7/26/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order (A-Z)

SPRING	5G7600	SPRING MEADOW DR	CITRUS ST	FAR VIEW LN	R - Residential/Local	10	2	O - AC/AC	1,150	20	23,000	66	52	28	20	7/26/2023
SPRING	92A9013	SPRINGCREEK DR	HOLT AVE	END OF STREET	R - Residential/Local	9	2	A - AC	977	28	27,356	83	0	100	0	8/10/2023
SPRUCE	5C5910	SPRUCE ST	END OF STREET	EVANWOOD AVE	R - Residential/Local	5	2	A - AC	528	30	15,840	63	60	40	0	6/26/2023
SPRUCE	5C8060	SPRUCE ST	ST. MALO ST.	GLENNDORA AVE	R - Residential/Local	5	2	O - AC/AC	884	38	33,592	87	17	83	0	6/26/2023
STMALO	4D4030	ST. MALO ST	SERVICE AVE	BLUE ASH RD	R - Residential/Local	5	2	O - AC/AC	1,436	30	43,080	79	57	43	0	6/26/2023
STMALO	5C5790	ST. MALO ST	MICHELLE ST	SPRUCE ST	R - Residential/Local	5	2	A - AC	635	38	24,130	94	0	100	0	6/26/2023
STMALO	5C5800	ST. MALO ST	VINE AVE	ROBINDALE ST	R - Residential/Local	5	2	A - AC	423	35	14,805	84	25	75	0	6/28/2023
STMALO	5C5805	ST. MALO ST	MERCED AVE	END OF STREET	R - Residential/Local	5	2	A - AC	408	28	11,424	81	0	100	0	6/26/2023
STMALO	6B7742	ST. MALO ST	RUDYARD ST	ALWOOD ST	R - Residential/Local	5	2	O - AC/AC	581	34	19,754	75	19	81	0	7/5/2023
STMALO	6B7780	ST. MALO ST	GLENMERE ST	BAINBRIDE AVE	R - Residential/Local	5	2	O - AC/AC	623	38	23,674	83	26	74	0	7/5/2023
STHIR	5C5760	ST. THIRA CT	ST. MALO ST	END OF STREET	R - Residential/Local	5	2	A - AC	166	28	4,648	84	0	100	0	6/28/2023
STACEY	10F355	STACEY CT	STEPHANIE DR	END OF STREET	R - Residential/Local	11	2	A - AC	499	28	13,972	64	0	63	37	7/19/2023
STAGEC	4I3001	STAGECOACH CIR	SOUTH GARVEY AVE	END OF STREET	R - Residential/Local	9	2	A - AC	162	28	4,536	71	0	86	14	8/8/2023
STELLA	10F350	STELLA AVE	SYLVIA ST	SIREL LN	R - Residential/Local	11	2	A - AC	404	36	14,544	50	27	50	23	7/19/2023
STELLA	10F351	STELLA AVE	SIREL LN	END OF STREET	R - Residential/Local	11	2	A - AC	407	28	11,396	39	32	48	19	7/19/2023
STEPHA	10F337	STEPHANIE DR	TUESDAY DR	SHIRLEE ST	R - Residential/Local	11	2	A - AC	373	36	13,428	74	0	100	0	7/19/2023
STEPHA	10F338	STEPHANIE DR	SONYA CT	SHIRLEE ST	R - Residential/Local	11	2	A - AC	691	36	24,876	50	45	47	8	7/19/2023
STEPHA	10F339	STEPHANIE DR	SHADOW OAK DR	SONYA CT	R - Residential/Local	11	2	O - AC/AC	655	36	23,580	83	0	71	29	7/19/2023
STONEH	9F9401	STONEHAVEN PL	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	364	28	10,192	76	22	45	33	7/12/2023
STRATH	9E9333	STRATHMORE PL	BROOKFIELD PL	END OF STREET	R - Residential/Local	11	2	O - AC/AC	300	28	8,400	66	0	66	34	7/14/2023
STUART	4D4100	STUART AVE	LARK ELLEN AVE	PIMA AVE	R - Residential/Local	6	2	O - AC/AC	1,150	36	41,400	56	42	54	4	7/12/2023
STUART	4E4180	STUART AVE	LARK ELLEN AVE	CHERRYWOOD ST	R - Residential/Local	7	2	A - AC	1,480	38	56,240	69	50	46	4	8/9/2023
STUART	4E4182	STUART AVE	CHERRYWOOD ST	HOLLY OAK DR	R - Residential/Local	7	2	A - AC	1,065	38	40,475	77	42	56	2	8/9/2023
STUART	4E4185	STUART AVE	HOLLY OAK DR	AZUSA AVE	R - Residential/Local	7	2	A - AC	155	38	5,890	75	31	69	0	8/10/2023
STUART	4E4500	STUART AVE	AZUSA AVE	JUNIPER ST	R - Residential/Local	8	2	O - AC/AC	720	30	21,600	73	41	59	0	7/20/2023
SUMMER	7D9030	SUMMER PL	VALINDA AVE	SUMMERPLACE DR	R - Residential/Local	7	2	O - AC/AC	146	35	5,110	41	88	12	0	8/10/2023
SUMMER	7D9060	SUMMER PL	HARRINGTON WY	END OF STREET	R - Residential/Local	7	2	A - AC	740	38	28,120	87	0	100	0	8/10/2023
SUMMER	7D9070	SUMMER PL	MEADOWSIDE ST	END OF STREET	R - Residential/Local	7	2	A - AC	230	28	6,440	77	12	67	21	8/10/2023
SUNKIS	3B1132	SUNKIST AVE	NORTH GARVEY AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	1,120	35	39,200	70	40	58	2	7/14/2023
SUNKIS	4B3490	SUNKIST AVE	ELDER ST	MERCED AVE	R - Residential/Local	4	2	O - AC/AC	889	33	29,337	100	0	0	0	8/8/2023
SUNKIS	4B3570	SUNKIST AVE	MERCED AVE	MEEKER AVE	R - Residential/Local	4	2	O - AC/AC	1,066	32	34,112	100	0	0	0	8/8/2023
SUNKIS	4B3610	SUNKIST AVE	ELDER ST	S. GARVEY AVE	R - Residential/Local	4	2	A - AC	1,205	33	39,765	100	0	0	0	8/11/2023
SUNKIS	5A5380	SUNKIST AVE	ALWOOD ST	FOSTER AVE	R - Residential/Local	4	2	O - AC/AC	745	38	28,310	55	80	20	0	6/27/2023
SUNKIS	5B5000	SUNKIST AVE	YARNELL ST	DURNESST ST	R - Residential/Local	4	2	O - AC/AC	614	30	18,420	100	0	0	0	6/27/2023
SUNKIS	5B5010	SUNKIST AVE	FOSTER AVE	YARNELL ST	R - Residential/Local	4	2	O - AC/AC	290	38	11,020	100	0	0	0	8/11/2023
SUNKIS	3B1140	SUNKIST PL	SUNKIST AVE	END OF STREET	R - Residential/Local	1	2	A - AC	300	25	7,500	73	59	41	0	7/14/2023
SUNRIS	6H8600	SUNRISE RD	HILLSIDE DR	END OF STREET	R - Residential/Local	10	2	A - AC	370	38	14,060	87	0	100	0	7/21/2023
SUNSET	4E4350	SUNSET HILL DR	LARK ELLEN AVE	LEAF AVE	R - Residential/Local	7	2	A - AC	1,144	38	43,472	78	41	59	0	8/7/2023
SUNSET	4G4930	SUNSET HILL DR	VANDERHOOF DR	EMERALD AVE	R - Residential/Local	9	2	A - AC	618	28	17,304	75	56	44	0	8/8/2023
SUNSET	4G4960	SUNSET HILL DR	EMERALD AVE	END OF STREET	R - Residential/Local	9	2	A - AC	437	38	16,606	70	0	100	0	8/8/2023
SUNSET	4G5060	SUNSET HILL DR	BARRANCA ST	END OF STREET	R - Residential/Local	9	2	A - AC	1,638	38	62,244	62	40	53	7	8/8/2023
SUNSET	4H5140	SUNSET HILL DR	CHARVERS AVE	GRAND AVE	R - Residential/Local	9	2	O - AC/AC	954	36	34,344	68	37	63	0	7/26/2023
SUSANN	5D6370	SUSANNA AVE	MOBECK ST	CAMERON AVE	R - Residential/Local	6	2	A - AC	646	30	19,380	59	55	45	0	6/29/2023
SUSANN	5D6390	SUSANNA AVE	BARBARA AVE	END OF STREET	R - Residential/Local	6	2	A - AC	230	30	6,900	75	55	45	0	6/29/2023
SUSANN	5D6500	SUSANNA AVE	CAMERON AVE	HERRING AVE	R - Residential/Local	6	2	A - AC	461	30	13,830	68	30	70	0	6/29/2023
SUSANN	5D6560	SUSANNA AVE	VINE AVE	MERCED AVE	R - Residential/Local	6	2	A - AC	1,264	38	48,032	31	76	24	0	6/29/2023
SWANEE	3C1280	SWANEE AVE	CHALBURN AVE	ORANGE AVE	R - Residential/Local	1	2	O - AC/AC	247	38	9,386	73	54	46	0	7/3/2023
SWANEE	3B1280	SWANEE LN	MORRIS AVE	CHALBURN AVE	R - Residential/Local	1	2	A - AC	540	38	20,520	67	38	57	4	7/3/2023
SWANEE	3C1620	SWANEE LN	HOWELLHURST DR	CONLON AVE	R - Residential/Local	1	2	A - AC	377	30	11,310	65	23	77	0	7/14/2023
SWANEE	3C1710	SWANEE LN	ORANGE AVE	HOWELLHURST DR	R - Residential/Local	1	2	A - AC	411	34	13,974	62	33	59	8	7/14/2023
SWANEE	3D2185	SWANEE LN	LYALL AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	792	30	23,760	82	0	55	45	7/26/2023
SWANEE	3D2280	SWANEE LN	MAPLEWOOD AVE	END OF STREET	R - Residential/Local	2	2	A - AC	286	26	7,436	68	35	62	3	7/26/2023
SWANEE	3D2500	SWANEE LN	CHAPMAN AVE	VINCENT AVE	R - Residential/Local	1	2	O - AC/AC	436	30	13,080	79	28	47	25	7/14/2023
SYLVIA	10F301	SYLVIA ST	SAMANTHA AVE	STELLA AVE	R - Residential/Local	11	2	A - AC	245	36	8,820	55	35	46	19	7/19/2023
SYLVIA	10F347	SYLVIA ST	SAMANTHA AVE	END OF STREET	R - Residential/Local	11	2	A - AC	413	28	11,564	40	28	53	20	7/19/2023
TAMAR	5A5230	TAMAR DR	LUFKIN ST	ALWOOD AVE	R - Residential/Local	4	2	A - AC	750	28	21,000	84	50	50	0	6/30/2023
TAYLOR	3C1790	TAYLOR CT	ROWLAND AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	163	26	4,238	72	0	31	69	8/11/2023
TEMPLE	8E9260	TEMPLE AVE	AMAR RD	NATALIE AVE	R - Residential/Local	10	2	O - AC/AC	157	37	5,809	69	47	30	22	7/12/2023
TEMPLE	4H5777	TEMPLE WAY	HOLT AVE	END OF STREET	R - Residential/Local	9	2	A - AC	1,753	28	49,084	59	0	71	29	8/8/2023
TERESA	3D2520	TERESA ST	HARTLEY ST	VINCENT AVE	R - Residential/Local	1	2	O - AC/AC	1,070	30	32,100	73	46	38	17	7/13/2023
TERRIA	4F4510	TERRI ANN DR	LARKWOOD ST	END OF STREET	R - Residential/Local	8	2	A - AC	465	30	13,950	56	25	75	0	7/3/2023
TERRIA	5F7140	TERRI ANN DR	VINE AVE	LINDA VISTA STREET	R - Residential/Local	8	2	O - AC/AC	474	28	13,272	65	70	30	0	6/26/2023
TERRIA	5F7380	TERRI ANN DR	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	A - AC	557	30	16,710	96	0	100	0	7/3/2023
TERRIA	5F7390	TERRI ANN DR	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	A - AC	190	30	5,700	57	77	23	0	7/3/2023
THACKE	5E6810	THACKERY AVE	LARK ELLEN AVE	LEAF AVE	R - Residential/Local	7	2	O - AC/AC	1,104	26	28,704	100	0	100	0	6/28/2023
THACKE	5D6110	THACKERY ST	VALINDA AVE	GRETTA AVE	R - Residential/Local	6	2	O - AC/AC	1,140	30	34,200	85	0	100	0	6/28/2023
THACKE	5D6190	THACKERY ST	PIMA AVE	LARK ELLEN AVE	R - Residential/Local	6	2	O - AC/AC	1,102	29	31,958	64	76	24	0	6/28/2023
THACKE	5E6730	THACKERY ST	GLENVIEW RD	END OF STREET	R - Residential/Local	7	2	O - AC/AC	990	30	29,700	82	53	47	0	6/28/2023
THACKE	5F7050	THACKERY ST	CORALTREE DR	CITRUS ST	R - Residential/Local	8	2	A - AC	810	36	29,160	38	54	46	0	7/3/2023
THACKE	5F7340	THACKERY ST	HOLLENBECK ST	HILLWARD AVE	R - Residential/Local	8	2	O - AC/AC	1,120	38	42,560	67	53	47	0	6/30/2023
THELBO	3B1270	THELBORN ST	MORRIS AVE	ORANGE AVE	R - Residential/Local	1	2	O - AC/AC	787	28	22,036	41	68	32	0	7/3/2023
THELBO	3C1690	THELBORN ST	ORANGE AVE	CONLON AVE	R - Residential/Local	1	2	A - AC	791	30	23,730	72	35	65	0	7/14/2023
THELBO	3D2240	THELBORN ST	VINCENT AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	580	30	17,400	74	35	65	0	8/7/2023
THELBO	3D2250	THELBORN ST	ASTELL AVE	END OF STREET	R - Residential/Local	2	2	A - AC	475	30	14,250	96	0	89	11	6/29/2023
THELBO	3D2510	THELBORN ST	CHAPMAN AVE	VINCENT AVE	R - Residential/Local	1	2	A - AC	433	30	12,990	83	28	72	0	7/14/2023
THELBO	3E2812	THELBORN ST	END OF STREET	HOMEREST AVE	R - Residential/Local	2	2	A - AC	711	38	27,018	47	49	51	0	6/27/2023
THELBO	3E3060	THELBORN ST	AZUSA AVE	LA BREA AVE	R - Residential/Local	3	2	O - AC/AC	493	30	14,790	65	52	47	1	7/26/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order (A-Z)

THELBO	3E3100	THELBORN ST	LARK ELLEN AVE	HOMEREST AVE	R - Residential/Local	2	2	A - AC	1,264	38	48,032	72	41	59	0	6/27/2023
THOMAS	9F9452	THOMAS PL	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	790	29	22,910	75	0	47	53	7/12/2023
TILLIE	10F323	TILLIE CT	VERONICA AVE	END OF STREET	R - Residential/Local	11	2	A - AC	408	28	11,424	63	19	47	34	7/19/2023
TINKER	10G457	TINKER ST	GEHRIG ST	SHAKESPEARE DR	R - Residential/Local	11	2	O - AC/AC	350	36	12,600	82	0	77	23	7/19/2023
TOLAND	2D1920	TOLAND AVE	SWANEE LN	PUENTE AVE	R - Residential/Local	2	2	O - AC/AC	1,048	32	33,536	74	29	70	1	7/26/2023
TOLAND	3D2150	TOLAND AVE	NORTH GARVEY AVE	WORKMAN AVE	R - Residential/Local	2	2	A - AC	978	38	37,164	58	51	36	13	8/7/2023
TOLAND	3D2320	TOLAND AVE	WORKMAN AVE	ROWLAND AVE	R - Residential/Local	2	2	O - AC/AC	1,265	38	48,070	56	64	36	0	7/21/2023
TONI	4H5120	TONI DR	CHARVERS AVE	END OF STREET	R - Residential/Local	9	2	A - AC	1,677	28	4,676	76	0	100	0	7/26/2023
TONI	4H5160	TONI DR	GRAND AVE	END OF STREET	R - Residential/Local	9	2	A - AC	176	28	4,928	73	35	65	0	7/26/2023
TONOPA	5B5430	TONOPAH AVE	FRANCISQUITO AVE	FARLINGTON ST	R - Residential/Local	4	2	O - AC/AC	1,310	38	49,780	100	0	0	0	6/26/2023
TONOPA	6A3320	TONOPAH AVE	FAIRGROVE AVE	DELVALE ST	R - Residential/Local	4	2	O - AC/AC	1,108	36	39,888	100	0	0	0	6/30/2023
TONOPA	6B7790	TONOPAH AVE	DELVALE ST	FRANCISQUITO AVE	R - Residential/Local	4	2	O - AC/AC	1,090	36	39,240	100	0	0	0	6/30/2023
TORY	9E9330	TORY ST	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	475	28	13,300	55	0	85	15	7/14/2023
TOWNSI	11H555	TOWNSITE DR	MORGANFIELD AVE	END OF STREET	R - Residential/Local	12	2	A - AC	227	28	6,356	50	50	50	0	7/13/2023
TRENTO	6B7840	TRENTON WY	END OF STREET	DELHAVEN AVE	R - Residential/Local	5	2	A - AC	250	30	7,500	83	23	77	0	7/5/2023
TROJAN	5B5570	TROJAN WY	DURNESS ST	MERCED AVE	R - Residential/Local	4	2	O - AC/AC	1,186	38	45,068	54	76	24	0	6/26/2023
TRONA	4H5110	TRONA AVE	SUNSET HILL DR	END OF STREET	R - Residential/Local	9	2	O - AC/AC	728	36	26,208	65	37	60	3	7/26/2023
TRONA	5H7670	TRONA AVE	CHARLINDA AVE	END OF STREET	R - Residential/Local	9	2	O - AC/AC	289	28	8,092	100	0	0	0	7/26/2023
TRUMAN	5C6030	TRUMAN PL	BUBBLINGWELL DR	END OF STREET	R - Residential/Local	6	2	A - AC	532	28	14,896	45	59	41	0	6/29/2023
TRUMAN	5D6465	TRUMAN PL	CRAIG DR	END OF STREET	R - Residential/Local	6	2	O - AC/AC	168	38	6,384	93	0	100	0	6/29/2023
TRUMAN	6D8250	TRUMAN PL	GRETTE AVE	NEFF AVE	R - Residential/Local	6	2	A - AC	301	36	10,836	48	64	36	0	6/28/2023
TUESDA	10F370	TUESDAY DR	STEPHANIE DR	SHAKESPEARE DR	R - Residential/Local	11	2	O - AC/AC	2,248	36	80,928	85	0	97	3	7/19/2023
TURNER	4E4270	TURNER AVE	HOLLY OAK DR	HOLLY OAK DR	R - Residential/Local	7	2	A - AC	395	36	14,220	79	17	83	0	7/13/2023
TURNER	4E4340	TURNER AVE	STUART AVE	END OF STREET	R - Residential/Local	7	2	A - AC	1,010	30	30,300	77	57	43	0	7/12/2023
TURNER	4E4360	TURNER AVE	HOLLY OAK DR	STUART AVE	R - Residential/Local	7	2	A - AC	187	38	7,106	83	0	100	0	7/12/2023
VALERI	10F307	VALERIE CT	WEDNESDAY DR	END OF STREET	R - Residential/Local	11	2	A - AC	516	28	14,448	37	43	40	17	7/19/2023
VALLEY	11G485	VALLEY VIEW AVE	NOGALES ST	CITY BOUNDARY	R - Residential/Local	12	2	A - AC	1,292	36	46,512	72	52	48	0	7/20/2023
VALLEY	11H540	VALLEY VIEW AVE	SENTOUS AVE	MORGANFIELD AVE	R - Residential/Local	12	2	A - AC	1,464	36	52,704	66	29	70	1	7/13/2023
VALLEY	11H541	VALLEY VIEW AVE	MORGANFIELD AVE	END OF STREET	R - Residential/Local	12	2	O - AC/AC	203	28	5,684	81	0	100	0	7/13/2023
VANHOR	4B3580	VAN HORN AVE	MERCED AVE	END OF STREET	R - Residential/Local	4	2	A - AC	520	28	14,560	100	0	0	0	8/8/2023
VANHOR	4B3670	VAN HORN AVE	ELDER ST	MERCED AVE	R - Residential/Local	4	2	O - AC/AC	892	38	33,896	100	0	0	0	8/8/2023
VANHOR	4B3680	VAN HORN AVE	SHERWAY ST	ELDER ST	R - Residential/Local	4	2	O - AC/AC	1,088	34	36,992	66	58	42	0	6/27/2023
VANHOR	4B3682	VAN HORN AVE	SHERWAY ST	END OF STREET	R - Residential/Local	4	2	O - AC/AC	443	34	15,062	74	46	54	0	6/27/2023
VANDER	4G4990	VANDERHOOF DR	CITRUS ST	END OF STREET	R - Residential/Local	9	2	O - AC/AC	2,459	38	93,442	95	0	100	0	8/8/2023
VANDER	5D6150	VANDERWELL AVE	CAMERON AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	200	28	5,600	80	50	50	0	6/29/2023
VANDER	5D6250	VANDERWELL AVE	CHARLINDA ST	SERVICE AVE	R - Residential/Local	6	2	A - AC	995	30	29,850	48	71	29	0	6/28/2023
VANDER	7D8950	VANDERWELL AVE	MEADOWSIDE ST	CITY BOUNDARY (MAPLEGROVE ST)	R - Residential/Local	7	2	O - AC/AC	675	36	24,300	78	0	57	43	8/10/2023
VARILL	7E9160	VARILLA DR	NEWCREST DR	END OF STREET	R - Residential/Local	7	2	O - AC/AC	533	30	15,990	100	0	0	0	8/9/2023
VERMIL	11H511	VERMILLION ST	MANDERLY ST	MORGANFIELD AVE	R - Residential/Local	12	2	A - AC	1,115	28	31,220	67	0	95	5	7/13/2023
VERMIL	11H512	VERMILLION ST	MORGANFIELD AVE	END OF STREET	R - Residential/Local	12	2	A - AC	286	28	8,008	64	0	100	0	7/13/2023
VERNES	3D2290	VERNESS ST	OSBORN AVE	LYALL AVE	R - Residential/Local	2	2	O - AC/AC	360	30	10,800	67	40	60	0	8/7/2023
VERNES	3D2330	VERNESS ST	TOLAND AVE	CARVOL AVE	R - Residential/Local	2	2	O - AC/AC	360	30	10,800	81	7	66	27	7/21/2023
VERNES	3D2580	VERNESS ST	ASTELL ST	END OF STREET	R - Residential/Local	2	2	O - AC/AC	437	30	13,110	87	0	100	0	6/29/2023
VERNES	3E3010	VERNESS ST	LARK ELLEN AVE	HOMEREST AVE	R - Residential/Local	2	2	A - AC	1,262	38	47,956	88	41	59	0	6/27/2023
VERNES	3E3015	VERNESS ST	HOMEREST AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	711	38	27,018	87	16	84	0	6/27/2023
VERONI	10F327	VERONICA AVE	WEDNESDAY DR	YVONNE ST	R - Residential/Local	11	2	A - AC	761	36	27,396	66	31	58	11	7/19/2023
Vine	4760	VINE AVE	CALIFORNIA AVE	EVANWOOD AVE	R - Residential/Local	5	2	O - AC/AC	820	37	30,340	73	67	33	0	6/28/2023
Vine	4770	VINE AVE	EVANWOOD AVE	SUNSET AVE	R - Residential/Local	5	2	O - AC/AC	1,096	37	40,552	85	6	74	20	6/28/2023
VINE	5C4780	VINE AVE	CALIFORNIA AVE	SANDY HOOK ST.	R - Residential/Local	5	2	A - AC	600	40	24,000	80	42	58	0	6/28/2023
VIOLA	10F320	VIOLA CT	VERONICA AVE	END OF STREET	R - Residential/Local	11	2	A - AC	556	28	15,568	60	29	60	11	7/19/2023
VIRGIN	4G4980	VIRGINIA AVE	BARRANCA ST	END OF STREET	R - Residential/Local	9	2	O - AC/AC	1,090	36	39,240	59	38	62	0	7/26/2023
VIRGIN	4G5070	VIRGINIA AVE	GRAND AVE	BARRANCA ST	R - Residential/Local	9	2	A - AC	2,956	36	106,416	96	0	36	64	7/26/2023
WALNUT	4E4540	WALNUT CREEK CT	WALNUT CREEK PKWY	END OF STREET	R - Residential/Local	8	2	O - AC/AC	474	28	13,272	76	51	49	0	7/13/2023
WALNUT	4A1041	WALNUT CREEK PKWY	CITY BOUNDARY	BROMLEY AVE	R - Residential/Local	4	2	O - AC/AC	875	38	33,250	100	0	0	0	8/7/2023
WALNUT	4B3481	WALNUT CREEK PKWY	SHERWAY ST	END OF STREET	R - Residential/Local	4	2	A - AC	1,265	34	43,010	79	44	56	0	7/5/2023
WALNUT	4D3901	WALNUT CREEK PKWY	VINCENT AVE	GLENORA AVE	R - Residential/Local	5	2	O - AC/AC	725	44	31,900	82	23	49	28	7/13/2023
WALNUT	4D3902	WALNUT CREEK PKWY	GLENORA AVE	PIMA AVE	R - Residential/Local	6	2	O - AC/AC	1,400	38	53,200	43	74	25	1	7/12/2023
WALNUT	4D3903	WALNUT CREEK PKWY	PIMA AVE	LARK ELLEN AVE	R - Residential/Local	6	2	O - AC/AC	1,170	38	44,460	48	84	16	0	7/12/2023
WALNUT	4E4121	WALNUT CREEK PKWY	LEAF AVE	END OF STREET	R - Residential/Local	7	2	A - AC	345	28	9,660	76	5	95	0	7/13/2023
WALNUT	4E4122	WALNUT CREEK PKWY	CHERRYWOOD ST	AZUSA AVE	R - Residential/Local	7	2	A - AC	1,184	38	44,992	70	65	35	0	7/13/2023
WALNUT	4F4572	WALNUT CREEK PKWY	AZUSA AVE	HILLWARD AVE	R - Residential/Local	8	2	O - AC/AC	1,405	38	53,390	60	63	33	3	7/13/2023
WALNUT	4F4573	WALNUT CREEK PKWY	HILLWARD AVE	HOLLENBECK ST	R - Residential/Local	8	2	O - AC/AC	1,455	38	55,290	63	65	35	0	7/13/2023
WALNUT	4F4574	WALNUT CREEK PKWY	HOLLENBECK ST	MANZANITA DR	R - Residential/Local	8	2	O - AC/AC	1,200	38	45,600	69	34	19	47	7/13/2023
WALNUT	4F4575	WALNUT CREEK PKWY	MANZANITA DR	CITRUS AVE	R - Residential/Local	8	2	O - AC/AC	1,510	38	57,380	68	64	35	1	7/13/2023
WALNUT	4E4200	WALNUT CREEK PL	WALNUT CREEK WY	END OF STREET	R - Residential/Local	7	2	A - AC	428	30	12,840	69	59	41	0	7/13/2023
WALNUT	2C1291	WALNUTHAVEN DR	PUENTE AVE	CITY BOUNDARY	R - Residential/Local	1	2	O - AC/AC	750	38	28,500	72	65	35	0	7/14/2023
WALNUT	3C1780	WALNUTHAVEN DR	WORKMAN AVE	ROWLAND AVE	R - Residential/Local	1	2	O - AC/AC	1,267	38	48,146	52	69	31	0	7/14/2023
WALNUT	3C1800	WALNUTHAVEN DR	NORTH GARVEY AVE	WORKMAN AVE	R - Residential/Local	1	2	O - AC/AC	994	34	33,796	72	23	65	12	7/13/2023
WEBSTE	7D9010	WEBSTER CIR	FORD DR	END OF STREET	R - Residential/Local	7	2	A - AC	110	30	3,300	90	0	49	51	8/10/2023
WEDNES	10F313	WEDNESDAY DR	TUESDAY DR	GIANO AVE	R - Residential/Local	11	2	A - AC	1,045	36	37,620	56	37	63	0	7/19/2023
WEMBL	6B7905	WEMBLY ST	SHADYDALE AVE	RADWAY AVE	R - Residential/Local	5	2	O - AC/AC	330	30	9,900	87	36	64	0	6/30/2023
WESCOV	5C5830	WESCOVE PL	SANDY HOOK ST	GLENORA AVE	R - Residential/Local	5	2	O - AC/AC	611	36	21,996	82	60	40	0	6/28/2023
WESCOV	5C6020	WESCOVE PL	GLENORA AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	275	34	9,350	28	81	14	6	6/30/2023
WESTCO	6C8160	WESCOVE PL	MICHELLE ST	END OF STREET	R - Residential/Local	6	2	A - AC	223	28	6,244	39	70	30	0	6/30/2023
WESTPO	9E9317	WESTPORT ST	AMAR RD	GREENLEAF DR	R - Residential/Local	11	2	A - AC	125	36	4,500	73	0	87	13	7/12/2023
WESTRI	6F8545	WESTRIDGE RD	HILLSIDE DR	END OF STREET	R - Residential/Local	10	2	A - AC	1,526	30	45,780	72	0	97	3	7/20/2023
WHITEB	4H5190	WHITEBIRCH DR	FOREST DALE AVE	CHARVERS AVE	R - Residential/Local	9	2	O - AC/AC	688	36	24,768	99	0	100	0	7/26/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order (A-Z)

WHITEB	5H7690	WHITEBIRCH DR	CAMERON AVE	CHARVERS AVE	R - Residential/Local	9	2	O - AC/AC	1,155	36	41,580	100	0	0	0	7/26/2023
WHITIN	10H475	WHITINGHAM DR	CALLE BAJA	LA PUENTE RD	R - Residential/Local	12	2	O - AC/AC	1,106	36	39,816	38	95	5	0	7/13/2023
WILLOW	3B1120	WILLOW LN	WILLOW AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	835	26	21,710	77	45	32	24	7/3/2023
WILSON	56E790	WILSON DR	MERCED AVE	END OF STREET	R - Residential/Local	7	2	O - AC/AC	508	28	14,224	99	0	100	0	6/26/2023
WILSON	6E8450	WILSON DR	MERCED AVE	MCWOOD ST	R - Residential/Local	7	2	O - AC/AC	840	30	25,200	99	0	100	0	6/26/2023
WIMBLE	6E8580	WIMBLEDON CT	GRENOBLE AVE	END OF STREET	R - Residential/Local	7	2	O - AC/AC	290	28	8,120	98	0	100	0	7/19/2023
WINDSO	6B7890	WINDSOR ST	SUNSET AVE	BROADMOOR AVE	R - Residential/Local	5	2	O - AC/AC	766	38	29,108	78	39	61	0	6/27/2023
WINSTO	4E4550	WINSTON AVE	STUART AVE	NORMA AVE	R - Residential/Local	8	2	O - AC/AC	342	30	10,260	72	38	62	0	7/20/2023
WOLSEY	8E9237	WOLSEY LN	BRENTWOOD DR	ANSON WY	R - Residential/Local	7	2	O - AC/AC	140	36	5,040	93	0	100	0	7/19/2023
WOODGA	9E9223	WOODGATE DR	TORY ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	1,300	36	46,800	78	25	57	18	8/10/2023
WOODGA	9E9320	WOODGATE DR	TEMPLE AVE	TORY ST	R - Residential/Local	11	2	O - AC/AC	1,373	36	49,428	79	5	66	29	8/10/2023
WOODGA	9F9423	WOODGATE DR	SHADOW OAK DR	CHRISTIE LN	R - Residential/Local	11	2	A - AC	2,298	36	82,728	35	61	36	3	8/15/2023
WOODGA	9F9457	WOODGATE DR	SHADOW OAK DR	AMAR RD	R - Residential/Local	11	2	A - AC	4,270	36	153,720	40	58	36	7	8/10/2023
WOODGA	9F9458	WOODGATE DR	SHADOW OAK DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	1,025	36	36,900	74	0	63	37	8/10/2023
WOODRI	9F9357	WOODRIDGE CIR	TEMPLE AVE	END OF STREET	R - Residential/Local	11	2	O - AC/AC	567	28	15,876	82	35	52	13	7/12/2023
WORKMA	3B1275	WORKMAN AVE	MORRIS AVE	CHALBURN AVE	R - Residential/Local	1	2	A - AC	530	28	14,840	79	57	30	13	7/3/2023
WREDE	5H7700	WREDE WAY	CORTEZ ST	END OF STREET	R - Residential/Local	9	2	O - AC/AC	747	28	20,916	72	41	59	0	7/26/2023
YALETO	2C1370	YALETON AVE	PUENTE AVE	ELGENIA AVE	R - Residential/Local	1	2	O - AC/AC	1,175	38	44,650	72	73	24	2	6/29/2023
YALETO	2C1380	YALETON AVE	ROWLAND AVE	PUENTE AVE	R - Residential/Local	1	2	O - AC/AC	1,240	38	47,120	80	19	77	5	6/29/2023
YALETO	3C1540	YALETON AVE	WORKMAN AVE	DEL NORTE AVE	R - Residential/Local	1	2	A - AC	536	28	15,008	77	55	42	3	6/29/2023
YALETO	3C1550	YALETON AVE	NORTH GARVEY AVE	WORKMAN AVE	R - Residential/Local	1	2	A - AC	765	28	21,420	78	51	49	0	7/14/2023
YARNEL	5A5340	YARNELL ST	MEEKER AVE	SUNKIST AVE	R - Residential/Local	4	2	O - AC/AC	545	38	20,710	70	56	44	0	6/27/2023
YARNEL	5A5345	YARNELL ST	WILLOW AVE	MEEKER AVE	R - Residential/Local	4	2	O - AC/AC	510	37	18,870	75	52	41	7	6/27/2023
YARNEL	5B5130	YARNELL ST	SUNKIST AVE	ORANGE ST	R - Residential/Local	4	2	O - AC/AC	777	38	29,526	66	60	40	0	6/27/2023
YARNEL	5B5450	YARNELL ST	SHADYDALE AVE	SUNSET AVE	R - Residential/Local	5	2	O - AC/AC	473	38	17,974	80	3	97	0	6/30/2023
YNEZ	10F311	YNEZ CT	YVONNE ST	END OF STREET	R - Residential/Local	11	2	A - AC	123	36	4,428	45	46	30	23	7/19/2023
YOLAND	10F325	YOLANDA CT	VERONICA AVE	END OF STREET	R - Residential/Local	11	2	A - AC	574	28	16,072	62	0	70	30	7/19/2023
YVONNE	10F310	YVONNE ST	VERONICA AVE	GIANO AVE	R - Residential/Local	11	2	O - AC/AC	745	36	26,820	79	0	67	33	7/19/2023
YVONNE	10F317	YVONNE ST	VERONICA AVE	END OF STREET	R - Residential/Local	11	2	A - AC	605	28	16,940	57	20	42	37	7/19/2023
Alleys									166.8		28,898,888					
ALLEY	2E2592	ALLEY EO AZUSA AVE	BADILLO ST	END OF STREET	O - Other	3	2	A - AC	690	20	13,800	48	57	43	0	8/15/2023
ALLEY	4E3312	ALLEY EO AZUSA AVE	STUART AVE	END OF STREET	O - Other	8	2	O - AC/AC	275	20	5,500	63	58	42	0	8/15/2023
ALLEY	4E4415	ALLEY EO AZUSA AVE	LARKWOOD AVE	END OF STREET	O - Other	8	2	A - AC	187	20	3,740	81	0	100	0	7/3/2023
ALLEY	5E7001	ALLEY EO AZUSA AVE	CAMERON AVE	ALASKA ST	O - Other	8	2	O - AC/AC	737	20	14,740	61	51	49	0	6/26/2023
ALLEY	5F7162	ALLEY EO AZUSA AVE	GREENVILLE DR	END OF STREET	O - Other	8	2	O - AC/AC	335	20	6,700	68	65	35	0	6/26/2023
ALLEY	7E9081	ALLEY EO EVENINGSIDE DR	EVENINGSIDE DR	FAIRGROVE AVE	O - Other	7	2	O - AC/AC	484	20	9,680	70	41	59	0	8/15/2023
ALLEY	8E9239	ALLEY EO EVENINGSIDE DR	BRENTWOOD DR	EVENINGSIDE DR	O - Other	7	2	O - AC/AC	436	24	10,464	78	44	56	0	8/15/2023
ALLEY	4D3904	ALLEY EO GLENDORA AVE - ALLEY	WALNUT CREEK	DALEWOOD ST	O - Other	6	2	O - AC/AC	1,587	20	31,740	87	0	63	37	8/11/2023
ALLEY	5C5702	ALLEY EO GLENDORA AVE - ALLEY	GLENDORA AVE	BUBBLING WELL RD	O - Other	6	2	A - AC	713	20	14,260	14	46	35	18	8/15/2023
ALLEY	5D6081	ALLEY EO GLENDORA AVE - ALLEY	CAMERON AVE	N END	O - Other	6	2	A - AC	967	20	19,340	84	70	30	0	6/29/2023
ALLEY	6C7971	ALLEY EO GLENDORA AVE - ALLEY	MICHELLE ST	MERCED PL	O - Other	6	2	A - AC	583	20	11,660	57	70	29	1	6/30/2023
ALLEY	3B5700	ALLEY EO PUENTE AVE	CEDARWOOD ST	MACDEVITT ST	O - Other	1	2	A - AC	280	20	5,600	61	68	32	0	7/5/2023
ALLEY	3B5710	ALLEY EO PUENTE AVE	HAVENBROOK ST	CEDARWOOD ST	O - Other	1	2	A - AC	240	20	4,800	56	66	27	7	7/5/2023
ALLEY	3C1452	ALLEY EO SUNSET AVE	ROWLAND AVE	CARLINGTON	O - Other	1	2	O - AC/AC	287	20	5,740	60	50	50	0	8/15/2023
ALLEY	3C1456	ALLEY EO SUNSET AVE	WORKMAN AVE	SOUTH END OF STREET	O - Other	1	2	A - AC	303	20	6,060	51	74	26	0	8/15/2023
ALLEY	3C1457	ALLEY EO SUNSET AVE	WORKMAN AVE	NORTH END OF STREET	O - Other	1	2	A - AC	1,090	20	21,800	47	75	20	5	8/15/2023
ALLEY	3D2182	ALLEY EO VINCENT AVE	ECKERMAN AVE	ROWLAND AVE	O - Other	2	2	O - AC/AC	921	20	18,420	81	37	63	0	8/15/2023
ALLEY	9E9311	ALLEY NO AMAR RD	AMAR RD	RIDGEWOOD DR	O - Other	10	2	O - AC/AC	605	20	12,100	84	20	80	0	8/10/2023
ALLEY	4D3906	ALLEY NO ASHWOOD ST	BANDY AVE	PIMA AVE	O - Other	6	2	O - AC/AC	720	20	14,400	80	52	48	0	8/11/2023
ALLEY	7D9082	ALLEY NO BROOKTREE CIR	EVENINGSIDE DR	BROOKTREE CIRCLE	O - Other	7	2	O - AC/AC	490	20	9,800	76	24	76	0	8/15/2023
ALLEY	7E9082	ALLEY NO BROOKTREE CR	EVENINGSIDE DR	PEPPERTREE CIRCLE	O - Other	7	2	O - AC/AC	510	20	10,200	76	20	80	0	8/15/2023
ALLEY	5F7002	ALLEY NO CAMERON AVE	SHASTA ST	MANZANITA DR	O - Other	8	2	A - AC	796	20	15,920	32	65	35	0	6/27/2023
ALLEY	5G7471	ALLEY NO CAMERON AVE	CITRUS ST	CHARLINDA ST	O - Other	9	2	O - AC/AC	714	20	14,280	39	81	19	0	7/3/2023
ALLEY	7D7000	ALLEY NO FAIRGROVE	FAIRGROVE AVE	LARKELLEN AVE	O - Other	7	2	A - AC	765	20	15,300	38	49	50	1	8/15/2023
ALLEY	6B7741	ALLEY NO FRANCISQUITO AVE	CALIFORNIA AVE	BROADMOOR AVE	O - Other	5	2	O - AC/AC	865	20	17,300	62	78	22	0	7/5/2023
ALLEY	3F3185	ALLEY NO N GARVEY AVE	MEADOW RD	END OF STREET	O - Other	3	2	A - AC	1,090	20	21,800	49	32	55	13	8/15/2023
ALLEY	4B3482	ALLEY NO N GARVEY AVE	SUNKIST AVE	END OF STREET	O - Other	1	2	A - AC	245	14	3,430	64	31	69	0	8/11/2023
ALLEY	4B3483	ALLEY NO N GARVEY AVE	SUNKIST AVE	WILLOW AVE	O - Other	1	2	A - AC	684	20	13,680	60	66	30	4	7/5/2023
ALLEY	7D9083	ALLEY NO PARKSIDE DR	PARKSIDE DR	PARKSIDE DR	O - Other	7	2	O - AC/AC	424	20	8,480	76	18	82	0	8/15/2023
ALLEY	7E9083	ALLEY NO PARKSIDE DR	EVENINGSIDE DR	PARKSIDE DR	O - Other	7	2	O - AC/AC	416	25	10,400	76	24	76	0	8/15/2023
ALLEY	2D1861	ALLEY NO PUENTE AVE	VINCENT AVE	CARVOL AVE	O - Other	2	2	A - AC	1,570	20	31,400	75	56	40	4	6/29/2023
ALLEY	5C5701	ALLEY NO VINE AVE	GLENDORA AVE	VINE AVE	O - Other	6	2	O - AC/AC	320	20	6,400	56	60	40	0	8/15/2023
ALLEY	2E2593	ALLEY SO BADILLO ST	PHILLIPS AVE	ALLEY	O - Other	3	2	A - AC	343	20	6,860	47	59	41	0	8/15/2023
ALLEY	2E2591	ALLEY SO GROVE CENTER ST	AZUSA AVE	PHILLIPS AVE	O - Other	3	2	O - AC/AC	828	20	16,560	77	54	46	0	8/15/2023
ALLEY	8E9236	ALLEY SO PARKSIDE DR	EVENINGSIDE DR	PARKSIDE DR	O - Other	7	2	A - AC	662	20	13,240	78	23	62	15	8/15/2023
ALLEY	4E3311	ALLEY WO AZUSA AVE	STUART AVE	END OF STREET	O - Other	7	2	A - AC	400	20	8,000	79	33	67	0	8/15/2023
ALLEY	4E4123	ALLEY WO AZUSA AVE	HOLLY OAK	WALNUT CREEK PKWY	O - Other	7	2	A - AC	820	20	16,400	45	72	28	0	8/15/2023
ALLEY	6E8411	ALLEY WO AZUSA AVE	MICHELLE ST	END OF STREET	O - Other	7	2	O - AC/AC	650	20	13,000	93	0	100	0	6/30/2023
ALLEY	7D9081	ALLEY WO EVENINGSIDE DR	EVENINGSIDE DR	PEPPERTREE CIRCLE	O - Other	7	2	O - AC/AC	510	20	10,200	69	37	63	0	8/15/2023
ALLEY	8E9238	ALLEY WO EVENINGSIDE DR	BRENTWOOD DR	EVENINGSIDE DR	O - Other	7	2	A - AC	1,190	20	23,800	46	47	32	21	8/15/2023
ALLEY	4D3905	ALLEY WO GARDEN GLEN ST	DALEWOOD ST	STUART AVE	O - Other	6	2	A - AC	662	20	13,240	60	71	29	0	8/11/2023
ALLEY	4F4893	ALLEY WO HOLLENBECK ST	RIO VERDE DR	CORTEZ ST	O - Other	8	2	A - AC	905	20	18,100	59	55	45	0	7/3/2023
ALLEY	3D2205	ALLEY WO LARK ELLEN AVE	MARDINA ST CDS	END OF STREET	O - Other	2	2	O - AC/AC	888	20	17,760	72	41	38	21	8/15/2023
ALLEY	3E2811	ALLEY WO LARK ELLEN AVE	IDAHOME ST	END OF STREET	O - Other	2	2	A - AC	496	20	9,920	40	44	43	14	8/15/2023
ALLEY	3C1451	ALLEY WO SUNSET AVE - ALLEY	WORKMAN AVE	END OF STREET	O - Other	1	2	A - AC	391	20	7,820	62	69	29	2	6/29/2023
ALLEY	3C1454	ALLEY WO SUNSET AVE - ALLEY	ROWLAND AVE	END OF STREET	O - Other	1	2	O - AC/AC	597	20	11,940	94	0	100	0	8/11/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, Name Order (A-Z)

ALLEY	3D2183	ALLEY WO TOLAND AVE	NORTH GARVEY AVE	NORTH GARVEY AVE	O - Other	2	2	O - AC/AC	985	20	19,700	71	60	38	2	8/15/2023
ALLEY	5D6082	ALLEY WO VALINDA AVE	CAMERON AVE	MOBECK ST	O - Other	6	2	O - AC/AC	621	20	12,420	83	65	31	5	6/29/2023
									5.9		627,894					

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (0-100)

Street ID	Section ID	Name	From	To	Rank	Zone	Lanes	Type	L	W	Area	PCI	PCT Load	PCT Climate	PCT Other	Insp. Date
		Arterials / Collectors														
ValindAve	7440N	VALINDA AVE	CITY BOUNDARY	MERCED AVE	A - Arterial	0	2	O - AC/AC	678	29	20,007	13	95	5	0	8/8/2023
Franci	5931S	FRANCISQUITO AVE	BOARDMOOR AVE	CALIFORNIA AVE	A - Arterial	0	2	O - AC/AC	913	28	25,564	18	87	8	4	8/14/2023
Azusa	1294N	AZUSA AVE	WORKMAN AVE	ROWLAND AVE	A - Arterial	0	2	O - AC/AC	1,251	32	40,032	21	70	24	6	7/28/2023
ValindAve	7450S	VALINDA AVE	MERCED AVE	CITY BOUNDARY	A - Arterial	0	2	O - AC/AC	975	29	28,248	22	85	15	0	8/8/2023
WestcoPw	7280S	WEST COVINA PKWY	TOLUCA AVE	SUNSET AVE	A - Arterial	0	2	A - AC	962	32	30,784	23	80	13	7	8/8/2023
LaPuen	4160E	LA PUENTE RD	SENTOUS AVE	WHITTINGHAM DR	A - Arterial	0	2	A - AC	2,192	34	74,528	25	93	4	3	8/7/2023
AzusaAve	1280N	AZUSA AVE	NORTH GARVEY AVE	WORKMAN AVE	A - Arterial	0	2	O - AC/AC	588	32	19,222	27	65	31	5	7/28/2023
AzusaAve	1290S	AZUSA AVE	WORKMAN AVE	NORTH GARVEY AVE	A - Arterial	0	3	O - AC/AC	588	32	19,222	27	74	26	0	8/11/2023
Rowlan	5580E	ROWLAND AVE	LARK ELLEN AVE	AZUSA AVE	A - Arterial	2	2	A - AC	2,610	28	68,594	28	78	18	5	7/27/2023
Azusa	1294S	AZUSA AVE	ROWLAND AVE	WORKMAN AVE	A - Arterial	0	2	O - AC/AC	1,251	32	40,032	29	77	20	3	8/3/2023
LaPuen	4170E	LA PUENTE RD	WHITTINGHAM DR	CITY BOUNDARY	A - Arterial	0	2	A - AC	1,462	34	49,708	30	94	5	1	8/7/2023
Workma	8240W	WORKMAN AVE	CITY BOUNDARY	AZUSA AVE	A - Arterial	0	1	O - AC/AC	1,297	21	27,237	30	62	36	2	8/3/2023
Azusa	1296S	AZUSA AVE	PUENTE AVE	ROWLAND AVE	A - Arterial	0	2	O - AC/AC	1,254	32	40,128	31	78	22	1	8/3/2023
Azusa	1296N	AZUSA AVE	ROWLAND AVE	PUENTE AVE	A - Arterial	0	2	O - AC/AC	1,254	32	40,128	32	72	24	4	7/28/2023
Barran	8490N	BARRANCA ST	NORTH GARVEY AVE	CITY BOUNDARY	A - Arterial	0	3	A - AC	318	31	9,858	32	35	65	0	8/10/2023
ValindAve	7570S	VALINDA AVE	SERVICE AVE	CAMERON AVE	A - Arterial	0	2	O - AC/AC	1,317	29	38,743	32	78	19	3	8/8/2023
WorkmaAve	8110	WORKMAN AVE	SUNSET AVE	VINCENT AVE	C - Collector	1	2	O - AC/AC	2,760	20	55,200	32	63	27	10	8/10/2023
GlendoAve	1670S	GLENDORA AVE	VALINDA AVE	VINCENT AVE	A - Arterial	0	2	O - AC/AC	1,115	40	44,600	33	57	34	8	8/11/2023
MercedAve	4370NW	MERCED AVE	SUNSET AVE	ORANGE AVE	A - Arterial	0	2	A - AC	1,943	30	58,842	33	54	30	15	8/14/2023
PacifiAve	8360S	PACIFIC AVE	CAMERON AVE	NORTH GARVEY AVE	A - Arterial	0	2	A - AC	1,044	30	31,866	33	85	15	0	8/14/2023
ValindAve	7560N	VALINDA AVE	CAMERON AVE	SERVICE AVE	A - Arterial	0	2	O - AC/AC	1,318	29	38,772	33	84	15	1	8/8/2023
WestcoPw	7400E	WEST COVINA PKWY	CALIFORNIA AVE	VINCENT AVE	A - Arterial	0	2	O - AC/AC	1,077	35	36,239	33	96	4	0	8/11/2023
Badill	5180W	BADILLO ST	VINCENT AVE	CITY BOUNDARY	A - Arterial	0	2	A - AC	473	32	12,288	34	40	34	26	7/28/2023
MercedAve	4280SE	MERCED AVE	SOUTH GARVEY AVE	WILLOW AVE	A - Arterial	0	2	A - AC	1,129	29	32,659	34	62	37	1	8/14/2023
Merced	4320SE	MERCED AVE	WILLOW AVE	ORANGE AVE	A - Arterial	4	2	A - AC	1,917	29	55,593	34	60	28	13	8/14/2023
Sunset	1560N	SUNSET AVE	PUENTE AVE	SOUTH CITY BOUNDARY	A - Arterial	0	2	A - AC	747	38	28,386	34	71	23	5	8/3/2023
WorkmaAve	8190	WORKMAN AVE	LARK ELLEN AVE	HOMEREST AVE	C - Collector	2	2	O - AC/AC	1,260	40	50,400	34	69	27	4	8/3/2023
Workma	8230E	WORKMAN AVE	AZUSA AVE	CITY BOUNDARY	A - Arterial	0	1	O - AC/AC	1,294	21	27,174	35	52	41	7	8/3/2023
Citrus	3620N	CITRUS ST	EASTLAND CENTER DR	WORKMAN AVE	A - Arterial	0	3	A - AC	625	36	22,500	36	55	31	14	7/28/2023
WestcoPw	7320E	WEST COVINA PKWY	SUNSET AVE	FASHION PLAZA WY	A - Arterial	0	2	O - AC/AC	1,564	31	42,877	36	92	8	0	8/11/2023
AmarRd	6020W	AMAR RD	LARK ELLEN AVE	VALINDA AVE	A - Arterial	0	2	O - AC/AC	2,142	34	72,828	37	74	24	3	8/3/2023
Azusa	1298N	AZUSA AVE	PUENTE AVE	NORTH CITY LIMIT	A - Arterial	0	2	O - AC/AC	649	32	20,768	37	54	33	14	7/28/2023
Camero	7770W	CAMERON AVE	CALIFORNIA AVE	EVANWOOD AVE	A - Arterial	0	2	O - AC/AC	916	28	26,076	37	77	23	0	8/14/2023
MercedAve	4360SE	MERCED AVE	ORANGE AVE	SUNSET AVE	A - Arterial	0	2	A - AC	1,952	30	59,112	37	55	25	20	8/14/2023
Orange	3800S	ORANGE AVE	SAN BERNARDINO RD	CITY BOUNDARY	C - Collector	1	1	A - AC	1,638	17	27,846	37	61	30	9	7/28/2023
WestcoPw	7330W	WEST COVINA PKWY	FASHION PLAZA WY	SUNSET AVE	A - Arterial	0	2	O - AC/AC	1,524	31	46,167	37	80	14	5	8/11/2023
Camero	7640S	CAMERON AVE	PACIFIC AVE	ORANGE AVE	A - Arterial	4	2	O - AC/AC	1,667	25	41,675	38	58	42	0	8/14/2023
Camero	7940E	CAMERON AVE	LARK ELLEN AVE	AZUSA AVE	A - Arterial	0	2	O - AC/AC	2,584	29	74,936	38	67	33	1	8/8/2023
Camero	8045E	CAMERON AVE	CITY BOUNDARY AT QUAIL VALLEY	E CITY LIMIT AT GRAND AVE	A - Arterial	0	2	O - AC/AC	800	31	24,800	38	60	40	0	8/11/2023
FranciAve	5910E	FRANCISQUITO AVE	ORANGE AVE	SUNSET AVE	A - Arterial	0	2	A - AC	1,942	23	45,709	38	85	15	0	8/14/2023
FranciAve	5921N	FRANCISQUITO AVE	CALIFORNIA AVE	BROADMOOR AVE	A - Arterial	0	2	O - AC/AC	1,007	28	28,196	38	68	29	3	8/4/2023
Sunset	1566S	SUNSET AVE	SOUTH CITY BOUNDARY	PUENTE AVE	A - Arterial	0	2	A - AC	755	38	28,690	38	74	26	0	8/3/2023
WestcoPw	7290N	WEST COVINA PKWY	SUNSET AVE	TOLUCA AVE	A - Arterial	0	2	A - AC	962	32	30,784	38	94	6	0	8/14/2023
WestcoPw	7360E	WEST COVINA PKWY	FASHION PLAZA WY	CALIFORNIA AVE	A - Arterial	0	2	O - AC/AC	897	31	28,217	38	90	10	0	8/11/2023
Camero	8055W	CAMERON AVE	CITY BOUNDARY AT QUAIL VALLEY	E CITY LIMIT AT GRAND AVE	A - Arterial	0	2	O - AC/AC	720	31	22,320	39	58	42	0	8/11/2023
Citrus	3560N	CITRUS ST	CAMERON AVE	CORTEZ ST	A - Arterial	0	2	O - AC/AC	1,201	28	33,628	39	73	27	0	8/9/2023
PacifiAve	8350N	PACIFIC AVE	NORTH GARVEY AVE	PACIFIC LN	A - Arterial	0	2	A - AC	946	30	29,024	39	84	16	0	8/14/2023
Rowlan	5590W	ROWLAND AVE	AZUSA AVE	LARK ELLEN AVE	A - Arterial	2	2	A - AC	2,605	28	70,628	39	59	13	27	7/27/2023
Valind	7600N	VALINDA AVE	SERVICE AVE	GLENDORA AVE	A - Arterial	0	2	O - AC/AC	777	29	22,533	39	64	29	7	8/8/2023
Cameron	7760E	CAMERON AVE	EVANWOOD AVE	CALIFORNIA AVE	A - Arterial	0	2	O - AC/AC	924	28	26,332	40	87	13	0	8/14/2023
Camero	7950W	CAMERON AVE	AZUSA AVE	LARK ELLEN AVE	A - Arterial	0	2	O - AC/AC	2,589	29	75,081	40	65	32	3	8/11/2023
RowlanAve	5550W	ROWLAND AVE	LARK ELLEN AVE	VINCENT AVE	C - Collector	2	1	O - AC/AC	2,847	18	48,302	40	68	32	0	7/27/2023
Franci	5950N	FRANCISQUITO AVE	CITY BOUNDARY	CALIFORNIA AVE	A - Arterial	0	2	A - AC	414	23	9,522	41	59	27	14	8/4/2023
Pacifi	8325N	PACIFIC AVE	CAMERON AVE	WILLOW AVE	A - Arterial	0	2	A - AC	519	30	15,570	41	81	8	11	8/14/2023
RowlanAve	5540E	ROWLAND AVE	VINCENT AVE	LARK ELLEN AVE	C - Collector	2	1	O - AC/AC	2,850	19	49,595	41	62	32	7	7/27/2023
Rowlan	5630W	ROWLAND AVE	CITY BOUNDARY	AZUSA AVE	A - Arterial	3	2	O - AC/AC	1,284	27	33,073	41	75	25	0	7/27/2023
Sunset	1562N	SUNSET AVE-FRONTAGE RD	CITY BOUNDARY (N/ PUENTE AVE)	END OF STREET	A - Arterial	1	2	A - AC	736	25	18,400	41	58	35	7	8/11/2023
Azusa	1298S	AZUSA AVE	NORTH CITY LIMIT	PUENTE AVE	A - Arterial	0	2	O - AC/AC	649	31	20,119	42	59	41	0	8/11/2023
MercedAve	4290NW	MERCED AVE	WILLOW AVE	SOUTH GARVEY AVE	A - Arterial	0	2	A - AC	1,124	29	32,514	42	63	30	7	8/14/2023
Valind	7530S	VALINDA AVE	CAMERON AVE	VINE AVE	A - Arterial	0	2	O - AC/AC	1,272	29	36,888	42	67	23	0	8/8/2023
WestcoPw	7410W	WEST COVINA PKWY	VINCENT AVE	CALIFORNIA AVE	A - Arterial	0	2	O - AC/AC	1,080	35	33,776	42	77	23	0	8/11/2023
WorkmaAve	8150	WORKMAN AVE	VINCENT AVE	ASTELL AVE	C - Collector	2	2	O - AC/AC	2,175	38	82,650	42	62	34	4	8/3/2023
Barran	8480S	BARRANCA ST	NORTH GARVEY AVE	SOUTH GARVEY AVE	A - Arterial	3	2	A - AC	461	45	20,745	43	48	52	0	8/10/2023
Orange	3610N	ORANGE AVE	FAIRGROVE AVE	FRANCISQUITO AVE	C - Collector	4	1	O - AC/AC	3,227	19	61,313	43	71	29	0	8/14/2023
Sunset	1340N	SUNSET AVE	FRANCISQUITO AVE	DURNESST ST	A - Arterial	0	2	O - AC/AC	2,379	37	88,023	43	71	29	0	8/14/2023
ValindAve	7490S	VALINDA AVE	VINE AVE	MERCED AVE	A - Arterial	0	2	O - AC/AC	1,314	29	38,336	43	72	16	12	8/8/2023
Valind	7610S	VALINDA AVE	GLENDORA AVE	SERVICE AVE	A - Arterial	0	2	O - AC/AC	723	29	20,967	43	71	24	6	8/8/2023
Vincen	1770N	VINCENT AVE	WORKMAN AVE	ROWLAND AVE	A - Arterial	0	2	A - AC	1,276	30	38,280	43	58	29	13	8/7/2023
Cameron	7910W	CAMERON AVE	LARK ELLEN AVE	GRETITA AVE	A - Arterial	0	2	O - AC/AC	1,549	29	44,921	44	58	42	0	8/11/2023
Camero	8030W	CAMERON AVE	CITY BOUNDARY	BARRANCA ST	A - Arterial	0	2	O - AC/AC	3,281	29	95,149	44	44	47	8	8/11/2023
LarkEl	1990N	LARK ELLEN AVE	SHAMWOOD ST	WORKMAN AVE	A - Arterial	0	2	O - AC/AC	646	20	12,920	44	39	58	3	8/9/2023
RowlanAve	5510W	ROWLAND AVE	VINCENT AVE	SUNSET AVE	C - Collector	1	1	O - AC/AC	2,741	19	52,925	44	63	37	0	8/2/2023
Sunset	1540N	SUNSET AVE	ROWLAND AVE	PUENTE AVE	A - Arterial	0	2	A - AC	1,287	38	44,922	44	65	24	10	8/10/2023
Valind	7615S	VALINDA AVE	VINCENT AVE	GLENDORA AVE	A - Arterial	5	2	O - AC/AC	409	35	14,315	44	65	22	13	8/11/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (0-100)

