



CITY OF WEST COVINA

CITY COUNCIL/SUCCESSOR AGENCY

[Public Comment Instructions](#)

**JULY 7, 2026, 7:00 PM
REGULAR MEETING**

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

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

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 a Council meeting, please call (626) 939-8433 (voice) or (626) 960-4422 (TTY) from 8am to 5pm Monday through Thursday. Please 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

Any person wishing to address the City Council on any matter listed on the agenda, excluding any matter set for a public hearing, or on any other matter within their jurisdiction must complete a speaker card that is provided at the entrance to the Council Chambers and submit the card to the City Clerk prior to the commencement of Oral Communications. No speaker cards will be accepted after the commencement of Oral Communications, except at the discretion of the Presiding Officer.

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. Comments are limited to three (3) minutes per speaker, unless modified by the Presiding Officer or the City Council.

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

While members of the public are free to level criticism of City policies and the action(s) or proposed action(s) of the City Council or its members, members of the public may not engage in behavior that is disruptive to the orderly conduct of the meeting, including, but not limited to, speaking off topic, speaking beyond the speaker's allotted time limit, making slanderous or profane remarks or using loud, threatening, or abusive language which disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting. Members of the public may not threaten any person with physical harm or act in a manner that may reasonably be interpreted as an imminent threat of physical harm. The City of West Covina will not tolerate harassment based upon a person's race, religious creed, color, national origin, ancestry, disability, medical condition, marital status, gender, sexual orientation, or age.

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 JULY 7, 2026, 7:00 PM
REGULAR MEETING**

INVOCATION

Led by Pastor Mason Okubo from Immanuel First Lutheran Church

PLEDGE OF ALLEGIANCE

Led by Councilwoman Diaz

ROLL CALL

REPORTING OUT FROM CLOSED SESSION

PRESENTATIONS

- Proclamation Celebrating Parks Make Life Better
- Taste of West Covina Presentation Mizuri Tea
- Taste of West Covina Presentation Wallace Chicken
- Property Tax Relief for Small Businesses

CITY MANAGER'S REPORT

City Manager's report on current City projects.

ORAL COMMUNICATIONS - Three (3) 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.

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

- 1) **CONSIDERATION OF ADOPTION OF ORDINANCE NO. 2541 APPROVING ZONE CHANGE NO. 25-01 TO CHANGE THE ZONING FROM SINGLE FAMILY RESIDENTIAL (R-1) TO SPECIFIC PLAN NO. 33 (DEL NORTE SPECIFIC PLAN) AND OPEN SPACE (O-S) FOR THE PROPERTY LOCATED AT 1501 W. DEL NORTE STREET**

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

ORDINANCE NO. 2541 - AN ORDINANCE OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING ZONE CHANGE NO. 25-01 TO CHANGE THE ZONING FROM SINGLE-FAMILY RESIDENTIAL (R-1) TO SPECIFIC PLAN NO. 33, THE DEL NORTE SPECIFIC PLAN, AND OPEN SPACE (O-S) FOR THE PROPERTY LOCATED AT 1501 W. DEL NORTE STREET

CITY MANAGER'S OFFICE

- 2) **CONSIDERATION OF AMENDMENTS TO FY 2025-2026 AND FY 2026-2027 BUDGETS**

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

RESOLUTION NO. 2026-71 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ADOPTING A BUDGET AMENDMENT FOR THE FISCAL YEAR COMMENCING JULY 1, 2025 AND ENDING JUNE 30, 2026 (CALRECYCLE HOUSEHOLD HAZARDOUS WASTE GRANT)

RESOLUTION NO. 2026-37 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ADOPTING A BUDGET AMENDMENT FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027 (CDBG ACTION PLAN AND LOCAL HAZARD MITIGATION PLAN GRANT)

- 3) **CONSIDERATION OF A RESOLUTION OF INTENTION TO LEVY AN ASSESSMENT FOR THE WEST COVINA AUTO PLAZA BUSINESS IMPROVEMENT DISTRICT FOR FISCAL YEAR 2026-27**

It is recommended that the City Council:

1. Approve the Annual Report for Fiscal Year 2026-27 for the West Covina Auto Plaza Business Improvement District.
2. Adopt the following resolution:

RESOLUTION NO. 2026-77 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AN ASSESSMENT WITHIN THE BUSINESS IMPROVEMENT AREA KNOWN AS THE WEST COVINA AUTO PLAZA BUSINESS IMPROVEMENT DISTRICT FOR FISCAL YEAR 2026-27 AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON

COMMUNITY DEVELOPMENT

4) CONSIDERATION OF RENEWAL OF LANDSCAPE MAINTENANCE DISTRICTS 4, 6, AND 7 - ORDERING AND APPROVAL OF THE PRELIMINARY CONSOLIDATED ENGINEER'S REPORT AND ADOPTION OF RESOLUTIONS OF INTENTION TO LEVY ASSESSMENTS IN THE DISTRICTS FOR FISCAL YEAR 2026-27

It is recommended that the City Council:

1. Adopt the following resolutions:

RESOLUTION NO. 2026-60 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ORDERING THE PREPARATION AND FILING OF A REPORT REGARDING THE FISCAL YEAR 2026-27 ASSESSMENT TO BE LEVIED IN CONNECTION WITH LANDSCAPE MAINTENANCE DISTRICT NO. 4

RESOLUTION NO. 2026-61 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ORDERING THE PREPARATION AND FILING OF A REPORT REGARDING THE FISCAL YEAR 2026-27 ASSESSMENT TO BE LEVIED IN CONNECTION WITH LANDSCAPE MAINTENANCE DISTRICT NO. 6

RESOLUTION NO. 2026-62 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ORDERING THE PREPARATION AND FILING OF A REPORT REGARDING THE FISCAL YEAR 2026-27 ASSESSMENT TO BE LEVIED IN CONNECTION WITH LANDSCAPE MAINTENANCE DISTRICT NO. 7

2. Following adoption of Resolutions Nos. 2026-60, 2026-61, and 2026-62, approve the Preliminary Consolidated Fiscal Year 2026-27 Engineer's Report for Landscape Maintenance Districts 4, 6 & 7.

3. Following approval of the Preliminary Consolidated Fiscal Year 2026-27 Engineer's Report for Landscape Maintenance Districts 4, 6 & 7, adopt the following resolutions:

RESOLUTION NO. 2026-63 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 4 FOR FISCAL YEAR 2026-27 AND SETTING A PUBLIC HEARING REGARDING SUCH ASSESSMENTS

RESOLUTION NO. 2026-64 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 6 FOR FISCAL YEAR 2026-27 AND SETTING A PUBLIC HEARING REGARDING SUCH ASSESSMENTS

RESOLUTION NO. 2026-65 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 7 FOR FISCAL YEAR 2026-27 AND SETTING A PUBLIC HEARING REGARDING SUCH ASSESSMENTS

5) CONSIDERATION OF RESOLUTION DECLARING INTENT TO COLLECT CITYWIDE SEWER SERVICE CHARGE ON COUNTY TAX ROLL FOR FISCAL YEAR 2026-27

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

RESOLUTION NO. 2026-66 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, DECLARING ITS INTENTION TO COLLECT THE CITYWIDE SEWER SERVICE CHARGE ON THE COUNTY TAX ROLL FOR FISCAL YEAR 2026-27 AND SETTING A PUBLIC HEARING REGARDING THE METHOD OF COLLECTION FOR JULY 21, 2026

- 6) **CONSIDERATION OF RENEWAL OF THE CITYWIDE LIGHTING AND MAINTENANCE DISTRICT - ORDERING AND APPROVAL OF THE ENGINEER'S REPORT, PRELIMINARY APPROVAL OF THE ENGINEER'S REPORT, AND ADOPTION OF RESOLUTION OF INTENTION TO LEVY ASSESSMENTS IN THE DISTRICT FOR FISCAL YEAR 2026-27**

It is recommended that the City Council:

1. Adopt the following resolution:

RESOLUTION NO. 2026-68 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ORDERING THE PREPARATION AND FILING OF A REPORT REGARDING THE FISCAL YEAR 2026-27 ASSESSMENT TO BE LEVIED IN CONNECTION WITH THE CITYWIDE LIGHTING AND MAINTENANCE DISTRICT

2. Following adoption of Resolution No. 2026-68, approve the Preliminary Fiscal Year 2026-27 Engineer's Report for the Citywide Lighting and Maintenance District.

3. Following approval of the Preliminary Fiscal Year 2026-27 Engineer's Report for the Citywide Lighting and Maintenance District, adopt the following resolution:

RESOLUTION NO. 2026-72 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN THE CITYWIDE LIGHTING AND MAINTENANCE DISTRICT FOR FISCAL YEAR 2026-27 AND SETTING A PUBLIC HEARING REGARDING SUCH ASSESSMENTS

PUBLIC WORKS

- 7) **CONSIDERATION OF NEED TO CONTINUE EMERGENCY REPAIRS AT FIRE STATION 3**

It is recommended that the City Council review the emergency action for the emergency conditions at Fire Station 3 and adopt the following resolution:

RESOLUTION NO. 2026-76 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, DETERMINING, BY AT LEAST A FOUR-FIFTHS VOTE OF THE CITY COUNCIL, THAT THERE IS A NEED TO CONTINUE THE EMERGENCY ACTION AT FIRE STATION 3

END OF CONSENT CALENDAR

DEPARTMENTAL REGULAR MATTERS

COMMUNITY DEVELOPMENT

- 8) **STATUS OF THE UPDATE TO STREET SWEEPING PROGRAM IMPLEMENTATION**

It is recommended that the City Council receive and file this report.

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

July 21, 2026

7:00 PM

RULES OF DECORUM

The following are excerpts from the West Covina Municipal Code:

Section 2-47. - Addressing the council.

Pursuant to the California Government Code, any person wishing to address the city council on any matter on the agenda or on any other matter within their jurisdiction, excluding any matter set for a public hearing, may do so upon first securing the recognition of the presiding officer during the time designated as "Oral Communications" on the agenda. The city council may not act on any item unless it is listed on the agenda.

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

(a) Each person wishing to address the city council shall submit a speaker card to the city clerk prior to the commencement of the time designated for oral communications. No speaker cards will be accepted after the commencement of oral communications, except at the discretion of the presiding officer.

(b) When called forward by the presiding officer or the city clerk, each person addressing the city council shall step up to the podium and give his or her name and city of residence in an audible tone of voice for the record.

(c) Each person addressing the city council during oral communications shall limit his or her comments to three (3) minutes, unless the time limit is modified by the presiding officer or the city council. In order to provide all speakers the opportunity to participate in oral communications, the presiding officer or the city council may reduce the time limit to allow reasonable time for all speakers to address the city council.

(d) All remarks shall be addressed to the city council as a body and not to any member thereof. No person, other than the city council and the person having the floor, shall be permitted to enter into any discussion, either directly or through a member of the city council, without the permission of the presiding officer. No question shall be asked of a council member except through the presiding officer.

(e) The presiding officer may require any person to be sworn as a witness before addressing the city 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 California Penal Code.

Section 2-50. - Decorum—Required.

(a) While the city council is in session, council members shall preserve order and decorum, and a council member shall neither, by conversation or otherwise, delay or disrupt the proceedings or the peace of the council nor interrupt any council 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 disrupts, disturbs, impedes, impairs, or renders infeasible 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 presiding officer that the behavior is disrupting the meeting and failure to cease the behavior may result in removal from the meeting:

(1) Addressing the mayor or city council without first being recognized.

(2) Persisting in addressing a subject or subjects, other than that before the mayor and city council.

(3) Repetitiously addressing the same subject.

(4) Failing to relinquish the podium when directed to do so.

(5) From the audience, interrupting or attempting to interrupt, a speaker, the presiding officer, a council member, or a staff member, or shouting or attempting to shout over a speaker, the presiding officer, a council member or a staff member.

(6) From the audience, engaging in disorderly, disruptive, or boisterous conduct, including, but not limited to, handclapping, stomping of feet, whistling, making noise, use of abusive, threatening or profane language or obscene gestures, yelling, obstructing the view of other audience members, or similar conduct which disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting.

(7) As a speaker, making slanderous or profane remarks or using loud, threatening, or abusive language which disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting; interrupting or attempting to interrupt the presiding officer, a council member, or a staff member; shouting over or attempting to shout over the presiding officer, a council member, or a staff member; or engaging in any other disorderly conduct which disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting. Nothing in this section or any rules of the city 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.

(8) Engaging in behavior that constitutes use of force or a true threat of force.

(c) It shall be unlawful to violate the provisions of this section. A person violating this section may be removed and barred from further participation at the meeting at which the violation occurs.

(d) 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.

Section 2-51. - Enforcement of decorum.

The chief of police or any member or members of the police department or other members of the city staff may be designated by the council to be sergeant-at-arms when, in the opinion of the presiding officer, the services of a sergeant-at-arms is necessary, and the sergeant-at-arms shall carry out all orders and instructions given by the presiding officer for the purpose of maintaining order and decorum in accordance with section 2-50 at the council meeting, including, but not limited to, removing and barring from further participation at the meeting any person who is willfully disrupting the orderly conduct of the meeting.

Section 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:

Section 148. Resisting public or peace officers or emergency medical technicians in discharge of their duties; Removal of weapon from person or presence of public or peace officer.

(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.

Section 403. Disturbance of assembly or meeting other than religious or political.

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 302 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: July 7, 2026

TO: Mayor and City Council

FROM: Milan Mrakich, City Manager

SUBJECT: CONSIDERATION OF ADOPTION OF ORDINANCE NO. 2541 APPROVING ZONE CHANGE NO. 25-01 TO CHANGE THE ZONING FROM SINGLE FAMILY RESIDENTIAL (R-1) TO SPECIFIC PLAN NO. 33 (DEL NORTE SPECIFIC PLAN) AND OPEN SPACE (O-S) FOR THE PROPERTY LOCATED AT 1501 W. DEL NORTE STREET

RECOMMENDATION:

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

ORDINANCE NO. 2541 - AN ORDINANCE OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING ZONE CHANGE NO. 25-01 TO CHANGE THE ZONING FROM SINGLE-FAMILY RESIDENTIAL (R-1) TO SPECIFIC PLAN NO. 33, THE DEL NORTE SPECIFIC PLAN, AND OPEN SPACE (O-S) FOR THE PROPERTY LOCATED AT 1501 W. DEL NORTE STREET

BACKGROUND:

On June 16, 2026, the City Council conducted a public hearing and approved the entitlements associated with the redevelopment of the former Del Norte School site located at 1501 W. Del Norte Street. The approvals included adoption of a Mitigated Negative Declaration and General Plan Amendment, approval of Precise Plan No. 25-01, Tentative Tract Map No. 004618, and Tree Removal Permit No. 25-10, and the introduction of Ordinance No. 2541 approving Zone Change No. 25-01. The staff report from the June 16, 2026 meeting is included as Attachment No. 2.

The project consists of the redevelopment of the former school site with a 232-unit residential development, including 34 detached single-family homes, 198 attached townhomes, extension of Del Norte Street to Sunset Avenue, and a 1.45-acre park dedication to expand Del Norte Park.

DISCUSSION:

The City Council introduced Ordinance No. 2541 on June 16, 2026. The ordinance would amend the zoning of the property from Single-Family Residential (R-1) to Specific Plan No. 33 (Del Norte Specific Plan) and Open Space (O-S), consistent with the project approvals granted by the City Council at the June 16, 2026 Council meeting.

Staff recommends that the City Council adopt Ordinance No. 2541.

The Ordinance will take effect on the 31st day following adoption, on or about August 7, 2026.

LEGAL REVIEW:

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

ENVIRONMENTAL REVIEW:

The environmental review for the project was completed pursuant to the California Environmental Quality Act (CEQA). On June 16, 2026, the City Council adopted a Mitigated Negative Declaration and Mitigation Monitoring Program for the project. No further environmental review is required for the adoption of Ordinance No. 2541.

Prepared by: Arturo Cervantes, Deputy Community Development Director

Attachments

Attachment 1 - 2541 Zone Change Ordinance Adoption

Attachment No. 2 - Staff Report

CITY COUNCIL GOALS & OBJECTIVES: A Well-Planned Community
Enhance City Image and Effectiveness

ORDINANCE NO. 2541

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING ZONE CHANGE NO. 25-01 TO CHANGE THE ZONING FROM SINGLE FAMILY RESIDENTIAL (R-1) TO SPECIFIC PLAN NO. 33, THE DEL NORTE SPECIFIC PLAN, AND OPEN SPACE (O-S) FOR THE PROPERTY LOCATED AT 1501 W. DEL NORTE STREET

The City Council of the City of West Covina hereby finds and declares as follows:

WHEREAS, the applicant, Louisa Feletto of Meritage Land Company, filed with the City verified applications on the forms prescribed in Chapter 26 of the West Covina Municipal Code requesting approval of (a) a General Plan Amendment to change the designation from “Civic: Schools” to “Neighborhood Medium Residential” (up to 20 units per acre) and “Parks and Open Space”; (b) a Zone Change to change the zoning from “Single Family Residential (R-1)” to “Specific Plan No. 33, the Del Norte Specific Plan” and Open Space (O-S); (c) a Precise Plan; (d) a Tentative Tract Map (No. 004618) to subdivide the site and create single-family lots and a condominium map to enable sale of the new homes; and (e) a tree removal permit to remove one significant tree to construct a 282-unit housing development including single family and multiple family residential units (the “Project”) on that certain property described as:

Assessor’s Parcel No. 8458-020-901, in the records of the Los Angeles County Assessor (the “site”); and

WHEREAS, the applicant subsequently reduced the Project from 282 residential units to 260 residential units and then to 232 residential units; and

WHEREAS, local governments are authorized by Government Code section 65450 et seq. to prepare specific plans for the systematic implementation of the General Plan; and

WHEREAS, the Specific Plan implements the policies of the General Plan by providing an orderly, functional, and compatible land use pattern; and

WHEREAS, the applicant has requested a General Plan Amendment (GPA 25-01) to amend the designation of the Land Use Element on the subject site from “Civic: Schools” to “Neighborhood Medium Residential” (up to 20 units per acre) and “Parks and Open Space”; and

WHEREAS, consistent with this request, the applicant has requested a Zone Change to allow for the adoption of a new Specific Plan known as “Specific Plan-33: Del Norte Specific Plan” and to Open Space (O-S); and

WHEREAS, consistent with this request, the applicant has also requested the approval of a new Specific Plan known as “Specific Plan-33: Del Norte Specific Plan”, which would allow for the development of a 232-unit residential development; and

WHEREAS, on December 9, 2025, January 27, 2026 and April 28, 2026, the Planning Commission conducted a duly noticed public hearing to consider in part Zone Change No. 25-01 and gave all persons interested therein an opportunity to be heard. At the conclusion of the public hearing, the Planning Commission recommended that the City Council approve Zone Change No. 25-01; and

WHEREAS, on June 16, 2026, the City Council conducted a duly noticed public hearing to consider in part Zone Change No. 25-01; and

WHEREAS, studies and investigations made by the City Council and on its behalf reveal the following facts:

1. The Project includes a General Plan Amendment requesting to amend the land use designation of the site located at 1501 W. Del Norte Street from “Civic: Schools” to “Neighborhood Medium Residential” (up to 20 units per acre) and “Parks and Open Space” to allow for development to occur as indicated by the Precise Plan.
2. The Project includes a Tentative Tract Map to allow for the subdivision of the site and sale of the dwelling units.
3. The Project includes a Precise Plan to construct 232 single and multi-family residential dwelling units, internal drive aisles, common open space, guest parking spaces, a park dedication, and other associated incidental improvements on the 13.62-acre site.
4. The Project includes a tree removal permit to remove one significant tree on the site.

WHEREAS, the Project is considered a “project” pursuant to the terms of the California Environmental Quality Act (CEQA); and

WHEREAS, the City, through its environmental consultant, prepared an Initial Study and Mitigated Negative Declaration for the Project; and

WHEREAS, prior to introducing this Ordinance, the City Council adopted Resolution No. 2026-39, adopting a Mitigated Negative Declaration for the Project and approving a Mitigation Monitoring and Reporting Program; and

WHEREAS, prior to introducing this Ordinance, the City Council adopted Resolution No. 2026-40, adopting General Plan Amendment No. 25-01; 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 ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The foregoing recitals are true and correct and are incorporated herein.

SECTION 2. Consistency with General Plan. Based on the evidence presented, Zone Change No. 25-01 is found to be consistent with the City's General Plan.

SECTION 3. Approval of Zone Change. The City Council hereby approves Zone Change No. 25-01, redesignating the subject site from Single-Family Residential (R-1) to a Del Norte Specific Plan (SP-33) (11.74 acres) and Open Space (O-S) (1.45 acres) as set forth on Exhibit A, adopts the Del Norte Specific Plan (SP-33) set forth in Exhibit B and amends the Zoning Map of the City of West Covina accordingly.

SECTION 4. 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 5. Certification. The City Clerk shall certify passage of this ordinance and shall cause the same to be published as required by law.

SECTION 6. Effective Date. This ordinance shall take effect and be in force thirty (30) days from and after the date of its passage.

APPROVED AND ADOPTED on this 7th day of July, 2026.

Letty Lopez-Viado
Mayor

APPROVED AS TO FORM

ATTEST

Thomas P. Duarte
City Attorney

Lisa Sherrick, CMC
Assistant City Clerk

I, LISA SHERRICK, CMC, Assistant City Clerk of the City of West Covina, California, do hereby certify that the foregoing Ordinance No. 2540 was introduced at a regular meeting of the City Council held on the 16th day of June, 2026, and adopted at a regular meeting of the City Council held on the 7th day of July, 2026, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lisa Sherrick, CMC
Assistant City Clerk

EXHIBIT A



Indicates the area to be changed from “Single Family Residential (R-1)” to “Specific Plan-33: Del Norte Specific Plan” and Open Space (O-S)

EXHIBIT B

SPECIFIC PLAN NO. 33, DEL NORTE SPECIFIC PLAN



CITY OF WEST COVINA

DEL NORTE

DRAFT SPECIFIC PLAN

2026

DRAFT DEL NORTE SPECIFIC PLAN

Prepared for:
City of West Covina
1444 West Garvey Avenue
West Covina, CA 91790

March 2026

CONTRIBUTORS

APPLICANT/DEVELOPER:

MLC Holdings/Meritage Homes
230 Progress
Irvine, CA 92618
www.meritagehomes.com/
Phone: (949) 299-3833

CIVIL ENGINEER:

Moran Consulting Corporation
4500 E. Pacific Coast Highway, Ste.210
Long Beach, CA 90804
www.moran-corp.com
Phone: (562) 340-4680

ARCHITECT:

KTGY
17911 Von Karman Avenue, Ste. 200
Irvine, CA 92614
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EXECUTIVE SUMMARY

The Del Norte Specific Plan encompasses approximately 11.74 acres of land located at the northwest corner of North Sunset Avenue and West Del Norte Street in the City of West Covina, California. **Exhibit 1.1: Vicinity Map**, illustrates the location and setting of the specific plan area.

The existing project site includes a former regional occupation center. The site consists of various buildings, parking lots, a large grass field, and a number of mature trees.

The site is surrounded by Del Norte Park and West Rowland Avenue to the north; North Sunset Avenue to the east, North Nora Avenue to the west, West Del Norte Street to the south. Single-family homes are located around the eastern, western, and southern boundaries of the specific plan area. Interstate 10 (I-10) provides regional access to the site, with on- and off-ramps available at North Vincent Avenue and North Sunset Avenue. Downtown West Covina is located immediately south of I-10, less than a quarter mile from the project site. Regional mass transit, provided by Foothill Transit, is available via bus stops located on North Sunset Avenue.

As illustrated in **Exhibit 1.2: Conceptual Site Plan**, the Del Norte community consists of 34 two-story detached single family homes and 198 three-story attached townhomes (232 total homes) arranged around a common recreation area. The community design creates a transition between existing single-family

residential neighborhoods and more dense multi-family uses. The centralized common area includes amenities and opportunities for relaxation, recreation, and social interaction. The remaining area of the existing project site will be an extension for Del Norte Street and a 1.45 acre park area, both of which will be dedicated to the City and are not included in the Specific Plan.

The architectural design of the project includes a blend of traditional and transitional architectural styles consistent with the design character of adjacent neighborhoods. Detached homes consist of two-story Spanish and Seaside styles that complement single-family homes along North Nora Avenue and West Del Norte Street. Three-story townhome buildings are designed in a Spanish and Seaside style that blends traditional and contemporary design elements to convey a more urban character along Del Norte Park and North Sunset Avenue, a busy principal arterial that transitions from single family homes near West Workman Avenue to commercial uses as it approaches the I-10 Freeway and Downtown West Covina to the south.