HoltAve	6470W	HOLT AVE	GRAND AVE	SOUTH GARVEY AVE	C - Collector	9	2	O - AC/AC	1,790	36	64,440	45	74	26	0	8/10/2023
Barran	8470N	BARRANCA ST	SOUTH GARVEY AVE	NORTH GARVEY AVE	A - Arterial	3	3	A - AC	419	45	18,855	46	45	55	0	8/10/2023
Camero	7890W	CAMERON AVE	GRETIA AVE	VALINDA AVE	A - Arterial	0	2	O - AC/AC	1,110	29	32,190	46	49	47	4	8/11/2023
Camero	8020E	CAMERON AVE	BARRANCA ST	CITY BOUNDARY	A - Arterial	0	2	O - AC/AC	3,157	29	91,553	46	59	41	0	8/8/2023
Citrus	3570S	CITRUS ST	CORTEZ ST	CAMERON AVE	A - Arterial	0	2	O - AC/AC	1,201	28	33,628	46	65	35	0	8/9/2023
Franci	5990W	FRANCISQUITO AVE	VALINDA AVE	CITY BOUNDARY	C - Collector	6	1	O - AC/AC	1,259	18	22,662	46	49	31	20	8/9/2023
MercedAve	4680E	MERCED AVE	GLENVIEW RD	AZUSA AVE	A - Arterial	0	2	A - AC	1,206	28	33,520	46	64	36	0	8/4/2023
MercedAve	4690W	MERCED AVE	GLENVIEW RD	AZUSA AVE	A - Arterial	0	2	O - AC/AC	1,207	28	33,548	46	61	39	0	8/4/2023
Pacifi	8310N	PACIFIC AVE	WILLOW AVE	CITY BOUNDARY	A - Arterial	0	2	A - AC	923	30	27,690	46	85	9	7	8/14/2023
Puente	5290W	PUENTE AVE	NORA AVE	ORANGE AVE	A - Arterial	1	2	O - AC/AC	1,119	26	28,938	46	70	30	0	7/28/2023
Sunset	1370S	SUNSET AVE	MERCED AVE	DURNESST ST	A - Arterial	0	2	O - AC/AC	1,191	37	44,067	46	73	27	0	8/15/2023
WestcoPw	7370W	WEST COVINA PKWY	CALIFORNIA AVE	FASHION PLAZA WY	A - Arterial	0	2	O - AC/AC	885	31	26,693	46	78	22	0	8/11/2023
FranciAve	5900W	FRANCISQUITO AVE	SUNSET AVE	ORANGE AVE	A - Arterial	0	2	A - AC	1,944	30	58,320	47	70	30	1	8/4/2023
LarkEl	1850N	LARK ELLEN AVE	FAIRGROVE AVE	MAPLEGROVE ST	A - Arterial	0	2	A - AC	1,662	30	49,860	47	70	30	0	8/2/2023
RowlanAve	5500E	ROWLAND AVE	SUNSET AVE	VINCENT AVE	C - Collector	1	1	O - AC/AC	2,747	19	53,039	47	59	37	4	8/2/2023
Sunset	1330N	SUNSET AVE	DELVALE ST	FRANCISQUITO AVE	A - Arterial	0	2	O - AC/AC	1,166	37	43,142	47	65	29	6	8/14/2023
Walnut	9000	WALNUT AVE	SOUTH CITY BOUNDARY	MERCED AVE	C - Collector	6	2	A - AC	1,276	36	45,936	47	32	55	13	6/29/2023
Barran	8400S	BARRANCA ST	CORTEZ ST	CAMERON AVE	A - Arterial	0	2	O - AC/AC	1,025	30	30,750	48	77	23	0	8/2/2023
Camero	7650N	CAMERON AVE	ORANGE AVE	PACIFIC AVE	A - Arterial	4	2	O - AC/AC	1,505	25	37,625	48	54	32	14	8/14/2023
Camero	7880E	CAMERON AVE	VALINDA AVE	GRETIA AVE	A - Arterial	0	2	O - AC/AC	1,100	29	31,900	48	62	38	0	8/8/2023
ValindAve	7480N	VALINDA AVE	MERCED AVE	VINE AVE	A - Arterial	0	2	O - AC/AC	1,318	29	38,452	48	65	28	7	8/8/2023
Azusa	1150S	AZUSA AVE	CAMERON AVE	VINE AVE	A - Arterial	0	2	O - AC/AC	1,211	30	36,330	49	58	41	2	8/8/2023
GarveyAve	7150	GARVEY AVE (S)	HOLT AVE	BARRANCA ST	C - Collector	9	2	O - AC/AC	1,230	32	39,360	49	34	64	2	8/10/2023
GLEND0	1703N1	GLENDORA AVE	VALINDA AVE	WALNUT CREEK PKWY	A - Arterial	0	2	A - AC	340	38	12,920	49	54	46	0	8/11/2023
HoltAve	6500E	HOLT WY	GRAND AVE	TEMPLE WY	C - Collector	9	2	O - AC/AC	1,498	30	44,940	49	77	21	2	8/10/2023
PuenteAve	5300E	PUENTE AVE	NORA AVE	SUNSET AVE	A - Arterial	0	2	O - AC/AC	1,272	28	35,792	49	61	39	0	8/2/2023
Rowlan	5620E	ROWLAND AVE	AZUSA AVE	CITY BOUNDARY	A - Arterial	3	2	O - AC/AC	1,269	27	32,813	49	63	31	6	7/27/2023
Vincen	1790N	VINCENT AVE	ROWLAND AVE	PUENTE AVE	A - Arterial	0	2	A - AC	1,279	30	38,370	49	57	29	14	8/7/2023
Azusa	1230S	AZUSA AVE	SOUTH GARVEY AVE	NORTH GARVEY AVE	A - Arterial	0	3	O - AC/AC	1,164	43	50,052	50	53	39	8	8/11/2023
Azusac	8680S	AZUSA CANYON RD	CITY BOUNDARY	SAN BERNARDINO RD	A - Arterial	0	1	O - AC/AC	796	22	17,512	50	53	28	19	8/11/2023
Barran	8420S	BARRANCA ST	VIRGINIA AVE	CORTEZ ST	A - Arterial	9	2	O - AC/AC	1,983	30	59,490	50	81	12	7	8/2/2023
Barranca	8500S	BARRANCA ST	CITY BOUNDARY	NORTH GARVEY AVE	A - Arterial	0	2	A - AC	832	16	13,312	50	49	51	0	8/10/2023
Hollen	3310N	HOLLENBECK ST	CORTEZ ST	RIO VERDE DR	A - Arterial	0	2	O - AC/AC	863	29	25,027	50	63	21	16	8/4/2023
LarkEl	2000S	LARK ELLEN AVE	WORKMAN AVE	SHAMWOOD ST	A - Arterial	0	2	O - AC/AC	644	20	12,880	50	51	49	0	8/7/2023
MercedAve	4720	MERCED AVE	AZUSA AVE	HOLLENBECK ST	A - Arterial	0	2	O - AC/AC	2,580	36	92,880	50	67	33	0	8/4/2023
Nogale	4090N	NOGALES ST	LA PUENTE RD	CITY BOUNDARY	A - Arterial	0	2	O - AC/AC	820	32	26,240	50	78	21	1	8/7/2023
PuenteAve	5340E	PUENTE AVE	SUNSET AVE	VINCENT AVE	A - Arterial	1	2	O - AC/AC	2,709	28	76,707	50	68	32	0	8/3/2023
WestcoPw	7250N	WEST COVINA PKWY	TOLUCA AVE	SOUTH GARVEY AVE	A - Arterial	0	2	A - AC	619	32	19,808	50	90	10	0	8/14/2023
Azusa	1160N	AZUSA AVE	CAMERON AVE	MOBECK ST	A - Arterial	0	2	O - AC/AC	596	30	17,880	51	43	51	5	8/8/2023
Barran	8390N	BARRANCA ST	CAMERON AVE	CORTEZ ST	A - Arterial	0	2	O - AC/AC	1,033	30	30,990	51	74	26	0	8/2/2023
GLEND0	1703N2	GLENDORA AVE	WALNUT CREEK PKWY	LAKES DR	A - Arterial	0	2	A - AC	540	28	15,120	51	72	28	0	8/11/2023
GrandAve	3100S	GRAND AVE	FAIRWAY LN	NORTH CITY / STATE BOUNDARY	A - Arterial	0	2	O - AC/AC	511	30	17,454	51	47	53	0	8/10/2023
PuenteAve	5240E	PUENTE AVE	CITY BOUNDARY	ORANGE AVE	A - Arterial	0	1	O - AC/AC	1,037	25	25,913	51	82	16	2	8/2/2023
PuenteAve	5310W	PUENTE AVE	SUNSET AVE	NORA AVE	A - Arterial	0	2	O - AC/AC	1,276	28	36,064	51	69	31	1	7/28/2023
CortezSt	6460E	CORTEZ ST	WREDE WY	CITY BOUNDARY	C - Collector	9	2	A - AC	446	44	8,028	52	46	33	21	8/2/2023
Merced	4330NW	MERCED AVE	ORANGE AVE	WILLOW AVE	A - Arterial	4	2	A - AC	1,878	29	54,462	52	54	42	3	8/14/2023
Puente	5460E	PUENTE AVE	AZUSA AVE	CITY BOUNDARY	A - Arterial	0	2	A - AC	1,359	20	25,900	52	62	38	0	8/3/2023
Sunset	1310N	SUNSET AVE	FAIRGROVE AVE	DELVALE ST	A - Arterial	0	2	O - AC/AC	1,067	37	39,479	52	70	30	0	8/14/2023
Amar	6040W	AMAR RD	AZUSA AVE	LARK ELLEN AVE	A - Arterial	0	3	O - AC/AC	1,882	34	63,988	53	64	35	1	8/3/2023
Azusa	1170S	AZUSA AVE	MOBECK ST	CAMERON AVE	A - Arterial	0	2	O - AC/AC	596	30	17,880	53	38	60	1	8/8/2023
AzusaAve	1190S	AZUSA AVE	SOUTH GARVEY AVE	MOBECK ST	A - Arterial	0	2	O - AC/AC	2,619	30	79,824	53	51	48	1	8/8/2023
LarkEl	1830N	LARK ELLEN AVE	AMAR RD	FAIRGROVE AVE	A - Arterial	0	2	A - AC	1,816	30	54,480	53	61	37	2	8/2/2023
SanBer	5110W	SAN BERNARDINO RD	ORANGE AVE	CITY BOUNDARY	A - Arterial	0	2	O - AC/AC	2,363	36	81,068	53	48	33	19	8/11/2023
Sunset	1350S	SUNSET AVE	DURNESST ST	FRANCISQUITO AVE	A - Arterial	0	2	O - AC/AC	2,398	37	88,726	53	71	29	0	8/15/2023
Cameron	7850W	CAMERON AVE	GLENDORA AVE	VALINDA AVE	A - Arterial	0	2	O - AC/AC	1,902	31	59,085	54	54	46	0	8/8/2023
Franci	6010W	FRANCISQUITO AVE	AZUSA AVE	HYACINTH AVE	C - Collector	7	1	O - AC/AC	1,948	18	35,064	54	75	25	0	7/27/2023
LarkElAve	1880S	LARK ELLEN AVE	MERCED AVE	CITY BOUNDARY	A - Arterial	0	2	A - AC	1,056	28	29,568	54	50	47	4	8/9/2023
LarkElAve	1910N	LARK ELLEN AVE	MERCED AVE	CAMERON AVE	A - Arterial	0	2	A - AC	2,544	28	71,232	54	56	41	3	8/9/2023
Puente	5280E	PUENTE AVE	ORANGE AVE	NORA AVE	A - Arterial	1	2	O - AC/AC	1,119	29	32,277	54	54	40	5	8/2/2023
Azusac	8670N	AZUSA CANYON RD	SAN BERNARDINO RD	CITY BOUNDARY	A - Arterial	0	1	O - AC/AC	794	22	17,468	55	66	34	0	8/11/2023
Barranca	8440S	BARRANCA ST	SOUTH GARVEY AVE	VIRGINIA AVE	A - Arterial	0	2	O - AC/AC	639	30	20,655	55	62	38	0	8/2/2023
HollenSt	3320S	HOLLENBECK ST	RIO VERDE DR	CORTEZ ST	A - Arterial	0	2	O - AC/AC	919	29	26,798	55	68	31	1	8/4/2023
LarkEl	1960S	LARK ELLEN AVE	SOUTH GARVEY AVE	STUART AVE	A - Arterial	0	1	A - AC	1,105	20	22,100	55	46	54	0	8/9/2023
Pacifi	8320S	PACIFIC AVE	WILLOW AVE	CAMERON AVE	A - Arterial	0	2	A - AC	409	30	12,270	55	85	10	5	8/14/2023
Shadow	3965S	SHADOW OAK DR	OAKGATE AVE	STEPHANIE DR	A - Arterial	0	2	A - AC	1,568	28	43,904	55	80	14	6	8/3/2023
Sunset	1320S	SUNSET AVE	DELVALE ST	FAIRGROVE AVE	A - Arterial	0	2	O - AC/AC	1,067	37	39,479	55	67	33	0	8/14/2023
SunsetAve	1420N	SUNSET AVE	CAMERON AVE	INTERSECTION	A - Arterial	0	2	O - AC/AC	947	31	29,357	55	80	20	0	8/14/2023
Vincen	1800S	VINCENT AVE	PUENTE AVE	ROWLAND AVE	A - Arterial	0	2	A - AC	1,266	30	37,980	55	58	26	16	8/4/2023
WestcoPw	7240S	WEST COVINA PKWY	SOUTH GARVEY AVE	TOLUCA AVE	A - Arterial	0	2	A - AC	607	32	19,424	55	61	33	6	8/8/2023
Azusa	1140N	AZUSA AVE	VINE AVE	CAMERON AVE	A - Arterial	0	2	O - AC/AC	1,190	30	35,700	56	46	51	3	8/8/2023
LarkEl	1970N	LARK ELLEN AVE	SOUTH GARVEY AVE	SHAMWOOD ST	A - Arterial	0	2	A - AC	848	20	16,960	56	24	76	0	8/9/2023
MercedAve	4740	MERCED AVE	HOLLENBECK ST	END OF STREET	A - Arterial	10	2	O - AC/AC	770	22	16,940	56	12	85	3	8/4/2023
Nogale	4080S	NOGALES ST	SHADOW OAK DR	SHAKESPEARE DR	A - Arterial	0	2	O - AC/AC	1,247	32	39,904	56	79	19	3	8/7/2023
PuenteAve	5350W	PUENTE AVE	VINCENT AVE	SUNSET AVE	A - Arterial	1	2	O - AC/AC	2,709	28	76,707	56	59	37	4	7/28/2023
Puente	5390W	PUENTE AVE	LARK ELLEN AVE	VINCENT AVE	A - Arterial	0	2	O - AC/AC	2,664	28	74,592	56	59	35	6	8/3/2023
Sunset	1550S	SUNSET AVE	PUENTE AVE	ROWLAND AVE	A - Arterial	0	2	A - AC	1,323	38	48,274	56	64	33	3	8/11/2023
Vincen	1810N	VINCENT AVE	PUENTE AVE	BADILLO ST	A - Arterial	0	2	O - AC/AC	1,292	30	38,760	56	57	28	15	8/3/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (0-100)

AzusaAve	1180N	AZUSA AVE	MOBECK ST	SOUTH GARVEY AVE	A - Arterial	0	2	O - AC/AC	2,619	30	79,767	57	50	50	0	8/8/2023
Camero	7750W	CAMERON AVE	EVANWOOD AVE	SUNSET AVE	A - Arterial	0	2	O - AC/AC	1,026	28	28,728	57	65	35	0	8/14/2023
GarveyAve	7100	GARVEY AVE (S)	CITRUS ST	BARRANCA ST	C - Collector	9	2	O - AC/AC	2,780	30	83,400	57	23	60	17	8/10/2023
Glendo	1704S2	GLENDORA AVE	WALNUT CREEK PKWY	VALINDA AVE	A - Arterial	0	2	A - AC	340	38	12,920	57	47	49	5	8/11/2023
Merced	4530W	MERCED AVE	CRAIG AVE	WALNUT AVE	A - Arterial	0	2	A - AC	825	28	23,100	57	8	86	5	8/4/2023
OrangeAve	3770	ORANGE AVE	PUENTE AVE	CITY BOUNDARY	C - Collector	1	2	O - AC/AC	1,410	36	50,760	57	55	32	12	7/28/2023
PuenteAve	5420E	PUENTE AVE	LARK ELLEN AVE	AZUSA AVE	A - Arterial	0	2	O - AC/AC	2,676	28	75,306	57	43	30	27	8/3/2023
PuenteAve	5430W	PUENTE AVE	AZUSA AVE	LARK ELLEN AVE	A - Arterial	0	2	O - AC/AC	2,685	28	75,558	57	71	29	0	8/3/2023
Azusa	1220N	AZUSA AVE	NORTH GARVEY AVE	SOUTH GARVEY AVE	A - Arterial	0	3	O - AC/AC	1,164	44	51,216	58	56	44	0	8/11/2023
CortezSt	6360E	CORTEZ ST	HOLLENBECK ST	CITRUS ST	C - Collector	8	2	A - AC	2,556	44	112,464	58	52	48	0	8/2/2023
GlendoAve	1660N	GLENDORA AVE	VINCENT AVE	VALINDA AVE	A - Arterial	0	2	O - AC/AC	1,181	28	34,864	58	29	59	11	8/11/2023
HollenSt	3190N	HOLLENBECK ST	MERCED AVE	VINE AVE	A - Arterial	0	2	A - AC	1,304	29	37,816	58	63	37	0	8/4/2023
LarkEl	1840S	LARK ELLEN AVE	FAIRGROVE AVE	AMAR RD	A - Arterial	0	2	A - AC	1,821	30	54,630	58	57	43	0	8/2/2023
LarkEl	1980S	LARK ELLEN AVE	SHAMWOOD ST	SOUTH GARVEY AVE	A - Arterial	0	2	O - AC/AC	846	20	16,920	58	25	55	19	8/7/2023
Shadow	3950N	SHADOW OAK DR	OAKGATE AVE	AMAR RD	A - Arterial	0	2	A - AC	1,850	28	51,800	58	76	24	0	8/3/2023
Shadow	3955N	SHADOW OAK DR	STEPHANIE DR	OAKGATE DR	A - Arterial	0	2	A - AC	1,496	28	41,888	58	71	24	6	8/3/2023
SunsetAve	1397S	SUNSET AVE	CAMERON AVE	VINE AVE	A - Arterial	0	2	O - AC/AC	1,481	31	46,031	58	66	33	1	8/8/2023
Vincen	1780S	VINCENT AVE	ROWLAND AVE	WORKMAN AVE	A - Arterial	0	2	A - AC	1,286	30	38,580	58	66	34	0	8/4/2023
CortezSt	6400E	CORTEZ ST	737' E/O CITRUS ST	CITRUS ST	C - Collector	9	2	O - AC/AC	737	44	32,428	59	59	35	6	8/2/2023
FranciAve	5870N	FRANCISQUITO AVE	ORANGE AVE	WILLOW AVE	A - Arterial	0	2	O - AC/AC	2,069	26	53,110	59	77	23	0	8/14/2023
Franci	5930S	FRANCISQUITO AVE	SUNSET AVE	BROADMOOR AVE	A - Arterial	0	2	O - AC/AC	880	28	24,640	59	75	25	0	8/14/2023
GrandAve	3090N	GRAND AVE	NORTH CITY / STATE BOUNDARY	FAIRWAY LN	A - Arterial	0	2	O - AC/AC	499	47	23,671	59	37	61	2	8/10/2023
HollenSt	3360S	HOLLENBECK ST	SOUTH GARVEY AVE	RIO VERDE DR	A - Arterial	0	2	O - AC/AC	1,696	29	49,712	59	56	36	8	8/4/2023
LarkEl	1860S	LARK ELLEN AVE	MAPLEGROVE ST	FAIRGROVE AVE	A - Arterial	0	2	A - AC	1,639	30	49,170	59	65	35	0	8/2/2023
LarkEl	1940S	LARK ELLEN AVE	CAMERON AVE	MERCED AVE	A - Arterial	0	2	A - AC	2,424	28	67,872	59	53	45	2	8/9/2023
Puente	5380E	PUENTE AVE	VINCENT AVE	LARK ELLEN AVE	A - Arterial	0	2	O - AC/AC	2,673	28	74,844	59	47	53	0	8/3/2023
SunsetAve	1430S	SUNSET AVE	WEST COVINA PKWY	CAMERON AVE	A - Arterial	0	2	O - AC/AC	951	33	31,688	59	51	32	17	8/8/2023
Cameron	7900E	CAMERON AVE	GRETITA AVE	LARK ELLEN AVE	A - Arterial	0	2	O - AC/AC	1,549	29	44,921	60	63	25	12	8/8/2023
LarkEl	1930N	LARK ELLEN AVE	CAMERON AVE	STUART AVE	A - Arterial	0	2	A - AC	2,602	28	72,856	60	34	51	15	8/9/2023
Merced	4550W	MERCED AVE	SUSANNA AVE	CRAIG AVE	A - Arterial	0	2	A - AC	1,114	28	31,192	60	0	100	0	8/4/2023
Valind	7605N	VALINDA AVE	GLENDORA AVE	VINCENT AVE	A - Arterial	5	2	O - AC/AC	413	35	14,455	60	55	39	6	8/11/2023
Citrus	3580N	CITRUS ST	CORTEZ ST	SOUTH GARVEY AVE	A - Arterial	0	2	O - AC/AC	1,994	29	57,826	61	56	44	0	8/9/2023
Franci	5922N	FRANCISQUITO AVE	BROADMOOR AVE	SUNSET AVE	A - Arterial	0	2	O - AC/AC	893	28	25,004	61	72	28	0	8/14/2023
GarveyAve	6980	GARVEY AVE (S)	LARK ELLEN AVE	CHERRYWOOD ST	C - Collector	7	2	A - AC	1,418	30	42,540	61	34	66	0	8/7/2023
GrandAve	3010N	GRAND AVE	SOUTH CITY BOUNDARY	HOLT AVE	A - Arterial	0	2	O - AC/AC	382	41	16,170	61	28	72	0	8/10/2023
Grand	3060S	GRAND AVE	SOUTH STATE BOUNDARY/FREWAY	HOLT AVE	A - Arterial	0	2	O - AC/AC	417	36	15,012	61	35	63	2	8/10/2023
LarkEl	1920S	LARK ELLEN AVE	STUART AVE	CAMERON AVE	A - Arterial	0	2	A - AC	2,615	28	73,220	61	34	51	15	8/9/2023
MercedAve	4480SE	MERCED AVE	GLENDORA AVE	WALNUT AVE	A - Arterial	0	2	O - AC/AC	1,530	28	42,994	61	41	58	1	8/4/2023
Merced	4570W	MERCED AVE	VALINDA AVE	SUSANNA AVE	A - Arterial	0	2	A - AC	631	28	17,668	61	0	100	0	8/4/2023
Puente	5470W	PUENTE AVE	AZUSA AVE	A - Arterial	0	2	A - AC	1,352	20	25,248	61	58	37	6	8/3/2023	
Azusa	1000N	AZUSA AVE	CITY BOUNDARY	AMAR RD	A - Arterial	0	2	A - AC	1,990	24	47,760	62	48	46	6	8/3/2023
Camero	7700E	CAMERON AVE	SUNSET AVE	TOLUCA AVE	A - Arterial	0	2	O - AC/AC	895	30	26,850	62	38	62	0	8/14/2023
Franci	6000E	FRANCISQUITO AVE	HYACINTH AVE	AZUSA AVE	C - Collector	7	1	O - AC/AC	1,950	18	35,100	62	74	26	0	7/27/2023
GarveyAve	7040	GARVEY AVE (S)	AZUSA AVE	HOLLENBECK ST	C - Collector	8	2	O - AC/AC	2,960	36	106,560	62	47	47	7	8/7/2023
Grand	3050N	GRAND AVE	HOLT AVE	SOUTH STATE BOUNDARY/FREWAY	A - Arterial	0	2	O - AC/AC	477	40	19,080	62	21	75	4	8/10/2023
HOLTAV	92A9031	HOLT AVE	GRAND AVE (TO WEST)	GARVEY AVE S	C - Collector	9	2	A - AC	1,785	36	64,260	62	71	26	3	8/10/2023
LAKESDR	6940W	LAKES DR	LAKES DR	VINCENT AVE	A - Arterial	0	2	A - AC	607	25	15,175	62	59	27	14	8/4/2023
LarkEl	2020S	LARK ELLEN AVE	ROWLAND AVE	WORKMAN AVE	A - Arterial	0	2	O - AC/AC	1,329	28	37,212	62	46	54	0	8/7/2023
VineAve	4820	VINE AVE	GLENDORA AVE	HOLLY PL	C - Collector	6	2	A - AC	1,805	36	64,980	62	54	38	8	8/9/2023
Cameron	7690W	CAMERON AVE	TOLUCA AVE	ORANGE AVE	A - Arterial	0	2	A - AC	1,023	25	30,065	63	26	44	30	8/14/2023
Franci	5980E	FRANCISQUITO AVE	CRAIG DR	VALINDA AVE	C - Collector	6	1	O - AC/AC	1,709	18	30,762	63	53	46	2	8/9/2023
GarveyAve	6700	GARVEY AVE (N)	HOLLENBECK ST	CITRUS ST	C - Collector	3	2	A - AC	2,911	30	87,330	63	40	38	22	7/28/2023
HollenSt	3390N	HOLLENBECK ST	SOUTH GARVEY AVE	NORTH GARVEY AVE	A - Arterial	3	2	A - AC	568	29	16,472	63	31	63	6	8/10/2023
LarkEl	2060S	LARK ELLEN AVE	PROPERTY LINE OF SCHOOL	PUENTE AVE	A - Arterial	0	2	A - AC	667	28	18,676	63	69	28	3	7/27/2023
Nogale	4110S	NOGALES ST	127FT NO FENMEAD ST	167FT NO VALLEY VIEW AVE	A - Arterial	0	3	O - AC/AC	473	40	18,920	63	76	24	0	8/7/2023
Sunset	1335S	SUNSET AVE	FRANCISQUITO AVE	DELVALE ST	A - Arterial	0	2	O - AC/AC	1,165	37	43,105	63	65	35	0	8/14/2023
Cameron	7680E	CAMERON AVE	ORANGE AVE	TOLUCA AVE	A - Arterial	0	2	A - AC	1,031	25	30,250	64	6	83	11	8/14/2023
MercedAve	4490NW	MERCED AVE	WALNUT AVE	GLENDORA AVE	A - Arterial	0	2	O - AC/AC	1,482	28	41,650	64	41	58	2	8/4/2023
Merced	4540E	MERCED AVE	CRAIG AVE	SUSANNA AVE	A - Arterial	0	2	A - AC	1,110	28	31,080	64	0	94	6	8/4/2023
SentouAve	8660	SENTOUS AVE	END OF STREET	LA PUENTE RD	A - Arterial	0	2	A - AC	1,917	36	69,012	64	36	64	0	8/7/2023
Shadow	3970E	SHADOW OAK DR	STEPHANIE DR	SHAKESPEARE DR	A - Arterial	0	2	A - AC	1,704	28	47,712	64	69	28	3	8/3/2023
VineAve	4880	VINE AVE	VALINDA AVE	PIMA AVE	C - Collector	6	2	O - AC/AC	1,480	36	53,280	64	49	50	1	8/9/2023
Camero	7740E	CAMERON AVE	SUNSET AVE	EVANWOOD AVE	A - Arterial	0	2	O - AC/AC	1,028	28	28,784	65	56	44	0	8/14/2023
Fairgr	8520E	FAIRGROVE AVE	LARK ELLEN AVE	MOLOKAI	C - Collector	7	1	O - AC/AC	1,060	20	21,200	65	73	17	10	8/2/2023
GarveyAve	7080	GARVEY AVE (S)	HOLLENBECK ST	MOCKINGBIRD LN	C - Collector	8	2	O - AC/AC	1,685	30	50,550	65	34	61	5	8/7/2023
MercedAve	4410NW	MERCED AVE	SUNSET AVE	CALIFORNIA AVE	A - Arterial	0	2	O - AC/AC	1,913	28	53,876	65	39	49	13	8/14/2023
VINCEN	1751N	VINCENT AVE	STATE R/W	WORKMAN AVE	C - Collector	0	2	A - AC	600	55	33,000	65	47	53	0	8/11/2023
Vincen	1820S	VINCENT AVE	BADILLO ST	PUENTE AVE	A - Arterial	0	2	O - AC/AC	1,289	30	38,670	65	69	25	5	7/28/2023
Camero	7810W	CAMERON AVE	GLENDORA AVE	CALIFORNIA AVE	A - Arterial	0	2	O - AC/AC	1,165	32	37,280	66	42	51	7	8/14/2023
Citrus	3590S	CITRUS ST	SOUTH GARVEY AVE	CORTEZ ST	A - Arterial	0	2	O - AC/AC	2,025	29	58,725	66	23	61	16	8/9/2023
Glendo	1630S	GLENDORA AVE	CAMERON AVE	VINE AVE	A - Arterial	0	2	O - AC/AC	1,742	28	47,496	66	54	40	6	8/14/2023
LarkEl	1870N	LARK ELLEN AVE	CITY BOUNDARY	MERCED AVE	A - Arterial	0	2	A - AC	935	28	26,180	66	34	66	0	8/9/2023
Nogale	4070S	NOGALES ST	SHAKESPEARE DR	CITY BOUNDARY	A - Arterial	0	2	O - AC/AC</								

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (0-100)

GarveyAve	6960	GARVEY AVE (S)	GLENDORA AVE	LARK ELLEN AVE	C - Collector	6	2	A - AC	1,060	36	38,160	67	34	57	10	8/10/2023
Glendo	1620N	GLENDORA AVE	VINE AVE	CAMERON AVE	A - Arterial	0	2	O - AC/AC	1,504	28	42,112	67	50	25	25	8/8/2023
Glendo	1702S	GLENDORA AVE	SOUTH GARVEY AVE	LAKES DR.	C - Collector	6	1	A - AC	1,583	12	18,996	67	37	46	17	8/10/2023
GrandAve	3020S	GRAND AVE	HOLT AVE	SOUTH CITY BOUNDARY	A - Arterial	0	2	O - AC/AC	485	43	21,315	67	23	77	0	8/10/2023
HollenSt	3160	HOLLENBECK ST	HOLLENCREST DR	MERCED AVE	A - Arterial	10	2	A - AC	360	38	13,464	67	6	94	0	8/4/2023
Hollen	3280S	HOLLENBECK ST	CORTEZ ST	CAMERON AVE	A - Arterial	0	2	O - AC/AC	1,272	29	36,888	67	36	64	0	8/4/2023
HollenSt	3350N	HOLLENBECK ST	RIO VERDE DR	INTERSECTION	A - Arterial	0	2	O - AC/AC	1,607	29	46,603	67	41	59	0	8/4/2023
HollenSt	3400S	HOLLENBECK ST	NORTH GARVEY AVE	SOUTH GARVEY AVE	A - Arterial	3	2	O - AC/AC	562	29	17,018	67	30	67	3	8/10/2023
LaPuen	4140W	LA PUENTE RD	SENTOUS AVE	NOGALES ST	A - Arterial	0	2	A - AC	2,112	34	71,808	67	22	78	0	8/7/2023
LarkEl	1950N	LARK ELLEN AVE	STUART AVE	SOUTH GARVEY AVE	A - Arterial	0	1	A - AC	1,103	20	22,060	67	31	69	0	8/9/2023
LarkEl	2030N	LARK ELLEN AVE	ROWLAND AVE	PUENTE AVE	A - Arterial	0	2	O - AC/AC	1,322	28	37,016	67	52	47	1	7/27/2023
LarkEl	2040S	LARK ELLEN AVE	PUENTE AVE	ROWLAND AVE	A - Arterial	0	2	O - AC/AC	1,328	28	37,154	67	63	37	0	7/27/2023
Merced	4520E	MERCED AVE	WALNUT AVE	CRAIG AVE	A - Arterial	0	2	A - AC	823	28	23,044	67	0	100	0	8/4/2023
OrangeAve	3730	ORANGE AVE	NORTH GARVEY AVE	PUENTE AVE	C - Collector	1	2	A - AC	3,466	38	131,708	67	58	37	4	8/2/2023
Valind	7520N	VALINDA AVE	VINE AVE	CAMERON AVE	A - Arterial	0	2	O - AC/AC	1,272	29	36,168	67	54	46	0	8/8/2023
Azusa	1030S	AZUSA AVE	GIAMBI LN	AMAR RD	A - Arterial	0	3	A - AC	1,400	36	50,400	68	40	59	1	8/8/2023
Camero	7800E	CAMERON AVE	CALIFORNIA AVE	GLENDORA AVE	A - Arterial	0	2	O - AC/AC	1,160	32	37,120	68	40	60	0	8/14/2023
Merced	4670W	MERCED AVE	GLENVIEW RD	LARK ELLEN AVE	A - Arterial	0	2	O - AC/AC	1,504	28	42,112	68	35	65	0	8/4/2023
Sentou	8630N	SENTOUS AVE	VALLEY VIEW AVE	HOLLINGWORTH ST	A - Arterial	0	1	O - AC/AC	768	23	17,664	68	46	54	0	8/7/2023
Shadow	3960S	SHADOW OAK DR	AMAR RD	OAKGATE AVE	A - Arterial	0	2	A - AC	1,852	28	51,856	68	80	20	0	8/3/2023
Shadow	3975E	SHADOW OAK DR	SHAKESPEARE DR	NOGALES ST	A - Arterial	0	2	A - AC	1,693	28	47,404	68	71	29	0	8/3/2023
WillowAve	5780	WILLOW AVE	NORTH GARVEY AVE	PACIFIC AVE	C - Collector	1	2	A - AC	2,025	38	76,950	68	48	34	18	8/11/2023
GarveyAve	6620	GARVEY AVE (N)	MORADA AVE	VINCENT AVE	C - Collector	1	2	A - AC	1,155	25	28,875	69	31	38	30	8/2/2023
Glendo	1640N	GLENDORA AVE	CAMERON AVE	VINCENT AVE	A - Arterial	0	2	O - AC/AC	1,548	28	41,040	69	68	32	0	8/8/2023
Glendo	1650S	GLENDORA AVE	VINCENT AVE	CAMERON AVE	A - Arterial	0	2	O - AC/AC	1,396	28	36,898	69	34	52	15	8/8/2023
MercedAve	4450NW	MERCED AVE	GLENDORA AVE	CALIFORNIA AVE	A - Arterial	0	2	O - AC/AC	1,268	28	36,454	69	47	42	11	8/14/2023
Orange	3710N	ORANGE AVE	CAMERON AVE	FREWEY 10	C - Collector	4	1	A - AC	430	14	5,880	69	29	71	0	8/14/2023
Azusa	1120N	AZUSA AVE	MERCED AVE	VINE AVE	A - Arterial	0	2	O - AC/AC	1,204	30	36,120	70	50	39	11	8/8/2023
CortezSt	6320	CORTEZ ST	AZUSA AVE	HOLLENBECK ST	C - Collector	8	2	A - AC	2,571	44	113,124	70	32	68	0	8/2/2023
Garvey	6550	GARVEY AVE (N)	WILLOW AVE	WEST CITY BOUNDARY	C - Collector	1	2	A - AC	1,485	30	44,550	70	62	36	2	7/3/2023
Garvey	6845E	GARVEY AVE (S)	WEST COVINA PKWY	SUNSET AVE	C - Collector	4	2	O - AC/AC	1,808	38	65,968	70	14	69	17	8/8/2023
HollenSt	3270N	HOLLENBECK ST	CAMERON AVE	CORTEZ ST	A - Arterial	0	2	O - AC/AC	1,355	29	39,295	70	22	56	22	8/4/2023
LarkEl	2010N	LARK ELLEN AVE	WORKMAN AVE	ROWLAND AVE	A - Arterial	0	2	O - AC/AC	1,320	28	36,960	70	35	42	23	8/9/2023
MercedAve	4400SE	MERCED AVE	SUNSET AVE	CALIFORNIA AVE	A - Arterial	0	2	O - AC/AC	1,912	28	53,848	70	40	52	8	8/14/2023
MercedAve	4440SE	MERCED AVE	CALIFORNIA AVE	GLENDORA AVE	A - Arterial	0	2	O - AC/AC	1,271	28	36,538	70	55	43	3	8/14/2023
Merced	4560E	MERCED AVE	SUSANNA AVE	VALINDA AVE	A - Arterial	0	2	A - AC	636	28	17,808	70	5	93	2	8/4/2023
Amar	6045E	AMAR RD	WITZMAN DR	AZUSA AVE	A - Arterial	0	2	O - AC/AC	385	34	13,090	71	62	38	0	8/3/2023
Azusa	1080N	AZUSA AVE	AROMA DR	FRANCISQUITO AVE	A - Arterial	0	3	O - AC/AC	1,050	36	37,800	71	19	56	25	8/8/2023
Azusa	1100N	AZUSA AVE	FRANCISQUITO AVE	MERCED AVE	A - Arterial	0	2	O - AC/AC	1,275	30	38,250	71	23	61	17	8/8/2023
Badill	5150W	BADILLO ST	IRVINDALE AVE	CITY BOUNDARY	A - Arterial	0	2	O - AC/AC	569	30	17,070	71	43	57	0	8/11/2023
Citrus	3630S	CITRUS ST	WORKMAN AVE	EASTLAND CENTER DR	A - Arterial	0	3	A - AC	624	36	22,464	71	64	36	0	7/28/2023
PuenteAve	5250W	PUENTE AVE	ORANGE AVE	CITY BOUNDARY	A - Arterial	0	1	O - AC/AC	1,037	28	28,874	71	71	29	0	8/2/2023
Sunset	1387N	SUNSET AVE	VINE AVE	CAMERON AVE	A - Arterial	0	2	O - AC/AC	1,420	31	44,020	71	65	33	2	8/14/2023
VineAve	5000	VINE AVE	AZUSA AVE	GLENN ALAN AVE	C - Collector	8	2	O - AC/AC	1,180	36	42,480	71	63	37	0	8/8/2023
Azusa	1090S	AZUSA AVE	FRANCISQUITO AVE	AROMA DR	A - Arterial	0	3	O - AC/AC	1,033	36	37,188	72	30	70	0	8/8/2023
Badill	5140E	BADILLO ST	CITY BOUNDARY	IRVINDALE AVE	A - Arterial	0	2	O - AC/AC	566	30	16,980	72	48	42	9	8/11/2023
Fairgr	8580W	FAIRGROVE AVE	NW CITY BOUNDARY	SE CITY BOUNDARY	C - Collector	4	1	O - AC/AC	1,850	37	68,450	72	66	34	0	8/14/2023
Franci	5860S	FRANCISQUITO AVE	CITY BOUNDARY	WILLOW AVE	A - Arterial	0	2	O - AC/AC	589	31	18,259	72	38	40	22	8/14/2023
Sunset	1360N	SUNSET AVE	DURNES ST	MERCED AVE	A - Arterial	0	2	O - AC/AC	1,195	37	44,215	72	57	29	14	8/15/2023
Azusa	1060N	AZUSA AVE	FAIRGROVE AVE	AROMA DR	A - Arterial	0	3	O - AC/AC	1,836	36	66,096	73	38	62	0	8/8/2023
Barran	8410N	BARRANCA ST	CORTEZ ST	VIRGINIA AVE	A - Arterial	9	2	O - AC/AC	1,981	30	59,430	73	35	32	33	8/2/2023
Barranca	8430N	BARRANCA ST	VIRGINIA AVE	SOUTH GARVEY AVE	A - Arterial	0	2	O - AC/AC	653	30	21,615	73	11	89	0	8/2/2023
Cameron	7840E	CAMERON AVE	GLENDORA AVE	VALINDA AVE	A - Arterial	0	2	O - AC/AC	1,970	31	61,192	73	32	68	0	8/8/2023
Garvey	6880W	GARVEY AVE (S)	INTERSECTION	CALIFORNIA AVE	A - Arterial	5	2	A - AC	43	22	946	73	21	79	0	8/8/2023
Glendo	1701N	GLENDORA AVE	LAKES DR.	SOUTH GARVEY AVE	C - Collector	6	1	A - AC	1,520	12	18,240	73	28	57	15	8/10/2023
HollenSt	3430N	HOLLENBECK ST	NORTH GARVEY AVE	CITY BOUNDARY	A - Arterial	3	2	A - AC	435	29	12,615	73	7	88	5	8/10/2023
Holt	6512E	HOLT AVE	TEMPLE WY	CITY BOUNDARY	C - Collector	9	2	O - AC/AC	928	30	27,840	73	64	36	0	8/10/2023
LaPuen	4150W	LA PUENTE RD	CITY BOUNDARY	SENTOUS AVE	A - Arterial	0	2	A - AC	2,112	34	71,808	73	5	95	0	8/7/2023
Azusa	1070S	AZUSA AVE	AROMA DR	FAIRGROVE AVE	A - Arterial	0	3	O - AC/AC	1,808	36	65,088	74	29	71	0	8/8/2023
Citrus	3540N	CITRUS ST	VINE AVE	CAMERON AVE	A - Arterial	0	2	O - AC/AC	1,265	28	35,420	74	3	95	2	8/8/2023
Garvey	6840W	GARVEY AVE (S)	SUNSET AVE	WEST COVINA PKWY	C - Collector	4	1	O - AC/AC	1,800	18	31,086	74	30	65	5	8/8/2023
LarkEl	2070N	LARK ELLEN AVE	BADILLO ST	CITY BOUNDARY	A - Arterial	0	2	A - AC	593	28	16,604	74	59	41	0	7/27/2023
Merced	4660E	MERCED AVE	LARK ELLEN AVE	GLENVIEW RD	A - Arterial	0	2	O - AC/AC	1,504	28	42,112	74	0	75	25	8/4/2023
Valley	4190W	VALLEY BLVD	NOGALES ST	CITY BOUNDARY	A - Arterial	0	3	O - AC/AC	905	33	29,865	74	0	89	11	8/7/2023
VineAve	5080	VINE AVE	HOLLENBECK ST	CITRUS ST	C - Collector	8	2	O - AC/AC	2,625	36	94,500	74	39	58	4	8/8/2023
Fairgr	8530W	FAIRGROVE AVE	MOLOKAI	LARK ELLEN AVE	C - Collector	7	1	O - AC/AC	1,060	20	21,200	75	66	31	3	8/8/2023
Franci	5970E	FRANCISQUITO AVE	FRANDALE AVE	CRAIG DR	C - Collector	6	1	O - AC/AC	543	18	9,774	75	0	100	0	8/9/2023
GarveyAve	6820	GARVEY AVE (S)	CITY BOUNDARY	ORANGE AVE	C - Collector	4	2	O - AC/AC	3,750	30	112,500	75	34	50	16	8/4/2023
Glendo	1580N	GLENDORA AVE	CITY BOUNDARY	MERCED AVE	A - Arterial	0	2	A - AC	1,496	28	41,888	75	61	39	0	8/8/2023
Glendo	1600N	GLENDORA AVE	MERCED AVE	VINE AVE	A - Arterial	0	2	A - AC	1,066	28	25,852	75	60	40	0	8/8/2023
Merced	4620E	MERCED AVE	PRIMEAUX AVE	LARK ELLEN AVE	A - Arterial	0	2	O - AC/AC	1,117	28	31,276	75	0	100	0	8/4/2023
SentouAve	8610N	SENTOUS AVE	VALLEY BLVD	VALLEY VIEW AVE	A - Arterial	0	1	A - AC	1,096	25	27,400	75	0	100	0	8/7/2023
Sunset	1480N	SUNSET AVE	PLAZA DR.	SO. BORDER	A - Arterial	0	2	A - AC	565	38	21,470	75	59	41	0	8/10/2023
VINCEN	1761S	VINCENT AVE	WORKMAN AVE.	STATE R/W	A - Arterial	0	2	A - AC	600	50	30,000	75	31	69	0	8/11/2023
AzusaAve	1040N	AZUSA AVE	GIAMBI LN	FAIRGROVE AVE	A - Arterial	0	3	O - AC/AC	3,058	36	110,088	76	42	57	1	8/8/2023
Azusa	1110S	AZUSA AVE	MERCED AVE	FRANCISQUITO AVE	A - Arterial	0	2	O - AC/AC	1,204	30	36,120	76	32	68	0	8/8/2023
Badill	5130W	BADILLO ST	ORANGE AVE	CITY BOUNDARY	A - Arterial	1	2	A - AC	989	30	29,670	76	58	42	0	7/3/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (0-100)

Camero	7710W	CAMERON AVE	SUNSET AVE	TOLUCA AVE	A - Arterial	0	2	O - AC/AC	889	30	26,670	76	25	65	10	8/14/2023
GarveyAve	6640	GARVEY AVE (N)	MAPLEWOOD AVE	TOLAND AVE	C - Collector	2	2	A - AC	1,210	32	38,720	76	11	89	0	8/7/2023
GarveyAve	7000	GARVEY AVE (S)	CHERRYWOOD ST	AZUSA AVE	C - Collector	7	2	A - AC	1,165	36	41,940	76	37	61	2	8/7/2023
Garvey	6870E	GARVEY AVE (S)	INTERSECTION	CALIFORNIA AVE	A - Arterial	5	3	A - AC	43	35	1,505	76	0	62	38	8/8/2023
HollenSt	3240S	HOLLENBECK ST	CAMERON AVE	VINE AVE	A - Arterial	0	2	O - AC/AC	1,333	19	26,383	76	22	78	0	8/4/2023
LAKESDR	6930E	LAKES DR	VINCENT AVE	LAKES DR.	A - Arterial	0	2	A - AC	665	30	19,950	76	63	21	16	8/4/2023
Merced	4600E	MERCED AVE	VALINDA AVE	PRIMEAUX AVE	A - Arterial	0	2	O - AC/AC	1,470	28	41,160	76	20	80	0	8/4/2023
Merced	4630W	MERCED AVE	LARK ELLEN AVE	PRIMEAUX AVE	A - Arterial	0	2	O - AC/AC	1,121	28	31,388	76	0	100	0	8/4/2023
Shadow	3980W	SHADOW OAK DR	SHAKESPEARE DR	STEPHANIE DR	A - Arterial	0	2	A - AC	1,704	28	47,712	76	38	62	0	8/3/2023
Valley	4180E	VALLEY BLVD	CITY BOUNDARY	NOGALES ST	A - Arterial	0	2	O - AC/AC	905	33	29,865	76	0	100	0	8/7/2023
WillowAve	5820	WILLOW AVE	PACIFIC AVE	CITY BOUNDARY	C - Collector	1	2	A - AC	1,360	36	48,960	76	24	42	33	8/14/2023
WorkmaAve	8210	WORKMAN AVE	HOMEREST AVE	AZUSA AVE	C - Collector	2	2	O - AC/AC	1,313	40	52,520	76	31	69	0	8/3/2023
Badill	5120E	BADILLO ST	CITY BOUNDARY	ORANGE AVE	A - Arterial	1	2	A - AC	988	30	29,640	77	37	61	2	7/3/2023
Badill	5230W	BADILLO ST	LARK ELLEN AVE	VINCENT AVE	A - Arterial	0	2	O - AC/AC	2,605	32	83,360	77	17	68	15	7/28/2023
Citrus	3550S	CITRUS ST	CAMERON AVE	VINE AVE	A - Arterial	0	2	O - AC/AC	1,245	28	34,860	77	0	100	0	8/8/2023
Glendo	1590S	GLENDORA AVE	MERCED AVE	CITY BOUNDARY	A - Arterial	0	2	A - AC	1,550	28	41,900	77	61	26	13	8/8/2023
Glendo	1610S	GLENDORA AVE	VINE AVE	MERCED AVE	A - Arterial	0	2	A - AC	1,033	28	28,924	77	67	33	0	8/14/2023
LarkEl	2066S	LARK ELLEN AVE	BADILLO ST	150 FROM LOUISA AVE	A - Arterial	0	2	A - AC	537	28	15,036	77	51	49	0	8/15/2023
VineAve	4900	VINE AVE	PIMA AVE	LARK ELLEN AVE	C - Collector	6	2	O - AC/AC	1,105	36	39,780	77	0	75	25	8/9/2023
VineAve	4960	VINE AVE	GLENVIEW RD	AZUSA AVE	C - Collector	7	2	O - AC/AC	1,180	36	42,480	77	68	32	0	8/9/2023
Azusa	1130S	AZUSA AVE	VINE AVE	MERCED AVE	A - Arterial	0	2	O - AC/AC	1,191	30	35,730	78	29	71	0	8/8/2023
GarveyAve	6580	GARVEY AVE (N)	ORANGE AVE	SUNSET AVE	C - Collector	1	2	A - AC	2,805	30	84,150	78	34	55	11	8/2/2023
GarveyAve	6600	GARVEY AVE (N)	SUNSET AVE	MORADA AVE	C - Collector	1	2	A - AC	2,070	30	62,100	78	30	43	27	8/2/2023
HollenSt	3200S	HOLLENBECK ST	VINE AVE	MERCED AVE	A - Arterial	0	2	O - AC/AC	1,304	29	37,866	78	35	65	0	8/4/2023
Rowlan	5480E	ROWLAND AVE	NORA AVE	SUNSET AVE	C - Collector	1	1	O - AC/AC	1,168	19	21,287	78	34	51	14	8/11/2023
Sentou	8640N	SENTOUS AVE	HOLLINGWORTH ST	LA PUENTE RD	A - Arterial	0	1	O - AC/AC	1,636	23	37,628	78	0	100	0	8/7/2023
SunsetAve	1460N	SUNSET AVE	WEST COVINA PKWY	PLAZA DR	A - Arterial	0	2	O - AC/AC	793	38	29,504	78	54	46	0	8/10/2023
Franci	5830N	FRANCISQUITO FRONTAGE RD	CUL-DE-SAC (E/ SIESTA AVE)	WEST CITY BOUNDARY	A - Arterial	4	2	O - AC/AC	1,252	26	32,552	79	22	73	5	6/27/2023
GarveyAve	6660	GARVEY AVE (N)	AZUSA AVE	HOLLENBECK ST	C - Collector	3	2	O - AC/AC	2,907	30	87,210	79	18	57	25	7/28/2023
LarkEl	2080S	LARK ELLEN AVE	CITY BOUNDARY	BADILLO ST	A - Arterial	0	2	A - AC	582	28	16,296	79	49	47	4	7/27/2023
SentouAve	8620S	SENTOUS AVE	CITY BOUNDARY	VALLEY BLVD	A - Arterial	0	1	A - AC	761	34	25,874	79	0	100	0	8/7/2023
Shadow	3985W	SHADOW OAK DR	NOGALES ST	SHAKESPEARE DR	A - Arterial	0	2	A - AC	1,723	28	48,244	79	25	75	0	8/3/2023
VineAve	4840	VINE AVE	HOLLY PL	VALINDA AVE	C - Collector	6	2	O - AC/AC	1,292	36	46,512	79	0	83	17	8/9/2023
Walnut	9020	WALNUT AVE	MERCED AVE	VINE AVE	C - Collector	6	2	A - AC	1,276	36	45,936	79	59	32	9	6/29/2023
Badill	5400E	BADILLO ST	LARK ELLEN AVE (BEGIN OF PCC)	END OF PCC	A - Arterial	0	2	P - PCC	250	40	10,000	80	22	39	40	8/15/2023
CortezSt	6412E	CORTEZ ST	737" E/O CITRUS ST	BARRANCA ST	C - Collector	9	2	A - AC	1,894	44	83,336	80	19	52	29	8/2/2023
Fairgr	8540E	FAIRGROVE AVE	MOLOKAI	NELSON ST	C - Collector	7	1	O - AC/AC	1,538	20	30,760	80	72	28	0	8/2/2023
GarveyAve	6760	GARVEY AVE (N)	BARRANCA ST	FAIRWAY LN	C - Collector	3	2	A - AC	1,343	25	33,575	80	51	45	4	8/10/2023
GarveyAve	6770	GARVEY AVE (N)	FAIRWAY LN	BARRANCA ST	A - Arterial	3	2	A - AC	1,344	25	33,600	80	52	35	13	8/10/2023
Hollen	3440S	HOLLENBECK ST	CITY BOUNDARY	NORTH GARVEY AVE	A - Arterial	3	2	O - AC/AC	366	29	10,614	80	0	100	0	8/10/2023
Merced	4610W	MERCED AVE	PRIMEAUX AVE	VALINDA AVE	A - Arterial	0	2	O - AC/AC	1,473	28	41,244	80	24	76	0	8/4/2023
Sunset	1385N	SUNSET AVE	MERCED AVE	VINE AVE	A - Arterial	0	2	O - AC/AC	1,189	31	36,859	80	49	51	0	8/14/2023
Valley	4270W	VALLEY BLVD	CITY BOUNDARY	MORGANFIELD AVE	A - Arterial	0	3	O - AC/AC	765	32	24,480	80	30	70	0	8/7/2023
AROMA	6F8540	AROMA DR	AZUSA AVE	WILDWOOD	C - Collector	10	4	A - AC	2,870	58	166,460	81	58	42	0	7/27/2023
Orange	3720S	ORANGE AVE	FREEWAY 10	CAMERON AVE	C - Collector	4	1	A - AC	425	25	10,625	81	31	69	0	8/14/2023
CortezSt	6440E	CORTEZ ST	BARRANCA ST	WREDE WY	C - Collector	9	2	A - AC	3,981	44	175,164	82	0	73	27	8/2/2023
Franci	5840N	FRANCISQUITO AVE	WILLOW AVE	CITY BOUNDARY	A - Arterial	0	2	O - AC/AC	1,271	21	26,691	82	28	53	19	8/11/2023
Garvey	6545	GARVEY AVE (N)	SUNKIST AVE	WILLOW AVE	C - Collector	1	2	A - AC	930	30	27,900	82	15	85	0	7/3/2023
GarveyAve	6800	GARVEY AVE (S)	HOLT AVE	CITY BOUNDARY	C - Collector	9	2	O - AC/AC	2,388	30	71,640	82	22	47	32	8/10/2023
Nogale	4060S	NOGALES ST	FRANCESCA DR	SHADOW OAK DR	A - Arterial	0	2	O - AC/AC	2,108	32	67,456	82	61	37	2	8/7/2023
Sunset	1520N	SUNSET AVE	WORKMAN AVE	ROWLAND AVE	A - Arterial	0	2	A - AC	1,306	38	46,736	82	66	34	0	8/10/2023
VineAve	5020	VINE AVE	GLENN ALAN AVE	LOLITA ST	C - Collector	8	2	O - AC/AC	582	36	20,952	82	33	67	0	8/8/2023
WorkmaAve	8040	WORKMAN AVE	ORANGE AVE	NORA AVE	C - Collector	1	2	A - AC	1,215	34	41,310	82	21	79	0	7/21/2023
Badill	5220E	BADILLO ST	VINCENT AVE	LARK ELLEN AVE	A - Arterial	0	2	O - AC/AC	2,594	32	83,008	83	14	66	21	7/28/2023
PLAZADR	6890E	PLAZA DR	CALIFORNIA AVE	VINCENT AVE	A - Arterial	0	3	A - AC	324	34	11,016	83	22	78	0	8/11/2023
Sunset	1470S	SUNSET AVE	PLAZA DR.	WEST COVINA PKWY	A - Arterial	0	2	O - AC/AC	695	38	26,410	83	57	43	0	8/11/2023
AmarRd	6070E	AMAR RD	AZUSA AVE	TEMPLE AVE	A - Arterial	0	3	A - AC	1,657	36	59,652	84	0	100	0	8/3/2023
Badill	5210W	BADILLO ST	VINCENT AVE	END OF PCC	A - Arterial	0	2	P - PCC	100	44	4,400	84	0	60	40	7/28/2023
Badill	5410W	BADILLO ST	LARK ELLEN AVE (BEGIN OF PCC)	END OF PCC	A - Arterial	0	2	P - PCC	250	40	10,000	84	0	38	62	8/15/2023
LarkEl	2050N	LARK ELLEN AVE	PUENTE AVE	CITY BOUNDARY	A - Arterial	0	2	A - AC	670	28	18,760	84	35	60	5	7/27/2023
GarveyAve	6560	GARVEY AVE (N)	PACIFIC AVE	ORANGE AVE	C - Collector	1	2	A - AC	270	36	9,720	85	56	28	16	8/14/2023
Garvey	6540	GARVEY AVE (N)	CAMERON AVE	SUNKIST AVE	C - Collector	1	2	A - AC	885	28	24,780	85	23	77	0	7/3/2023
Sunset	1337S	SUNSET AVE FRONTAGE RD	FRANCISQUITO AVE	DELVALE ST	A - Arterial	4	2	O - AC/AC	1,059	27	28,593	85	0	80	20	6/30/2023
Valley	4230W	VALLEY BLVD	SENTOUS AVE	NOGALES ST	A - Arterial	0	2	O - AC/AC	1,900	33	62,700	85	54	44	2	8/7/2023
Vincen	1720N	VINCENT AVE	GLENDORA AVE	WEST COVINA PKWY	A - Arterial	0	2	A - AC	646	43	26,002	85	44	56	0	8/8/2023
WillowAve	5760	WILLOW AVE	SOUTH GARVEY AVE	MERCED AVE	C - Collector	4	2	A - AC	1,150	36	41,400	85	0	93	7	8/4/2023
AzusaAve	1050S	AZUSA AVE	FAIRGROVE AVE	GIAMBI LN	A - Arterial	0	3	O - AC/AC	2,990	36	108,648	86	30	46	25	8/8/2023
Citrus	3460N	HILLSIDE DR	HILLSIDE DR	MONTUZUMA WY	C - Collector	10	2	A - AC	1,895	36	68,220	86	69	31	0	8/8/2023
HollenSt	3230N	HOLLENBECK ST	VINE AVE	CAMERON AVE	A - Arterial	0	2	A - AC	1,317	19	25,023	86	0	100	0	8/4/2023
Sunset	1490S	SUNSET AVE	SO. BORDER	PLAZA DR.	A - Arterial	0	2	A - AC	546	36	19,156	86	55	45	0	8/11/2023
Valley	4250W	VALLEY BLVD	MORGANFIELD AVE	SENTOUS AVE	A - Arterial	0	2	O - AC/AC	1,687	33	55,671	86	41	52	6	8/7/2023
VineAve	4940	VINE AVE	LARK ELLEN AVE	GLENVIEW RD	C - Collector	7	2	O - AC/AC	1,440	36	51,840	86	0	100	0	8/9/2023
AmarRd	6080W	AMAR RD	TEMPLE AVE	AZUSA AVE	A - Arterial	0	3	A - AC	1,668	36	60,048	87	30	68	2	8/3/2023
Camero	7830W	CAMERON AVE	GLENDORA AVE	END OF PCC	A - Arterial	0	2	P - PCC	157	32	5,024	87	0	91	9	8/8/2023
Fairgr	8570	FAIRGROVE AVE	NELSON ST	AZUSA AVE	C - Collector	7	1	O - AC/AC	748	20	14,960	87	62	38	0	8/2/2023
Nogale	4050S	NOGALES ST	AMAR RD	FRANCESCA DR	A - Arterial	0	2	O - AC/AC	988	32	31,616	87	29	71	0	8/7/2023
Pacifi	8300E	PACIFIC AVE	CITY BOUNDARY	WILLOW AVE	A - Arterial	0	2	A - AC	907	30	27,210	87	22	39	39	8/14/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (0-100)

Sunset	1500N	SUNSET AVE	NO. BORDER	WORKMAN AVE	A - Arterial	0	2	A - AC	1,341	38	50,238	87	34	53	13	8/11/2023
Sunset	1530S	SUNSET AVE	ROWLAND AVE	WORKMAN AVE	A - Arterial	0	2	A - AC	1,307	34	42,418	87	55	37	8	8/11/2023
VineAve	5040	VINE AVE	LOLITA ST	HOLLENBECK ST	C - Collector	8	2	O - AC/AC	858	36	30,888	87	0	100	0	8/8/2023
AmarRd	6150E	AMAR RD	SHADOW OAK DR	NOGALES ST	A - Arterial	0	3	O - AC/AC	2,258	40	90,320	88	89	6	5	8/3/2023
AmarRd	6190W	AMAR RD	CITY BOUNDARY	NOGALES ST	A - Arterial	0	3	A - AC	2,145	40	85,800	88	14	77	9	8/3/2023
Fairgr	8590W	FAIRGROVE AVE	SUNSET AVE	INTERSECTION	C - Collector	5	1	A - AC	800	28	22,400	88	41	59	0	8/14/2023
Holt	6513W	HOLT AVE	CITY BOUNDARY	TEMPLE WY	C - Collector	9	2	O - AC/AC	916	30	27,480	88	0	100	0	8/10/2023
Sunset	1510S	SUNSET AVE	WORKMAN AVE	NO. BORDER	A - Arterial	0	2	A - AC	1,337	38	49,286	88	37	63	0	8/11/2023
WorkmaAve	8170	WORKMAN AVE	ASTELL AVE	LARK ELLEN AVE	C - Collector	2	2	O - AC/AC	730	38	27,740	88	43	57	0	8/3/2023
Badill	5200E	BADILLO ST	VINCENT AVE	END OF PCC	A - Arterial	0	2	P - PCC	100	44	4,400	89	13	52	35	8/15/2023
GarveyAve	6780	GARVEY AVE (N)	FAIRWAY LN	CITY BOUNDARY	C - Collector	3	2	A - AC	2,300	30	69,000	89	10	90	0	8/10/2023
Temple	4010	TEMPLE AVE	AMAR RD	GLENRIDGE CIR	C - Collector	11	2	O - AC/AC	615	35	21,525	89	0	84	16	7/12/2023
Temple	4020	TEMPLE AVE	GLENRIDGE CIR	CITY BOUNDARY	C - Collector	11	2	O - AC/AC	605	35	21,175	89	0	100	0	7/12/2023
Valley	4260E	VALLEY BLVD	MORGANFIELD AVE	CITY BOUNDARY	A - Arterial	0	2	O - AC/AC	765	33	25,245	89	0	100	0	8/7/2023
Camero	7820E	CAMERON AVE	GLENDORA AVE	END OF PCC	A - Arterial	0	2	P - PCC	143	32	4,576	90	0	71	29	8/14/2023
Citrus	3520N	CITRUS ST	LARK HILL DR	VINE AVE	C - Collector	10	2	O - AC/AC	584	28	16,352	90	23	77	0	8/8/2023
Fairgr	8550W	FAIRGROVE AVE	NELSON ST	MOLOKAI	C - Collector	7	1	O - AC/AC	1,549	20	30,980	90	59	41	0	8/8/2023
Nogale	4100N	NOGALES ST	167FT NO VALLEY VIEW AVE	523FT NO FENMEAD ST	A - Arterial	0	3	O - AC/AC	869	40	34,760	90	20	76	4	8/7/2023
Valley	4220E	VALLEY BLVD	NOGALES ST	SETOUS AVE	A - Arterial	0	2	O - AC/AC	1,900	33	62,700	90	0	100	0	8/7/2023
Vincen	1705N	VINCENT AVE	GLENDORA AVE	END OF PCC	A - Arterial	0	2	P - PCC	227	40	6,600	90	25	58	17	8/8/2023
Cameron	7990W	CAMERON AVE	CITRUS ST	HOLLENBECK ST	A - Arterial	8	2	O - AC/AC	2,679	28	76,842	91	0	100	0	8/11/2023
Cameron	8010W	CAMERON AVE	BARRANCA ST	CITRUS ST	A - Arterial	0	2	O - AC/AC	2,617	29	77,342	91	0	100	0	8/2/2023
Fairgr	8570	FAIRGROVE AVE	AZUSA AVE	NELSON ST	C - Collector	7	1	O - AC/AC	810	20	16,200	91	32	68	0	8/8/2023
Valley	4240E	VALLEY BLVD	SETOUS AVE	MORGANFIELD AVE	A - Arterial	0	2	O - AC/AC	1,687	34	57,358	91	0	100	0	8/7/2023
Vincen	1730N	VINCENT AVE	WEST COVINA PKWY	LAKES DR.	A - Arterial	0	3	P - PCC	657	34	17,646	91	19	39	42	8/8/2023
Cameron	8000E	CAMERON AVE	CITRUS ST	BARRANCA ST	A - Arterial	0	2	O - AC/AC	2,630	29	76,152	92	0	100	0	8/8/2023
Vincen	1710S	VINCENT AVE	WEST COVINA PKWY	GLENDORA AVE	A - Arterial	0	2	A - AC	664	32	18,674	92	0	100	0	8/8/2023
Camero	7970W	CAMERON AVE	HOLLENBECK ST	AZUSA AVE	A - Arterial	0	2	O - AC/AC	2,564	29	74,356	93	12	88	0	8/11/2023
Vincen	1750N	VINCENT AVE	LAKES DR.	STATE R/W	A - Arterial	0	2	P - PCC	300	39	11,700	93	0	100	0	8/11/2023
Vincen	1760S	VINCENT AVE	STATE R/W	LAKES DR.	A - Arterial	0	2	P - PCC	300	40	12,000	93	25	75	0	8/11/2023
Cameron	7980E	CAMERON AVE	HOLLENBECK ST	CITRUS ST	A - Arterial	8	2	O - AC/AC	2,681	28	76,916	94	0	100	0	8/8/2023
GLEND	170451	GLENDORA AVE	LAKES DR	WALNUT CREEK PKWY	A - Arterial	0	2	A - AC	540	28	15,120	94	0	100	0	8/10/2023
AmarRd	6110E	AMAR RD	TEMPLE AVE	SHADOW OAK DR	A - Arterial	0	3	O - AC/AC	2,461	40	98,440	95	0	44	56	8/3/2023
WorkmaAve	8060	WORKMAN AVE	YALETON AVE	SUNSET AVE	C - Collector	1	2	O - AC/AC	685	34	23,290	95	0	100	0	8/2/2023
AmarRd	6160W	AMAR RD	NOGALES ST	SHADOW OAK DR	A - Arterial	0	3	O - AC/AC	2,234	38	89,138	96	0	71	29	8/3/2023
Camero	7960E	CAMERON AVE	AZUSA AVE	HOLLENBECK ST	A - Arterial	0	2	O - AC/AC	2,573	29	74,617	96	0	100	0	8/8/2023
CitrusSt	3480N	CITRUS ST	MONTEZUMA WY	LARK HILL DR	C - Collector	10	1	O - AC/AC	2,432	36	87,552	96	0	100	0	8/8/2023
PLAZADR	6900W	PLAZA DR	VINCENT AVE	CALIFORNIA AVE	A - Arterial	0	2	A - AC	287	22	6,314	96	0	100	0	8/11/2023
Vincen	1735S	VINCENT AVE	LAKES DR	WEST COVINA PKWY	A - Arterial	0	3	P - PCC	625	32	17,460	96	0	100	0	8/8/2023
WorkmaAve	8090	WORKMAN AVE	NORA AVE	YALETON AVE	C - Collector	1	2	O - AC/AC	408	36	14,688	97	0	88	12	8/2/2023
AmarRd	6120W	AMAR RD	SHADOW OAK DR	TEMPLE AVE	A - Arterial	0	3	O - AC/AC	2,424	40	96,960	98	47	53	0	8/3/2023
Califo	3820S	CALIFORNIA AVE	MERCED AVE	FRANCISQUITO AVE	C - Collector	5	1	O - AC/AC	3,638	18	65,484	98	0	27	73	8/4/2023
CalifoAve	3890N	CALIFORNIA AVE	SERVICE AVE	WEST COVINA PKWY	C - Collector	5	2	O - AC/AC	1,390	38	52,820	98	0	100	0	8/4/2023
Citrus	3641S	CITRUS ST	CITY BOUNDARY	WORKMAN AVE	A - Arterial	3	2	A - AC	684	36	24,624	98	0	100	0	7/28/2023
LAKESDR	1740S	LAKES DR	LAKES DR	GLENDORA AVE.	A - Arterial	0	4	A - AC	528	60	31,680	98	0	100	0	8/4/2023
NOGALE	4200N	NOGALES ST	SOUTH CITY LIMIT	167FT NO VALLEY VIEW AVE	A - Arterial	0	3	P - PCC	873	33	28,809	98	0	34	66	8/7/2023
NOGALE	4200S	NOGALES ST	167FT NO VALLEY VIEW AVE	SOUTH CITY LIMIT	A - Arterial	0	3	P - PCC	873	33	28,809	98	0	100	0	8/7/2023
WillowAve	5660N	WILLOW AVE	FRANCISQUITO AVE	FARLINGTON ST	C - Collector	4	1	A - AC	1,319	19	25,061	98	0	0	100	8/4/2023
Califo	3810N	CALIFORNIA AVE	FRANCISQUITO AVE	MERCED AVE	C - Collector	5	1	O - AC/AC	3,628	18	65,304	99	0	72	28	8/4/2023
Califo	3850N	CALIFORNIA AVE	MERCED AVE	CAMERON AVE	C - Collector	5	1	O - AC/AC	2,891	18	52,038	99	0	45	55	8/4/2023
Califo	3860S	CALIFORNIA AVE	CAMERON AVE	MERCED AVE	C - Collector	5	1	O - AC/AC	2,911	18	52,398	99	0	14	86	8/4/2023
CalifoAve	3870N	CALIFORNIA AVE	CAMERON AVE	SERVICE AVE	C - Collector	5	2	O - AC/AC	653	36	23,508	99	0	100	0	8/4/2023
WillowAve	5700	WILLOW AVE	YARNELL ST	ITUNI ST	C - Collector	4	2	O - AC/AC	940	36	33,840	99	0	0	100	8/4/2023
WillowAve	5720	WILLOW AVE	ITUNI ST	MERCED AVE	C - Collector	4	2	A - AC	830	36	29,880	99	0	0	100	8/4/2023
WillowAve	5670S	WILLOW AVE	FARLINGTON ST	FRANCISQUITO AVE	C - Collector	4	1	A - AC	1,329	19	25,251	99	0	2	98	8/4/2023
Workma	8250E	WORKMAN AVE	CITY BOUNDARY	CITRUS ST	A - Arterial	0	2	O - AC/AC	626	24	14,784	99	0	100	0	7/28/2023
Workma	8260W	WORKMAN AVE	CITRUS ST	CITY BOUNDARY	A - Arterial	0	1	O - AC/AC	628	24	14,880	99	0	100	0	7/28/2023
OrangeAve	3645	ORANGE AVE	MERCED AVE	MOSSBERG AVE	C - Collector	4	2	O - AC/AC	700	36	25,200	100	0	0	0	8/11/2023
OrangeAve	3650	ORANGE AVE	MOSSBERG AVE	SOUTH GARVEY AVE	C - Collector	4	2	O - AC/AC	1,837	40	73,480	100	0	0	0	8/11/2023
Orange	3630N	ORANGE AVE	FRANCISQUITO AVE	MERCED AVE	C - Collector	4	1	A - AC	3,598	18	64,764	100	0	0	0	8/4/2023
Orange	3640S	ORANGE AVE	MERCED AVE	FRANCISQUITO AVE	C - Collector	4	1	A - AC	3,627	18	65,286	100	0	0	0	8/4/2023
Orange	3690N	ORANGE AVE	SOUTH GARVEY AVE	CAMERON AVE	C - Collector	4	1	O - AC/AC	268	25	6,700	100	0	0	0	8/11/2023
Orange	3700S	ORANGE AVE	CAMERON AVE	SOUTH GARVEY AVE	C - Collector	4	1	O - AC/AC	268	31	8,308	100	0	0	0	8/11/2023
TOLUCA	9G9469	TOLUCA AVE	CAMERON AVE	WEST COVINA PKWY	C - Collector	4	2	O - AC/AC	800	28	22,400	100	0	0	0	8/8/2023
TOLUCA	9G9470	TOLUCA AVE	WEST COVINA PKWY	CAMERON AVE	C - Collector	4	2	O - AC/AC	800	28	22,400	100	0	0	0	8/8/2023
WillowAve	5680	WILLOW AVE	FARLINGTON ST	YARNELL ST	C - Collector	4	2	O - AC/AC	550	34	18,700	100	0	0	0	8/4/2023
									114.2		18,111,498					
		Locals														
MEEKER	92A9025	MEEKER AVE	YARNELL ST	END OF STREET S	R - Residential/Local	4	2	A - AC	236	22	5,192	15	36	30	34	8/4/2023
HOLLIN	11G490	HOLLINGWORTH ST	HACKLEY AVE (EB ONLY)	CITY BOUNDARY (EB ONLY)	R - Residential/Local	12	1	A - AC	1,150	18	20,700	23	73	16	11	7/20/2023
NOVARR	5F7440	NOVARRO ST	VINE AVE	END OF STREET	R - Residential/Local	10	2	O - AC/AC	525	30	15,750	27	72	28	0	7/3/2023
WESCOV	5C6020	WESCOVE PL	GLENDORA AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	275	34	9,350	28	81	14	6	6/30/2023
HOLLEN	6F8745	HOLLNCREST DR	HIGHSPIRE DR	HILLSIDE DR	R - Residential/Local	10	2	A - AC	500	38	19,000	29	56	44	0	7/21/2023
CAJON	5E6940	CAJON AVE	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	A - AC	522	30	15,660	30	69	28	4	7/3/2023
SUSANN	5D6560	SUSANNA AVE	VINE AVE	MERCED AVE	R - Residential/Local	6	2	A - AC	1,264	38	48,032	31	76	24	0	6/29/2023
ART	9F9453	ART PL	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	A - AC	352	30	10,560	34	60	40	0	8/2/2023
WOODGA	9F9423	WOODGATE DR	SHADOW OAK DR	CHRISTIE LN	R - Residential/Local	11	2	A - AC	2,298	3						

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (0-100)

ALASKA	5F7130	ALASKA ST	HOLLENBECK ST	END OF STREET	R - Residential/Local	8	2	O - AC/AC	260	30	7,800	36	66	20	14	7/3/2023
GRETTA	4D3970	GRETTA AVE	CHARLINDA ST	LARKWOOD ST	R - Residential/Local	6	2	A - AC	650	30	19,500	36	77	23	0	6/28/2023
ASHDAL	4E4150	ASHDALE ST	WALNUT CREEK PKWY	STUART AVE	R - Residential/Local	6	2	A - AC	662	38	25,156	37	69	30	1	7/12/2023
BUBBLI	5C6060	BUBBLING WELL RD	TRUMAN PL	VINE AVE	R - Residential/Local	6	2	A - AC	779	28	21,812	37	82	18	0	6/29/2023
DONNAB	5E6910	DONNA BETH AVE	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	A - AC	517	28	14,476	37	57	43	0	7/3/2023
HERRIN	5D6480	HERRING AVE	HOLLY PL	GLENDORA AVE	R - Residential/Local	6	2	A - AC	1,015	38	38,570	37	58	42	0	6/29/2023
VALERI	10F307	VALERIE CT	WEDNESDAY DR	END OF STREET	R - Residential/Local	11	2	A - AC	516	28	14,448	37	43	40	17	7/19/2023
EDDESS	5G7530	EDDES ST	CITRUS ST	MAGNOLIA AVE	R - Residential/Local	8	2	A - AC	478	28	13,384	38	62	37	1	7/3/2023
SILVER	6C8190	SILVER BIRCH PL	MICHELLE ST	END OF STREET	R - Residential/Local	6	2	A - AC	219	30	6,570	38	79	21	0	6/30/2023
THACKE	5F7050	THACKERY ST	CORALTREE DR	CITRUS ST	R - Residential/Local	8	2	A - AC	810	36	29,160	38	54	46	0	7/3/2023
WHITIN	10H475	WHITINGHAM DR	CALLE BAJA	LA PUENTE RD	R - Residential/Local	12	2	O - AC/AC	1,106	36	39,816	38	95	5	0	7/13/2023
AUBURN	6E8500	AUBURN DR	MICHELLE ST	END OF STREET	R - Residential/Local	7	2	O - AC/AC	445	30	13,350	39	71	29	0	6/30/2023
CALLEB	11H550	CALLE BAJA AVE	FORECASTLE AVE (WB ONLY)	CITY BOUNDARY (WB ONLY)	R - Residential/Local	12	2	O - AC/AC	1,641	18	29,538	39	84	16	0	7/13/2023
NATALI	8E9273	NATALIE AVE	NADINE ST	NANCY ST	R - Residential/Local	10	2	A - AC	651	37	24,087	39	67	12	21	7/12/2023
STELLA	10F351	STELLA AVE	SIREL LN	END OF STREET	R - Residential/Local	11	2	A - AC	407	28	11,396	39	32	48	19	7/19/2023
WESTCO	6C8160	WESCOVE PL	MICHELLE ST	END OF STREET	R - Residential/Local	6	2	A - AC	223	28	6,244	39	70	30	0	6/30/2023
ALWOOD	6D8370	ALWOOD ST	INDIAN SUMMER AVE	VALINDA AVE	R - Residential/Local	6	2	A - AC	1,069	28	29,932	40	46	54	1	6/29/2023
ARDILL	3B1110	ARDILLA AVE	CHANNING ST	PACIFIC AVE	R - Residential/Local	1	1	A - AC	1,215	16	23,085	40	36	55	9	8/11/2023
AVINGT	4E4520	AVINGTON AVE	LARKWOOD ST	MOBECK ST	R - Residential/Local	6	2	A - AC	292	30	8,760	40	73	27	0	6/28/2023
BROMLE	3B1250	BROMLEY AVE	PACIFIC AVE	CLYDEWOOD AVE	R - Residential/Local	1	2	O - AC/AC	835	30	25,050	40	74	26	0	7/3/2023
SYLVIA	10F347	SYLVIA ST	SAMANTHA AVE	END OF STREET	R - Residential/Local	11	2	A - AC	413	28	11,564	40	28	53	20	7/19/2023
WOODGA	9F9457	WOODGATE DR	SHADOW OAK DR	AMAR RD	R - Residential/Local	11	2	A - AC	4,270	36	153,720	40	58	36	7	8/10/2023
ARMEL	3F3250	ARMEL DR	EKERMAN AVE	ROWLAND AVE	R - Residential/Local	3	1	O - AC/AC	955	19	18,145	41	64	36	0	7/26/2023
SUMMER	7D9030	SUMMER PL	VALINDA AVE	SUMMERPLACE DR	R - Residential/Local	7	2	O - AC/AC	146	35	5,110	41	88	12	0	8/10/2023
THELBO	3B1270	THELBORN ST	MORRIS AVE	ORANGE AVE	R - Residential/Local	1	2	O - AC/AC	787	28	22,036	41	68	32	0	7/3/2023
ALPINE	6F8777	ALPINE DR	HIGHSPIRE DR	END OF STREET	R - Residential/Local	10	2	A - AC	535	27	14,445	42	47	43	10	7/21/2023
ELCAMI	11H519	EL CAMINO ESPLANADE	FORECASTLE AVE	CITY BOUNDARY	R - Residential/Local	12	2	A - AC	142	36	5,112	42	38	62	0	7/13/2023
LARKWO	4D3910	LARKWOOD ST	GRETTA AVE	LARK ELLEN AVE	R - Residential/Local	6	2	A - AC	1,650	30	49,500	42	56	44	1	6/28/2023
NANETT	8E9255	NANETTE AVE	NADINE ST	NINA ST	R - Residential/Local	10	2	O - AC/AC	326	32	10,432	42	77	23	0	7/12/2023
CHARLI	5D6260	CHARLINDA ST	VALINDA AVE	GRETTA AVE	R - Residential/Local	6	2	A - AC	962	30	28,860	43	52	48	0	6/28/2023
JUNIBE	92A9034	JUNIPER ST	GARVEY AVE	END OF STREET	R - Residential/Local	8	2	A - AC	318	26	8,268	43	55	26	20	8/7/2023
WALNUT	4D3902	WALNUT CREEK PKWY	GLENDORA AVE	PIMA AVE	R - Residential/Local	6	2	O - AC/AC	1,400	38	53,200	43	74	25	1	7/12/2023
CORALT	5F7070	CORAL TREE DR	CAMERON AVE	THACKERY ST	R - Residential/Local	8	2	A - AC	980	30	29,400	44	48	52	0	7/3/2023
INDIAN	6D8320	INDIAN SUMMER AVE	FRANCISQUITO AVE	CITY BOUNDARY	R - Residential/Local	6	2	A - AC	635	32	20,320	44	55	45	0	6/29/2023
MOBECK	5D6550	MOBECK ST	AVINGTON AVE	DAWLEY AVE	R - Residential/Local	6	2	A - AC	1,000	38	38,000	44	56	43	2	6/28/2023
BARBAR	5D6515	BARBARA AVE	GLENDORA AVE	HOLLY PL	R - Residential/Local	6	2	A - AC	1,286	32	41,152	45	57	38	4	6/29/2023
CHALBU	3C1505	CHALBURN AVE	PADRE DR	END OF STREET	R - Residential/Local	1	2	A - AC	210	30	6,300	45	42	58	0	7/3/2023
SHIRLE	10F376	SHIRLEE ST	SAMANTHA AVE	END OF STREET	R - Residential/Local	11	2	A - AC	357	28	9,996	45	30	32	38	7/19/2023
TRUMAN	5C6030	TRUMAN PL	BUBBLINGWELL DR	END OF STREET	R - Residential/Local	6	2	A - AC	532	28	14,896	45	59	41	0	6/29/2023
YNEZ	10F311	YNEZ CT	YVONNE ST	END OF STREET	R - Residential/Local	11	2	A - AC	123	36	4,428	45	46	30	23	7/19/2023
CAJON	6E8690	CAJON CIRCLE	CAJON AVE	END OF STREET	R - Residential/Local	10	2	A - AC	222	30	6,660	46	54	46	0	6/30/2023
CASAD	3D2490	CASAD AVE	CARVOL AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	204	26	5,304	46	65	35	0	7/26/2023
ALASKA	5E6920	ALASKA ST	AZUSA AVE	DONNA BETH AVE	R - Residential/Local	8	2	A - AC	450	30	13,500	47	74	26	0	6/26/2023
ALASKA	5G7540	ALASKA ST	CITRUS ST	MAGNOLIA AVE	R - Residential/Local	8	2	A - AC	510	30	15,300	47	51	49	0	7/3/2023
HAVENB	4B3484	HAVENBROOK ST	MACDEVITT ST	END OF STREET	R - Residential/Local	1	2	A - AC	1,056	38	40,128	47	56	17	27	7/5/2023
LAYTON	5F7060	LAYTON WY	CORAL TREE DR	END OF STREET	R - Residential/Local	8	2	A - AC	168	30	5,040	47	43	57	0	7/3/2023
NOVARR	5F7430	NOVARRO ST	ALASKA ST	VINE AVE	R - Residential/Local	8	2	O - AC/AC	550	30	16,500	47	69	31	0	7/3/2023
PRICED	6D8300	PRICEDALE AVE	END OF STREET	ALWOOD ST	R - Residential/Local	6	2	A - AC	192	29	5,568	47	64	36	0	6/29/2023
SILVER	6C8130	SILVER BIRCH PL	FRANCISQUITO AVE	LUCILLE AVE	R - Residential/Local	6	2	O - AC/AC	495	30	14,850	47	57	43	0	6/29/2023
THELBO	3E2812	THELBORN ST	END OF STREET	HOMEREST AVE	R - Residential/Local	2	2	A - AC	711	38	27,018	47	49	51	0	6/27/2023
ALWOOD	6D8400	ALWOOD ST	PRICEDALE AVE	FRANDALE AVE	R - Residential/Local	6	2	A - AC	676	35	23,660	48	52	48	0	6/29/2023
MOBECK	5E6880	MOBECK ST	AZUSA AVE	FERNWOOD ST	R - Residential/Local	7	2	O - AC/AC	866	36	31,176	48	53	24	24	6/28/2023
SHAMWO	3E2840	SHAMWOOD ST	HOMEREST AVE	FLEETWELL AVE	R - Residential/Local	2	2	A - AC	1,144	28	32,032	48	50	50	0	6/27/2023
TRUMAN	6D8250	TRUMAN PL	GRETTA AVE	NEFF AVE	R - Residential/Local	6	2	A - AC	301	36	10,836	48	64	36	0	6/28/2023
VANDER	5D6250	VANDERWELL AVE	CHARLINDA ST	SERVICE AVE	R - Residential/Local	6	2	A - AC	995	30	29,850	48	71	29	0	6/28/2023
WALNUT	4D3903	WALNUT CREEK PKWY	PIMA AVE	LARK ELLEN AVE	R - Residential/Local	6	2	O - AC/AC	1,170	38	44,460	48	84	16	0	7/12/2023
CHALBU	2C1320	CHALBURN AVE	SWANEE LN	PUENTE AVE	R - Residential/Local	1	2	A - AC	1,215	30	36,450	49	67	33	0	7/3/2023
FRANDA	6D8390	FRANDALE AVE	ALWOOD ST	FRANCISQUITO AVE	R - Residential/Local	6	2	A - AC	438	36	15,768	49	53	47	0	6/29/2023
GRETTA	5D6165	GRETTA AVE	TRUMAN PL	MERCED AVE	R - Residential/Local	6	2	O - AC/AC	624	36	22,464	49	57	43	0	6/28/2023
HOLLY	5D6440	HOLLY PL	PORTNER ST	GREENVILLE DR	R - Residential/Local	6	2	A - AC	697	38	26,486	49	60	40	0	6/29/2023
LARKHI	5G7550	LARK HILL DR	SPRING MEADOW DR	CITRUS ST	R - Residential/Local	10	2	O - AC/AC	1,985	20	39,700	49	49	49	2	7/26/2023
SHEBA	10F357	SHEBA CT	STEPHANIE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	165	28	4,620	49	42	38	21	7/19/2023
CAJON	5E6935	CAJON AVE	ALASKA AVE	END OF STREET	R - Residential/Local	8	2	A - AC	314	30	9,420	50	46	54	0	6/26/2023
CAJON	6E8700	CAJON AVE	CAJON CIRCLE	MICHELLE ST	R - Residential/Local	10	2	A - AC	421	30	12,630	50	47	53	0	6/30/2023
CRAIG	6D8340	CRAIG DR	FRANCISQUITO AVE	ALWOOD ST	R - Residential/Local	6	2	A - AC	466	36	16,776	50	69	31	0	6/29/2023
FENMEA	11G498	FENMEAD ST	NOGALES ST	EASTNOR AVE	R - Residential/Local	12	2	O - AC/AC	239	30	7,170	50	83	17	0	7/20/2023
GREENV	6D8265	GREENVILLE DR	SUSANNA AVE	SERENADE AVE	R - Residential/Local	6	2	A - AC	287	30	8,610	50	55	27	18	6/29/2023
HOLLY	5D6520	HOLLY PL	VINE AVE	CAMERON AVE	R - Residential/Local	6	2	O - AC/AC	1,273	30	38,190	50	93	7	0	6/29/2023
MERCED	6C8100	MERCED PL	MERCED AVE	END OF STREET	R - Residential/Local	6	2	A - AC	712	28	19,936	50	48	46	6	6/30/2023
PADRE	3C1500	PADRE DR	MORRIS AVE	CHALBURN AVE	R - Residential/Local	1	2	A - AC	553	30	16,590	50	68	32	0	7/3/2023
RIDGEW	8E9265	RIDGEWOOD DR	AMAR RD	NANETTE AVE	R - Residential/Local	10	2	O - AC/AC	903	37	33,411	50	65	35	0	7/12/2023
SILVER	5C6040	SILVER BIRCH PL	BUBBLING WELL DR	TRUMAN PL	R - Residential/Local	6	2	A - AC	553	28	15,484	50	74	26	0	6/29/2023
STELLA	10F350	STELLA AVE	SYLVIA ST	SIREL LN	R - Residential/Local	11	2	A - AC	404	36	14,544	50	27	50	23	7/19/2023
STEPHA	10F338	STEPHANIE DR	SONYA CT	SHIRLEE ST	R - Residential/Local	11	2	A - AC	691	36	24,876	50	45	47	8	7/19/2023
TOWNSI	11H555	TOWNSITE DR	MORGANFIELD AVE	END OF STREET	R - Residential/Local	12	2	A - AC	227	28	6,356	50	50	50	0	7/13/2023
EMERAL	4G4940	EMERALD AVE	ROSE MARY DR	SUNSET HILL DR	R - Residential/Local	9	2	A - AC	323	37	11,951	51	47	53	0	8/8/2023
GRETTA	5D6160	GRETTA AVE	TRUMAN PL	END OF STREET	R - Residential/Local	6	2	O - AC/AC	403	28	11,284	51	29	71	0	6/28/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (0-100)

HOMERE	3E2920	HOMEREST AVE	WORKMAN AVE	VERNESS ST	R - Residential/Local	2	2	A - AC	310	38	11,780	51	51	49	0	6/27/2023
HOWELL	3C1610	HOWELLHURST DR	HOWELLHURST DR	SWANEE LN	R - Residential/Local	1	2	A - AC	265	30	7,950	51	51	49	0	7/14/2023
LARIMO	6C8140	LARIMORE AVE	MICHELLE ST	END OF STREET	R - Residential/Local	6	2	A - AC	255	30	7,650	51	51	49	0	6/30/2023
MAGNOL	5G7484	MAGNOLIA AVE	VINE AVE	END OF STREET	R - Residential/Local	10	2	A - AC	609	30	18,270	51	50	50	0	7/3/2023
MICHEL	6C7990	MICHELLE ST	HOLLY PL	RUSSELEE DR	R - Residential/Local	6	2	A - AC	1,066	30	31,980	51	41	59	0	6/26/2023
DONNAB	6F8680	DONNA BETH AVE	HEATH TER	MICHELLE ST	R - Residential/Local	10	2	A - AC	810	30	24,300	52	43	52	5	6/30/2023
HOMERE	4E4460	HOMEREST AVE	STUART AVE	GARVEY AVE	R - Residential/Local	7	2	A - AC	485	30	14,550	52	76	24	0	8/9/2023
SHADYD	3C1760	SHADYDALE AVE	WORKMAN AVE	ROWLAND AVE	R - Residential/Local	1	2	A - AC	1,267	30	38,010	52	69	31	0	7/14/2023
SHIRLE	10F375	SHIRLEE ST	STEPHANIE DR	SAMANTHA AVE	R - Residential/Local	11	2	A - AC	482	36	17,352	52	36	46	18	7/19/2023
WALNUT	3C1780	WALNUTHAVEN DR	ROWLAND AVE	ROWLAND AVE	R - Residential/Local	1	2	O - AC/AC	1,267	38	48,146	52	69	31	0	7/14/2023
BLUEAS	4D4020	BLUE ASH RD	CALIFORNIA AVE	END OF STREET	R - Residential/Local	5	2	O - AC/AC	800	30	24,000	53	75	24	1	6/28/2023
CHAPMA	2D1880	CHAPMAN ST	ROWLAND AVE	PUENTE AVE	R - Residential/Local	1	2	O - AC/AC	1,300	38	49,400	53	64	36	0	7/26/2023
CHARVE	4H5220	CHARVERS AVE	VIRGINIA AVE	CORTEZ ST	R - Residential/Local	9	2	O - AC/AC	1,519	35	53,165	53	61	38	1	7/26/2023
CORONA	5D6995	CORONADO AVE	GREENVILLE DR	END OF STREET	R - Residential/Local	6	2	O - AC/AC	258	28	7,224	53	64	34	2	6/28/2023
CRAIG	5D6590	CRAIG DR	HERRING AVE	END OF STREET	R - Residential/Local	6	2	A - AC	213	30	6,390	53	62	38	0	6/29/2023
FIRCRO	4F4670	FIRCROFT ST	CORTEZ ST	RIO VERDE DR	R - Residential/Local	8	2	A - AC	932	38	35,416	53	57	43	0	6/27/2023
FLEETW	6E8490	FLEETWELL AVE	MICHELLE ST	MCWOOD ST	R - Residential/Local	7	2	A - AC	715	38	27,170	53	37	63	0	6/30/2023
LUCILL	6C7980	LUCILLE AVE	WALNUT AVE	PRICEDALE AVE	R - Residential/Local	6	2	A - AC	1,065	38	40,470	53	36	63	1	6/26/2023
MARDIN	3E2830	MARDINA ST	SHAMWOOD ST	HOMEREST AVE	R - Residential/Local	2	2	A - AC	1,460	28	40,880	53	43	57	0	6/27/2023
MYRA	8F9288	MYRA CT	NOGALES ST	END OF STREET	R - Residential/Local	10	2	A - AC	221	33	7,293	53	20	55	25	7/14/2023
PATTY	10F400	PATTY CT	PATRICIA ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	399	28	11,172	53	26	55	19	7/14/2023
BUBBLI	6C8110	BUBBLING WELL RD	MERCED AVE	MICHELLE ST	R - Residential/Local	6	2	A - AC	466	38	17,708	54	59	41	0	6/30/2023
HERRIN	5D6490	HERRING AVE	VALINDA AVE	HOLLY PL	R - Residential/Local	6	2	O - AC/AC	1,250	38	47,500	54	57	43	0	6/29/2023
HILLWA	4F4900	HILLWARD AVE	CORTEZ ST	DANIELS AVE	R - Residential/Local	8	2	O - AC/AC	882	38	33,516	54	66	34	0	7/3/2023
HILLWA	5F7350	HILLWARD AVE	CAMERON AVE	THACKERY ST	R - Residential/Local	8	2	A - AC	1,056	38	40,128	54	44	56	0	6/30/2023
HORSES	4I1001	HORSESHOE CIR	SOUTH GARVEY AVE	END OF STREET	R - Residential/Local	9	2	A - AC	250	28	7,000	54	50	50	0	8/8/2023
MACDEV	3B1050	MACDEVITT ST	ARDILLA AVE	WILLOW AVE	R - Residential/Local	1	2	A - AC	950	38	36,100	54	56	15	29	7/5/2023
MICHEL	6C8200	MICHELLE ST	MULLENDER AVE	GLENDDORA AVE	R - Residential/Local	6	2	A - AC	900	38	34,200	54	47	53	0	6/30/2023
RIMSDA	6E8510	RIMSDALE DR	MICHELLE ST	END OF STREET	R - Residential/Local	7	2	A - AC	445	30	13,350	54	43	57	0	6/30/2023
TROJAN	5B5570	TROJAN WY	DURNESST ST	MERCED AVE	R - Residential/Local	4	2	O - AC/AC	1,186	38	45,068	54	76	24	0	6/26/2023
CONLON	5B5670	CONLON AVE	GLENMERE ST	DURNESST ST	R - Residential/Local	4	2	O - AC/AC	1,340	38	50,920	55	74	26	0	6/26/2023
CRAIG	5D6460	CRAIG DR	VINE AVE	MERCED AVE	R - Residential/Local	6	2	A - AC	1,261	38	47,918	55	50	50	0	6/29/2023
ELLESF	11G487	ELLESFORD AVE	VALLEY VIEW AVE	HOLLINGWORTH ST	R - Residential/Local	12	2	A - AC	978	36	35,208	55	52	48	0	7/20/2023
GIANO	10E260	GIANO AVE	GEMINI ST	WEDNESDAY DR	R - Residential/Local	11	2	A - AC	918	37	33,966	55	57	34	9	7/19/2023
GREENV	6D8260	GREENVILLE DR	CRAIG AVE	SUSANNA AVE	R - Residential/Local	6	2	A - AC	1,060	38	40,280	55	52	48	0	6/29/2023
HOMERE	3E2910	HOMEREST AVE	IDAHOME ST	WORKMAN AVE	R - Residential/Local	2	2	A - AC	287	28	8,036	55	56	44	0	6/27/2023
IDAHO	3E2870	IDAHOME ST	HOMEREST AVE	FLEETWELL AVE	R - Residential/Local	2	2	A - AC	1,112	28	31,136	55	42	58	0	6/27/2023
IDAHO	3E2880	IDAHOME ST	LARK ELLEN AVE	HOMEREST AVE	R - Residential/Local	2	2	A - AC	1,300	28	36,400	55	54	45	1	6/27/2023
MARDIN	3E2820	MARDINA ST	HOMEREST AVE	FLEETWELL AVE	R - Residential/Local	2	2	A - AC	1,140	28	31,920	55	57	43	0	6/27/2023
MELISS	8G9277	MELISSA ST	MAGDALENA DR	MARCELLA AVE	R - Residential/Local	10	2	O - AC/AC	958	37	35,446	55	17	57	26	7/14/2023
MICHEL	6D8240	MICHELLE ST	GRETTA AVE	NEFF AVE	R - Residential/Local	6	2	O - AC/AC	339	36	12,204	55	48	52	0	6/26/2023
MIRIAM	3H3291	MIRIAM DR	HILLHAVEN DR	END OF STREET	R - Residential/Local	3	2	A - AC	306	28	8,568	55	51	49	0	8/8/2023
SARAH	10F353	SARAH COURT	STEPHANIE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	230	28	6,440	55	37	39	24	7/19/2023
SHADYD	3C1740	SHADYDALE AVE	END OF STREET	WORKMAN AVE	R - Residential/Local	1	2	O - AC/AC	630	30	18,900	55	76	24	0	7/14/2023
SUNKIS	5A5380	SUNKIST AVE	ALWOOD ST	FOSTER AVE	R - Residential/Local	4	2	O - AC/AC	745	38	28,310	55	80	20	0	6/27/2023
SYLVIA	10F301	SYLVIA ST	SAMANTHA AVE	STELLA AVE	R - Residential/Local	11	2	A - AC	245	36	8,820	55	35	46	19	7/19/2023
TORY	9E9330	TORY ST	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	475	28	13,300	55	0	85	15	7/14/2023
DAWLEY	5D6270	DAWLEY AVE	CAMERON AVE	MOBECK ST	R - Residential/Local	6	2	A - AC	650	38	24,700	56	47	49	4	6/28/2023
DURNES	5B5560	DURNESST ST	ORANGE AVE	SUNSET AVE	R - Residential/Local	4	2	O - AC/AC	2,055	38	78,090	56	74	23	3	6/26/2023
GREEND	2D2105	GREENDALE ST	VINCENT AVE	END OF STREET	R - Residential/Local	2	2	A - AC	580	30	17,400	56	54	46	0	8/7/2023
MIRAND	8G9283	MIRANDA ST	MAGDALENA DR	MARCELLA AVE	R - Residential/Local	10	2	O - AC/AC	1,050	37	38,850	56	0	67	33	7/14/2023
MORGAN	11H565	MORGANFIELD AVE	HOLLINGWORTH ST	VALLEY BLVD	R - Residential/Local	12	2	A - AC	1,740	36	62,640	56	52	48	0	7/13/2023
MORRIS	2B1000	MORRIS AVE	PADRE DR	PUENTE AVE	R - Residential/Local	1	2	O - AC/AC	1,621	38	61,598	56	66	21	13	7/3/2023
NORMA	4F4835	NORMA AVE	BAYMAR ST	END OF STREET	R - Residential/Local	8	2	O - AC/AC	470	28	13,160	56	51	41	8	7/20/2023
PLATEA	4G4931	PLATEAU DR	VANDERHOOF DR	END OF STREET	R - Residential/Local	9	2	A - AC	280	30	8,400	56	49	51	0	8/8/2023
SANDYH	6F8675	SANDY HILLS DR	CRESCENT VIEW DR	GOLDEN VISTA DR	R - Residential/Local	10	2	A - AC	1,660	34	56,440	56	36	62	3	7/21/2023
STUART	4D4100	STUART AVE	LARK ELLEN AVE	PIMA AVE	R - Residential/Local	6	2	O - AC/AC	1,150	36	41,400	56	42	54	4	7/12/2023
TERRIA	4F4510	TERRI ANN DR	LARKWOOD ST	END OF STREET	R - Residential/Local	8	2	A - AC	465	30	13,950	56	25	75	0	7/3/2023
TOLAND	3D2320	TOLAND AVE	WORKMAN AVE	ROWLAND AVE	R - Residential/Local	2	2	O - AC/AC	1,265	38	48,070	56	64	36	0	7/21/2023
WEDNES	10F313	WEDNESDAY DR	TUESDAY DR	GIANO AVE	R - Residential/Local	11	2	A - AC	1,045	36	37,620	56	37	63	0	7/19/2023
ALPINE	6F8776	ALPINE DR	HIGHSPIRE DR	HILLSIDE DR	R - Residential/Local	10	2	A - AC	615	38	23,370	57	24	76	0	7/21/2023
BUCKBO	4I2001	BUCKBOARD CIR	SOUTH GARVEY AVE	END OF STREET	R - Residential/Local	9	2	A - AC	163	28	4,564	57	57	43	0	8/8/2023
CASAD	3C1730	CASAD AVE	WEST END OF STREET	EAST END OF STREET	R - Residential/Local	1	2	O - AC/AC	545	34	18,530	57	58	42	0	8/11/2023
CEDARW	3B1060	CEDARWOOD ST	ARDILLA AVE	PUENTE AVE	R - Residential/Local	1	2	A - AC	900	34	34,200	57	12	54	34	7/5/2023
ECKERM	3C1850	ECKERMAN AVE	ELLEN DR	SUNSET AVE	R - Residential/Local	1	2	O - AC/AC	1,300	30	39,000	57	56	15	29	7/26/2023
FAIRWA	6G8800	FAIRWAY KNOLLS RD	MONTUZUMA WY	END OF STREET	R - Residential/Local	10	2	A - AC	1,000	28	28,000	57	0	74	26	7/21/2023
HILLWA	4F4895	HILLWARD AVE	RIO VERDE DR	CORTEZ ST	R - Residential/Local	8	2	A - AC	867	30	26,010	57	57	40	3	7/3/2023
HORIZO	6H8670	HORIZON PL	HOLIDAY DR	END OF STREET	R - Residential/Local	10	2	A - AC	410	28	11,480	57	53	45	2	7/20/2023
MANING	4H5100	MANINGTON PL	SUNSET HILL DR	END OF STREET	R - Residential/Local	9	2	O - AC/AC	220	28	6,160	57	55	45	0	8/8/2023
MARDIN	3F3210	MARDINA ST	BAYMAR AVE	HOLLENBECK ST	R - Residential/Local	3	2	O - AC/AC	1,268	30	38,040	57	55	35	10	7/19/2023
REGINA	10F335	REGINA ST	RACHEL AVE	END OF STREET	R - Residential/Local	11	2	A - AC	554	28	15,512	57	0	54	46	7/19/2023
RUSSEL	6C8180	RUSSELEE DR	MICHELLE ST	LUCILLE AVE	R - Residential/Local	6	2	A - AC	245	30	7,350	57	46	49	5	6/26/2023
TERRIA	5F7390	TERRI ANN DR	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	A - AC	190	30	5,700	57	77	23	0	7/3/2023
YVONNE	10F317	YVONNE ST	VERONICA AVE	END OF STREET	R - Residential/Local	11	2	A - AC	605	28	16,940	57	20	42	37	7/19/2023
ARDILL	3B1100	ARDILLA AVE	MACDEVITT ST	DUTCH ST	R - Residential/Local	1	2	O - AC/AC	370	18	7,030	58	25	50	26	8/11/2023
AROMA	6F8650	AROMA DR	WILDWOOD	DONNA BETH AVE	R - Residential/Local	10	2	O - AC/AC	512	38	19,456	58	25	74	1	8/9/2023
CHARVE	4H5180	CHARVERS AVE	CORTEZ ST	WHITEBIRCH DR	R - Residential/Local	9	2	O - AC/AC	580	30	17,400	58	41	57	1	7/26/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (0-100)

CONLON	3C1680	CONLON AVE	HARBERT ST	WORKMAN AVE	R - Residential/Local	1	2	A - AC	796	26	20,696	58	55	45	0	7/14/2023
DANCOV	5F7200	DANCOVE DR	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	A - AC	756	30	22,680	58	36	56	8	7/3/2023
DONNAB	6F8665	DONNA BETH AVE	AROMA DR	CALICO ST (PRIVATE STREET)	R - Residential/Local	10	2	O - AC/AC	615	38	23,370	58	40	32	28	8/9/2023
GAYBAR	4D3960	GAYBAR AVE	LARKWOOD ST	CHARLINDA ST	R - Residential/Local	6	2	O - AC/AC	680	30	20,400	58	56	44	0	6/28/2023
LARKWO	4D3900	LARKWOOD ST	GRETTA AVE	VANDERWELL AVE	R - Residential/Local	6	2	A - AC	628	30	18,840	58	46	54	0	6/28/2023
NINA	8E9263	NINA ST	NATALIE AVE	NANETTE AVE	R - Residential/Local	10	2	A - AC	758	32	24,256	58	54	13	33	7/12/2023
PAM	9E9325	PAM PL	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	347	28	9,716	58	12	75	13	7/14/2023
PATRIC	10F395	PATRICIA ST	PAULINE ST	OPAL LN	R - Residential/Local	11	2	O - AC/AC	434	28	12,152	58	43	49	8	7/14/2023
PINEFA	11H553	PINEFALLS DR	MORGANFIELD AVE	FORECASTLE AVE	R - Residential/Local	12	2	A - AC	518	28	14,504	58	35	65	0	7/13/2023
PRICED	6D8230	PRICEDALE AVE	LUCILLE AVE	MICHELLE ST	R - Residential/Local	6	2	A - AC	244	38	9,272	58	35	65	0	6/26/2023
RACHEL	10F332	RACHEL AVE	REGINA ST	REBECCA ST	R - Residential/Local	11	2	A - AC	290	36	10,440	58	0	94	6	7/19/2023
RITA	10F340	RITA LN	SHADOW OAK DR	REGINA ST	R - Residential/Local	11	2	A - AC	133	36	4,788	58	47	53	0	7/19/2023
SERENA	5D6380	SERENADE AVE	CAMERON AVE	MOBECK ST	R - Residential/Local	6	2	A - AC	646	30	19,380	58	43	57	0	6/29/2023
SIREL	10F373	SIREL LN	STEPHANIE DR	STELLA AVE	R - Residential/Local	11	2	A - AC	148	36	5,328	58	0	98	2	7/19/2023
TOLAND	3D2150	TOLAND AVE	NORTH GARVEY AVE	WORKMAN AVE	R - Residential/Local	2	2	A - AC	978	38	37,164	58	51	36	13	8/7/2023
CALVAD	4F4620	CALVADOS AVE	NORMA AVE	S GARVEY AVE	R - Residential/Local	8	2	O - AC/AC	360	30	10,800	59	61	39	0	7/13/2023
CASAD	3C1841	CASAD AVE	VINCENT AVE	END OF STREET	R - Residential/Local	1	2	A - AC	256	30	7,680	59	34	65	2	8/4/2023
CEDARW	3B1070	CEDARWOOD ST	HAVENBROOK ST	ARDILLA AVE	R - Residential/Local	1	2	A - AC	528	38	20,064	59	27	27	46	7/5/2023
GREEND	2D2100	GREENDALE ST	HARTLEY ST	VINCENT AVE	R - Residential/Local	1	2	A - AC	1,070	38	40,660	59	47	53	1	7/21/2023
GRETTA	5D6130	GRETTA AVE	HERRING AVE	CAMERON AVE	R - Residential/Local	6	2	O - AC/AC	465	38	17,670	59	13	87	0	6/29/2023
HARBER	3C1590	HARBERT ST	LANG AVE	ROBERTO AVE	R - Residential/Local	1	2	A - AC	902	34	30,668	59	45	55	0	7/21/2023
HOLLY	6D8330	HOLLY PL	FLORENCE AVE	MERCED AVE	R - Residential/Local	6	2	A - AC	822	30	24,660	59	52	48	0	6/26/2023
KAM	10E273	KAM CT	KIMBERLY DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	539	28	15,092	59	0	78	22	7/19/2023
LOUISA	2E2780	LOUISA AVE	LARK ELLEN AVE	END OF STREET	R - Residential/Local	2	2	A - AC	252	29	7,308	59	34	58	8	7/27/2023
NATALI	8E9274	NATALIE AVE	NANCY ST	RIDGEWOOD DR	R - Residential/Local	10	2	A - AC	418	37	15,466	59	59	14	27	7/12/2023
NORMA	4F4830	NORMA AVE	NORMA CT	BAYMAR ST	R - Residential/Local	8	2	O - AC/AC	776	30	23,280	59	56	44	0	7/20/2023
OSBORN	3D2350	OSBORN AVE	WORKMAN AVE	ROWLAND AVE	R - Residential/Local	2	2	O - AC/AC	1,280	38	48,640	59	62	38	0	7/21/2023
PRIMEA	6D8270	PRIMEAUX AVE	MCWOOD ST	MERCED AVE	R - Residential/Local	6	2	A - AC	758	32	24,256	59	75	25	0	6/26/2023
SHAMWO	3E2860	SHAMWOOD ST	LARK ELLEN AVE	HOMEREST AVE	R - Residential/Local	2	2	A - AC	1,300	28	36,400	59	54	46	0	6/27/2023
SUSANN	5D6370	SUSANNA AVE	MOBECK ST	CAMERON AVE	R - Residential/Local	6	2	A - AC	646	30	19,380	59	55	45	0	6/29/2023
TEMPLE	4H5777	TEMPLE WAY	HOLT AVE	END OF STREET	R - Residential/Local	9	2	A - AC	1,753	28	49,084	59	0	71	29	8/8/2023
VIRGIN	4G4980	VIRGINIA AVE	BARRANCA ST	END OF STREET	R - Residential/Local	9	2	O - AC/AC	1,090	36	39,240	59	38	62	0	7/26/2023
CAJON	5E6950	CAJON AVE	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	A - AC	180	28	5,040	60	72	28	0	7/3/2023
ECKERM	2E2750	ECKERMAN AVE	LARK ELLEN AVE	END OF STREET	R - Residential/Local	2	2	A - AC	553	30	16,590	60	26	59	15	7/27/2023
EDDES	5G7580	EDDES ST	LA SERENA DR	END OF STREET	R - Residential/Local	10	2	A - AC	623	28	17,444	60	63	37	0	7/26/2023
ELLEN	3D2430	ELLEN DR	WORKMAN AVE	WORKMAN AVE	R - Residential/Local	1	2	O - AC/AC	986	38	37,460	60	63	37	0	7/13/2023
FLORA	9F9393	FLORA ST	FAITH ST	GABRIELLA ST	R - Residential/Local	11	2	A - AC	542	37	20,054	60	41	51	8	7/14/2023
HOLLYB	6G8790	HOLLYBROOK DR	FAIRWAY KNOLLS RD	END OF STREET	R - Residential/Local	10	2	A - AC	200	27	5,400	60	0	89	11	7/21/2023
LARKWO	4E4430	LARKWOOD ST	DONNA BETH AVE	GLENN ALAN AVE	R - Residential/Local	8	2	A - AC	640	38	24,320	60	34	66	0	7/3/2023
LUCILL	6D8310	LUCILLE AVE	SERENADE AVE	SERENADE AVE	R - Residential/Local	6	2	A - AC	902	30	27,060	60	45	55	0	6/26/2023
MARLEN	9F9353	MARLENA ST	NOGALES ST	END OF STREET	R - Residential/Local	10	2	O - AC/AC	481	33	15,873	60	0	54	46	7/14/2023
PIONEE	92A9019	PIONEER DR	AZUSA AVE	END OF STREET	R - Residential/Local	3	2	A - AC	173	30	5,190	60	16	84	0	8/11/2023
RACHEL	10F343	RACHEL AVE	REBECCA ST	RUBY CT	R - Residential/Local	11	2	A - AC	494	28	13,832	60	39	46	16	7/19/2023
RUTH	10F367	RUTH CT	RACHEL AVE	END OF STREET	R - Residential/Local	11	2	A - AC	398	28	11,144	60	34	50	16	7/19/2023
SERENA	5D6530	SERENADE AVE	HERRING AVE	END OF STREET	R - Residential/Local	6	2	A - AC	226	30	6,780	60	29	71	0	6/29/2023
SERENA	5D6570	SERENADE AVE	GREENVILLE DR	VINE AVE	R - Residential/Local	6	2	O - AC/AC	1,058	30	31,740	60	57	43	0	6/29/2023
SHARON	5D6580	SHARONLEE DR	VINE AVE	END OF STREET	R - Residential/Local	6	2	A - AC	248	28	6,944	60	64	36	0	6/29/2023
SHASTA	5F7100	SHASTA ST	GREENVILLE DR	END OF STREET	R - Residential/Local	10	2	O - AC/AC	346	30	10,380	60	59	41	0	6/30/2023
SONYA	10F405	SONYA CT	STEPHANIE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	369	28	10,332	60	52	25	23	7/19/2023
VIOLA	10F320	VIOLA CT	VERONICA AVE	END OF STREET	R - Residential/Local	11	2	A - AC	556	28	15,568	60	29	60	11	7/19/2023
WALNUT	4F4572	WALNUT CREEK PKWY	AZUSA AVE	HILLWARD AVE	R - Residential/Local	8	2	O - AC/AC	1,405	38	53,390	60	63	33	3	7/13/2023
CASAGR	6F8720	CASA GRANDE DR	MICHELLE ST	SOUTH HILLS DR	R - Residential/Local	10	2	A - AC	750	38	28,500	61	75	25	0	6/30/2023
CECELI	9F9427	CECELIA ST	CARMEN ST	CINDY ST	R - Residential/Local	11	2	A - AC	870	36	31,320	61	50	30	20	7/12/2023
HOLLYO	4E4560	HOLLY OAK DR	WALNUT CREEK PKWY	END OF STREET	R - Residential/Local	8	2	O - AC/AC	689	28	19,292	61	63	32	5	7/13/2023
KATE	10E265	KATE CT	KIMBERLY DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	613	28	17,164	61	0	76	24	7/19/2023
LARKWO	5G5033	LARKWOOD ST	CITRUS ST	MAGNOLIA AVE	R - Residential/Local	8	2	O - AC/AC	518	38	19,684	61	49	51	0	6/27/2023
LEAF	5E6800	LEAF AVE	VINE AVE	PORTNER ST	R - Residential/Local	7	2	A - AC	395	28	11,060	61	83	17	0	6/28/2023
MORADA	2D2145	MORADA AVE	PUENTE AVE	CITY BOUNDARY	R - Residential/Local	1	2	O - AC/AC	695	38	26,410	61	56	44	0	7/26/2023
NOGALE	8F9293	NOGALES ST	AMAR RD	END OF STREET	R - Residential/Local	10	2	A - AC	740	36	26,640	61	0	84	16	7/14/2023
SALLY	10F378	SALLY CT	SAMANTHA AVE	END OF STREET	R - Residential/Local	11	2	A - AC	408	28	11,424	61	22	52	26	7/19/2023
AVINGT	7E9130	AVINGTON AVE	MAPLEGROVE ST	END OF STREET	R - Residential/Local	7	2	O - AC/AC	700	30	21,000	62	69	31	0	8/9/2023
CASAD	3D2230	CASAD AVE	MAPLEWOOD AVE	END OF STREET	R - Residential/Local	2	2	A - AC	286	26	7,436	62	25	75	0	7/26/2023
CHETNE	3C1720	CHETNEY DR	ORANGE AVE	CONLON AVE	R - Residential/Local	1	2	A - AC	824	30	24,720	62	34	66	0	7/14/2023
DONNAB	4E4420	DONNA BETH AVE	LARKWOOD ST	END OF STREET	R - Residential/Local	8	2	A - AC	396	30	11,880	62	37	40	23	7/3/2023
EDITH	3C1770	EDITH ST	ROWLAND AVE	CASAD AVE	R - Residential/Local	1	2	O - AC/AC	367	38	13,946	62	67	33	0	7/14/2023
FAITH	9F9387	FAITH ST	FLORA ST	FELICIA ST	R - Residential/Local	11	2	A - AC	651	36	23,436	62	31	56	13	7/14/2023
GABRIE	9F9375	GABRIELLA ST	FELICIA ST	FLORA ST	R - Residential/Local	11	2	A - AC	224	36	8,064	62	32	56	12	7/14/2023
GLENME	5A5370	GLENMERE ST	SUNKIST AVE	ORANGE AVE	R - Residential/Local	4	2	A - AC	770	38	29,260	62	75	25	0	6/30/2023
IDAHOM	3F3220	IDAHOME ST	SHAMWOOD ST	BAYMAR AVE	R - Residential/Local	3	2	O - AC/AC	1,105	30	33,150	62	66	34	0	7/19/2023
KERRY	10E263	KERRY CT	KIMBERLY DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	651	28	18,228	62	0	67	33	7/19/2023
LELAND	3B1150	LELAND AVE	CLYDEWOOD AVE	PACIFIC AVE	R - Residential/Local	1	2	O - AC/AC	840	30	25,200	62	35	35	30	7/14/2023
MARDIN	3D2200	MARDINA ST	TOLAND AVE	SHAMWOOD ST	R - Residential/Local	2	2	O - AC/AC	1,425	30	36,000	62	62	38	1	7/14/2023
PIMA	5D6200	PIMA AVE	PORTNER ST	VINE AVE	R - Residential/Local	6	2	O - AC/AC	387	28	10,836	62	68	32	0	6/28/2023
SUNSET	4G5060	SUNSET HILL DR	BARRANCA ST	END OF STREET	R - Residential/Local	9	2	A - AC	1,638	38	62,244	62	40	53	7	8/8/2023
SWANEE	3C1710	SWANEE LN	ORANGE AVE	HOWELHURST DR	R - Residential/Local	1	2	A - AC	411	34	13,974	62	33	59	8	7/14/2023
YOLAND	10F325	YOLANDA CT	VERONICA AVE	END OF STREET	R - Residential/Local	11	2	A - AC	574	28	16,072	62	0	70	30	7/19/2023
CORDOV	5H7520	CORDOVA CT	LAS ROSAS DR	END OF STREET	R - Residential/Local	10	2	A - AC	760	28	21,280	63	0	100	0	7/26/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (0-100)

CRAVAT	10F365	CRAVATH CT	TUESDAY DR	END OF STREET	R - Residential/Local	11	2	A - AC	622	28	17,416	63	0	71	29	7/19/2023
DAWLEY	4D3950	DAWLEY AVE	SERVICE AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	205	30	6,150	63	44	56	0	6/28/2023
ECKERM	3E2970	ECKERMAN AVE	CITY BOUNDARY (ARMEL DR)	PHILLIPS AVE	R - Residential/Local	3	2	A - AC	630	38	23,940	63	45	50	6	7/26/2023
FORECA	10H517	FORECASTLE AVE	LA PUENTE RD	MORGANFIELD AVE	R - Residential/Local	12	2	A - AC	712	36	25,632	63	59	41	0	7/13/2023
KIMBER	9E9329	KIMBERLY DR	JACQUELINE DR	KAM CT	R - Residential/Local	11	2	O - AC/AC	825	36	29,700	63	0	73	27	7/19/2023
LOSALA	5H7510	LOS ALAMOS DR	LAS ROSAS DR	END OF STREET	R - Residential/Local	10	2	A - AC	350	28	9,800	63	0	100	0	7/26/2023
LOUISA	2C1400	LOUISA AVE	ORANGE AVE	COLON AVE	R - Residential/Local	1	2	A - AC	896	38	34,048	63	72	28	0	6/29/2023
MACDEV	3B1040	MACDEVITT ST	PUENTE AVE	ARDILLA AVE	R - Residential/Local	1	1	O - AC/AC	898	19	17,062	63	42	32	27	7/5/2023
PAULIN	10F403	PAULINE ST	PRISCILLA DR	PATRICIA ST	R - Residential/Local	11	2	O - AC/AC	801	32	25,632	63	16	62	22	7/14/2023
PIMA	5D6220	PIMA AVE	CAMERON AVE	VINE AVE	R - Residential/Local	6	2	O - AC/AC	1,276	29	37,004	63	60	40	0	6/28/2023
RODILE	4F4872	RODILEE AVE	RIO VERDE DR	END OF STREET	R - Residential/Local	8	2	A - AC	375	30	11,250	63	35	65	0	7/3/2023
ROSEMA	4G4950	ROSEMARY DR	EMERALD AVE	END OF STREET	R - Residential/Local	9	2	A - AC	413	36	14,868	63	39	61	0	8/8/2023
Servic	6250W	SERVICE AVE	LARK ELLEN AVE	GLENDDORA AVE	R - Residential/Local	6	1	O - AC/AC	3,320	20	66,316	63	33	62	5	8/11/2023
SHAKES	10G447	SHAKESPEARE DR	NOGALES ST	CHANCE ST	R - Residential/Local	11	2	A - AC	1,543	34	52,462	63	41	57	2	7/20/2023
SHAKES	92A9024	SHAKESPEARE DR	CHANCE ST	NOGALES ST S	R - Residential/Local	11	1	A - AC	1,265	18	22,770	63	28	50	21	8/10/2023
SHERWA	3B1115	SHERWAY ST	ARDILLA AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	700	28	19,600	63	33	27	40	7/5/2023
SOUTHH	6F8770	SOUTH HILLS DR	CASA GRANDE DR	KINGS CREST DR	R - Residential/Local	10	2	A - AC	2,024	38	76,912	63	38	62	0	6/30/2023
SPRUCE	5C5910	SPRUCE ST	END OF STREET	EVANWOOD AVE	R - Residential/Local	5	2	A - AC	528	30	15,840	63	60	40	0	6/26/2023
TILLIE	10F323	TILLIE CT	VERONICA AVE	END OF STREET	R - Residential/Local	11	2	A - AC	408	28	11,424	63	19	47	34	7/19/2023
WALNUT	4F4573	WALNUT CREEK PKWY	HILLWARD AVE	HOLLENBECK ST	R - Residential/Local	8	2	O - AC/AC	1,455	38	55,290	63	65	35	0	7/13/2023
BRENDA	9F9456	BRENDA ST	BELINDA ST	ADRIENNE DR	R - Residential/Local	11	2	A - AC	456	36	16,416	64	35	43	23	7/14/2023
CRAIG	5D6400	CRAIG DR	VINE AVE	END OF STREET	R - Residential/Local	6	2	A - AC	227	28	6,356	64	54	46	0	6/29/2023
CRUMLE	5C5885	CRUMLEY ST	EVANWOOD AVE	GREENBERRY DR	R - Residential/Local	5	2	O - AC/AC	496	30	14,880	64	58	42	0	6/26/2023
FELICI	9F9376	FELICIA ST	FAITH ST	GABRIELLA ST	R - Residential/Local	11	2	A - AC	591	36	21,276	64	0	82	18	7/14/2023
FORECA	11H517	FORECASTLE AVE	MORGANFIELD AVE	HOLLINGWORTH ST	R - Residential/Local	12	2	A - AC	1,622	36	58,392	64	37	63	0	7/13/2023
GLENRI	9E9343	GLENRIDGE CIR	TEMPLE AVE	END OF STREET	R - Residential/Local	11	2	O - AC/AC	481	29	13,949	64	16	61	22	7/12/2023
GREENB	5C5890	GREENBERRY AVE	CRUMLEY ST	HERALD ST	R - Residential/Local	5	2	O - AC/AC	286	30	8,580	64	60	40	0	6/26/2023
GREENB	9F9360	GREENBOROUGH PL	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	579	28	16,212	64	28	53	19	7/12/2023
HARTLE	2D2170	HARTLEY ST	ROWLAND AVE	WORKMAN AVE	R - Residential/Local	1	2	O - AC/AC	1,283	38	48,754	64	56	44	0	7/21/2023
HERRIN	5D6180	HERRING AVE	PIMA AVE	LARK ELLEN AVE	R - Residential/Local	6	2	O - AC/AC	1,110	29	32,190	64	58	40	2	6/28/2023
HIGHCA	11G500	HIGHCASTLE ST	CITY BOUNDARY (E/ GENDEL DR)	END OF STREET	R - Residential/Local	12	2	O - AC/AC	954	33	31,482	64	63	35	2	7/20/2023
HOMERE	3E2930	HOMEREST AVE	VERNESS ST	THELBORN ST	R - Residential/Local	2	2	O - AC/AC	290	38	11,020	64	69	30	2	6/27/2023
LASERE	5H7610	LA SERENA DR	CAMERON AVE	CERILLO DR	R - Residential/Local	10	2	A - AC	607	38	23,066	64	75	25	0	7/26/2023
LYNN	8F9303	LYNN CT	NANETTE AVE	END OF STREET	R - Residential/Local	10	2	O - AC/AC	408	33	13,464	64	0	86	14	7/12/2023
MAGDAL	8G9280	MAGDALENA DR	AMAR RD	MIRANDA ST	R - Residential/Local	10	2	O - AC/AC	792	36	28,512	64	0	70	30	7/14/2023
MONTEV	68055	MONTE VERDE	SOUTH GARVEY AVE	CITY BOUNDARY	R - Residential/Local	9	1	O - AC/AC	50	16	800	64	0	82	18	8/10/2023
MORADA	2D8901	MORADA AVE	ROWLAND AVE	PUENTE AVE	R - Residential/Local	1	2	O - AC/AC	1,294	38	49,172	64	59	41	0	7/26/2023
NANETT	8F9297	NANETTE AVE	LYDIA STREET	LEANNA DR	R - Residential/Local	10	2	O - AC/AC	856	36	30,816	64	14	82	3	7/12/2023
PEARL	10G453	PEARL CT	PENNY ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	398	28	11,144	64	0	84	16	7/14/2023
PRICED	5D6610	PRICEDALE AVE	GREENVILLE DR	PORTNER ST	R - Residential/Local	6	2	A - AC	703	30	21,090	64	58	42	0	6/29/2023
SHAKES	10G450	SHAKESPEARE DR	TUESDAY DR	CHANCE ST	R - Residential/Local	11	2	A - AC	947	34	32,198	64	17	76	7	7/20/2023
STACEY	10F355	STACEY CT	STEPHANIE DR	END OF STREET	R - Residential/Local	11	2	A - AC	499	28	13,972	64	0	63	37	7/19/2023
THACKE	5D6190	THACKERY ST	PIMA AVE	LARK ELLEN AVE	R - Residential/Local	6	2	O - AC/AC	1,102	29	31,958	64	76	24	0	6/28/2023
VERMIL	11H512	VERMILLION ST	MORGANFIELD AVE	END OF STREET	R - Residential/Local	12	2	A - AC	286	28	8,008	64	0	100	0	7/13/2023
ADRIAN	9F9451	ADRIENNE DR	BRENDA ST	WOODGATE	R - Residential/Local	11	2	A - AC	1,420	36	51,120	65	25	53	21	7/14/2023
BROADM	3C1820	BROADMOOR AVE	ROWLAND AVE	WORKMAN AVE	R - Residential/Local	1	2	A - AC	1,267	30	38,010	65	65	35	0	7/14/2023
DELCE	5E6900	DEL CERRO DR	DEL CERRO AVE	END OF STREET	R - Residential/Local	8	2	A - AC	500	30	15,000	65	54	46	0	6/30/2023
EASTHI	5H7660	EAST HILLS DR	HILLSIDE DR	CAMERON AVE	R - Residential/Local	10	2	A - AC	2,575	30	77,250	65	28	64	7	7/21/2023
EASTHI	92A9033	EAST HILLS DR	HILLSIDE DR	END OF STREET	R - Residential/Local	10	2	A - AC	1,168	28	32,704	65	62	38	0	8/11/2023
ECKERM	2D1950	ECKERMAN AVE	TOLAND AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	470	30	14,100	65	10	69	21	7/26/2023
EILEEN	2E2680	EILEEN AVE	LOUISA AVE	END OF STREET	R - Residential/Local	2	2	A - AC	167	28	4,676	65	7	93	0	8/3/2023
ELLEN	3D2530	ELLEN DR	ROWLAND AVE	WORKMAN AVE	R - Residential/Local	1	2	O - AC/AC	1,265	38	48,070	65	52	47	1	7/21/2023
FAIRGO	92A9022	FAIRGROVE AVE	END OF STREET W	END OF STREET E	R - Residential/Local	10	2	A - AC	683	36	24,588	65	0	93	7	8/9/2023
FARLIN	5B5550	FARLINGTON ST	CONLON AVE	ORANGE AVE	R - Residential/Local	4	2	A - AC	776	38	29,488	65	43	57	0	6/26/2023
GARVEY	92A9026	GARVEY AVE (S)	CALVADOS AVE	MOCKINGBIRD LN	R - Residential/Local	8	2	A - AC	346	28	9,688	65	0	100	0	8/10/2023
HAVENB	3A3125	HAVENBROOK ST	PUENTE AVE	ARDILLA AVE	R - Residential/Local	1	2	O - AC/AC	950	34	32,300	65	0	61	39	7/5/2023
INDIAN	5D6420	INDIAN SUMMER AVE	GREENVILLE DR	PORTNER ST	R - Residential/Local	6	2	O - AC/AC	703	30	21,090	65	68	30	2	6/29/2023
JODEE	4H5213	JODEE DR	TRONA AVE	END OF STREET	R - Residential/Local	9	2	O - AC/AC	165	28	4,620	65	0	91	9	7/26/2023
LARKWO	5F7300	LARKWOOD ST	HILLWARD AVE	HOLLENBECK ST	R - Residential/Local	8	2	O - AC/AC	1,137	30	34,110	65	74	26	0	7/3/2023
LUCILL	6C8010	LUCILLE AVE	SILVERBIRCH PL	END OF STREET	R - Residential/Local	6	2	A - AC	270	30	8,100	65	0	95	5	6/29/2023
MARBUR	3D2390	MARBURY ST	TOLAND AVE	CARVOL AVE	R - Residential/Local	2	2	O - AC/AC	360	30	10,800	65	44	56	0	7/21/2023
MARY	9F9350	MARY CT	MARLENA ST	END OF STREET	R - Residential/Local	10	2	A - AC	283	33	9,339	65	0	40	60	7/14/2023
NANCY	8E9257	NANCY ST	NATALIE AVE	NANETTE AVE	R - Residential/Local	10	2	A - AC	713	32	22,816	65	63	10	27	7/12/2023
NEFF	6D8210	NEFF AVE	MICHELLE AVE	MICHELLE ST	R - Residential/Local	6	2	O - AC/AC	443	36	15,948	65	49	50	1	6/26/2023
PELE	10G425	PELE CT	PETUNIA ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	186	28	5,208	65	12	59	29	7/14/2023
PHOEBE	10G423	PHOEBE CT	PETUNIA ST	END OF STREET	R - Residential/Local	11	2	A - AC	392	28	10,976	65	0	72	28	7/14/2023
POINTC	11H573	POINT CEDAR DR	MORGANFIELD AVE	LANESBORO DR	R - Residential/Local	12	2	A - AC	797	28	22,316	65	38	61	2	7/13/2023
REBECC	10F345	REBECCA ST	SAMANTHA AVE	RACHEL AVE	R - Residential/Local	11	2	O - AC/AC	1,035	36	37,260	65	0	67	33	7/19/2023
SWANEE	3C1620	SWANEE LN	HOWELLHURST DR	CONLON AVE	R - Residential/Local	1	2	A - AC	377	30	11,310	65	23	77	0	7/14/2023
TERRIA	5F7140	TERRI ANN DR	VINE AVE	LINDA VISTA STREET	R - Residential/Local	8	2	O - AC/AC	474	28	13,272	65	70	30	0	6/26/2023
THELBO	3E3060	THELBORN ST	AZUSA AVE	LA BREA AVE	R - Residential/Local	3	2	O - AC/AC	493	30	14,790	65	52	47	1	7/26/2023
TRONA	4H5110	TRONA AVE	SUNSET HILL DR	END OF STREET	R - Residential/Local	9	2	O - AC/AC	728	36	26,208	65	37	60	3	7/26/2023
ADAMS	3B1200	ADAMS DR	MORRIS AVE	ORANGE AVE	R - Residential/Local	1	2	O - AC/AC	809	30	24,270	66	71	29	0	7/3/2023
ALMIRA	4F4770	ALMIRANTE DR	CORTEZ ST	END OF STREET	R - Residential/Local	8	2	O - AC/AC	600	30	18,000	66	39	61	0	6/27/2023
DELIA	92A9000	DELIA PL	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	A - AC	724	32	23,168	66	25	75	0	8/10/2023
ELGENI	2D2060	ELGENIA ST	CITY BOUNDARY (E/ GREENBERRY AVE)	END OF STREET	R - Residential/Local	1	2	A - AC	180	30	5,400	66	35	55	10	7/28/2023
GREENL	10F285	GREENLEAF ST	HENDEE ST	IRENE ST	R - Residential/Local	11	2	O - AC/AC	334	36	12,024	66	28	60	12	7/19/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (0-100)

HELEN	10F306	HELEN LN	GEMINI ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	342	36	14,312	66	0	70	30	7/19/2023
IRENE	10F303	IRENE ST	HELEN LN	GREENLEAF ST	R - Residential/Local	11	2	O - AC/AC	331	36	11,916	66	29	51	20	7/19/2023
LOLITA	5F7320	LOLITA ST	DEL CERRO AVE	END OF STREET	R - Residential/Local	8	2	A - AC	500	30	15,000	66	30	70	0	6/30/2023
LOSCER	5G7590	LOS CERILLOS DR	LA SERENA DR	END OF STREET	R - Residential/Local	10	2	A - AC	1,450	28	40,600	66	0	97	3	7/26/2023
MARDIN	92A9007	MARDINA ST	MARDINA ST	ENDS AT ALLEY	R - Residential/Local	2	2	A - AC	150	30	4,500	66	10	90	0	8/7/2023
MYRTLE	4E4230	MYRTLEWOOD AVE	HOLLY OAK DR	WALNUT CREEK PKWY	R - Residential/Local	7	2	A - AC	894	30	26,820	66	61	39	0	7/13/2023
NANETT	8E9256	NANETTE AVE	NINA ST	RIDGEWOOD DR	R - Residential/Local	10	2	O - AC/AC	668	32	21,376	66	0	100	0	7/12/2023
OAKRID	9E9340	OAKRIDGE CIR	TEMPLE AVE	END OF STREET	R - Residential/Local	11	2	O - AC/AC	463	28	12,964	66	32	60	8	7/12/2023
PATRIC	10F396	PATRICIA ST	OPAL LN	PENNY ST	R - Residential/Local	11	2	O - AC/AC	995	28	27,860	66	0	67	33	7/14/2023
PAULA	10G413	PAULA ST	PAULINE ST	PETUNIA ST	R - Residential/Local	11	2	A - AC	848	28	23,744	66	0	68	32	7/14/2023
RANDAL	5B5535	RANDALL WY	TONOPAH AVE	END OF STREET	R - Residential/Local	4	2	A - AC	324	30	9,720	66	40	60	0	6/26/2023
SERENA	6F8715	SERENA DR	MONTEZUMA WY	END OF STREET	R - Residential/Local	10	2	A - AC	750	26	19,500	66	72	28	0	7/21/2023
SHAKES	10F333	SHAKESPEARE DR	OPAL LN	TUESDAY DR	R - Residential/Local	11	2	A - AC	757	34	25,738	66	17	83	0	7/20/2023
SHASTA	6F8725	SHASTA ST	MERCED AVE	END OF STREET	R - Residential/Local	10	2	O - AC/AC	245	22	5,390	66	64	36	0	6/30/2023
SPRING	5G7600	SPRING MEADOW DR	CITRUS ST	FAR VIEW LN	R - Residential/Local	10	2	O - AC/AC	1,150	20	23,000	66	52	28	20	7/26/2023
STRATH	9E9333	STRATHMORE PL	BROOKFIELD PL	END OF STREET	R - Residential/Local	11	2	O - AC/AC	300	28	8,400	66	0	66	34	7/14/2023
VALLEY	11H540	VALLEY VIEW AVE	SENTOUS AVE	MORGANFIELD AVE	R - Residential/Local	12	2	A - AC	1,464	36	52,704	66	29	70	1	7/13/2023
VANHOR	4B3680	VAN HORN AVE	SHERWAY ST	ELDER ST	R - Residential/Local	4	2	O - AC/AC	1,088	34	36,992	66	58	42	0	6/27/2023
VERONI	10F327	VERONICA AVE	WEDNESDAY DR	YVONNE ST	R - Residential/Local	11	2	A - AC	761	36	27,396	66	31	58	11	7/19/2023
YARNEL	5B5130	YARNELL ST	SUNKIST AVE	ORANGE ST	R - Residential/Local	4	2	O - AC/AC	777	38	29,526	66	60	40	0	6/27/2023
ALTAMI	9E9315	ALTAMIRA CIR	ALTAMIRA DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	133	29	3,857	67	0	84	16	7/12/2023
BARBAR	5D6510	BARBARA AVE	VALINDA AVE	HOLLY PL	R - Residential/Local	6	2	O - AC/AC	1,254	32	40,128	67	47	50	3	6/29/2023
BROOKF	9E9335	BROOKFIELD PL	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	1,150	36	41,400	67	23	73	4	7/14/2023
CARVOL	2D2075	CAROLINE ST	CARLTON AVE	SWANEE LN	R - Residential/Local	2	2	O - AC/AC	510	30	15,300	67	38	62	0	7/26/2023
CONLON	6A3355	CONLON AVE	FAIRGROVE AVE	NOLANDE AVE	R - Residential/Local	4	2	O - AC/AC	813	38	30,894	67	57	43	0	7/5/2023
COURTN	9E9334	COURTNAY CIR	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	A - AC	140	28	3,920	67	0	48	52	7/14/2023
DALEWO	4D4060	DALEWOOD ST	GARDEN GLEN AVE	GLENLORA AVE	R - Residential/Local	6	2	O - AC/AC	322	38	12,236	67	49	51	0	7/12/2023
DANESD	92A9018	DANES DR	AZUSA AVE	END OF STREET	R - Residential/Local	3	2	A - AC	139	36	5,004	67	15	85	0	8/11/2023
GREENL	9E9310	GREENLEAF DR	ALTAMIRA DR	GREENLEAF DR	R - Residential/Local	11	2	O - AC/AC	1,530	36	55,080	67	30	56	14	7/12/2023
HERALD	5C5860	HERALD ST	CALIFORNIA AVE	EVANWOOD AVE	R - Residential/Local	5	2	O - AC/AC	774	30	23,220	67	67	33	0	6/26/2023
HOMERE	3E2940	HOMEREST AVE	THELBORN ST	MARBURY ST	R - Residential/Local	2	2	O - AC/AC	310	38	11,780	67	53	47	0	6/27/2023
HOMERE	4E4462	HOMEREST AVE	GARVEY AVE	END OF STREET	R - Residential/Local	7	2	A - AC	475	30	16,250	67	36	64	0	8/9/2023
LARKWO	4E4425	LARKWOOD ST	AZUSA AVE	DONNA BETH AVE	R - Residential/Local	8	2	A - AC	500	38	19,000	67	26	74	0	7/3/2023
NORMA	4F4640	NORMA AVE	CALVADOS AVE	CITRUS AVE	R - Residential/Local	8	2	A - AC	828	38	31,464	67	49	51	0	7/19/2023
PACIFI	8270	PACIFIC LN	PACIFIC AVE	CHALBURN AVE	R - Residential/Local	1	2	O - AC/AC	640	36	23,040	67	67	17	16	7/3/2023
PIMA	4D3990	PIMA AVE	LARKWOOD ST	SERVICE AVE	R - Residential/Local	6	2	A - AC	290	30	8,700	67	65	25	10	6/28/2023
SIESTA	5A5300	SIESTA AVE	ALWOOD ST	FRANCISQUITO AVE	R - Residential/Local	4	2	A - AC	851	34	28,934	67	55	45	0	6/27/2023
SWANEE	3B1280	SWANEE LN	MORRIS AVE	CHALBURN AVE	R - Residential/Local	1	2	A - AC	540	38	20,520	67	38	57	4	7/3/2023
THACKE	5F7340	THACKERY ST	HOLLENBECK ST	HILLWARD AVE	R - Residential/Local	8	2	O - AC/AC	1,120	38	42,560	67	53	47	0	6/30/2023
VERMIL	11H511	VERMILLION ST	MANDERLY ST	MORGANFIELD AVE	R - Residential/Local	12	2	A - AC	1,115	28	31,220	67	0	95	5	7/13/2023
VERNES	3D2290	VERNESS ST	OSBORN AVE	LYALL AVE	R - Residential/Local	2	2	O - AC/AC	360	30	10,800	67	40	60	0	8/7/2023
ADRIAN	9F9450	ADRIENNE DR	SHADOW OAK DR	BRENDA ST	R - Residential/Local	11	2	A - AC	800	35	28,000	68	27	59	13	7/14/2023
ALASKA	5F7410	ALASKA ST	HOLLENBECK ST	MANZANITA DR	R - Residential/Local	8	2	A - AC	1,320	38	50,160	68	39	56	4	7/3/2023
AROMA	6F8661	AROMA DR	DONNA BETH AVE	FAIRGROVE AVE	R - Residential/Local	10	2	A - AC	530	38	20,140	68	11	89	0	8/9/2023
AVINGT	5E6970	AVINGTON AVE	CAMERON AVE	END OF STREET	R - Residential/Local	6	2	A - AC	218	28	6,104	68	40	60	0	6/28/2023
BADILL	92A9021	BADILLO ST	VINCENT AVE	END OF PCC	R - Residential/Local	0	2	P - PCC	318	34	10,812	68	8	32	60	8/15/2023
BUTTER	4E4310	BUTTERFIELD RD	NORMA AVE	STUART AVE	R - Residential/Local	7	2	A - AC	480	30	14,400	68	57	43	0	7/12/2023
CASALI	6F8760	CASA LINDA DR	HILLWARD AVE	SOUTH HILLS DR	R - Residential/Local	10	2	A - AC	906	30	27,180	68	67	33	0	6/30/2023
ECKERM	92A9020	ECKERMAN AVE	AZUSA AVE	END OF STREET	R - Residential/Local	3	2	A - AC	149	36	5,364	68	0	100	0	8/11/2023
ELDORA	2D1980	EL-DORADO ST	VINCENT AVE	CARVOL AVE	R - Residential/Local	2	2	O - AC/AC	1,570	30	47,100	68	35	64	2	6/29/2023
FAIRRI	9E9337	FAIRRIDGE CIR	TEMPLE AVE	END OF STREET	R - Residential/Local	11	2	O - AC/AC	542	28	15,176	68	0	79	21	7/12/2023
GLENHU	10F300	GLENHURST ST	HENDEE ST	GEMINI ST	R - Residential/Local	11	2	O - AC/AC	440	36	15,840	68	3	66	31	7/19/2023
GLENNA	4F4860	GLENN ALAN AVE	RIO VERDE DR	CORTEZ ST	R - Residential/Local	8	2	A - AC	658	28	18,424	68	44	56	0	7/3/2023
GLENNA	6F8780	GLENN ALAN AVE	MICHELLE ST	HEATH TERRACE	R - Residential/Local	10	2	A - AC	860	30	25,800	68	65	35	0	6/30/2023
GREENV	6D6467	GREENVILLE DR	CRAIG DR	END OF STREET	R - Residential/Local	6	2	A - AC	240	38	9,120	68	50	50	0	6/29/2023
HENDEE	10F287	HENDEE ST	GLENHURST ST	GREENLEAF ST	R - Residential/Local	11	2	O - AC/AC	469	36	16,884	68	0	67	33	7/19/2023
HOLLEN	6F8747	HOLLENCREST DR	CASA GRANDE DR	CASA LINDA DR	R - Residential/Local	10	2	A - AC	870	38	33,060	68	62	38	0	7/21/2023
JODEE	4H5210	JODEE DR	CHARVERS AVE	TRONA AVE	R - Residential/Local	9	2	O - AC/AC	382	28	10,696	68	53	47	0	7/26/2023
JOY	4G4932	JOY ST	OAK KNOLL DR	END OF STREET	R - Residential/Local	9	2	A - AC	724	28	20,272	68	65	35	0	7/26/2023
LAINIE	8F9307	LAINIE ST	LISA ST	END OF STREET	R - Residential/Local	10	2	O - AC/AC	1,580	36	56,880	68	16	73	12	7/12/2023
LANG	3C1640	LANG AVE	NORTH GARVEY AVE	WORKMAN AVE	R - Residential/Local	1	2	O - AC/AC	1,425	34	48,450	68	40	35	25	7/14/2023
LASROS	5H7500	LAS ROSAS DR	ANDALUCIA DR	CORDAVA CT	R - Residential/Local	10	2	A - AC	2,130	28	59,640	68	0	97	3	7/26/2023
LINDSE	10F363	LINSEY CT	SHAKESPEARE DR	END OF STREET	R - Residential/Local	11	2	A - AC	692	36	24,912	68	46	34	20	7/19/2023
MESA	4G5080	MESA DR	BARRANCA ST	VIRGINIA ST	R - Residential/Local	9	2	A - AC	708	38	26,904	68	70	30	0	8/8/2023
MUIRWO	6G8520	MUIR WOODS CT	HILLSIDE DR	END OF STREET	R - Residential/Local	10	2	A - AC	1,001	28	28,028	68	0	96	4	7/21/2023
NANETT	8F9267	NANETTE AVE	RIDGEWOOD DR	END OF STREET	R - Residential/Local	10	2	O - AC/AC	807	32	25,824	68	0	100	0	7/12/2023
RIOVER	4E4395	RIO VERDE DR	HOLLENBECK ST	END OF STREET	R - Residential/Local	8	2	O - AC/AC	1,918	38	72,884	68	56	40	4	6/27/2023
RUSSEL	5C6050	RUSSELEE DR	VINE AVE	END OF TREET	R - Residential/Local	6	2	A - AC	248	28	6,944	68	67	33	0	6/29/2023
SKYVIE	6G8500	SKYVIEW LN	ROLLING HILLS RD	END OF STREET	R - Residential/Local	10	2	A - AC	550	28	15,400	68	0	100	0	7/21/2023
SUNSET	4H5140	SUNSET HILL DR	CHARVERS AVE	GRAND AVE	R - Residential/Local	9	2	O - AC/AC	954	36	34,344	68	37	63	0	7/26/2023
SUSANN	5D6500	SUSANNA AVE	CAMERON AVE	HERRING AVE	R - Residential/Local	6	2	A - AC	461	30	13,830	68	30	70	0	6/29/2023
SWANEE	3D2280	SWANEE LN	MAPLEWOOD AVE	END OF STREET	R - Residential/Local	2	2	A - AC	286	26	7,436	68	35	62	3	7/26/2023
WALNUT	4F4575	WALNUT CREEK PKWY	MANZANITA DR	CITRUS AVE	R - Residential/Local	8	2	O - AC/AC	1,510	38	57,380	68	64	35	1	7/13/2023
APRIL	10F280	APRIL WAY	GEMINI STREET	END OF STREET	R - Residential/Local	11	2	O - AC/AC	188	28	5,264	69	0	66	34	7/19/2023
CAJON	4E4410	CAJON AVE	LARKWOOD ST	END OF STREET	R - Residential/Local	8	2	A - AC	251	30	7,530	69	38	62	0	7/3/2023
CHARLI	5E6850	CHARLINDA ST	FERNWOOD ST	FLEETWELL AVE	R - Residential/Local	7	2	O - AC/AC	705	37	26,085	69	61	39	0	6/28/2023
DENNIS	3C1580	DENNIS PL	ROBERTO AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	188	30	5,640	69	32	53	14	7/21/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (0-100)