Construction is anticipated to occur in two (2) phases:

- (1) Phase one consists of demolishing the existing school buildings and associated improvements, site preparation and grading, and utility installation. This phase is anticipated to last approximately six (6) months.

- (2) Phase two will consist of roadway improvements and building construction. Phase two may be further divided into sub-phases and is anticipated to last approximately twenty four (24) months depending upon market conditions.

The project site is currently zoned Single Family (R-1) and with a General Plan designation of Civic: School. Entitlements required for the project include the following:

- (1) Adoption of a General Plan Amendment to change the land use designation from Civic: School to Neighborhood Medium Residential (9 to 20 units per acres) and Parks and Open Space
- (2) A Zone Change to Specific Plan (SP-30: Del Norte) to accommodate the proposed density and design and a Zone Change to Open Space for the park dedication.
- (3) Adoption of this Specific Plan.
- (4) Approval of a Precise Plan and Tentative Tract Map.

- (5) Approval of a Tree Removal Permit for one (1) Oak Tree on site.

Environmental review for the project will comply with the requirements of the California Environmental Quality Act (CEQA).

The Del Norte Specific Plan is organized into the following sections:

Chapter 1 - Introduction: Introduces the reader to the project setting, regulatory context, relationship to the General Plan, Specific Plan Objectives, and Community Overview.

Chapter 2 - Circulation, Land Use & Standards: Describes the land use and circulation for the site; establishes permitted uses and development intensity; provides development standards for private roadways and each land use including minimum setbacks, building height limits, parking requirements, and more.

Chapter 3 - Architectural Design Guidelines: Provides graphic conceptual representations of the intended architectural design including styles, colors and materials, and other design guidelines.

Chapter 4 - Landscape Design Guidelines: Provides a graphic representation of the intended landscape design for the community including plant palettes and specifications for design elements such as mailboxes, seating, signage, and more.

Chapter 5 - Utilities & Services: Describes the required infrastructure and services needed to support the project including grading, water, sewer, stormwater drainage and treatment, waste management, energy, emergency access and services, and more.

Chapter 6 - Administration and Implementation: Describes the review process for subsequent development applications and how the proposed improvements will be financed.

Appendix A - General Plan Consistency Analysis: Provides a detailed analysis of the specific plan's consistency with general plan policies and actions as required by the Land Use and Climate Innovation (LCI).

1 - INTRODUCTION

1.1 LOCATION & SETTING

The Del Norte Specific Plan encompasses approximately 11.74 acres of land located at the northwest corner of North Nora Avenue and West Del Norte Street in the City of West Covina, California. **Exhibit 1.1: Vicinity Map** illustrates the location and setting of the specific plan area.

The specific plan area is located less than a half mile north of Interstate 10 (I-10) at 1501 West Del Norte Street. Two major shopping centers, the Plaza West Covina (Westfield Shopping Town) and the Marketplace at the Lakes, are located across the freeway less than a mile south. These two shopping centers represent the northerly end of West Covina's downtown.

North Nora Avenue and West Del Norte Street form the western and southern edge of the specific plan area. West Garvey Avenue North on- and off-ramps to I-10 and leads into North Sunset Avenue with

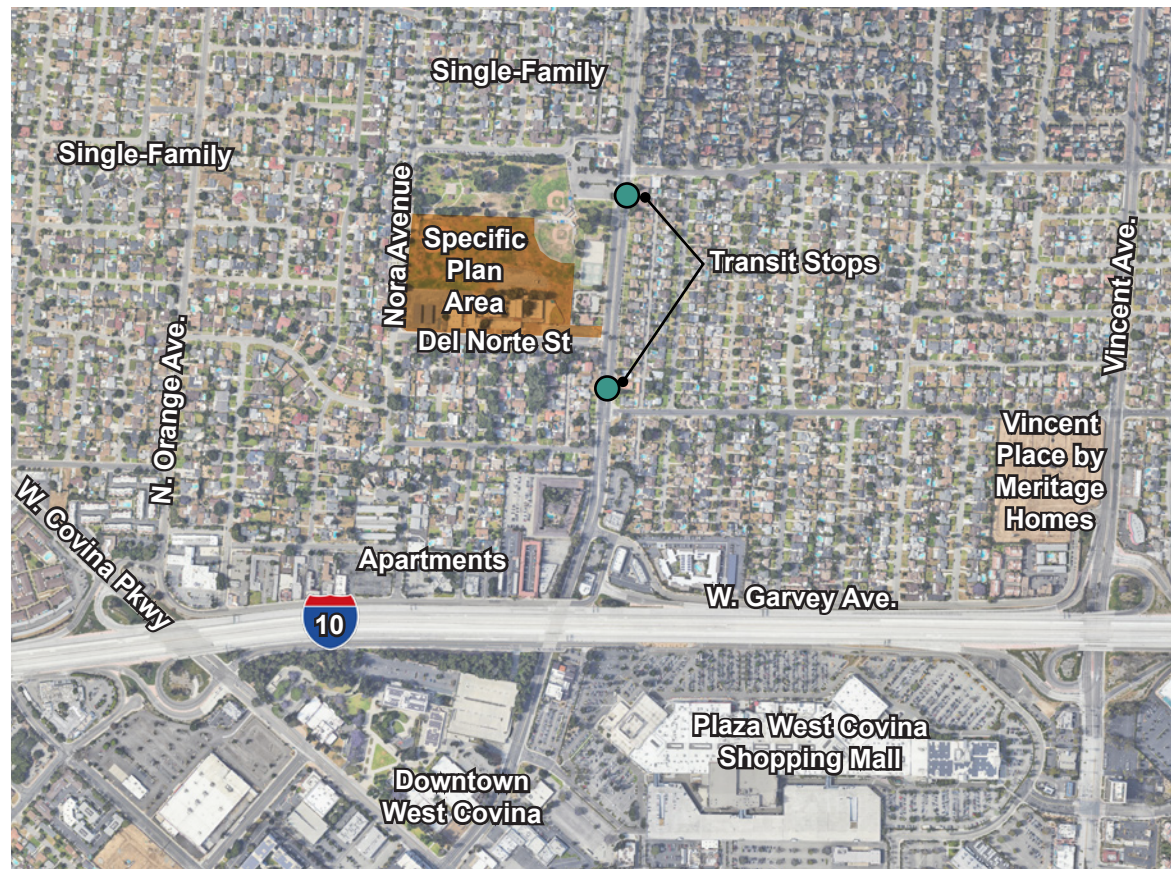


Exhibit 1.1: Vicinity Map

Not to Scale



Existing W Del Norte Street and N Nora Avenue intersection; Specific plan area is in the center.



Existing N Sunset Avenue looking East; Specific plan area is on the right.



Existing N Foxdale Avenue looking Northeast; Specific plan area is straight ahead.

apartments and a hotel, transitioning in the residential neighborhood. Single-family homes are located around the eastern, western, and southern boundaries of the specific plan area.

The specific plan area is the former site of the East San Gabriel Valley ROP Technical Center, a occupation center operated by San Gabriel Valley ROP and owned by West Covina Unified School District. The ROP Technical Center has relocated to Glendora. The site contains various buildings, a parking lot, a large grass field, and a number of mature trees.

Bus stops on N Sunset Avenue provide access to Line 185. Line 185 is operated by Foothill Transit and serves Azusa, Irwindale, Vincent, West Covina, Valinda, La Puente, City of Industry, and Hacienda Heights. These stops service the following stops: Irwindale Raceway, Santa Fe Dam Recreation Area, Tri-Community Adult Education - Griswold Center, East San Gabriel Valley Regional Occupational Program And Technical Center, Marinello School Of Beauty, West Covina Community Services, Intercoast Colleges, Hacienda La Puente Adult Education - Hudson Campus, La Puente Live Farmers Market, Workman, Temple Family Homestead Museum, Hacienda La Puente Unified School District-Adult

Education, William Steinmetz Park, Dibble Adult School, Thomas S. Burton Park, Pepperbrook Park, Countrywood Park, and Schabarum Regional Park.

Additional transit service is available at Plaza West Covina (Westfield Shopping Town), located across the freeway less than a mile south. Several Foothill Transit lines run through the station providing access to Los Angeles and other distant destinations. Go West also operate services in the Plaza West Covina transit center. The Go West Shuttle service consists of three (3) alignments (Red, Blue, and Green) that serve destinations throughout the city including Plaza West Covina, Eastland Shopping Center, Heights Shopping Center, West Covina Civic Center, West Covina Senior Center, Cameron Community Center, and many more.

1.2 REGULATORY CONTEXT

As part of the specific plan process, a General Plan Amendment was processed concurrently to change the land use designation of the specific plan area from Civic: School to Neighborhood Medium Residential (which allows for a density 9 to 20 dwelling units per acre) and Parks and Open Space.

A Zone Change was also processed concurrently to rezone the property from Single-Family Residential (R-1) to Specific Plan (SP-30: Del Norte) and Open Space, thereby implementing the Neighborhood Medium Residential and Parks and Open Space general plan designations and requiring the preparation of this specific plan.

Sections 65450 through 65457 of the California Government Code authorize local jurisdiction to adopt specific plans. A specific plan is a legislative tool for the systematic implementation of the general plan. Specific plans can range from general policy documents to very detailed regulatory documents that specify every facet of development. This specific plan is regulatory in nature and serves as the zoning law for the specific plan area. As such, this specific plan will be adopted by ordinance. All subsequent development plans, tentative parcel and/or tract map(s) and/or similar entitlements for projects within the specific plan area shall be consistent with the regulations set forth in the Del Norte Specific Plan and with other applicable City of West Covina regulations. Where the Del Norte Specific Plan is silent, the West Covina Municipal Code (WCMC) shall govern.

If any section, subsection, sentence, clause, phrase, or portion of the Del Norte Specific Plan, or any future amendments or additions, is for any reason held to be invalid or unconstitutional by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portions of this specific plan or any future amendments or additions.

1.2.1 Statutory Requirements

Section 65451 of the Government Code mandates that a specific plan shall include all of the following in detail:

- (1) The distribution, location, and extent of land uses, including open space (please see Land Use in Chapter 2).
- (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed and needed to support the land uses described in the plan (please see Chapter 2 for transportation, i.e. circulation, and Chapter 5 for utilities and services).



Existing W Del Norte Street and school site buildings; Specific plan area is to the right.



Existing school site parking lot on W Del Norte Street; Specific plan area is on the left.



Existing N Nora Avenue looking North; Specific plan area is on the right.

- (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable (please see Development Standards in Chapter 2).
- (4) A program of implementation measures including regulations, programs, public works projects, and financing measures (please see Chapter 6).

In addition, the specific plan shall include a statement of the relationship of the specific plan to the General Plan.

1.2.2 General Plan Relationship

The primary purpose of a specific plan is to implement the General Plan. State law requires specific plans to include a statement about the relationship between the specific plan and the adopted General Plan. Specific plans are required to be consistent with the adopted General Plan of the jurisdiction in which it is located. In turn, all subsequent subdivisions and development plans must also be consistent with the General Plan.

A major theme of the General Plan is to direct development toward the downtown area. Although the specific plan area is not directly located in the downtown, it is immediately adjacent and meets the intent of providing infill development that supports downtown uses.

The Del Norte Specific Plan also implements the General Plan creating a diversity of housing options; providing infill development; and providing new growth that completes, enhances, and reinforces the form and character of West Covina neighborhoods. Please refer to Appendix A for an in-depth analysis of all applicable General Plan policies and actions.

1.3 SPECIFIC PLAN OBJECTIVES

To ensure the implementation of the goals and policies of the general plan, the following objectives have been established for the Del Norte Specific Plan:

- (1) Locate lower density housing adjacent to existing single-family homes and higher density housing adjacent to existing park and office uses.

- (2) Require new development to include design features that preserve the privacy of existing adjacent residential backyards.
- (3) Design new homes that improve the Sunset Avenue corridor as a transitional gateway to West Covina's downtown while respecting the residential character of the adjacent neighborhood.
- (4) Engage the surrounding neighborhood by facing front doors toward public streets and providing porches, patio walls, and similar features that define the street edge and add pedestrian scale.
- (5) Enhance community design through landscaping and recreational amenities that promote a high-quality living environment.
- (6) Implement sustainable development practices that promote water and energy efficiency, minimize impacts to stormwater, and support alternative modes of travel.

- (7) Establish a Homeowners Association (HOA) to ensure that the Del Norte Community is well maintained and remains an asset to the neighborhood.
- (8) Provide more opportunities for open space connected to Del Norte Park adjacent to the new development.

1.4 COMMUNITY OVERVIEW

The Del Norte Specific Plan proposes to redevelop a former school site with 232 residential homes, including 34 detached homes and 198 three-story attached townhomes, arranged around a centralized common recreational area. Please refer to **Exhibit 1.2: Conceptual Site Plan**.

The Conceptual Site Plan has been designed to create the transition between existing single-family neighborhoods and more dense multi-family uses.

Two-story detached homes are located along the southern and western boundary, adjacent to existing single-family neighborhoods. Homes along North Nora Avenue and West Del Norte Street have been oriented with front doors facing the street to complete and complement the residential streetscene across the street. Architectural styles reflect the traditional character of the surrounding neighborhood. Porch elements support the traditional style of the streetscape and provide variety and pedestrian scale.

Three-story attached townhomes are located on the interior of the project as a transitions between the single family homes and the public park. Development standards, including height and parking requirements, are based on development standards for the MF-20 zone to ensure consistency with adjacent properties.

Not a part of the Specific Plan but part of the project's entitlements include approximately 1.45 acres of land in the northeast corner of the property site that

will be carved off as a separate lot to be dedicated to the City of West Covina. This area will be conveyed as is with the existing baseball field improvements remaining. This land will expand the existing Del Norte Park and allow for additional recreation opportunities by residents of West Covina.

Detached Homes

- 34 two-story homes provide a transition between single family and multi-family uses
- Complete the single family streetscene of the existing neighborhood
- Oriented to face front doors toward N Nora Ave and W Del Norte Street.

Secondary Entry

- Secondary entry provides efficient circulation and access
- Monumentation features announce entry

Attached Townhomes

- 198 three-story homes
- Garages accessed from a rear private alley
- Interior to the site, front doors face paseos and common areas



Central Park

- Central Recreation area with pool, picnic area, barbecues, open turf area, mailboxes, and more
- Provides a social space for residents to gather

Primary Entry

- Formal entry with restricted parking, sidewalks on both sides, enhanced paving and landscaping, and monumentation
- Designed to align with N Hollow Ave

Del Norte Street Extension

- Extends the existing Del Norte Street east to connect at Sunset Avenue
- Will be dedicated to the City after construction.



Exhibit 1.2: Conceptual Site Plan

Not to Scale

For conceptual purposes only. Site Plan may vary at Final provided it is in substantial conformance with the Specific Plan. Please refer to Chapter 6.

2 - CIRCULATION, LAND USE & STANDARDS

2.1 LAND USE

The Del Norte Specific Plan allows for an overall density of 20.0 dwelling units per acre, consistent with the general plan designation of Neighborhood Medium Residential (9 - 20 units per acre). Separate from the residential standards established by this Specific Plan, the project's entitlements will create an open space lot which will be consistent with the Parks and Open Space designation of the general plan.

In order to implement the General Plan policy of providing diverse housing types, the property has been rezoned to Specific Plan. The Specific Plan zoning designation allows for the adoption of Specific Plan land uses that further define the location and intensity of proposed development and allow for the creation of unique development standards and housing types that would not otherwise be permitted by the current zoning code.

One of the Specific Plan's objectives is to transition density across the site to

“locate lower density housing adjacent to existing single-family homes and higher density housing adjacent to existing park and office uses” In keeping with this objective, the Specific Plan establishes two land uses:

- Residential Detached (RD) permits the development of up to 34 two-story detached homes and ancillary uses. This type of home bridges the gap between townhomes and traditional single-family homes by offering the equivalent of a detached townhome with a full driveway and small rear yard.
- Residential Attached (RA) permits the development of up to 198 three-story attached townhomes and ancillary uses.

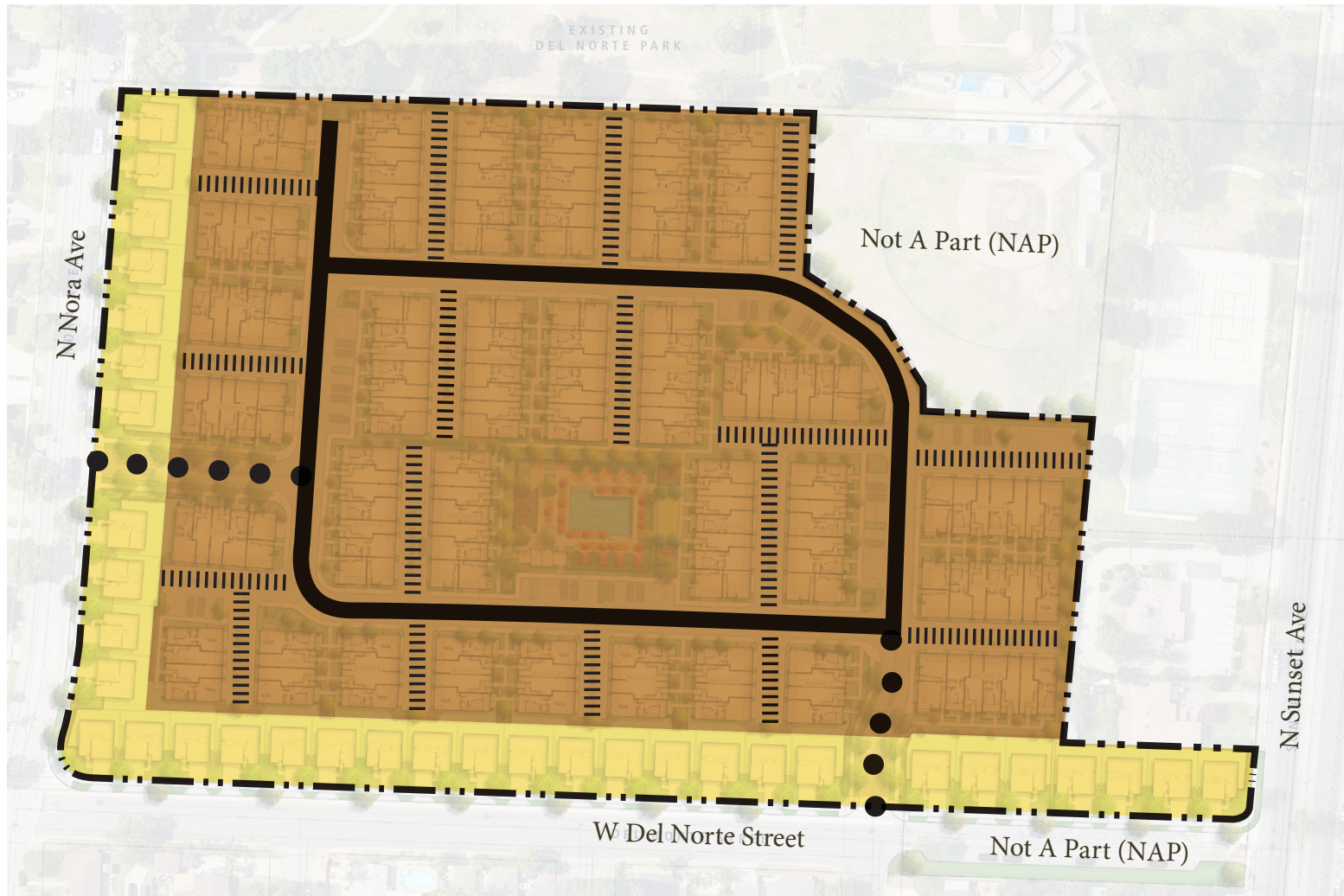
Permitted ancillary uses include the keeping of household pets and home occupations as permitted by the WCMC in Multi-Family Zones, recreational amenities, parking, landscaping and similar uses that support urban living.

2.2 CIRCULATION

North Sunset Avenue is classified as a Commercial/Mixed Use throughfare in the West Covina General Plan. Residential Connectors serve high volumes of regional traffic, located adjacent to primarily commercial or high-density residential parcels, with 40 mph speed design, and four to six continuous travel lanes.

The primary access to the specific plan area shall be provided via West Del Norte Street. A new sidewalk and parkway, curb, and gutter as well as a new curb cut at the entry will be provided. North Nora Avenue and West Del Norte Street are classified as Residential Streets. Residential Streets primarily provide direct access to abutting residential properties with two continuous travel lanes and 25 mph speed design.

Secondary access shall be provided from North Nora Avenue. Frontage improvements include a new sidewalk and parkway. New curb and gutter and



Legend



Residential Detached (RD)



Residential Attached (RA)



Private Primary Entry Lane



Private Lanes



Private Alleys



Exhibit 2.1: Land Use & Circulation Map

a new curb cut at the entry will also be provided. Existing street trees will be removed and new trees will be planted within the parkway.

Access and circulation through the project is provided by a series of private lanes and alleys as illustrated in **Exhibit 2.1: Land Use & Circulation Map**. Onsite circulation is designed to follow a hierarchy as described below:

- (1) The Primary Entry Lanes are specially designed to announce arrival into the community.
- (2) Lanes provide primary vehicular access and sidewalks through the community and a loop for fire and waste collection vehicles.
- (3) Alleys provide garage access to attached townhomes.

Exhibit 2.2: Typical Private Circulation Cross Sections illustrates the minimum design standards for each type of drive.

Private lanes that provide emergency vehicle access are required to provide a minimum width of 26 feet and a minimum outside turning radius of 45

feet. Please refer to Chapter 5 for the Fire Access Plan. All other alleys and shared driveways shall maintain a minimum width of 20 feet.

2.3 DEVELOPMENT STANDARDS

Development standards for the project are generally based on the City of West Covina's existing Multi-Family standards for communities with a density of 20 unit per acre (MF-20); however, some standards have been added or modified to better address the unique site adjacencies, the proposed housing types, and the objectives of this Specific Plan.

Any situations not specifically addressed by the Del Norte Specific Plan shall be subject to the WCMC.

2.3.1 Residential Detached

Development standards for Residential Detached uses are provided in **Table 2.1: Residential Detached Development Standards** and illustrated in **Exhibit 2.3: Dimensioned Site Plan**.

2.3.2 Residential Attached

Development standards for Residential Attached uses are provided in **Table 2.2:**

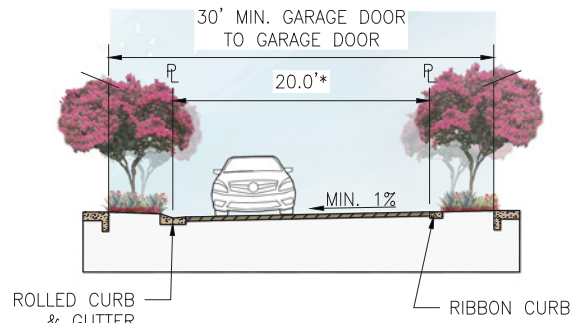
Residential Attached Development Standards and illustrated in **Exhibit 2.3: Dimensioned Site Plan**.

2.3.3 Common Open Space

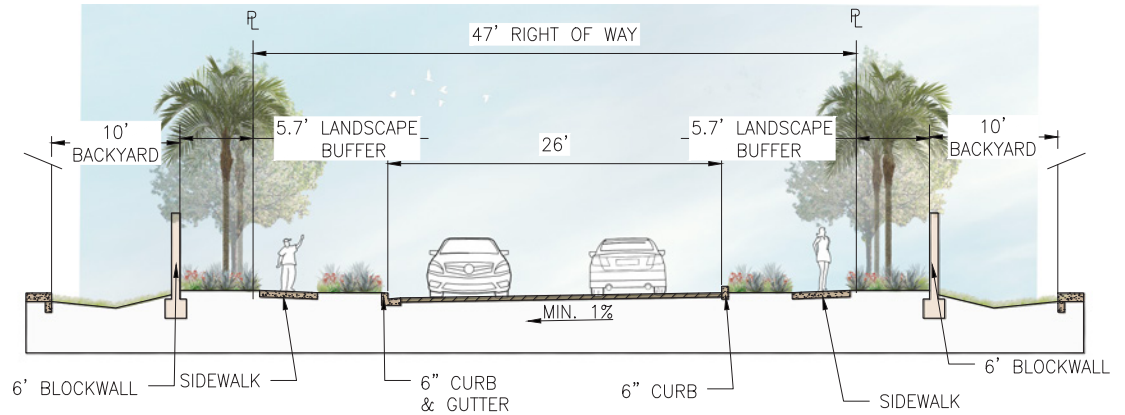
Common open space areas provide a connection to the outdoors and opportunities for residents to relax, play, and socialize. These spaces contribute greatly to the livability of high density communities by providing a focal point for neighborhood design and softening the environment with rich textures, vibrant colors, and pleasing aromas.

The Del Norte Specific Plan requires a minimum of 150 square feet of common area per home for a total of 34,800 square feet. This shall consist of the following:

- (1) A centralized space consisting of a minimum area of 10,000 square feet, a minimum dimension of 75 feet, and at least one (1) major amenity such as a play structure, sport court, picnic pavilion, pool, or similar.
- (2) Smaller secondary common open space areas with a minimum dimension of 10 feet may include walkways, landscaping, benches, and other passive or active amenities.



MOTOR COURT OR ALLEY
*SHALL MEASURE 26 FEET WHERE FIRE ACCESS IS REQUIRED



PRIMARY ENTRY LANE

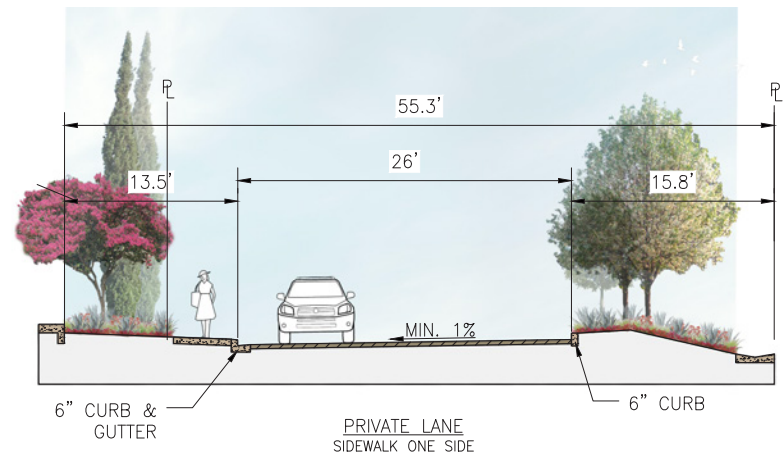
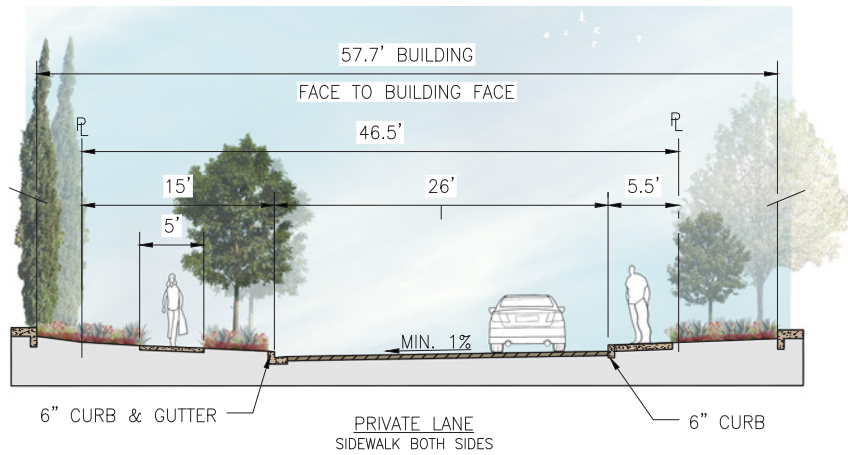


Exhibit 2.2: Typical Private Circulation Cross Sections

2.3.4 Parking Regulations

The number of parking spaces provided shall be in accordance with the WCMC standards for condominiums, which require a minimum of two (2) resident spaces per unit and one (1) guest spaces per every four (4) units.

For purposes of this specific plan, resident spaces shall be provided within a garage. Each garage space shall provide an unobstructed minimum area of 10'x20' with a vertical clearance for 7'6". Spaces may be provided side-by-side or in a tandem configuration. Garage spaces shall be used for parking of vehicles only and shall be strictly enforced through the community's Covenants, Conditions, and Restrictions (CC&Rs). Electric Vehicle (EV) charging and bicycle parking shall be provided in accordance with California Green Building Standards Code. Garage back up space shall be a minimum of 26 feet, which may include the driveway apron. Vehicles may only be parked in driveways with a minimum depth of 18 feet as measured to the back of sidewalk or curb, whichever is closest. Parking in driveways that do not meet this dimension shall be restricted by the CC&Rs.

Table 2.1: Residential Detached Development Standards

Standard	Requirement
Maximum Height	Two Stories and 27'
Max. Building Coverage	70%
Minimum Lot Area ¹	2000 SF
Minimum Building Setbacks	
Front	16'
Side ²	5'
Rear ²	10'
Garage	18'
Specific Plan Boundary	10'
Minimum Building Separation	
All other Separations	10'
Private Outdoor Space	
Minimum Area Required	150 SF
Minimum Dimension in any Direction	5'

1. Lot size requirements do not apply to commonly owned parcels.
2. Patio structions are permitted in rear or side yards. Patio structures with an area up to one hundred twenty (120) sqaure feet and a height up to ten (10) feet are permitted. The patio structure must be three (3) feet from rear property lines and five (5) feet from side property lines. All patio strutures must be approved by the HOA.

Table 2.2: Residential Attached Townhome Development Standards

Standard	Requirement
Maximum Height	Three (3) Stories and 39'
Max. Building Coverage	None
Minimum Lot Area	None
Minimum Building Setbacks	
To Specific Plan Boundary	10'
To Private Lane	
Front ² of Building to Back-of-Walk ¹	5'
Side of Building to Face-of-Curb	5'
Minimum Building Separation	
Face of Garage Door to Face of Garage Door	30'
Front to Front/Front to Side ²	20'
All Other Separations	10'
Private Outdoor Space	
Minimum Area Required	60 SF
Minimum Dimension in any Direction	5'6"

1. Patio walls may encroach into setbacks. Patio walls shall be setback a minimum of 3-feet from back of walk. Please refer to Section 2.3.7 for wall and fence development standards.
2. The front of building shall be defined as the longest edge of the building that provides front-door access to the majority of homes within the building.

Guest parking may be provided as perpendicular or parallel spaces. Perpendicular spaces shall provide a minimum dimension of 9'x20' while parallel spaces shall be a minimum dimension of 9' x 22'.

Guest parking shall be permanently maintained. Parking of commercial, recreational, and nonoperational vehicles in guest parking spaces shall be prohibited by the CC&Rs.

All parking and circulation areas within the specific plan area shall be surfaced with or paved with asphalt concrete, or other surface approved by the City Public Works Department, and shall thereafter be maintained in good condition by the HOA.

2.3.5 Landscape Regulations

All landscape plans shall conform to the landscaping criteria for multiple-family zones as specified in the WCMC, except as contained herein.



For conceptual purposes only. Site Plan may vary at Final provided it is in substantial conformance with the specific plan. Please refer to Chapter 6.

Exhibit 2.3: Dimensioned Site Plan

Not to Scale

2.3.6 Mechanical Equipment & Utilities

All utilities shall be placed underground whenever feasible. Above-ground equipment such as back flow preventers, pad-mounted transformers, and other pad-mounted equipment shall be screened to the extent permitted by the utility provider.

No mechanical equipment (air-conditioning, heating units, etc.) shall be mounted on, or attached to, any pitched roof. Ground mounted equipment shall be located in a fenced rear yard, behind patio walls, or otherwise screened with fencing or landscaping to minimize the visual impact of equipment on streetscapes and common open space areas. Mechanical equipment screens are not considered walls or fences and are permitted to encroach into required setbacks. Mechanical devices such as exhaust fans, vents, and pipes shall be painted to match adjacent roof and wall surfaces.

Electrical meters shall be mounted onto the external wall of the building. Builder shall contact the utility provider for minimum clearances.

2.3.7 Walls & Fences

Walls and fences shall comply with the WCMC except as described herein.

- (1) The height of all walls shall be measured from finished grade to top of wall. Pilasters may exceed maximum height up to eight (8) feet. Should access be provided between the project and Del Norte Park, portal entries will not exceed twelve-foot, four-inches (12'-4").
- (2) All walls shall be architecturally compatible with adjacent buildings and shall be of a consistent type, texture, and color throughout the specific plan area.
- (3) Walls adjacent to public rights-of-way shall consist of concrete, masonry, stucco, or decorative block. Tubular steel fencing shall also be permitted. Gates may consist of tubular steel or similar materials.
- (4) Patio walls within the required building setbacks along North Nora Avenue and West Del Norte Street

and within paseos shall have a maximum height of forty-two (42) inches and shall consist of concrete, masonry, stucco, or decorative block. Patio gates may consist of tubular steel or similar materials. Other materials may be used if approved by the planning director. Patio walls shall be set back a minimum of three (3) feet from any public right-of-way or back of sidewalk and this setback area shall be landscaped.

- (5) All other walls and fences 6-feet in height or taller, adjacent North Nora Avenue, West Del Norte Avenue, and North Sunset Avenue, shall be setback a minimum of three (3) feet from right-of-way. Solid walls shall be screened with landscaping to soften their visual impact on the streetscape and to assist in deterring graffiti.
- (6) Except for patio walls, walls and fencing within the specific plan area shall have a maximum height of six (6) feet, unless otherwise required to attenuate sound pursuant to an approved acoustical study.

- (7) Walls and fencing adjacent to North Nora Avenue, West Del Norte Street, and North Sunset Avenue shall be maintained by the HOA to ensure they maintain a consistent appearance and remain in good condition.
- (8) Should additional protective fencing be needed adjacent to the new open space lot because of the active baseball use, outfield netting may be installed with a maximum height of twenty (20) feet.
- (9) Graffiti-resistant coatings shall be used on all walls and fences to assist in deterring graffiti.

2.3.8 Storage

Each unit shall provide a minimum of 160 cubic feet of exclusive and secure storage. The storage area shall be located within a garage or in closets within the unit. Storage may be distributed in multiple location; however, no inside dimension of such storage area shall be less than two (2) feet. The storage of furniture,

appliances, and other similar equipment shall be within permanent buildings and completely screened from public view. Storage areas shall not obstruct any garage parking space's vertical or horizontal minimum dimensions as specified in Section 2.3.4.

All trash, garbage, recycling, and refuse carts shall be stored in a garage or private fenced yard such that they are screened from public view.

2.3.9 Lighting

Lighting shall be evaluated as part of the development review process and shall comply with following requirements:

- (1) Lighting devices shall be protected by weather resistant and vandalism resistant covers.
- (2) All lighting of buildings, landscaping, parking areas, or similar facilities shall be hooded and directed to reflect light away from adjoining properties and to minimize skyglow.

- (3) Lighting shall be designed to provide the lowest level of illumination required, to the extent feasible, to minimize skyglow.
- (4) Aisles, passageways, and recesses within the specific plan area shall be illuminated with an intensity of 0.25 footcandles at the ground level during the hours of darkness.
- (5) Open parking lots shall be provided with a maintained minimum of 0.5 footcandle of light on the parking surface during the hours of darkness, in accordance with the Dark Sky Society's recommendations for private parking lots.

2.3.10 Signage

All signage shall comply with the WCMC. Graffiti-resistant coatings shall be used on sign structures, glass panels or similar structures to assist in deterring graffiti.

3 - ARCHITECTURAL DESIGN GUIDELINES

3.1 PURPOSE

The purpose of this section is to ensure that all development within the Del Norte Specific Plan fulfills the specific plan objective of providing high quality architecture that responds to the adjacent neighborhood and corridor conditions.

3.2 DESIGN GUIDELINES

The following design guidelines provide general design guidance to all architecture with the specific plan area. These design guidelines are intended to be flexible such that alternative designs are permitted as long as they meet the level of quality and character envisioned by this specific plan. All floorplans, elevations, and color schemes contained herein are conceptual in nature and may vary at final design.

3.2.1 Elevations

All publicly visible elevations shall incorporate building form, massing, roof designs, authentic details, and accent features at a comparable level of detail as those expressed on the elevations contained herein. The features of the elevation should be consistent with the intended architectural style of the home and coordinate together to create a balanced and harmonious composition.

3.2.2 Roof Forms

A variety in roof forms, ridge and eave heights, and direction of hips or gables shall be required to avoid a monotonous roof lines as viewed from neighborhood streets, open space, and other public and common outdoor spaces

Roof materials should consider authenticity of style while balancing durability and building code requirements. Fascia elements should be consistent with the architectural style of the building.

3.2.3 Windows

Window details, including header, sill and trim elements shall be consistent with the architectural style of the building.

Window shapes and mullion patterns shall be consistent with the architectural style of the building. The shape and size of shutters shall be compatible with the window opening.

3.2.4 Details & Lighting

Exposed gutters and downspouts shall be colored to either match or complement the surface to which they are attached.

Carriage lights are permitted and shall be consistent with the architectural style of the building.

3.2.5 Sustainability

New homes shall be designed in accordance with the California Building Code, the most sustainable building code in the nation. The code requires features that promote energy and water efficiency, the use of alternative modes of transportation, improved indoor air quality, and more.

3.3 DETACHED RESIDENTIAL

Detached homes are intended to create a transition between existing single-family neighborhoods to the west and south and the proposed townhomes and flats within

the specific plan area. These homes are plotted along the southerly and westerly boundaries, adjacent to single-family neighborhoods, as illustrated in **Exhibit 3.2: Detached Residential Conceptual Plotting Plan**.

Detached residential homes shall be designed to engage North Nora Avenue and West Del Norte Street and reflect the existing traditional single-family character of this neighborhood as illustrated **Exhibit 3.1: Detached Residential Streetscene**. This shall be achieved as follows:

- Orient homes to provide an inviting front door presence along North Nora Avenue and West Del Norte Street.

- Include porches, stoops, or similar design features that engage the sidewalk and provide pedestrian scale.
- Design homes in traditional styles such as Seaside and Spanish as illustrated in **Exhibit 3.3b** and **Exhibit 3.4b**. Other complementary traditional styles are permitted, subject to review and approval of the planning director.

There shall be a minimum of two (2) detached floor plans, two (2) elevations per floor plan, and two (2) color schemes per elevation style. This will create 16 different variations of detached homes that will be plotted in both standard and mirrored, i.e. reversed, orientations to ensure diversity along the streetscene.



Exhibit 3.1: Detached Residential Streetscene

Not to Scale

LEGEND

Plan 3222 = 16 Homes

Plan 3522 = 18 Homes

Total = 34 Homes



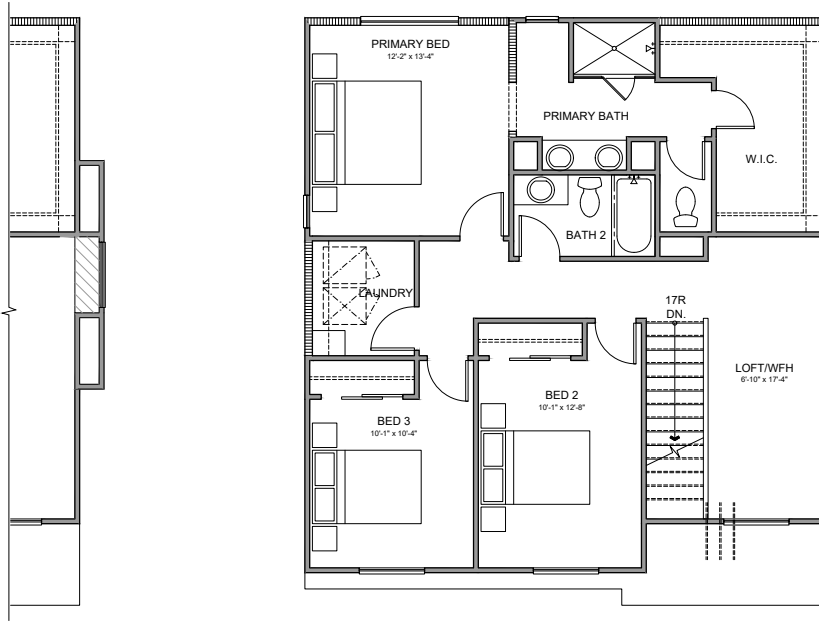
For conceptual purposes only. Site Plan may vary at Final provided it is in substantial conformance with the specific plan. Please refer to Chapter 6.

Exhibit 3.2: Detached Residential Conceptual Plotting Plan

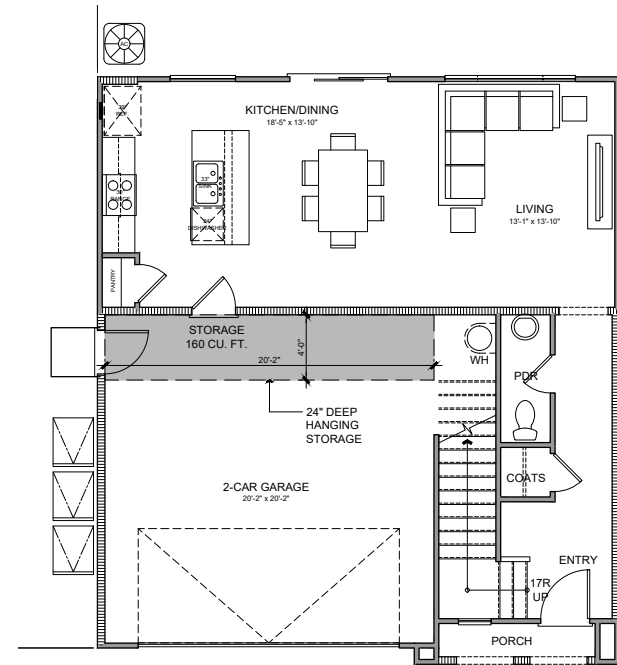
Not to Scale

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Second Floor



First Floor

PLAN 3222

3 BEDROOM, 2.5 BATH, LOFT

Second Floor
Enhanced occurs at
Units 7, 12 and 34

Exhibit 3.3a: Plan 3222 Floor Plan

Not to Scale

LEGEND

- | | |
|--------------------------------------|--|
| 1 Stucco | 9 Stucco Arched Soffit |
| 2 Low Profile Concrete "S" Roof Tile | 10 Metal Railing |
| 3 Round Faux Clay Gable End Vent | 11 Fiberglass Entry Door |
| 4 Fascia | 12 Decorative Exterior Lights & Address Sign |
| 5 Stucco Sill Trim | 13 Metal Sectional Garage Door |
| 6 Vinyl Window | 14 Shutter |
| 7 Stucco o/ Foam Corbel | 15 Sliding Door |
| 8 Trellis | 16 Faux Finial |
| | 17 Line of Fence |



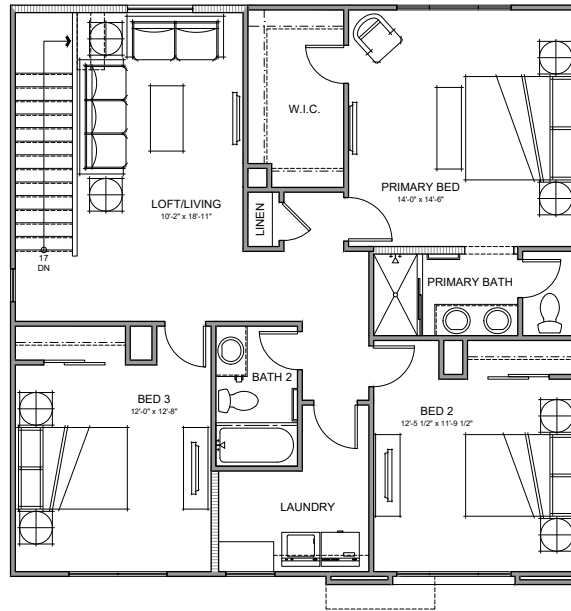
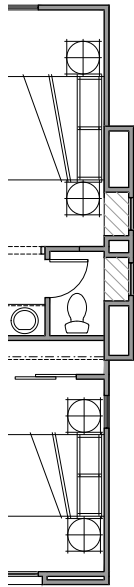
Spanish - Elevation



Seaside - Elevation

Exhibit 3.3b: Plan 3222 Elevations

Not to Scale

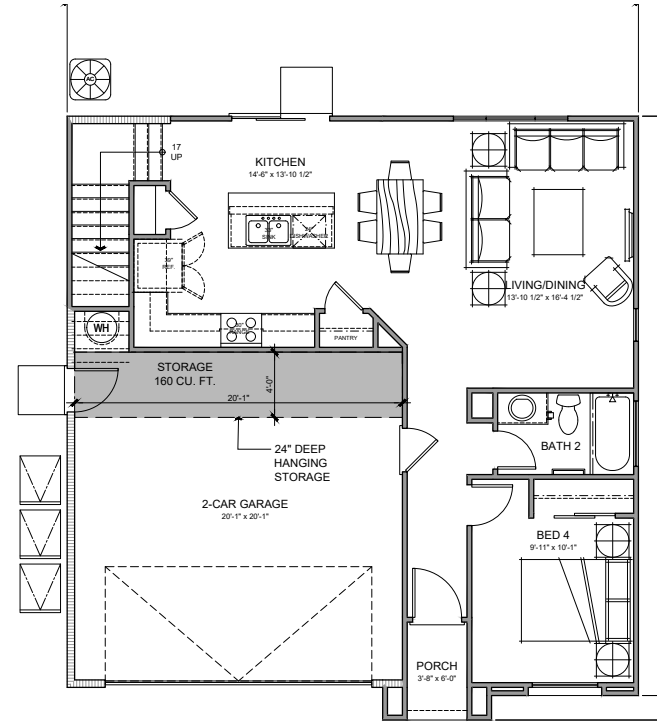


Second Floor

Second Floor
Enhanced occurs at
Units 1, 8, 27 and 28

PLAN 3522

4 BEDROOM, 3 BATH, LOFT



First Floor

Exhibit 3.4a: Plan 3522 Floor Plan

Not to Scale

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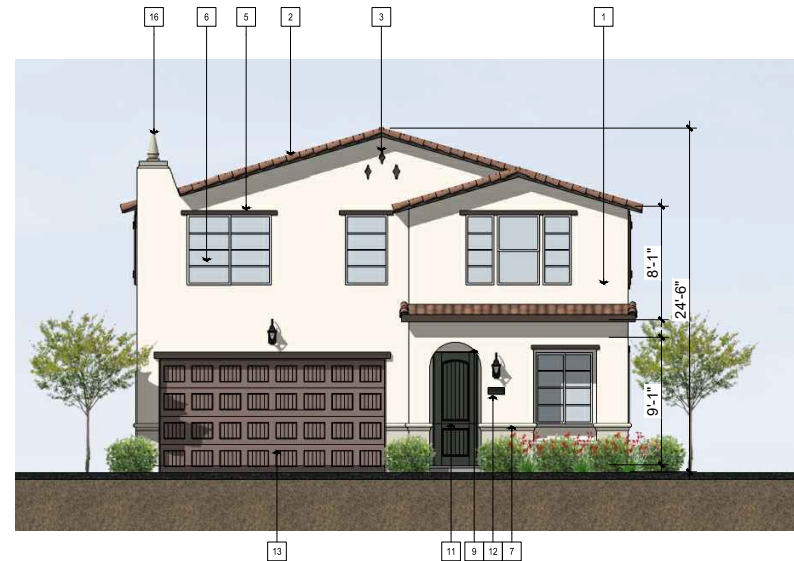
Draft Del Norte Specific Plan

LEGEND

- | | |
|--------------------------------------|--|
| 1 Stucco | 9 Stucco Arched Soffit |
| 2 Low Profile Concrete "S" Roof Tile | 10 Metal Railing |
| 3 Round Faux Clay Gable End Vent | 11 Fiberglass Entry Door |
| 4 Fascia | 12 Decorative Exterior Lights & Address Sign |
| 5 Stucco Sill Trim | 13 Metal Sectional Garage Door |
| 6 Vinyl Window | 14 Shutter |
| 7 Stucco o/ Foam Corbel | 15 Sliding Door |
| 8 Trellis | 16 Faux Finial |
| | 17 Line of Fence |



Seaside - Elevation



Spanish - Elevation

Exhibit 3.4b: Plan 3522 Elevations

Not to Scale

3.4 ATTACHED RESIDENTIAL

The following provides design guidance that is specific to the Attached Residential: Townhome uses.

North Sunset Avenue is a busy street with residential and commercial uses along its corridor. This corridor provides a connection between existing single-family neighborhoods and a public park located north and east of the specific plan area to multi-family uses, retail, downtown, and Interstate-10 located south of the specific plan area. Attached residential homes shall be designed to engage North Sunset

Avenue and Del Norte Park to create a more urban streetscape. This shall be achieved as follows:

- Orient buildings to create a semi-public wall that defines the edges of Del Norte park and still allows a visual barrier of a private community as illustrated in **Exhibit 3.6: Attached Residential Conceptual Plotting Plan.**
- Design homes to provide as a transition from the single family detached homes along West Del Norte Street and North Nora Avenue as illustrated **Exhibit 3.5: Attached Residential Streetscene.**

The Spanish and Seaside architectural style used for attached residential buildings combines traditional design features with contemporary design features as illustrated in **Exhibits 3.7a** through **3.9d**. Other transitional styles are also permitted, subject to review and approval of the planning director.