DEODAR	4F4720	DEODAR AVE	BAYMAR ST	END OF STREET	R - Residential/Local	8	2	O - AC/AC	470	28	13,160	69	54	46	0	7/20/2023
FOXDA	2C1410	FOXDALE AVE	PUENTE AVE	ELGENIA AVE	R - Residential/Local	1	2	O - AC/AC	1,200	38	45,600	69	68	32	0	6/29/2023
GOODWI	11H537	GOODWICK DR	FORECASTLE AVE	END OF STREET	R - Residential/Local	12	2	A - AC	178	28	4,984	69	0	100	0	7/13/2023
GREENL	9F9310	GREENLEAF DR	WOODGATE DR	GREENLEAF DR	R - Residential/Local	11	2	O - AC/AC	836	37	30,932	69	36	43	21	7/12/2023
HILLSI	6G8580	HILLSIDE DR	MT TRICIA AVE	MT TRICIA AVE	R - Residential/Local	10	2	A - AC	1,793	36	64,548	69	0	84	16	7/20/2023
INMAN	4G5000	INMAN RD	LARKWOOD ST	CAMERON AVE	R - Residential/Local	9	2	O - AC/AC	1,202	38	45,676	69	38	62	0	7/3/2023
KIMBER	9E9327	KIMBERLY DR	KATHLEEN CT	KAM CT	R - Residential/Local	11	2	O - AC/AC	775	28	21,700	69	0	78	22	7/19/2023
KIMBER	9E9328	KIMBERLY DR	GEMINI ST	KATHLEEN CT	R - Residential/Local	11	2	O - AC/AC	215	36	7,740	69	0	75	25	7/19/2023
LUCILL	6C8070	LUCILLE AVE	CALIFORNIA AVE	END OF STREET	R - Residential/Local	5	2	O - AC/AC	1,120	38	42,560	69	76	17	7	6/26/2023
MARDIN	3D2180	MARDINA ST	SHAMWOOD ST	IDAHOME ST	R - Residential/Local	2	2	O - AC/AC	300	30	15,750	69	62	35	3	7/14/2023
MARLEN	8F9300	MARLENA ST	NOGALES ST	MARCELLA AVE	R - Residential/Local	10	2	O - AC/AC	1,021	36	36,756	69	7	45	48	7/14/2023
MIRIAM	3H3290	MIRIAM DR	HILLHAVEN DR	HILLHAVEN DR	R - Residential/Local	3	2	O - AC/AC	1,126	30	33,780	69	76	24	0	8/8/2023
MYRTLE	2E2660	MYRTLEWOOD AVE	PUENTE AVE	END OF STREET	R - Residential/Local	2	2	A - AC	584	38	22,192	69	28	71	1	8/3/2023
NORA	3C1670	NORA AVE	WORKMAN AVE	ROWLAND AVE	R - Residential/Local	1	2	O - AC/AC	1,610	38	61,180	69	34	60	6	6/29/2023
NORMA	4E4330	NORMA AVE	TURNER AVE	LEAF AVE	R - Residential/Local	7	2	A - AC	856	30	25,680	69	59	41	0	8/7/2023
PORTNE	5D6450	PORTNER ST	PRICEDALE AVE	CRAIG DR	R - Residential/Local	6	2	A - AC	293	30	8,790	69	49	51	0	6/29/2023
RUDYAR	6B7770	RUDYARD ST	CALIFORNIA AVE	END OF STREET	R - Residential/Local	5	2	O - AC/AC	440	28	12,320	69	47	53	0	7/5/2023
STUART	4E4180	STUART AVE	LARK ELLEN AVE	CHERRYWOOD ST	R - Residential/Local	7	2	A - AC	1,480	38	56,240	69	50	46	4	8/9/2023
TEMPLE	8E9260	TEMPLE AVE	AMAR RD	NATALIE AVE	R - Residential/Local	10	2	O - AC/AC	157	37	5,809	69	47	30	22	7/12/2023
WALNUT	4F4574	WALNUT CREEK PKWY	HOLLENBECK ST	MANZANITA DR	R - Residential/Local	8	2	O - AC/AC	1,200	38	45,600	69	34	19	47	7/13/2023
WALNUT	4E4200	WALNUT CREEK PL	WALNUT CREEK WY	END OF STREET	R - Residential/Local	7	2	A - AC	428	30	12,840	69	59	41	0	7/13/2023
ALISAL	3B1230	ALISAL ST	LA SENA AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	396	28	11,088	70	42	53	5	7/3/2023
AMANDA	10G445	AMANDA ST - AMANDA	NOGALES ST	END OF STREET	R - Residential/Local	11	2	A - AC	640	36	23,040	70	0	78	22	7/13/2023
ASTELL	5D6170	ASTELL AVE	CAMERON AVE	END OF STREET	R - Residential/Local	6	2	A - AC	216	28	6,048	70	41	59	0	6/28/2023
AUTUMN	7E7012	AUTUMN DR	ALMANAC DR	DOUBLEGROVE ST	R - Residential/Local	7	2	A - AC	990	26	25,740	70	76	24	0	7/19/2023
BELIND	10F393	BELINDA ST	ADRIENNE DR	BRENDA ST	R - Residential/Local	11	2	O - AC/AC	651	36	23,436	70	30	46	23	7/14/2023
CORALT	5F7075	CORAL TREE DR	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	A - AC	200	30	6,000	70	69	31	0	7/3/2023
CRAIG	5D6600	CRAIG DR	CAMERON AVE	HOLLY PL	R - Residential/Local	6	2	O - AC/AC	635	30	19,050	70	0	100	0	6/29/2023
DONNAB	5E6860	DONNA BETH AVE	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	A - AC	180	28	5,040	70	66	34	0	7/3/2023
HILLBO	4F4890	HILLBORN ST	CORTEZ ST	RIO VERDE DR	R - Residential/Local	8	2	A - AC	884	30	26,520	70	32	68	0	7/3/2023
HILLSI	6G8590	HILLSIDE DR	MT TRICIA AVE	END OF STREET	R - Residential/Local	10	2	A - AC	1,213	36	43,668	70	0	100	0	7/20/2023
HOLLY	5D6360	HOLLY PL	CAMERON AVE	NORTH END (MOBECK ST)	R - Residential/Local	6	2	O - AC/AC	635	30	19,050	70	15	85	0	6/29/2023
LANESB	11H563	LANESBORO DR	FOXLAKE AVE	MORGANFIELD AVE	R - Residential/Local	12	2	A - AC	248	28	6,944	70	27	71	2	7/13/2023
LARKWO	5G7490	LARKWOOD ST	BARRANCA ST.	END OF STREET	R - Residential/Local	9	2	A - AC	475	28	13,300	70	74	26	0	8/8/2023
LEAF	2E2760	LEAF AVE	ROWLAND AVE	ECKERMAN AVE	R - Residential/Local	2	2	O - AC/AC	950	38	36,100	70	40	29	31	7/14/2023
LOUISA	2E2790	LOUISA AVE	LEAF AVE	MYRTLEWOOD AVE	R - Residential/Local	2	2	A - AC	940	38	35,720	70	3	97	0	8/3/2023
MAGNOL	4G5020	MAGNOLIA AVE	CORTEZ ST	LARKWOOD ST	R - Residential/Local	8	2	A - AC	462	38	17,556	70	41	59	0	6/27/2023
MANZAN	4F4600	MANZANITA DR	WALNUT CREEK PKWY	END OF STREET	R - Residential/Local	8	2	A - AC	680	30	20,400	70	66	34	0	7/13/2023
MERRYG	11H548	MERRYGROVE ST	MORGANFIELD AVE	END OF STREET	R - Residential/Local	12	2	O - AC/AC	400	28	11,200	70	0	97	3	7/13/2023
MESITA	5F7280	MESITA AVE	MESITA PL	HOLLENBECK ST	R - Residential/Local	8	2	O - AC/AC	827	30	24,810	70	61	39	0	7/3/2023
MONTEZ	5F7210	MONTEZUMA WY	VINE AVE	END OF STREET	R - Residential/Local	8	2	A - AC	226	30	6,780	70	23	55	22	7/3/2023
NADINE	8E9270	NADINE ST	NATALIE AVE	NANETTE AVE	R - Residential/Local	10	2	A - AC	815	32	26,080	70	28	22	50	7/12/2023
NEIL	3F3140	NEIL ST	ROWLAND AVE	END OF STREET	R - Residential/Local	3	2	O - AC/AC	556	30	16,680	70	52	48	0	7/26/2023
PADRE	3C1700	PADRE DR	ORANGE AVE	LANG AVE	R - Residential/Local	1	2	A - AC	495	30	14,850	70	28	64	7	7/14/2023
PEGGY	10G415	PEGGY CT	PAULINE ST	END OF STREET	R - Residential/Local	11	2	A - AC	416	28	11,648	70	30	37	34	7/14/2023
PENNY	10G455	PENNY ST	PRISCILLA DR	END OF STREET	R - Residential/Local	11	2	A - AC	775	28	21,700	70	47	30	23	7/14/2023
PETUNI	10G427	PETUNIA ST	PRISCILLA DR	PAULA ST	R - Residential/Local	11	2	A - AC	659	28	18,452	70	0	73	27	7/14/2023
PIONEE	3E3080	PIONEER DR	LEAF AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	473	38	17,974	70	59	41	0	8/3/2023
SUNKIS	3B1132	SUNKIST AVE	NORTH GARVEY AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	1,120	35	39,200	70	40	58	2	7/14/2023
SUNSET	4G4960	SUNSET HILL DR	EMERALD AVE	END OF STREET	R - Residential/Local	9	2	A - AC	437	38	16,606	70	0	100	0	8/8/2023
WALNUT	4E4122	WALNUT CREEK PKWY	CHERRYWOOD ST	AZUSA AVE	R - Residential/Local	7	2	A - AC	1,184	38	44,992	70	65	35	0	7/13/2023
YARNEL	5A5340	YARNELL ST	MEEKER AVE	SUNKIST AVE	R - Residential/Local	4	2	O - AC/AC	545	38	20,710	70	56	44	0	6/27/2023
ASTELL	4E4165	ASTELL AVE	S. GARVEY AVE	DALEWOOD ST.	R - Residential/Local	6	2	A - AC	455	38	17,290	71	30	68	2	7/12/2023
CARLTO	2D1940	CARLTON AVE	CARVOL AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	245	30	7,350	71	28	69	3	7/26/2023
CHARLI	5G7480	CHARLINDA ST	BARRANCA ST	LA SERENA DR	R - Residential/Local	9	2	A - AC	480	28	13,440	71	88	12	0	8/8/2023
COUNTR	6F8686	COUNTRYWOOD LN	SANDY HILL DR	HIDDEN VALLEY DR	R - Residential/Local	10	2	A - AC	1,680	28	47,040	71	0	39	61	7/21/2023
DANIEL	5F7290	DANIELS AVE	HILLWARD AVE	HOLLENBECK ST	R - Residential/Local	8	2	O - AC/AC	1,140	30	34,200	71	56	44	0	7/3/2023
ECKERM	2E2640	ECKERMAN AVE	HOMEREST AVE	EILEEN AVE	R - Residential/Local	2	2	O - AC/AC	300	38	11,400	71	60	40	0	7/14/2023
FERNTO	11H527	FERNTOWER AVE	HOLLINGWORTH ST	MORGANFIELD AVE	R - Residential/Local	12	2	A - AC	1,692	36	60,912	71	59	41	0	7/13/2023
FLEMIN	10H483	FLEMINGTON DR	MILLRIDGE DR	GAUNTLET DR	R - Residential/Local	12	2	O - AC/AC	936	36	33,696	71	28	72	0	7/13/2023
GREENL	10F283	GREENLEAF CT	GEMINI ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	202	28	5,656	71	0	71	29	7/19/2023
HALSEY	6H8680	HALSEY CT	HOLIDAY DR	END OF STREET	R - Residential/Local	10	2	A - AC	180	28	5,040	71	0	100	0	7/20/2023
HAMPTO	6H8660	HAMPTON DR	HOLIDAY DR	END OF STREET	R - Residential/Local	10	2	A - AC	420	28	11,760	71	0	100	0	7/20/2023
HARVES	7D8980	HARVEST MOON ST	E. END OF STREET	W. END OF STREET	R - Residential/Local	7	2	O - AC/AC	520	28	14,560	71	0	61	39	8/10/2023
HEATH	6F8660	HEATH TERRACE	GLENN ALAN AVE	DONNA BETH AVE	R - Residential/Local	10	2	A - AC	350	30	10,500	71	20	80	0	6/30/2023
HOMERE	3E2900	HOMEREST AVE	SHAMWOOD ST	IDAHOME ST	R - Residential/Local	2	2	A - AC	287	28	8,036	71	42	58	0	6/27/2023
JENNIF	92A9030	JENNIFER PL	PASS AND COVINA RD	END OF STREET	R - Residential/Local	7	2	A - AC	193	30	5,790	71	6	94	0	8/9/2023
KATHLE	10E267	KATHLEEN CT	KIMBERLY DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	717	28	20,076	71	0	56	44	7/19/2023
LYALL	3D2300	LYALL AVE	VERNESS ST	MARBURY ST	R - Residential/Local	2	2	O - AC/AC	740	30	22,200	71	43	57	0	8/7/2023
MAUREE	8F9290	MAUREEN ST	MANU LN	MAGDELINA DR	R - Residential/Local	10	2	A - AC	1,313	36	47,268	71	0	48	52	7/14/2023
MICHEL	6D8290	MICHELLE ST	LARK ELLEN AVE	PRIMEAUX AVE	R - Residential/Local	6	2	A - AC	1,080	26	28,080	71	67	33	0	6/26/2023
NORA	2C1340	NORA AVE	ROWLAND AVE	PUENTE AVE	R - Residential/Local	1	2	O - AC/AC	1,170	38	44,460	71	47	43	10	6/29/2023
OAKGRE	7E9190	OAKGREEN AVE	HARVEST MOON ST	MAPLEGROVE ST	R - Residential/Local	7	2	O - AC/AC	772	28	21,616	71	69	31	0	7/19/2023
PIONEE	3E3070	PIONEER DR	LARK ELLEN AVE	BUTTERFIELD RD	R - Residential/Local	2	2	O - AC/AC	827	38	31,426	71	21	31	48	7/14/2023
QUINNE	11H525	QUINNELL DR	LEVELGLEN DR	FERNTOWER AVE	R - Residential/Local	12	2	O - AC/AC	706	36	25,416	71	16	84	0	7/13/2023
ROBIN	4E4490	ROBIN RD	NORMA AVE	END OF STREET	R - Residential/Local	7	2	A - AC	560	30	16,800	71	52	48	0	8/7/2023
STAGEC	4I3001	STAGECOACH CIR	SOUTH GARVEY AVE	END OF STREET	R - Residential/Local	9	2	A - AC	162	28	4,536	71	0	86	14	8/8/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (0-100)

ALISAL	3C1660	ALISAL ST	ORANGE ST	FRUJO AVE	R - Residential/Local	1	2	A - AC	574	30	17,220	72	70	30	0	6/29/2023
BERNAD	10G460	BERNADETTE ST	AMANDA ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	774	36	27,864	72	16	68	17	7/13/2023
CARVOL	3D2400	CAROLINE ST	VERNESS ST	MARBURY ST	R - Residential/Local	2	2	O - AC/AC	735	30	22,050	72	43	57	0	7/21/2023
CHASE	7D8970	CHASE WAY	WEST END OF STREET	EAST END OF STREET	R - Residential/Local	7	2	O - AC/AC	386	28	10,808	72	0	64	36	8/10/2023
CINDY	9F9425	CINDY ST	CECELIA ST	CARMEN ST	R - Residential/Local	11	2	A - AC	662	36	23,832	72	30	53	17	7/12/2023
DANCOV	4F4660	DANCOVE DR	CORTEZ ST	RIO VERDE DR	R - Residential/Local	8	2	A - AC	1,070	38	40,660	72	26	74	0	6/27/2023
DOUBLE	6B7750	DOUBLEGROVE ST	ST. MALO ST	CITY BOUNDARY	R - Residential/Local	5	2	O - AC/AC	185	28	5,180	72	21	79	0	7/5/2023
EILEEN	2E2650	EILEEN AVE	PUENTE AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	698	38	26,524	72	1	66	33	8/3/2023
ERIN	9F9465	ERIN CT	EVANGELINA ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	105	77	8,085	72	0	69	31	7/12/2023
EVANGE	9F9460	EVANGELINA ST	ELENIA ST	WOODGATE DR	R - Residential/Local	11	2	O - AC/AC	1,204	36	43,344	72	0	58	42	7/12/2023
EVERGR	5F7190	EVERGREEN AVE	SHASTA ST	CITRUS AVE	R - Residential/Local	8	2	O - AC/AC	2,450	30	73,500	72	55	44	1	6/27/2023
FARVIE	5G7560	FAR VIEW LN	SPRING MEADOW DR	END OF STREET	R - Residential/Local	10	2	O - AC/AC	930	15	13,950	72	17	83	0	7/26/2023
FENMEA	11G499	FENMEAD ST	EASTNOR AVE	END OF STREET	R - Residential/Local	12	2	O - AC/AC	659	30	19,770	72	48	52	0	7/20/2023
FLEET	3E2810	FLEETWELL AVE	MARDINA ST	WORKMAN AVE	R - Residential/Local	2	2	A - AC	960	28	26,880	72	38	62	0	6/27/2023
FLOREN	6C8150	FLORENCE AVE	SILVER BIRCH PL	END OF STREET	R - Residential/Local	6	2	O - AC/AC	270	30	8,100	72	37	63	0	6/29/2023
GARDEN	4D4050	GARDEN GLEN ST	STUART AVE	DALEWOOD ST	R - Residential/Local	6	2	A - AC	720	38	27,360	72	49	49	2	7/12/2023
GLENHU	9F9403	GLENHURST PL	GREENLEAF DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	1,110	36	39,960	72	0	66	34	7/12/2023
GRETTA	4D3940	GRETTA AVE	SERVICE AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	292	30	8,760	72	23	77	0	6/28/2023
GROVEC	2D2120	GROVECENTER ST	VINCENT AVE	CARVOL AVE	R - Residential/Local	2	2	O - AC/AC	1,550	30	46,500	72	37	63	0	6/29/2023
HILLSB	9F9405	HILLSBOROUGH PL	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	A - AC	496	28	13,888	72	0	67	33	7/12/2023
HOMERE	3E2950	HOMEREST AVE	MARBURY ST	ROWLAND AVE	R - Residential/Local	2	2	O - AC/AC	310	38	11,780	72	51	49	0	6/27/2023
JESSIC	10E250	JESSICA CT	JACQUELINE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	395	29	11,455	72	0	57	43	7/19/2023
JUNE	10E270	JUNE CT	JACQUELINE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	442	29	12,818	72	0	58	42	7/19/2023
LASENA	2B1010	LA SENA AVE	SWANEE LN	PUENTE AVE	R - Residential/Local	1	2	A - AC	1,162	30	34,860	72	11	89	0	7/3/2023
LANESB	12H575	LANESBORO DR	MORGANFIELD AVE	POINT CEDAR DR	R - Residential/Local	12	2	A - AC	942	28	26,376	72	21	76	3	7/13/2023
LANG	3C1650	LANG AVE	THELBORN ST	HOWELLHURST DR	R - Residential/Local	1	2	A - AC	636	30	19,080	72	31	68	1	7/14/2023
LIGHTH	5C5940	LIGHTHALL ST	SHADYDALE AVE	END OF STREET	R - Residential/Local	5	2	O - AC/AC	408	30	12,240	72	61	39	0	6/28/2023
LUFKIN	5A5240	LUFKIN ST	TAMAR DR	RAMA DR	R - Residential/Local	4	2	A - AC	467	28	14,560	72	48	44	9	6/30/2023
LYALL	3D2470	LYALL AVE	ROWLAND AVE	PUENTE AVE	R - Residential/Local	2	2	A - AC	1,300	38	49,400	72	37	63	0	7/26/2023
MANU	9F9355	MANU LN	AMAR RD	MAUREEN ST	R - Residential/Local	10	2	A - AC	157	36	5,652	72	0	28	72	7/14/2023
MAPLEW	3D2260	MAPLEWOOD AVE	NORTH GARVEY AVE	WORKMAN AVE	R - Residential/Local	2	2	A - AC	843	34	28,662	72	28	72	0	7/21/2023
MARIA	8G9287	MARIA CT	MAUREEN ST	END OF STREET	R - Residential/Local	10	2	A - AC	556	33	18,348	72	0	46	54	7/14/2023
MEADOW	7D8960	MEADOWSIDE ST	VANDERWELL AVE	BAUER DR	R - Residential/Local	7	2	A - AC	303	28	8,484	72	0	37	63	8/10/2023
PARKSI	7E7132	PARKSIDE DR	EVENINGSIDE DR	END OF STREET	R - Residential/Local	2	2	O - AC/AC	254	32	8,128	72	18	68	14	7/19/2023
SHASTA	5F7400	SHASTA ST	VINE AVE	ALASKA ST	R - Residential/Local	8	2	A - AC	910	38	34,580	72	66	34	0	6/30/2023
SPRING	5G7570	SPRING MEADOW DR	FAR VIEW LN	LARK HILL DR	R - Residential/Local	10	2	O - AC/AC	760	20	15,200	72	0	100	0	7/26/2023
TAYLOR	3C1790	TAYLOR CT	ROWLAND AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	163	26	4,238	72	0	31	69	8/11/2023
THELBO	3C1690	THELBORN ST	ORANGE AVE	CONLON AVE	R - Residential/Local	1	2	A - AC	791	30	23,730	72	35	65	0	7/14/2023
THELBO	3E3100	THELBORN ST	LARK ELLEN AVE	HOMEREST AVE	R - Residential/Local	2	2	A - AC	1,264	38	48,032	72	41	59	0	6/27/2023
VALLEY	11G485	VALLEY VIEW AVE	NOGALES ST	CITY BOUNDARY	R - Residential/Local	12	2	A - AC	1,292	36	46,512	72	52	48	0	7/20/2023
WALNUT	2C1291	WALNUTHAVEN DR	PUENTE AVE	CITY BOUNDARY	R - Residential/Local	1	2	O - AC/AC	750	38	28,500	72	65	35	0	7/14/2023
WALNUT	3C1800	WALNUTHAVEN DR	NORTH GARVEY AVE	WORKMAN AVE	R - Residential/Local	1	2	O - AC/AC	994	34	33,796	72	23	65	12	7/13/2023
WESTRI	6F8545	WESTRIDGE RD	HILLSIDE DR	END OF STREET	R - Residential/Local	10	2	A - AC	1,526	30	45,780	72	0	97	3	7/20/2023
WINSTO	4E4550	WINSTON AVE	STUART AVE	NORMA AVE	R - Residential/Local	8	2	O - AC/AC	342	30	10,260	72	38	62	0	7/20/2023
WREDE	5H7700	WREDE WAY	CORTEZ ST	END OF STREET	R - Residential/Local	9	2	O - AC/AC	747	28	20,916	72	41	59	0	7/26/2023
YALET0	2C1370	YALETON AVE	PUENTE AVE	ELGENIA AVE	R - Residential/Local	1	2	O - AC/AC	1,175	38	44,650	72	73	24	2	6/29/2023
ACACIA	4G5040	ACACIA ST	CORTEZ ST	END OF STREET	R - Residential/Local	8	2	O - AC/AC	234	28	6,552	73	0	100	0	6/27/2023
ARDILL	3B1090	ARDILLA AVE	HAVENBROOK ST	MACDEVITT ST	R - Residential/Local	1	2	A - AC	635	36	24,130	73	0	19	81	7/5/2023
ASTELL	2D2030	ASTELL AVE	GROVECENTER ST	ELGENIA AVE	R - Residential/Local	2	2	A - AC	280	38	10,640	73	6	94	0	6/29/2023
BROADM	3C1810	BROADMOOR AVE	WORKMAN AVE	END OF STREET	R - Residential/Local	1	2	A - AC	627	30	18,810	73	66	34	0	7/14/2023
BROADM	6B7940	BROADMOOR AVE	FRANCISQUITO AVE	REXWOOD ST	R - Residential/Local	5	2	O - AC/AC	2,110	38	80,180	73	62	31	7	6/28/2023
CARVOL	2D2070	CAROLINE ST	PUENTE AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	1,240	38	47,120	73	15	85	0	6/29/2023
CASALI	6F8785	CASA LINDA DR	HOLLENCREST DR	HIDDEN VALLEY DR	R - Residential/Local	10	2	A - AC	260	30	7,800	73	71	29	0	7/21/2023
CRAIGL	3H3292	CRAIGLEE CIR	MIRIAM DR	END OF STREET	R - Residential/Local	3	2	O - AC/AC	115	30	3,450	73	50	50	0	8/8/2023
DURNES	5B5630	DURNES ST	SUNSET AVE	CALIFORNIA AVE	R - Residential/Local	5	2	A - AC	1,855	38	70,490	73	73	27	0	6/26/2023
EVELYN	9F9424	EVELYN AVE	EVANGELINA AVE	END OF STREET	R - Residential/Local	11	2	O - AC/AC	505	28	14,140	73	0	48	52	7/12/2023
GREENV	5D6335	GREENVILLE DR	NEFF AVE	GRETTA AVE	R - Residential/Local	6	2	A - AC	294	28	8,232	73	47	53	0	6/28/2023
HOLLY	4E4210	HOLLY OAK PL	HOLLY OAK DR	END OF STREET	R - Residential/Local	7	2	A - AC	240	30	7,200	73	58	42	0	7/13/2023
LAKEMO	9F9400	LAKEMOOR PL	GREENLEAF DR	END OF STREET	R - Residential/Local	11	2	A - AC	325	28	9,100	73	0	53	47	7/12/2023
LOSCER	5H7733	LOS CERILLOS DR	3156 LOS CERILLOS DR	END OF STREET	R - Residential/Local	10	2	A - AC	527	28	14,756	73	0	77	23	7/26/2023
LOUISA	2D2000	LOUISA AVE	VINCENT AVE	CARVOL AVE	R - Residential/Local	2	2	A - AC	1,582	30	47,460	73	61	39	0	6/29/2023
MANDER	11H546	MANDERLY ST	VALLEY VIEW AVE	MERRYGROVE ST	R - Residential/Local	12	2	A - AC	469	28	13,132	73	0	100	0	7/13/2023
MARCEL	8G9285	MARCELLA AVE	MIRANDA AVE	MAUREEN ST	R - Residential/Local	10	2	O - AC/AC	906	37	33,522	73	0	57	43	7/14/2023
MEADOW	3F3180	MEADOW RD	NORTH GARVEY AVE	MARDINA ST	R - Residential/Local	3	2	O - AC/AC	300	38	11,400	73	0	100	0	7/19/2023
MICHEL	6D8242	MICHELLE ST	NEFF AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	460	28	12,880	73	39	61	0	6/26/2023
MULLEN	6C8120	MULLENDER AVE	MERCED AVE	FRANCISQUITO AVE	R - Residential/Local	6	2	A - AC	1,287	36	46,332	73	38	62	0	6/30/2023
NORMA	4F4570	NORMA AVE	WINSTON AVE	JUNIPER ST	R - Residential/Local	8	2	O - AC/AC	470	30	14,100	73	48	52	0	7/20/2023
PAULIN	10G417	PAULINE ST	PRISCILLA DR	PAULA ST	R - Residential/Local	11	2	A - AC	526	28	14,728	73	0	83	17	7/14/2023
QUINNE	11H520	QUINNELL DR	NEARPOINT DR	FORECASTLE AVE	R - Residential/Local	12	2	A - AC	333	28	9,324	73	0	94	6	7/13/2023
STUART	4E4500	STUART AVE	AZUSA AVE	JUNIPER ST	R - Residential/Local	8	2	O - AC/AC	720	30	21,600	73	41	59	0	7/20/2023
SUNKIS	3B1140	SUNKIST PL	END OF STREET	END OF STREET	R - Residential/Local	1	2	A - AC	300	25	7,500	73	59	41	0	7/14/2023
SWANEE	3C1280	SWANEE AVE	CHALBURN AVE	ORANGE AVE	R - Residential/Local	1	2	O - AC/AC	247	38	9,386	73	54	46	0	7/3/2023
TERESA	3D2520	TERESA ST	HARTLEY ST	VINCENT AVE	R - Residential/Local	1	2	O - AC/AC	1,070	30	32,100	73	46	38	17	7/13/2023
TONI	4H5160	TONI DR	GRAND AVE	END OF STREET	R - Residential/Local	9	2	A - AC	176	28	4,928	73	35	65	0	7/26/2023
Vine	4760	VINE AVE	CALIFORNIA AVE	EVANWOOD AVE	R - Residential/Local	5	2	O - AC/AC	820	37	30,340	73	67	33	0	6/28/2023
WESTPO	9E9317	WESTPORT ST	AMAR RD	GREENLEAF DR	R - Residential/Local	11	2	A - AC	125	36	4,500	73	0	87	13	7/12/2023
ALWOOD	6B7760	ALWOOD ST	ST. MALO ST	END OF STREET	R - Residential/Local	5	2	O - AC/AC	227	28	6,356	74	20	80	0	7/5/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (0-100)

ASHWOO	4D4070	ASHWOOD ST	BANDY AVE	WALNUT CREEK PKWY	R - Residential/Local	6	2	O - AC/AC	802	30	24,060	74	51	49	0	7/12/2023
BUTTER	2E2700	BUTTERFIELD RD	PUENTE AVE	END OF STREET	R - Residential/Local	2	2	A - AC	586	30	17,580	74	15	85	0	8/3/2023
BUTTER	2E2720	BUTTERFIELD RD	PIONEER DR	PUENTE AVE	R - Residential/Local	2	2	O - AC/AC	962	38	36,556	74	40	31	29	7/14/2023
CAJON	5E6740	CAJON AVE	GREENVILLE DR	END OF STREET	R - Residential/Local	8	2	O - AC/AC	210	28	5,880	74	69	31	0	6/26/2023
CRESC	6F8685	CRESCENT VIEW DR	SANDY HILLS DR	END OF STREET	R - Residential/Local	10	2	A - AC	590	26	15,340	74	0	100	0	7/21/2023
ECKERM	2E2740	ECKERMAN AVE	BUTTERFIELD RD	LEAF AVE	R - Residential/Local	2	2	O - AC/AC	306	38	11,628	74	41	47	12	7/14/2023
ECKERM	3E2980	ECKERMAN AVE	PHILLIPS AVE	END OF STREET	R - Residential/Local	3	2	O - AC/AC	446	38	16,948	74	54	46	0	7/26/2023
FLEETW	5E6840	FLEETWELL AVE	MOBECK ST	CHARLINDA ST	R - Residential/Local	7	2	O - AC/AC	329	37	12,173	74	75	25	0	6/28/2023
GAYBAR	4D3930	GAYBAR AVE	SERVICE AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	405	30	12,150	74	32	68	0	6/28/2023
HILLTO	10H477	HILLTONIA DR	WHITTINGHAM DR	FLEMINGTON DR	R - Residential/Local	12	2	O - AC/AC	1,360	36	48,960	74	46	54	0	7/13/2023
HILLTO	10H478	HILLTONIA DR	FLEMINGTON DR	END OF STREET	R - Residential/Local	12	2	O - AC/AC	110	38	4,180	74	31	69	0	7/13/2023
JULIE	10F315	JULIE CT	GEMINI ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	206	28	5,768	74	0	52	48	7/19/2023
JUNIP	4F4810	JUNIPER ST	NORMA AVE	STUART AVE	R - Residential/Local	8	2	O - AC/AC	400	30	12,000	74	38	62	0	7/20/2023
KENOAK	3B1220	KENOAK DR	ORANGE AVE	W. CITY BOUNDARY	R - Residential/Local	1	2	O - AC/AC	960	30	28,800	74	37	62	1	7/3/2023
LEAF	2E2690	LEAF AVE	PUENTE AVE	END OF STREET	R - Residential/Local	2	2	A - AC	584	38	22,192	74	50	42	8	8/3/2023
LOSCER	5H7730	LOS CERILLOS DR	LA SERENA DR	3156 LOS CERILLOS DR	R - Residential/Local	10	2	A - AC	442	28	12,376	74	0	100	0	7/26/2023
MANZAN	5F7420	MANZANITA DR	VINE AVE	ALASKA ST	R - Residential/Local	8	2	O - AC/AC	556	38	21,128	74	31	52	18	7/3/2023
MAPLEW	2D1960	MAPLEWOOD AVE	ROWLAND AVE	ECKERMAN AVE	R - Residential/Local	2	2	A - AC	962	30	28,860	74	14	58	27	7/26/2023
MARANV	10G435	MARANVILLE CT	GEHRIG ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	174	28	4,872	74	0	64	36	7/19/2023
MCWOOD	6E8470	MCWOOD ST	GLENVIEW RD	FLEETWELL ST	R - Residential/Local	7	2	A - AC	826	38	31,388	74	78	22	0	6/30/2023
MORGAN	11H513	MORGANFIELD AVE	FORECASTLE AVE	HOLLINGWORTH ST	R - Residential/Local	12	2	A - AC	1,920	36	69,120	74	21	72	7	7/13/2023
NEARPO	11H523	NEARPOINT DR	HOLLINGWORTH ST	QUINNELL DR	R - Residential/Local	12	2	O - AC/AC	727	28	20,356	74	21	79	0	7/13/2023
PETRA	10G430	PETRA ST	PRISCILLA DR	END OF STREET	R - Residential/Local	11	2	A - AC	337	28	9,436	74	0	50	50	7/14/2023
PIONEER	3E2960	PIONEER DR	END OF STREET	PHILLIPS AVE	R - Residential/Local	3	2	O - AC/AC	476	30	14,280	74	38	49	13	7/26/2023
QUAILV	92A9032	QUAIL VALLEY LN	CAMERON AVE	END OF STREET	R - Residential/Local	9	2	A - AC	1,175	28	32,900	74	26	74	0	8/11/2023
RUBY	10F360	RUBY CT	RACHEL AVE	END OF STREET	R - Residential/Local	11	2	O - AC/AC	503	28	14,084	74	0	57	43	7/19/2023
SHADYD	2C1310	SHADYDALE AVE	PUENTE AVE	N. CITY BOUNDARY	R - Residential/Local	1	2	O - AC/AC	750	38	28,500	74	49	51	0	7/26/2023
STEPHA	10F337	STEPHANIE DR	TUESDAY DR	SHIRLEE ST	R - Residential/Local	11	2	A - AC	373	36	13,428	74	0	100	0	7/19/2023
THELBO	3D2240	THELBORN ST	VINCENT AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	580	30	17,400	74	35	65	0	8/7/2023
TOLAND	2D1920	TOLAND AVE	SWANEE LN	PUENTE AVE	R - Residential/Local	2	2	O - AC/AC	1,048	32	33,536	74	29	70	1	7/26/2023
VANHOR	4B3682	VAN HORN AVE	SHERWAY ST	END OF STREET	R - Residential/Local	4	2	O - AC/AC	443	34	15,062	74	46	54	0	6/27/2023
WOODGA	9F9458	WOODGATE DR	SHADOW OAK DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	1,025	36	36,900	74	0	63	37	8/10/2023
ACRIDG	4H5150	ACRIDGE DR	GRAND AVE	END OF STREET	R - Residential/Local	9	2	O - AC/AC	606	28	16,968	75	69	31	0	7/26/2023
AMANDA	10G440	AMANDA ST - AMANDA	SETOUS AVE	NOGALES ST	R - Residential/Local	12	2	O - AC/AC	919	36	33,084	75	40	60	0	7/20/2023
ASTELL	5E6990	ASTELL AVE	GREENVILLE DR	END OF STREET	R - Residential/Local	6	2	O - AC/AC	255	28	7,140	75	61	39	0	6/28/2023
BALI	11H545	BALI DR	POINT CEDAR DR	END OF STREET	R - Residential/Local	12	2	O - AC/AC	183	28	5,124	75	0	100	0	7/13/2023
BROADM	3C1830	BROADMOOR AVE	CARLTON AVE	ROWLAND AVE	R - Residential/Local	1	2	O - AC/AC	750	30	22,500	75	36	45	19	7/14/2023
CARMEN	9F9420	CARMEN ST	CECELIA ST	CINDY ST	R - Residential/Local	11	2	A - AC	331	36	11,916	75	34	53	13	7/12/2023
DANCOV	5F7080	DANCOVE DR	MONTEZUMA WY	MONTEZUMA WY	R - Residential/Local	10	2	A - AC	990	28	27,720	75	66	34	0	7/21/2023
DANES	2E2610	DANES DR	END OF STREET	PHILLIPS AVE	R - Residential/Local	3	2	O - AC/AC	446	38	16,948	75	34	65	1	7/26/2023
ELGENI	2D2050	ELGENIA AVE	VINCENT AVE	CARVOL AVE	R - Residential/Local	2	2	A - AC	1,534	30	46,020	75	12	72	16	6/29/2023
ELLEN	2D2150	ELLEN DR	CARLTON AVE	ECKERMAN AVE	R - Residential/Local	1	2	O - AC/AC	350	30	10,500	75	38	62	0	7/26/2023
FERNWO	4E4190	FERNWOOD ST	WALNUT CREEK PKWY	HOLLY OAK DR	R - Residential/Local	7	2	A - AC	910	30	27,300	75	54	46	0	7/13/2023
FLOREN	6C7970	FLORENCE AVE	HOLLY PL	WALNUT AVE	R - Residential/Local	6	2	O - AC/AC	1,283	38	48,754	75	36	64	0	6/26/2023
GREENB	9F9302	GREENBRIAR PLACE	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	A - AC	383	28	10,724	75	0	62	38	7/12/2023
GREENV	5D6230	GREENVILLE DR	PIMA AVE	LARK ELLEN AVE	R - Residential/Local	6	2	A - AC	1,135	38	43,130	75	32	63	4	6/28/2023
HARTLE	2D2160	HARTLEY ST	ROWLAND AVE	PUENTE AVE	R - Residential/Local	1	2	O - AC/AC	1,273	38	48,374	75	44	56	0	7/26/2023
HILLHA	3H3270	HILLHAVEN DR	MIRIAM DR	END OF STREET	R - Residential/Local	3	2	O - AC/AC	1,520	30	45,600	75	60	32	9	8/8/2023
HOMERE	2E2670	HOMEREST AVE	LOUISA AVE	END OF STREET	R - Residential/Local	2	2	A - AC	167	28	4,676	75	11	89	0	8/3/2023
JUSTIN	10E253	JUSTINE CT	JACQUELINE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	259	28	7,252	75	0	50	50	7/19/2023
LINDAV	5E6750	LINDA VISTA ST	AZUSA AVE	GLEN ALAN AVE	R - Residential/Local	8	2	O - AC/AC	1,120	38	42,560	75	21	78	1	6/26/2023
LISA	8F9305	LISA ST	NANETTE AVE	LAINIE ST	R - Residential/Local	10	2	O - AC/AC	297	36	10,692	75	35	65	0	7/12/2023
LORAIN	9F9368	LORAIN ST	LEANNA DR	END OF STREET	R - Residential/Local	10	2	O - AC/AC	570	33	18,810	75	0	90	10	7/12/2023
LUPIN	5F7220	LUPIN LN	EVERGREEN AVE	END OF STREET	R - Residential/Local	8	2	O - AC/AC	225	30	6,750	75	40	60	0	6/27/2023
LYDIA	8F9295	LYDIA ST	NANETTE AVE	LAINIE ST	R - Residential/Local	10	2	O - AC/AC	298	36	10,728	75	27	71	2	7/12/2023
MERRYG	11H547	MERRYGROVE ST	MANDERLY ST	MORGANFIELD AVE	R - Residential/Local	12	2	A - AC	986	28	27,608	75	0	96	4	7/13/2023
MOORLA	9F9410	MOORLAND PL	GREENLEAF DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	327	28	9,156	75	0	51	49	7/12/2023
PALM	3B1210	PALM DR	MORRIS AVE	ORANGE AVE	R - Residential/Local	1	2	O - AC/AC	810	30	24,300	75	54	36	10	7/3/2023
PHYLLI	10G420	PHYLLIS CT	PETUNIA ST	END OF STREET	R - Residential/Local	11	2	A - AC	331	28	9,268	75	0	50	50	7/14/2023
ROBERT	3C1570	ROBERTO AVE	NORTH GARVEY AVE	DENNIS PL	R - Residential/Local	1	2	O - AC/AC	581	30	17,430	75	36	56	8	7/21/2023
ROBIN	4E4440	ROBIN RD	STUART AVE	NORMA AVE	R - Residential/Local	7	2	A - AC	482	30	14,460	75	47	53	0	7/12/2023
SNYDER	4H5117	SNYDER PL	VIRGINIA AVE	END OF STREET	R - Residential/Local	9	2	A - AC	510	28	14,280	75	50	34	16	7/26/2023
STMALO	6B7742	ST. MALO ST	RUDYARD ST	ALWOOD ST	R - Residential/Local	5	2	O - AC/AC	581	34	19,754	75	19	81	0	7/5/2023
STUART	4E4185	STUART AVE	HOLLY OAK DR	AZUSA AVE	R - Residential/Local	7	2	A - AC	155	38	5,890	75	31	69	0	8/10/2023
SUNSET	4G4930	SUNSET HILL DR	VANDERHOOF DR	EMERALD AVE	R - Residential/Local	9	2	A - AC	618	28	17,304	75	56	44	0	8/8/2023
SUSANN	5D6390	SUSANNA AVE	BARBARA AVE	END OF STREET	R - Residential/Local	6	2	A - AC	230	30	6,900	75	55	45	0	6/29/2023
THOMAS	9F9452	THOMAS PL	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	790	29	22,910	75	0	47	53	7/12/2023
YARNEL	5A5345	YARNELL ST	WILLOW AVE	MEEKER AVE	R - Residential/Local	4	2	O - AC/AC	510	37	18,870	75	52	41	7	6/27/2023
ALTAMI	9F9313	ALTAMIRA DR	GREENLEAF DR	DAWN RIDGE PL	R - Residential/Local	11	2	O - AC/AC	1,106	36	39,816	76	0	88	12	7/12/2023
ASTELL	4E4170	ASTELL AVE	STUART AVE	WALNUT CREEK PKWY	R - Residential/Local	6	2	A - AC	662	38	25,156	76	13	63	24	7/12/2023
BERGLU	7D9020	BERGLUND DR	FORD DR	MEADOWSIDE ST	R - Residential/Local	7	2	A - AC	548	28	15,344	76	0	26	74	8/10/2023
BROOKT	7E7120	BROOKTREE CIRCLE	EVENINGSIDE DR	END OF STREET	R - Residential/Local	7	2	A - AC	395	32	12,640	76	18	82	0	7/19/2023
CABANA	6B7960	CABANA AVE	DELVALE ST	FRANCISQUITO AVE	R - Residential/Local	4	2	O - AC/AC	1,043	36	37,548	76	29	63	8	7/5/2023
CHAPMA	3D2450	CHAPMAN ST	GREENDALE ST	ROWLAND AVE	R - Residential/Local	1	2	A - AC	750	38	28,500	76	46	54	0	7/21/2023
CONLON	3C1510	CONLON AVE	WORKMAN AVE	ELDRD AVE	R - Residential/Local	1	2	O - AC/AC	1,975	30	59,250	76	65	35	0	7/14/2023
DEVERS	5B5590	DEVERS ST	SHADYDALE AVE	END OF STREET	R - Residential/Local	5	2	A - AC	408	30	12,240	76	10	36	55	6/28/2023
EDDES	5H7620	EDDES ST	LA SERENA DR	END OF STREET	R - Residential/Local	10	2	A - AC	474	30	14,220	76	65	35	0	7/26/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (0-100)

ERICA	9F9433	ERICA AVE	EVANGELINA AVE	END OF STREET	R - Residential/Local	11	2	A - AC	620	28	17,360	76	0	57	43	7/12/2023
FORECA	11H518	FORECASTLE AVE	HOLLINGWORTH ST	END OF STREET	R - Residential/Local	12	2	A - AC	858	28	24,024	76	0	100	0	7/13/2023
GLORIA	9F9385	GLORIA ST	GABRIELLA ST	END OF STREET	R - Residential/Local	11	2	A - AC	582	28	16,296	76	34	52	14	7/14/2023
GREENR	7F8620	GREEN RIDGE TERRACE	HILLSIDE DR	END OF STREET	R - Residential/Local	10	2	A - AC	476	28	13,328	76	0	98	2	7/21/2023
GREENL	9F9413	GREENLEAF DR	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	1,115	37	41,255	76	4	66	31	7/12/2023
GREENV	5F7110	GREENVILLE DR	HOLLENBECK ST	END OF STREET	R - Residential/Local	10	2	O - AC/AC	838	38	31,844	76	40	60	0	6/30/2023
GRETJA	6D8220	GRETJA AVE	CITY BOUNDARY (S/ MICHELLE ST)	END OF STREET	R - Residential/Local	6	2	O - AC/AC	373	32	11,936	76	60	40	0	6/26/2023
HEATHE	5F7230	HEATHER LN	EVERGREEN AVE	END OF STREET	R - Residential/Local	8	2	O - AC/AC	223	30	6,690	76	37	63	0	6/27/2023
HEMSTE	6H8610	HEMSTEAD CT	HOOPER DR	END OF STREET	R - Residential/Local	10	2	A - AC	210	30	6,300	76	49	44	7	7/20/2023
HERRIN	5D6120	HERRING AVE	GRETJA AVE	END OF STREET	R - Residential/Local	6	2	A - AC	1,095	38	41,610	76	0	100	0	6/29/2023
HIGHSP	6F8767	HIGHSPIRE DR	HOLLENCREST DR	ALPINE DR	R - Residential/Local	10	2	O - AC/AC	286	38	10,868	76	32	68	0	7/21/2023
JAMES	4E4300	JAMES AVE	LEAF AVE	CHERRYWOOD ST	R - Residential/Local	7	2	A - AC	290	30	8,700	76	32	43	24	8/7/2023
LASENA	2B1020	LA SENA AVE	PUEBLO AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	1,250	19	23,750	76	41	59	0	7/3/2023
LASENA	3B1080	LA SENA AVE	PACIFIC LN	WORKMAN AVE	R - Residential/Local	1	2	A - AC	680	28	19,040	76	52	28	20	7/3/2023
LOLITA	5F7325	LOLITA ST	CAMERON AVE	DEL CERRO AVE	R - Residential/Local	8	2	A - AC	250	38	9,500	76	0	100	0	6/30/2023
MAPLEG	7E9100	MAPLEGROVE ST	CAMPER DR	END OF STREET	R - Residential/Local	7	2	O - AC/AC	556	26	14,456	76	40	60	0	8/9/2023
MARBUR	3D2420	MARBURY ST	CHAPMAN ST	VINCENT AVE	R - Residential/Local	1	2	A - AC	433	30	12,990	76	55	45	0	7/14/2023
MARDIN	3D2550	MARDINA ST	MAPLEWOOD AVE	END OF STREET	R - Residential/Local	2	2	A - AC	438	30	13,140	76	48	52	0	7/21/2023
OUTLOO	6G8565	OUTLOOK LN	HILLSIDE DR	END OF STREET	R - Residential/Local	10	2	A - AC	261	28	7,308	76	0	96	4	7/21/2023
PADRE	3C1701	PADRE DR	PADRE DR	END OF STREET	R - Residential/Local	1	2	A - AC	75	40	3,000	76	14	86	0	7/14/2023
PANORA	6G8540	PANORAMA CT	FOOTHILL DR	END OF STREET	R - Residential/Local	10	2	A - AC	520	28	14,560	76	0	100	0	7/21/2023
PEPPER	7E7100	PEPPERTREE CR	EVENINGSIDE DR	W END OF STREET	R - Residential/Local	7	2	O - AC/AC	330	32	10,560	76	17	72	11	7/19/2023
PORTNE	5D6210	PORTNER ST	LARK ELLEN AVE	PIMA AVE	R - Residential/Local	6	2	O - AC/AC	1,145	28	32,060	76	55	45	0	6/28/2023
RAMA	5A5420	RAMA DR	ALWOOD AVE	FRANCISQUITO AVE	R - Residential/Local	4	2	O - AC/AC	865	33	28,545	76	59	41	0	6/30/2023
SHADYD	3C1750	SHADYDALE AVE	ROWLAND AVE	CARTON AVE	R - Residential/Local	1	2	O - AC/AC	754	30	22,620	76	37	63	0	7/14/2023
STONEH	9F9401	STONEHAVEN PL	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	364	28	10,192	76	22	45	33	7/12/2023
TONI	4H5120	TONI DR	CHARVARS AVE	END OF STREET	R - Residential/Local	9	2	A - AC	167	28	4,676	76	0	100	0	7/26/2023
WALNUT	4E4540	WALNUT CREEK CT	WALNUT CREEK PKWY	END OF STREET	R - Residential/Local	8	2	O - AC/AC	474	28	13,272	76	51	49	0	7/13/2023
WALNUT	4E4121	WALNUT CREEK PKWY	LEAF AVE	END OF STREET	R - Residential/Local	7	2	A - AC	345	28	9,660	76	5	95	0	7/13/2023
BANDY	4D4110	BANDY ST	DALEWOOD ST	WALNUT CREEK PKWY	R - Residential/Local	6	2	O - AC/AC	1,628	38	61,864	77	19	81	0	7/12/2023
BAUER	7D8990	BAUER DR	MEADOWSIDE ST	FORD DR	R - Residential/Local	7	2	A - AC	265	28	7,420	77	0	36	64	8/10/2023
BRENTW	7E9092	BRENTWOOD DR	AMAR RD	ALLEY WY	R - Residential/Local	7	2	A - AC	576	36	20,736	77	28	49	23	7/19/2023
BROOKT	7E7122	BROOKTREE CIRCLE	EVENINGSIDE DR	END OF STREET	R - Residential/Local	7	2	A - AC	345	32	11,040	77	9	60	31	7/19/2023
BURWOO	3D2310	BURWOOD AVE	WORKMAN AVE	END OF STREET	R - Residential/Local	2	2	A - AC	273	28	7,644	77	15	85	0	8/7/2023
DAWNRI	9E9345	DAWN RIDGE PL	ALTAMIRA DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	332	28	9,296	77	0	98	2	7/12/2023
DELORE	9F9440	DELORES ST	DEE LN	ELENA AVE	R - Residential/Local	11	2	O - AC/AC	817	36	29,412	77	0	82	18	7/12/2023
DOUBLE	5A5350	DOUBLEGROVE ST	ORANGE AVE	SANDIA AVE	R - Residential/Local	4	2	A - AC	294	34	9,996	77	29	71	0	6/30/2023
FAIRWA	3H3300	FAIRWAY LN	GRAND AVE	NORTH GARVEY AVE	R - Residential/Local	3	2	O - AC/AC	657	36	23,652	77	11	27	62	8/8/2023
FOXDAL	2C1420	FOXDALE AVE	ROWLAND AVE	PUEBLO AVE	R - Residential/Local	1	2	O - AC/AC	1,235	38	46,930	77	13	63	24	6/29/2023
HOMERE	2E2770	HOMEREST AVE	PIONEER DR	ECKERMAN AVE	R - Residential/Local	2	2	O - AC/AC	600	38	22,800	77	0	34	66	7/14/2023
HOOPER	6H8850	HOOPER DR	HILLSIDE DR	EAST HILLS DR	R - Residential/Local	10	2	A - AC	2,025	30	60,750	77	57	43	0	7/20/2023
IDAHOH	3F3225	IDAHOME ST	HOLLENBECK ST	SHAMWOOD ST	R - Residential/Local	3	2	O - AC/AC	500	38	19,000	77	43	57	0	7/19/2023
LACUTA	4E4400	LA CUTA CIRCLE	CORTEZ ST	END OF STREET	R - Residential/Local	8	2	O - AC/AC	302	30	9,060	77	40	60	0	6/27/2023
MAGNOL	5G7522	MAGNOLIA AVE	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	A - AC	192	28	5,376	77	69	31	0	7/3/2023
MONTEZ	4F4690	MONTEZUMA WY	CORTEZ ST	LARKWOOD ST	R - Residential/Local	8	2	A - AC	444	28	12,432	77	24	76	0	6/27/2023
MONTEZ	5F7245	MONTEZUMA WY	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	A - AC	200	30	6,000	77	60	37	3	7/3/2023
MORADA	3D2540	MORADA AVE	WORKMAN AVE	NORTH GARVEY AVE	R - Residential/Local	1	2	O - AC/AC	980	38	37,240	77	41	48	11	7/14/2023
MITRIC	7F8650	MT TRICIA AVE	HILLSIDE DR	END OF STREET	R - Residential/Local	10	2	A - AC	677	28	18,956	77	0	77	23	7/21/2023
PHILLI	3F3130	PHILLIPS AVE	ROWLAND AVE	END OF STREET	R - Residential/Local	3	2	O - AC/AC	461	30	13,830	77	45	52	3	7/26/2023
PROMON	6G8830	PROMONTORY PL	HILLSIDE DR	END OF STREET	R - Residential/Local	10	2	A - AC	1,215	30	36,450	77	42	56	2	7/21/2023
PROSPE	5H7623	PROSPERO DR	CAMERON AVE	END OF STREET	R - Residential/Local	9	2	O - AC/AC	846	28	23,688	77	45	53	2	7/26/2023
SHAMWO	3D2220	SHAMWOOD ST	TOLAND AVE	MARDINA ST	R - Residential/Local	2	2	A - AC	1,145	30	34,350	77	45	55	0	7/14/2023
SHAMWO	3F3150	SHAMWOOD ST	BAYMAR AVE	IDAHOME ST	R - Residential/Local	3	2	O - AC/AC	852	30	25,560	77	47	53	0	7/19/2023
SPRING	5G7573	SPRING MEADOW DR	LARK HILL DR	END OF STREET	R - Residential/Local	10	2	O - AC/AC	625	25	15,625	77	0	100	0	7/26/2023
STUART	4E4182	STUART AVE	CHERRYWOOD ST	HOLLY OAK DR	R - Residential/Local	7	2	A - AC	1,065	38	40,475	77	42	56	2	8/9/2023
SUMMER	7D9070	SUMMER PL	MEADOWSIDE ST	END OF STREET	R - Residential/Local	7	2	A - AC	230	28	6,440	77	12	67	21	8/10/2023
TURNER	4E4340	TURNER AVE	STUART AVE	END OF STREET	R - Residential/Local	7	2	A - AC	1,010	30	30,300	77	57	43	0	7/12/2023
WILLOW	3B1120	WILLOW LN	WILLOW AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	835	26	21,710	77	45	32	24	7/3/2023
YALETO	3C1540	YALETON AVE	WORKMAN AVE	DEL NORTE AVE	R - Residential/Local	1	2	A - AC	536	28	15,008	77	55	42	3	6/29/2023
BAYMAR	4F4750	BAYMAR ST	WALNUT CREEK PKWY	S GARVEY AVE	R - Residential/Local	8	2	O - AC/AC	1,150	38	43,700	78	19	81	0	7/20/2023
BETSY	9F9447	BETSY ST	ADRIENNE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	393	28	11,004	78	0	76	24	7/14/2023
CABANA	6A3330	CABANA AVE	FAIRGROVE AVE	JOYCEDALE ST	R - Residential/Local	4	2	O - AC/AC	258	36	9,288	78	18	82	0	6/30/2023
CALVAD	4F4630	CALVADOS AVE	WALNUT CREEK PKWY	NORMA AVE	R - Residential/Local	8	2	O - AC/AC	305	38	11,590	78	51	46	3	7/13/2023
CAROLI	2F3110	CAROLINE ST	PUEBLO AVE	END OF STREET	R - Residential/Local	3	2	O - AC/AC	582	30	17,460	78	12	88	0	7/14/2023
DALEWO	4D4065	DALEWOOD ST	GARDEN GLEN ST	ASHDALE ST	R - Residential/Local	6	2	O - AC/AC	520	36	18,720	78	29	71	0	7/12/2023
DONNAB	5E6930	DONNA BETH AVE	VINE AVE	ALASKA ST	R - Residential/Local	8	2	O - AC/AC	573	30	17,190	78	21	59	21	6/26/2023
FAYE	9F9378	FAYE LN	FRANCESCA DR	FELICIA ST	R - Residential/Local	11	2	A - AC	124	28	3,472	78	36	64	0	7/14/2023
GEHRIG	10G380	GEHRIG ST	CHANCE ST	TINKER ST	R - Residential/Local	11	2	A - AC	638	36	22,968	78	31	39	30	7/19/2023
GEMINI	10E257	GEMINI ST	SHADOW OAK DR	GIANO AVE	R - Residential/Local	11	2	A - AC	1,816	36	65,376	78	0	47	53	7/19/2023
HILLWA	4F4840	HILLWARD ST	NORMA AVE	WALNUT CREEK PKWY	R - Residential/Local	8	2	O - AC/AC	692	30	20,760	78	18	78	4	7/13/2023
HOLLOW	3C1520	HOLLOW AVE	ROWLAND AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	742	30	22,380	78	51	49	0	7/14/2023
JAMES	4F4580	JAMES AVE	CALVADOS AVE	END OF STREET	R - Residential/Local	8	2	A - AC	585	30	17,550	78	6	94	0	7/20/2023
JAMES	4F4730	JAMES AVE	HOLLENBECK ST	END OF STREET	R - Residential/Local	8	2	O - AC/AC	267	30	8,010	78	0	75	25	8/10/2023
LEEWOO	4B3560	LEEWOOD ST	WALNUT CREEK PKWY	ORANGE AVE	R - Residential/Local	4	2	A - AC	428	28	11,984	78	45	55	0	7/5/2023
MEEKER	4B3510	MEEKER AVE	MERCED AVE	SUNKIST AVE	R - Residential/Local	4	2	O - AC/AC	812	34	27,608	78	53	47	0	6/27/2023
MICHEL	6F8710	MICHELLE ST	MERCED AVE	AZUSA AVE	R - Residential/Local	10	2	A - AC	1,870	38	71,060	78	33	67	0	6/30/2023
MORADA	3D2460	MORADA AVE	GREENDALE ST	ROWLAND AVE	R - Residential/Local	1	2	O - AC/AC	745	38	28,310	78	24	76	0	7/14/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (0-100)