Within the community, buildings should be oriented toward internal streets and common open space areas. Front patios may be included, where appropriate, to provide additional private open space areas and create a transition between private and common areas. Buildings may be plotted in both standard and mirrored, i.e. reversed, orientations to provide diversity.



Exhibit 3.5: Attached Residential Streetscene

Not to Scale

LEGEND

Plan 1 = 44 Homes

Plan 2 = 77 Homes

Plan 3 = 77 Homes

Total = 198 Homes



For conceptual purposes only. Site Plan may vary at Final provided it is in substantial conformance with the specific plan. Please refer to Chapter 6.

Exhibit 3.6: Attached Residential Conceptual Plotting Plan

Not to Scale

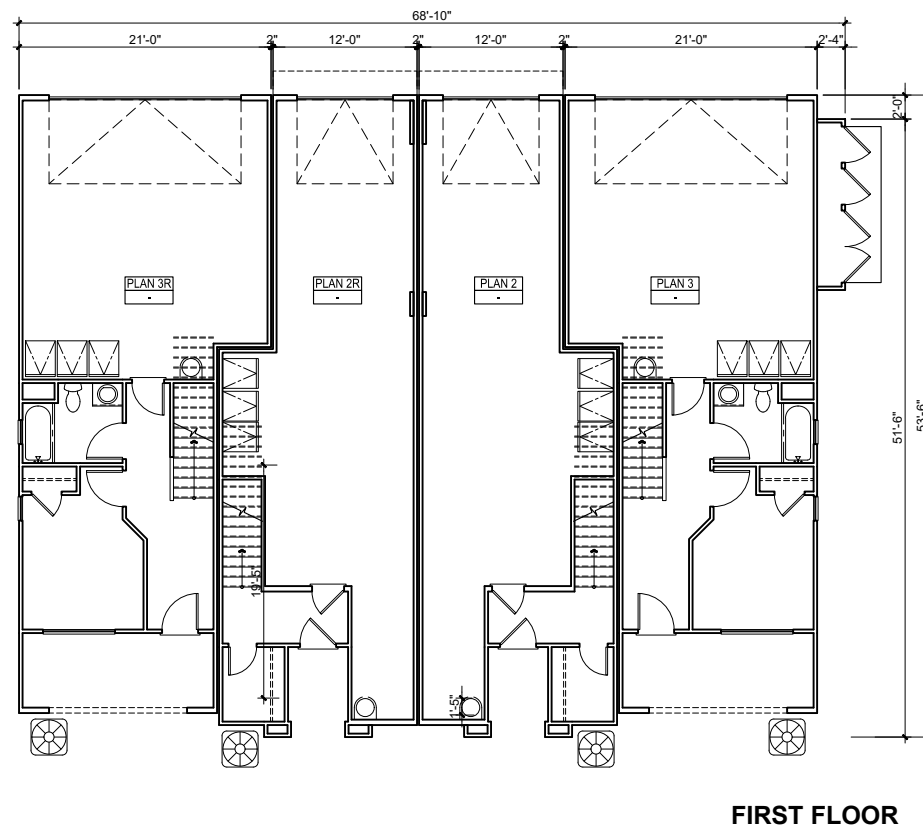
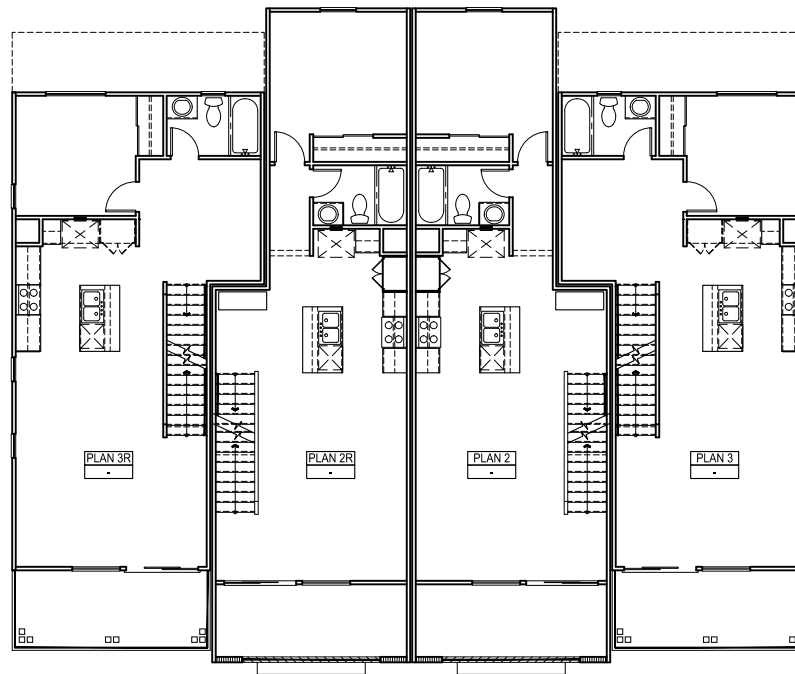


Exhibit 3.7a: Composite A (4-Plex) Townhome Floor Plans

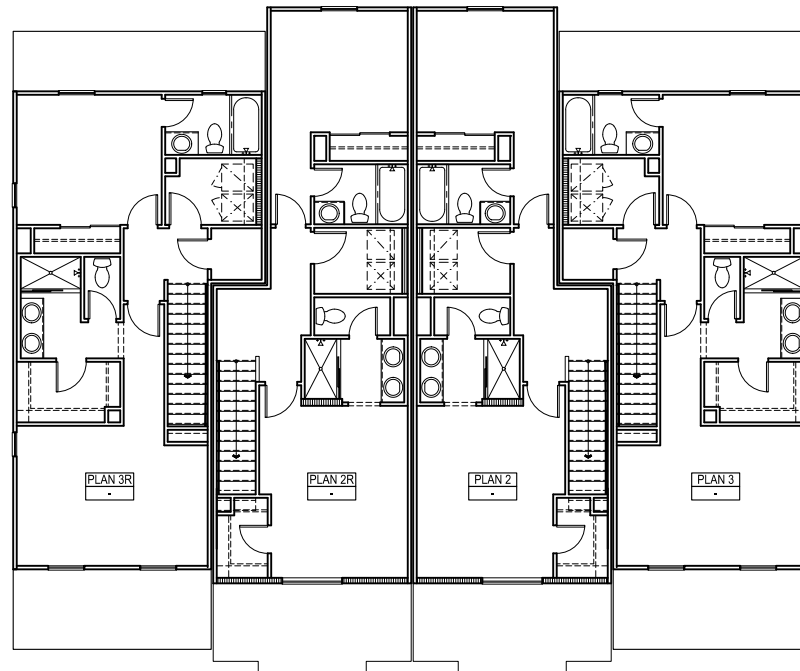
Not to Scale



SECOND FLOOR

Exhibit 3.7b: Composite A (4-Plex) Townhome Floor Plans

Not to Scale



THIRD FLOOR

Exhibit 3.7c: Composite A (4-Plex) Townhome Floor Plans

Not to Scale

LEGEND

- | | |
|--------------------------------------|--|
| 1 Stucco | 9 Stucco Arched Soffit |
| 2 Low Profile Concrete "S" Roof Tile | 10 Metal Railing |
| 3 Round Faux Clay Gable End Vent | 11 Fiberglass Entry Door |
| 4 Fascia | 12 Decorative Exterior Lights & Address Sign |
| 5 Stucco Sill Trim | 13 Metal Sectional Garage Door |
| 6 Vinyl Window | 14 Shutter |
| 7 Stucco o/ Foam Corbel | 15 Sliding Door |
| 8 Trellis | 16 Faux Finial |
| | 17 Line of Fence |



Seaside - Elevation



Spanish - Elevation

Exhibit 3.7d: Composite A (4-Plex) Townhome Elevations

Not to Scale

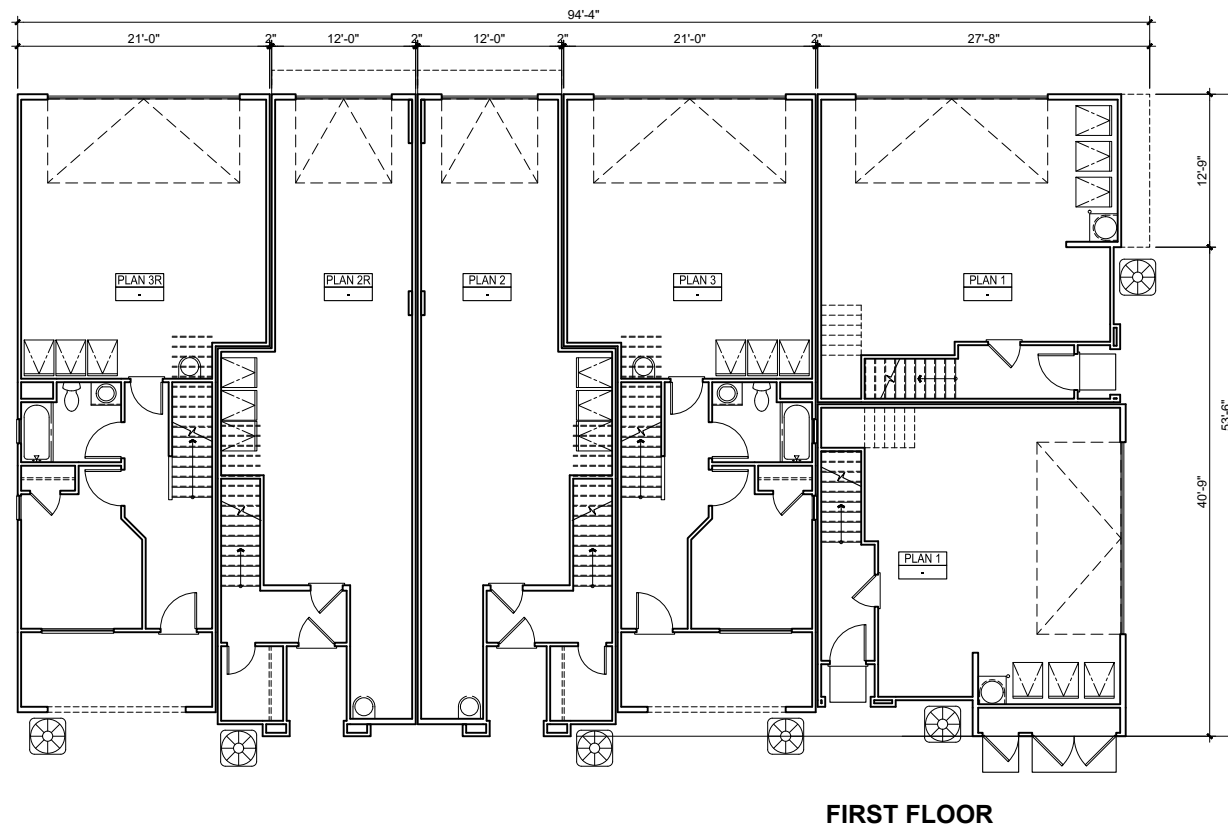
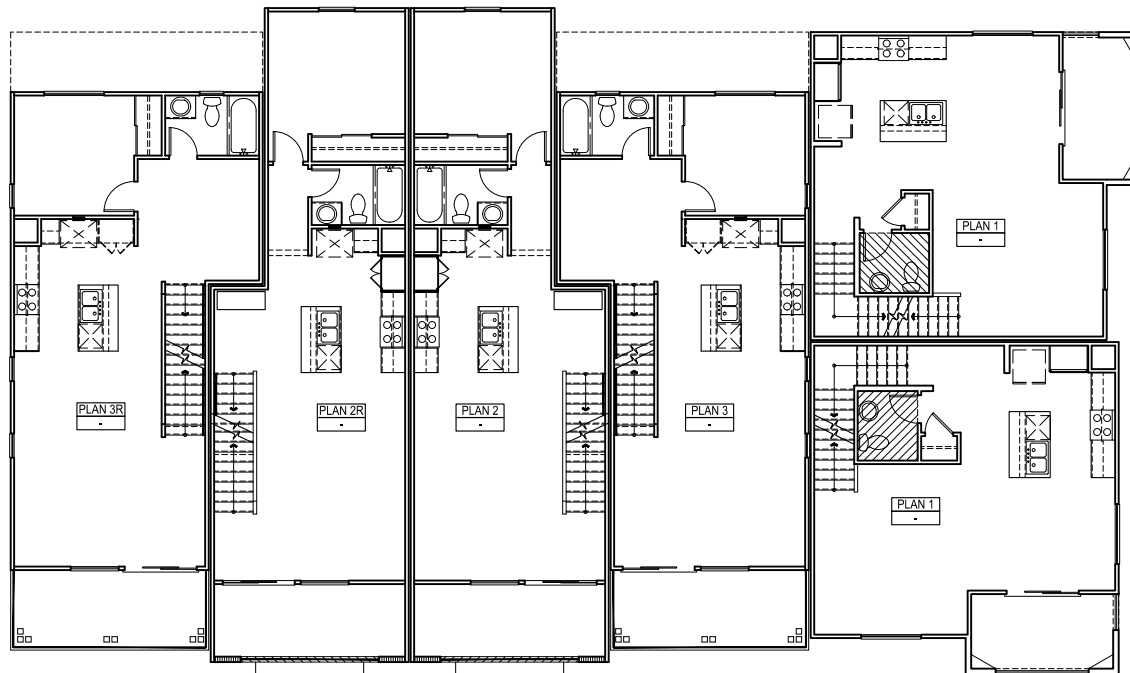


Exhibit 3.8a: Composite B (6-Plex) Townhome Floor Plans

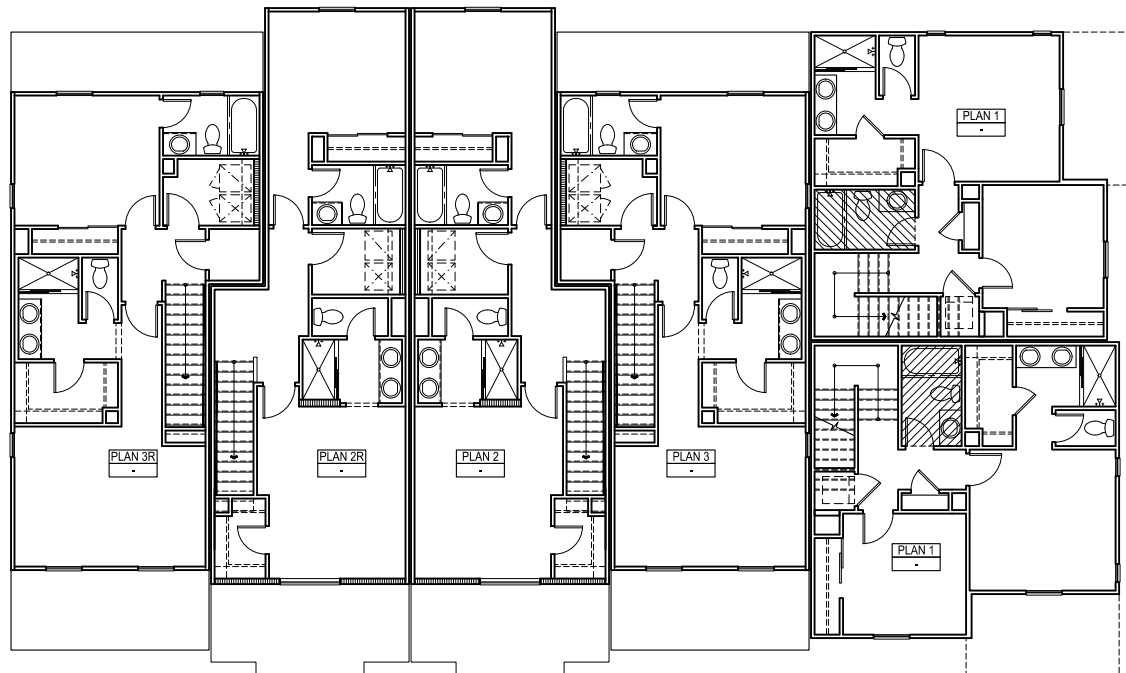
Not to Scale



SECOND FLOOR

Exhibit 3.8b: Composite B (6-Plex) Townhome Floor Plans

Not to Scale



THIRD FLOOR

Exhibit 3.8c: Composite B (6-Plex) Townhome Floor Plans

Not to Scale

LEGEND

- | | |
|--------------------------------------|--|
| 1 Stucco | 9 Stucco Arched Soffit |
| 2 Low Profile Concrete "S" Roof Tile | 10 Metal Railing |
| 3 Round Faux Clay Gable End Vent | 11 Fiberglass Entry Door |
| 4 Fascia | 12 Decorative Exterior Lights & Address Sign |
| 5 Stucco Sill Trim | 13 Metal Sectional Garage Door |
| 6 Vinyl Window | 14 Shutter |
| 7 Stucco o/ Foam Corbel | 15 Sliding Door |
| 8 Trellis | 16 Faux Finial |
| | 17 Line of Fence |



Seaside - Elevation



Spanish - Elevation

Exhibit 3.8d: Composite B (6-Plex) Townhome Elevations

Not to Scale

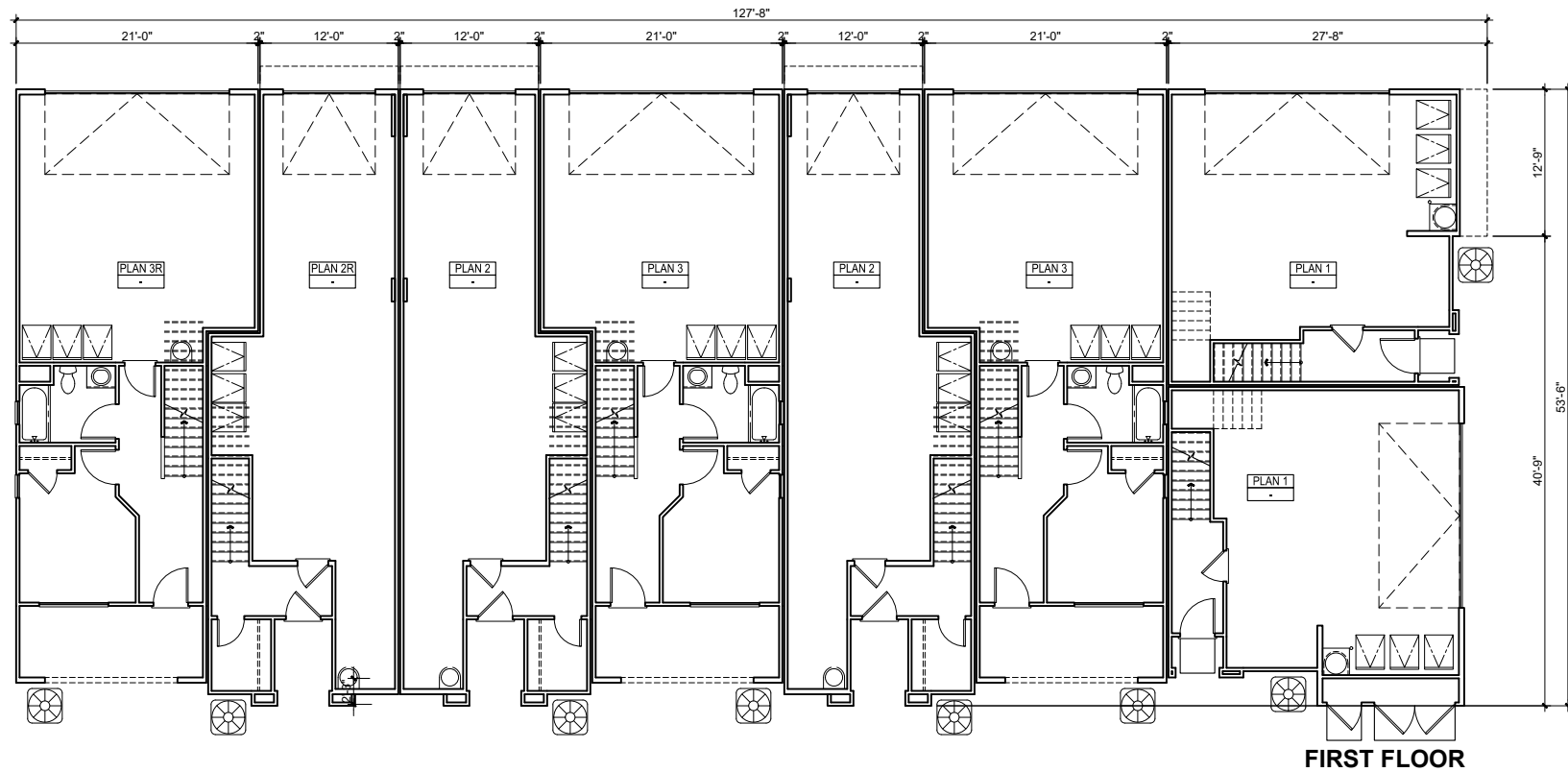


Exhibit 3.9a: Composite C (8-Plex) Townhome Floor Plans

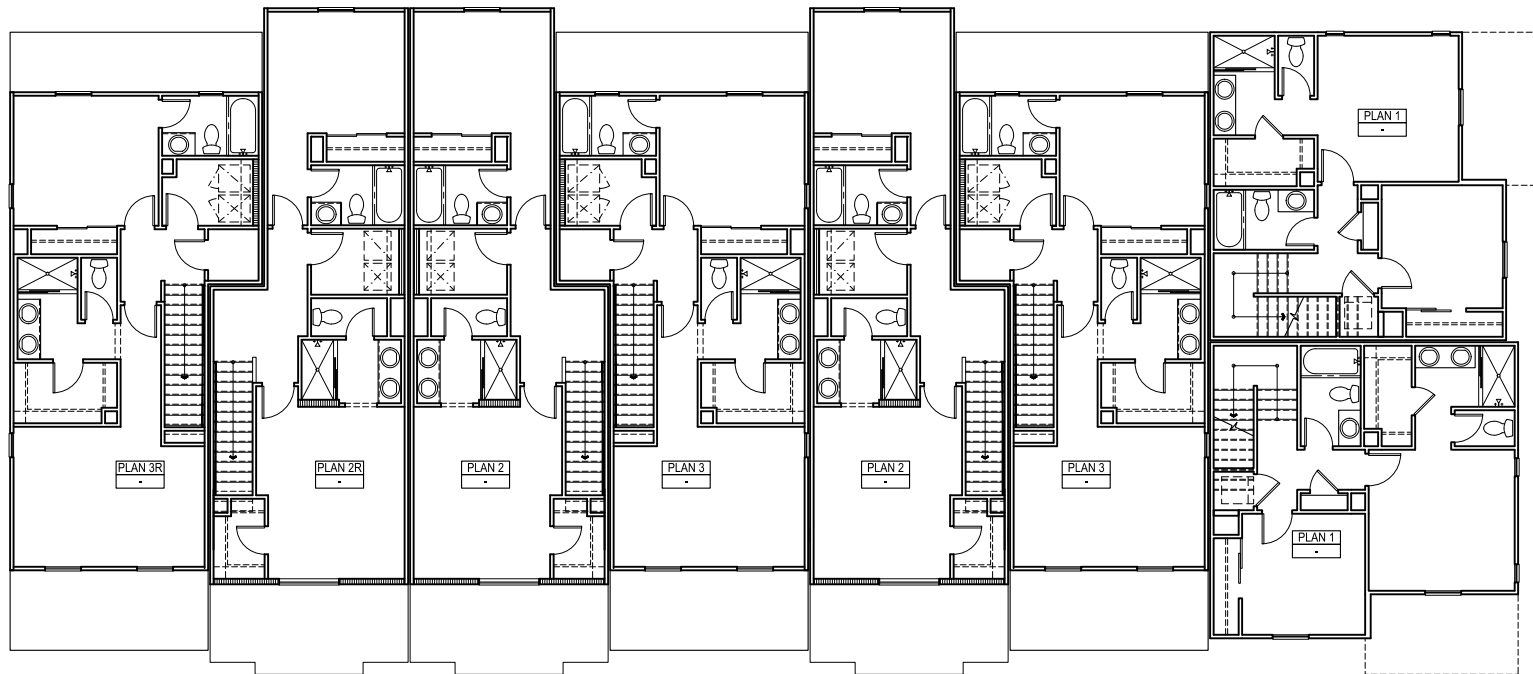
Not to Scale



SECOND FLOOR

Exhibit 3.9b: Composite C (8-Plex) Townhome Floor Plans

Not to Scale



THIRD FLOOR

Exhibit 3.9c: Composite C (8-Plex) Townhome Floor Plans

Not to Scale

LEGEND

- 1 Stucco
- 2 Low Profile Concrete "S" Roof Tile
- 3 Round Faux Clay Gable End Vent
- 4 Fascia
- 5 Stucco Sill Trim
- 6 Vinyl Window
- 7 Stucco o/ Foam Corbel
- 8 Trellis
- 9 Stucco Arched Soffit
- 10 Metal Railing
- 11 Fiberglass Entry Door
- 12 Decorative Exterior Lights & Address Sign
- 13 Metal Sectional Garage Door
- 14 Shutter
- 15 Sliding Door
- 16 Faux Finial
- 17 Line of Fence



Seaside - Elevation



Spanish - Elevation

Exhibit 3.9d: Composite C (8-Plex) Townhome Elevations

Not to Scale

4 - LANDSCAPE DESIGN GUIDELINES

4.1 PURPOSE

The purpose of this section is to ensure that all landscaping within the Del Norte Specific Plan fulfills the specific plan objective of enhancing community design through landscape and recreational amenities that promote a high-quality living environment. These design guidelines are intended to be flexible such that alternative designs are permitted as long as they meet the level of quality and character envisioned by this specific plan.