MOSSBE	4B3641	MOSSBERG AVE	ORANGE AVE	END OF STREET	R - Residential/Local	4	2	O - AC/AC	170	28	4,760	78	0	100	0	7/5/2023
NEFF	5D6320	NEFF AVE	GREENVILLE DR	PORTNER ST	R - Residential/Local	6	2	O - AC/AC	635	36	22,860	78	22	78	0	6/28/2023
NORMA	4F4820	NORMA AVE	JUNIPER AVE	NORMA CT	R - Residential/Local	8	2	O - AC/AC	606	30	18,180	78	38	52	10	7/20/2023
PRISCI	10G433	PRISCILLA DR	SHAKESPEARE DR	PAULINE ST	R - Residential/Local	11	2	A - AC	1,301	33	42,933	78	18	41	40	7/14/2023
RANCHE	3C1480	RANCHERO ST	LA SENA AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	379	30	11,370	78	22	78	0	7/3/2023
ROBIND	5C5840	ROBINDALE ST	CALIFORNIA AVE	GLENSHAW DR	R - Residential/Local	5	2	O - AC/AC	516	30	15,480	78	31	69	0	6/28/2023
SUNSET	4E4350	SUNSET HILL DR	LARK ELLEN AVE	LEAF AVE	R - Residential/Local	7	2	A - AC	1,144	38	43,472	78	41	59	0	8/7/2023
VANDER	7D8950	VANDERWELL AVE	MEADOWSIDE ST	CITY BOUNDARY (MAPLEGROVE ST)	R - Residential/Local	7	2	O - AC/AC	675	36	24,300	78	0	57	43	8/10/2023
WINDSO	6B7890	WINDSOR ST	SUNSET AVE	BROADMOOR AVE	R - Residential/Local	5	2	O - AC/AC	766	38	29,108	78	39	61	0	6/27/2023
WOODGA	9E9223	WOODGATE DR	TORY ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	1,300	36	46,800	78	25	57	18	8/10/2023
YALETO	3C1550	YALETON AVE	NORTH GARVEY AVE	WORKMAN AVE	R - Residential/Local	1	2	A - AC	765	28	21,420	78	51	49	0	7/14/2023
ANDREA	10G410	ANDREA CT	ARLINE ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	240	29	6,960	79	8	50	41	7/14/2023
ASTELL	4E4160	ASTELL AVE	DALEWOOD ST	STUART AVE	R - Residential/Local	6	2	A - AC	697	38	26,486	79	13	86	1	7/12/2023
BAYMAR	3F3170	BAYMAR DR	NORTH GARVEY AVE	IDAHOME ST	R - Residential/Local	3	2	O - AC/AC	800	38	30,400	79	19	79	2	7/19/2023
BROMLE	3B1260	BROMLEY AVE	WILLOW AVE	PACIFIC AVE	R - Residential/Local	1	2	O - AC/AC	630	28	17,640	79	62	38	0	7/3/2023
CASAGR	6F8721	CASA GRANDE DR	SOUTH HILLS DR	HOLLENCREST DR	R - Residential/Local	10	2	A - AC	221	38	8,398	79	42	56	2	6/30/2023
CASTLE	7F8610	CASTLE ROCK CT	HILLSIDE DR	END OF STREET	R - Residential/Local	10	2	A - AC	400	28	11,200	79	0	87	13	7/20/2023
CHERRY	4E4240	CHERRYWOOD ST	WALNUT CREEK PKWY	HOLLY OAK DR	R - Residential/Local	7	2	A - AC	920	38	34,960	79	48	52	0	7/13/2023
CHERRY	4E4255	CHERRYWOOD ST	JAMES AVE	SOUTH GARVEY AVE (N)	R - Residential/Local	7	2	A - AC	145	38	5,510	79	26	74	0	8/7/2023
CHRIST	9F9423	CHRISTIE LN	WOODGATE DR	CARMEN ST	R - Residential/Local	11	2	A - AC	115	36	4,140	79	57	43	0	7/12/2023
DAWLEY	5D6275	DAWLEY AVE	LARKWOOD AVE	MOBECK ST	R - Residential/Local	6	2	A - AC	191	33	6,303	79	39	51	10	6/28/2023
ECLIPS	7D8920	ECLIPSE WY	LYNDA LN	JENNIFER PL	R - Residential/Local	7	2	A - AC	942	35	32,970	79	0	55	45	8/9/2023
ELGENI	2D2040	ELGIN AVE	ASTELL AVE	ASTELL AVE	R - Residential/Local	2	2	A - AC	480	38	18,240	79	8	92	0	6/29/2023
FLOREN	6C8000	FLORENCE AVE	MULLENDER AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	380	30	11,400	79	58	42	0	6/30/2023
GLENNA	5F7000	GLENN ALAN AVE	MERCED AVE	LINDA VISTA ST	R - Residential/Local	8	2	A - AC	600	38	22,800	79	20	80	0	6/26/2023
GROVEC	2D2020	GROVECENTER ST	CARVOL AVE	ASTELL AVE	R - Residential/Local	2	2	A - AC	450	38	17,100	79	2	76	22	6/29/2023
HOLLEN	6F8765	HOLLENCREST CIR	HOLLENCREST DR	END OF STREET	R - Residential/Local	10	2	A - AC	135	30	4,050	79	0	100	0	7/21/2023
HOLLY	4E4220	HOLLY OAK DR	TURNER AVE	CHERRYWOOD ST	R - Residential/Local	7	2	A - AC	1,140	38	43,320	79	21	79	0	7/12/2023
HOMERE	3E2890	HOMEREST AVE	MARDINA ST	SHAMWOOD ST	R - Residential/Local	2	2	A - AC	287	28	8,036	79	37	63	0	6/27/2023
HUNTER	6H8630	HUNTER PL	HIGHLIGHT DR	END OF STREET	R - Residential/Local	10	2	A - AC	160	30	4,800	79	0	100	0	7/20/2023
JENNIF	7D8925	JENNIFER PL	PASS AND COVINA RD	ECLIPSE WY	R - Residential/Local	7	2	A - AC	1,078	36	38,808	79	19	60	21	8/9/2023
LASERE	5G7470	LA SERENA DR	CHARLINDA ST	END OF STREET	R - Residential/Local	9	2	A - AC	480	28	13,440	79	46	54	0	8/8/2023
LELAND	4A3410	LELAND AVE	MERCED AVE	END OF STREET	R - Residential/Local	4	2	O - AC/AC	332	36	11,952	79	69	31	0	7/5/2023
MAGNOL	5G7520	MAGNOLIA AVE	CAMERON AVE	ALASKA STREET	R - Residential/Local	8	2	O - AC/AC	633	28	17,724	79	41	59	0	7/3/2023
MAPLEW	3D2270	MAPLEWOOD AVE	WORKMAN AVE	END OF STREET	R - Residential/Local	2	2	A - AC	273	26	7,098	79	0	100	0	8/7/2023
MARBUR	3E3030	MARBURY ST	LARK ELLEN AVE	HOMEREST AVE	R - Residential/Local	2	2	A - AC	1,262	38	47,956	79	25	75	0	6/27/2023
MICHEL	6C8170	MICHELLE ST	BUBBLINGWELL RD	WESTCOVE PL	R - Residential/Local	6	2	O - AC/AC	697	38	26,486	79	23	77	0	6/30/2023
MICHEL	6C8171	MICHELLE ST	MULLENDER AVE	WESTCOVE PL	R - Residential/Local	6	2	O - AC/AC	161	38	6,118	79	0	100	0	6/30/2023
MICHEL	6E8530	MICHELLE ST	AZUSA AVE	GLENVIEW RD	R - Residential/Local	7	2	O - AC/AC	1,123	36	40,428	79	17	69	15	6/30/2023
OAKKNO	4H5010	OAK KNOLL DR	HOLT AVE	END OF STREET	R - Residential/Local	9	2	A - AC	1,281	33	42,273	79	57	43	0	8/8/2023
OAKPAR	5C5700	OAK PARK PL	CALIFORNIA AVE	END OF STREET	R - Residential/Local	5	2	A - AC	687	30	20,610	79	24	76	0	6/26/2023
RIOVER	4E4390	RIO VERDE DR	TURNER AVE	LEAF AVE	R - Residential/Local	7	2	A - AC	840	30	25,200	79	32	68	0	7/13/2023
SANDIA	5A5360	SANDIA AVE	GLENMERE ST	DOUBLE GROVE ST.	R - Residential/Local	4	2	O - AC/AC	632	34	21,488	79	42	58	0	6/30/2023
SHAMWO	3F3240	SHAMWOOD ST	WEST END OF STREET	EAST END OF STREET	R - Residential/Local	3	2	O - AC/AC	600	30	18,000	79	5	95	0	8/3/2023
STMALO	4D4030	ST. MALO ST	SERVICE AVE	BLUE ASH RD	R - Residential/Local	5	2	O - AC/AC	1,436	30	43,080	79	57	43	0	6/26/2023
SWANEE	3D2500	SWANEE LN	CHAPMAN AVE	VINCENT AVE	R - Residential/Local	1	2	O - AC/AC	436	30	13,080	79	28	47	25	7/14/2023
TURNER	4E4270	TURNER AVE	SUNSET HILL DR	HOLLY OAK DR	R - Residential/Local	7	2	A - AC	395	36	14,220	79	17	83	0	7/13/2023
WALNUT	4B3481	WALNUT CREEK PKWY	SHERWAY ST	END OF STREET	R - Residential/Local	4	2	A - AC	1,265	34	43,010	79	44	56	0	7/5/2023
WOODGA	9E9320	WOODGATE DR	TEMPLE AVE	TORY ST	R - Residential/Local	11	2	O - AC/AC	1,373	36	49,428	79	5	66	29	8/10/2023
WORKMA	3B1275	WORKMAN AVE	MORRIS AVE	CHALBURN AVE	R - Residential/Local	1	2	A - AC	530	28	14,840	79	57	30	13	7/3/2023
YVONNE	10F310	YVONNE ST	VERONICA AVE	GIANO AVE	R - Residential/Local	11	2	O - AC/AC	745	36	26,820	79	0	67	33	7/19/2023
BLUE	5D6100	BLUE DR	BLUE DR	THACKERY ST	R - Residential/Local	6	2	O - AC/AC	275	30	8,250	80	37	63	0	6/28/2023
BUTTER	4E4320	BUTTERFIELD RD	NORMA AVE	END OF STREET	R - Residential/Local	7	2	A - AC	560	30	16,800	80	29	69	2	8/7/2023
CEDARB	4D4090	CEDARBROOK ST	ASHWOOD ST	PIMA AVE	R - Residential/Local	6	2	O - AC/AC	545	30	16,350	80	38	62	0	7/12/2023
CHALBU	3C1450	CHALBURN AVE	PACIFIC LN	WORKMAN AVE	R - Residential/Local	1	2	A - AC	675	28	18,900	80	61	35	4	7/3/2023
DOROTH	9F9467	DOROTHY ST	ELENA AVE	END OF STREET	R - Residential/Local	11	2	O - AC/AC	461	28	12,908	80	0	50	50	7/12/2023
ELENA	9F9443	ELENA AVE	DOROTHY ST	END OF STREET	R - Residential/Local	11	2	A - AC	510	36	18,360	80	0	64	36	7/12/2023
FIRCRO	5F7180	FIRCROFT ST	VINE AVE	ALASKA ST	R - Residential/Local	8	2	O - AC/AC	718	30	21,540	80	20	80	0	7/3/2023
GAIL	9G9468	GAIL CT	GABRIELLA ST	END OF STREET	R - Residential/Local	11	2	A - AC	264	28	7,392	80	0	73	27	7/14/2023
GAYBAR	5D6140	GAYBAR AVE	CAMERON AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	200	28	5,600	80	43	57	0	6/29/2023
GROVEC	3C1490	GROVECENTER ST	LA SENA AVE	ORANGE AVE	R - Residential/Local	1	2	O - AC/AC	637	30	19,110	80	14	84	2	7/3/2023
HIDDEN	6F8787	HIDDEN VALLEY DR	COUNTRYWOOD LN	END OF STREET	R - Residential/Local	10	2	A - AC	1,340	30	40,200	80	46	54	0	7/21/2023
HIGHLI	6H8620	HIGHLIGHT DR	HILLSIDE DR	END OF STREET	R - Residential/Local	10	2	A - AC	2,170	30	65,100	80	44	34	22	7/20/2023
HILLBO	5F7020	HILLBORN AVE	VINE AVE	LINDA VISTA ST	R - Residential/Local	8	2	O - AC/AC	465	30	13,950	80	59	41	0	6/26/2023
HOLIDA	6H8650	HOLIDAY DR	HILLSIDE DR	END OF STREET	R - Residential/Local	10	2	A - AC	1,960	28	54,880	80	54	46	0	7/20/2023
HYACIN	2E2710	HYACINTH AVE	PUENTE AVE	END OF STREET	R - Residential/Local	2	2	A - AC	570	30	17,100	80	0	97	3	8/3/2023
IDAHO	3F3230	IDAHOME ST	PHILLIPS AVE	END OF STREET	R - Residential/Local	3	2	O - AC/AC	436	30	13,080	80	6	94	0	8/3/2023
JACQUE	10E255	JACQUELINE DR	GEMINI ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	1,554	36	55,944	80	0	77	23	7/19/2023
JOYCED	6A3375	JOYCEDALE ST	EAST END OF STREET	WEST END OF STREET	R - Residential/Local	4	2	O - AC/AC	409	28	11,452	80	21	79	0	6/30/2023
LEAF	4E4290	LEAF AVE	STUART AVE	JAMES AVE	R - Residential/Local	7	2	A - AC	950	30	28,500	80	9	91	0	8/7/2023
LELAND	3B1155	LELAND AVE	PACIFIC AVE	WILLOW AVE	R - Residential/Local	1	2	A - AC	970	32	31,040	80	0	60	40	7/3/2023
LINDAV	5F7010	LINDA VISTA ST	HILLWARD AVE	HILLBORN AVE	R - Residential/Local	8	2	O - AC/AC	870	30	26,100	80	57	43	0	6/26/2023
MAPLEG	7E9102	MAPLEGROVE ST	OAKGREEN AVE	CAMPER DR	R - Residential/Local	7	2	O - AC/AC	315	30	9,450	80	17	75	8	8/9/2023
MARBUR	3E3020	MARBURY ST	HOMEREST AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	711	38	27,018	80	45	55	0	6/27/2023
MEADOW	7D8965	MEADOWSIDE ST	VANDERWELL AVE	VANDERWELL AVE	R - Residential/Local	7	2	A - AC	526	31	16,306	80	10	53	37	8/10/2023
MOCKIN	4F4610	MOCKINGBIRD LN	WALNUT CREEK PKWY	S GARVEY AVE	R - Residential/Local	8	2	O - AC/AC	863	30	25,890	80	23	75	2	7/13/2023
OSBORN	3D2480	OSBORN AVE	ROWLAND AVE	PUENTE AVE	R - Residential/Local	2	2	O - AC/AC	1,300	32	41,600	80	13	87	0	7/26/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (0-100)

PHILLI	3F3200	PHILLIPS AVE	SHAMWOOD ST	WORKMAN AVE	R - Residential/Local	3	2	A - AC	528	38	20,064	80	19	81	0	8/3/2023
RIODEO	6F8670	RIO DE ORO DR	DONNA BETH AVE	END OF STREET	R - Residential/Local	10	2	A - AC	760	26	19,760	80	65	35	0	6/30/2023
RODILE	5F7030	RODILEE AVE	VINE AVE	LINDA VISTA ST	R - Residential/Local	8	2	O - AC/AC	500	30	15,000	80	46	54	0	6/26/2023
SHASTA	5F7460	SHASTA ST	VINE AVE	END OF STREET	R - Residential/Local	10	2	O - AC/AC	600	30	18,000	80	64	36	0	6/30/2023
SHEFFI	6B7850	SHEFFIELD AVE	DELHAVEN AVE	BAINBRIDGE AVE	R - Residential/Local	5	2	A - AC	1,110	37	41,070	80	59	41	0	6/28/2023
VANDER	5D6150	VANDERWELL AVE	CAMERON AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	200	28	5,600	80	50	50	0	6/29/2023
VINE	5C4780	VINE AVE	CALIFORNIA AVE.	SANDY HOOK ST.	R - Residential/Local	5	2	A - AC	600	40	24,000	80	42	58	0	6/28/2023
YALETO	2C1380	YALETON AVE	PUEENTE AVE	ROWLAND AVE	R - Residential/Local	1	2	O - AC/AC	1,240	38	47,120	80	19	77	5	6/29/2023
YARNEL	5B5450	YARNELL ST	SHADYDALE AVE	SUNSET AVE	R - Residential/Local	5	2	O - AC/AC	473	38	17,974	80	3	97	0	6/30/2023
ARTURO	4F4862	ARTURO ST	CORTEZ ST	RIO VERDE DR	R - Residential/Local	8	2	A - AC	442	38	16,796	81	40	60	0	6/27/2023
AVINGT	4E4510	AVINGTON AVE	SERVICE AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	300	28	8,400	81	82	18	0	6/28/2023
BAINBR	6B7743	BAINBRIDGE AVE	ST. MALO ST	CALIFORNIA AVE	R - Residential/Local	5	2	O - AC/AC	380	30	11,400	81	25	75	0	7/5/2023
BROADM	5C5960	BROADMOOR AVE	DEVERS ST	VINE AVE	R - Residential/Local	5	2	O - AC/AC	720	30	21,600	81	23	77	0	6/28/2023
BRUCE	5C5990	BRUCE AVE	VINE AVE	ROBINDALE ST	R - Residential/Local	5	2	O - AC/AC	240	30	7,200	81	21	79	0	6/28/2023
CLYDEW	3B1240	CLYDEWOOD AVE	BROMLEY AVE	ARDILLA AVE	R - Residential/Local	1	2	O - AC/AC	630	38	23,940	81	40	60	0	7/3/2023
DEE	9F9437	DEE LN	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	A - AC	302	36	10,872	81	0	59	41	7/12/2023
DELCEER	5F7310	DEL CERRO AVE	LOLITA ST	DEL CERRO DR	R - Residential/Local	8	2	O - AC/AC	320	30	9,600	81	30	70	0	6/30/2023
DELHAV	6B7830	DELHAVEN AVE	CALIFORNIA AVE	BROADMOOR AVE	R - Residential/Local	5	2	O - AC/AC	992	38	37,696	81	61	39	0	7/5/2023
DONNAB	7F9231	DONNA BETH AVE	AROMA DR	CALICO ST	R - Residential/Local	10	2	O - AC/AC	1,345	38	51,110	81	27	70	4	8/9/2023
FOXDAL	3C1630	FOXDALE AVE	WORKMAN AVE	DEL NORTE ST	R - Residential/Local	1	2	O - AC/AC	536	28	15,008	81	40	58	2	6/29/2023
GABRIE	9F9369	GABRIELLA ST	GAIL CT	END OF STREET	R - Residential/Local	11	2	A - AC	338	28	9,464	81	0	81	19	7/14/2023
GEMINI	10E275	GEMINI ST	KIMBERLY DR	GIANO AVE	R - Residential/Local	11	2	A - AC	709	36	25,524	81	0	84	16	7/19/2023
HILLSI	5H7720	HILLSIDE DR	EAST HILLS DR	GRAND AVE	R - Residential/Local	10	2	O - AC/AC	3,165	36	113,940	81	0	98	2	7/20/2023
INDIAN	5D6470	INDIAN SUMMER AVE	HERRING PL	END OF STREET	R - Residential/Local	6	2	O - AC/AC	230	30	6,900	81	9	91	0	6/29/2023
LABRED	3E3050	LA BREA AVE	THELBORN ST	ROWLAND AVE	R - Residential/Local	3	2	O - AC/AC	660	38	25,080	81	45	55	0	7/26/2023
LEANNA	9F9397	LEANNA DR	AMAR RD	NANETTE AVE	R - Residential/Local	10	2	O - AC/AC	744	36	26,784	81	0	89	11	7/12/2023
LYNDA	7D8910	LYNDA LN	DORE ST	ECLIPSE WY	R - Residential/Local	7	2	A - AC	586	38	22,268	81	0	54	46	8/9/2023
MADERO	6H8603	MADERO CT	ANDALUCIA DR	END OF STREET	R - Residential/Local	10	2	A - AC	540	28	15,120	81	0	100	0	7/26/2023
MARBUR	3D2360	MARBURY ST	OSBORN AVE	LYALL AVE	R - Residential/Local	2	2	O - AC/AC	360	30	10,800	81	21	79	0	8/7/2023
MEEKER	4B3512	MEEKER AVE	SUNKIST AVE	END OF STREET	R - Residential/Local	4	2	A - AC	292	24	7,008	81	30	70	0	6/27/2023
MORRIS	2B1030	MORRIS AVE	KENOAK DR	PALM DR	R - Residential/Local	1	2	O - AC/AC	529	30	15,870	81	40	60	0	7/3/2023
NIKKI	8E9252	NIKKI CT	NAOMI ST	END OF STREET	R - Residential/Local	10	2	A - AC	254	32	8,128	81	0	93	7	7/12/2023
NORMA	4F4800	NORMA CT	NORMA AVE	END OF STREET	R - Residential/Local	8	2	O - AC/AC	322	30	9,660	81	28	72	0	7/20/2023
PEPPER	7E7102	PEPPERTREE CR	EVENINGSIDE DR	E END OF STREET	R - Residential/Local	7	2	O - AC/AC	405	32	12,960	81	17	83	0	7/14/2023
PHILLI	2E2590	PHILLIPS AVE	GROVECENTER ST	BADILLO ST	R - Residential/Local	3	2	O - AC/AC	416	38	15,808	81	36	47	17	7/26/2023
PHILLI	3F3260	PHILLIPS AVE	ROWLAND AVE	PUEENTE AVE	R - Residential/Local	3	2	A - AC	1,330	38	50,540	81	11	73	16	7/26/2023
Servic	62005E	SERVICE AVE	WEST COVINA PKWY	CALIFORNIA AVE	R - Residential/Local	5	1	O - AC/AC	1,618	20	32,360	81	24	76	0	8/11/2023
SHARON	5C6070	SHARONLEE DR	HERRING AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	218	30	6,540	81	38	62	0	6/29/2023
STMALO	5C5805	ST. MALO ST	MERCED AVE	END OF STREET	R - Residential/Local	5	2	A - AC	408	28	11,424	81	0	100	0	6/26/2023
VALLEY	11H541	VALLEY VIEW AVE	MORGANFIELD AVE	END OF STREET	R - Residential/Local	12	2	O - AC/AC	203	28	5,684	81	0	100	0	7/13/2023
VERNES	3D2330	VERNESS ST	TOLAND AVE	CARVOL AVE	R - Residential/Local	2	2	O - AC/AC	360	30	10,800	81	7	66	27	7/21/2023
ADUL	7D8860	ADUL ST	GRAND VIEW LN	END OF STREET	R - Residential/Local	7	2	A - AC	700	30	21,000	82	6	66	28	8/9/2023
ALTAMI	9F9395	ALTAMIRA DR	DAWN RIDGE PL	GREENLEAF DR	R - Residential/Local	11	2	O - AC/AC	492	36	17,712	82	0	92	8	7/12/2023
ASTELL	2D2010	ASTELL AVE	PUEENTE AVE	LOUISA AVE	R - Residential/Local	2	2	A - AC	500	30	15,000	82	28	72	0	6/29/2023
BRYNWO	9F9415	BRYNWOOD PL	GREENLEAF DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	256	28	7,168	82	0	58	42	7/12/2023
CAMPER	6E8520	CAMPER DR	MAPLEGROVE ST	END OF STREET	R - Residential/Local	7	2	O - AC/AC	235	26	6,110	82	0	100	0	8/9/2023
DRYCRE	92A9001	DRYCREEK DR	HOLT AVE	SPRINGCREEK DR	R - Residential/Local	9	2	A - AC	670	28	18,760	82	0	100	0	8/10/2023
ELENA	9F9463	ELENA AVE	DOROTHY ST	EVANGELINA ST	R - Residential/Local	11	2	A - AC	955	36	34,380	82	0	47	53	7/12/2023
FLEMIN	10H480	FLEMINGTON DR	LA PUENTE RD	GAUNTLET DR	R - Residential/Local	12	2	O - AC/AC	1,064	36	38,304	82	32	57	11	7/13/2023
GABRIE	9F9367	GABRIELLA ST	GLORIA ST	GAIL CT	R - Residential/Local	11	2	A - AC	511	36	18,396	82	0	100	0	7/14/2023
GARDEN	4D4055	GARDEN GLEN ST	S. GAREY AVE.	DALEWOOD ST.	R - Residential/Local	6	2	O - AC/AC	495	38	18,810	82	0	100	0	7/12/2023
GLENVI	5E6722	GLENVIEW RD	THACKERY ST	END OF STREET	R - Residential/Local	7	2	O - AC/AC	430	38	16,340	82	43	57	0	6/28/2023
GREENV	5E6660	GREENVILLE DR	AZUSA AVE	GLENVIEW RD	R - Residential/Local	7	2	O - AC/AC	1,120	38	42,560	82	62	38	0	6/26/2023
HACKLE	11G493	HACKLEY AVE	HOLLINGSWORTH ST	VALLEY VIEW AVE	R - Residential/Local	12	2	A - AC	1,001	36	36,036	82	0	100	0	7/20/2023
JOAN	10E277	JOAN CT	JACQUELINE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	235	28	6,580	82	0	62	38	7/19/2023
LASROS	6G8011	LAS ROSAS DR	CITRUS ST	ANDALUCIA DR	R - Residential/Local	10	2	A - AC	670	28	18,760	82	13	87	0	7/26/2023
LEAF	4E4380	LEAF AVE	HOLLY OAK DR	WALNUT CREEK PKWY	R - Residential/Local	7	2	A - AC	922	30	27,660	82	22	75	3	7/13/2023
MAPLEG	7E9200	MAPLEGROVE ST	LARKELLEN AVE	AKGREEN AVE	R - Residential/Local	7	2	A - AC	1,310	26	34,060	82	0	100	0	8/9/2023
MCWOOD	6D8280	MCWOOD ST	PRIMEAUX AVE	LARK ELLEN AVE	R - Residential/Local	6	2	O - AC/AC	1,095	32	35,040	82	8	90	1	6/26/2023
MONTEV	6810N	MONTE VERDE	SOUTH GARVEY AVE	CTY BOUNDARY	R - Residential/Local	9	1	O - AC/AC	42	16	672	82	0	100	0	8/10/2023
MORRIS	3B1190	MORRIS AVE	PACIFIC LN	PADRE DR	R - Residential/Local	1	2	O - AC/AC	1,210	38	45,980	82	60	40	0	7/3/2023
PIMA	4D4080	PIMA AVE	STUART AVE	WALNUT CREEK PKWY	R - Residential/Local	6	2	O - AC/AC	730	38	27,740	82	50	50	0	7/12/2023
PINEFA	11H530	PINEFALLS DR	FERNTOWER AVE	LEVELGLEN DR	R - Residential/Local	12	2	O - AC/AC	580	36	20,880	82	0	100	0	7/13/2023
PORTNE	5D6310	PORTNER ST	NEFF AVE	EMILY DR	R - Residential/Local	6	2	O - AC/AC	467	38	17,746	82	0	100	0	6/28/2023
ROXBUR	6B7950	ROXBURY ST	RADWAY AVE	SHADYDALE AVE	R - Residential/Local	5	2	O - AC/AC	370	30	11,100	82	51	49	0	6/30/2023
SANDHY	4D4000	SANDY HOOK ST	BLUE ASH RD	CHRISTOPHER ST	R - Residential/Local	5	2	O - AC/AC	647	30	19,410	82	34	66	0	6/28/2023
SWANEE	3D2185	SWANEE LN	LYALL AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	792	30	23,760	82	0	55	45	7/26/2023
THACKE	5E6730	THACKERY ST	GLENVIEW RD	END OF STREET	R - Residential/Local	7	2	O - AC/AC	990	30	29,700	82	53	47	0	6/28/2023
TINKER	10G457	TINKER ST	GEHRIG ST	SHAKESPEARE DR	R - Residential/Local	11	2	O - AC/AC	350	36	12,600	82	0	77	23	7/19/2023
WALNUT	4D3901	WALNUT CREEK PKWY	VINCENT AVE	GLENNDORA AVE	R - Residential/Local	5	2	O - AC/AC	725	44	31,900	82	23	49	28	7/13/2023
WESCOV	5C5830	WESCOVE PL	SANDY HOOK ST	GLENNDORA AVE	R - Residential/Local	5	2	O - AC/AC	611	36	21,996	82	60	40	0	6/28/2023
WOODRI	9F9357	WOODRIDGE CIR	TEMPLE AVE	END OF STREET	R - Residential/Local	11	2	O - AC/AC	567	28	15,876	82	35	52	13	7/12/2023
ALMANA	7E7000	ALMANAC DR	AUTUMN DR	ALMANAC DR	R - Residential/Local	7	2	A - AC	285	26	7,410	83	32	68	0	7/19/2023
BIXBY	3D2186	BIXBY AVE	SHAMWOOD ST	WORKMAN AVE	R - Residential/Local	2	2	O - AC/AC	591	30	17,730	83	3	79	18	7/21/2023
CARLTO	2D1860	CARLTON AVE	OSBORN AVE	OSBORN AVE	R - Residential/Local	2	2	O - AC/AC	526	30	15,780	83	0	100	0	7/26/2023
CHERRY	4E4250	CHERRYWOOD ST	STUART AVE	SOUTH GARVEY AVE (S)	R - Residential/Local	7	2	A - AC	490	37	18,130	83	0	100	0	7/12/2023
CRUMLE	4C3850	CRUMLEY ST	BRUCE AVE	EAST END OF STREET	R - Residential/Local	5	2	O - AC/AC	528	30	15,840	83	70	30	0	6/28/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (0-100)

DEREK	7D8945	DEREK COURT	EDENVIEW LN	END OF STREET	R - Residential/Local	7	2	A - AC	144	30	4,320	83	0	100	0	7/14/2023
ELDORA	3C1470	EL-DORADO ST	LA SENA AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	423	30	12,690	83	8	92	0	7/3/2023
EMILY	5D6300	EMILY DR	PORTNER ST	MERLINDA ST	R - Residential/Local	6	2	O - AC/AC	180	38	6,840	83	0	100	0	6/28/2023
FERNWO	4E4120	FERNWOOD ST	SOUTH GARVEY AVE	STUART AVE	R - Residential/Local	7	2	A - AC	472	30	14,160	83	58	42	0	7/12/2023
FERWOO	4E4130	FERNWOOD ST	SOUTH GARVEY AVE	END OF STREET	R - Residential/Local	7	2	A - AC	573	30	17,190	83	0	100	0	7/12/2023
FERNWO	4E4480	FERNWOOD ST	CAMERON AVE	END OF STREET	R - Residential/Local	7	2	A - AC	1,027	36	36,972	83	60	40	0	6/28/2023
FIRCRO	5F7450	FIRCROFT ST	VINE AVE	END OF STREET	R - Residential/Local	10	2	O - AC/AC	730	30	21,900	83	33	67	0	7/3/2023
FRIJO	2C1390	FRIJO AVE	ALISAL ST	LOUISA AVE	R - Residential/Local	1	2	A - AC	350	30	10,500	83	51	49	0	6/29/2023
GAYBAR	5D6280	GAYBAR AVE	PORTNER ST	VINE AVE	R - Residential/Local	6	2	O - AC/AC	297	38	11,286	83	0	100	0	6/28/2023
GLENME	6B7800	GLENMERE ST	SHADYDALE AVE	END OF STREET	R - Residential/Local	5	2	O - AC/AC	607	30	18,210	83	8	92	0	7/5/2023
HARTLE	3D2440	HARTLEY ST	WORKMAN AVE	NORTH GARVEY AVE	R - Residential/Local	1	2	O - AC/AC	986	38	37,460	83	0	100	0	7/14/2023
HERITA	5H7650	HERITAGE DR	HILLSIDE DR	EAST HILS DR	R - Residential/Local	10	2	A - AC	1,616	30	48,480	83	12	88	0	7/21/2023
HILLWA	4F4905	HILLWARD AVE	DANIELS AVE	END OF STREET	R - Residential/Local	8	2	O - AC/AC	290	30	8,700	83	40	57	3	7/3/2023
HILLWA	6F8750	HILLWARD AVE	MICHELLE ST	END OF STREET	R - Residential/Local	10	2	A - AC	1,350	38	51,300	83	35	65	0	6/30/2023
HOLLEN	6F8775	HOLLENCREST DR	HOLLENCREST CIR	HIGHSPIRE DR	R - Residential/Local	10	2	O - AC/AC	800	38	30,400	83	37	54	9	7/21/2023
HOLLY	4E4225	HOLLY OAK DR	CHERRYWOOD ST	STUART AVE	R - Residential/Local	7	2	A - AC	1,105	38	41,990	83	0	100	0	7/12/2023
INSPIR	6G8570	INSPIRATION PT	HILLSIDE DR	END OF STREET	R - Residential/Local	10	2	A - AC	1,500	28	42,000	83	0	100	0	7/21/2023
LASERE	4G5053	LA SERENA DR	SUNSET HILLS DR	END OF STREET	R - Residential/Local	9	2	A - AC	362	30	10,860	83	13	87	0	8/8/2023
MERLIN	5D6290	MERLINDA ST	EMILY DR	VILINDA AVE	R - Residential/Local	6	2	O - AC/AC	310	36	11,160	83	0	100	0	6/28/2023
MILLRI	10H473	MILLRIDGE DR	FLEMINGTON DR	WHITTINGHAM DR	R - Residential/Local	12	2	O - AC/AC	1,012	36	36,432	83	0	100	0	7/13/2023
MONTEZ	6G8810	MONTEZUMA WY	GOLDEN VISTA DR	CITRUS ST	R - Residential/Local	10	2	O - AC/AC	3,100	32	99,200	83	33	63	4	7/21/2023
MONTEZ	92A9023	MONTEZUMA WY	GOLDEN VISTA S	GOLDEN VISTA S	R - Residential/Local	10	2	A - AC	1,780	32	56,960	83	10	78	12	8/10/2023
MYRTLE	4E4450	MYRTLEWOOD AVE	SOUTH GARVEY AVE	END OF STREET	R - Residential/Local	7	2	A - AC	573	30	17,190	83	0	100	0	7/12/2023
OAKDAL	4C3720	OAKDALE ST	CALIFORNIA AVE	EVANWOOD AVE	R - Residential/Local	5	2	O - AC/AC	783	36	28,188	83	56	44	0	6/28/2023
OLIN	4F4880	OLIN PL	HILLBORN AVE	HILLBORN AVE	R - Residential/Local	8	2	O - AC/AC	808	30	24,240	83	36	55	8	7/3/2023
PACIFI	8280	PACIFIC LN	CHALBURN AVE	ORANGE AVE	R - Residential/Local	1	2	O - AC/AC	255	36	9,180	83	60	40	0	7/3/2023
PASS	7D8930	PASS & COVINA RD	LARK ELLEN AVE	MAPLEGROVE ST	R - Residential/Local	7	2	O - AC/AC	1,580	38	60,040	83	0	71	29	8/9/2023
PINE	5C5740	PINE ST	END OF STREET	CALIFORNIA AVE	R - Residential/Local	5	2	A - AC	1,040	38	39,520	83	6	94	0	6/26/2023
RANDAL	6B7805	RANDALL WY	SUNSET AVE	SHADYDALE AVE	R - Residential/Local	5	2	O - AC/AC	667	38	25,346	83	53	47	0	6/30/2023
ROBIND	5C5750	ROBINDALE ST	GLENDORA AVE	WREN WY	R - Residential/Local	5	2	A - AC	548	29	15,892	83	31	66	3	6/28/2023
SANDY	5C5820	SANDY HOOK ST	WESCOPE PL	VINE AVE	R - Residential/Local	5	2	A - AC	392	38	14,896	83	26	74	0	6/28/2023
SPRING	92A9013	SPRINGCREEK DR	HOLT AVE	END OF STREET	R - Residential/Local	9	2	A - AC	977	28	27,356	83	0	100	0	8/10/2023
STMALO	6B7780	ST. MALO ST	GLENMERE ST	BAINBRIDE AVE	R - Residential/Local	5	2	O - AC/AC	623	38	23,674	83	26	74	0	7/5/2023
STEPHA	10F339	STEPHANIE DR	SHADOW OAK DR	SONYA CT	R - Residential/Local	11	2	O - AC/AC	655	36	23,580	83	0	71	29	7/19/2023
THELBO	3D2510	THELBORN ST	CHAPMAN AVE	VINCENT AVE	R - Residential/Local	1	2	A - AC	433	30	12,990	83	28	72	0	7/14/2023
TRENTO	6B7840	TRENTON WY	DELHAVEN AVE	DELHAVEN AVE	R - Residential/Local	5	2	A - AC	250	30	7,500	83	23	77	0	7/5/2023
TURNER	4E4360	TURNER AVE	HOLLY OAK DR	STUART AVE	R - Residential/Local	7	2	A - AC	187	38	7,106	83	0	100	0	7/12/2023
ANGELA	10F385	ANGELA ST	ADRIENNE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	540	28	15,120	84	0	58	42	7/14/2023
BARBAR	4C3790	BARBARA AVE	END OF STREET	BRUCE AVE	R - Residential/Local	5	2	O - AC/AC	481	29	13,949	84	69	31	0	6/28/2023
BROADM	4C3700	BROADMOOR AVE	MARIANA ST	MARGARITA DR	R - Residential/Local	5	2	A - AC	248	30	7,440	84	36	64	0	6/27/2023
BROADM	6B7880	BROADMOOR AVE	WINDSOR ST	FAIRGROVE AVE	R - Residential/Local	5	2	O - AC/AC	1,500	38	57,000	84	48	52	0	6/27/2023
CHERRY	4E4252	CHERRYWOOD ST	SOUTH GARVEY AVE (S)	JAMES AVE	R - Residential/Local	7	2	A - AC	455	37	16,835	84	19	57	23	7/12/2023
DELVAL	6B7910	DELVALE ST	SHADYDALE AVE	BROADMOOR AVE	R - Residential/Local	5	2	O - AC/AC	644	38	24,472	84	43	57	0	6/30/2023
DURNES	6C8080	DURNES ST	SANDY HOOK ST	END OF STREET	R - Residential/Local	5	2	O - AC/AC	538	30	16,140	84	27	73	0	6/26/2023
ECKERM	2D1970	ECKERMAN AVE	VINCENT AVE	OSBORN AVE	R - Residential/Local	2	2	O - AC/AC	835	30	25,050	84	7	89	4	7/26/2023
EDIE	5F7330	EDIE ST	HOLLENBECK ST	END OF STREET	R - Residential/Local	8	2	O - AC/AC	230	30	6,900	84	0	46	54	6/30/2023
ELGENI	2C1430	ELGENIA ST	NORA AVE	YALETON AVE	R - Residential/Local	1	2	O - AC/AC	585	30	17,550	84	0	100	0	6/29/2023
FOOTHI	6G8550	FOOTHILL DR	HILLSIDE DR	HORIZON HILLS DR	R - Residential/Local	10	2	A - AC	900	28	25,200	84	0	100	0	7/21/2023
FRIEDA	9F9390	FRIEDA CT	FLORA ST	END OF STREET	R - Residential/Local	11	2	A - AC	228	28	6,384	84	0	100	0	7/14/2023
GARDEN	4D4040	GARDEN GLEN ST	WALNUT CREEK PKWY	STUART AVE	R - Residential/Local	6	2	O - AC/AC	738	38	28,044	84	0	64	36	7/12/2023
GEHRIG	10F380	GEHRIG ST	TINKER ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	497	28	13,916	84	0	31	69	7/19/2023
GLENSH	5C5850	GLENSHAW DR	VINE AVE	ROBINDALE ST	R - Residential/Local	5	2	O - AC/AC	560	30	16,800	84	11	84	5	6/28/2023
GRACE	2E2620	GRACE COURT	PUENTE AVE	END OF STREET	R - Residential/Local	2	2	A - AC	284	30	8,520	84	0	74	26	6/29/2023
HARTLE	2D2140	HARTLEY ST	PUENTE AVE	NORTH CITY BOUNDARY	R - Residential/Local	1	2	A - AC	725	38	27,550	84	21	79	0	7/26/2023
HILLSI	6G8560	HILLSIDE DR	FAIRWAY KNOLLS RD	FOOTHILL DR	R - Residential/Local	10	2	A - AC	1,690	38	64,220	84	0	100	0	7/20/2023
LARKWO	4F4780	LARKWOOD ST	SHASTA ST	MONTEZUMA WY	R - Residential/Local	8	2	O - AC/AC	1,100	38	41,800	84	0	100	0	6/27/2023
MAJEST	6F8690	MAJESTIC ST	ROLLING HILLS RD	END OF STREET	R - Residential/Local	10	2	A - AC	658	28	18,424	84	0	100	0	7/21/2023
MEADOW	4F4590	MEADOW RD	WALNUT CREEK PKWY	S GARVEY AVE	R - Residential/Local	8	2	O - AC/AC	1,280	30	38,400	84	34	62	3	7/13/2023
MEEKER	5A5390	MEEKER AVE	ALWOOD ST	LUFKIN ST	R - Residential/Local	4	2	A - AC	740	28	20,720	84	23	77	0	6/30/2023
PROSPE	4H5090	PROSPERO DR	CORTEZ ST	END OF STREET	R - Residential/Local	9	2	A - AC	353	28	9,884	84	54	46	0	8/8/2023
QUEENS	6F8730	QUEEN SUMMIT DR	SOUTH HILLS DR	SOUTH HILLS DR	R - Residential/Local	10	2	O - AC/AC	1,767	24	42,408	84	46	54	0	6/30/2023
RADWAY	6B7930	RADWAY AVE	BRADBURY ST	FAIRGROVE AVE	R - Residential/Local	5	2	O - AC/AC	428	30	12,840	84	31	69	0	6/30/2023
ROBIND	5C5980	ROBINDALE ST	BROADMOOR AVE	BRUCE AVE	R - Residential/Local	5	2	O - AC/AC	456	30	13,680	84	0	85	15	6/28/2023
SANDIA	5A5365	SANDIA AVE	DOUBLE GROVE ST	END OF STREET	R - Residential/Local	4	2	O - AC/AC	340	28	9,520	84	2	98	0	6/30/2023
Servic	92A9012	SERVICE AVE	CALIFORNIA AVE	GLENDORA AVE	R - Residential/Local	5	2	A - AC	1,285	32	41,120	84	20	80	0	7/21/2023
SHALEN	7D8885	SHALENE ST	EDENVIEW LANE	END OF STREET	R - Residential/Local	7	2	A - AC	332	30	9,960	84	40	60	0	7/14/2023
STMALO	5C5800	ST. MALO ST	VINE AVE	ROBINDALE ST	R - Residential/Local	5	2	A - AC	423	35	14,805	84	25	75	0	6/28/2023
STHIR	5C5760	ST. THIRA CT	ST. MALO ST	END OF STREET	R - Residential/Local	5	2	A - AC	166	28	4,648	84	0	100	0	6/28/2023
TAMAR	5A5230	TAMAR DR	LUFKIN ST	ALWOOD AVE	R - Residential/Local	4	2	A - AC	750	28	21,000	84	50	50	0	6/30/2023
ALICIA	9F9455	ALICIA ST	2400 ARLINE ST	2456 ARLINE ST	R - Residential/Local	11	2	O - AC/AC	880	37	32,560	85	0	47	53	7/14/2023
ALMANA	7E7020	ALMANAC DR	NEWCREST DR	ALMANAC DR	R - Residential/Local	7	2	A - AC	520	26	13,520	85	0	100	0	7/19/2023
BARBAR	5C5730	BARBARA AVE	CALIFORNIA AVE	DUFF AVE	R - Residential/Local	5	2	A - AC	914	30	27,420	85	0	100	0	6/28/2023
BROADM	4C3710	BROADMOOR AVE	SERVICE AVE	END OF STREET	R - Residential/Local	5	2	A - AC	441	30	13,230	85	19	81	0	6/28/2023
CARLTO	2C1300	CARLTON AVE	SUNSET AVE	ELLEN DR	R - Residential/Local	1	2	O - AC/AC	1,300	30	39,000	85	0	100	0	7/26/2023
CHARLI	5G7510	CHARLINDA AVE	CAMERON AVE	CITRUS ST	R - Residential/Local	9	2	O - AC/AC	1,045	30	31,350	85	0	100	0	7/3/2023
CHRIST	4D4010	CHRISTOPHER ST	SANDY HOOK ST	GLENDORA AVE	R - Residential/Local	5	2	O - AC/AC	670	38	25,460	85	20	77	3	6/28/2023
DANES	2E2730	DANES DR	LARK ELLEN AVE	BUTTERFIELD RD	R - Residential/Local	2	2	O - AC/AC	807	38	30,666	85	0	100	0	7/14/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (0-100)

DORE	8D9233	DORE ST	GRAND VIEW LN	VALINDA AVE	R - Residential/Local	7	2	O - AC/AC	1,392	35	48,720	85	0	79	21	8/9/2023
DOUBLE	6E8562	DOUBLEGROVE ST	1628 DOUBLEGROVE ST	SEASON AVE	R - Residential/Local	7	2	O - AC/AC	720	26	18,720	85	29	71	0	7/19/2023
ELDRED	2C1330	ELDRED AVE	ORANGE AVE	CONLON AVE	R - Residential/Local	1	2	O - AC/AC	826	38	31,388	85	14	86	0	7/14/2023
FRIEDA	9F9391	FRIEDA CT	FLORA ST	GLORIA ST	R - Residential/Local	11	2	A - AC	223	28	6,244	85	9	91	0	7/14/2023
GIANO	10E262	GIANO AVE	WEDNESDAY DR	CITY BOUNDARY	R - Residential/Local	11	2	O - AC/AC	648	36	23,328	85	55	45	0	7/19/2023
GINGER	9F9370	GINGER CT	GABRIELLA ST	END OF STREET	R - Residential/Local	11	2	A - AC	397	28	11,116	85	0	100	0	7/14/2023
GLENNA	5F7170	GLENN ALAN AVE	LINDA VISTA ST	VINE AVE	R - Residential/Local	8	2	A - AC	660	38	25,080	85	0	100	0	6/26/2023
GLENNA	5F7365	GLENN ALAN AVE	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	O - AC/AC	550	30	16,500	85	25	75	0	7/3/2023
GLENVI	5E6650	GLENVIEW RD	VINE AVE	MERCED AVE	R - Residential/Local	7	2	A - AC	1,270	38	48,260	85	40	60	0	6/26/2023
GREENV	5F7120	GREENVILLE DR	GREENVILLE DR	END OF STREET	R - Residential/Local	10	2	O - AC/AC	120	30	3,600	85	0	100	0	6/30/2023
GREENV	5F7160	GREENVILLE DR	AZUSA AVE	GLENN ALAN AVE	R - Residential/Local	8	2	O - AC/AC	1,111	38	42,218	85	0	100	0	6/26/2023
HORIZO	7G7777	HORIZON HILLS DR	FOOTHILL DR	FOOTHILL DR	R - Residential/Local	10	2	A - AC	710	28	19,880	85	0	100	0	7/21/2023
IDAHO	3D2210	IDAHOME ST	TOLAND AVE	LARK ELLEN AVE	R - Residential/Local	2	2	O - AC/AC	1,450	30	43,500	85	0	83	17	8/7/2023
IDAHO	3D2560	IDAHOME ST	MAPLEWOOD AVE	BIXBY AVE	R - Residential/Local	2	2	O - AC/AC	882	30	26,460	85	0	100	0	7/14/2023
LEVELG	11H510	LEVELGLEN DR	QUINNELL DR	PINEFALLS DR	R - Residential/Local	12	2	O - AC/AC	243	36	8,748	85	0	100	0	7/13/2023
LOLITA	5F7040	LOLITA ST	VINE AVE	LINDA VISTA ST	R - Residential/Local	8	2	O - AC/AC	500	30	15,000	85	49	51	0	6/26/2023
MARDIN	3F3195	MARDINA ST	MOCKINGBIRD LN	END OF STREET	R - Residential/Local	3	2	A - AC	416	30	12,480	85	0	100	0	7/19/2023
MARIAN	4C3780	MARIANA ST	BROADMOOR AVE	SUNSET AVE	R - Residential/Local	5	2	A - AC	820	30	24,600	85	28	72	0	6/27/2023
MERRYL	7D8935	MERRYL LN	JENNIFER PL	EDENVIEW LN	R - Residential/Local	7	2	A - AC	400	35	14,000	85	0	79	21	7/14/2023
MESITA	4F4870	MESITA PL	RIO VERDE DR	END OF STREET	R - Residential/Local	8	2	O - AC/AC	346	30	10,380	85	28	72	0	7/3/2023
MICHEL	6C8090	MICHELLE ST	CALIFORNIA AVE	GLENDORA AVE	R - Residential/Local	5	2	A - AC	1,150	38	43,700	85	19	81	0	6/26/2023
MYRTLE	4E4455	MYRTLEWOOD AVE	STUART AVE	SOUTH GARVEY AVE	R - Residential/Local	7	2	A - AC	474	30	14,220	85	0	100	0	7/12/2023
NAOMI	8E9253	NAOMI ST	NADINE ST	NIKKI CT	R - Residential/Local	10	2	A - AC	194	34	6,596	85	0	77	23	7/12/2023
NORA	2C1350	NORA AVE	PUEENTE AVE	ELGENIA ST	R - Residential/Local	1	2	O - AC/AC	1,270	38	48,260	85	16	84	0	6/29/2023
PIMA	4D4085	PIMA AVE	STUART AVE	BANDY AVE	R - Residential/Local	6	2	O - AC/AC	535	38	20,330	85	0	100	0	7/12/2023
REXWOO	5B5510	REXWOOD ST	BROADMOOR AVE	SUNSET AVE	R - Residential/Local	5	2	O - AC/AC	803	38	30,514	85	0	100	0	6/28/2023
RIMSDA	5E6700	RIMSDALE DR	PORTNER ST	END OF STREET	R - Residential/Local	7	2	O - AC/AC	254	28	7,112	85	42	58	0	6/26/2023
SHADYD	5C5920	SHADYDALE AVE	MERCED AVE	VINE AVE	R - Residential/Local	5	2	A - AC	1,080	38	41,040	85	19	81	0	6/28/2023
SHADYD	6B7900	SHADYDALE AVE	FAIRGROVE AVE	DELVALE ST	R - Residential/Local	5	2	O - AC/AC	1,183	38	44,954	85	39	61	0	6/30/2023
THACKE	5D6110	THACKERY ST	VALINDA AVE	GRETTA AVE	R - Residential/Local	6	2	O - AC/AC	1,140	30	34,200	85	0	100	0	6/28/2023
TUESDA	10F370	TUESDAY DR	STEPHANIE DR	SHAKESPEARE DR	R - Residential/Local	11	2	O - AC/AC	2,248	36	80,928	85	0	97	3	7/19/2023
Vine	4770	VINE AVE	EVANWOOD AVE	SUNSET AVE	R - Residential/Local	5	2	O - AC/AC	1,096	37	40,552	85	6	74	20	6/28/2023
ANDALU	6G8022	ANDALUCIA DR	LAS ROSAS DR	END OF STREET	R - Residential/Local	10	2	A - AC	555	28	15,540	86	0	100	0	7/26/2023
ASHDAL	4E4140	ASHDALE ST	STUART AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	1,115	38	42,370	86	27	69	4	7/12/2023
BENCOL	5D6540	BENCOLA CT	VINE AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	232	28	6,496	86	0	100	0	6/29/2023
BRADBU	6B7870	BRADBURY ST	BROADMOOR AVE	RADWAY AVE	R - Residential/Local	5	2	O - AC/AC	333	30	9,990	86	27	73	0	6/30/2023
CHANCE	10G437	CHANCE ST	SHAKESPEARE DR	GEHRIG ST	R - Residential/Local	11	2	A - AC	338	36	12,168	86	0	72	28	7/19/2023
CHANNI	3B1170	CHANNING ST	WILLOW AVE	ARDILLA AVE	R - Residential/Local	1	2	A - AC	951	34	36,138	86	0	51	49	7/3/2023
CRUMLE	4C3860	CRUMLEY ST	BRUCE AVE	WEST END OF STREET	R - Residential/Local	5	2	O - AC/AC	186	29	5,394	86	0	100	0	6/28/2023
DIANE	7D8890	DIANE PL	SCOTT RD	KELLY WY	R - Residential/Local	7	2	A - AC	354	33	11,682	86	0	79	21	8/9/2023
FIRCRO	4F4760	FIRCROFT ST	WALNUT CREEK PKWY	S GARVEY AVE	R - Residential/Local	8	2	O - AC/AC	1,283	38	48,754	86	0	100	0	7/20/2023
FLEETW	5E6890	FLEETWELL AVE	ALASKA AVE	THACKERY ST	R - Residential/Local	7	2	O - AC/AC	190	38	7,220	86	50	50	0	6/28/2023
FLOREN	6D8350	FLORENCE AVE	VALINDA AVE	HOLLY PL	R - Residential/Local	6	2	O - AC/AC	1,303	38	49,514	86	34	64	2	6/26/2023
GROVEC	2D1910	GROVECENTER ST	CITY BOUNDARY (E/ GREENBERRY AVE)	VINCENT AVE	R - Residential/Local	1	2	A - AC	285	38	10,830	86	27	69	4	7/28/2023
HILLHA	3H3273	HILLHAVEN DR	NORTH GARVEY AVE	MIRIAM DR	R - Residential/Local	3	2	O - AC/AC	158	36	5,688	86	0	100	0	8/8/2023
LASERE	4G5050	LA SERENA DR	MESA DR	SUNSET HILL DR	R - Residential/Local	9	2	A - AC	427	30	12,810	86	63	37	0	8/8/2023
LEAF	6E8460	LEAF AVE	MCWOOD ST	END OF STREET	R - Residential/Local	7	2	O - AC/AC	566	30	16,980	86	68	32	0	6/26/2023
OXFORD	6E8410	OXFORD CT	DOUBLEGROVE ST	END OF STREET	R - Residential/Local	7	2	O - AC/AC	575	28	16,100	86	3	97	0	7/19/2023
RADWAY	6B7860	RADWAY AVE	WEMBLY ST	ROXBURY ST	R - Residential/Local	5	2	O - AC/AC	264	30	7,920	86	35	65	0	6/30/2023
RONNIE	7D8955	RONNIE ST	EDENVIEW LN	END OF STREET	R - Residential/Local	7	2	A - AC	232	30	6,960	86	0	100	0	7/14/2023
ALASKA	5E6670	ALASKA ST	GLENVIEW RD	AZUSA AVE	R - Residential/Local	7	2	O - AC/AC	1,171	30	35,130	87	39	61	0	6/28/2023
ANSON	8E9250	ANSON WY	RODNEY RD	WOLSEY LN	R - Residential/Local	7	2	O - AC/AC	875	37	32,375	87	0	100	0	7/19/2023
ARLINE	10F383	ARLINE ST	2456 ALICIA ST	2456 ALICIA ST	R - Residential/Local	11	2	O - AC/AC	1,350	37	49,950	87	0	58	42	7/14/2023
EVANWO	4C3740	EVANWOOD AVE	GLENDAL ST	SERVICE AVE	R - Residential/Local	5	2	O - AC/AC	555	38	21,090	87	49	51	0	6/28/2023
EXETER	8E9275	EXETER CT	BRENTWOOD DR	END OF STREET	R - Residential/Local	7	2	O - AC/AC	280	28	7,840	87	0	100	0	7/14/2023
FORD	7D9000	FORD DR	BAUER DR	BERGLUND DR	R - Residential/Local	7	2	A - AC	414	28	11,592	87	0	44	56	8/10/2023
GROVEC	2E2600	GROVECENTER ST	END OF STREET	PHILLIPS AVE	R - Residential/Local	3	2	A - AC	308	38	11,704	87	0	100	0	7/26/2023
HILLWA	5F7250	HILLWARD AVE	VINE AVE	LINDA VISTA ST	R - Residential/Local	8	2	O - AC/AC	525	30	15,750	87	53	47	0	6/26/2023
KELLY	7D8900	KELLY WY	DIANE PL	DORE ST	R - Residential/Local	7	2	A - AC	322	33	10,626	87	0	100	0	8/9/2023
KINGSC	6F8735	KINGS CREST DR	SOUTH HILLS DR	END OF STREET	R - Residential/Local	10	2	O - AC/AC	676	24	16,224	87	0	100	0	6/30/2023
LANG	2C1440	LANG AVE	ALISAL ST	LOUISA AVE	R - Residential/Local	1	2	A - AC	346	30	10,380	87	11	89	0	6/29/2023
MCWOOD	6E8440	MCWOOD ST	WILSON DR	LEAF AVE	R - Residential/Local	7	2	A - AC	832	30	24,960	87	43	57	0	6/26/2023
NEIL	2F3120	NEIL ST	PUEENTE AVE	END OF STREET	R - Residential/Local	3	2	O - AC/AC	585	30	17,550	87	0	90	10	7/14/2023
OAKKNO	4G5010	OAK KNOLL DR	VIRGINIA AVE	END OF STREET	R - Residential/Local	9	2	A - AC	425	36	15,300	87	0	100	0	8/8/2023
OPAL	10F397	OPAL LN	SHAKESPEARE DR	PATRICIA ST	R - Residential/Local	11	2	A - AC	109	33	3,597	87	0	63	37	7/14/2023
PIMA	5D6240	PIMA AVE	MERCED AVE	GREENVILLE DR	R - Residential/Local	6	2	A - AC	300	38	11,400	87	40	36	24	6/28/2023
PIMA	5D6245	PIMA AVE	GREENVILLE DR	END OF STREET	R - Residential/Local	6	2	A - AC	308	30	9,240	87	0	49	51	6/28/2023
ROLLIN	6G8510	ROLLING HILLS RD	HILLSIDE DR	COUNTRYWOOD LN	R - Residential/Local	10	2	A - AC	515	28	14,420	87	0	100	0	7/21/2023
ROSEWA	4C3870	ROSEWAY ST	SUNSET AVE	END OF STREET	R - Residential/Local	5	2	O - AC/AC	812	30	24,360	87	20	80	0	6/28/2023
SAMANT	10F377	SAMANTHA AVE	SHIRLEE ST	SYLVIA ST	R - Residential/Local	11	2	O - AC/AC	858	36	30,888	87	0	78	22	7/19/2023
SCOTT	7D8880	SCOTT RD	DORE ST	DIANE PL	R - Residential/Local	7	2	A - AC	412	33	13,596	87	0	100	0	8/9/2023
SHAKES	10F330	SHAKESPEARE DR	SHADOW OAK DR	OPAL LN	R - Residential/Local	11	2	A - AC	667	34	22,678	87	33	67	0	7/20/2023
SPRUCE	5C8060	SPRUCE ST	ST. MALO ST.	GLENDORA AVE	R - Residential/Local	5	2	O - AC/AC	884	38	33,592	87	17	83	0	6/26/2023
SUMMER	7D9060	SUMMER PL	HARRINGTON WY	END OF STREET	R - Residential/Local	7	2	A - AC	740	38	28,120	87	0	100	0	8/10/2023
SUNRIS	6H8600	SUNRISE RD	HILLSIDE DR	END OF STREET	R - Residential/Local	10	2	A - AC	370	38	14,060	87	0	100	0	7/21/2023
VERNES	3D2580	VERNESS ST	ASTELL ST	END OF STREET	R - Residential/Local	2	2	O - AC/AC	437	30	13,110	87	0	100	0	6/29/2023
VERNES	3E3015	VERNESS ST	HOMEREST AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	711	38	27,018	87	16	84	0	6/27/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (0-100)

WEMBLEY	6B7905	WEMBLEY ST	SHADYDALE AVE	RADWAY AVE	R - Residential/Local	5	2	O - AC/AC	330	30	9,900	87	36	64	0	6/30/2023
AVINGT	5E6980	AVINGTON AVE	GREENVILLE DR	END OF STREET	R - Residential/Local	6	2	O - AC/AC	245	28	6,860	88	0	100	0	6/28/2023
BROADM	2C1290	BROADMOOR AVE	N. CITY BOUNDARY	PUENTE AVE	R - Residential/Local	1	2	O - AC/AC	750	38	28,500	88	0	77	23	7/14/2023
CAJON	5E6780	CAJON AVE	VINE AVE	LINDA VISTA ST	R - Residential/Local	8	2	O - AC/AC	477	30	14,310	88	26	69	5	6/26/2023
CAMPAN	4H5170	CAMPANA FLORES DR	CORTEZ ST	CORTEZ ST	R - Residential/Local	9	2	O - AC/AC	980	24	23,520	88	73	27	0	7/26/2023
CRUMLE	5C5720	CRUMLEY ST	DUFF AVE	CALIFORNIA AVE	R - Residential/Local	5	2	A - AC	898	28	25,144	88	25	75	0	6/28/2023
DEODAR	4F4700	DEODAR AVE	HOLLENBECK ST	END OF STREET	R - Residential/Local	8	2	O - AC/AC	275	30	8,250	88	0	100	0	8/10/2023
DONNAB	5F7150	DONNA BETH AVE	GREENVILLE DR	END OF STREET	R - Residential/Local	8	2	O - AC/AC	210	28	5,880	88	14	86	0	6/26/2023
ELDRED	2C1335	ELDRED AVE	CONLON AVE	NORA AVE	R - Residential/Local	1	2	O - AC/AC	310	30	9,300	88	0	100	0	7/14/2023
FARLIN	6B7810	FARLINGTON ST	BROADMOOR AVE	SHADYDALE AVE	R - Residential/Local	5	2	O - AC/AC	235	38	8,930	88	0	100	0	7/5/2023
FLEETW	5E6680	FLEETWELL AVE	PORTNER ST	END OF STREET	R - Residential/Local	7	2	O - AC/AC	245	28	6,860	88	21	79	0	6/26/2023
FRANCE	9F9380	FRANCESCA DR	NOGALES ST	WOODGATE DR	R - Residential/Local	11	2	A - AC	701	36	25,236	88	0	100	0	7/14/2023
GLENDA	4C3840	GLENDALE ST	CALIFORNIA AVE	EVANWOOD AVE	R - Residential/Local	5	2	O - AC/AC	755	36	27,180	88	29	71	0	6/28/2023
GRASSM	11G507	GRASSMERE AVE	FENMEAD ST	CITY BOUNDARY	R - Residential/Local	12	2	A - AC	80	33	2,640	88	0	100	0	7/20/2023
GREENB	2D1870	GREENBERRY AVE	PUENTE AVE	NORTH CITY BOUNDARY	R - Residential/Local	1	2	O - AC/AC	690	38	26,220	88	0	100	0	7/26/2023
GRETTA	5D6080	GRETTA AVE	VINE AVE	BLUE DR	R - Residential/Local	6	2	O - AC/AC	530	30	15,900	88	0	100	0	6/28/2023
HARRIN	7D9065	HARRINGTON WY	SUMMERPLACE DR	DRYDEN LN	R - Residential/Local	7	2	A - AC	600	38	22,800	88	31	69	0	8/10/2023
HOWELL	3C1600	HOWELLHURST DR	HOWELLHURST DR	CONLON AVE	R - Residential/Local	1	2	O - AC/AC	385	30	11,550	88	0	100	0	7/14/2023
INDIAN	5D6425	INDIAN SUMMER AVE	VINE AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	180	28	5,040	88	0	100	0	6/29/2023
MOBECK	5D6350	MOBECK ST	VALINDA AVE	HOLLY PL	R - Residential/Local	6	2	O - AC/AC	925	36	33,300	88	41	59	0	6/29/2023
NEWCRE	7E7032	NEWCREST DR	AUTUMN DR	ALMANAC DR	R - Residential/Local	7	2	A - AC	300	26	7,800	88	61	39	0	7/19/2023
PORTNE	5D6430	PORTNER ST	SUSANNA AVE	HOLLY PL	R - Residential/Local	6	2	O - AC/AC	565	38	21,470	88	0	100	0	6/29/2023
SERENA	5D6410	SERENADE AVE	BARBARA AVE	BARBARA AVE	R - Residential/Local	6	2	O - AC/AC	230	30	6,900	88	0	100	0	6/29/2023
SERENA	6D8380	SERENADE AVE	FLORENCE AVE	MERCED AVE	R - Residential/Local	6	2	O - AC/AC	884	36	31,824	88	65	34	1	6/26/2023
Servic	6210NW	SERVICE AVE	CALIFORNIA AVE	WEST COVINA PKWY	R - Residential/Local	5	1	O - AC/AC	1,637	20	32,740	88	22	78	0	7/21/2023
VERNES	3E3010	VERNESS ST	LARK ELLEN AVE	HOMEREST AVE	R - Residential/Local	2	2	A - AC	1,262	38	47,956	88	41	59	0	6/27/2023
AUBURN	5E6690	AUBURN DR	PORTNER ST	END OF STREET	R - Residential/Local	7	2	O - AC/AC	245	28	6,860	89	0	100	0	6/26/2023
BLUE	5D6090	BLUE DR	GRETTA AVE	BLUE DR	R - Residential/Local	6	2	O - AC/AC	795	32	25,440	89	0	100	0	6/28/2023
CARMEN	4C3810	CARMENCITA DR	MARGARITA DR	SERVICE AVE	R - Residential/Local	5	2	O - AC/AC	575	30	17,250	89	12	88	0	6/27/2023
CONLON	2C1360	CONLON AVE	PUENTE AVE	LOUISA AVE	R - Residential/Local	1	2	A - AC	700	38	26,600	89	0	100	0	6/29/2023
DORE	7D8875	DORE ST	EDENVIEW LN	END OF STREET	R - Residential/Local	7	2	O - AC/AC	374	30	11,220	89	49	51	0	7/14/2023
DOUBLE	6E8560	DOUBLEGROVE ST	RENOBLE AVE	1628 DOUBLEGROVE ST	R - Residential/Local	7	2	O - AC/AC	1,030	36	37,080	89	0	100	0	7/19/2023
GOLDEN	6G8791	GOLDEN VISTA DR	MONTEZUMA WY	MONTEZUMA WY	R - Residential/Local	10	2	A - AC	1,485	32	47,520	89	0	100	0	7/21/2023
JAMES	4F4740	JAMES AVE	BAYMAR ST	END OF STREET	R - Residential/Local	8	2	O - AC/AC	493	28	13,804	89	0	100	0	7/20/2023
KEANSB	11G505	KEANSBURG AVE	HIGHCASTLE ST	END OF STREET	R - Residential/Local	12	2	A - AC	280	31	8,680	89	0	100	0	7/20/2023
MARGAR	4C3770	MARGARITA DR	SUNSET AVE	EVANWOOD AVE	R - Residential/Local	5	2	O - AC/AC	1,050	30	31,500	89	34	66	0	6/27/2023
MESITA	5F7260	MESITA PL	DANIELS AVE	MESITA AVE	R - Residential/Local	8	2	O - AC/AC	298	30	8,940	89	17	83	0	7/3/2023
PORTNE	5E6710	PORTNER ST	GLENVIEW RD	AZUSA AVE	R - Residential/Local	7	2	O - AC/AC	1,100	36	39,600	89	51	49	0	6/26/2023
RIMSDA	5E6640	RIMSDALE DR	GREENVILLE DR	END OF STREET	R - Residential/Local	7	2	O - AC/AC	255	30	7,650	89	0	100	0	6/26/2023
RIOVER	4F4392	RIO VERDE DR	HOLLENBECK ST	ARTURO ST	R - Residential/Local	8	2	O - AC/AC	1,934	38	73,492	89	0	100	0	6/27/2023
SANDY	5C5810	SANDY HOOK ST	PINE ST	MERCED AVE	R - Residential/Local	5	2	O - AC/AC	317	38	12,046	89	0	100	0	6/26/2023
SHAMWO	3D2184	SHAMWOOD ST	MAPLEWOOD AVE	BIXBY AVE	R - Residential/Local	2	2	O - AC/AC	887	30	26,610	89	0	96	4	7/21/2023
SIESTA	4A3470	SIESTA AVE	END OF STREET	ALWOOD ST	R - Residential/Local	4	2	O - AC/AC	286	28	8,008	89	26	47	26	6/27/2023
AUBURN	5E6620	AUBURN DR	GREENVILLE DR	END OF STREET	R - Residential/Local	7	2	O - AC/AC	250	30	7,500	90	0	100	0	6/26/2023
BROADM	5C5970	BROADMOOR AVE	VINE AVE	ROBINDALE ST	R - Residential/Local	5	2	O - AC/AC	318	30	9,540	90	0	100	0	6/28/2023
CYNTHI	10G443	CYNTHIA CT	AMANDA ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	411	28	11,508	90	0	57	43	7/13/2023
DUFF	5C5770	DUFF AVE	S/END - BARBARA	END OF STREET	R - Residential/Local	5	2	A - AC	687	28	19,236	90	36	64	0	6/28/2023
ELDORA	2D2080	EL-DORADO ST	GREENBERRY AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	395	30	11,850	90	0	100	0	7/26/2023
FLEETW	5E6630	FLEETWELL AVE	GREENVILLE DR	END OF STREET	R - Residential/Local	7	2	O - AC/AC	250	30	7,500	90	0	100	0	6/26/2023
GLADBR	11G503	GLADBROOK AVE	HIGHCASTLE ST	END OF STREET	R - Residential/Local	12	2	A - AC	205	31	6,355	90	0	75	25	7/20/2023
GRANDV	7D8940	GRAND VIEW LN	AMAR RD	EDEN VIEW LN	R - Residential/Local	7	2	A - AC	1,720	36	61,920	90	0	59	41	8/9/2023
MARDIN	3F3190	MARDINA ST	MEADOW RD	MOCKINGBIRD LN	R - Residential/Local	3	2	A - AC	633	38	24,054	90	0	100	0	7/19/2023
MEADOW	4F4710	MEADOW RD	CORTEZ ST	RIO VERDE DR	R - Residential/Local	8	2	A - AC	960	38	36,480	90	0	100	0	6/27/2023
MOUNTA	6G8530	MOUNTAIN RIDGE RD	FOOTHILL DR	END OF STREET	R - Residential/Local	10	2	A - AC	1,160	28	32,480	90	0	100	0	7/21/2023
NEWCRE	7E9180	NEWCREST DR	VARILLA DR	OAKGREEN AVE	R - Residential/Local	7	2	O - AC/AC	676	30	20,280	90	0	100	0	7/19/2023
WEBSTE	7D9010	WEBSTER CIR	FORD DR	END OF STREET	R - Residential/Local	7	2	A - AC	110	30	3,300	90	0	49	51	8/10/2023
ASTELL	4D3920	ASTELL AVE	SERVICE AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	240	28	6,720	91	0	41	59	6/28/2023
BRUCE	4C3890	BRUCE AVE	ROSEWAY ST	CRUMLEY ST	R - Residential/Local	5	2	O - AC/AC	559	38	21,242	91	22	78	0	6/28/2023
CAMEOV	6F8740	CAMEO VISTA DR	SOUTH HILLS DR	HILLWARD AVE	R - Residential/Local	10	2	A - AC	1,450	38	55,100	91	75	25	0	6/30/2023
GAUNTL	10H407	GAUNTLET DR	HEDGEROW DR	HILLTONIA DR	R - Residential/Local	12	2	O - AC/AC	1,552	28	43,456	91	0	100	0	7/13/2023
GLENVI	6E8480	GLENVIEW RD	FRANCISQUITO AVE	MICHELLE ST	R - Residential/Local	7	2	O - AC/AC	990	38	37,620	91	0	100	0	6/30/2023
HILLSI	6G8820	HILLSIDE DR	FAIRWAY KNOLLS RD	EAST HILLS DR	R - Residential/Local	10	2	O - AC/AC	3,384	38	128,592	91	0	97	3	7/20/2023
JANETD	6B7920	JANETDALE ST	BROADMOOR AVE	CITY BOUNDARY	R - Residential/Local	5	2	A - AC	113	34	3,842	91	27	73	0	6/27/2023
LEEWOO	5C5900	LEEWOOD ST	END OF STREET	GLENSHAW DR	R - Residential/Local	5	2	O - AC/AC	260	30	7,800	91	0	100	0	6/28/2023
LUCILL	6C8020	LUCILLE AVE	MULLENDER AVE	END OF STREET	R - Residential/Local	6	2	A - AC	379	30	11,370	91	0	77	23	6/30/2023
MOCKIN	3F3160	MOCKINGBIRD LN	NORTH GARVEY AVE	MARDINA ST	R - Residential/Local	3	2	A - AC	300	38	11,400	91	0	100	0	7/19/2023
MOSSBE	5C5930	MOSSBERG AVE	SHADYDALE AVE	END OF STREET	R - Residential/Local	5	2	O - AC/AC	406	30	12,180	91	0	100	0	6/28/2023
NELSON	7E9140	NELSON ST	AZUSA AVE	FAIRGROVE AVE	R - Residential/Local	7	2	A - AC	1,515	40	60,600	91	0	100	0	7/19/2023
NORMA	4F4680	NORMA AVE	HOLLENBECK AVE	END OF STREET	R - Residential/Local	8	2	O - AC/AC	262	30	7,860	91	0	100	0	8/10/2023
AUDREY	10F387	AUDREY LN	ADRIENNE DR	ARLINE ST	R - Residential/Local	11	2	O - AC/AC	162	36	5,832	92	0	56	44	7/14/2023
AUTUMN	7E7010	AUTUMN DR	AZUSA AVE	ALMANAC DR	R - Residential/Local	7	2	O - AC/AC	680	26	17,680	92	34	66	0	7/19/2023
BELMON	6B7815	BELMONT AVE	BROADMOOR AVE	BAINBRIDGE AVE	R - Residential/Local	5	2	A - AC	1,355	38	51,490	92	0	100	0	8/4/2023
BENTLE	7F8630	BENTLEY ST	HILLSIDE DR	END OF STREET	R - Residential/Local	10	2	A - AC	1,251	28	35,028	92	0	97	3	8/10/2023
CAMINO	10H474	CAMINO DE GLORIA	CALLE BAJA	MILLRIDGE DR	R - Residential/Local	12	2	O - AC/AC	223	36	8,028	92	0	100	0	7/13/2023
DRYDEN	7D9035	DRYDEN LN	HARRINGTON WY	END OF STREET	R - Residential/Local	7	2	A - AC	330	38	12,540	92	0	100	0	8/10/2023
GALSTE	6F8655	GALSTER WY	AROMA DR	WESTRIDGE RD	R - Residential/Local	10	2	A - AC	1,025	38	38,950	92	0	100	0	7/20/2023
GREENB	4C3760	GREENBERRY DR	CAMILLA RD	CAMERON AVE	R - Residential/Local	5	2	O - AC/AC	454	30	13,620	92	0	100	0	6/26/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (0-100)