4.2 LANDSCAPE CHARACTER

Exhibit 4.1a: Conceptual Landscape Plan illustrates the overall landscape design concept for the community, which is described in greater detail in this chapter. In accordance with state and local requirements, plants will consist of drought tolerant, non-invasive species. Please refer to **Exhibit 4.2a Conceptual Planting Palette** for a list of species that are permitted within the specific plan

area. Mulching, hydrozoning, and smart irrigation controllers will be used to maximize water efficiency, implementing Objective 6 of this specific plan.

4.3 OPEN SPACE DEDICATION

Though not included as part of this specific plan, a portion of the project site that includes an existing baseball field in the northeast corner of the property will be established as a separate lot and dedicated to the City of West Covina. Existing improvements in this area will remain and be preserved as is. This dedication will add an additional 1.45 acres to the existing Del Norte Park owned and maintained by the City of West Covina.

4.4 PUBLIC STREETSCAPES

Streetscapes immediately adjacent to the specific plan area should be designed to support and enhance the architectural design character of each corridor as described herein.

Five-foot sidewalks will be separated from the street by a five-foot landscaped parkway. Behind the sidewalk, private front yards will be layered with groundcovers, low shrubs, flowering and accent plants and grasses, with a mix of larger trees (Tipu Tree or similar) and smaller trees (Strawberry Tree or similar) to create compositions that complement the traditional character of the adjacent architecture. Individual walks will connect front porches and entries to the sidewalk to create a welcoming and charming entry. Walls that define private yards will consist of concrete, masonry, or decorative block that will maintain a consistent design along the street.



Exhibit 4.1a: Conceptual Landscape Plan

Not to Scale

For conceptual purposes only. Site Plan may vary at Final provided it is in substantial conformance with the specific plan. Please refer to Chapter 6.

LEGEND

- 1 Project Entry with Enhanced Paving
(Refer to L-2)
- 2 Entry Signage Pilaster
- 3 Pocket Park (Refer to L-4)
- 4 Concrete Sidewalk
- 5 Townhome Private Patio
- 6 Pool Area (Refer to L-3)
- 7 Social Area (Refer to L-3)
- 8 Green Paseo (Refer to L-4)
- 9 Mailbox Cluster
- 10 Transformer
- 11 Perimeter Wall and Fence
(Refer to Sheet L-5)
- 12 Entry Specimen Tree
- 13 Street Tree
- 14 Accent Tree
- 15 Shade Tree
- 16 Screen Hedge
- 17 Vine Planting to Screen Wall
- 18 Gutter per Civil Engineer

Exhibit 4.1b: Conceptual Landscape Plan Key

Not to Scale



Exhibit 4.2a: Conceptual Planting Palette

Not to Scale

TREE SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Arbutus unedo	Strawberry Tree	15 gal min
Archontophoenix cunninghamiana	King Palm	15 gal min
Cercidium 'Desert Museum'	Desert Museum Palo Verde	15 gal min
Cercis occidentalis	Western Redbud	15 gal min
Chilopsis linearis	Desert Willow	15 gal min
Cupressus sempervirens	Italian Cypress	15 gal min
Dracaena draco	Dragon Tree	15 gal min
Magnolia g. 'St. Mary's'	Magnolia	15 gal min
Olea europaea 'Swan Hill'	Swan Hill Olive	15 gal min
Podocarpus gracilior	Fern Podocarpus	15 gal min
Platanus racemosa	California Sycamore	15 gal min
Pyrus calleryana 'Chanticleer'	Chanticleer Callery Pear	15 gal min
Quercus agrifolia	Coast Live Oak	24" box min
Quercus ilex	Holly Oak	24" box min
Quercus virginiana	Southern Live Oak	24" box min
Rhus lancea	African Sumac	15 gal min
Tipuana tipu	Tipu Tree	15 gal min
Tristania conferta	Brisbane Box	15 gal min
Ulmus parvifolia	Chinese Elm	15 gal min

SHRUB SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Agapanthus 'Peter Pan'	Dwarf Lily of the Nile	1 gal
Agapanthus 'Queen Anne'	Lily of the Nile	1 gal
Agave desmettiana 'Variegata'	Variegated Smooth Agave	15 gal
Aloe vera	Aloe Vera	5 gal
Bougainvillea 'Oo La La'	Bougainvillea	5 gal
Calliandra haematocephala	Pink Powder Puff	5 gal
Carissa m. 'Boxwood Beauty'	Boxwood Beauty Natal Plum	5 gal
Dietes bicolor	Fortnight Lily	5 gal
Hesperaloe parviflora	Red Yucca	1 gal
Lavandula dentata	French Lavender	5 gal
Leucophyllum f. 'Green Cloud'	Green Cloud Texas Sage	5 gal
Lomandra longifolia	Spiny-headed Mat Rush	5 gal
Prunus caroliniana 'Bright n Tight'	Cherry Laurel	15 gal
Rhaphiolepis i. 'Clara'	Clara Indian Hawthorn	5 gal
Rhaphiolepis i. 'Majestic Beauty'	Majestic Beauty Hawthorn	5 gal
Rosa x 'Radrizz'	Knock Out Shrub Rose	5 gal

GROUNDCOVER SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE
Lantana montevidensis 'Alba'	White Trailing Lantana	1 gal
Lonicera japonica 'Halliana'	Hall's Honeysuckle	1 gal
Rosmarinus O. 'Huntington Carpet'	Rosemary Huntington Carpet	1 gal
Senecio mandraliscae	Blue Chalk Sticks	1 gal

Note: 1. Plant selection and landscape/irrigation design should comply with the Water Efficient Landscape requirements and ordinances.

Exhibit 4.2b: Conceptual Planting Palette Legend

Not to Scale

4.4.1 Corner Landscape

The eastern edge along North Sunset Avenue and West Del Norte Street is a highly visible corner and provides an opportunity to provide enhanced landscaping or community signage. If signage is not provided as part of the wall design, landscaping should be used to soften the walls appearance and define the corner.

4.4.2 West Del Norte Street

The West Del Norte Street streetscape will consist of public sidewalk and parkway with layering of trees, shrubs, plants, and ground cover.

4.4.3 North Nora Avenue

The North Nora Avenue streetscape will consist of public sidewalk and parkway with layering of trees, shrubs, plants, and ground cover.

4.5 ENTRIES

The proposed community is required to provide two entries: a Primary Entry on West Del Norte Street and a Secondary Entry on North Nora Avenue, as described in the following sections.

4.5.1 Primary Entry

Primary access to the site is provided from West Del Norte Street. As illustrated in **Exhibit 4.3: Conceptual Primary Entry**, the primary entry will be defined enhanced landscaping, paving, and potential community monumentation. The entry will have parkways and sidewalks on both sides. Parking will not be permitted. Behind the sidewalk, landscaping will soften the appearance of community walls on either side of the entry.

4.5.2 Secondary Entry

The N Nora Avenue entry functions as the secondary entry to the community. This entrance will be less formal and will include pilasters, enhanced paving, and landscaping that complements the main entry design.

4.6 PRIVATE CIRCULATION

Within the community, landscaping of private lanes and alleys will enhance the livability of the community by creating a pleasant walking and driving experience for residents and visitors.

4.6.1 Lanes

Lanes provide the primary vehicular and pedestrian circulation through the specific plan area. Lanes include sidewalks that will be enhanced with trees to provide shade and pedestrian comfort along sidewalks and to shade parked cars. The planting pattern is modified based upon the design condition of the lane, which varies throughout the site. Where sidewalks are separated from the curb by parkway, trees are planted generally 30 feet on center. Where sidewalks are immediately adjacent to the curb, trees are planted where appropriate behind the sidewalk. When adjacent to parking stalls, trees are planted to shade park cars and complement the design of adjacent common recreation areas. Pedestrian portal of arbors are provided at the city park connection point to further enhance the design of the community.

4.6.2 Alleys

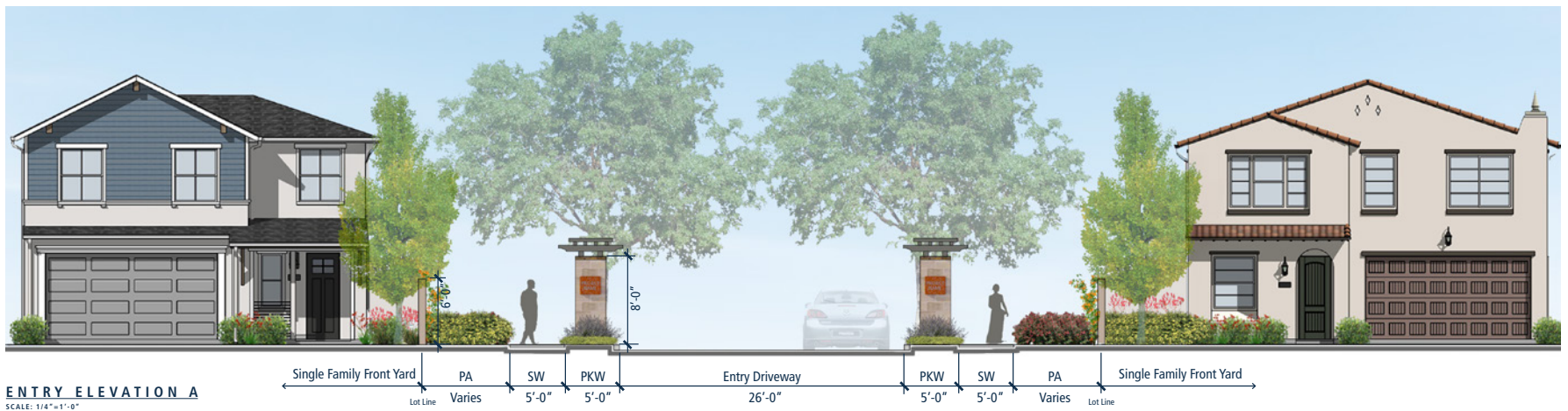
Alleys provide access to townhome garages. For residents, alleys are the primary vehicular entry to their home and should therefore be designed to enhance their daily experience. Where feasible alleys should be enhanced with small shrubs and vines between garages to soften the feel of the alley.



LEGEND

- 1 Project Entry with Enhanced Paving
- 2 Entry Signage Pilaster
- 3 Entry Specimen Tree
- 4 Concrete Sidewalk
- 5 Single Family Side Yard Wall
- 6 Single Family Front Yard
- 7 Townhome Private Patio
- 8 Screening Vine

KEYMAP



For conceptual purposes only. Site Plan may vary at Final provided it is in substantial conformance with the specific plan. Please refer to Chapter 6.

Exhibit 4.3: Conceptual Primary Entry
Not to Scale

4.7 COMMON AREAS

Common areas provide an outdoor living space where people can relax, recreate, or gather as a community. Landscaping of these areas should reflect the anticipated activities for each space.

4.7.1 Central Recreation

The central recreation area consists of open space and amenities at the center of the community.

Exhibit 4.4: Conceptual Central Community Space illustrates the proposed concept for this space. Alternative designs are permitted as long as the proposed amenities are equivalent or better than those illustrated in this specific plan.

Landscaping in the common recreation area should enhance the proposed amenities. Turf should be limited to areas intended for passive and active play. Shade should be provided for table and benches.

4.7.2 Secondary Spaces

Secondary spaces, as illustrated in **Exhibit 4.5: Conceptual Secondary Spaces**, provide smaller and more intimate areas that can be enhanced to provide additional community amenities or smaller gathering space.

4.7.3 Paseos

Paseos are areas between buildings that provide front door access to units. These linear spaces are not intended for active recreation but can include benches, patios, and landscaping that create an attractive and high quality living space.

4.8 WALLS & FENCES

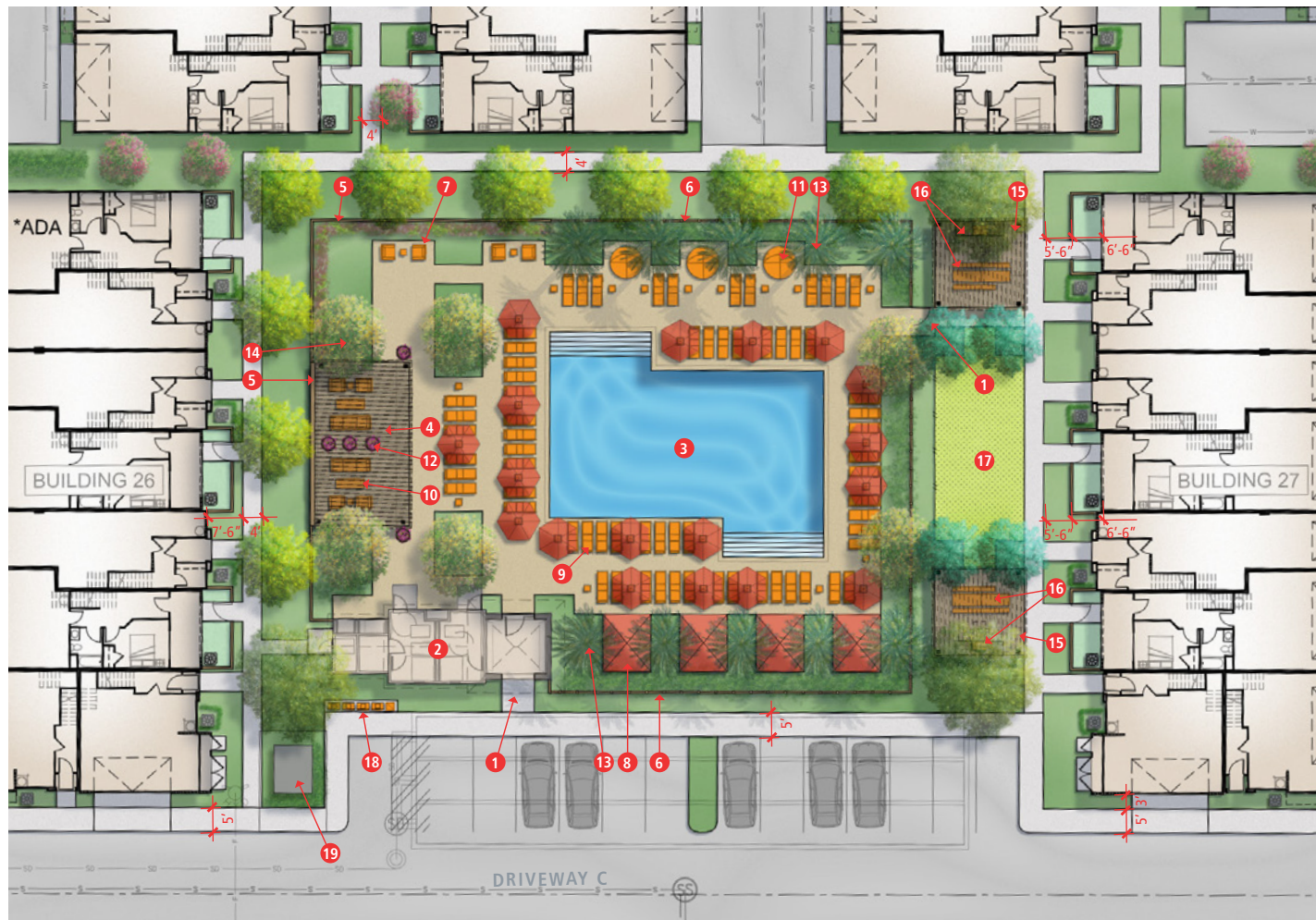
Walls and fences within the specific plan area will be used to define private and semi-private space in accordance with the wall and fence regulations provided in Chapter 2. Community walls will also serve as a unifying design element. **Exhibit 4.6a: Conceptual Wall and Fence Plan** illustrates the anticipated location and design of walls and fences within the specific plan area.

4.9 LIGHTING & OUTDOOR FURNITURE

Lighting along public rights-of-way will consist of City of West Covina Street lighting. Within the community, lighting should be designed at a pedestrian scale. Lighting should be provided at the lowest level to accommodate pedestrian safety and should be designed to minimize disturbances to residential homes and shield lighting from adjacent properties.

Lighting, benches, tables, waste receptacles, mailboxes and similar street furniture should all be coordinated to provide a consistent and complementary palette of elements. These details work together to convey a high quality design character.

Graffiti-resistant coatings should be used on all street furniture to assist in deterring graffiti.



LEGEND

- 1 Pool Entry
- 2 Pool Building
- 3 Pool (34'x 58')
- 4 Shade Structure at Pool Area
- 5 Pool Enclosure Wall
- 6 Pool Enclosure Fence
- 7 Semi-Private Casual Seating
- 8 Cabana
- 9 Lounge Chair with Umbrella
- 10 Group Seating
- 11 Daybed
- 12 Planter Pot
- 13 Palm Tree
- 14 Accent Tree at Pool Area
- 15 Shade Structure at Social Area
- 16 BBQ Grill with Picnic Table and Chairs
- 17 Event Lawn
- 18 Mailbox Cluster
- 19 Transformer

KEYMAP



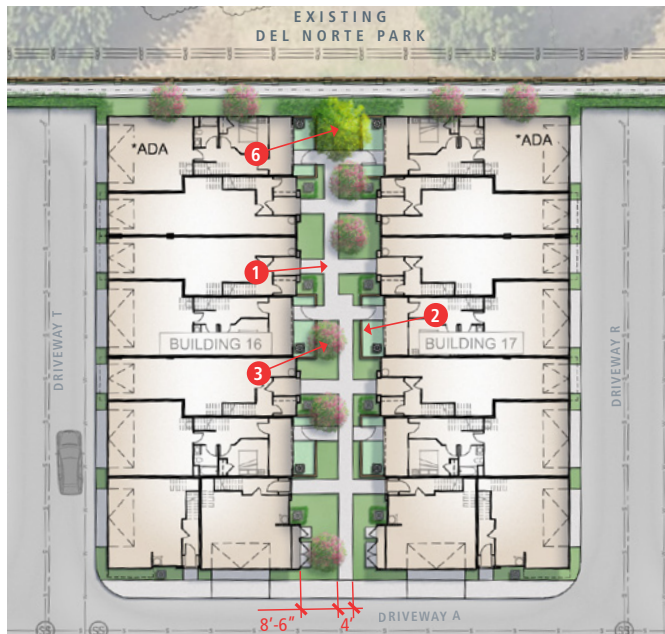
For conceptual purposes only. Site Plan may vary at Final provided it is in substantial conformance with the specific plan. Please refer to Chapter 6.

Exhibit 4.4: Conceptual Central Community Space

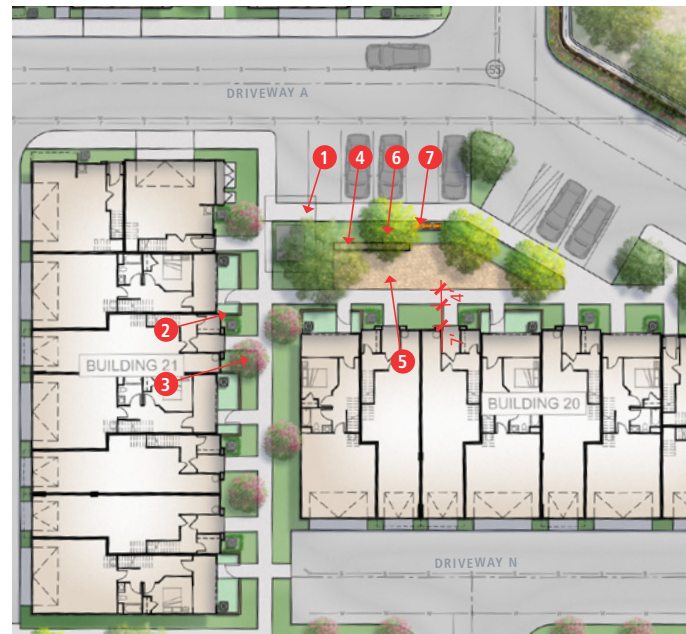
Not to Scale

LEGEND

- 1 Sidewalk
- 2 Private Patio Fence
- 3 Paseo Tree
- 4 Low Seat Wall
- 5 DG Paving
- 6 Accent Tree
- 7 Mailbox Cluster



A TYPICAL GREEN PASEO



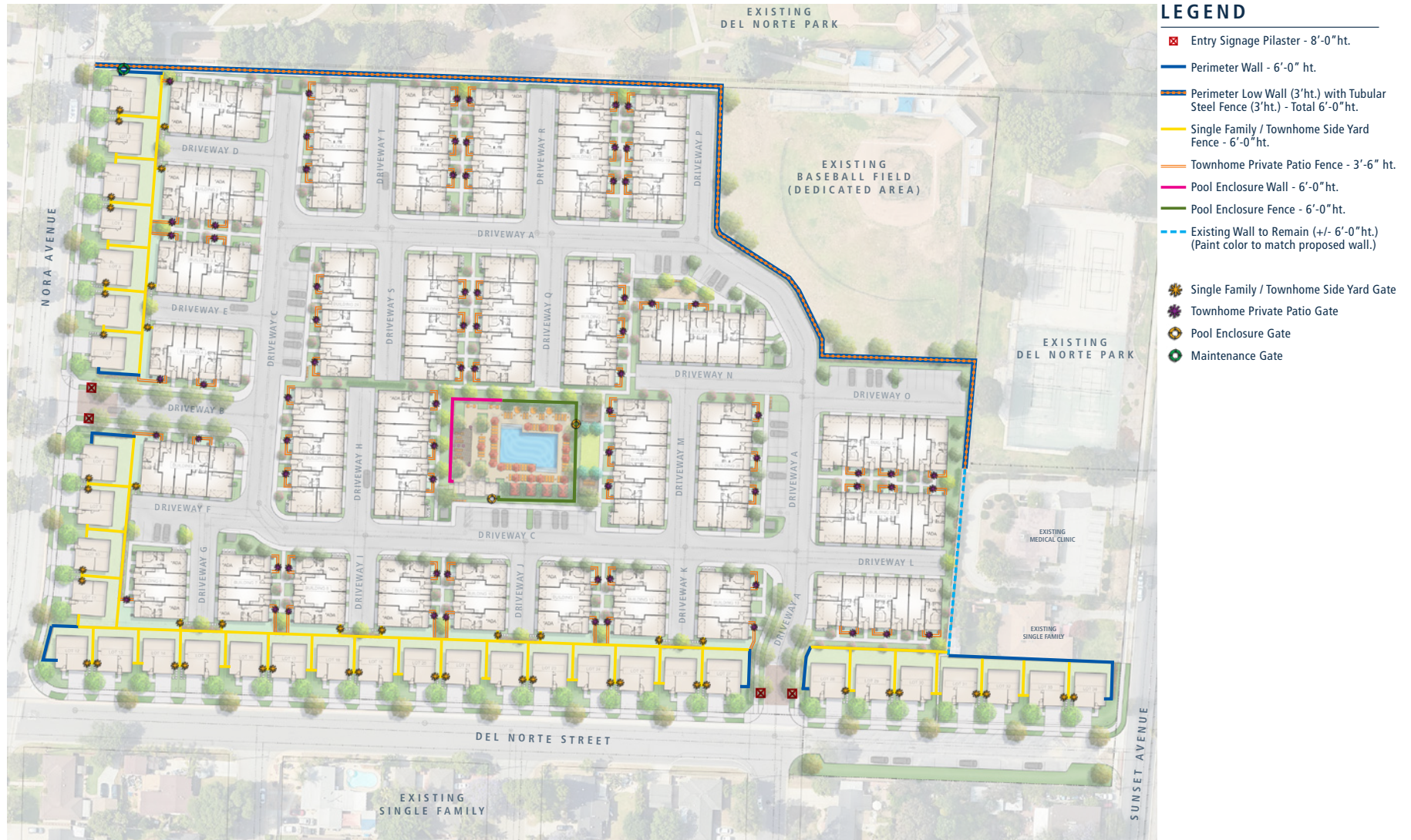
B POCKET PARK

KEYMAP



Exhibit 4.5: Conceptual Secondary Spaces

Not to Scale



For conceptual purposes only. Site Plan may vary at Final provided it is in substantial conformance with the specific plan. Please refer to Chapter 6.