LARKWO	4G5030	LARKWOOD ST	CITRUS ST	END OF STREET	R - Residential/Local	9	2	A - AC	1,172	38	44,536	92	0	100	0	7/3/2023
LOUISA	2D2090	LOUISA AVE	GREENBERRY AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	400	30	12,000	92	0	100	0	7/26/2023
MAPLEG	7E9205	MAPLEGROVE ST	PASS AND COVINA RD	LARK ELLEN AVE	R - Residential/Local	7	1	O - AC/AC	745	19	14,155	92	0	92	8	8/9/2023
MONTEZ	4F4685	MONTEZUMA WY	CORTEZ ST	RIO VERDE DR	R - Residential/Local	8	2	A - AC	1,246	28	34,888	92	0	100	0	6/27/2023
RAELYN	8D9235	RAELYN PL	DORE ST	END OF STREET	R - Residential/Local	7	2	A - AC	415	32	13,280	92	0	93	7	8/9/2023
SAWYER	4B3550	SAWYER AVE	ORANGE AVE	END OF STREET	R - Residential/Local	4	2	A - AC	931	30	27,930	92	21	76	3	6/27/2023
SHADYD	5B5440	SHADYDALE AVE	YARNELL ST	RANDALL WY	R - Residential/Local	5	2	O - AC/AC	1,225	38	46,550	92	0	100	0	7/5/2023
SHERYL	7D8870	SHERYL PL	DORE ST	END OF STREET	R - Residential/Local	7	2	A - AC	558	32	17,856	92	0	100	0	7/14/2023
BUTTER	6E8420	BUTTERFIELD RD	MERCED AVE	MCWOOD ST	R - Residential/Local	7	2	O - AC/AC	806	30	24,180	93	0	100	0	6/26/2023
DELNOR	3C1560	DEL NORTE ST	NORA AVE	HOLLOW AVE	R - Residential/Local	1	2	O - AC/AC	792	38	30,096	93	0	100	0	6/29/2023
DEVERS	5C5950	DEVERS ST	BROADMOOR AVE	SHADYDALE AVE	R - Residential/Local	5	2	O - AC/AC	247	30	7,410	93	0	100	0	6/28/2023
DONNAB	5E6760	DONNA BETH AVE	VINE AVE	LINDA VISTA ST	R - Residential/Local	8	2	O - AC/AC	477	30	14,310	93	0	100	0	6/26/2023
EASTNO	11G495	EASTNOR AVE	FENMEAD ST	HIGHCASTLE ST	R - Residential/Local	12	2	O - AC/AC	229	32	7,328	93	0	100	0	7/20/2023
HOLLEN	6F8755	HOLLENCREST DR	CASA LINDA DR	HOLLENCREST CIR	R - Residential/Local	10	2	A - AC	650	38	24,700	93	0	100	0	7/21/2023
LOMAVI	3D2570	LOMA VISTA ST	ASTELL AVE	END OF STREET	R - Residential/Local	2	2	A - AC	437	30	13,110	93	0	85	15	6/29/2023
LORAIN	9F9365	LORAIN ST	LEANNA DR	LOIS ST	R - Residential/Local	10	2	O - AC/AC	923	37	34,151	93	0	27	73	7/12/2023
MARBUR	3D2370	MARBURY ST	VINCENT AVE	END OF STREET	R - Residential/Local	2	2	A - AC	580	30	17,400	93	0	100	0	8/7/2023
MICHEL	6D8360	MICHELLE ST	HOLLY PL	SERENADE AVE	R - Residential/Local	6	2	O - AC/AC	889	30	26,670	93	0	100	0	6/26/2023
PORTNE	5E6770	PORTNER ST	CAJON AVE	END OF STREET	R - Residential/Local	8	2	O - AC/AC	141	28	3,948	93	17	65	17	6/26/2023
SANDY	5C8050	SANDY HOOK ST	MICHELLE ST	SPRUCE ST	R - Residential/Local	5	2	A - AC	635	38	24,130	93	0	100	0	6/26/2023
TRUMAN	5D6465	TRUMAN PL	CRAIG DR	END OF STREET	R - Residential/Local	6	2	O - AC/AC	168	38	6,384	93	0	100	0	6/29/2023
WOLSEY	8E9237	WOLSEY LN	BRENTWOOD DR	ANSON WY	R - Residential/Local	7	2	O - AC/AC	140	36	5,040	93	0	100	0	7/19/2023
BROADM	5B5605	BROADMOOR AVE	ITUNI ST	END OF STREET	R - Residential/Local	5	2	O - AC/AC	468	30	14,040	94	0	100	0	6/26/2023
CAMILA	4C3800	CAMILA RD	CARMENCITA DR	END OF STREET	R - Residential/Local	5	2	O - AC/AC	550	30	16,500	94	0	100	0	6/27/2023
CAMINO	11H551	CAMINO DE ROSA	POINT CEDAR DR	CITY BOUNDARY	R - Residential/Local	12	2	A - AC	107	36	3,852	94	0	100	0	7/13/2023
CORAK	5A5280	CORAK ST	WILLOW AVE	SIESTA AVE	R - Residential/Local	4	2	O - AC/AC	1,041	28	29,148	94	5	90	5	6/27/2023
EDENVI	7D8895	EDENVIEW LN	MERRYL LN	ADUL ST	R - Residential/Local	7	2	A - AC	1,590	35	55,650	94	0	91	9	8/9/2023
FIRCRO	4F4650	FIRCROFT ST	CORTEZ ST	END OF STREET	R - Residential/Local	8	2	A - AC	292	30	8,760	94	0	100	0	6/27/2023
GAUNTL	10H463	GAUNTLET DR	FLEMINGTON DR	HEDGEROW DR	R - Residential/Local	12	2	O - AC/AC	667	28	18,676	94	0	80	20	7/13/2023
GLENNA	5F7360	GLENN ALAN AVE	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	A - AC	184	30	5,520	94	0	100	0	7/3/2023
LABRED	2E2630	LA BREA AVE	PUENTE AVE	END OF STREET	R - Residential/Local	3	2	A - AC	550	30	16,500	94	0	100	0	7/14/2023
LASENA	3B1180	LA SENA AVE	PADRE ST	END OF STREET	R - Residential/Local	1	2	O - AC/AC	215	30	6,450	94	32	68	0	7/3/2023
LEVELG	11H535	LEVELGLEN DR	SENTOUS AVE	QUINNELL DR	R - Residential/Local	12	2	O - AC/AC	415	36	14,940	94	0	100	0	7/13/2023
LOIS	9F9363	LOIS ST	LORANINE ST	LAINIE ST	R - Residential/Local	10	2	O - AC/AC	251	36	9,036	94	0	17	83	7/12/2023
LOUISA	2D1990	LOUISA AVE	ASTELL AVE	LARK ELLEN AVE	R - Residential/Local	2	2	O - AC/AC	695	38	26,410	94	0	95	5	6/29/2023
LUFKIN	5A5260	LUFKIN ST	RAMA DR	END OF STREET	R - Residential/Local	4	2	A - AC	483	26	12,558	94	13	87	0	6/30/2023
STMALO	5C5790	ST. MALO ST	MICHELLE ST	SPRUCE ST	R - Residential/Local	5	2	A - AC	635	38	24,130	94	0	100	0	6/26/2023
ASTELL	3D2410	ASTELL AVE	WORKMAN AVE	ROWLAND AVE	R - Residential/Local	2	2	A - AC	1,285	38	48,830	95	0	100	0	6/29/2023
BARBAR	5C5870	BARBARA AVE	END OF STREET	EVANWOOD AVE	R - Residential/Local	5	2	O - AC/AC	470	30	14,100	95	0	100	0	6/26/2023
DOUBLE	5A5310	DOUBLEGROVE ST	RAMA DR	END OF STREET	R - Residential/Local	4	2	A - AC	477	26	12,402	95	0	100	0	6/30/2023
FARLIN	5B5660	FARLINGTON ST	SHADYDALE AVE	END OF STREET	R - Residential/Local	5	2	O - AC/AC	610	30	18,300	95	0	100	0	7/5/2023
GINA	9F9373	GINA LN	GABRIELLA ST	NOGALES ST	R - Residential/Local	11	2	A - AC	108	28	3,024	95	0	100	0	7/14/2023
GLENME	6B7240	GLENMERE ST	CALIFORNIA AVE	ST. MALO ST	R - Residential/Local	5	2	A - AC	333	36	11,988	95	0	100	0	7/5/2023
MARBUR	3D2380	MARBURY ST	ASTELL AVE	END OF STREET	R - Residential/Local	2	2	A - AC	437	30	13,110	95	0	100	0	6/29/2023
MAYLAN	4A3460	MAYLAND AVE	FRANCISQUITO AVE	END OF STREET	R - Residential/Local	4	2	O - AC/AC	923	28	25,844	95	0	100	0	6/27/2023
OAKGAT	9F9414	OAKGATE AVE	SHADOW OAK DR	GREENLEAF DR	R - Residential/Local	11	2	O - AC/AC	119	36	4,284	95	0	100	0	7/12/2023
SANBER	1C2453	SAN BERNARDINO FRONTANGE RD	W END	E CITY BOUNDARY	R - Residential/Local	0	2	O - AC/AC	530	25	13,250	95	0	100	0	8/11/2023
VANDER	4G4990	VANDERHOOF DR	CITRUS ST	END OF STREET	R - Residential/Local	9	2	O - AC/AC	2,459	38	93,442	95	0	100	0	8/8/2023
BAINBR	6B7820	BAINBRIDGE AVE	CALIFORNIA AVE	BROADMOOR AVE	R - Residential/Local	5	2	A - AC	1,056	37	39,072	96	0	100	0	8/4/2023
BRENTW	7E9090	BRENTWOOD DR	ALLEY WY	END OF STREET	R - Residential/Local	7	2	O - AC/AC	945	36	34,020	96	0	100	0	7/19/2023
EVENIN	92A9002	EVENINGSIDE DR	FAIRGROVE AVE	BRENTWOOD DR	R - Residential/Local	7	2	A - AC	1,868	36	67,248	96	0	68	32	7/19/2023
TERRIA	5F7380	TERRI ANN DR	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	A - AC	557	30	16,710	96	0	100	0	7/3/2023
THELBO	3D2250	THELBORN ST	ASTELL AVE	END OF STREET	R - Residential/Local	2	2	A - AC	475	30	14,250	96	0	89	11	6/29/2023
VIRGIN	4G5070	VIRGINIA AVE	GRAND AVE	BARRANCA ST	R - Residential/Local	9	2	A - AC	2,956	36	106,416	96	0	36	64	7/26/2023
AJAX	8E9245	AJAX CIRCLE	RODNEY RD	END OF STREET	R - Residential/Local	7	2	O - AC/AC	150	28	4,200	97	0	100	0	7/14/2023
BAINBR	5B5680	BAINBRIDGE AVE	SHADYDALE AVE	END OF STREET	R - Residential/Local	5	2	O - AC/AC	470	30	14,100	97	0	87	13	7/5/2023
CORAK	5A5400	CORAK ST	RAMA DR	END OF STREET	R - Residential/Local	4	2	A - AC	562	26	14,612	97	0	100	0	6/30/2023
GLENNA	4F4920	GLENN ALAN AVE	LARKWOOD ST	END OF STREET	R - Residential/Local	8	2	A - AC	494	30	14,820	97	0	100	0	7/3/2023
GLENSH	4C3830	GLENSHAW DR	CAMERON AVE	CAMILLA RD	R - Residential/Local	5	2	O - AC/AC	541	30	16,230	97	0	100	0	6/26/2023
HARVES	7E9110	HARVEST MOON ST	LARK ELLEN AVE	END OF STREET	R - Residential/Local	7	2	O - AC/AC	1,290	38	49,020	97	0	100	0	7/19/2023
HERALD	5C5710	HERALD ST	CALIFORNIA AVE	END OF STREET	R - Residential/Local	5	2	A - AC	692	30	20,760	97	0	100	0	6/26/2023
ITUNI	5B5640	ITUNI ST	EVANWOOD AVE	END OF STREET	R - Residential/Local	5	2	A - AC	528	30	15,840	97	8	84	8	6/26/2023
MANZAN	5F7240	MANZANITA DR	CAMERON AVE	EVERGREEN AVE	R - Residential/Local	8	2	A - AC	477	30	14,310	97	0	100	0	6/27/2023
SHASTA	4F4790	SHASTA ST	CORTEZ ST	CAMERON AVE	R - Residential/Local	8	2	A - AC	1,250	38	47,500	97	0	100	0	6/27/2023
CHARLI	5H7640	CHARLINDA ST	FORESTDALE AVE	END OF STREET	R - Residential/Local	9	2	A - AC	410	30	12,300	98	0	100	0	7/26/2023
CUMBER	7E9080	CUMBERLAND DR	RENEWN TER	NELSON ST	R - Residential/Local	7	2	O - AC/AC	1,520	36	54,720	98	0	0	100	7/14/2023
EVERGR	5G7500	EVERGREEN AVE	CITRUS ST	END OF STREET	R - Residential/Local	9	2	O - AC/AC	316	28	8,848	98	0	100	0	6/27/2023
FERRAR	5H7710	FERRARI LN	CORTEZ ST	END OF STREET	R - Residential/Local	9	2	A - AC	361	28	10,108	98	0	100	0	7/26/2023
FOREST	4H5200	FORESTDALE AVE	CORTEZ ST	CHARLINDA ST	R - Residential/Local	9	2	A - AC	958	38	36,404	98	0	6	94	7/26/2023
HILLWA	5F7370	HILLWARD AVE	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	O - AC/AC	190	30	5,700	98	0	100	0	6/30/2023
LOUISA	2D2110	LOUISA AVE	WALNUTHAVEN DR	HARTLEY AVE	R - Residential/Local	1	2	O - AC/AC	620	30	18,600	98	0	100	0	7/14/2023
MOBECK	5H7630	MOBECK ST	FORESTDALE AVE	END OF STREET	R - Residential/Local	9	2	A - AC	192	28	5,376	98	0	100	0	8/8/2023
PARKSI	92A9008	PARKSIDE DR	FAIRGROVE AVE	EVENINGSIDE DR	R - Residential/Local	7	2	A - AC	1,397	36	50,292	98	0	100	0	8/10/2023
SHERWA	4B3690	SHERWAY ST	ORANGE AVE	VAN HORN AVE	R - Residential/Local	4	2	O - AC/AC	470	28	13,160	98	0	100	0	6/27/2023
WIMBLE	6E8580	WIMBLEDON CT	GRENOBLE AVE	END OF STREET	R - Residential/Local	7	2	O - AC/AC	290	28	8,120	98	0	100	0	7/19/2023
BARHAM	8E9243	BARHAM AVE	RODNEY RD	END OF STREET	R - Residential/Local	7	2	O - AC/AC	556	36	20,016	99	0	100	0	7/19/2023
CAMBRI	6E8570	CAMBRIDGE CT	DOUBLEGROVE ST	END OF STREET	R - Residential/Local	7	2	O - AC/AC	448	28	12,544	99	0	100	0	7/19/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (0-100)

ELLEN	2D2130	ELLEN DR	LOUISA AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	150	30	4,500	99	0	47	53	7/26/2023
EVANWO	4C3820	EVANWOOD AVE	VINE AVE	CAMERON AVE	R - Residential/Local	5	2	A - AC	1,585	38	60,230	99	50	0	50	6/26/2023
EVANWO	5B5650	EVANWOOD AVE	DURNES ST	MERCED AVE	R - Residential/Local	5	2	A - AC	1,162	38	44,156	99	49	2	49	6/26/2023
EVANWO	5C6010	EVANWOOD AVE	VINE AVE	MERCED AVE	R - Residential/Local	5	2	A - AC	985	38	37,430	99	50	0	50	6/26/2023
GRENBO	6E8600	GRENABLE AVE	AZUSA AVE	DOUBLEGROVE ST	R - Residential/Local	7	2	O - AC/AC	850	36	30,600	99	0	100	0	7/19/2023
HOLLOW	3C1530	HOLLOW AVE	WORKMAN AVE	DEL NORTE ST	R - Residential/Local	1	2	O - AC/AC	536	28	15,008	99	0	0	100	6/29/2023
LARKWO	4E4470	LARKWOOD ST	LARKELLEN AVE	END OF STREET	R - Residential/Local	7	2	O - AC/AC	1,172	30	35,160	99	0	100	0	6/28/2023
MONTEZ	5F7205	MONTEZUMA WY	CAMERON AVE	END OF STREET	R - Residential/Local	8	2	O - AC/AC	600	30	18,000	99	0	100	0	7/3/2023
PINE	5C6000	PINE ST	END OF STREET	EVANWOOD AVE	R - Residential/Local	5	2	A - AC	528	30	15,840	99	50	0	50	6/26/2023
RENOWN	8E9240	RENOWN TER	CUMBERLAND DR	BARHAM AVE	R - Residential/Local	7	2	O - AC/AC	150	37	5,550	99	0	100	0	7/14/2023
ROBIN	6E8430	ROBIN RD	MERCED AVE	MCWOOD ST	R - Residential/Local	7	2	O - AC/AC	805	30	24,150	99	0	100	0	6/26/2023
RODNEY	8E9247	RODNEY RD	BARHAM AVE	BARHAM AVE	R - Residential/Local	7	2	O - AC/AC	725	36	26,100	99	0	100	0	7/19/2023
SHADYD	5B5610	SHADYDALE AVE	ITUNI ST	MERCED AVE	R - Residential/Local	5	2	A - AC	876	38	33,288	99	14	72	14	6/26/2023
WHITEB	4H5190	WHITEBIRCH DR	FOREST DALE AVE	CHARVERS AVE	R - Residential/Local	9	2	O - AC/AC	688	36	24,768	99	0	100	0	7/26/2023
WILSON	5E6790	WILSON DR	MERCED AVE	END OF STREET	R - Residential/Local	7	2	O - AC/AC	508	28	14,224	99	0	100	0	6/26/2023
WILSON	6E8450	WILSON DR	MERCED AVE	MCWOOD ST	R - Residential/Local	7	2	O - AC/AC	840	30	25,200	99	0	100	0	6/26/2023
ALWOOD	5A5270	ALWOOD ST	WILLOW AVE	SIESTA AVE	R - Residential/Local	4	2	A - AC	971	28	27,188	100	0	0	0	6/27/2023
ALWOOD	5A5275	ALWOOD ST	MAYLAND AVE	SIESTA AVE	R - Residential/Local	4	2	O - AC/AC	325	34	11,050	100	0	0	0	6/27/2023
ALWOOD	5A5410	ALWOOD ST	WILLOW AVE	SUNKIST AVE	R - Residential/Local	4	2	A - AC	1,070	33	35,310	100	0	0	0	6/27/2023
ARDILL	4A3400	ARDILLA AVE	WALNUT CREEK PKWY	END OF STREET	R - Residential/Local	4	2	A - AC	1,471	38	55,898	100	0	0	0	8/7/2023
BROADM	5B5600	BROADMOOR AVE	DURNES ST	ITUNI ST	R - Residential/Local	5	2	A - AC	294	38	11,172	100	0	0	0	6/26/2023
BROMLE	4A3310	BROMLEY AVE	ITUNI STREET	WALNUT CREEK PKWY	R - Residential/Local	4	2	O - AC/AC	600	38	22,800	100	0	0	0	8/7/2023
BROMLE	4A3390	BROMLEY AVE	END OF STREET	ITUNI ST	R - Residential/Local	4	2	O - AC/AC	260	30	7,800	100	0	0	0	8/7/2023
CABANA	5B5520	CABANA AVE	DELHAVEN ST	GLENMERE ST	R - Residential/Local	4	2	A - AC	608	30	18,240	100	0	0	0	6/30/2023
CAMILA	4C3750	CAMILA RD	GREENBERRY DR	EVANWOOD AVE	R - Residential/Local	5	2	A - AC	532	28	14,896	100	0	0	0	6/26/2023
CAMINO	10H470	CAMINO DE TEODORO	MILLRIDGE DR	HILLTONIA DR	R - Residential/Local	12	2	A - AC	298	28	8,344	100	0	0	0	7/13/2023
CHARLI	5H7680	CHARLINDA ST	WHITEBIRCH DR	TRONA AVE	R - Residential/Local	9	2	O - AC/AC	340	30	10,200	100	0	0	0	7/26/2023
CONLON	5B5500	CONLON AVE	FRANCISQUITO AVE	GLENMERE ST	R - Residential/Local	4	2	O - AC/AC	1,040	36	37,440	100	0	0	0	6/26/2023
CONLON	6A3350	CONLON AVE	FRANCISQUITO AVE	DELVALE ST	R - Residential/Local	4	2	O - AC/AC	1,094	39	42,666	100	0	0	0	6/30/2023
DELHAV	5B5460	DELHAVEN ST	ORANGE AVE	CONLON AVE	R - Residential/Local	4	2	A - AC	774	38	29,412	100	0	0	0	6/30/2023
DELHAV	5B5540	DELHAVEN ST	CABANA AVE	TONOPAH AVE	R - Residential/Local	4	2	A - AC	570	30	17,100	100	0	0	0	6/30/2023
DELVAL	6A3360	DELVALE ST	SUNSET AVE	TONOPAH AVE	R - Residential/Local	4	2	O - AC/AC	900	34	30,600	100	0	0	0	6/30/2023
DELVAL	6A3370	DELVALE ST	ORANGE AVE	TONOPAH AVE	R - Residential/Local	4	2	O - AC/AC	925	38	35,150	100	0	0	0	6/30/2023
DEVERS	4B3660	DEVERS ST	VAN HORN AVE	END OF STREET	R - Residential/Local	4	2	A - AC	369	30	11,070	100	0	0	0	8/11/2023
DOUBLE	5A5290	DOUBLEGROVE ST	SIESTA AVE	WILLOW AVE	R - Residential/Local	4	2	A - AC	1,041	28	29,148	100	0	0	0	6/27/2023
DUFF	6C8040	LUCILLE AVE	MICHELLE ST	R - Residential/Local	5	2	A - AC	330	38	12,540	100	0	0	0	0	6/26/2023
DURNES	5B5100	DURNES ST	ORANGE AVE	SUNKIST AVE	R - Residential/Local	4	2	O - AC/AC	798	38	30,324	100	0	0	0	6/27/2023
ELDER	4B3590	ELDER ST	MEEKER AVE	SUNKIST AVE	R - Residential/Local	4	2	A - AC	452	34	15,368	100	0	0	0	8/11/2023
ELDER	4B3620	ELDER ST	VAN HORN AVE	SUNKIST AVE	R - Residential/Local	4	2	A - AC	416	34	14,144	100	0	0	0	8/8/2023
EVANWO	4C3730	EVANWOOD AVE	CAMERON AVE	SERVICE AVE	R - Residential/Local	5	2	A - AC	904	38	34,325	100	0	0	0	6/26/2023
FARLIN	5A5250	FARLINGTON ST	WILLOW AVE	END OF STREET	R - Residential/Local	4	2	A - AC	1,015	30	30,450	100	0	0	0	6/27/2023
FARLIN	5B5150	FARLINGTON ST	SUNKIST AVE	END OF STREET	R - Residential/Local	4	2	O - AC/AC	540	30	16,200	100	0	0	0	8/8/2023
FARLIN	5B5552	FARLINGTON ST	CONLON AVE	TONOPAH AVE	R - Residential/Local	4	2	O - AC/AC	124	38	4,712	100	0	0	0	6/26/2023
FARLIN	5B5580	FARLINGTON ST	SUNSET AVE	TONOPAH AVE	R - Residential/Local	4	2	A - AC	754	38	28,652	100	0	0	0	6/30/2023
FORRES	5B5490	FORREST AVE	DELHAVEN ST	RANDALL WY	R - Residential/Local	4	2	A - AC	475	30	14,250	100	0	0	0	6/30/2023
FOSTER	5B5140	FOSTER AVE	ORANGE AVE	SUNKIST AVE	R - Residential/Local	4	2	A - AC	764	38	29,032	100	0	0	0	8/8/2023
FOXLAKE	11H543	FOXLAKE AVE	POINT CEDAR AVE	LANESBORO DR	R - Residential/Local	12	2	A - AC	582	28	16,296	100	0	0	0	7/13/2023
GLENME	5B5530	GLENMERE ST	CABANA AVE	TONOPAH AVE	R - Residential/Local	4	2	A - AC	570	30	17,100	100	0	0	0	6/30/2023
GLENME	5B5555	GLENMERE ST	ORANGE AVE	CONLON AVE	R - Residential/Local	4	2	A - AC	775	30	23,250	100	0	0	0	6/30/2023
GLENVI	5E6720	GLENVIEW RD	THACKERY ST	VINE AVE	R - Residential/Local	7	2	O - AC/AC	340	34	11,560	100	0	0	0	6/28/2023
HALINO	4A3450	HALINOR AVE	ITUNI ST	CITY BOUNDARY	R - Residential/Local	4	2	A - AC	648	28	18,144	100	0	0	0	8/7/2023
HEDGER	10H465	HEDGEROW DR	MILLRIDGE DR	GAUNTLET DR	R - Residential/Local	12	2	A - AC	1,111	28	31,108	100	0	0	0	7/13/2023
HERRIN	5E6830	HERRING AVE	LARKELLEN AVE	LEAF AVE	R - Residential/Local	7	2	O - AC/AC	1,097	30	32,910	100	0	100	0	6/28/2023
HIDEOU	6H8640	HIDEOUT DR	HIGHLIGHT DR	HOLIDAY DR	R - Residential/Local	10	2	O - AC/AC	765	30	22,950	100	0	0	0	7/20/2023
HILLTO	10H471	HILLTONIA DR	CAMINO DE TEODORO	WHITTINGHAM DR	R - Residential/Local	12	2	A - AC	411	28	11,508	100	0	0	0	7/13/2023
HOLLIN	11H549	HOLLINGWORTH ST	SENTOUS AVE	FORECASTLE AVE	R - Residential/Local	12	2	A - AC	1,857	36	66,852	100	0	100	0	7/13/2023
ITUNI	4A3420	ITUNI ST	WILLOW AVE	ARDILLA AVE	R - Residential/Local	4	2	O - AC/AC	970	38	36,860	100	0	0	0	8/7/2023
ITUNI	5B5620	ITUNI ST	BROADMOOR AVE	END OF STREET	R - Residential/Local	5	2	A - AC	404	38	15,352	100	0	0	0	6/26/2023
JONES	7E9170	JONES CT	VARILLA DR	END OF STREET	R - Residential/Local	7	2	O - AC/AC	347	30	10,410	100	0	0	0	8/9/2023
LANG	5A5221	LANG AVE	DELVALE ST	FRANCISQUITO AVE	R - Residential/Local	4	2	O - AC/AC	1,086	38	41,268	100	0	0	0	6/30/2023
LANG	5B5470	LANG AVE	DELHAVEN ST	RANDALL WY	R - Residential/Local	4	2	A - AC	423	30	12,690	100	0	0	0	6/30/2023
LANG	6A3340	LANG AVE	NOLANDALE ST	FAIRGROVE AVE	R - Residential/Local	4	2	O - AC/AC	806	38	30,628	100	0	0	0	6/30/2023
LEAF	5E6820	LEAF AVE	THACKERY AVE	HERRING AVE	R - Residential/Local	7	2	O - AC/AC	360	26	9,360	100	0	100	0	6/28/2023
LEEWO	4B3630	LEEWOOD ST	ORANGE AVE	VAN HORN AVE	R - Residential/Local	4	2	A - AC	469	28	13,132	100	0	0	0	8/8/2023
LELAND	4A3380	LELAND AVE	WALNUT CREEK PKWY	ITUNI ST	R - Residential/Local	4	2	O - AC/AC	780	30	26,160	100	0	0	0	8/7/2023
LELAND	4A3385	LELAND AVE	ITUNI ST	END OF STREET	R - Residential/Local	4	2	A - AC	260	30	7,800	100	0	0	0	8/7/2023
LEVELG	10H467	LEVELGLEN DR	WHITTINGHAM DR	END OF STREET	R - Residential/Local	12	2	O - AC/AC	166	28	4,648	100	0	0	0	7/13/2023
LEVELG	11H515	LEVELGLEN DR	FORECASTLE AVE	END OF STREET	R - Residential/Local	12	2	A - AC	776	28	21,728	100	0	0	0	7/13/2023
LIGHTH	4B3650	LIGHTHALL ST	VAN HORN ST	END OF STREET	R - Residential/Local	4	2	A - AC	415	30	12,450	100	0	0	0	8/11/2023
MEEKER	4B3480	MEEKER AVE	MERCED AVE	ELDER ST	R - Residential/Local	4	2	A - AC	880	38	33,440	100	0	0	0	8/11/2023
MEEKER	4B3600	MEEKER AVE	S. GARVEY AVE	ELDER ST	R - Residential/Local	4	2	A - AC	674	38	25,612	100	0	0	0	8/11/2023
MEEKER	5A5330	MEEKER AVE	YARNELL ST	END OF STREET	R - Residential/Local	4	2	A - AC	423	30	12,690	100	0	0	0	8/11/2023
MESA	4G4970	MESA DR	VANDERHOOF DR	BARRANCA ST	R - Residential/Local	9	2	A - AC	1,410	30	42,300	100	0	0	0	8/10/2023
MILLRI	10H472	MILLRIDGE DR	WHITTINGHAM DR	CAMINO DE TEODORO	R - Residential/Local	12	2	A - AC	307	29	8,903	100	0	0	0	7/13/2023
MONTEZ	5F7090	MONTEZUMA WY	VINE AVE	GOLDEN VISTA DR	R - Residential/Local	10	2	A - AC	2,085	38	79,230	100	0	0	0	7/21/2023
MOSSBE	4B3500	MOSSBERG AVE	S GARVEY AVE	WILLOW AVE	R - Residential/Local	4	2	A - AC	510	22	11,220	100	0	0	0	7/13/2023
MOSSBE	4B3640	MOSSBERG AVE	VAN HORN AVE	ORANGE AVE	R - Residential/Local	4	2	A - AC	478	30	14,340	100	0	0	0	8/11/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (0-100)

NEWCRE	7E7030	NEWCREST DR	VARILLA DR	ALMANAC DR.	R - Residential/Local	7	2	O - AC/AC	730	30	21,900	100	0	0	0	7/19/2023
NOLAND	6A3365	NOLANDEALE ST	ORANGE AVE	CONLON AVE	R - Residential/Local	4	2	O - AC/AC	610	38	23,180	100	0	0	0	6/30/2023
POINTC	11H557	POINT CEDAR DR	MORGANFIELD AVE	FOXLAKE AVE	R - Residential/Local	12	2	A - AC	240	28	6,720	100	0	0	0	7/13/2023
PORTNE	5E6960	PORTNER ST	LARKELLEN AVE	END OF STREET	R - Residential/Local	7	2	A - AC	1,182	28	33,096	100	0	0	0	6/28/2023
RAMA	5A5342	RAMA DR	YARNELL ST	END OF STREET	R - Residential/Local	4	2	A - AC	596	30	17,880	100	0	0	0	8/11/2023
RANDAL	5B5480	RANDALL WY	LANG AVE	FORREST AVE	R - Residential/Local	4	2	O - AC/AC	264	30	7,920	100	0	0	0	6/30/2023
REXWOO	5A5320	REXWOOD ST	MEEKER AVE	END OF STREET	R - Residential/Local	4	2	O - AC/AC	161	30	4,830	100	0	0	0	8/11/2023
ROBIND	4B3540	ROBINDALE ST	ORANGE AVE	WALNUT CREEK PKWY	R - Residential/Local	4	2	O - AC/AC	616	28	17,248	100	0	0	0	7/13/2023
ROSEWA	4B3530	ROSEWAY ST	WALNUT CREEK PKWY	ORANGE AVE	R - Residential/Local	4	2	O - AC/AC	738	28	20,664	100	0	0	0	7/13/2023
SANDIA	5B5120	SANDIA AVE	YARNELL ST	END OF STREET	R - Residential/Local	4	2	A - AC	326	30	9,780	100	0	0	0	8/11/2023
SANDSP	5B5110	SANDSPRINGS DR	YARNELL ST	END OF STREET	R - Residential/Local	4	2	A - AC	325	30	9,750	100	0	0	0	8/11/2023
SANDYH	6F8695	SANDY HILLS DR	CRESCENT VIEW DR	MONTEZUMA WY	R - Residential/Local	10	2	A - AC	735	34	24,990	100	0	0	0	7/21/2023
SHERWA	4B3520	SHERWAY ST	ORANGE AVE	WALNUT CREEK PKWY	R - Residential/Local	4	2	O - AC/AC	876	28	24,528	100	0	0	0	7/13/2023
SIESTA	4A3430	SIESTA AVE	CITY BOUNDARY	ITUNI ST	R - Residential/Local	4	2	A - AC	659	28	18,452	100	0	0	0	8/7/2023
SUNKIS	4B3490	SUNKIST AVE	ELDER ST	MERCED AVE	R - Residential/Local	4	2	O - AC/AC	889	33	29,337	100	0	0	0	8/8/2023
SUNKIS	4B3570	SUNKIST AVE	MERCED AVE	MEEKER AVE	R - Residential/Local	4	2	O - AC/AC	1,066	32	34,112	100	0	0	0	8/8/2023
SUNKIS	4B3610	SUNKIST AVE	ELDER ST	S. GARVEY AVE	R - Residential/Local	4	2	A - AC	1,205	33	39,765	100	0	0	0	8/11/2023
SUNKIS	5B5000	SUNKIST AVE	YARNELL ST	DURNESST ST	R - Residential/Local	4	2	O - AC/AC	614	30	18,420	100	0	0	0	6/27/2023
SUNKIS	5B5010	SUNKIST AVE	FOSTER AVE	YARNELL ST	R - Residential/Local	4	2	O - AC/AC	290	38	11,020	100	0	0	0	8/11/2023
THACKE	5E6810	THACKERY AVE	LARK ELLEN AVE	LEAF AVE	R - Residential/Local	7	2	O - AC/AC	1,104	26	28,704	100	0	100	0	6/28/2023
TONOPA	5B5430	TONOPAH AVE	FRANCISQUITO AVE	FARLINGTON ST	R - Residential/Local	4	2	O - AC/AC	1,310	38	49,780	100	0	0	0	6/26/2023
TONOPA	6A3320	TONOPAH AVE	FAIRGROVE AVE	DELVALE ST	R - Residential/Local	4	2	O - AC/AC	1,108	36	39,888	100	0	0	0	6/30/2023
TONOPA	6B7790	TONOPAH AVE	DELVALE ST	FRANCISQUITO AVE	R - Residential/Local	4	2	O - AC/AC	1,090	36	39,240	100	0	0	0	6/30/2023
TRONA	5H7670	TRONA AVE	CHARLINDA AVE	END OF STREET	R - Residential/Local	9	2	O - AC/AC	289	28	8,092	100	0	0	0	7/26/2023
VANHOR	4B3580	VAN HORN AVE	MERCED AVE	END OF STREET	R - Residential/Local	4	2	A - AC	520	28	14,560	100	0	0	0	8/8/2023
VANHOR	4B3670	VAN HORN AVE	ELDER ST	MERCED AVE	R - Residential/Local	4	2	O - AC/AC	892	38	33,896	100	0	0	0	8/8/2023
VARILL	7E9160	VARILLA DR	NEWCREST DR	END OF STREET	R - Residential/Local	7	2	O - AC/AC	533	30	15,990	100	0	0	0	8/9/2023
WALNUT	4A1041	WALNUT CREEK PKWY	CITY BOUNDARY	BROMLEY AVE	R - Residential/Local	4	2	O - AC/AC	875	38	33,250	100	0	0	0	8/7/2023
WHITEB	5H7690	WHITEBIRCH DR	CAMERON AVE	CHARVERS AVE	R - Residential/Local	9	2	O - AC/AC	1,155	36	41,580	100	0	0	0	7/26/2023
Alleys									166.8		28,898,888					
ALLEY	5C5702	ALLEY EO GLENDORA AVE - ALLEY	GLENDORA AVE.	BUBBLING WELL RD	O - Other	6	2	A - AC	713	20	14,260	14	46	35	18	8/15/2023
ALLEY	5F7002	ALLEY NO CAMERON AVE	SHASTA ST	MANZANITA DR	O - Other	8	2	A - AC	796	20	15,920	32	65	35	0	6/27/2023
ALLEY	7D7000	ALLEY NO FAIRGROVE	FAIRGROVE AVE	LARKELLEN AVE	O - Other	7	2	A - AC	765	20	15,300	38	49	50	1	8/15/2023
ALLEY	5G7471	ALLEY NO CAMERON AVE	CITRUS ST	CHARLINDA ST	O - Other	9	2	O - AC/AC	714	20	14,280	39	81	19	0	7/3/2023
ALLEY	3E2811	ALLEY WO LARK ELLEN AVE	IDAHOME ST	END OF STREET	O - Other	2	2	A - AC	496	20	9,920	40	44	43	14	8/15/2023
ALLEY	4E4123	ALLEY WO AZUSA AVE	HOLLY OAK	WALNUT CREEK PKWY	O - Other	7	2	A - AC	820	20	16,400	45	72	28	0	8/15/2023
ALLEY	8E9238	ALLEY WO EVENINGSIDE DR	BRENTWOOD DR	EVENINGSIDE DR	O - Other	7	2	A - AC	1,190	20	23,800	46	47	32	21	8/15/2023
ALLEY	3C1457	ALLEY EO SUNSET AVE	WORKMAN AVE	NORTH END OF STREET	O - Other	1	2	A - AC	1,090	20	21,800	47	75	20	5	8/15/2023
ALLEY	2E2593	ALLEY SO BADILLO ST	PHILLIPS AVE	ALLEY	O - Other	3	2	A - AC	343	20	6,860	47	59	41	0	8/15/2023
ALLEY	2E2592	ALLEY EO AZUSA AVE	BADILLO ST	END OF STREET	O - Other	3	2	A - AC	690	20	13,800	48	57	43	0	8/15/2023
ALLEY	3F3185	ALLEY NO N GARVEY AVE	MEADOW RD	END OF STREET	O - Other	3	2	A - AC	1,090	20	21,800	49	32	55	13	8/15/2023
ALLEY	3C1456	ALLEY EO SUNSET AVE	WORKMAN AVE	SOUTH END OF STREET	O - Other	1	2	A - AC	303	20	6,060	51	74	26	0	8/15/2023
ALLEY	3B5710	ALLEY EO PUENTE AVE	HAVENBROOK ST	CEDARWOOD ST	O - Other	1	2	A - AC	240	20	4,800	56	66	27	7	7/5/2023
ALLEY	5C5701	ALLEY NO VINE AVE	GLENDORA AVE	VINE AVE	O - Other	6	2	O - AC/AC	320	20	6,400	56	60	40	0	8/15/2023
ALLEY	6C7971	ALLEY EO GLENDORA AVE - ALLEY	MICHELLE ST	MERCED PL	O - Other	6	2	A - AC	583	20	11,660	57	70	29	1	6/30/2023
ALLEY	4F4893	ALLEY WO HOLLENBECK ST	RIO VERDE DR	CORTEZ ST	O - Other	8	2	A - AC	905	20	18,100	59	55	45	0	7/3/2023
ALLEY	3C1452	ALLEY EO SUNSET AVE	ROWLAND AVE	CARLINGTON	O - Other	1	2	O - AC/AC	287	20	5,740	60	50	50	0	8/15/2023
ALLEY	4B3483	ALLEY NO N GARVEY AVE	SUNKIST AVE	WILLOW AVE	O - Other	1	2	A - AC	684	20	13,680	60	66	30	4	7/5/2023
ALLEY	4D3905	ALLEY WO GARDEN GLEN ST	DALEWOOD ST	STUART AVE	O - Other	6	2	A - AC	662	20	13,240	60	71	29	0	8/11/2023
ALLEY	5E7001	ALLEY EO AZUSA AVE	CAMERON AVE	ALASKA ST	O - Other	8	2	O - AC/AC	737	20	14,740	61	51	49	0	6/26/2023
ALLEY	3B5700	ALLEY EO PUENTE AVE	CEDARWOOD ST	MACDEVITT ST	O - Other	1	2	A - AC	280	20	5,600	61	68	32	0	7/5/2023
ALLEY	6B7741	ALLEY NO FRANCISQUITO AVE	CALIFORNIA AVE	BROADMOOR AVE	O - Other	5	2	O - AC/AC	865	20	17,300	62	78	22	0	7/5/2023
ALLEY	3C1451	ALLEY WO SUNSET AVE - ALLEY	WORKMAN AVE	END OF STREET	O - Other	1	2	A - AC	391	20	7,820	62	69	29	2	6/29/2023
ALLEY	4E3312	ALLEY EO AZUSA AVE	STUART AVE	END OF STREET	O - Other	8	2	O - AC/AC	275	20	5,500	63	58	42	0	8/15/2023
ALLEY	4B3482	ALLEY NO N GARVEY AVE	SUNKIST AVE	END OF STREET	O - Other	1	2	A - AC	245	14	3,430	64	31	69	0	8/11/2023
ALLEY	5F7162	ALLEY EO AZUSA AVE	GREENVILLE DR	END OF STREET	O - Other	8	2	O - AC/AC	335	20	6,700	68	65	35	0	6/26/2023
ALLEY	7D9081	ALLEY WO EVENINGSIDE DR	EVENINGSIDE DR	PEPPERTREE CIRCLE	O - Other	7	2	O - AC/AC	510	20	10,200	69	37	63	0	8/15/2023
ALLEY	7E9081	ALLEY EO EVENINGSIDE DR	EVENINGSIDE DR	FAIRGROVE AVE	O - Other	7	2	O - AC/AC	484	20	9,680	70	41	59	0	8/15/2023
ALLEY	3D2183	ALLEY WO TOLAND AVE	NORTH GARVEY AVE	NORTH GARVEY AVE	O - Other	2	2	O - AC/AC	985	20	19,700	71	60	38	2	8/15/2023
ALLEY	3D2205	ALLEY WO LARK ELLEN AVE	MARDINA ST CDS	END OF STREET	O - Other	2	2	O - AC/AC	888	20	17,760	72	41	38	21	8/15/2023
ALLEY	2D1861	ALLEY NO PUENTE AVE	VINCENT AVE	CARVOL AVE	O - Other	2	2	A - AC	1,570	20	31,400	75	56	40	4	6/29/2023
ALLEY	7D9082	ALLEY NO BROOKTREE CIR	EVENINGSIDE DR	BROOKTREE CIRCLE	O - Other	7	2	O - AC/AC	490	20	9,800	76	24	76	0	8/15/2023
ALLEY	7E9082	ALLEY NO BROOKTREE CR	EVENINGSIDE DR	PEPPERTREE CIRCLE	O - Other	7	2	O - AC/AC	510	20	10,200	76	20	80	0	8/15/2023
ALLEY	7D9083	ALLEY NO PARKSIDE DR	EVENINGSIDE DR	PARKSIDE DR	O - Other	7	2	O - AC/AC	424	20	8,480	76	18	82	0	8/15/2023
ALLEY	7E9083	ALLEY NO PARKSIDE DR	EVENINGSIDE DR	PARKSIDE DR	O - Other	7	2	O - AC/AC	416	25	10,400	76	24	76	0	8/15/2023
ALLEY	2E2591	ALLEY SO GROVE CENTER ST	AZUSA AVE	PHILLIPS AVE	O - Other	3	2	O - AC/AC	828	20	16,560	77	54	46	0	8/15/2023
ALLEY	8E9239	ALLEY EO EVENINGSIDE DR	BRENTWOOD DR	EVENINGSIDE DR	O - Other	7	2	O - AC/AC	436	24	10,464	78	44	56	0	8/15/2023
ALLEY	8E9236	ALLEY SO PARKSIDE DR	EVENINGSIDE DR	PARKSIDE DR	O - Other	7	2	A - AC	662	20	13,240	78	23	62	15	8/15/2023
ALLEY	4E3311	ALLEY WO AZUSA AVE	STUART AVE	END OF STREET	O - Other	7	2	A - AC	400	20	8,000	79	33	67	0	8/15/2023
ALLEY	4D3906	ALLEY NO ASHWOOD ST	PIMA AVE	END OF STREET	O - Other	6	2	O - AC/AC	720	20	14,400	80	52	48	0	8/11/2023
ALLEY	4E4415	ALLEY EO AZUSA AVE	LARKWOOD AVE	END OF STREET	O - Other	8	2	A - AC	187	20	3,740	81	0	100	0	7/3/2023
ALLEY	3D2182	ALLEY EO VINCENT AVE	ECKERMAN AVE	ROWLAND AVE	O - Other	2	2	O - AC/AC	921	20	18,420	81	37	63	0	8/15/2023
ALLEY	5D6082	ALLEY WO VALINDA AVE	CAMERON AVE	MOBECK ST	O - Other	6	2	O - AC/AC	621	20	12,420	83	65	31	5	6/29/2023
ALLEY	5D6081	ALLEY EO GLENDORA AVE - ALLEY	CAMERON AVE	N END	O - Other	6	2	A - AC	967	20	19,340	84	70	30	0	6/29/2023
ALLEY	9E9311	ALLEY NO AMAR RD	AMAR RD	RIDGEWOOD DR	O - Other	10	2	O - AC/AC	605	20	12,100	84	20	80	0	8/10/2023
ALLEY	4D3904	ALLEY EO GLENDORA AVE - ALLEY	WALNUT CREEK	DALEWOOD ST	O - Other	6	2	O - AC/AC	1,587	20	31,740	87	0	63	37	8/11/2023

City of West Covina, CA
Pavement Condition Index (PCI) Report - All Streets

Sorted by Rank, PCI Order (0-100)

ALLEY	6E8411	ALLEY WO AZUSA AVE	MICHELLE ST	END OF STREET	O - Other	7	2	O - AC/AC	650	20	13,000	93	0	100	0	6/30/2023
ALLEY	3C1454	ALLEY WO SUNSET AVE - ALLEY	ROWLAND AVE	END OF STREET	O - Other	1	2	O - AC/AC	597	20	11,940	94	0	100	0	8/11/2023
									5.9		627,894					

SECTION IV
FORECAST MAINTENANCE & REHABILITATION (FMR) REPORT

A. Maintain 71 PCI Budget, Five Year Plan – FY 2023-2028

FORECAST MAINTENANCE / REHABILITATION REPORT

Listed in chronological order by plan year then alphabetically by street name, this report presents the year and action corresponding to the next recommended work activity for each segment within the pavement network.

MAINTAIN PCI BUDGET – The Maintain PCI budget was generated for the City to demonstrate what level of annual funding is required to sustain the overall weighted PCI of 71 for the next five years.

We have sorted the following report by functional class (rank) for easy review (Arterial – Local, A to Z order).

In general sections are chosen first and foremost on available budget; secondly, the square footage of each section plays a large factor. The software initially chooses the draft sections that will increase PCI, sustain PCI or slow PCI deterioration within the budgeted timeframe. Additionally, the types of distress, extents of distress and severities of distress (high, medium, low) also determine how sections are/can be selected.

****All multi-year budget projections include an annual 5% unit cost inflation rate for the term of the budget forecast, as well as a 30% contingency on material costs which typically cover additional project costs for contract administration, design, construction management.***

The City of West Covina makes all final decisions on what pavement sections are scheduled for improvement and within which fiscal year.

FORECAST MAINTENANCE /REHABILITATION MAPS

Based on the pavement section recommendations shown in the following spreadsheet report, we have included a forecast maintenance / rehabilitation GIS maps that demonstrates recommended pavement sections by fiscal and type of work.

Figures 14 thru 18 – Forecast Maintenance & Rehabilitation Maps (FY 2023-28) Below

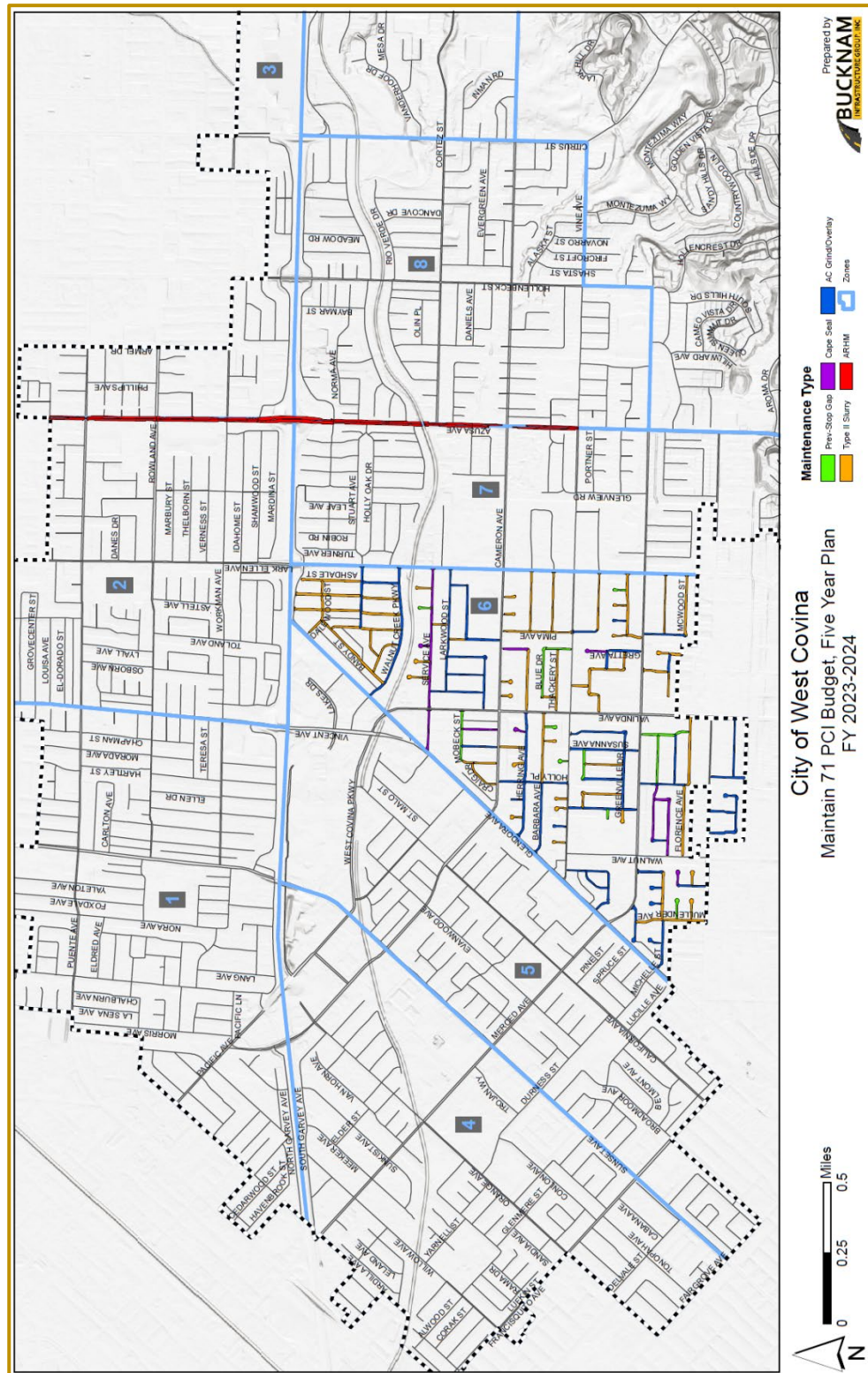


Figure 14 – Forecast Maintenance & Rehabilitation Map (FY 2023-24)

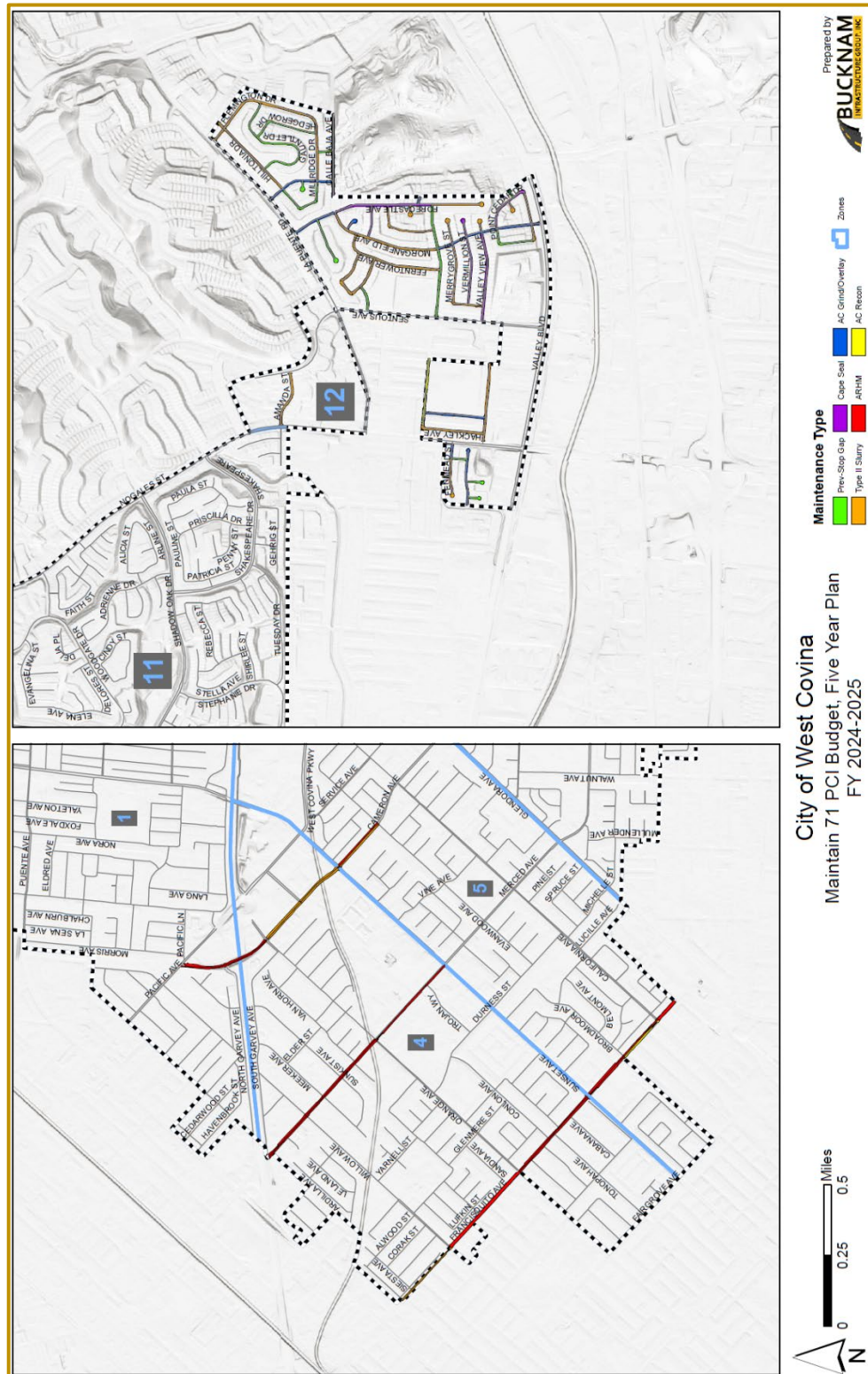


Figure 15 – Forecast Maintenance & Rehabilitation Map (FY 2024-25)

Section IV

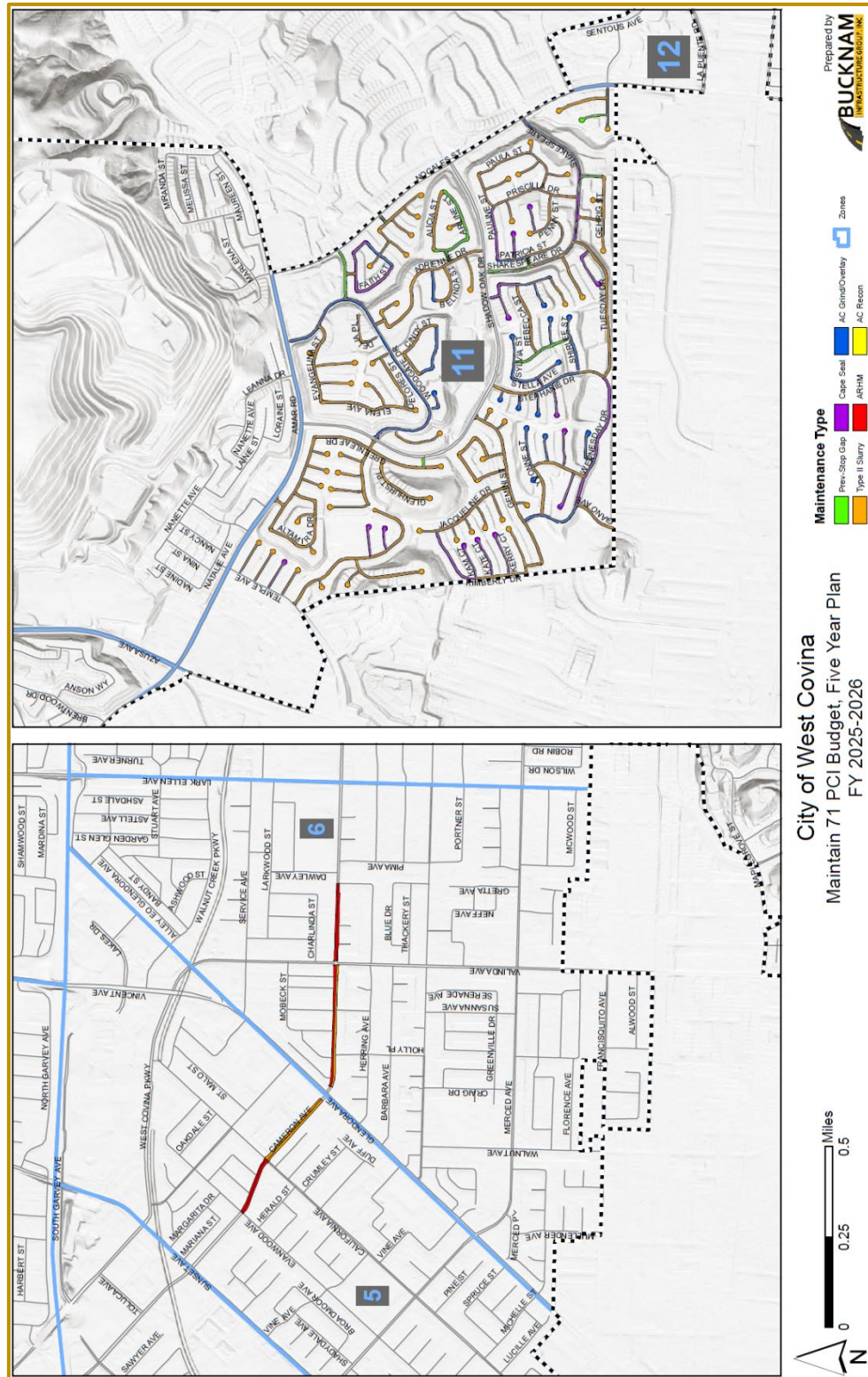


Figure 16 – Forecast Maintenance & Rehabilitation Map (FY 2025-26)



Figure 17 – Forecast Maintenance & Rehabilitation Map (FY 2026-27)

Section IV

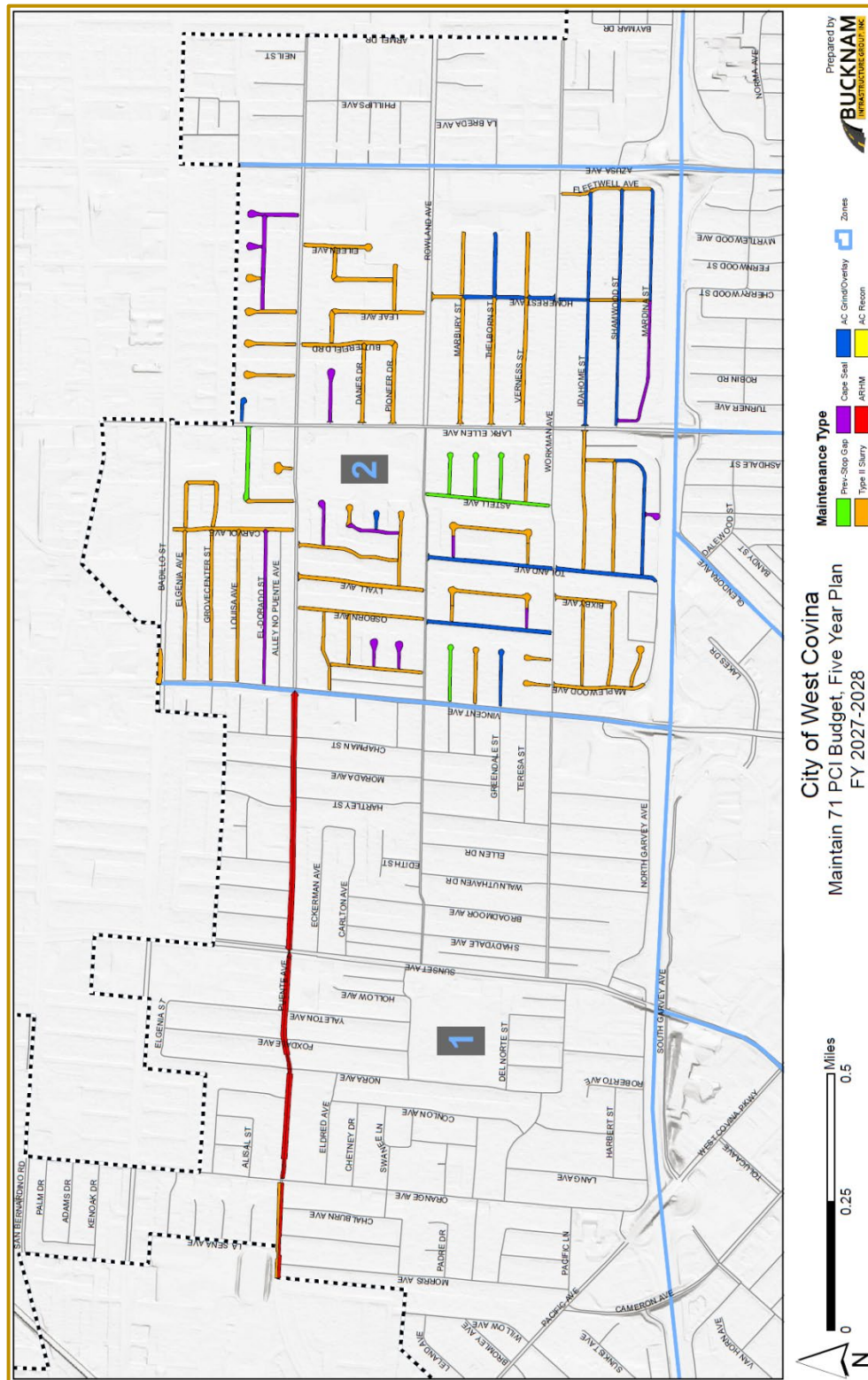


Figure 18 – Forecast Maintenance & Rehabilitation Map (FY 2027-28)

City of West Covina, CA
Forecast Maintenance-Rehabilitation (FMR) Report - FY 2023-2028

Sorted by FY, Rank, Name Order (A-Z)