Exhibit 4.6a: Conceptual Wall & Fence Plan
Not to Scale

Entry Signage Pilaster



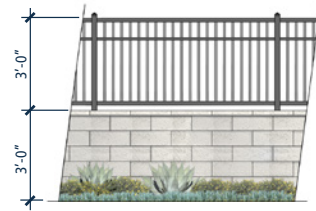
Shot Blast CMU (or Equal)



Perimeter Low Wall with Tubular Steel Fence



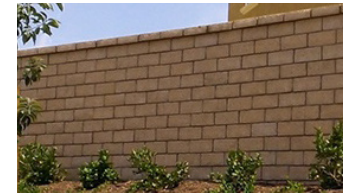
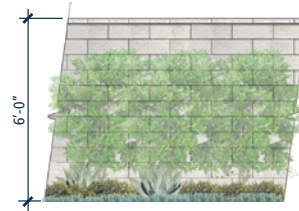
Slump Block - Gray (or Equal)



Perimeter Wall



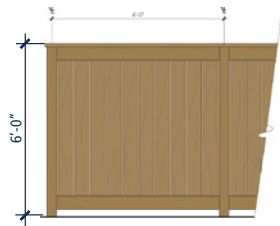
Slump Block - Gray (or Equal)



Single Family/ Townhome Side Yard Fence



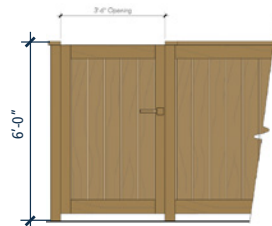
Vinyl Fence with Paint Color: SW7048 Urban Bronze (or Equal)



Single Family/ Townhome Side Yard Gate



Vinyl Fence with Paint Color: SW7048 Urban Bronze (or Equal)



Townhome Private Patio Fence Townhome Private Patio Gate



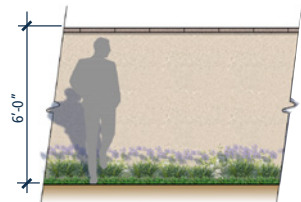
Wood Fence
Color to Match Architecture



Pool Enclosure Wall



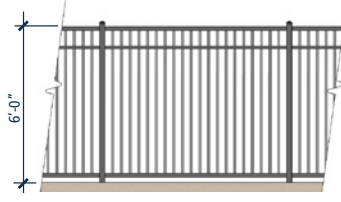
CMU Wall with Stucco finish.
Color to match pool building.



Pool Enclosure Fence



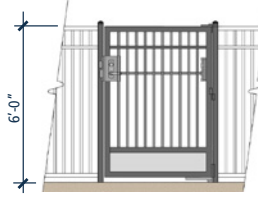
Tubular Steel



Pool Enclosure Gate



Tubular Steel



Maintenance Gate



Tubular Steel

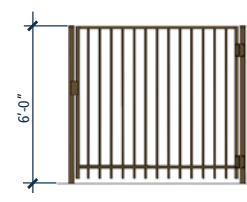


Exhibit 4.6b: Conceptual Wall & Fence Imagery

Not to Scale

5 - UTILITIES & SERVICES

5.1 INTRODUCTION

This chapter provides an overview of the grading plan, utility plans, and services necessary to support development proposed by the Del Norte Specific Plan. The intent is to provide the basic utilities and services needed to ensure the community functions properly. It also seeks to conserve resources and protect natural ecosystems by implementing best management practices, low impact development practices, water and energy conservation measures, and adequate public services such as schools, fire protection, and public safety.

5.2 GRADING & DRAINAGE

Both the City of West Covina and the County of Los Angeles manage and maintain storm drain systems within the City to collect storm runoff and help prevent flooding of developed areas. The stormwater systems consist of channels, gutters, drains, catch basins, and pipes

which convey the runoff to receiving water bodies. Receiving water bodies include Walnut Creek Wash and San Jose Creek, which flow to the San Gabriel River. The San Gabriel River flows to the San Pedro Bay on the Pacific Ocean coast.

5.2.1 Grading

Exhibit 5.1: Conceptual Drainage & Grading Plan illustrates the proposed grading and drainage concept for the specific plan area.

To prevent flooding in the northeast corner, the conceptual grading plan proposes to slope towards the southwestern corner of the site. On-site surface drainage is directed to the underground stormdrain system. Because the existing Del Norte Park slopes towards the project site, a concrete channel will be provided along the shared property lines to collect runoff from the park. The runoff will be collected in inlets and directed into an existing County of Los Angeles Storm drain line in West Del Norte Street and North Nora Ave.

Grading adheres to the City of West Covina's grading standards unless otherwise shown and as recommended by the geotechnical engineer.

5.2.2 Stormwater Drainage & Treatment

Stormwater runoff collected from the specific plan area may contain high sediment loads and many types of pollutants, including oil and grease, chemicals, pesticides, heavy metals, bacteria, viruses, and oxygen-demanding compounds. The City's strategy and policy direction is to reduce discharges of these pollutants into the stormwater conveyance system through implementation of low impact development (LID) structural and non-structural best management practices (BMPs), source control BMPs; and structural and non-structural BMPs for all new development. LID requires that all stormwater be collected and treated on-site prior to entering the storm drain system.

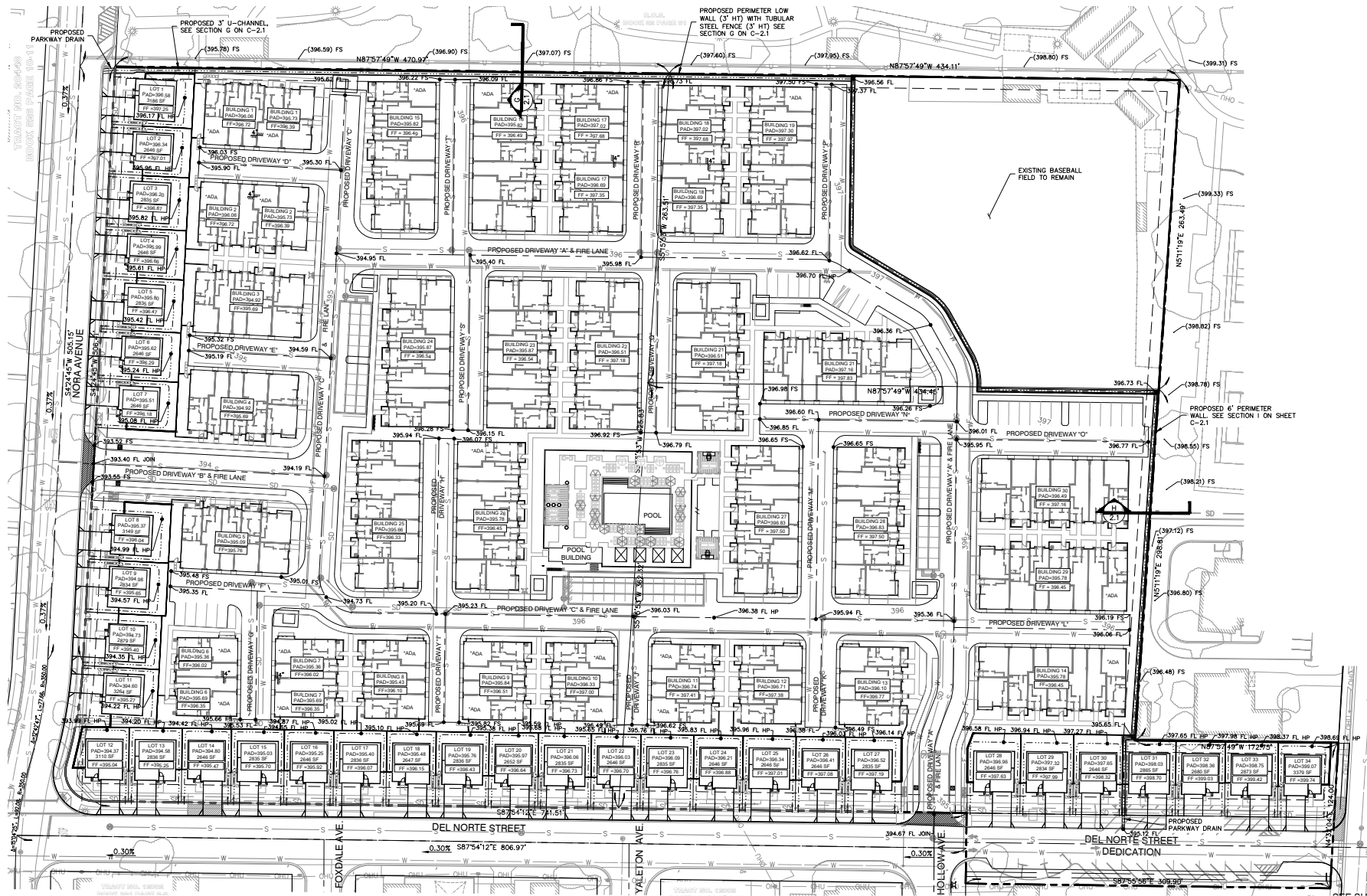


Exhibit 5.1: Conceptual Drainage & Grading Plan

The grading plan is designed to drain all stormwater into an infiltration system onsite as illustrated in **Exhibit 5.2: Conceptual Storm Drain Plan**. The typical path of travel for the onsite runoff are as follows: flows overland and gets intercepted by either catch basin, trench drain, or area drains. Flows through a storm drainpipe to a hydrodynamic separator for pretreatment, then to the infiltration chambers located underneath the guest parking spaces. Storm drain manholes will provide access to the infiltration chambers for maintenance. The infiltration chambers have been designed to capture flows from the 85th percentile storm event, high flows will bypass the catch basins, trench drain, area drains and will flow out to the North Nora Avenue and West Del Norte Street. No direct connections to the public storm drains are proposed. The Q25 on-site and off-site flows will surface flow via street and ultimately discharge to Pacific Ocean.

5.3 DOMESTIC WATER

The specific plan area is situated within the service boundaries of Azusa Light & Water (ALW). ALW is the incumbent water purveyor for this area. The water produced by Azusa Light & Water currently meets all State and Federal

Standards relating to domestic water quality. The proposed water system shall comply with all current and future rules and regulations of ALW applicable water conservation requirements contained in the City of West Covina Municipal Code.

The water system proposed for the specific plan area consists of a series of public 6-inch pipes, as illustrated in **Exhibit 5.3: Conceptual Domestic Water Plan**, to create a looped system that serves all homes within the site. The proposed water system connects to an existing 8-inch pipe in West Del Norte Street and North Nora Avenue. The project will connect all proposed services and laterals to the new public water main. All new services shall be connected to the new public water main. The proposed 8-inch water main in West Del Norte will connect to the 8-inch line in North Nora Avenue and both will connect into the existing 12-inch line in North Sunset Avenue.

A proposed fire water line will be added adjacent to the water line within the project site. It will connect to the existing water lines in West Del Norte Street and North Nora Avenue before looping in Private Driveways “A”, “B”, and “C” throughout the project.

Water conservation measures required within the specific plan area include the following:

- Low flow toilets and fixtures per CalGreen standards
- Drought tolerant landscaping
- Smart irrigation controllers
- Mulching
- Hydrozoning
- All other water conservation requirements per CalGreen, the City’s Landscape Efficiency Ordinance, and other applicable State, regional, and local regulations.

5.4 SEWER

Domestic sewage includes wastewater from household and commercial plumbing, such as toilets, showers, and sinks. The City of West Covina operates and maintains the City’s sanitary sewer system, which collects and conveys sewage to Los Angeles County Sanitations District (LACSD) trunk line located on Willow Avenue and Gravey Avenue before connecting to the San Jose Creek East Water Reclamation Plant (WRP) . There, contaminants are removed from the sewage through a multi-stage process, which includes settling, filtering, and

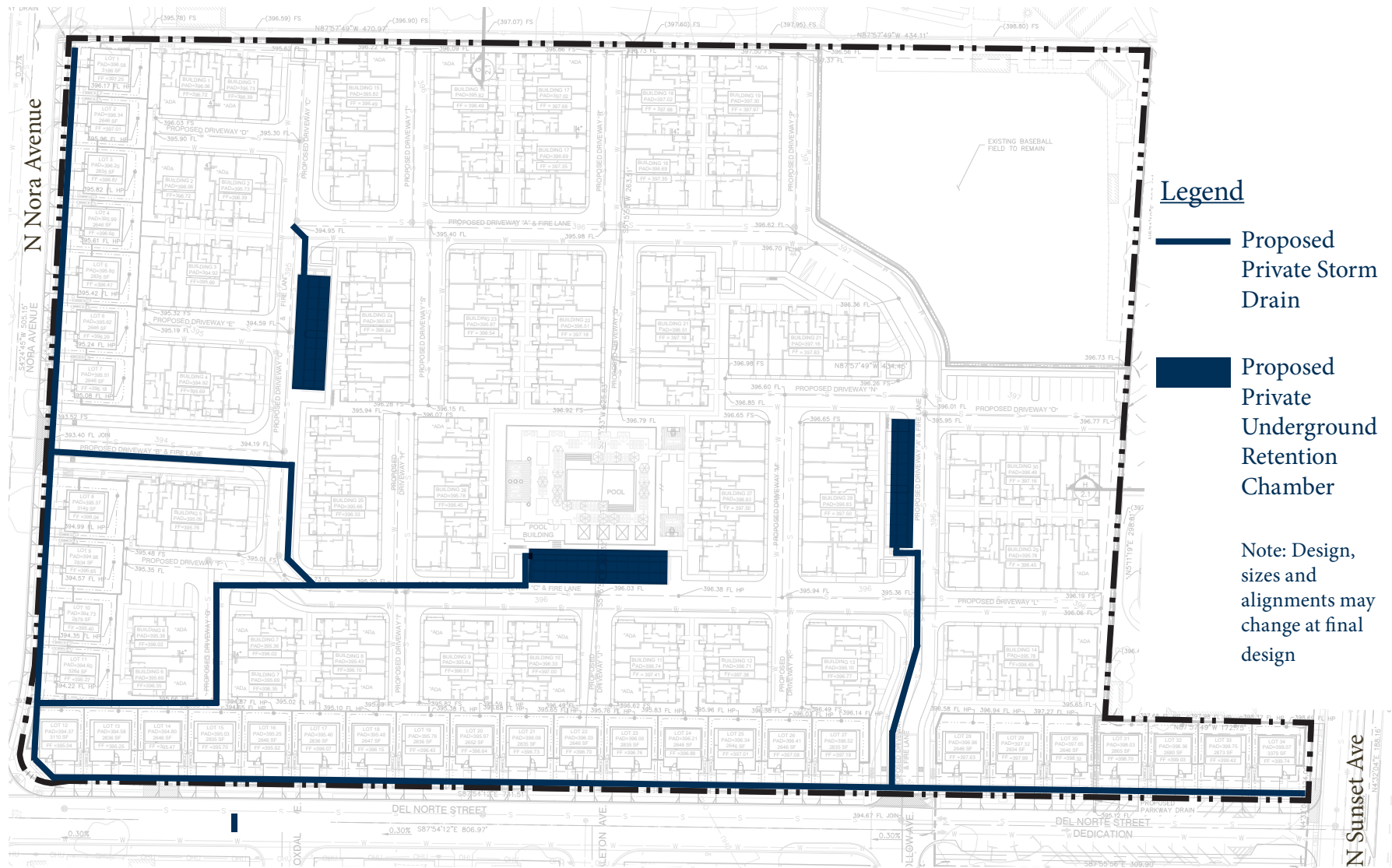


Exhibit 5.2: Conceptual Storm Drain Plan

Not to Scale

biological and chemical treatment. The treated water is then discharged into local waterways or used as reclaimed water.

The proposed public sewer system for the specific plan area is illustrated in **Exhibit 5.4: Conceptual Sewer Plan**. The proposed gravity sewer system consist of a series of 8-inch polyvinyl chloride pipe (P.V.C) that convey flows to an existing 8-inch pipe in North Nora Avenue or a new 8-inch pipe in West Del Norte Street that will connect to an existing 8-inch pipe in North Sunset Ave. Pursuant to a sewer capacity study prepared for this project, no additional off-site mitigation is required.

5.5 SOLID WASTE

The City contracts with a private hauler, Athens Services, for residential and commercial solid waste and recycling pickup and disposal. Each home will be provided with three individual carts: a black cart for trash, recycling, and a green can for organic waste. Carts will be stored in garages or in private fenced yards on non-collection days. On collection day, residents will be required to place their carts along the designed collection route for collection by Athens Services. Waste collected from the specific plan area is taken to a materials recovery facility.

Non-hazardous construction and demolition waste shall be recycled or salvaged pursuant to CalGreen. Prior to issuance of building permits, a Waste Management Plan (WMP) for Construction and Demolition shall be provided. Additionally, documentation and approval from the WMP Compliance Official shall be required prior to final inspection and approvals to demonstrate that the waste diversion requirement have been met.

5.6 ELECTRICITY & NATURAL GAS

Electrical power is provided by Southern California Edison. No major improvements to the local distribution networks will be needed to support the growth facilitated by this specific plan. All new lines are required to be installed underground. No natural gas connection is proposed for the project.

New development within the specific plan area will be required to meet the requirements of the California Energy Code (Title 24) and CalGreen. Title 24 and CalGreen include the most stringent requirements for energy conservation in

the country. To meet these requirements, all new development within the specific plan area will include rooftop photovoltaic (PV) solar panels, energy efficient lighting and appliances, cool roofs, energy efficient windows, and other design features that significantly conserve energy.

5.7 BROADBAND & TELECOM.

Broadband and telecommunications services are provided by Spectrum, Frontier, Direct TV and AllConnect (Direct TV). All new dry utilities are required to be placed underground to the extent feasible.

5.8 SCHOOLS

The specific plan area falls within the boundaries of the West Covina Unified School District. The assigned elementary school (Grades K-5) for the specific plan area is Monte Vista Elementary School. The assigned Middle School (Grades 6-8) for the specific plan area is Edgewood Middle School. The assigned High School (Grades 9-12) for the specific plan area is Edgewood High School.

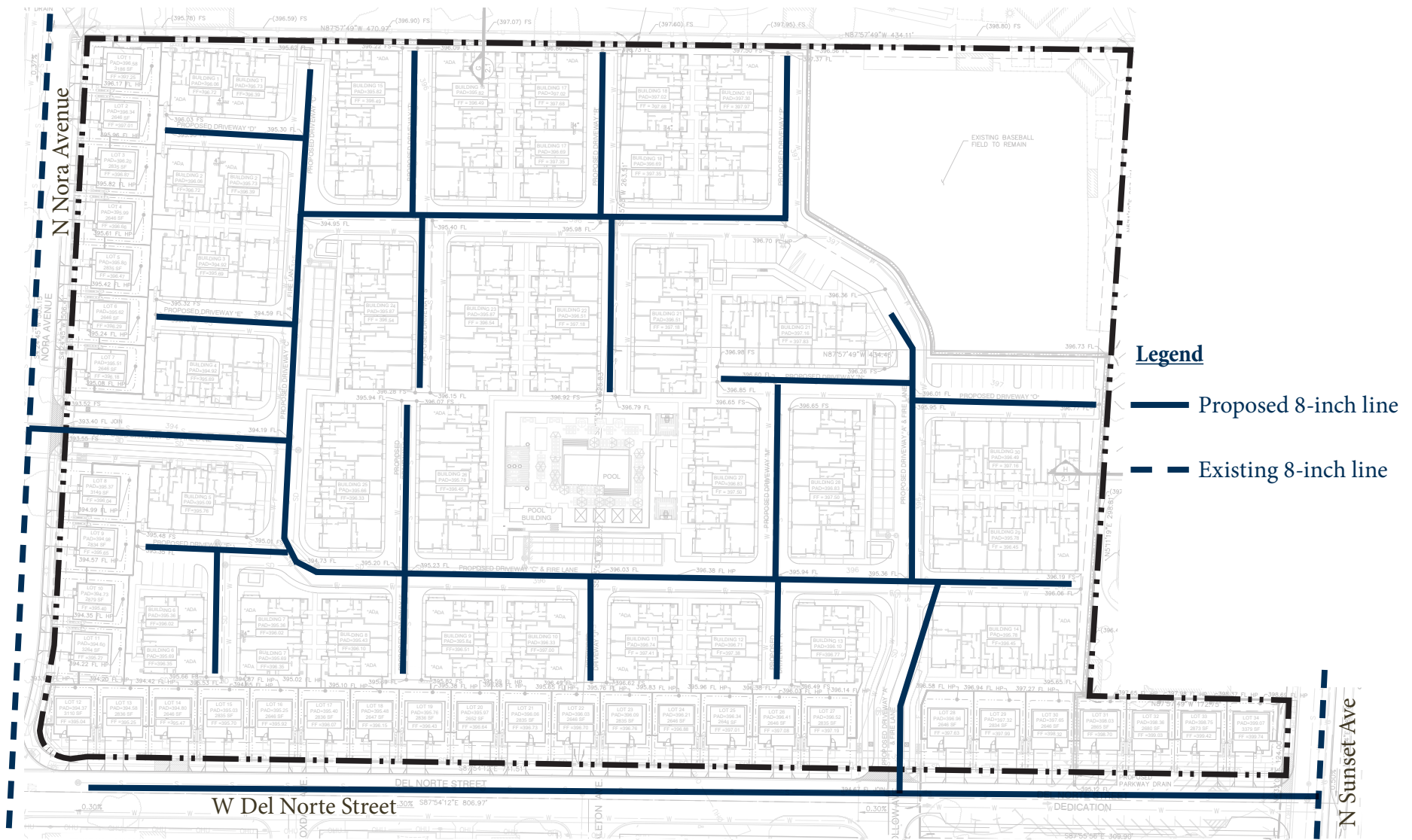


Exhibit 5.4: Conceptual Sewer Plan

5.9 PUBLIC SAFETY & EMERGENCY SERVICES

Public Safety services are provided by the City of West Covina Police Department. The community has been designed with Crime Prevention Through Environmental Design (CPTED) principles in mind. Buildings are oriented with front doors and windows facing public sidewalks and common areas to allow for natural surveillance. The landscape plan utilizes the use of walkways, fences, lighting, signage and landscape to clearly guide people and vehicles to and from the proper entrances. These way-finding features include entry monumentation at both vehicular entrances and pedestrian portals in key locations. Walls, fences, bollards, and shrubs are also used to reinforce public areas from private spaces. Finally, the requirement for an HOA will ensure

that properties are properly maintained to prevent the specific plan area from becoming an attractive nuisance.

The West Covina Fire Department provides fire emergency services throughout the City. The specific plan area is located within the Fire Station 3 District. Fire Station No. 3 is located at 1433 West Puente Avenue, approximately 1.2 miles from the site to the east. Response time to the specific plan area is less than three (3) minutes.

The proposed community is designed to accommodate emergency access to the site as illustrated in **Exhibit 5.5: Conceptual Fire Access Plan**. Fire access routes have been designed to meet the minimum width and turning dimensions as required by the fire department. Furthermore, all buildings will be constructed to meet the current building code requirements for fire safety.

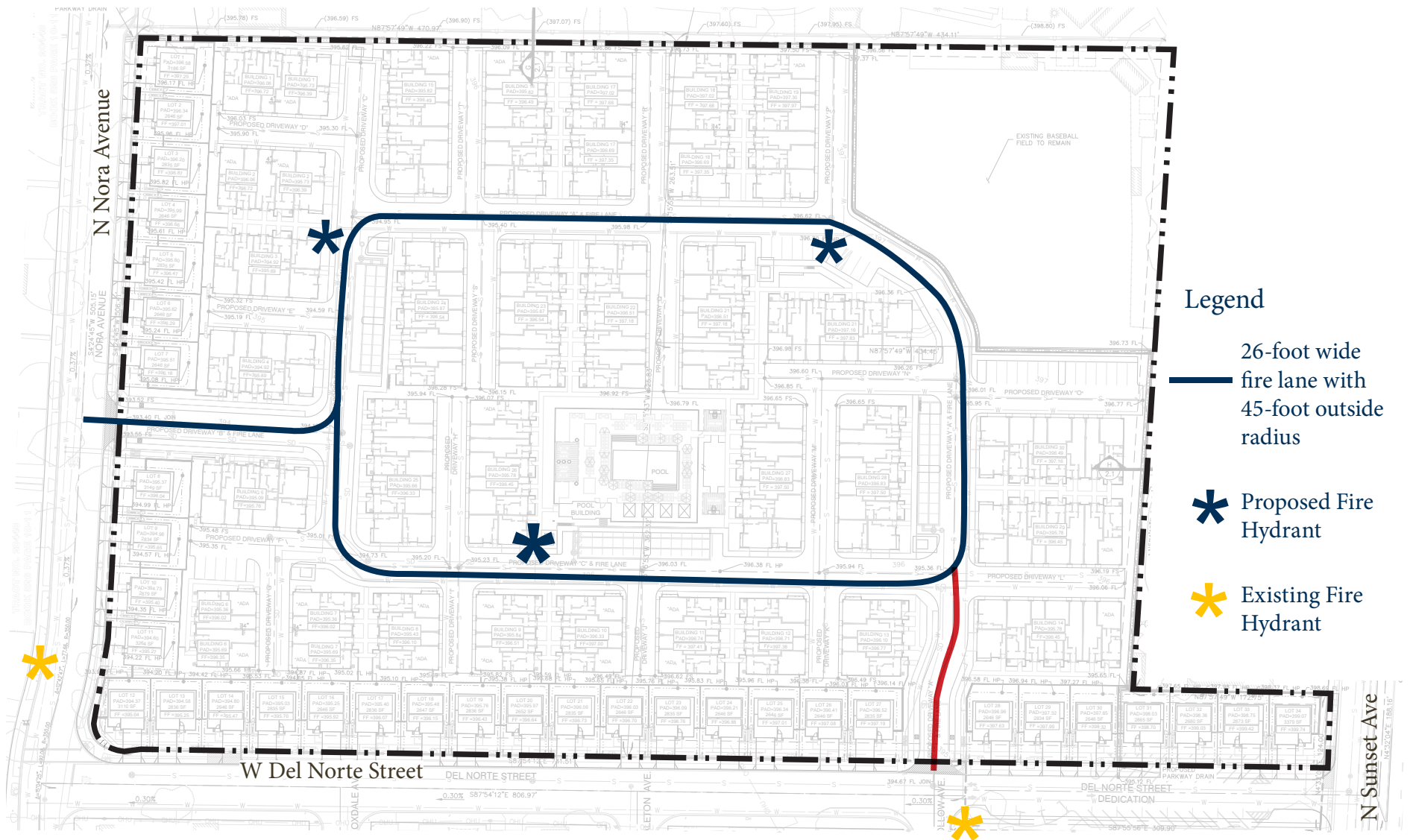


Exhibit 5.5: Conceptual Fire Access Plan

6 - ADMINISTRATION & IMPLEMENTATION

6.1 Administration

The Del Norte Specific Plan shall be adopted by ordinance. At the time of adoption of the Del Norte Specific Plan, concurrent applications shall be approved for overall site development through General Plan Amendment, Zone Change, Precise Plan, and Tentative Tract Map.

The Administration section is intended to provide the regulatory framework for any subsequent entitlements that shall be required and is consistent with the WCMC.

All other ordinances and sections of the WCMC shall also apply, unless such standards are inconsistent with the provisions and objectives of the Del Norte Specific Plan in which case, the Specific Plan shall apply.

6.1.1 Interpretations

The Planning Director of the City of West Covina, or their designee, shall have the responsibility to interpret the provisions of the Del Norte Specific Plan.

6.1.2 Substantial Conformance

“Substantial conformance” means that any proposed activity, construction, and development complies with the Del Norte Specific Plan, adopted mitigation measures, and project conditions of approval; where no additional units, property, or parcels beyond that provided by the specific plan or approved map are involved; approved minimum lot sizes and setbacks are maintained; proposed construction is consistent with the architectural guidelines provided in the specific plan; no grading

beyond substantial conformance limits is proposed; and no significant environmental impact is created. The Planning Director or their designees shall make a determination of substantial conformance prior to the issuance of any permits or approval of plans. No written determination is required provided that plans submitted to the city for approval exhibit substantial conformance with the Del Norte Specific Plan.

6.1.3 Modifications & Minor Adjustments

In order to provide flexibility to the review process, the Planning Director, without a public hearing, may approve through a Minor Site Plan Review any minor adjustments to the project of a development standard for yards, setbacks, and architecture.

6.2 Implementation

The following section describes how the Del Norte Specific Plan will be built and financed.

6.2.1 Phasing

The community shall be developed in two (2) phases:

- Phase 1 shall include demolition of all structures and clearing of the site, grading, and installation of all utilities and roadways. Phase one is anticipated to last approximately six (6) months.
- Phase 2 shall include the construction of all buildings. Phase 2 may be further divided into sub-phases and is expected to last approximately twenty-four (24) months depending upon market conditions.

All new development shall provide the appropriate level of public improvements, services, and utilities to adequately serve the proposed uses for each phase of development. Confirmation by the Public Works Department of adequate facilities shall be provided prior to the issuance of building permits.

If needed, temporary on-site private streets and drive aisles shall be provided subject to the approval of the Public Works and Fire Departments.

Each undeveloped phase shall be maintained in a weed free condition.

6.2.2 Financing

All private infrastructure improvements shall be funded entirely by the developer of the community. Public improvements shall be conditioned to be completed by the developer as determined appropriate by the City of West Covina. The developer shall pay any applicable fees to the City of West Covina or other applicable agencies if required for connection and/or capacity expansion fees (or other similar fees). The City of West Covina shall ensure and developer shall install adequate facilities available to serve the project prior to issuance of an occupancy permit for any portion of the project consistent with the phasing policies describes in section 6.2.1.

Consistent with the City of West Covina's requirements or mitigation measures identified in the Mitigated Negative Declaration, the project developer shall be required to pay fees or contribute to public service facilities on a prorated share based

on the project impacts to public services. Confirmation that the project has met it's fair share contribution to public services shall be required prior to the issuance of a building permit or occupancy permit, as determined by the Public Works Director.

6.2.3 Maintenance

The Del Norte Community shall have a private Homeowners Association (HOA). The association shall provide maintenance of all private common area improvements, including landscape, fence, and wall repairs. The HOA shall also be responsible for all private streets, alleys, and motor courts. Lastly, the HOA shall be responsible for all front yard landscape improvements.

All improvements within the specific plan area shall comply with maintenance of standards, buildings, and structures for Multi-Family Zones as specified in the WCMC.

6.2.4 Conveyance of Land

The conveyance of the 1.45 acres of open space land and extension of West Del Norte Street to the City of West Covina will occur during or after the final map is recorded. Land area involved shall comply with the standards specified the WCMC.

APPENDIX A - GENERAL PLAN CONSISTENCY ANALYSIS

GENERAL PLAN CONSISTENCY ANALYSIS

The General Plan Consistency Analysis provides a summary of applicable goals, policies, and actions to demonstrate the specific plan's compliance with the General Plan as required by State law. Related policies and actions have been grouped together, where appropriate, to provide a more concise discussion. Policies and actions, indicated with a "P" and "A" prefix respectively, are highlighted in orange and are followed by a brief analysis of the how the specific plan implements them.

General Plan Part 2 – 1. Natural Community

“Our goal is to live in balance with our natural environment by preserving the existing open spaces; improving the quality of natural resources; and greater access to open space.”

P1.1 Promote alternative transportation modes like walking, biking, and transit that reduce emissions related to vehicular travel.

The Del Norte Specific Plan promotes alternative modes in a variety of ways. Biking is supported by providing bicycle parking in compliance with CalGreen. Transit is located at the intersection of W Rowland Avenue and N Sunset Ave and at the intersection of N Sunset and W Workman Ave, less than a quarter mile south of the site.

P1.2 Promote the use of energy-efficient vehicles.

The project supports the use of energy efficient vehicles by providing EV charging in compliance with CalGreen.

P1.3 Minimize the adverse impacts of growth and development on air quality and climate.

The project minimizes the adverse impacts of growth and development on air quality and climate by providing high density housing within walking distance of transit stops and local parks. Proximity to these uses may reduce the number of vehicle miles traveled and promotes the use of alternative modes of travel. Furthermore, the project with comply with CalGreen and the current energy code, which requires the provision of EV charging, bicycle parking, energy efficient appliances, increased insulation, high performance windows, solar roof panels, water efficient landscaping, and more. These design features all contribute to a reduction in energy use and vehicle emissions, which help minimize impacts on air quality and climate.

P1.5 Where appropriate, new development shall minimize impervious area, minimize runoff and pollution, and incorporate best management practices.

In accordance with regional and local regulations, Best Management Practices have been implemented as part of the stormwater treatment plan for the site to prevent pollutants from entering the storm drain system. The typical path of travel for the onsite runoff are as follows: flows overland and gets intercepted by either catch basin, trench drain, or area drains. Flows through a storm drainpipe to a hydrodynamic separator for pretreatment, then to a storm drain manhole and then to the infiltration chambers located underneath the guest parking spaces.

P1.6 Preserve, conserve, and add to public open space.

A1.6b Continue to add public open spaces through developer dedication, in-lieu fees, or conservation easements.

The developer will be dedicating a 1.45 acre area to the City of West Covina. The existing baseball field improvements will remain, providing more public open space to West Covina residents.

The developer is required to pay in-lieu fees for parkland obligations not met by land dedication. In addition, the project provides on-site recreational amenities, which will reduce the demand on public parks and open space areas.

P1.9 During the review of public and private development projects, analyze potential impacts to views of natural areas from public streets, parks, trails, and community facilities.

There are no views from or through the site and the proposed project will not impact any views.

P1.10 To preserve nighttime views within and immediately adjacent to single family residential zones, require property owners within and directly adjacent to these zones to utilize shielding and directional lighting methods to direct lighting away from adjoining properties.

A1.10 Adopt development standards that prevent glare and light trespass and assess the impact of outdoor lighting during the development review process

Section 2.3.9 of the specific plan requires that site lighting be evaluated as part of the design review process and includes lighting standards designed to minimize skyglow and reduce light trespass onto adjacent properties.

P1.11 Plant to maximize the social, economic, and environmental benefits of trees.

A1.11a Develop a street tree master plan for the downtown area as part of the Downtown Plan and Code. Develop urban design strategies with unique palettes of trees that add character to the street space. Consistency and variation in tree form, color, and seasonal display can be used to create dynamic and harmonious streetscapes.

A1.11c Pursue an expanded and equitable distribution of trees

and greening throughout the City. Fill in the gaps in canopy cover, address aging tree population, and identify vacant and new planting spots. Target planting where pedestrian and public realm improvements are prioritized such as safe streets to schools and parks. Set a citywide tree canopy coverage goal.

The projects landscape concept has been designed to plant and replace street trees along both the North Nora Avenue and West Del Norte Street frontages. This new landscape plan will greatly increase the number of street trees. Within the site, a tree survey was conducted.

General Plan Part 2 - 2. Our Prosperous Community

“Our goal is to maintain and monitor West Covina’s fiscal health, reinforce the West Covina’s image as a great place to Live, Work and Play in the San Gabriel Valley, and nurture local businesses and attract non-retail jobs.”

P2.1 Maintain and enhance the City’s current tax base

A2.1 While the City of West Covina has a significant inventory and variety of retail space, there should be continuing efforts to improve the performance of retail establishments in terms their generation of taxable sales for the City. The City is fortunate enough to capitalize on its location along the I-10 corridor with a regional mall, several big box stores, and a cluster of auto-dealers, and numerous neighborhood and community serving retail centers. Strategies and actions to enhance retail performance may include:

- Attract unique eating and drinking, and ethnic dining establishments to the downtown area that can capture a greater share of local food and beverage dollars. Local and regional eating and drinking establishments (as well as some national fast-casual chains) drive visitation and can add to the ‘authenticity’ of a vibrant downtown district around Plaza West Covina. Carefully curate the retail and dining offer of downtown West Covina with

targeted retail recruitment in a manner that complements new developments, public realm investments, and existing and on-coming retail in established retail centers.

- Improve connections to the Mall from Surrounding Areas. In order for the mall visitors to support other complementary retail and dining in the downtown area and vice versa, creating strong connections to both the Glendora Avenue Corridor and the Civic Center from the Mall location can help create a more integrated downtown district.
- Explore Opportunities to Reposition Underperforming Strip Centers along Corridors. While as of 2015, some of the neighborhood and community serving retail centers are doing well, the City has a significant inventory of undifferentiated retail centers and stand-alone retail, many of which compete with each other, driving down sales performance. The City should explore opportunities to encourage the repositioning of

some of these underperforming retail real estate, which either achieve rents below that in comparable retail markets, or have not been renovated within the past 15 to 20 years. In addition to renovation and reinvestment in the capital facilities some of the existing under-performing retail real estate can be repositioned with a mix of other employment of residential uses and possibly smaller but higher performing retail footprints.

The proposed project supports nearby retail uses by diverse housing opportunities within a area that is predominately single-family residential.

A2.1c Ensure that new development is not a fiscal burden to the City. The City should adopt a clear set of policies to ensure that new development does not impose any fiscal burdens to the City and does not take away resources from providing the current level of services. This is typically achieved by requiring proponents of new developments to provide a fiscal impact analysis of proposed projects, and have it peer

reviewed by an independent consultant (compensated by the project proponents), prior to approving final entitlements. While it is not suggested that all projects be fiscally positive as a requirement for approval, as there may be projects considered by the City for their strategic importance or catalytic potential, it is important that the fiscal impacts of new projects are publicly circulated and reviewed as part of the City's decision making process.

The proposed project will have a positive fiscal impact for the City. Impact fees will be paid by the applicant. These fees help will help to ensure that the new infrastructure and services are available through the City. In addition, residents of the project will be paying property taxes that will generate a net fiscal benefit for the City.

P2.3 Focus new growth in the Downtown Area to create vibrancy and invest in key public improvements. West Covina should capitalize on developer interest in Downtown, with targeted improvements that will encourage further investment.

A2.3a Invest in infrastructure and improve the public realm. A cohesive “sense of place” and aesthetic appeal is increasingly important to a broad range of demographics and implementing public realm improvements will be essential to capturing new development. West Covina should prioritize realizing the improvements identified in the General Plan update during regular streetscape upgrades, as well as investing in targeted improvements. In addition to streetscape, signage, and lighting improvements, the City should consider aesthetic improvements to the Walnut Creek Wash in partnership with County and other regional partners. The improved Wash can become a recreational and leisure hub for residents and visitors. The City should create a targeted downtown infrastructure implementation plan as part of the City's capital development and public works plan, and prioritize investments based available resources.

P2.5a Encourage transformative development in the triangle bounded by Glendora Avenue, Vincent Avenue, and Interstate 10.

Although the project is not located in the downtown, the specific plan area serves as a gateway to the residential area off of Interstate 10. As such, improvements to the North Sunset Avenue corridor will benefit the downtown and will encourage additional future investment in the downtown area.

P2.6 Create a diversity of housing options. Younger demographics are increasingly drawn toward urban-style, walkable living, as are baby boomers who value their independence, but anticipating limited mobility, are moving to multifamily homes in close proximity to transit, retail, food and dining, and entertainment choices.

A2.6a Support higher-intensity and high-quality multifamily development in the downtown. Encourage multifamily projects that are urban in design and facilitate a pedestrian oriented environment by utilizing ground-floor retail, and active

and vibrant streetscapes. West Covina should promote opportunities, engage developers, and support higher-intensity, mixed-use multifamily residential development. The City can work to familiarize the development community with the City's General Plan and Vision for Downtown, and emphasize the City's commitment with a priority list of infrastructure investments, and expectations in terms of development/design quality.

P2.7 Target employment based uses to downtown. West Covina's employment base as of 2015 is dominated by retail trade, which as an industry, is projected by the Southern California Association of Governments (SCAG) to have relatively slow growth over through 2025. Education, healthcare and professional services, however are expected to have above-average growth, and capturing one or more major employers in these sectors could not only improve the City's economic strength and provide high-quality jobs for residents, but could also anchor one of many

key currently underutilized sites in West Covina's downtown, and support the City's fiscal health.

The Del Norte Specific Plan provides new medium-density housing options in walking distance of retail, food and dining, and entertainment choices, which are appealing to a young professional demographic. Offering new, attractive, and economical housing options for these buyers within walking distance of downtown can create an employment base for the type of businesses the City seeks to attract.

General Plan Part 2-3. Our Well Planned Community

“Our goal is to direct new growth to the downtown area where development pressures are the greatest and change is desired, while protecting the stable residential areas; target housing and job growth in strategic areas along the corridor; and encourage pedestrian-oriented mixed-use development, while providing vibrant public gathering places.”

P3.1	Preserve existing housing stock.	The Del Norte Specific Plan is designed to redevelop an aging school site with new, high quality residential uses that are designed to complement the adjacent established residential neighborhood. By adopting a specific plan, the accompanying development regulations are designed specifically to complete, enhance, and reinforce the character of the neighborhood. The specific plan also requires the implementation of a HOA who will be responsible for enforcing CC&Rs and maintaining commonly owned parcels, including the front yards along North Nora Avenue and West Del Norte Street. This maintenance entity will ensure that the proposed improvements to this property will remain attractive and in good repair for the long-term, thereby supporting the stability of the neighborhood.	The specific plan area is currently owned and operated by the West Covina Unified School District. The District’s decision to sell the property indicates that this location is no longer needed to serve the educational needs of the community; therefore, a new use must be assigned to allow the property to be developed to its highest and best use. As an infill site, residential uses offer the most compatible use. New homes will replace aging school buildings and new landscaping and street trees will revitalize both corridors, improving walkability and the character of the area. The proximity to transit, shopping, entertainment, and services as well as convenient freeway access make this an ideal opportunity for higher density housing; however, adjacencies to existing single family neighborhoods require a more moderate density to preserve the character of these established neighborhoods. The Specific Plan proposes a blend of residential densities that appropriately address the single-family adjacencies with limited height and density while allowing for the increased densities that are appropriate for the northeast portions of the site. This proposal offers the City an opportunity to implement general plan goals for more efficient and sustainable development that capitalizes on transit and walkability while also supporting the goal of preserving established neighborhoods.	
A3.1	Incorporate standards in the development code to preserve the existing form and character of stable residential areas and prevent encroachment of incompatible land uses and intensity.			
P3.2	Support vibrant, economically strong neighborhoods through education and enforcement of property maintenance regulations.			
A3.2	Establish incentives to upgrade the appearance of poorly maintained or otherwise unattractive sites, and enforce existing land maintenance regulations.			
P3.3	New growth will complete, enhance, and reinforce the form and character of the unique West Covina neighborhoods, districts, and corridors.			
A3.3	Adjust regulations for the neighborhoods, districts and corridors to reflect the nature of intended change.	P3.4		Direct new growth to downtown area and the corridors. Adapt economically underused and blighted buildings, consistent with the character of surrounding districts and neighborhoods, to support new uses that can be more successful. Provide opportunities for healthy living, commerce, employment, recreation, education, culture, entertainment, and civic.

A3.2 Adopt form-based codes for the Downtown area and Corridors that:

- Utilize clear development requirements tailored to the community's vision;
- Increase land use choices and encourage community vitality;
- Foster a rich public realm, with engaging private frontages, complete streets, and access to a range of open spaces;
- Insist on the highest standards of quality in architecture, landscaping, and urban design; and
- Offer predictable streamlined development review process and produce predictable outcomes.

Although the Specific Plan is not form-based, it fulfills the intent by providing a clear vision for the property with accompanying development standards designed to foster improved corridors along North Nora Avenue and West

Del Norte Street with private frontages that engage the sidewalk and street. Design Guidelines provide high standards of quality for architecture and landscaping with clear direction and a defined development review process for implementing the Specific plan.

P3.6 Reduce West Covina's production of green-house gas emissions and contribution to climate change and adapt to the effects of climate change.

A3.6 Key land use adaptation strategies to reduce greenhouse gas emissions are:

- Promoting transit-oriented infill development, and
- Providing incentives for high-performance buildings and infrastructure.

The Specific Plan proposes infill residential development within walking distance to transit, retail, entertainment, and services. These adjacencies promote a reduction in vehicle trips, thereby reducing emissions that contribute to climate change. Buildings will also be constructed to current building code standards that require high-performance

net-zero buildings, water efficient landscaping, parking for bicycles, charging for electric vehicles, and more that significantly reduce greenhouse gas emissions when compared to existing housing and the uses that currently exist on site.

Part 2 – 4. Our Accessible Community

Our goal is to provides safe access for all users—pedestrians, cyclists, public transit users, and motorists—of all ages and abilities. Design streets that consider both the existing and future context of transportation and land use and seek to be in harmony with the adjacent area's history, environmental resources, and overall aesthetic.

P4.1 Coordinate and integrate land use, economic and transportation planning policies.

A 4.1 Adopt a new land-use oriented system of street classifications as described in the City-wide Thoroughfare Plan.

The proposed land uses support the vision of integrated landscape and transportation by providing higher densities of housing within walking distance of transit, shopping, entertainment, and services.

P4.8 Implement “green” streetscape elements for purposes of beautification, carbon reduction and stormwater runoff management.

A4.8 As part of the green infrastructure plan, develop a strategy to increase the tree canopy along existing arterial streets by 25 percent.

The West Del Norte Street and North Nora Avenue frontages currently have minimal street trees. Both frontages will be planted with new street trees spaced approximately 30 feet on center, thereby increasing the tree canopy by more than 90%, beautifying these two corridors, increasing carbon sequestration, and shading sidewalks to reduce heat island effect and provide pedestrian comfort.

P5.4 Buildings, lots, and blocks primarily scaled around the pedestrian and transit, creating a human-scaled spatial

enclosure. Buildings should be informed by surrounding physical context, the adjacent landscapes, structures, local conditions, building traditions, and the microclimate.

A5.4 Adjust development regulations and review processes to require assessment and appropriate response to local context.

The project was designed with the local context in mind and development standards including density, height, setbacks, and more were specifically designed to reflect these adjacencies. Homes are required to provide front doors along West Del Norte Street and North Nora Avenue and will be enhanced with porches, patios, and other design features that provide pedestrian scale and engage the sidewalk. Street trees are also required to shade sidewalks and provide pedestrian comfort.

P5.6 Continue existing beneficial energy conservation programs, including adhering to the California Energy Code in new construction & major renovations.

Homes will be designed to current Building Code standards, which require the highest level of energy consideration including the installation of photovoltaic panels (solar roofs), increased insulation and low-E windows, energy efficient appliances, and more that result in high performance net-zero energy homes.

P5.7 Manage & develop safe, reliable, economical water supply for existing & planned new customers.

A5.7 Reduce demand through water conservation techniques.

Homes and landscaping will be designed to current Building Code standards, which require energy conservation through the use of smart irrigation controller, low flow toilets, water efficient appliances, and more.

P5.8 Ensure provision of adequate sewer system capacities to serve existing & planned development.

A5.8c Pursue construction of new or replacement sewer lines consistent with the City’s Sewer System Management Plan.

As part of the preparation of the Specific Plan a sewer capacity study was completed. No off site improvements are required.

P5.9 Provide adequate facilities & services for the collection, transfer, recycling, & disposal of refuse.

As part of the preparation of the Specific Plan, Athens Services was consulted and a waste collection plan was developed to ensure that adequate waste management services are available and accommodated to serve the waste collection needs of the proposed residential uses.

General Plan Part 2 – 6. Our Healthy and Safe Community

“ Our goal is to create environments that encourage safe and healthy lifestyles and maximize the opportunities for physical activity. Well-designed public and semi-public realm foster social interaction, and good programming can draw people out of their homes and into their community.”

P6.1 Promote and support transportation decisions that reduce driving and increase rates of transit use, walking, and biking.

A6.1b The development review bodies should consider active living as a development criteria and encourage: Where practical, locating the building near transit and a diverse mix of uses; Siting the building to encourage walking; and Securing bicycle parking, and where feasible, other cycling friendly facilities such as showers and lockers.

The Del Norte Specific Plan promotes alternative modes in a variety of ways. Biking is supported by providing bicycle parking in compliance with CalGreen.

P6.2 New and renovated buildings should be designed and constructed to improve the health of the residents, workers, and visitors.

Homes and landscaping will be designed to current Building Code standards, which include measures for healthy and comfortable buildings including standards for thermal comfort, ventilation, and more.

P6.7 Preserve and strengthen social capital by supporting formal and informal social networks in the community.

A6.7 Increase access to safe, comfortable, and interesting public spaces.

The specific plan requires a minimum amount of common open space areas that must be improved with amenities and landscaping. These areas provide opportunities for people to gather and form formal and informal social networks with their neighbors in safe and comfortable spaces.

Additionally, the project will increase the size of the existing Del Norte Park with the 1.45 acre dedication that will benefit all West Covina residents.

P6.12 Address safety during development review process.

A6.12a Incorporate Crime Prevention Through Environmental Design (CPTED) principles and best practices into zoning ordinances and development review processes for new development and major rehabilitation.