FY	Street ID	Section ID	Name	From	To	Rank	Zone	Lanes	Type	L	W	Area	PCI	PCT Load	PCT Climate	PCT Other	Insp. Date	Maint. Type	Total \$
Arterials / Collectors																			
2023-24	Azusa	1140N	AZUSA AVE	VINE AVE	CAMERON AVE	A - Arterial		2	O - AC/AC	1,190	30	35,700	56	46	51	3	8/8/2023	ARHM	Project Funded / Scheduled
2023-24	Azusa	1150S	AZUSA AVE	CAMERON AVE	VINE AVE	A - Arterial		2	O - AC/AC	1,211	30	36,330	49	58	41	2	8/8/2023	ARHM	
2023-24	Azusa	1160N	AZUSA AVE	CAMERON AVE	MOBECK ST	A - Arterial		2	O - AC/AC	596	30	17,880	51	43	51	5	8/8/2023	ARHM	
2023-24	Azusa	1170S	AZUSA AVE	CAMERON AVE	MOBECK ST	A - Arterial		2	O - AC/AC	596	30	17,880	53	38	60	1	8/8/2023	ARHM	
2023-24	AzusaAve	1180Nc	AZUSA AVE	CAMERON AVE	SOUTH GARVEY AVE	A - Arterial		2	O - AC/AC	2,619	30	79,767	57	50	50	0	8/8/2023	ARHM	
2023-24	AzusaAve	1190Sc	AZUSA AVE	SOUTH GARVEY AVE	MOBECK ST	A - Arterial		2	O - AC/AC	2,619	30	79,824	53	51	48	1	8/8/2023	ARHM	
2023-24	Azusa	1220N	AZUSA AVE	NORTH GARVEY AVE	SOUTH GARVEY AVE	A - Arterial		3	O - AC/AC	1,164	44	51,216	58	56	44	0	8/11/2023	ARHM	
2023-24	Azusa	1230S	AZUSA AVE	SOUTH GARVEY AVE	NORTH GARVEY AVE	A - Arterial		3	O - AC/AC	1,164	43	50,052	50	53	39	8	8/11/2023	ARHM	
2023-24	AzusaAve	1280Nc	AZUSA AVE	NORTH GARVEY AVE	WORKMAN AVE	A - Arterial		2	O - AC/AC	588	32	19,222	27	65	31	5	7/28/2023	ARHM	
2023-24	AzusaAve	1290Sc	AZUSA AVE	NORTH GARVEY AVE	WORKMAN AVE	A - Arterial		3	O - AC/AC	588	32	19,222	27	74	26	0	8/11/2023	ARHM	
2023-24	Azusa	1294N	AZUSA AVE	WORKMAN AVE	ROWLAND AVE	A - Arterial		2	O - AC/AC	1,251	32	40,032	21	70	24	6	7/28/2023	ARHM	
2023-24	Azusa	1294S	AZUSA AVE	ROWLAND AVE	WORKMAN AVE	A - Arterial		2	O - AC/AC	1,251	32	40,032	29	77	20	3	8/3/2023	ARHM	
2023-24	Azusa	1296N	AZUSA AVE	ROWLAND AVE	PUENTE AVE	A - Arterial		2	O - AC/AC	1,254	32	40,128	32	72	24	4	7/28/2023	ARHM	
2023-24	Azusa	1296S	AZUSA AVE	PUENTE AVE	ROWLAND AVE	A - Arterial		2	O - AC/AC	1,254	32	40,128	31	78	22	1	8/3/2023	ARHM	
2023-24	Azusa	1298N	AZUSA AVE	PUENTE AVE	NORTH CITY LIMIT	A - Arterial		2	O - AC/AC	649	32	20,768	37	54	33	14	7/28/2023	ARHM	
2023-24	Azusa	1298S	AZUSA AVE	NORTH CITY LIMIT	PUENTE AVE	A - Arterial		2	O - AC/AC	649	31	20,119	42	59	41	0	8/11/2023	ARHM	
												608,300							
2024-25	Franci	5860S	FRANCISQUITO AVE	CITY BOUNDARY	WILLOW AVE	A - Arterial		2	O - AC/AC	589	31	18,259	72	38	40	22	8/14/2023	Type II Slurry	Funded/Sch'd
2024-25	FranciAve	5870Nc	FRANCISQUITO AVE	ORANGE AVE	WILLOW AVE	A - Arterial		2	O - AC/AC	2,069	26	53,110	59	77	23	0	8/14/2023	ARHM	\$12,416
2024-25	FranciAve	5900Wc	FRANCISQUITO AVE	SUNSET AVE	ORANGE AVE	A - Arterial		2	A - AC	1,944	30	58,320	47	70	30	1	8/4/2023	ARHM	\$257,584
2024-25	FranciAve	5910Ec	FRANCISQUITO AVE	ORANGE AVE	SUNSET AVE	A - Arterial		2	A - AC	1,942	23	45,709	38	85	15	0	8/14/2023	ARHM	\$282,852
2024-25	FranciAve	5921Nc	FRANCISQUITO AVE	CALIFORNIA AVE	BROADMOOR AVE	A - Arterial		2	O - AC/AC	1,007	28	28,196	38	68	29	3	8/4/2023	ARHM	\$221,689
2024-25	Franci	5922N	FRANCISQUITO AVE	BROADMOOR AVE	SUNSET AVE	A - Arterial		2	O - AC/AC	893	28	25,004	61	72	28	0	8/14/2023	ARHM	\$136,751
2024-25	Franci	5930S	FRANCISQUITO AVE	SUNSET AVE	BROADMOOR AVE	A - Arterial		2	O - AC/AC	880	28	24,640	59	75	25	0	8/14/2023	ARHM	\$121,269
2024-25	Franci	5931S	FRANCISQUITO AVE	BOARDMOOR AVE	CALIFORNIA AVE	A - Arterial		2	O - AC/AC	913	28	25,564	18	87	8	4	8/14/2023	AC Recon	\$119,504
2024-25	Franci	5950N	FRANCISQUITO AVE	CITY BOUNDARY	CALIFORNIA AVE	A - Arterial		2	A - AC	414	23	9,522	41	59	27	14	8/4/2023	ARHM	\$319,550
2024-25	Camero	7640S	CAMERON AVE	PACIFIC AVE	ORANGE AVE	A - Arterial		2	O - AC/AC	1,667	25	41,675	38	58	42	0	8/14/2023	ARHM	\$46,182
2024-25	Camero	7650N	CAMERON AVE	ORANGE AVE	PACIFIC AVE	A - Arterial		2	O - AC/AC	1,505	25	37,625	48	54	32	14	8/14/2023	ARHM	\$212,126
2024-25	Camero	7680Ec	CAMERON AVE	TOLUCA AVE	ORANGE AVE	A - Arterial		2	A - AC	1,031	25	30,250	64	6	83	11	8/14/2023	Type II Slurry	\$191,511
2024-25	Cameron	7690Wc	CAMERON AVE	TOLUCA AVE	ORANGE AVE	A - Arterial		2	A - AC	1,023	25	30,065	63	26	44	30	8/14/2023	Type II Slurry	\$21,478
2024-25	Camero	7700E	CAMERON AVE	SUNSET AVE	TOLUCA AVE	A - Arterial		2	O - AC/AC	895	30	26,850	62	38	62	0	8/14/2023	Type II Slurry	\$21,346
2024-25	Camero	7710W	CAMERON AVE	SUNSET AVE	TOLUCA AVE	A - Arterial		2	O - AC/AC	889	30	26,670	76	25	65	10	8/14/2023	Type II Slurry	\$19,064
2024-25	Camero	7740E	CAMERON AVE	SUNSET AVE	EVANWOOD AVE	A - Arterial		2	O - AC/AC	1,028	28	28,784	65	56	44	0	8/14/2023	Type II Slurry	\$18,936
2024-25	Camero	7750W	CAMERON AVE	EVANWOOD AVE	SUNSET AVE	A - Arterial		2	O - AC/AC	1,026	28	28,728	57	65	35	0	8/14/2023	ARHM	\$20,437
2024-25	MercedAve	4280Sc	MERCED AVE	SOUTH GARVEY AVE	WILLOW AVE	A - Arterial		2	A - AC	1,129	29	32,659	34	62	37	1	8/14/2023	ARHM	\$146,226
2024-25	MercedAve	4290Wc	MERCED AVE	WILLOW AVE	SOUTH GARVEY AVE	A - Arterial		2	A - AC	1,124	29	32,514	42	63	30	7	8/14/2023	ARHM	\$166,234
2024-25	Merced	4320Se	MERCED AVE	WILLOW AVE	ORANGE AVE	A - Arterial		2	A - AC	1,917	29	55,593	34	60	28	13	8/14/2023	ARHM	\$165,496
2024-25	Merced	4330Nw	MERCED AVE	ORANGE AVE	WILLOW AVE	A - Arterial		2	A - AC	1,878	29	54,462	52	54	42	3	8/14/2023	ARHM	\$282,968
2024-25	MercedAve	4360Sc	MERCED AVE	ORANGE AVE	SUNSET AVE	A - Arterial		2	A - AC	1,952	30	59,112	37	55	25	20	8/14/2023	ARHM	\$277,212
												773,311							
2025-26	Cameron	7760Ec	CAMERON AVE	EVANWOOD AVE	CALIFORNIA AVE	A - Arterial		2	O - AC/AC	924	28	26,332	40	87	13	0	8/14/2023	ARHM	\$300,880
2025-26	Camero	7770Wc	CAMERON AVE	CALIFORNIA AVE	EVANWOOD AVE	A - Arterial		2	O - AC/AC	916	28	26,076	37	77	23	0	8/14/2023	ARHM	\$140,876
2025-26	Camero	7800E	CAMERON AVE	CALIFORNIA AVE	GLENDORA AVE	A - Arterial		2	O - AC/AC	1,160	32	37,120	68	40	60	0	8/14/2023	Type II Slurry	\$139,507
2025-26	Camero	7810W	CAMERON AVE	GLENDORA AVE	CALIFORNIA AVE	A - Arterial		2	O - AC/AC	1,165	32	37,280	66	42	51	7	8/14/2023	Type II Slurry	\$27,840
2025-26	Camero	7840Ec	CAMERON AVE	VALINDA AVE	VALINDA AVE	A - Arterial		2	O - AC/AC	1,970	31	61,192	73	32	68	0	8/8/2023	Type II Slurry	\$27,960
2025-26	Cameron	7850Wc	CAMERON AVE	VALINDA AVE	GLENDORA AVE	A - Arterial		2	O - AC/AC	1,902	31	59,085	54	54	46	0	8/8/2023	ARHM	\$45,894
2025-26	Camero	7880E	CAMERON AVE	VALINDA AVE	GRETTA AVE	A - Arterial		2	O - AC/AC	1,100	29	31,900	48	62	38	0	8/8/2023	ARHM	\$316,105
2025-26	Camero	7890W	CAMERON AVE	VALINDA AVE	VALINDA AVE	A - Arterial		2	O - AC/AC	1,110	29	32,190	46	49	47	4	8/11/2023	ARHM	\$170,665
												311,175							
2026-27	ValindAve	7440Nc	VALINDA AVE	CITY BOUNDARY	MERCED AVE	A - Arterial		2	O - AC/AC	678	29	20,007	13	95	5	0	8/8/2023	AC Recon	\$172,217
2026-27	ValindAve	7450Sc	VALINDA AVE	MERCED AVE	CITY BOUNDARY	A - Arterial		2	O - AC/AC	975	29	28,248	22	85	15	0	8/8/2023	AC Recon	\$172,217
2026-27	ValindAve	7480Nc	VALINDA AVE	MERCED AVE	VINE AVE	A - Arterial		2	O - AC/AC	1,318	29	38,452	48	65	28	7	8/8/2023	ARHM	\$215,716
2026-27	ValindAve	7490Sc	VALINDA AVE	VINE AVE	MERCED AVE	A - Arterial		2	O - AC/AC	1,314	29	38,336	43	72	16	12	8/8/2023	ARHM	\$215,065
2026-27	Valind	7520N	VALINDA AVE	CAMERON AVE	VINE AVE	A - Arterial		2	O - AC/AC	1,272	29	36,168	67	54	46	0	8/8/2023	Type II Slurry	\$28,573
2026-27	Valind	7530S	VALINDA AVE	CAMERON AVE	VINE AVE	A - Arterial		2	O - AC/AC	1,272	29	36,888	42	67	33	0	8/8/2023	ARHM	\$206,942
2026-27	ValindAve	7560Nc	VALINDA AVE	SERVICE AVE	CAMERON AVE	A - Arterial		2	O - AC/AC	1,318	29	38,772	33	84	15	1	8/8/2023	ARHM	\$217,511
2026-27	ValindAve	7570Sc	VALINDA AVE	SERVICE AVE	CAMERON AVE	A - Arterial		2	O - AC/AC	1,317	29	38,743	32	78	19	3	8/8/2023	ARHM	\$217,348
2026-27	Valind	7600N	VALINDA AVE	SERVICE AVE	GLENDORA AVE	A - Arterial		2	O - AC/AC	777	29	22,533	39	64	29	7	8/8/2023	ARHM	\$126,410
2026-27	Valind	7605N	VALINDA AVE	GLENDORA AVE	VINCENT AVE	A - Arterial		2	O - AC/AC	413	35	14,455	60	55	39	6	8/11/2023	ARHM	\$81,093
2026-27	Valind	7610S	VALINDA AVE	SERVICE AVE	GLENDORA AVE	A - Arterial		2	O - AC/AC	723	29	20,967	43	71	24	6	8/8/2023	ARHM	\$117,625
2026-27	Valind	7615S	VALINDA AVE	VINCENT AVE	GLENDORA AVE	A - Arterial		2	O - AC/AC	409	35	14,315	44	65	22	13	8/11/2023	ARHM	\$80,307
2026-27	WestcoPw	7240Sc	WEST COVINA PKWY	SOUTH GARVEY AVE	TOLUCA AVE	A - Arterial		2	A - AC	607	32	19,424	55	61	33	6	8/8/2023	ARHM	\$108,969
2026-27	WestcoPw	7250Nc	WEST COVINA PKWY	TOLUCA AVE	SOUTH GARVEY AVE	A - Arterial		2	A - AC	619	32	19,808	50	90	10	0	8/14/2023	ARHM	\$114

City of West Covina, CA
Forecast Maintenance-Rehabilitation (FMR) Report - FY 2023-2028

Sorted by FY, Rank, Name Order (A-Z)

FY	Street ID	Section ID	Name	From	To	Rank	Zone	Lanes	Type	L	W	Area	PCI	PCT Load	PCT Climate	PCT Other	Insp. Date	Maint. Type	Total \$
2023-24	ASTELL	566990	ASTELL AVE	GREENVILLE DR	END OF STREET	R - Residential/Local	6	2	O - AC/AC	255	28	7,140	75	61	39	0	6/28/2023	Type II Slurry	\$3,713
2023-24	AVINGT	4E4510	AVINGTON AVE	SERVICE AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	300	28	8,400	81	62	18	0	6/28/2023	Type II Slurry	\$4,368
2023-24	AVINGT	4E4520	AVINGTON AVE	LARKWOOD ST	MOBECK ST	R - Residential/Local	6	2	A - AC	292	30	8,760	40	73	27	0	6/28/2023	AC Grind/Overlay	\$31,186
2023-24	AVINGT	566970	AVINGTON AVE	CAMERON AVE	END OF STREET	R - Residential/Local	6	2	A - AC	218	28	6,104	68	40	60	0	6/28/2023	Type II Slurry	\$3,174
2023-24	AVINGT	566980	AVINGTON AVE	GREENVILLE DR	END OF STREET	R - Residential/Local	6	2	O - AC/AC	245	28	6,860	88	0	100	0	6/28/2023	Prev-Stop Gap	\$343
2023-24	BANDY	4D4110	BANDY ST	WALNUT CREEK PKWY	DALEWOOD ST	R - Residential/Local	6	2	O - AC/AC	1,628	38	61,864	77	19	81	0	7/12/2023	Type II Slurry	\$32,169
2023-24	BARBAR	5D6510	BARBARA AVE	VALINDA AVE	HOLLY PL	R - Residential/Local	6	2	O - AC/AC	1,254	32	40,128	67	47	50	3	6/29/2023	Type II Slurry	\$20,867
2023-24	BARBAR	5D6515	BARBARA AVE	GLENDORA AVE	HOLLY PL	R - Residential/Local	6	2	A - AC	1,286	32	41,152	45	57	38	4	6/29/2023	AC Grind/Overlay	\$146,501
2023-24	BENCOL	5D6540	BENICOLA CT	VINE AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	232	28	6,496	86	0	100	0	6/29/2023	Type II Slurry	\$3,378
2023-24	BLUE	5D6090	BLUE DR	GRETTA AVE	BLUE DR	R - Residential/Local	6	2	O - AC/AC	795	32	25,440	89	0	100	0	6/28/2023	Prev-Stop Gap	\$1,272
2023-24	BLUE	5D6100	BLUE DR	THACKERY ST	BLUE DR	R - Residential/Local	6	2	O - AC/AC	275	30	8,250	80	37	63	0	6/28/2023	Type II Slurry	\$4,290
2023-24	BUBBLI	5C6060	BUBBLING WELL RD	TRUMAN PL	VINE AVE	R - Residential/Local	6	2	A - AC	779	28	21,812	37	82	18	0	6/29/2023	AC Grind/Overlay	\$77,651
2023-24	BUBBLI	6C8110	BUBBLING WELL RD	MERCED AVE	MICHELLE ST	R - Residential/Local	6	2	A - AC	466	38	17,708	54	59	41	0	6/30/2023	AC Grind/Overlay	\$63,040
2023-24	CEDARB	4D4090	CEDARBROOK ST	ASHWOOD ST	PIMA AVE	R - Residential/Local	6	2	O - AC/AC	545	30	16,350	80	38	62	0	7/12/2023	Type II Slurry	\$8,502
2023-24	CHARLI	5D6260	CHARLINDA ST	VALINDA AVE	GRETTA AVE	R - Residential/Local	6	2	A - AC	962	30	28,860	43	52	48	0	6/28/2023	AC Grind/Overlay	\$102,742
2023-24	CORONA	5D6995	CORONADO AVE	GREENVILLE DR	END OF STREET	R - Residential/Local	6	2	O - AC/AC	258	28	7,224	53	64	34	2	6/28/2023	AC Grind/Overlay	\$25,717
2023-24	CRAIG	5D6400	CRAIG DR	VINE AVE	END OF STREET	R - Residential/Local	6	2	A - AC	227	28	6,356	64	54	46	0	6/29/2023	Type II Slurry	\$3,305
2023-24	CRAIG	5D6460	CRAIG DR	VINE AVE	MERCED AVE	R - Residential/Local	6	2	A - AC	1,261	38	47,918	55	50	50	0	6/29/2023	AC Grind/Overlay	\$170,588
2023-24	CRAIG	5D6590	CRAIG DR	HERRING AVE	END OF STREET	R - Residential/Local	6	2	A - AC	213	30	6,390	53	62	38	0	6/29/2023	AC Grind/Overlay	\$22,748
2023-24	CRAIG	5D6600	CRAIG DR	CAMERON AVE	HOLLY PL	R - Residential/Local	6	2	O - AC/AC	635	30	19,050	70	0	100	0	6/29/2023	Type II Slurry	\$9,906
2023-24	CRAIG	6D8340	CRAIG DR	FRANCISQUITO AVE	ALWOOD ST	R - Residential/Local	6	2	A - AC	466	36	16,776	50	69	31	0	6/29/2023	AC Grind/Overlay	\$59,723
2023-24	DALEWO	4D4060	DALEWOOD ST	GARDEN GLEN AVE	GLENDORA AVE	R - Residential/Local	6	2	O - AC/AC	322	38	12,236	67	49	51	0	7/12/2023	Type II Slurry	\$6,363
2023-24	DALEWO	4D4065	DALEWOOD ST	GARDEN GLEN ST	ASHDALE ST	R - Residential/Local	6	2	O - AC/AC	520	36	18,720	78	29	71	0	7/12/2023	Type II Slurry	\$9,734
2023-24	DAWLEY	4D3950	DAWLEY AVE	SERVICE AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	205	30	6,150	63	44	56	0	6/28/2023	Cape Seal	\$7,872
2023-24	DAWLEY	5D6270	DAWLEY AVE	CAMERON AVE	MOBECK ST	R - Residential/Local	6	2	A - AC	650	38	24,700	56	47	49	4	6/28/2023	AC Grind/Overlay	\$87,932
2023-24	DAWLEY	5D6275	DAWLEY AVE	LARKWOOD AVE	MOBECK ST	R - Residential/Local	6	2	A - AC	191	33	6,303	79	39	51	10	6/28/2023	Type II Slurry	\$3,278
2023-24	EMILY	5D6300	EMILY DR	PORTNER ST	MERLINDA ST	R - Residential/Local	6	2	O - AC/AC	180	38	6,840	83	0	100	0	6/28/2023	Type II Slurry	\$3,557
2023-24	FLOREN	6C7970	FLORENCE AVE	HOLLY PL	WALNUT AVE	R - Residential/Local	6	2	O - AC/AC	1,283	38	48,754	75	36	64	0	6/26/2023	Type II Slurry	\$25,352
2023-24	FLOREN	6C8000	FLORENCE AVE	MULLENDER AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	380	30	11,400	79	58	42	0	6/30/2023	Type II Slurry	\$5,928
2023-24	FLOREN	6C8150	FLORENCE AVE	SILVER BIRCH PL	END OF STREET	R - Residential/Local	6	2	O - AC/AC	270	30	8,100	72	37	63	0	6/29/2023	Type II Slurry	\$4,212
2023-24	FLOREN	6D8350	FLORENCE AVE	VALINDA AVE	HOLLY PL	R - Residential/Local	6	2	O - AC/AC	1,303	38	49,514	86	34	64	2	6/26/2023	Type II Slurry	\$25,747
2023-24	FRANDA	6D8390	FRANDALE AVE	ALWOOD ST	FRANCISQUITO AVE	R - Residential/Local	6	2	A - AC	438	36	15,768	49	53	47	0	6/29/2023	AC Grind/Overlay	\$56,134
2023-24	GARDEN	4D4040	GARDEN GLEN ST	WALNUT CREEK PKWY	STUART AVE	R - Residential/Local	6	2	O - AC/AC	738	38	28,044	84	0	64	36	7/12/2023	Type II Slurry	\$14,583
2023-24	GARDEN	4D4050	GARDEN GLEN ST	STUART AVE	DALEWOOD ST	R - Residential/Local	6	2	A - AC	720	38	27,360	72	49	49	2	7/12/2023	Type II Slurry	\$14,227
2023-24	GARDEN	4D4055	GARDEN GLEN ST	S. GAREY AVE.	DALEWOOD ST	R - Residential/Local	6	2	O - AC/AC	495	38	18,810	82	0	100	0	7/12/2023	Type II Slurry	\$9,781
2023-24	GAYBAR	4D3930	GAYBAR AVE	SERVICE AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	405	30	12,150	74	32	68	0	6/28/2023	Type II Slurry	\$6,318
2023-24	GAYBAR	4D3960	GAYBAR AVE	LARKWOOD ST	CHARLINDA ST	R - Residential/Local	6	2	O - AC/AC	680	30	20,400	58	56	44	0	6/28/2023	AC Grind/Overlay	\$72,624
2023-24	GAYBAR	5D6140	GAYBAR AVE	CAMERON AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	200	28	5,600	80	43	57	0	6/29/2023	Type II Slurry	\$2,912
2023-24	GAYBAR	5D6280	GAYBAR AVE	PORTNER ST	VINE AVE	R - Residential/Local	6	2	O - AC/AC	297	38	11,286	83	0	100	0	6/28/2023	Type II Slurry	\$5,869
2023-24	GREENV	5D6230	GREENVILLE DR	LARK ELLEN AVE	PIMA AVE	R - Residential/Local	6	2	A - AC	1,135	38	43,130	75	32	63	4	6/28/2023	Type II Slurry	\$22,428
2023-24	GREENV	5D6335	GREENVILLE DR	NEFF AVE	GRETTA AVE	R - Residential/Local	6	2	A - AC	294	28	8,232	73	47	53	0	6/28/2023	Type II Slurry	\$4,281
2023-24	GREENV	5D6467	GREENVILLE DR	CRAIG DR	END OF STREET	R - Residential/Local	6	2	A - AC	240	38	9,120	68	50	50	0	6/29/2023	Type II Slurry	\$4,742
2023-24	GREENV	6D8260	GREENVILLE DR	CRAIG AVE	SUSANNA AVE	R - Residential/Local	6	2	A - AC	1,060	38	40,280	55	52	48	0	6/29/2023	AC Grind/Overlay	\$143,397
2023-24	GREENV	6D8265	GREENVILLE DR	SUSANNA AVE	SERENADE AVE	R - Residential/Local	6	2	A - AC	287	30	8,610	50	25	27	18	6/29/2023	AC Grind/Overlay	\$30,652
2023-24	GRETTA	4D3940	GRETTA AVE	SERVICE AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	292	30	8,760	72	23	77	0	6/28/2023	Type II Slurry	\$4,555
2023-24	GRETTA	4D3970	GRETTA AVE	CHARLINDA ST	LARKWOOD ST	R - Residential/Local	6	2	A - AC	650	30	19,500	36	77	23	0	6/28/2023	AC Grind/Overlay	\$69,420
2023-24	GRETTA	5D6080	GRETTA AVE	VINE AVE	BLUE DR	R - Residential/Local	6	2	O - AC/AC	530	30	15,900	88	0	100	0	6/28/2023	Prev-Stop Gap	\$795
2023-24	GRETTA	5D6130	GRETTA AVE	HERRING AVE	CAMERON AVE	R - Residential/Local	6	2	O - AC/AC	465	38	17,670	59	13	87	0	6/29/2023	Cape Seal	\$22,618
2023-24	GRETTA	5D6160	GRETTA AVE	TRUMAN PL	END OF STREET	R - Residential/Local	6	2	O - AC/AC	403	28	11,284	51	29	71	0	6/28/2023	Cape Seal	\$14,444
2023-24	GRETTA	5D6165	GRETTA AVE	TRUMAN PL	MERCED AVE	R - Residential/Local	6	2	O - AC/AC	624	36	22,464	49	57	43	0	6/28/2023	AC Grind/Overlay	\$79,972
2023-24	GRETTA	6D8220	GRETTA AVE	CITY BOUNDARY (S/ MICHELLE ST)	END OF STREET	R - Residential/Local	6	2	O - AC/AC	373	32	11,936	76	60	40	0	6/26/2023	Type II Slurry	\$6,207
2023-24	HERRIN	5D6120	HERRING AVE	VALINDA AVE	GRETTA AVE	R - Residential/Local	6	2	A - AC	1,095	38	41,610	76	0	100	0	6/29/2023	Type II Slurry	\$21,637
2023-24	HERRIN	5D6180	HERRING AVE	PIMA AVE	LARK ELLEN AVE	R - Residential/Local	6	2	O - AC/AC	1,110	29	32,190	64	58	40	2	6/28/2023	Type II Slurry	\$16,739
2023-24	HERRIN	5D6480	HERRING AVE	HOLLY PL	GLENDORA AVE	R - Residential/Local	6	2	A - AC	1,015	38	38,570	37	58	42	0	6/29/2023	AC Grind/Overlay	\$137,309
2023-24	HERRIN	5D6490	HERRING AVE	VALINDA AVE	HOLLY PL	R - Residential/Local	6	2	O - AC/AC	1,250	38	47,500	54	57	43	0	6/29/2023	AC Grind/Overlay	\$169,100
2023-24	HOLLY	5D6360	HOLLY PL	CAMERON AVE	NORTH END (MOBECK ST)	R - Residential/Local	6	2	O - AC/AC	635	30	19,050	70	15	85	0	6/29/2023	Type II Slurry	\$9,906
2023-24	HOLLY	5D6440	HOLLY PL	PORTNER ST	GREENVILLE DR	R - Residential/Local	6	2	A - AC	697	38	26,486	49	60	40	0	6/29/2023	AC Grind/Overlay	\$94,290
2023-24	HOLLY	5D6520	HOLLY PL	VINE AVE	CAMERON AVE	R - Residential/Local	6	2	O - AC/AC	1,273	30	38,190	50	93	7	0	6/29/2023	AC Grind/Overlay	\$135,956
2023-24	HOLLY	6D8330	HOLLY PL	FLORENCE AVE	MERCED AVE	R - Residential/Local	6	2	A - AC	822	30	24,660	59	52	48	0	6/26/2023	AC Grind/Overlay	\$87,790
2023-24	INDIAN	5D6430	INDIAN SUMMER AVE	GREENVILLE DR	PORTNER ST	R - Residential/Local	6	2	O - AC/AC	703	30	21,090	65	68	30	2	6/29/2023	Type II Slurry	\$10,967
2023-24	INDIAN	5D6425	INDIAN SUMMER AVE	VINE AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	180	28	5,040	88	0	100	0	6/29/2023	Prev-Stop Gap	\$252
2023-24	INDIAN	5D6470	INDIAN SUMMER AVE	HERRING PL	END OF STREET	R - Residential/Local	6	2	O - AC/AC	230	30	6,900	81	9	91	0	6/29/2023	Type II Slurry	\$3,588
2023-24	INDIAN	6D8320	INDIAN SUMMER AVE	FRANCISQUITO AVE	CITY BOUNDARY	R - Residential/Local	6	2	A - AC	635	32	20,320	44	55	45	0	6/29/2023	AC Grind/Overlay	\$72,339
2023-24	LARIMO	6C8140	LARIMORE AVE	END OF STREET	END OF STREET	R - Residential/Local	6	2	A - AC	255	30	7,650	51	51	49	0	6/30/2023	AC Grind/Overlay	\$27,234
2023-24	LARKWO	4D3900	LARKWOOD ST	GRETTA AVE	VANDERWELL AVE	R - Residential/Local	6	2	A - AC	628	30	18,840	58	46	54	0	6/28/2023	AC Grind/Overlay	\$67,070
2023-24	LARKWO	4D3910	LARKWOOD ST	LARK ELLEN AVE	GRETTA AVE	R - Residential/Local	6	2	A - AC	1,650	30	49,500	42	56	44	1	6/28/2023	AC Grind/Overlay	\$176,220
2023-24	LUCILL	6C7980	LUCILLE AVE	WALNUT AVE	PRICEDALE AVE	R - Residential/Local	6	2	A - AC	1,065	38	40,470	53	36	63	1	6/26/2023	Cape Seal	\$51,802
2023-24	LUCILL	6C8010	LUCILLE AVE	SILVERBIRCH PL	END OF STREET	R - Residential/Local	6	2	A - AC	270	30	8,100	65	0	95	5	6/29/2023	Cape Seal	\$10,368
202																			

City of West Covina, CA
Forecast Maintenance-Rehabilitation (FMR) Report - FY 2023-2028

Sorted by FY, Rank, Name Order (A-Z)

FY	Street ID	Section ID	Name	From	To	Rank	Zone	Lanes	Type	L	W	Area	PCI	PCT Load	PCT Climate	PCT Other	Insp. Date	Maint. Type	Total \$
2023-24	PIMA	4D0485	PIMA AVE	STUART AVE	BANDY AVE	R - Residential/Local	6	2	O - AC/AC	535	38	20,330	85	0	100	0	7/12/2023	Type II Slurry	\$10,572
2023-24	PIMA	5D6200	PIMA AVE	PORTNER ST	VINE AVE	R - Residential/Local	6	2	O - AC/AC	387	28	10,836	62	68	32	0	6/28/2023	AC Grind/Overlay	\$38,576
2023-24	PIMA	5D6220	PIMA AVE	CAMERON AVE	VINE AVE	R - Residential/Local	6	2	O - AC/AC	1,276	29	37,004	63	60	40	0	6/28/2023	Type II Slurry	\$19,242
2023-24	PIMA	5D6240	PIMA AVE	MERCED AVE	GREENVILLE DR	R - Residential/Local	6	2	A - AC	300	38	11,400	87	40	36	24	6/28/2023	Type II Slurry	\$5,928
2023-24	PIMA	5D6245	PIMA AVE	GREENVILLE DR	END OF STREET	R - Residential/Local	6	2	A - AC	308	30	9,240	87	0	49	51	6/28/2023	Type II Slurry	\$4,805
2023-24	PORTNE	5D6210	PORTNER ST	LARK ELLEN AVE	PIMA AVE	R - Residential/Local	6	2	O - AC/AC	1,145	28	32,060	76	55	45	0	6/28/2023	Type II Slurry	\$16,671
2023-24	PORTNE	5D6310	PORTNER ST	NEFF AVE	EMILY DR	R - Residential/Local	6	2	O - AC/AC	467	38	17,746	82	0	100	0	6/28/2023	Type II Slurry	\$9,228
2023-24	PORTNE	5D6430	PORTNER ST	SUSANNA AVE	HOLLY PL	R - Residential/Local	6	2	O - AC/AC	565	38	21,470	88	0	100	0	6/29/2023	Prev-Stop Gap	\$1,074
2023-24	PORTNE	5D6450	PORTNER ST	PRICEDALE AVE	CRAIG DR	R - Residential/Local	6	2	A - AC	293	30	8,790	69	49	51	0	6/29/2023	Type II Slurry	\$4,571
2023-24	PRICED	5D6610	PRICEDALE AVE	GREENVILLE DR	PORTNER ST	R - Residential/Local	6	2	A - AC	703	30	21,090	64	58	42	0	6/29/2023	Type II Slurry	\$10,967
2023-24	PRICED	6D8230	PRICEDALE AVE	LUCILLE AVE	MICHELLE ST	R - Residential/Local	6	2	A - AC	244	38	9,272	58	35	65	0	6/26/2023	Cape Seal	\$11,868
2023-24	PRICED	6D8300	PRICEDALE AVE	END OF STREET	ALWOOD ST	R - Residential/Local	6	2	A - AC	192	29	5,568	47	64	36	0	6/29/2023	AC Grind/Overlay	\$19,822
2023-24	PRIMEA	6D8270	PRIMEAUX AVE	MCWOOD ST	MERCED AVE	R - Residential/Local	6	2	A - AC	758	32	24,256	59	75	25	0	6/26/2023	AC Grind/Overlay	\$86,351
2023-24	RUSSEL	5C6050	RUSSELEE DR	VINE AVE	END OF TREET	R - Residential/Local	6	2	A - AC	248	28	6,944	68	67	33	0	6/29/2023	Type II Slurry	\$3,611
2023-24	RUSSEL	6C8180	RUSSELEE DR	LUCILLE ST	LUCILLE AVE	R - Residential/Local	6	2	A - AC	245	30	7,350	57	46	49	5	6/26/2023	AC Grind/Overlay	\$26,166
2023-24	SERENA	5D6380	SERENADE AVE	CAMERON AVE	MOBECK ST	R - Residential/Local	6	2	A - AC	646	30	19,380	58	43	57	0	6/29/2023	Cape Seal	\$24,806
2023-24	SERENA	5D6410	SERENADE AVE	END OF STREET	BARBARA AVE	R - Residential/Local	6	2	O - AC/AC	230	30	6,900	88	0	100	0	6/29/2023	Prev-Stop Gap	\$345
2023-24	SERENA	5D6530	SERENADE AVE	HERRING AVE	END OF STREET	R - Residential/Local	6	2	A - AC	226	30	6,780	60	29	71	0	6/29/2023	Cape Seal	\$8,678
2023-24	SERENA	5D6570	SERENADE AVE	GREENVILLE DR	VINE AVE	R - Residential/Local	6	2	O - AC/AC	1,058	30	31,740	60	57	43	0	6/29/2023	AC Grind/Overlay	\$112,994
2023-24	SERENA	6D8380	SERENADE AVE	MERCED AVE	MERCED AVE	R - Residential/Local	6	2	O - AC/AC	884	36	31,824	88	65	34	1	6/26/2023	Prev-Stop Gap	\$1,591
2023-24	Servic	6250W	SERVICE AVE	LARK ELLEN AVE	GLENDORA AVE	R - Residential/Local	6	1	O - AC/AC	3,320	20	66,316	63	33	62	5	8/11/2023	Cape Seal	\$84,884
2023-24	SHARON	5C6070	SHARONLEE DR	HERRING AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	218	30	6,540	81	38	62	0	6/29/2023	Type II Slurry	\$3,401
2023-24	SHARON	5D6580	SHARONLEE DR	VINE AVE	END OF STREET	R - Residential/Local	6	2	A - AC	248	28	6,944	60	64	36	0	6/29/2023	AC Grind/Overlay	\$24,721
2023-24	SILVER	5C6040	SILVER BIRCH PL	BUBBLING WELL DR	TRUMAN PL	R - Residential/Local	6	2	A - AC	553	28	15,484	50	74	26	0	6/29/2023	AC Grind/Overlay	\$55,123
2023-24	SILVER	6C8130	SILVER BIRCH PL	FANCAUITO AVE	LUCILLE AVE	R - Residential/Local	6	2	O - AC/AC	495	30	14,850	47	57	43	0	6/29/2023	AC Grind/Overlay	\$52,866
2023-24	SILVER	6C8190	SILVER BIRCH PL	MICHELLE ST	END OF STREET	R - Residential/Local	6	2	A - AC	219	30	6,570	38	79	21	0	6/30/2023	AC Grind/Overlay	\$23,389
2023-24	STUART	4D4100	STUART AVE	LARK ELLEN AVE	PIMA AVE	R - Residential/Local	6	2	O - AC/AC	1,150	36	41,400	56	42	54	4	7/12/2023	AC Grind/Overlay	\$147,384
2023-24	SUSANN	5D6370	SUSANNA AVE	MOBECK ST	CAMERON AVE	R - Residential/Local	6	2	A - AC	646	30	19,380	59	55	45	0	6/29/2023	AC Grind/Overlay	\$68,993
2023-24	SUSANN	5D6390	SUSANNA AVE	BARBARA AVE	END OF STREET	R - Residential/Local	6	2	A - AC	230	30	6,900	75	55	45	0	6/29/2023	Type II Slurry	\$3,588
2023-24	SUSANN	5D6500	SUSANNA AVE	HERRING AVE	CAMERON AVE	R - Residential/Local	6	2	A - AC	461	30	13,830	68	30	70	0	6/29/2023	Type II Slurry	\$7,192
2023-24	SUSANN	5D6560	SUSANNA AVE	VINE AVE	MERCED AVE	R - Residential/Local	6	2	A - AC	1,264	38	48,032	31	76	24	0	6/29/2023	AC Grind/Overlay	\$170,994
2023-24	THACKE	5D6110	THACKERY ST	VALINDA AVE	GRETTA AVE	R - Residential/Local	6	2	O - AC/AC	1,140	30	34,200	85	0	100	0	6/28/2023	Type II Slurry	\$17,784
2023-24	THACKE	5D6190	THACKERY ST	PIMA AVE	LARK ELLEN AVE	R - Residential/Local	6	2	O - AC/AC	1,102	29	31,958	64	76	24	0	6/28/2023	Type II Slurry	\$16,618
2023-24	TRUMAN	5C6030	TRUMAN PL	BUBBLINGWELL DR	END OF STREET	R - Residential/Local	6	2	A - AC	532	28	14,896	45	59	41	0	6/29/2023	AC Grind/Overlay	\$53,030
2023-24	TRUMAN	5D6465	TRUMAN PL	CRAIG DR	END OF STREET	R - Residential/Local	6	2	O - AC/AC	168	38	6,384	93	0	100	0	6/29/2023	Prev-Stop Gap	\$319
2023-24	TRUMAN	6D8250	TRUMAN PL	GRETTA AVE	NEFF AVE	R - Residential/Local	6	2	A - AC	301	36	10,836	48	64	36	0	6/28/2023	AC Grind/Overlay	\$38,576
2023-24	VANDER	5D6150	VANDERWELL AVE	CAMERON AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	200	28	5,600	80	50	50	0	6/29/2023	Type II Slurry	\$2,912
2023-24	VANDER	5D6250	VANDERWELL AVE	CHARLINDA ST	SERVICE AVE	R - Residential/Local	6	2	A - AC	995	30	29,850	48	71	29	0	6/28/2023	AC Grind/Overlay	\$106,266
2023-24	WALNUT	4D3902	WALNUT CREEK PKWY	GLENDORA AVE	PIMA AVE	R - Residential/Local	6	2	O - AC/AC	1,400	38	53,200	43	74	25	1	7/12/2023	AC Grind/Overlay	\$189,392
2023-24	WALNUT	4D3903	WALNUT CREEK PKWY	PIMA AVE	LARK ELLEN AVE	R - Residential/Local	6	2	O - AC/AC	1,170	38	44,460	48	84	16	0	7/12/2023	AC Grind/Overlay	\$158,278
2023-24	WESCOV	5C6020	WESCOVE PL	GLENDORA AVE	END OF STREET	R - Residential/Local	6	2	O - AC/AC	275	34	9,350	28	81	14	6	6/30/2023	AC Grind/Overlay	\$33,286
2023-24	WESTCO	6C8160	WESCOVE PL	MICHELLE ST	END OF STREET	R - Residential/Local	6	2	A - AC	223	28	6,244	39	70	30	0	6/30/2023	AC Grind/Overlay	\$22,229
			Zone 12							17.0		2,940,371							\$5,344,769
2024-25	AMANDA	10G440	AMANDA ST - AMANDA	SEINTOUS AVE	NOGALES ST	R - Residential/Local	12	2	O - AC/AC	919	36	33,084	75	40	60	0	7/20/2023	Type II Slurry	\$18,196
2024-25	BALI	11H545	BALI DR	POINT CEDAR DR	END OF STREET	R - Residential/Local	12	2	O - AC/AC	183	28	5,124	75	0	100	0	7/13/2023	Type II Slurry	\$2,818
2024-25	CALLEB	11H550	CALLE BAJA AVE	FORECASTLE AVE (WB ONLY)	CITY BOUNDARY (WB ONLY)	R - Residential/Local	12	2	O - AC/AC	1,641	18	29,538	39	84	16	0	7/13/2023	Cape Seal	\$39,581
2024-25	CAMINO	10H474	CAMINO DE GLORIA	CALLE BAJA	MILLRIDGE DR	R - Residential/Local	12	2	O - AC/AC	223	36	8,028	92	0	100	0	7/13/2023	Prev-Stop Gap	\$401
2024-25	CAMINO	11H551	CAMINO DE ROSA	POINT CEDAR DR	CITY BOUNDARY	R - Residential/Local	12	2	A - AC	107	36	3,852	94	0	100	0	7/13/2023	Prev-Stop Gap	\$193
2024-25	CAMINO	10H470	CAMINO DE TEODORO	MILLRIDGE DR	HILLTONIA DR	R - Residential/Local	12	2	A - AC	298	28	8,344	100	0	0	0	7/13/2023	Prev-Stop Gap	\$417
2024-25	EASTNO	11G495	EASTNOR AVE	FENMEAD ST	HIGHCASTLE ST	R - Residential/Local	12	2	O - AC/AC	229	32	7,328	93	0	100	0	7/20/2023	Prev-Stop Gap	\$366
2024-25	ELCAMI	11H519	EL CAMINO ESPLANADE	FORECASTLE AVE	CITY BOUNDARY	R - Residential/Local	12	2	A - AC	142	36	5,112	42	38	62	0	7/13/2023	AC Grind/Overlay	\$19,119
2024-25	ELLESF	11G487	ELLESFORD AVE	VALLEY VIEW AVE	HOLLINGSWORTH ST	R - Residential/Local	12	2	A - AC	978	36	35,208	55	52	48	0	7/20/2023	AC Grind/Overlay	\$131,678
2024-25	FENMEA	11G498	FENMEAD ST	NOGALES ST	EASTNOR AVE	R - Residential/Local	12	2	O - AC/AC	239	30	7,170	50	83	17	0	7/20/2023	AC Grind/Overlay	\$26,816
2024-25	FENMEA	11G499	FENMEAD ST	EASTNOR AVE	END OF STREET	R - Residential/Local	12	2	O - AC/AC	659	30	19,770	72	48	52	0	7/20/2023	Type II Slurry	\$10,874
2024-25	FERNTO	11H527	FERNTOWER AVE	HOLLINGSWORTH ST	MORGANFIELD AVE	R - Residential/Local	12	2	A - AC	1,692	36	60,912	71	59	41	0	7/13/2023	Type II Slurry	\$33,502
2024-25	FLEMIN	10H480	FLEMINGTON DR	GAUNTLET DR	LA PUENTE RD	R - Residential/Local	12	2	O - AC/AC	1,064	36	38,304	82	32	57	11	7/13/2023	Type II Slurry	\$21,067
2024-25	FLEMIN	10H483	FLEMINGTON DR	MILLRIDGE DR	GAUNTLET DR	R - Residential/Local	12	2	O - AC/AC	936	36	33,696	71	28	72	0	7/13/2023	Type II Slurry	\$18,533
2024-25	FORECA	10H517	FORECASTLE AVE	LA PUENTE RD	MORGANFIELD AVE	R - Residential/Local	12	2	A - AC	712	36	25,632	63	59	41	0	7/13/2023	AC Grind/Overlay	\$95,864
2024-25	FORECA	11H517	FORECASTLE AVE	MORGANFIELD AVE	HOLLINGSWORTH ST	R - Residential/Local	12	2	A - AC	1,622	36	58,392	64	37	63	0	7/13/2023	Cape Seal	\$78,245
2024-25	FORECA	11H518	FORECASTLE AVE	HOLLINGSWORTH ST	END OF STREET	R - Residential/Local	12	2	A - AC	858	28	24,024	76	0	100	0	7/13/2023	Type II Slurry	\$13,213
2024-25	FOXLA	11H543	FOXLAKE AVE	POINT CEDAR AVE	LANESBORO DR	R - Residential/Local	12	2	A - AC	582	28	16,296	100	0	0	0	7/13/2023	Prev-Stop Gap	\$815
2024-25	GAUNTL	10H407	GAUNTLET DR	HEDGELOW DR	HILLTONIA DR	R - Residential/Local	12	2	O - AC/AC	1,552	28	43,456	91	0	100	0	7/13/2023	Prev-Stop Gap	\$2,173
2024-25	GAUNTL	10H463	GAUNTLET DR	FLEMINGTON DR	HEDGELOW DR	R - Residential/Local	12	2	O - AC/AC	667	28	18,676	94	0	80	20	7/13/2023	Prev-Stop Gap	\$934
2024-25	GLADBR	11G503	GLADBROOK AVE	HIGHCASTLE ST	END OF STREET	R - Residential/Local	12	2	A - AC	205	31	6,355	90	0	75	25	7/20/2023	Prev-Stop Gap	\$318
2024-25	GODDWI	11H537	GOODWICK DR	FORECASTLE AVE	END OF STREET	R - Residential/Local	12	2	A - AC	178	28	4,984	69	0	100	0	7/13/2023	Type II Slurry	\$2,741
2024-25	GRASSM	11G507	GRASSMERE AVE	CITY BOUNDARY	END OF STREET	R - Residential/Local	12	2	A - AC	80	33	2,640	98	0	100	0	7/20/2023	Type II Slurry	\$1,452
2024-25	HACKLE	11G493	HACKLEY AVE	HOLLINGSWORTH ST	VALLEY VIEW AVE	R - Residential/Local	12	2	A - AC	1,001	36	36,036	82	0	100	0	7/20/2023	Type II Slurry	\$19,820
2024-25	HEDGER	10H465	HEDGEROW DR	MILLRIDGE DR	GAUNTLET DR	R - Residential/Local	12	2	A - AC	1,111	28	31,108	100	0	0	0	7/13/2023	Prev-Stop Gap	\$1,555

City of West Covina, CA
Forecast Maintenance-Rehabilitation (FMR) Report - FY 2023-2028

Sorted by FY, Rank, Name Order (A-Z)

FY	Street ID	Section ID	Name	From	To	Rank	Zone	Lanes	Type	L	W	Area	PCI	PCT Load	PCT Climate	PCT Other	Insp. Date	Maint. Type	Total \$
2024-25	MORGAN	11H513	MORGANFIELD AVE	FORECASTLE AVE	HOLLINGWORTH ST	R - Residential/Local	12	2	A - AC	1,920	36	69,120	74	21	72	7	7/13/2023	Type II Slurry	\$38,016
2024-25	MORGAN	11H565	MORGANFIELD AVE	HOLLINGWORTH ST	VALLEY BLVD	R - Residential/Local	12	2	A - AC	1,740	36	62,640	56	52	48	0	7/13/2023	AC Grind/Overlay	\$234,274
2024-25	NEARPD	11H523	NEARPOINT DR	HOLLINGWORTH ST	QUINNELL DR	R - Residential/Local	12	2	O - AC/AC	727	28	20,356	74	21	79	0	7/13/2023	Type II Slurry	\$11,196
2024-25	PINEFA	11H530	PINEFALLS DR	FERNETOWER AVE	LEVELGLEN DR	R - Residential/Local	12	2	O - AC/AC	580	36	20,880	82	0	100	0	7/13/2023	Type II Slurry	\$11,484
2024-25	PINEFA	11H553	PINEFALLS DR	MORGANFIELD AVE	FORECASTLE AVE	R - Residential/Local	12	2	A - AC	518	28	14,504	58	35	65	0	7/13/2023	Cape Seal	\$19,435
2024-25	POINTC	11H557	POINT CEDAR DR	MORGANFIELD AVE	FOXLAKE AVE	R - Residential/Local	12	2	A - AC	240	28	6,720	100	0	0	0	7/13/2023	Prev-Stop Gap	\$336
2024-25	POINTC	11H573	POINT CEDAR DR	MORGANFIELD AVE	LANESBORO DR	R - Residential/Local	12	2	A - AC	797	28	22,316	65	38	61	2	7/13/2023	Cape Seal	\$29,903
2024-25	QUINNE	11H520	QUINNELL DR	NEARPOINT DR	FORECASTLE AVE	R - Residential/Local	12	2	A - AC	333	28	9,324	73	0	94	6	7/13/2023	Type II Slurry	\$5,128
2024-25	QUINNE	11H525	QUINNELL DR	NEARPOINT DR	FORECASTLE AVE	R - Residential/Local	12	2	O - AC/AC	706	36	25,416	71	16	84	0	7/13/2023	Type II Slurry	\$13,979
2024-25	TOWNSI	11H555	TOWNSITE DR	MORGANFIELD AVE	END OF STREET	R - Residential/Local	12	2	A - AC	227	36	8,356	50	50	0	0	7/13/2023	AC Grind/Overlay	\$25,771
2024-25	VALLEY	11G485	VALLEY VIEW AVE	NOGALES ST	CITY BOUNDARY	R - Residential/Local	12	2	A - AC	1,292	36	46,512	72	52	48	0	7/20/2023	Type II Slurry	\$25,582
2024-25	VALLEY	11H540	VALLEY VIEW AVE	SENTOUS AVE	MORGANFIELD AVE	R - Residential/Local	12	2	A - AC	1,464	36	52,704	66	29	70	1	7/13/2023	Cape Seal	\$70,623
2024-25	VALLEY	11H541	VALLEY VIEW AVE	MORGANFIELD AVE	END OF STREET	R - Residential/Local	12	2	O - AC/AC	203	28	5,684	81	0	100	0	7/13/2023	Type II Slurry	\$3,126
2024-25	VERMIL	11H511	VERMILLION ST	MANDERLY ST	MORGANFIELD AVE	R - Residential/Local	12	2	A - AC	1,115	28	31,220	67	0	95	5	7/13/2023	Cape Seal	\$41,835
2024-25	VERMIL	11H512	VERMILLION ST	MORGANFIELD AVE	END OF STREET	R - Residential/Local	12	2	A - AC	286	28	8,008	64	0	100	0	7/13/2023	Cape Seal	\$10,731
2024-25	WHITIN	10H475	WHITINGHAM DR	CALLE BAIA	LA PUENTE RD	R - Residential/Local	12	2	O - AC/AC	1,106	36	39,816	38	95	5	0	7/13/2023	AC Grind/Overlay	\$148,912
Zone 11										8.2		1,377,666							\$1,726,387
2025-26	ADRIAN	9F9450	ADRIENNE DR	SHADOW OAK DR	BRENDA ST	R - Residential/Local	11	2	A - AC	800	36	28,000	68	27	59	13	7/14/2023	Type II Slurry	\$15,960
2025-26	ADRIAN	9F9451	ADRIENNE DR	BRENDA ST	WOODGATE DR	R - Residential/Local	11	2	A - AC	1,420	36	51,120	65	25	53	21	7/14/2023	Type II Slurry	\$29,138
2025-26	ALICIA	9F9455	ALICIA ST	2400 ARLINE ST	2456 ARLINE ST	R - Residential/Local	11	2	O - AC/AC	880	36	32,560	85	0	47	53	7/14/2023	Type II Slurry	\$18,559
2025-26	ALTAMI	9E9315	ALTAMIRA CIR	ALTAMIRA DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	133	36	3,857	67	0	84	16	7/12/2023	Type II Slurry	\$2,198
2025-26	ALTAMI	9F9313	ALTAMIRA DR	DAWN RIDGE PL	GREENLEAF DR	R - Residential/Local	11	2	O - AC/AC	1,106	36	39,816	76	0	88	12	7/12/2023	Type II Slurry	\$22,695
2025-26	ALTAMI	9F9395	ALTAMIRA DR	DAWN RIDGE PL	GREENLEAF DR	R - Residential/Local	11	2	O - AC/AC	492	36	17,712	82	0	92	8	7/12/2023	Type II Slurry	\$10,096
2025-26	AMANDA	10G445	AMANDA ST - AMANDA	NOGALES ST	END OF STREET	R - Residential/Local	11	2	A - AC	640	36	23,040	70	0	78	22	7/13/2023	Type II Slurry	\$13,133
2025-26	ANDREA	10G410	ANDREA CT	ARLINE ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	240	36	6,960	79	8	50	41	7/14/2023	Type II Slurry	\$3,967
2025-26	ANGELA	10F385	ANGELA ST	ADRIENNE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	540	36	15,120	84	0	58	42	7/14/2023	Type II Slurry	\$8,618
2025-26	APRIL	10F280	APRIL WAY	GEMINI STREET	END OF STREET	R - Residential/Local	11	2	O - AC/AC	188	36	5,264	69	0	66	34	7/19/2023	Type II Slurry	\$3,000
2025-26	ARLINE	10F383	ARLINE ST	2403 ARLINE ST	2456 ARLINE ST	R - Residential/Local	11	2	O - AC/AC	1,350	36	49,950	87	0	58	42	7/14/2023	Prev-Stop Gap	\$2,498
2025-26	ART	9F9453	ART PL	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	A - AC	352	30	10,560	34	60	40	0	8/2/2023	AC Grind/Overlay	\$41,395
2025-26	AUDREY	10F387	AUDREY LN	ADRIENNE DR	ARLINE ST	R - Residential/Local	11	2	O - AC/AC	162	36	5,832	92	0	56	44	7/14/2023	Prev-Stop Gap	\$292
2025-26	BELIND	10F393	BELINDA ST	ADRIENNE DR	BRENDA ST	R - Residential/Local	11	2	O - AC/AC	651	36	23,436	70	30	46	23	7/14/2023	Type II Slurry	\$13,359
2025-26	BERNAD	10G460	BERNADETTE ST	AMANDA ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	774	36	27,864	72	16	68	17	7/13/2023	Type II Slurry	\$15,882
2025-26	BRYNW	9F9447	BRYNWOOD PL	END OF STREET	ADRIENNE DR	R - Residential/Local	11	2	O - AC/AC	393	36	11,004	78	0	76	24	7/14/2023	Type II Slurry	\$6,272
2025-26	BRENDA	9F9456	BRENDA ST	ADRIENNE DR	BELINDA ST	R - Residential/Local	11	2	O - AC/AC	456	36	16,416	64	35	43	23	7/14/2023	AC Grind/Overlay	\$64,351
2025-26	BROOKF	9E9335	BROOKFIELD PL	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	1,190	36	41,400	67	23	73	4	7/14/2023	Type II Slurry	\$23,598
2025-26	BRYNW	9F9415	BRYNWOOD PL	GREENLEAF DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	256	36	7,168	82	0	58	42	7/12/2023	Type II Slurry	\$4,086
2025-26	CARMEN	9F9420	CARMEN ST	CECELIA ST	CINDY ST	R - Residential/Local	11	2	A - AC	331	36	11,916	75	34	53	13	7/12/2023	Type II Slurry	\$6,792
2025-26	CECELI	9F9427	CECELIA ST	CARMEN ST	CINDY ST	R - Residential/Local	11	2	A - AC	870	36	31,320	61	50	30	20	7/12/2023	AC Grind/Overlay	\$122,774
2025-26	CHANCE	10G437	CHANCE ST	SHAKESPEARE DR	GEHRIG ST	R - Residential/Local	11	2	A - AC	338	36	12,168	86	0	72	28	7/19/2023	Prev-Stop Gap	\$608
2025-26	CHRIST	9F9423	CHRISTIE LN	WOODGATE DR	CARMEN ST	R - Residential/Local	11	2	A - AC	115	36	4,140	79	57	43	0	7/12/2023	Type II Slurry	\$2,360
2025-26	CINDY	9F9425	CINDY ST	CECELIA ST	CARMEN ST	R - Residential/Local	11	2	A - AC	662	36	23,832	72	30	53	17	7/12/2023	Type II Slurry	\$13,584
2025-26	COURTN	9E9334	COURTNAY CIR	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	A - AC	140	36	3,920	67	0	48	52	7/14/2023	Type II Slurry	\$2,234
2025-26	CRAVAT	10F365	CRAVATH CT	TUESDAY CT	END OF STREET	R - Residential/Local	11	2	A - AC	622	36	17,416	63	0	71	29	7/19/2023	Cape Seal	\$24,557
2025-26	CYNTHI	10G443	CYNTHIA CT	AMANDA ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	411	36	11,508	90	0	57	43	7/13/2023	Prev-Stop Gap	\$575
2025-26	DAWNRI	9E9345	DAWN RIDGE PL	ALTAMIRA DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	332	36	9,296	77	0	98	2	7/12/2023	Type II Slurry	\$5,299
2025-26	DEE	9F9437	DEE LN	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	A - AC	302	36	10,872	81	0	59	41	7/12/2023	Type II Slurry	\$6,197
2025-26	DELIA	9Z9A000	DELIA PL	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	A - AC	724	36	23,168	66	25	75	0	8/10/2023	Type II Slurry	\$13,206
2025-26	DELORE	9F9440	DELORES ST	DEE LN	ELENA AVE	R - Residential/Local	11	2	O - AC/AC	817	36	29,412	77	0	82	18	7/12/2023	Type II Slurry	\$16,765
2025-26	DOROTH	9F9467	DOROTHY ST	ELENA AVE	END OF STREET	R - Residential/Local	11	2	O - AC/AC	461	36	12,908	80	0	50	50	7/12/2023	Type II Slurry	\$7,358
2025-26	ELENA	9F9443	ELENA AVE	DOROTHY ST	END OF STREET	R - Residential/Local	11	2	A - AC	510	36	18,360	80	0	64	36	7/12/2023	Type II Slurry	\$10,465
2025-26	ELENA	9F9463	ELENA AVE	DOROTHY ST	EVANGELINA ST	R - Residential/Local	11	2	A - AC	955	36	34,380	82	0	47	53	7/12/2023	Type II Slurry	\$19,597
2025-26	ERICA	9F9433	ERICA AVE	EVANGELINA AVE	END OF STREET	R - Residential/Local	11	2	A - AC	620	36	17,360	76	0	57	43	7/12/2023	Type II Slurry	\$9,895
2025-26	ERIN	9F9465	ERIN CT	EVANGELINA ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	105	36	8,085	72	0	69	31	7/12/2023	Type II Slurry	\$4,608
2025-26	EVANGE	9F9460	EVANGELINA ST	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	1,204	36	43,344	72	0	58	42	7/12/2023	Type II Slurry	\$24,706
2025-26	EVELYN	9F9424	EVELYN AVE	EVANGELINA AVE	END OF STREET	R - Residential/Local	11	2	O - AC/AC	505	36	14,140	73	0	48	52	7/12/2023	Type II Slurry	\$8,600
2025-26	FAIRRI	9E9337	FAIRRIDGE CIR	TEMPLE AVE	END OF STREET	R - Residential/Local	11	2	O - AC/AC	542	36	15,176	68	0	79	21	7/12/2023	Type II Slurry	\$8,650
2025-26	FAITH	9F9387	FAITH ST	FLORA ST	FELICIA ST	R - Residential/Local	11	2	A - AC	651	36	23,436	62	31	56	13	7/14/2023	Cape Seal	\$33,045
2025-26	FAYE	9F9378	FAYE LN	FRANCESCA DR	FELICIA ST	R - Residential/Local	11	2	A - AC	124	36	3,472	78	36	64	0	7/14/2023	Type II Slurry	\$1,979
2025-26	FELICI	9F9376	FELICIA ST	FAITH ST	GABRIELLA ST	R - Residential/Local	11	2	A - AC	591	36	21,276	64	0	82	18	7/14/2023	Cape Seal	\$29,999
2025-26	FLORA	9F9393	FLORA ST	FAITH ST	GABRIELLA ST	R - Residential/Local	11	2	A - AC	542	36	20,054	60	41	51	8	7/14/2023	AC Grind/Overlay	\$78,612
2025-26	FRANCE	9F9380	FRANCESCA DR	NOGALES ST	WOODGATE DR	R - Residential/Local	11	2	A - AC	701	36	25,236	88	0	100	0	7/14/2023	Prev-Stop Gap	\$1,262
2025-26	FRIEDA	9F9390	FRIEDA CT	FLORA ST	END OF STREET	R - Residential/Local	11	2	A - AC	228	36	6,384	84	0	100	0	7/14/2023	Type II Slurry	\$3,639
2025-26	FRIEDA	9F9391	FRIEDA CT	FLORA ST	GLORIA ST	R - Residential/Local	11	2	A - AC	223	36	6,244	85	9	91	0	7/14/2023	Type II Slurry	\$3,559
2025-26	GABRIE	9F9367	GABRIELLA ST	GLORIA ST	GAIL CT	R - Residential/Local	11	2	A - AC	511	36	18,396	82	0	100	0	7/14/2023	Type II Slurry	\$10,486
2025-26	GABRIE	9F9369	GABRIELLA ST	GAIL CT	END OF STREET	R - Residential/Local	11	2	A - AC	338	36	9,464	81	0	81	19	7/14/2023	Type II Slurry	\$5,394
2025-26	GABRIE	9F9375	GABRIELLA ST	FLORA ST	END OF STREET	R - Residential/Local	11	2	A - AC	224	36	8,064	62	32	56	12	7/14/2023	Cape Seal	\$11,370
2025-26	GAIL	9C9468	GAIL CT	END OF STREET	FLORA ST	R - Residential/Local	11	2	A - AC	73	36	7,392	80	0	73	27	7/14/2023	Type II Slurry	\$4,213
2025-26	GEHRIG	10F380	GEHRIG ST	TINKER ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	497	36	13,316	84	0	31	69	7/19/2023	Type II Slurry	\$7,932
2025-26																			

City of West Covina, CA
Forecast Maintenance-Rehabilitation (FMR) Report - FY 2023-2028

Sorted by FY, Rank, Name Order (A-Z)

FY	Street ID	Section ID	Name	From	To	Rank	Zone	Lanes	Type	L	W	Area	PCI	PCT Load	PCT Climate	PCT Other	Insp. Date	Maint. Type	Total \$
2025-26	HELEN	10F306	HELEN LN	GEMINI ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	342	36	14,312	66	0	70	30	7/19/2023	Type II Slurry	\$8,158
2025-26	HENDEE	10F287	HENDEE ST	GLENNHURST ST	GREENLEAF ST	R - Residential/Local	11	2	O - AC/AC	469	36	16,884	68	0	67	33	7/19/2023	Type II Slurry	\$9,624
2025-26	HILLSB	9F9405	HILLSBOROUGH PL	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	A - AC	496	36	13,888	72	0	67	33	7/12/2023	Type II Slurry	\$7,916
2025-26	IRENE	10F303	IRENE ST	GREENLEAF ST	GREENLEAF ST	R - Residential/Local	11	2	O - AC/AC	331	36	11,916	66	29	51	20	7/19/2023	Type II Slurry	\$6,792
2025-26	JACQUE	10E255	JACQUELINE DR	GEMINI ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	1,554	36	55,944	80	0	77	23	7/19/2023	Type II Slurry	\$31,888
2025-26	JESSIC	10E250	JESSICA CT	JACQUELINE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	395	36	11,455	72	0	57	43	7/19/2023	Type II Slurry	\$6,529
2025-26	JOAN	10E277	JOAN CT	JACQUELINE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	235	36	6,580	82	0	62	38	7/19/2023	Type II Slurry	\$3,751
2025-26	JULIE	10F315	JULIE CT	GEMINI ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	206	36	5,768	74	0	52	48	7/19/2023	Type II Slurry	\$3,288
2025-26	JUNE	10E270	JUNE CT	JACQUELINE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	442	36	12,818	72	0	58	42	7/19/2023	Type II Slurry	\$7,306
2025-26	JUSTIN	10E253	JUSTINE CT	JACQUELINE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	259	36	7,252	75	0	50	50	7/19/2023	Type II Slurry	\$4,134
2025-26	KAM	10E273	KAM CT	KIMBERLY DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	539	36	15,092	59	0	78	22	7/19/2023	Cape Seal	\$21,280
2025-26	KATE	10E265	KATE CT	KIMBERLY DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	613	36	17,164	61	0	76	24	7/19/2023	Cape Seal	\$24,201
2025-26	KATHLE	10E267	KATHLEEN CT	KIMBERLY DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	717	36	20,076	71	0	56	44	7/19/2023	Type II Slurry	\$11,443
2025-26	KERRY	10E263	KERRY CT	KIMBERLY DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	651	36	18,228	62	0	67	33	7/19/2023	Cape Seal	\$25,701
2025-26	KIMBER	9E9327	KIMBERLY DR	KATHLEEN CT	KAM CT	R - Residential/Local	11	2	O - AC/AC	775	36	21,700	69	0	78	22	7/19/2023	Type II Slurry	\$12,369
2025-26	KIMBER	9E9328	KIMBERLY DR	GEMINI ST	KATHLEEN CT	R - Residential/Local	11	2	O - AC/AC	215	36	7,740	69	0	75	25	7/19/2023	Type II Slurry	\$4,412
2025-26	KIMBER	9E9329	KIMBERLY DR	JACQUELINE DR	KAM CT	R - Residential/Local	11	2	O - AC/AC	825	36	29,700	63	0	73	27	7/19/2023	Cape Seal	\$41,877
2025-26	LAKEMO	9F9400	LAKEMOOR PL	GREENLEAF DR	END OF STREET	R - Residential/Local	11	2	A - AC	325	36	9,100	73	0	53	47	7/12/2023	Type II Slurry	\$5,187
2025-26	LINDEE	10F363	LINDEY CT	SHAKESPEARE DR	END OF STREET	R - Residential/Local	11	2	A - AC	692	36	24,912	68	46	34	20	7/19/2023	Type II Slurry	\$14,200
2025-26	MARANV	10G435	MARANVILLE CT	GEHRIG ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	174	36	4,872	74	0	64	36	7/19/2023	Type II Slurry	\$2,777
2025-26	MOORLA	9F9410	MOORLEAF DR	GREENLEAF DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	327	36	9,156	75	0	51	49	7/12/2023	Type II Slurry	\$5,219
2025-26	OAKGAT	9F9414	OAKGATE AVE	SHADOW OAK DR	GREENLEAF DR	R - Residential/Local	11	2	O - AC/AC	119	36	4,284	95	0	100	0	7/12/2023	Prev-Stop Gap	\$214
2025-26	OAKRID	9E9340	OAKRIDGE CIR	TEMPLE AVE	END OF STREET	R - Residential/Local	11	2	O - AC/AC	463	36	12,964	66	32	60	8	7/12/2023	Type II Slurry	\$7,389
2025-26	OPAL	10F397	OPAL LN	SHAKESPEARE DR	PATRICIA ST	R - Residential/Local	11	2	A - AC	109	36	3,597	87	0	63	37	7/14/2023	Prev-Stop Gap	\$180
2025-26	PAM	9E9325	PAM PL	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	347	36	9,716	58	12	75	13	7/14/2023	Cape Seal	\$13,700
2025-26	PATRIC	10F395	PATRICIA ST	OPAL LN	OPAL LN	R - Residential/Local	11	2	O - AC/AC	434	36	12,152	58	43	49	8	7/14/2023	AC Grind/Overlay	\$47,636
2025-26	PATRIC	10F396	PATRICIA ST	OPAL LN	PENNY ST	R - Residential/Local	11	2	O - AC/AC	995	36	27,860	66	0	67	33	7/14/2023	Type II Slurry	\$15,880
2025-26	PATTY	10F400	PATTY CT	PATRICIA ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	399	36	11,172	53	26	55	19	7/14/2023	Cape Seal	\$15,753
2025-26	PAULA	10G413	PAULA ST	PAULINE ST	PETUNIA ST	R - Residential/Local	11	2	A - AC	848	36	23,744	66	0	68	32	7/14/2023	Type II Slurry	\$13,534
2025-26	PAULIN	10F403	PAULINE ST	PRISCILLA DR	PATRICIA ST	R - Residential/Local	11	2	O - AC/AC	801	36	25,632	63	16	62	22	7/14/2023	Cape Seal	\$36,141
2025-26	PAULIN	10G417	PAULINE ST	PRISCILLA DR	PAULA ST	R - Residential/Local	11	2	A - AC	526	36	14,728	73	0	83	17	7/14/2023	Type II Slurry	\$8,395
2025-26	PEARL	10G453	PEARL CT	PENNY ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	398	36	11,144	64	0	84	16	7/14/2023	Cape Seal	\$15,713
2025-26	PEGGY	10G415	PEGGY CT	PAULINE ST	END OF STREET	R - Residential/Local	11	2	A - AC	416	36	11,648	70	30	37	34	7/14/2023	Type II Slurry	\$6,639
2025-26	PELE	10G425	PELE CT	PETUNIA ST	END OF STREET	R - Residential/Local	11	2	O - AC/AC	186	36	5,208	65	12	59	29	7/14/2023	Type II Slurry	\$2,969
2025-26	PENNY	10G455	PENNY ST	PRISCILLA DR	END OF STREET	R - Residential/Local	11	2	A - AC	775	36	21,700	70	47	30	23	7/14/2023	Type II Slurry	\$12,369
2025-26	PETRA	10G430	PETRA ST	PRISCILLA DR	END OF STREET	R - Residential/Local	11	2	A - AC	337	36	9,436	74	0	50	50	7/14/2023	Type II Slurry	\$5,379
2025-26	PETUNI	10G427	PETUNIA ST	PAULA ST	PRISCILLA DR	R - Residential/Local	11	2	A - AC	659	36	18,452	70	0	73	27	7/14/2023	Type II Slurry	\$10,518
2025-26	PHOEBE	10G423	PHOEBE CT	PETUNIA ST	END OF STREET	R - Residential/Local	11	2	A - AC	392	36	10,976	65	0	72	28	7/14/2023	Type II Slurry	\$6,256
2025-26	PHYLLI	10G420	PHYLLIS CT	PETUNIA ST	END OF STREET	R - Residential/Local	11	2	A - AC	331	36	9,268	75	0	50	50	7/14/2023	Type II Slurry	\$5,283
2025-26	PRISCI	10G433	PRISCILLA DR	SHAKESPEARE DR	PAULINE ST	R - Residential/Local	11	2	A - AC	1,301	36	42,933	78	18	41	40	7/14/2023	Type II Slurry	\$24,472
2025-26	RACHEL	10F332	RACHEL AVE	REGINA ST	REBECCA ST	R - Residential/Local	11	2	A - AC	290	36	10,440	58	0	94	6	7/19/2023	Cape Seal	\$14,720
2025-26	RACHEL	10F343	RACHEL AVE	RUBEN CT	REBECCA ST	R - Residential/Local	11	2	A - AC	494	36	13,832	60	39	46	16	7/19/2023	AC Grind/Overlay	\$54,221
2025-26	REBECC	10F345	REBECCA ST	SAMANTHA AVE	RACHEL AVE	R - Residential/Local	11	2	O - AC/AC	1,035	36	37,260	65	0	67	33	7/19/2023	Type II Slurry	\$21,238
2025-26	REGINA	10F325	REGINA ST	RACHEL AVE	END OF STREET	R - Residential/Local	11	2	A - AC	554	36	15,512	57	0	54	46	7/19/2023	Cape Seal	\$21,872
2025-26	RITA	10F340	RITA LN	REGINA ST	REGINA ST	R - Residential/Local	11	2	A - AC	133	36	4,788	58	47	53	0	7/19/2023	Cape Seal	\$6,751
2025-26	RUBY	10F360	RUBY CT	RACHEL AVE	END OF STREET	R - Residential/Local	11	2	O - AC/AC	503	36	14,084	74	0	57	43	7/19/2023	Type II Slurry	\$8,028
2025-26	RUTH	10F367	RUTH CT	RACHEL AVE	END OF STREET	R - Residential/Local	11	2	A - AC	398	36	11,144	60	34	50	16	7/19/2023	AC Grind/Overlay	\$43,684
2025-26	SALLY	10F378	SALLY CT	SAMANTHA AVE	END OF STREET	R - Residential/Local	11	2	A - AC	408	36	11,424	61	22	52	26	7/19/2023	AC Grind/Overlay	\$44,782
2025-26	SAMANT	10F377	SAMANTHA AVE	SYLVIA ST	SYLVIA ST	R - Residential/Local	11	2	O - AC/AC	858	36	30,888	87	0	78	22	7/19/2023	Prev-Stop Gap	\$1,544
2025-26	SARAH	10F353	SARAH COURT	STEPHANIE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	230	36	6,440	55	37	39	24	7/19/2023	AC Grind/Overlay	\$25,245
2025-26	SHAKES	10F330	SHAKESPEARE DR	OPAL LN	END OF STREET	R - Residential/Local	11	2	A - AC	667	36	22,678	87	33	67	0	7/20/2023	Prev-Stop Gap	\$1,134
2025-26	SHAKES	10F333	SHAKESPEARE DR	OPAL LN	TUESDAY DR	R - Residential/Local	11	2	A - AC	757	36	25,738	66	17	83	0	7/20/2023	Type II Slurry	\$14,671
2025-26	SHAKES	10G447	SHAKESPEARE DR	NOGALES ST	CHANCE ST	R - Residential/Local	11	2	A - AC	1,543	36	52,462	63	41	57	2	7/20/2023	Cape Seal	\$73,971
2025-26	SHAKES	10G450	SHAKESPEARE DR	TUESDAY DR	CHANCE ST	R - Residential/Local	11	2	A - AC	947	36	32,198	64	17	76	7	7/20/2023	Cape Seal	\$45,399
2025-26	SHAKES	92A9024	SHAKESPEARE DR	CHANCE ST	NOGALES ST	R - Residential/Local	11	1	A - AC	1,265	36	22,770	63	28	50	21	8/10/2023	AC Grind/Overlay	\$89,258
2025-26	SHEBA	10F357	SHEBA CT	STEPHANIE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	165	36	4,620	49	42	38	21	7/19/2023	AC Grind/Overlay	\$18,110
2025-26	SHIRLE	10F375	SHIRLEE ST	STEPHANIE DR	SAMANTHA AVE	R - Residential/Local	11	2	A - AC	482	36	17,352	52	36	46	18	7/19/2023	AC Grind/Overlay	\$68,020
2025-26	SHIRLE	10F376	SHIRLEE ST	SAMANTHA AVE	END OF STREET	R - Residential/Local	11	2	A - AC	357	36	9,996	45	30	32	38	7/19/2023	AC Grind/Overlay	\$39,184
2025-26	SIREL	10F373	SIREL LN	STEPHANIE DR	STELLA AVE	R - Residential/Local	11	2	A - AC	148	36	5,328	58	0	98	2	7/19/2023	Cape Seal	\$7,512
2025-26	SONYA	10F405	SONYA CT	SAMANTHA AVE	END OF STREET	R - Residential/Local	11	2	O - AC/AC	369	36	10,332	60	52	25	23	7/19/2023	AC Grind/Overlay	\$47,501
2025-26	STACEY	10F355	STACEY CT	STEPHANIE DR	END OF STREET	R - Residential/Local	11	2	A - AC	499	36	13,972	64	0	63	37	7/19/2023	Cape Seal	\$19,701
2025-26	STELLA	10F350	STELLA AVE	SYLVIA ST	SIREL LN	R - Residential/Local	11	2	A - AC	404	36	14,544	50	27	50	23	7/19/2023	AC Grind/Overlay	\$57,012
2025-26	STELLA	10F351	STELLA AVE	SIREL LN	END OF STREET	R - Residential/Local	11	2	A - AC	407	28	11,396	39	32	48	19	7/19/2023	AC Grind/Overlay	\$44,672
2025-26	STEPHA	10F337	STEPHANIE DR	SHIRLEE ST	SHIRLEE ST	R - Residential/Local	11	2	A - AC	373	36	13,428	74	0	100	0	7/19/2023	Type II Slurry	\$7,654
2025-26	STEPHA	10F338	STEPHANIE DR	SONYA CT	SHIRLEE ST	R - Residential/Local	11	2	A - AC	691	36	24,876	50	45	47	8	7/19/2023	AC Grind/Overlay	\$97,514
2025-26	STEPHA	10F339	STEPHANIE DR	SONYA CT	SONYA CT	R - Residential/Local	11	2	O - AC/AC	655	36	23,580	83	0	71	29	7/19/2023	Type II Slurry	\$13,441
2025-26	STONEH	9F9401	STONEHAVEN PL	WOODGATE DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	364	36	10,192	76	22	45	33	7/12/2023	Type II Slurry	\$5,809
2025-26	STRATH	9E9333	STRATHMORE PL	BROOKFIELD DR	END OF STREET	R - Residential/Local	11	2	O - AC/AC	300	36	8,400	66	0	66	34	7/14/2023	Type II Slurry	\$4,788
2025-26	SYLVIA	10F301	SYLVIA ST	SAMANTHA AVE	STELLA AVE	R - Residential													

City of West Covina, CA
Forecast Maintenance-Rehabilitation (FMR) Report - FY 2023-2028

Sorted by FY, Rank, Name Order (A-Z)

FY	Street ID	Section ID	Name	From	To	Rank	Zone	Lanes	Type	L	W	Area	PCI	PCT Load	PCT Climate	PCT Other	Insp. Date	Maint. Type	Total \$
2025-26	YVONNE	10F310	YVONNE ST	VERONICA AVE	GIANO AVE	R - Residential/Local	11	2	O - AC/AC	745	36	26,820	79	0	67	33	7/19/2023	Type II Slurry	\$15,287
2025-26	YVONNE	10F317	YVONNE ST	VERONICA AVE	END OF STREET	R - Residential/Local	11	2	A - AC	605	36	16,940	57	20	42	37	7/19/2023	AC Grind/Overlay	\$66,405
										18.3		3,187,999							\$4,065,504
Zone 1																			
2026-27	ADAMS	3B1200	ADAMS DR		MORRIS AVE	R - Residential/Local	1	2	O - AC/AC	809	30	24,270	66	71	29	0	7/3/2023	Type II Slurry	\$14,562
2026-27	ALISAL	3B1230	ALISAL ST		LA SENA AVE	R - Residential/Local	1	2	O - AC/AC	396	28	11,088	70	42	53	5	7/3/2023	Type II Slurry	\$6,653
2026-27	ALISAL	3C1660	ALISAL ST		ORANGE ST	R - Residential/Local	1	2	A - AC	574	30	17,220	72	70	30	0	6/29/2023	Type II Slurry	\$10,332
2026-27	ARDILL	3B1090	ARDILLA AVE		HAVENBROOK ST	R - Residential/Local	1	2	A - AC	635	36	24,130	73	0	19	81	7/5/2023	Type II Slurry	\$14,478
2026-27	ARDILL	3B1110	ARDILLA AVE		CHANNING ST	R - Residential/Local	1	1	A - AC	1,215	16	23,085	40	36	55	9	8/11/2023	AC Grind/Overlay	\$95,110
2026-27	BROADM	3C1290	BROADMOOR AVE		N. CITY BOUNDARY	R - Residential/Local	1	2	O - AC/AC	750	38	28,500	88	0	77	23	7/14/2023	Prev-Stop Gap	\$1,425
2026-27	BROADM	3C1810	BROADMOOR AVE		WORKMAN AVE	R - Residential/Local	1	2	A - AC	627	30	18,810	73	66	34	0	7/14/2023	Type II Slurry	\$11,286
2026-27	BROADM	3C1820	BROADMOOR AVE		ROWLAND AVE	R - Residential/Local	1	2	A - AC	1,267	30	38,010	65	65	35	0	7/14/2023	Type II Slurry	\$22,806
2026-27	BROADM	3C1830	BROADMOOR AVE		CARLTON AVE	R - Residential/Local	1	2	O - AC/AC	750	30	22,500	75	36	45	19	7/14/2023	Type II Slurry	\$13,500
2026-27	BROMLE	3B1250	BROMLEY AVE		PACIFIC AVE	R - Residential/Local	1	2	O - AC/AC	835	30	25,050	40	74	26	0	7/3/2023	AC Grind/Overlay	\$103,206
2026-27	BROMLE	3B1260	BROMLEY AVE		WILLOW AVE	R - Residential/Local	1	2	O - AC/AC	630	28	17,640	79	62	38	0	7/3/2023	Type II Slurry	\$10,584
2026-27	CARLTO	3C1300	CARLTON AVE		SUNSET AVE	R - Residential/Local	1	2	O - AC/AC	1,300	30	39,000	85	0	100	0	7/26/2023	Type II Slurry	\$23,400
2026-27	CHALBU	3C1320	CHALBURN AVE		SWANEE LN	R - Residential/Local	1	2	A - AC	1,215	30	36,450	49	67	33	0	7/3/2023	AC Grind/Overlay	\$150,174
2026-27	CHALBU	3C1450	CHALBURN AVE		WORKMAN AVE	R - Residential/Local	1	2	A - AC	675	28	18,900	80	61	35	4	7/3/2023	Type II Slurry	\$11,340
2026-27	CHANNI	3B1170	CHANNING ST		WILLOW AVE	R - Residential/Local	1	2	A - AC	951	34	36,138	86	0	51	49	7/3/2023	Prev-Stop Gap	\$1,807
2026-27	CHAPMA	2D1880	CHAPMAN ST		ROWLAND AVE	R - Residential/Local	1	2	O - AC/AC	1,300	38	49,400	53	64	36	0	7/26/2023	AC Grind/Overlay	\$203,528
2026-27	CHAPMA	3D2450	CHAPMAN ST		GREENDALE ST	R - Residential/Local	1	2	A - AC	750	38	28,500	76	46	54	0	7/21/2023	Type II Slurry	\$17,100
2026-27	CLYDEW	3B1240	CLYDEWOOD AVE		BROMLEY AVE	R - Residential/Local	1	2	O - AC/AC	630	38	23,940	81	40	60	0	7/3/2023	Type II Slurry	\$14,364
2026-27	CONLON	3C1360	CONLON AVE		PUENTE AVE	R - Residential/Local	1	2	A - AC	700	38	26,600	89	0	100	0	6/29/2023	Prev-Stop Gap	\$1,330
2026-27	CONLON	3C1510	CONLON AVE		WORKMAN AVE	R - Residential/Local	1	2	O - AC/AC	1,975	30	59,250	76	65	35	0	7/14/2023	Type II Slurry	\$35,550
2026-27	DELNOR	3C1560	DEL NORTE ST		NORA AVE	R - Residential/Local	1	2	O - AC/AC	792	38	30,096	93	0	100	0	6/29/2023	Prev-Stop Gap	\$1,505
2026-27	DENNIS	3C1580	DENNIS PL		ROBERTO AVE	R - Residential/Local	1	2	O - AC/AC	188	30	5,640	69	32	53	14	7/21/2023	Type II Slurry	\$3,384
2026-27	ELDORA	2D2080	EL-DORADO ST		GREENBERRY AVE	R - Residential/Local	1	2	O - AC/AC	395	30	11,850	90	0	100	0	7/26/2023	Prev-Stop Gap	\$593
2026-27	ELDORA	3C1470	EL-DORADO ST		LA SENA AVE	R - Residential/Local	1	2	O - AC/AC	423	30	12,690	83	8	92	0	7/3/2023	Type II Slurry	\$7,614
2026-27	ELDRON	3C1330	ELDRON AVE		ORANGE AVE	R - Residential/Local	1	2	O - AC/AC	826	38	31,388	85	14	86	0	7/14/2023	Type II Slurry	\$18,833
2026-27	ELDRON	3C1335	ELDRON AVE		CONLON AVE	R - Residential/Local	1	2	O - AC/AC	310	30	9,300	88	0	100	0	7/14/2023	Prev-Stop Gap	\$465
2026-27	ELGENI	2C1430	ELGENIA ST		NORA AVE	R - Residential/Local	1	2	O - AC/AC	585	30	17,550	84	0	100	0	6/29/2023	Type II Slurry	\$10,530
2026-27	ELGENI	2D2060	ELGENIA ST		CITY BOUNDARY (E/ GREENBERRY AVE)	R - Residential/Local	1	2	A - AC	180	30	5,400	66	35	55	10	7/28/2023	Type II Slurry	\$3,240
2026-27	ELLEN	2D2130	ELLEN DR		LOUISA AVE	R - Residential/Local	1	2	O - AC/AC	150	30	4,500	99	0	47	53	7/26/2023	Prev-Stop Gap	\$225
2026-27	ELLEN	2D2150	ELLEN DR		CARLTON AVE	R - Residential/Local	1	2	O - AC/AC	350	30	10,500	75	38	62	0	7/26/2023	Type II Slurry	\$6,300
2026-27	ELLEN	3D2530	ELLEN DR		ROWLAND AVE	R - Residential/Local	1	2	O - AC/AC	1,265	38	48,070	65	52	47	1	7/21/2023	Type II Slurry	\$28,842
2026-27	FOXDAL	2C1410	FOXDALE AVE		ELGENIA AVE	R - Residential/Local	1	2	O - AC/AC	1,200	38	45,600	69	68	32	0	6/29/2023	Type II Slurry	\$27,360
2026-27	FOXDAL	2C1420	FOXDALE AVE		PUENTE AVE	R - Residential/Local	1	2	O - AC/AC	1,235	38	46,930	77	13	63	24	6/29/2023	Type II Slurry	\$28,158
2026-27	FOXDAL	3C1630	FOXDALE AVE		WORKMAN AVE	R - Residential/Local	1	2	O - AC/AC	536	28	15,008	81	40	58	2	6/29/2023	Type II Slurry	\$9,005
2026-27	FRIOU	3C1390	FRIOU AVE		ALISAL ST	R - Residential/Local	1	2	A - AC	350	30	10,500	83	51	49	0	6/29/2023	Type II Slurry	\$6,300
2026-27	GREENB	2D1870	GREENBERRY AVE		PUENTE AVE	R - Residential/Local	1	2	O - AC/AC	690	38	26,220	88	0	100	0	7/26/2023	Prev-Stop Gap	\$1,311
2026-27	GROVEC	2D1910	GROVECENTER ST		CITY BOUNDARY (E/ GREENBERRY AVE)	R - Residential/Local	1	2	A - AC	285	38	10,830	86	27	69	4	7/28/2023	Prev-Stop Gap	\$542
2026-27	GROVEC	3C1490	GROVECENTER ST		LA SENA AVE	R - Residential/Local	1	2	O - AC/AC	637	30	19,110	80	14	84	2	7/3/2023	Type II Slurry	\$11,466
2026-27	HARTLE	2D2140	HARTLEY ST		PUENTE AVE	R - Residential/Local	1	2	A - AC	725	38	27,550	84	21	79	0	7/26/2023	Type II Slurry	\$16,530
2026-27	HARTLE	2D2160	HARTLEY ST		ROWLAND AVE	R - Residential/Local	1	2	O - AC/AC	1,273	38	48,374	75	44	56	0	7/26/2023	Type II Slurry	\$29,024
2026-27	HARTLE	3D2440	HARTLEY ST		WORKMAN AVE	R - Residential/Local	1	2	O - AC/AC	986	38	37,460	83	0	100	0	7/14/2023	Type II Slurry	\$22,476
2026-27	HAVENB	4B3484	HAVENBROOK ST		ARDILLA AVE	R - Residential/Local	1	2	A - AC	1,056	38	40,128	47	56	17	27	7/5/2023	AC Grind/Overlay	\$165,327

City of West Covina, CA
Forecast Maintenance-Rehabilitation (FMR) Report - FY 2023-2028

Sorted by FY, Rank, Name Order (A-Z)

FY	Street ID	Section ID	Name	From	To	Rank	Zone	Lanes	Type	L	W	Area	PCI	PCT Load	PCT Climate	PCT Other	Insp. Date	Maint. Type	Total \$
2026-27	SWANEE	3C1620	SWANEE LN	HOWELLHURST DR	CONLON AVE	R - Residential/Local	1	2	A - AC	377	30	11,310	65	23	77	0	7/14/2023	Type II Slurry	\$6,786
2026-27	SWANEE	3D2500	SWANEE LN	CHAPMAN AVE	VINCENT AVE	R - Residential/Local	1	2	O - AC/AC	436	30	13,080	79	28	47	25	7/14/2023	Type II Slurry	\$7,848
2026-27	TAYLOR	3C1790	TAYLOR CT	ROWLAND AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	163	26	4,238	72	0	31	69	8/11/2023	Type II Slurry	\$2,543
2026-27	TERESA	3D2520	TERESA ST	HARTLEY ST	VINCENT AVE	R - Residential/Local	1	2	O - AC/AC	1,070	30	32,100	73	46	38	17	7/13/2023	Type II Slurry	\$19,260
2026-27	THELBO	3B1270	THELBORN ST	MORRIS AVE	ORANGE AVE	R - Residential/Local	1	2	O - AC/AC	787	28	22,036	41	68	32	0	7/3/2023	AC Grind/Overlay	\$90,788
2026-27	THELBO	3C1690	THELBORN ST	CONLON AVE	CONLON AVE	R - Residential/Local	1	2	A - AC	791	30	23,730	72	35	65	0	7/14/2023	Type II Slurry	\$14,238
2026-27	THELBO	3D2510	THELBORN ST	CHAPMAN AVE	VINCENT AVE	R - Residential/Local	1	2	A - AC	433	30	12,990	83	28	72	0	7/14/2023	Type II Slurry	\$7,794
2026-27	WALNUT	2C1291	WALNUTHAVEN DR	PUENTE AVE	CITY BOUNDARY	R - Residential/Local	1	2	O - AC/AC	750	38	28,500	72	65	35	0	7/14/2023	Type II Slurry	\$17,100
2026-27	WALNUT	3C1780	WALNUTHAVEN DR	WORKMAN AVE	ROWLAND AVE	R - Residential/Local	1	2	O - AC/AC	1,267	38	48,146	52	69	31	0	7/14/2023	AC Grind/Overlay	\$198,362
2026-27	WALNUT	3C1800	WALNUTHAVEN DR	WORKMAN AVE	NORTH GARVEY AVE	R - Residential/Local	1	2	O - AC/AC	994	34	33,796	72	33	65	12	7/13/2023	Type II Slurry	\$20,278
2026-27	WILLOW	3B1120	WILLOW LN	WILLOW AVE	END OF STREET	R - Residential/Local	1	2	O - AC/AC	835	26	21,710	77	45	32	24	7/3/2023	Type II Slurry	\$13,026
2026-27	WORKMA	3B1275	WORKMAN AVE	MORRIS AVE	CHALBURN AVE	R - Residential/Local	1	2	A - AC	530	28	14,840	79	57	30	13	7/3/2023	Type II Slurry	\$8,904
2026-27	YALETO	2C1370	YALETON AVE	PUENTE AVE	ELGENIA AVE	R - Residential/Local	1	2	O - AC/AC	1,175	38	44,650	72	73	24	2	6/29/2023	Type II Slurry	\$26,790
2026-27	YALETO	2C1380	YALETON AVE	ROWLAND AVE	PUENTE AVE	R - Residential/Local	1	2	O - AC/AC	1,240	38	47,120	80	19	77	5	6/29/2023	Type II Slurry	\$28,272
2026-27	YALETO	3C1540	YALETON AVE	WORKMAN AVE	DEL NORTE AVE	R - Residential/Local	1	2	A - AC	536	28	15,008	77	55	42	3	6/29/2023	Type II Slurry	\$9,005
2026-27	YALETO	3C1550	YALETON AVE	NORTH GARVEY AVE	WORKMAN AVE	R - Residential/Local	1	2	A - AC	765	28	21,420	78	51	49	0	7/14/2023	Type II Slurry	\$12,852
										14.0		2,435,223							\$2,585,629
Zone 2																			
2027-28	ASTELL	2D2010	ASTELL AVE	PUENTE AVE	LOUISA AVE	R - Residential/Local	2	2	A - AC	500	30	15,000	82	28	72	0	6/29/2023	Type II Slurry	\$9,450
2027-28	ASTELL	2D2030	ASTELL AVE	GROVECENTER ST	ELGENIA AVE	R - Residential/Local	2	2	A - AC	280	38	10,640	73	6	94	0	6/29/2023	Type II Slurry	\$6,703
2027-28	ASTELL	2D2410	ASTELL AVE	WORKMAN AVE	ROWLAND AVE	R - Residential/Local	2	2	A - AC	1,285	38	48,830	95	0	100	0	6/29/2023	Prev-Stop Gap	\$2,442
2027-28	BADILL	92A9021	BADILLO ST	VINCENT AVE	END OF PCC	R - Residential/Local	2	2	P - PCC	318	34	10,812	68	8	32	60	8/15/2023	Type II Slurry	\$6,812
2027-28	BIXBY	3D2186	BIXBY AVE	SHAMWOOD ST	WORKMAN AVE	R - Residential/Local	2	2	O - AC/AC	591	30	17,730	83	3	79	18	7/21/2023	Type II Slurry	\$11,170
2027-28	BURWOOD	3D2310	BURWOOD AVE	WORKMAN AVE	END OF STREET	R - Residential/Local	2	2	A - AC	273	28	7,644	77	15	85	0	8/7/2023	Type II Slurry	\$4,816
2027-28	BUTTER	2E2700	BUTTERFIELD RD	PUENTE AVE	END OF STREET	R - Residential/Local	2	2	A - AC	586	30	17,580	74	15	85	0	8/3/2023	Type II Slurry	\$11,075
2027-28	BUTTER	2E2720	BUTTERFIELD RD	PIONEER DR	PUENTE AVE	R - Residential/Local	2	2	O - AC/AC	962	38	36,556	74	40	31	29	7/14/2023	Type II Slurry	\$23,030
2027-28	CARLTO	2D1860	CARLTON AVE	MAPLEWOOD AVE	OSBORN AVE	R - Residential/Local	2	2	O - AC/AC	526	30	15,780	83	0	100	0	7/26/2023	Type II Slurry	\$9,941
2027-28	CARLTO	2D1940	CARLTON AVE	CARVOL AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	245	30	7,350	71	28	69	3	7/26/2023	Type II Slurry	\$4,631
2027-28	CARVOL	2D2070	CAROLINE ST	PUENTE AVE	CAROLINE ST	R - Residential/Local	2	2	O - AC/AC	1,240	38	47,120	73	15	85	0	6/29/2023	Type II Slurry	\$29,686
2027-28	CARVOL	2D2075	CAROLINE ST	CARLTON AVE	SWANEE LN	R - Residential/Local	2	2	O - AC/AC	510	30	15,300	67	38	62	0	7/26/2023	Cape Seal	\$23,868
2027-28	CARVOL	3D2400	CAROLINE ST	VERNESS ST	MARBURY ST	R - Residential/Local	2	2	O - AC/AC	735	30	22,050	72	43	57	0	7/21/2023	Type II Slurry	\$13,892
2027-28	CASAD	3D2230	CASAD AVE	MAPLEWOOD AVE	END OF STREET	R - Residential/Local	2	2	A - AC	286	26	7,436	62	25	75	0	7/26/2023	Cape Seal	\$11,600
2027-28	CASAD	3D2490	CASAD AVE	CARVOL AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	204	26	5,304	46	65	35	0	7/26/2023	AC Grind/Overlay	\$22,966
2027-28	DANES	2E2730	DANES DR	BUTTERFIELD RD	LARK ELLEN AVE	R - Residential/Local	2	2	O - AC/AC	807	38	30,666	85	0	100	0	7/14/2023	Type II Slurry	\$19,320
2027-28	ECKERM	2D1950	ECKERMAN AVE	TOLAND AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	470	30	14,100	65	10	69	21	7/26/2023	Cape Seal	\$21,996
2027-28	ECKERM	2D1970	ECKERMAN AVE	VINCENT AVE	OSBORN AVE	R - Residential/Local	2	2	O - AC/AC	835	30	25,050	84	7	89	4	7/26/2023	Type II Slurry	\$15,782
2027-28	ECKERM	2E2640	ECKERMAN AVE	HOMEREST AVE	EILEEN AVE	R - Residential/Local	2	2	O - AC/AC	300	38	11,400	71	60	40	0	7/14/2023	Type II Slurry	\$7,182
2027-28	ECKERM	2E2740	ECKERMAN AVE	BUTTERFIELD RD	LEAF AVE	R - Residential/Local	2	2	O - AC/AC	306	38	11,628	74	41	47	12	7/14/2023	Type II Slurry	\$7,326
2027-28	ECKERM	2E2750	ECKERMAN AVE	LARK ELLEN AVE	END OF SREET	R - Residential/Local	2	2	A - AC	553	30	16,590	60	26	59	15	7/27/2023	Cape Seal	\$25,880
2027-28	EILEEN	2E2650	EILEEN AVE	PUENTE AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	698	38	26,524	72	1	66	33	8/3/2023	Type II Slurry	\$16,710
2027-28	EILEEN	2E2680	EILEEN AVE	LOUISA AVE	END OF STREET	R - Residential/Local	2	2	A - AC	167	28	4,676	65	7	93	0	8/3/2023	Cape Seal	\$7,295
2027-28	ELDORA	2D1980	EL-DORADO ST	VINCENT AVE	CARVOL AVE	R - Residential/Local	2	2	O - AC/AC	1,570	30	47,100	68	35	64	2	6/29/2023	Cape Seal	\$73,476
2027-28	ELGENI	2D2040	ELGENIA AVE	CARVOL AVE	ASTELL AVE	R - Residential/Local	2	2	A - AC	480	38	18,240	79	8	92	0	6/29/2023	Type II Slurry	\$11,491
2027-28	ELGENI	2D2050	ELGENIA AVE	CARVOL AVE	CARVOL AVE	R - Residential/Local	2	2	A - AC	1,534	30	46,020	75	12	72	16	6/29/2023	Type II Slurry	\$28,993
2027-28	FLEET	3E2810	FLEETWELL AVE	MARDINA ST	WORKMAN AVE	R - Residential/Local	2	2	A - AC	960	28	26,880	72	38	62	0	6/27/2023	Type II Slurry	\$16,934
2027-28	GRACE	2E2620	GRACE COURT	PUENTE AVE	END OF STREET	R - Residential/Local	2	2	A - AC	284	30	8,520	84	0	74	26	6/29/2023	Type II Slurry	\$5,368
2027-28	GREEND	2D2105	GREENDALE ST	VINCENT AVE	END OF STREET	R - Residential/Local	2	2	A - AC	580	30	17,400	56	54	46	0	8/7/2023	AC Grind/Overlay	\$75,342
2027-28	GROVEC	2D2020	GROVECENTER ST	CARVOL AVE	ASTELL AVE	R - Residential/Local	2	2	A - AC	450	38	17,100	79	2	76	22	6/29/2023	Type II Slurry	\$10,773
2027-28	GROVEC	2D2120	GROVECENTER ST	VINCENT AVE	CARVOL AVE	R - Residential/Local	2	2	O - AC/AC	1,550	30	46,500	72	37	63	0	6/29/2023	Type II Slurry	\$29,295
2027-28	HOMERE	2E2670	HOMEREST AVE	LOUISA AVE	END OF STREET	R - Residential/Local	2	2	A - AC	167	28	4,676	75	11	89	0	8/3/2023	Type II Slurry	\$2,946
2027-28	HOMERE	2E2770	HOMEREST AVE	PIONEER DR	ECKERMAN AVE	R - Residential/Local	2	2	O - AC/AC	600	38	22,800	77	0	34	66	7/14/2023	Type II Slurry	\$14,364
2027-28	HOMERE	3E2890	HOMEREST AVE	MARDINA ST	SHAMWOOD ST	R - Residential/Local	2	2	A - AC	287	28	8,036	79	37	63	0	6/27/2023	Type II Slurry	\$5,063
2027-28	HOMERE	3E2900	HOMEREST AVE	SHAMWOOD ST	IDAHOME ST	R - Residential/Local	2	2	A - AC	287	28	8,036	71	42	58	0	6/27/2023	Type II Slurry	\$5,063
2027-28	HOMERE	3E2910	HOMEREST AVE	IDAHOME ST	WORKMAN AVE	R - Residential/Local	2	2	A - AC	287	28	8,036	55	56	44	0	6/27/2023	AC Grind/Overlay	\$34,796
2027-28	HOMERE	3E2920	HOMEREST AVE	WORKMAN AVE	VERNESS ST	R - Residential/Local	2	2	A - AC	310	38	11,780	51	51	49	0	6/27/2023	AC Grind/Overlay	\$51,007
2027-28	HOMERE	3E2930	HOMEREST AVE	THELBORN ST	VERNESS ST	R - Residential/Local	2	2	O - AC/AC	290	38	11,020	64	69	30	2	6/27/2023	AC Grind/Overlay	\$47,717
2027-28	HOMERE	3E2940	HOMEREST AVE	MARBURY ST	THELBORN ST	R - Residential/Local	2	2	O - AC/AC	310	38	11,780	67	53	47	0	6/27/2023	AC Grind/Overlay	\$51,007
2027-28	HOMERE	3E2950	HOMEREST AVE</																

City of West Covina, CA
Forecast Maintenance-Rehabilitation (FMR) Report - FY 2023-2028

Sorted by FY, Rank, Name Order (A-Z)

FY	Street ID	Section ID	Name	From	To	Rank	Zone	Lanes	Type	L	W	Area	PCI	PCT Load	PCT Climate	PCT Other	Insp. Date	Maint. Type	Total \$
2027-28	MYRTLE	2E2660	MYRTLEWOOD AVE	PUEENTE AVE	END OF STREET	R - Residential/Local	2	2	A - AC	584	38	22,192	69	28	71	1	8/3/2023	Cape Seal	\$34,620
2027-28	OSBORN	3D2350	OSBORN AVE	WORKMAN AVE	ROWLAND AVE	R - Residential/Local	2	2	O - AC/AC	1,280	38	48,640	59	62	38	0	7/21/2023	AC Grind/Overlay	\$210,611
2027-28	OSBORN	3D2480	OSBORN AVE	ROWLAND AVE	PUEENTE AVE	R - Residential/Local	2	2	O - AC/AC	1,300	32	41,600	80	13	87	0	7/26/2023	Type II Slurry	\$26,208
2027-28	PARKSI	7E7132	PARKSIDE DR	EVENINGSIDE DR	END OF STREET	R - Residential/Local	2	2	O - AC/AC	254	32	8,128	72	18	68	14	7/19/2023	Type II Slurry	\$5,121
2027-28	PIONEE	3E3070	PIONEER DR	LARK ELLEN AVE	BUTTERFIELD RD	R - Residential/Local	2	2	O - AC/AC	827	38	31,426	71	21	31	48	7/14/2023	Type II Slurry	\$19,798
2027-28	PIONEE	3E3080	PIONEER DR	LEAF AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	473	38	17,974	70	59	41	0	8/3/2023	Type II Slurry	\$11,324
2027-28	SHAMWO	3D2184	SHAMWOOD ST	MAPLEWOOD AVE	BIXBY AVE	R - Residential/Local	2	2	O - AC/AC	887	30	26,610	89	0	96	4	7/21/2023	Type II Slurry	\$16,764
2027-28	SHAMWO	3D2220	SHAMWOOD ST	TOLAND AVE	MARDINA ST	R - Residential/Local	2	2	A - AC	1,145	30	34,350	77	45	55	0	7/14/2023	Type II Slurry	\$21,641
2027-28	SHAMWO	3E2840	SHAMWOOD ST	HOMEREST AVE	FLEETWELL AVE	R - Residential/Local	2	2	A - AC	1,144	28	32,032	48	50	50	0	6/27/2023	AC Grind/Overlay	\$138,699
2027-28	SHAMWO	3E2860	SHAMWOOD ST	LARK ELLEN AVE	HOMEREST AVE	R - Residential/Local	2	2	A - AC	1,300	28	36,400	59	54	46	0	6/27/2023	AC Grind/Overlay	\$149,968
2027-28	SWANEE	3D2185	SWANEE LN	LYALL AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	792	30	23,760	82	0	55	45	7/26/2023	Type II Slurry	\$14,969
2027-28	SWANEE	3D2280	SWANEE LN	MAPLEWOOD AVE	END OF STREET	R - Residential/Local	2	2	A - AC	286	26	7,436	68	35	62	3	7/26/2023	Cape Seal	\$11,600
2027-28	THELBO	3D2240	THELBORN ST	VINCENT AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	580	30	17,400	74	35	65	0	8/7/2023	Type II Slurry	\$10,962
2027-28	THELBO	3D2250	THELBORN ST	ASTELL AVE	END OF STREET	R - Residential/Local	2	2	A - AC	475	30	14,250	96	0	89	11	6/29/2023	Prev-Stop Gap	\$713
2027-28	THELBO	3E2812	THELBORN ST	END OF STREET	HOMEREST AVE	R - Residential/Local	2	2	A - AC	711	38	27,018	47	49	51	0	6/27/2023	AC Grind/Overlay	\$116,988
2027-28	THELBO	3E3100	THELBORN ST	LARK ELLEN AVE	HOMEREST AVE	R - Residential/Local	2	2	A - AC	1,264	38	48,032	72	41	59	0	6/27/2023	Type II Slurry	\$30,260
2027-28	TOLAND	2D1920	TOLAND AVE	SWANEE LN	PUEENTE AVE	R - Residential/Local	2	2	O - AC/AC	1,048	32	33,536	74	29	70	1	7/26/2023	Type II Slurry	\$21,128
2027-28	TOLAND	3D2150	TOLAND AVE	NORTH GARVEY AVE	WORKMAN AVE	R - Residential/Local	2	2	A - AC	978	38	37,164	58	51	36	13	8/7/2023	AC Grind/Overlay	\$160,920
2027-28	TOLAND	3D2320	TOLAND AVE	WORKMAN AVE	ROWLAND AVE	R - Residential/Local	2	2	O - AC/AC	1,265	38	48,070	56	64	36	0	7/21/2023	AC Grind/Overlay	\$208,143
2027-28	VERNES	3D2290	VERNESS ST	OSBORN AVE	LYALL AVE	R - Residential/Local	2	2	O - AC/AC	360	30	10,800	67	40	60	0	8/7/2023	Cape Seal	\$16,848
2027-28	VERNES	3D2330	VERNESS ST	TOLAND AVE	CARVOL AVE	R - Residential/Local	2	2	O - AC/AC	360	30	10,800	81	7	66	27	7/21/2023	Type II Slurry	\$6,804
2027-28	VERNES	3D2580	VERNESS ST	ASTELL ST	END OF STREET	R - Residential/Local	2	2	O - AC/AC	437	30	13,110	87	0	100	0	6/29/2023	Type II Slurry	\$8,259
2027-28	VERNES	3E3010	VERNESS ST	LARK ELLEN AVE	HOMEREST AVE	R - Residential/Local	2	2	A - AC	1,262	38	47,956	88	41	59	0	6/27/2023	Type II Slurry	\$30,212
2027-28	VERNES	3E3015	VERNESS ST	HOMEREST AVE	END OF STREET	R - Residential/Local	2	2	O - AC/AC	711	38	27,018	87	16	84	0	6/27/2023	Type II Slurry	\$17,021
										12.5		2,165,562							\$3,118,769



Presented To

The City Council of West Covina

February 20, 2024

Pavement Management Program 2023 Update



What is Pavement Management Program (PMP)?

A PMP is a decision-making tool that assists the City in making cost-effective decisions related to the maintenance and rehabilitation of roadway pavements.

It provides a process or system for rating pavement condition, establishing a consistent maintenance and repair schedule, and evaluating the effectiveness of maintenance treatment strategies.



PMP is designed to assist answer typical questions such as

- What is the existing condition of the City's maintained streets? Is this an acceptable level for the City? If not, what is an acceptable level? How much additional funding is needed to achieve an acceptable level?
- How will the condition of the City's maintained streets respond over time under existing funding levels?
- What maintenance and rehabilitation strategies exist to improve current street conditions?
- Under different funding levels, what is the most cost-effective way to implement a multi-year capital improvement program? Maintenance work program?

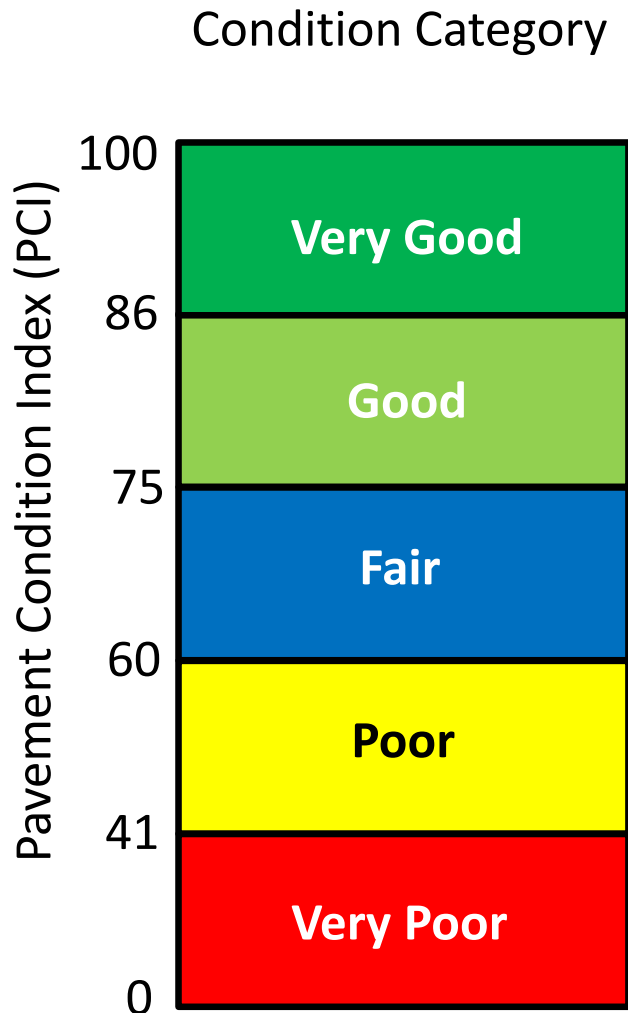


PMP is a Planning Tool

- Recommendations generated by the PMP are for planning purposes only, and **are not intended to replace engineering design and judgement.**
- Before making decisions for final rehab/construction approach to be used, existing conditions should be checked by the design engineer in the field, and final rehab approach should be established, and plans and specifications should be prepared accordingly.
- Final project recommendations should be weighed against the actual approach the City wishes to utilize in scheduling the workloads for contracting purposes.
- Pavement condition may indicate that a particular pavement section needs attention earlier than the rest of the roads in its localized area.



What is Pavement Condition Index?



- PCI is developed by Army Corp of Engineers, ASTM standard.
- It is based on a visual survey of the number and types of distresses in a pavement.
- Results of the analysis are numerical values between 0 and 100, with 100 representing the best possible condition and 0 representing the worst possible condition.



What condition are the City streets in?

Network PCI = 71

	Mileage	SF	2023 PCI	2020 PCI	2017 PCI
Arterial	114.2	18,111,498	65.6	62.0	66.4
Locals	166.8	28,898,888	75.1	68.5	73.1
Alleys	5.9	627,894	64.4	n/a	n/a
Citywide	286.9	47,638,280	71.3	66.0	71.0

Table 1 – Past and Present PCI Results and Comparisons

Arterials PCI = 65.6

Locals PCI = 75.1

Alleys PCI = 64.4

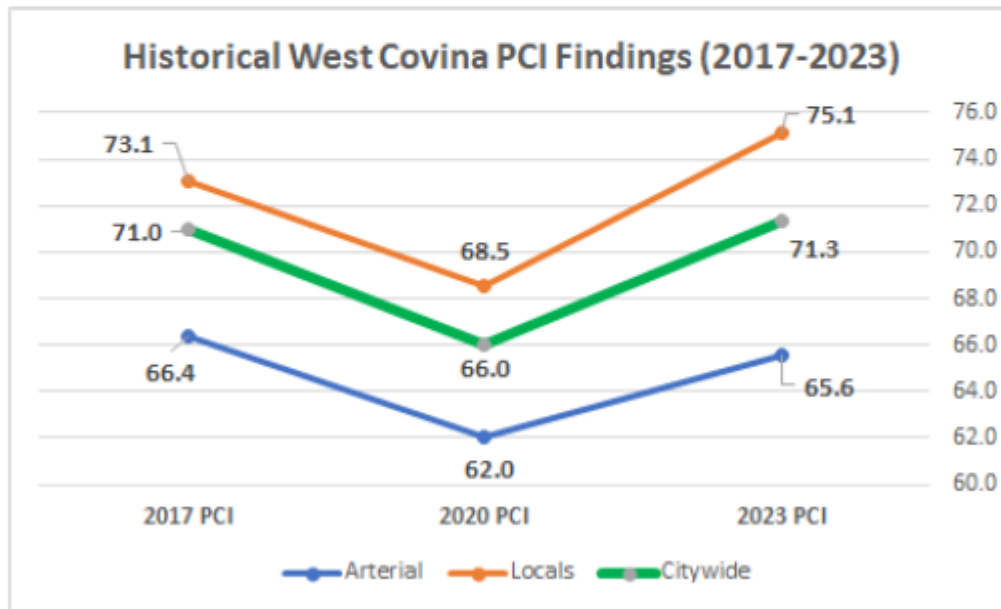
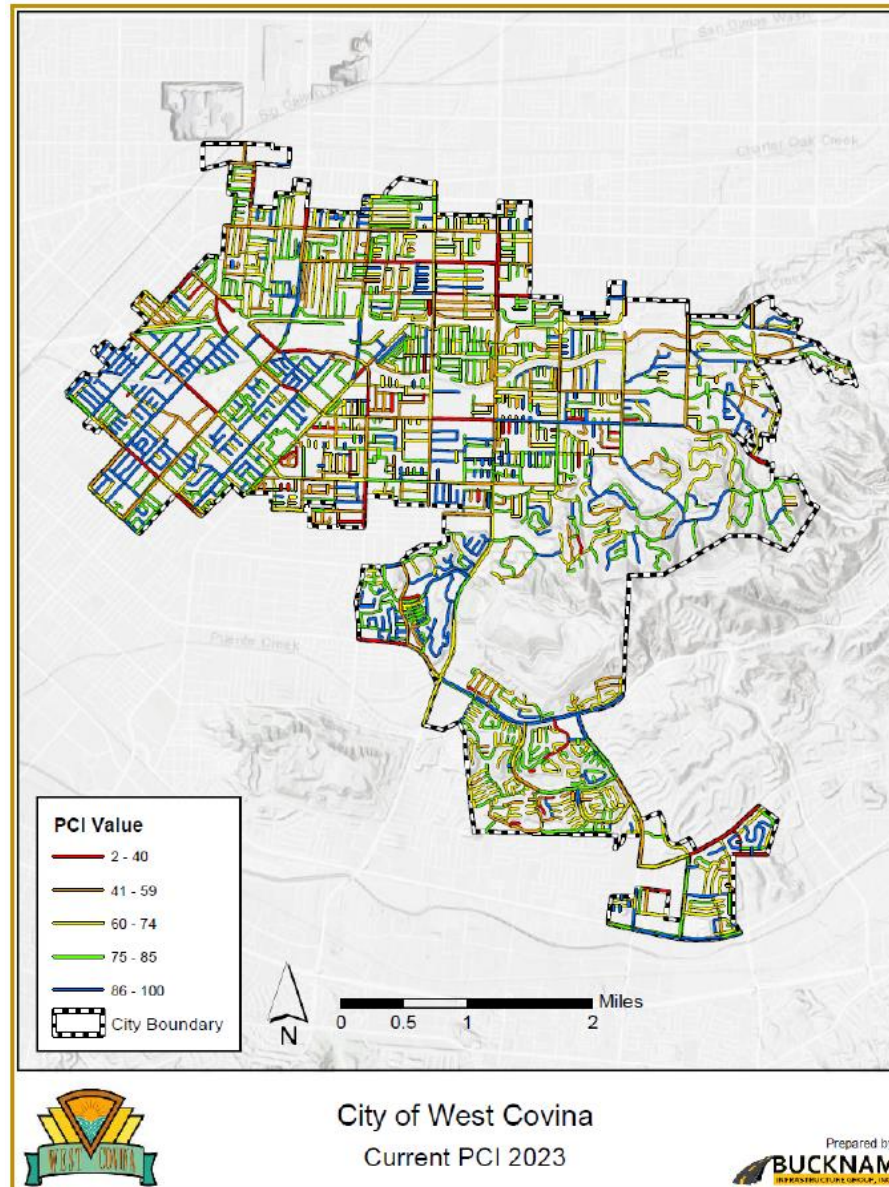


Figure 2 – Historical PCI Findings (FY 2017-2023)

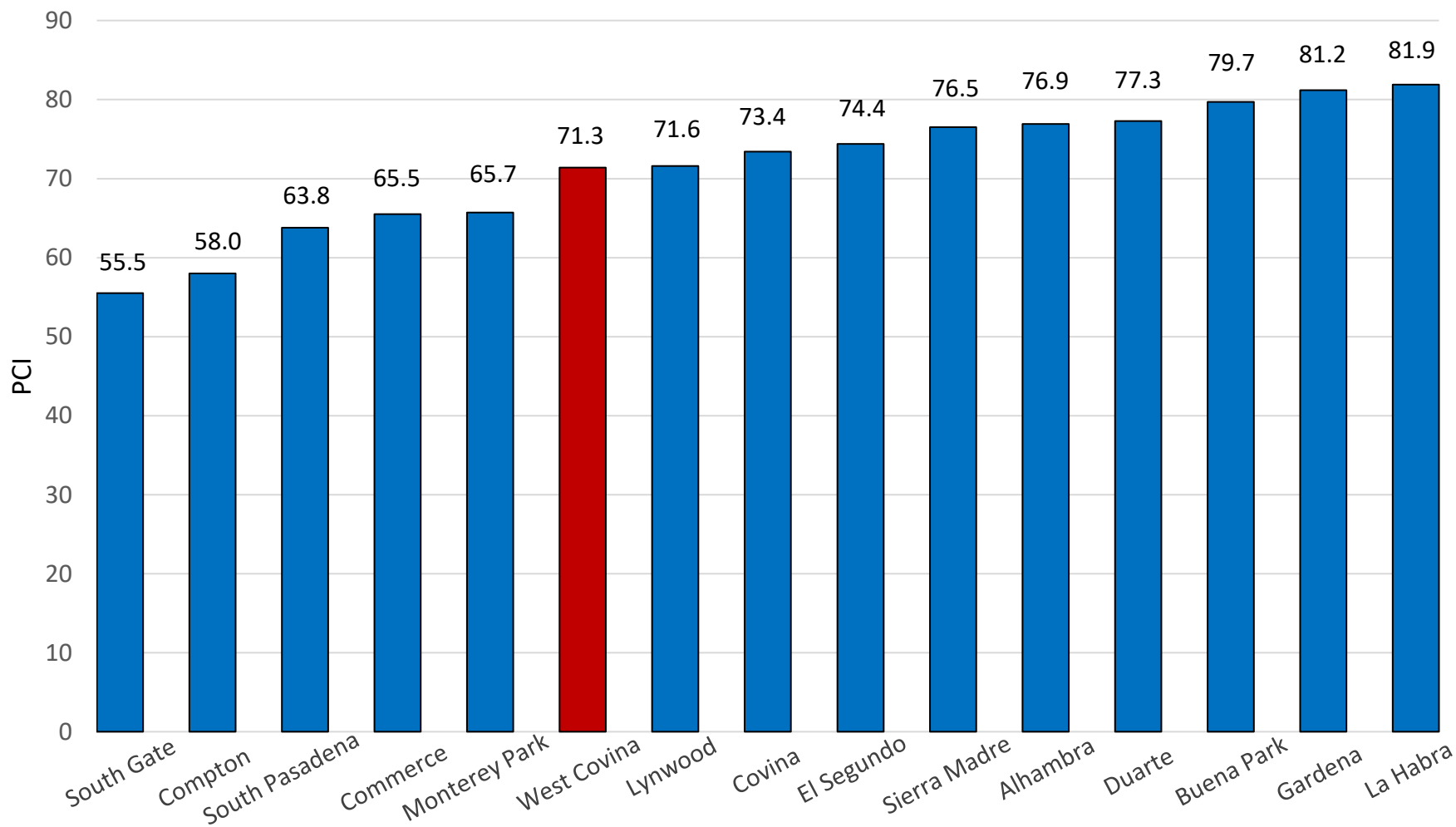


Citywide GIS Map



Pavement Management Program 2023 Update

PCI Comparison with Other Agencies





PCI = 100



PCI = 60



PCI = 41



PCI = 5

How Do We Fix The Streets?

Preventive maintenance

- ✓ Slurry seal/Crack seal

Rehabilitation/Restoration

- ✓ Grind and overlay
- ✓ Rubberized hot mix

Reconstruction

- ✓ Full depth reclamation

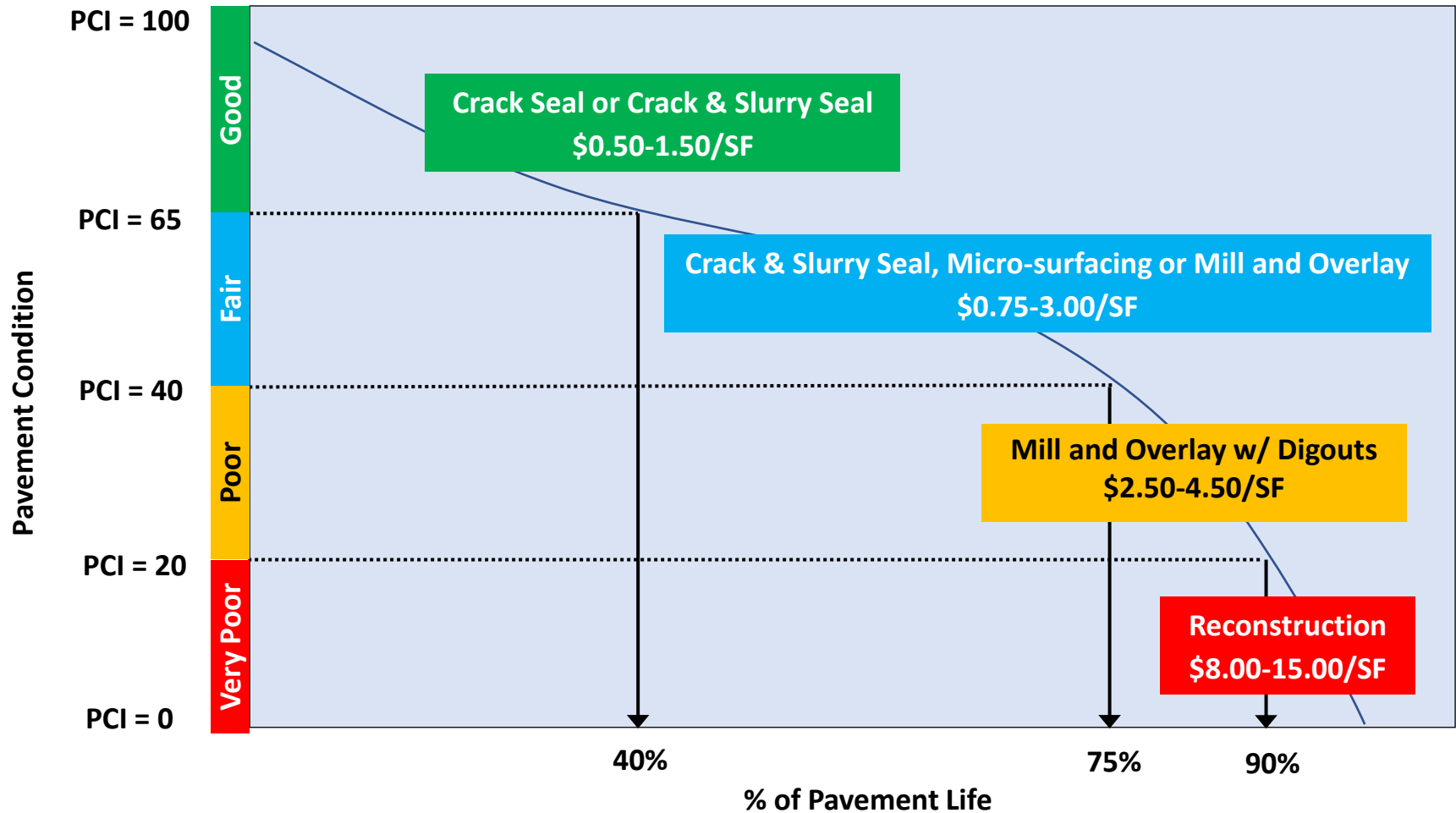


Why Preventive Maintenance?

- ✓ Preservation policy
- ✓ Keep good streets good!
- ✓ Follow PMP recommendations as much as possible



What Repairs Are Needed and When?

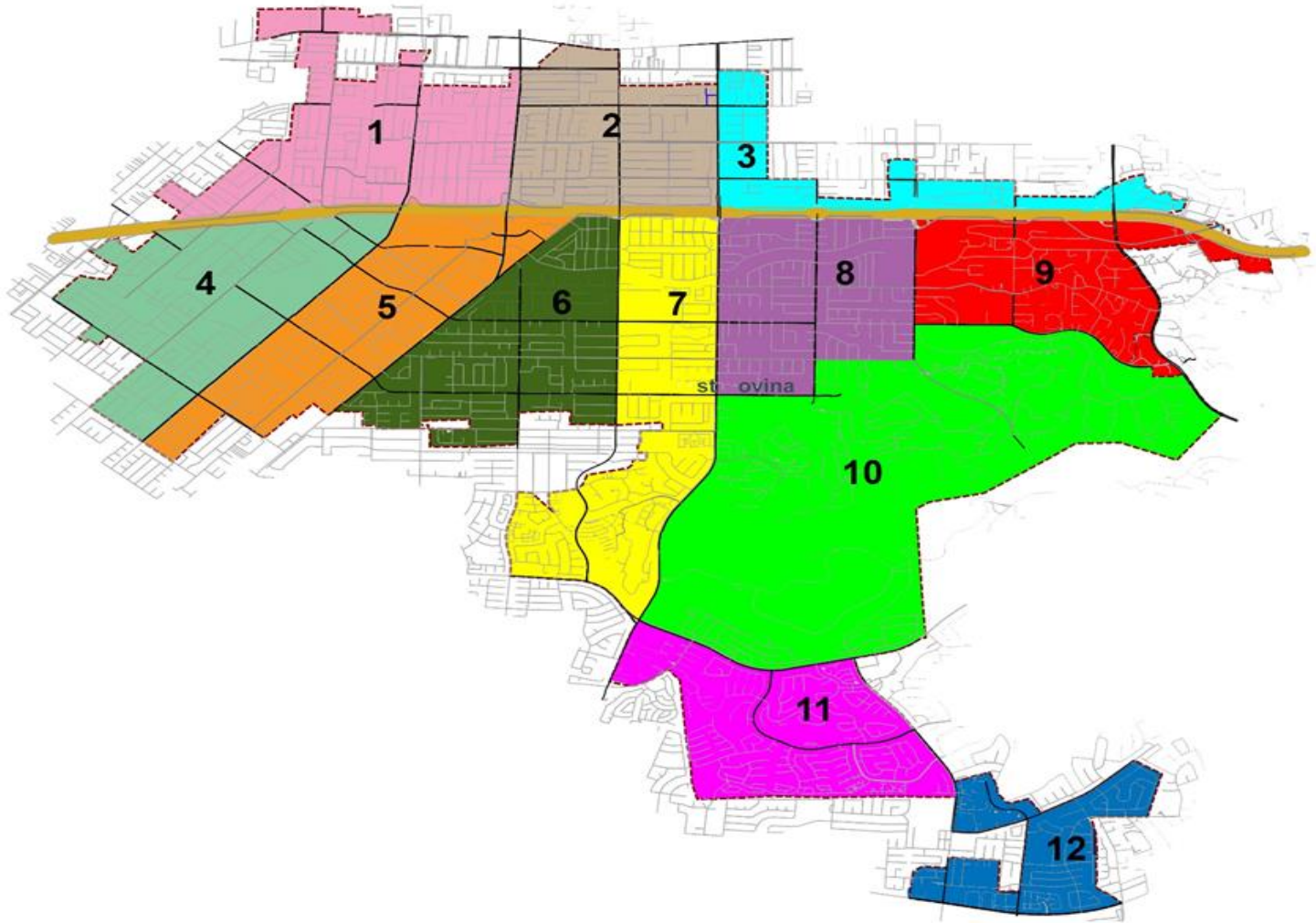


Capital Improvement Program (CIP)

- ✓ Divide the City into 12 maintenance zones
- ✓ Prioritize each zone based on their centerline miles, current condition, and historical maintenance activities
- ✓ Arterial streets will be considered separately (eg. Azusa Ave, Lark Ellen Ave, Merced Ave)
- ✓ Allows a more cost-effective strategy by minimizing mobilization cost
- ✓ Fixing the worst streets first is not cost-effective



Maintenance Zones for Residential and Collector Streets



Funding Scenarios

Scenario 1 – Maintain current funding level

- *Spend \$3.2 million per year for 5-year program*
- *Total budget of \$16 million over 5 years*
- At the end of the 5-year program, the average citywide pavement condition index will significantly reduce to below the State average levels, and therefore, staff does not recommend this scenario.



Funding Scenarios

Scenario 2 – Maintain current PCI level

- *Spend \$5.1 million per year for 5-year program*
- *Total budget of \$25.5 million over 5 years*
- *Average citywide pavement condition index would remain at the current PCI level of 71.*

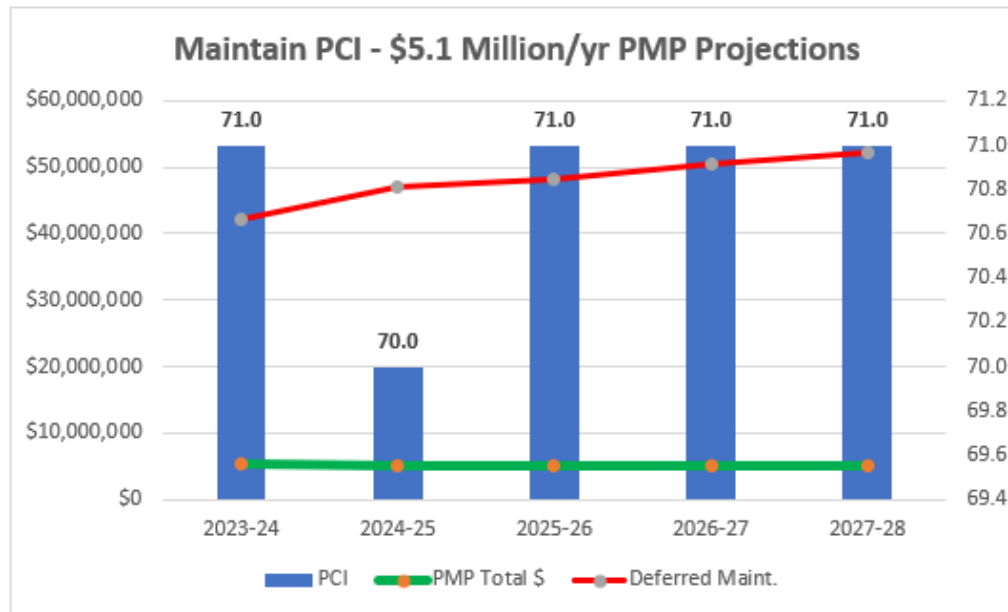


Figure 6 – Five-Year Projection; Maintain PCI of 71 Budget



Funding Scenarios

Scenario 3 – Increase PCI level

- *Spend \$5.8 million per year for 5-year program*
- *Total budget of \$28.8 million over 5 years*
- *Average citywide pavement condition index would increase to a PCI level of 73 (2 points increase).*

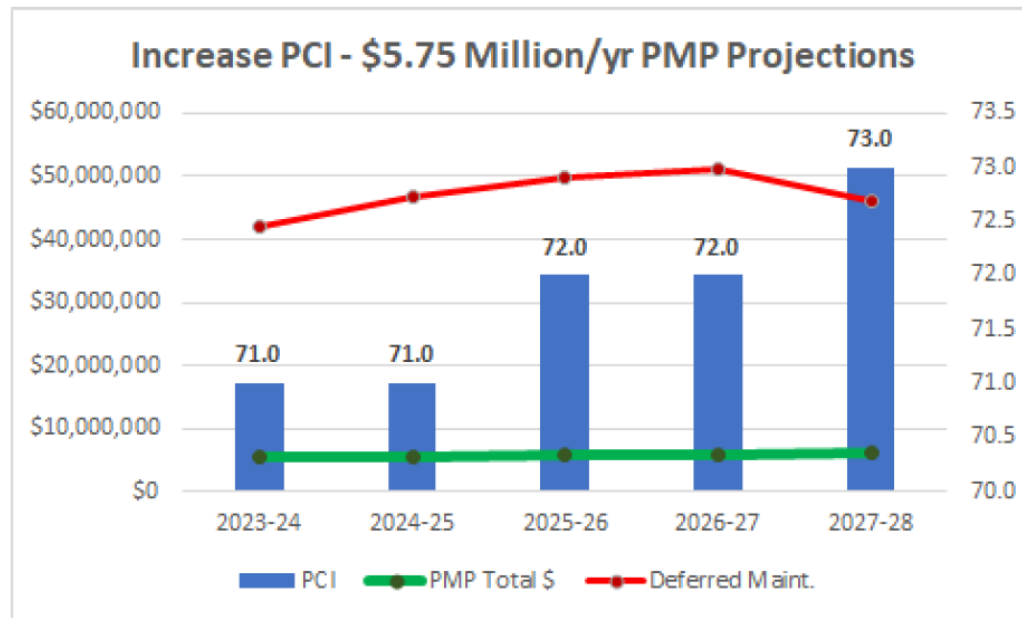


Figure 7 – Five Year Projection; Increase PCI to 73 Budget



QUESTIONS & ANSWERS



**Pavement Management Program
2023 Update**