Public Safety services are provided by the City of West Covina Police Department. The project has been designed with Crime Prevention Through Environmental Design (CPTED) principles in mind. Buildings are oriented with front doors and windows facing public sidewalks and common areas to allow for natural surveillance. The landscape plan utilizes the use of walkways, fences, lighting, signage, and landscape to clearly guide people and vehicles to and from the proper entrances. These way-finding features include entry monumentation at both vehicular entrances and pedestrian portals in key locations. Walls, fences, bollards, and shrubs are also used to reinforce and define public areas from private spaces. Finally, the requirement for an HOA will ensure that properties are properly maintained to prevent the specific plan area from becoming an attractive nuisance.

P6.14 Address fire-prevention during development review process.

Section 5.9 of the Specific Plan addresses fire prevention.

P6.15 Limit the exposure to potential natural hazards through adoption and enforcement of appropriate building standards, land use controls, and environmental review.

A6.15a Require all development to comply with the provisions of the latest California Building Code, including provisions related to design and engineering to mitigate potential impacts from seismic events, fires, and other hazards.

All buildings are required to be constructed to current Building Code requirements.

A6.15c Require CEQA environmental reviews to analyze and as necessary mitigate potential natural hazards on a site-specific basis.

The CEQA review analyzed potential hazards and determined that the potential impact of natural hazards is less than significant. Please refer to the Initial Study - Mitigated Negative Declaration for details.

A6.15d Require Specific Plans to recognize the findings of this Safety Element as critical land use guidelines are developed for specific areas.

The CEQA review analyzed potential hazards and determined that the potential impact of natural hazards is less than significant; therefore, no additional safety guidelines related to natural hazards are required.

P6.23 Ensure that new development is not exposed to excessive noise.

A6.23a Require new developments to reduce exterior noise levels for any usable outdoor area to the “normally acceptable” range in the City’s land use/noise compatibility matrix, shown in Table 6.4 of this Noise Element.

A6.23c Require any residential component of all new buildings to comply with the requirements of the residential noise insulations standards of the most recent edition of California’s building code.

P6.24 Ensure that new development does not expose surrounding land uses to excessive noise.

A6.24 Through the environmental review process, require applicants for new development proposals to analyze potential noise impacts on nearby noise-sensitive receivers before project approval. As feasible, require appropriate noise mitigation to address any identified significant noise impacts.

P6.27 Minimize the noise impacts of transportation facilities and improvements.

A6.27c Consider, where appropriate, tools for mitigating noise impacts of transportation facilities on new and existing development. Such tools may include noise insulation for interior spaces, site design solutions, and noise barriers such as sound walls and berms. Site design solutions such as setbacks are frequently preferable to barriers, and

berms are frequently preferable to sound walls, for reasons of aesthetics and potential noise reflection effects.

The CEQA review analyzed potential noise impacts. The CEQA document includes mitigation measures that reduce all potential noise impacts to less than significant levels. Please refer to the Initial Study - Mitigated Negative Declaration for details.

General Plan Part 2 – 7. Our Creative Community

“Our goal is to become a vibrant cultural center by weaving the arts and local heritage into everyday life.”

P7.3 Increase public art and cultural expression throughout the community.

The project is required to pay an in-lieu fee for public art.

P7.7 Assess, avoid, and mitigate potential impacts to archaeological, paleontological, and tribal resources through the CEQA review process for

development projects carried out within the City. Comply with existing regulations relating to Native American resources, including California Environmental Quality Act Section 15064.5(d) and (e) and Public Resources Code §5097.98 concerning burial grounds, and Assembly Bill 52 and Senate Bill 18 for consultation with Native American tribes for development projects carried out within the City.

A7.7 Require development to avoid archaeological and paleontological resources, whenever possible. If complete avoidance is not possible, require development to minimize and fully mitigate the impacts to the resources. Notify California Native American tribes and organizations of proposed projects that have the potential to adversely impact cultural resources.

The CEQA review analyzed potential impacts to historic, archaeological, and paleontological resources and includes mitigation measures to reduce all

potential impacts to less than significant levels. Please refer to the Initial Study - Mitigated Negative Declaration for details.

General Plan Part 2 - 8. Our Active Community

“Our goal is to enhance the value of fitness and celebrate healthy living; improve the existing condition of public open spaces and facilities to encourage use; and acquire, develop, and maintain quality of public open spaces and trails.”

P8.1 Encourage the distribution of a variety of park types and sizes throughout the City.

A8.1 Develop variety of new park types of different sizes and require them in new development.

P8.2 Encourage the development of non-traditional park types, including green belts, linear parks, urban trails, and pocket parks.

P8.4 Small and frequent open spaces should be dispersed throughout the neighborhood.

A8.4 Develop new neighborhood parks, pocket parks, and community gardens as feasible and appropriate to meet citizen needs and require them in new development.

The proposed project dedicating 1.45 acres of open space that will expand the existing Del Norte Park. The area for dedication includes existing baseball field improvements that will remain. The additional land area and amenities for the public park will benefit all West Covina Residents.

Additionally, it should be noted that the proposed project will pay its fair share of park fees for the remaining parkland obligation and will also provide recreational amenities that serve as neighborhood and pocket parks for the specific plan community. These spaces and amenities support healthy living and reduce the need for residents to travel to public parks to enjoy recreational activities, thereby reducing the demand for similar public park facilities.



AGENDA STAFF REPORT

City of West Covina | Office of the City Manager

DATE: June 16, 2026

TO: Mayor and City Council

FROM: Milan Mrakich, City Manager

SUBJECT: **CONSIDERATION OF A MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT, ZONE CHANGE, PRECISE PLAN, TENTATIVE TRACT MAP, AND TREE REMOVAL PERMIT FOR THE DEVELOPMENT OF A 232-UNIT RESIDENTIAL PROJECT LOCATED AT 1501 W. DEL NORTE STREET**

RECOMMENDATION:

It is recommended that the City Council:

1. Conduct the public hearing.
2. Adopt the following resolution to adopt the Mitigated Negative Declaration:

RESOLUTION NO. 2026-39 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND APPROVING AND ADOPTING A MITIGATION MONITORING PROGRAM FOR GENERAL PLAN AMENDMENT NO. 25-01, ZONE CHANGE NO. 25-01, PRECISE PLAN NO. 25-01, TENTATIVE TRACT MAP NO. 004618, AND TREE REMOVAL PERMIT NO. 25-10 FOR THE DEVELOPMENT OF A 232-UNIT RESIDENTIAL PROJECT AT 1501 W. DEL NORTE STREET PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

3. Adopt the following resolution to approve General Plan Amendment No. 25-01:

RESOLUTION NO. 2026-40 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ADOPTING GENERAL PLAN AMENDMENT NO. 25-01

4. Introduce the following ordinance to approve Zone Change No. 25-01:

ORDINANCE NO. 2541 – AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING ZONE CHANGE NO. 25-01 TO CHANGE THE ZONING FROM "SINGLE FAMILY RESIDENTIAL (R-1)" TO "SPECIFIC PLAN NO. 33 (DEL NORTE SPECIFIC PLAN) AND OPEN SPACE (O-S)" FOR THE PROPERTY LOCATED AT 1501 W. DEL NORTE STREET

5. Adopt the following resolution to approve Precise Plan No. 25-01 and Tree Removal Permit No. 25-10:

RESOLUTION NO. 2026-41 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING PRECISE PLAN NO. 25-01 AND TREE REMOVAL PERMIT NO. 25-10

6. Adopt the following resolution to approve Tentative Tract Map No. 004618 (25-01):

RESOLUTION NO. 2026-42 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, APPROVING TENTATIVE TRACT MAP NO. 004618

BACKGROUND:

The subject property is located on the northeast corner of Nora Avenue and Del Norte Street, with a small portion of the lot fronting on Sunset Avenue. The project site was previously developed and used as Del Norte Intermediate School, which closed in 1989. Following the closure, the subject property was used for the East San Gabriel Valley Regional Occupational Program (ROP) Technical Center. The Technical Center has been relocated, leaving the existing structures on the site vacant. The subject property is improved with school buildings, a surface parking lot, and sports fields. Vehicular access to the site is via Del Norte Street, which currently ends at a parking lot that also allows access from Sunset Avenue. The subject property is adjacent to Del Norte Park, located to the north of the site.

ITEM	DESCRIPTION
ZONING AND GENERAL PLAN DESIGNATION	"Single-Family Residential" (R-1 Area District 1) and Civic: Schools
SURROUNDING LAND USES AND ZONING	North: Del Norte Park; "O-S" Open Space South: Single-Family Residences; "R-1" Single Family Residential East: Del Norte Park, Office Use, and Single-Family Residence; "O-S" Open Space, "OPMU" Office Professional Mixed Use West: Single-Family Residences; "R-1" Single Family Residential
CURRENT DEVELOPMENT	Improved with School Buildings, but currently vacant.
LEGAL NOTICE	Notices of Public Hearing have been mailed to 741 owners and occupants of properties located within 1,000 feet of the subject site.

PLANNING COMMISSION HEARING

The Planning Commission held a public hearing on the proposed Del Norte School development on April 28, 2026. The Commission heard from several public speakers during the hearing, with some in favor of the project and some with concerns about the development. Those in favor focused on the reduction in units, the dedication of the ballfield area for the park, and the fees that the applicant would be paying to the City. Those with concerns discussed the traffic, parking, pedestrian safety, density of the project (the number of units), need for more open space, that money from project should be used in the neighborhood, that the ballfield is in poor condition, the proposed buildings should have more

decorative elements, and the school district's process. Commissioner Lewis initially made a motion to not recommend approval to the City Council, that motion died for lack of a second. At the conclusion of the hearing, the Planning Commission decided to recommend approval with recommended conditions. The motion to approve was made by Chair Becerra and seconded by Commissioner Heng. The motion passed 3 – 1 (Lewis) with Castellanos absent. The recommended conditions included the following.

1. Revise condition of approval qq. regarding CCR's to clarify, that garages must be used to park vehicles to the full extent occupying household has vehicles to place in the garage.
2. Ballfield to be dedicated in an improved condition with improvements in a safe condition.
3. The amount of guest parking shall be increased.
4. Address traffic issues from Workman Avenue on Sunset Avenue.
5. A sidewalk shall be installed on the south side of Del Norte Street from Nora to Sunset.
6. Provide undergrounding of additional utilities outside of subject property on Sunset Avenue.

Condition qq. has been revised in the Precise Plan and Tentative Tract Map Resolutions and the other recommendations provided by the Planning Commission have been added as conditions uu. Through yy. under Planning in those City Council Resolutions.

DISCUSSION:

The applicant originally submitted a 282-unit residential project that included 2-story single-family houses, 3 story townhomes and 4-story stacked flats. A public hearing before the Planning Commission was scheduled for December 9, 2025. Prior to the hearing, the applicant decided to revise the site plan to reduce the number of units proposed to 260. The Commission heard public testimony from 19 speakers, who expressed concerns about parking, traffic, loss of recreation space, neighborhood compatibility, environmental and safety issues, and inadequate public outreach. The Planning Commission continued the public hearing to January 27, 2026, to allow the applicant to submit complete plans for the 260-unit project. Subsequently, prior to the January 27, 2026, the applicant determined to revise the project to 232 residential units and include the dedication of the northeast section of the property to the City for park purposes. The project with 232 residential units was presented to the Planning Commission on April 28, 2026.

The applicant is proposing to build a 232-unit residential project consisting of 34 single-family houses on the frontage of Del Norte Street and Nora Avenue, 198 attached, three-story townhomes in the central and eastern part of the development, and a 1.45-acre park dedication where a little league baseball field is currently located. Each dwelling unit on the site includes a two-car garage, some of which are tandem garages. There will also be 66 guest parking spaces on the site, and additional street parking available on Nora Avenue and Del Norte Street. A common area for use by the residents is located in the center of the project and includes a swimming pool and other amenities. Del Norte Street will be extended through the subject property to intersect with Sunset Avenue.

The project requires the granting of the following entitlements:

- General Plan Amendment (GPA) to change the land use designation from Civic: Schools to Neighborhood Medium Residential (up to 20 units per acre) and Parks and Open Space.
- Zone Change from "R-1" Single Family Residential to Del Norte Specific Plan (SP-33) and Open Space (O-S).
- Precise Plan to allow the development of the site.
- Tentative Tract Map to allow for the subdivision.
- Tree Removal Permit for the removal of 1 significant tree.

The Del Norte School site is 13.62 acres. The proposal includes a street dedication of .43 acres to extend Del Norte Street through to Sunset Avenue. This reduces the developable portion of the site to 13.19 acres. The proposal now includes a 1.45-acre dedication to the City to expand Del Norte park and retain the little league baseball field on the northeast portion of the site. This reduces the developable portion of the site to 11.74 acres.

Park Site Dedication

The applicant is offering the northeast section of the subject property for a park dedication. That portion of the Del Norte School site has been developed and used for a little league ballfield. The existing ballfield is adjacent to another ballfield to the north (Del Norte Park) and tennis courts to the east (Del Norte Park). To the west and south is the Del Norte School site which will be developed with residential units. To the northeast of the existing ballfield is the parking lot for Del Norte Park. A six-foot wall/fence will be constructed along the perimeter of the ballfield, three feet of solid wall and the three feet of tubular steel fencing above the wall. As the proposed units will be adjacent to the ballfield outfield, a condition has been included that the homeowner's association would be responsible for installing netting or fencing to protect the condominium units and vehicles and other private properties from errant balls.

Community Outreach

The applicant held five community outreach events, three in 2025 and two in 2026. For the 2025 events, two were held during summer in the multipurpose room at the Del Norte school facility, on Wednesday July 8, 2025, and Wednesday August 13, 2025. A third community outreach event was held on Thursday August 21st, 2025, at City Hall during a Town Hall meeting for Councilmember Brian Gutierrez. For the outreach events the applicant sent invitations for the community meetings to all properties within 500 feet of the project site. Based on the sign-in sheets (Attachment No. 6), attendance for the first two meetings were 8 and 26, respectively.

Topics raised at the Community Meetings included the following.

- Traffic and congestion
- Guest Parking (On-site and along N Nora Ave and W Del Norte St) and whether it is sufficient
- Gating/fencing
- Price estimates for the units and lack of affordability
- When homes would be available for purchase and an interest list sign up
- If items from the school will be donated before demo
- Removing two fields from Little League access
- Not enough amenities provided for the density

Following the Planning Commission hearings scheduled in December and January, the applicant held two additional community outreach events. One was held on February 19, 2026 at City Hall as part of Councilmember Gutierrez's Town Hall meeting. The second was held on March 4, 2026 at the multipurpose room at Del Norte School. At this meeting there were 45 individuals in attendance.

Topics discussed at the March Community Meeting included the following:

- The proposed type of residential units proposed, two-story developments in the area, and why high end homes were not proposed.
- Will there be RV parking be provided.
- The proposed pool for homeowners.
- The benefit to the park of the dedication, little league use, and existing dog park to remain.
- Police impacts, the requirements for impact fees and requirements for calculating impact fees.
- Traffic counts.
- Construction impacts.

General Plan Amendment

The site currently has a General Plan Land Use Designation of Civic: Schools, which does not allow for residential development. Approval of a General Plan Amendment (GPA) is required to allow for the proposed residential development and also the applicant's proposal to dedicate 1.45 acres to the City for the expansion of Del Norte park. The proposal requires the subject property to be amended to Neighborhood Medium Residential (up to 20 units per acre) for 11.74 acres and to Parks and Open space for 1.45 acres (Attachment No. 2).

The proposed designation of Neighborhood—Medium Residential (NM) allows up to 20 dwelling units

per acre. The proposal is for 19.76 dwelling units per acre. This designation “anticipates a mixture of detached and attached dwellings and higher building types at approximately 9 to 20 dwelling units per acre...with small scale commercial at key locations, primarily at intersections and adjacent to corridors.” The proposed project is consistent with the following General Plan policies and actions:

- Policy 3.3 New growth will complete, enhance, and reinforce the form and character of unique West Covina neighborhoods, districts, and corridors.
- Policy 3.6 Reduce West Covina’s production of greenhouse gas emissions and contribute to climate change and adapt to the effects of climate change.
- Goal 2, Housing Element Provide a variety of housing types to accommodate all economic segments of the City.
- Policy 8.6 Develop a network of open spaces.

Zone Change

The subject property is currently zoned Single-Family Residential (R-1), Area District 1. The applicant is requesting a zone change to Specific Plan No. 33 (Del Norte Specific Plan) to allow for higher density and multi-family residential units and to allow for the park dedication. For the 11.74-acre residential development the proposed development standards of the Specific Plan would replace those of the Municipal Code. A Specific Plan is a planning document that implements the goals and policies of the General Plan. Specific Plans contain development standards and implementation measures that are created for a project located in a specified geographic area. For the 1.45-acre park dedication, the zoning would be changed to Open Space (O-S) to be consistent with Del Norte Park and other parks in the City.

Properties to the west and south are zoned Single Family Residential (R-1). The property to the north is zoned Open Space (O-S), and the properties to the east are zoned Office Professional Mixed-Use (OPMU) and Residential-Agriculture (R-A). The proposed zone change to a Specific Plan will ensure that the project is developed in a manner compatible with the surrounding uses. The proposed zone change to Open Space (O-S) will ensure that the park site is compatible with other park sites in the City.

Precise Plan

The precise plan is for the review of the site plan and architecture of the residential project. The proposed park dedication would become part of the park and therefore would then be improved through the implementation of a Park Master Plan.

The proposed project is a 232-unit residential project consisting of detached and attached residences. The proposal includes 2-story single-family units and 3-story townhomes. For each type of unit proposed, there are a variety of plans. Below is a breakdown of the available plans for each proposed unit type.

Single-Family Units (2-Story)

16 Units (Plan 3222) – 1,678 sf – 3 Bedroom, 2.5 Bathrooms

18 Units (Plan 3522) – 1,957 sf – 4 Bedroom, 3 Bathrooms

Townhomes (3-Story)

44 Units (Plan 1) – 1,226 sf – 2 Bedroom, 2.5 Bathrooms

77 Units (Plan 2) – 1,470 sf – 3 Bedroom, 3 Bathrooms

77 Units (Plan 3) – 1,755 sf – 4 Bedrooms, 4 Bathrooms

Architecture

The proposal includes a variety of building types with two architectural styles: Spanish and Seaside. The Spanish architectural style is characterized by gable roofs with "s" roof tiles, stucco walls, shutters, clay vent end details, and window details. The Spanish architecture colors are earthtones with beige wall colors, terra cotta colored roof tiles, and brown accents. The Seaside architectural style is characterized by gable roofs with composite shingle roofs, stucco walls, accent areas of horizontal siding, shutters, exposed rafter tails, corbels under windows, and window details. The Seaside architecture colors are light gray wall colors, dark colored roofs, and blue accents.

Single Family Units

The detached single-family units are 2-stories and a maximum of 24 feet, 6 inches in height. Enhanced side elevations are included on the house adjacent to Del Norte Park, the house adjacent to Sunset Avenue, and on the houses on either side of the two drive entries. A condition of approval has been included requiring the location of the enhanced elevations.

The single-family houses each have front, side, and rear yards for private open space. Generally, these units have a minimum 18-foot front yards, 5-foot side yards and 10-foot rear yards, but there is some variety. Lot sizes range from 2,646 square feet to 3,379 square feet.

Townhomes

The townhome units are 3-stories and a maximum of 37 feet, 10 inches in height. Enhanced elevations for the townhomes are included on the side elevations that face Del Norte Park and on other side elevations that front onto the interior driveways.

The townhome units have a range of private open space between 88 and 214 square feet. Some units have ground floor patios; all units have second story balconies.

Site Plan

The design of the development includes single-family houses along Del Norte Street and Nora Avenue. Two drive lanes, one on Del Norte Street and one on Nora Avenue, allow vehicular access to the project site. A system of internal drive lanes provides access to the townhomes as well as their garages.

The detached units along Del Norte Street and Nora Avenue are set back 18 feet from the property line. Two-car-wide driveways are proposed along these frontages leading to two-car garages. A 12-foot parkway is proposed along the new Del Norte frontage, 10 feet along the existing Del Norte frontage and 10 feet along the Nora frontage. On the new Del Norte frontage along the south side of the new street, a 13-foot parkway is proposed and a 9-foot-wide parking area adjacent to the curb. The parkway will be improved with sidewalks and curbs. The single-family homes have front entrances facing the corresponding street. These houses would have minimum 5-foot side yard and 10-foot rear yard. The single-family properties would be subdivided to allow for the sale of the unit with the property (fee simple). The attached units would be condominiums, with the property owned in common (air space).

Air conditioning condensers for all dwellings are at the ground level located within the rear yard area for the detached units and in the front or side of the attached units. The condensers will be screened with low walls or landscaping.

Vehicular access to the subject property will be provided by two driveways, one on Del Norte Street and one on Nora Avenue. The entry driveways (26 feet in width) will route vehicles to private lanes (26 feet in width) throughout the site to the dwelling units, guest parking spaces, and the private recreation area.

The development is adjacent to Del Norte Park on its northern perimeter and on a portion of the eastern perimeter. Along both property lines, the buildings would be set back 10 feet minimum.

Parking

Each attached and detached unit has a two-car garage. A total of 464 parking spaces are provided in the garages. Of the 232 garages provided, 155 are two-car garages and 77 are tandem garages. All tandem garages are provided for the townhomes. In addition to the parking within the garages, the proposal includes 66 guest parking spaces. These guest parking spaces are spread out through the development in 90-degree parking spaces. A total of 530 parking spaces are provided for the units, which is 2.28 spaces per unit. In addition, the detached houses have driveways that will allow 2 cars (an additional 68 spaces). Street parking is allowed on the surrounding streets. In the newly developed portion of Del Norte Street, 11 parking spaces will be added on the south side of the street.

Comparison with Recent School Site Projects

Recently, two other former school site were approved and developed with housing. Below is a chart that provides a comparison of those projects. Both of the two former projects (Pioneer and Vincent school sites) were approved in 2021. Land values, construction costs and housing costs have increased since that time.

School Site	Pioneer (3/9/21)	Vincent (5/25/21)	Del Norte
Lot Size	9.14 acres	8.05 acres	11.74 acres
# of Units	158	119	232
Density	17.29 units per acre	14.8 units per acre	19.76 units per acre
Total Parking	415 parking spaces	285 parking spaces	530 parking spaces
Guest Parking	99 parking spaces	47 parking spaces	66 parking spaces
Parking Ratio	2.6 per unit	2.39 per unit	2.28 per unit
Central Open Space	10,450-square foot	8,578 square feet	21,000 square feet
Mailing Radius Noticing	300 feet	300 feet	1,000 feet

Code requirements for the mailing radius were changed in 2024. The Municipal code currently requires a mailing radius of 500 feet. The applicant voluntarily agreed to a 1,000-foot radius for noticing.

Walls/Fences, Lighting, and Landscaping

The proposal includes a variety of walls and fences in the project. The northern and eastern perimeter adjacent to Del Norte Park would have a 6-foot-tall fence, with 3-foot being a block wall and the upper 3 feet being tubular steel. This includes the area adjacent to the park dedication ballfield site. The area behind the existing medical use and single-family house on the eastern side would retain the existing 6-foot wall. A new 6-foot block wall would be constructed between the new houses and existing house along the extended Del Norte Street. The front yards of the single-family houses along Del Norte Street and Nora Avenue would be open. The side and rear yards of the houses would include 6-foot vinyl fences.

Light poles will be located along Del Norte Street and Nora Avenue and along the interior driveway network. Low bollards and tree uplighting will provide illumination throughout the rest of the site.

The proposal is to remove all trees from the site and from the surrounding parkways. The Arborist Report submitted for the project, indicates that there is one Coast Live Oak tree. The Coast Live Oak is a significant tree per the West Covina Municipal Code and therefore a Tree Removal Permit is required. The applicant is proposing to install landscaping on all non-paved/non-built surfaces of the site, primarily around the buildings. Street trees, approved by the City, will be planted along the Del Norte Street and Nora Avenue parkways. Additional trees of various species will be planted along the internal drive network and common open space areas. A variety of shrub and ground cover types will also be planted. The preliminary landscape plan provided indicates that the project will include 293 trees. Approval of a final landscape and irrigation plan is required by the conditions of approval.

Tree Removal Permit

There are a total of 16 on-site trees and 8 street trees along Nora Avenue and Sunset Avenue. Development of the site will require removal of all 26 trees. Of these, 1 tree is significant per City Ordinance (Section 26-294 Division 9 – Preservation, Protection and Removal of Trees – Protection of trees during development activity). Significant trees are defined as certain species or located within the front setback. The significant tree on site is a Coast Live Oak tree, which is located between buildings on the Del Norte frontage. The removal of the tree requires the approval of a tree removal permit. The applicant will be required to replace the significant trees on the site and the street trees at a 1:1 ratio, with the required replacement tree being a 36-inch box tree.

Community Open Space

The proposal includes 208,818 square feet of open space in the development. Open space is provided in a central open space, secondary open spaces, paseos, private yards, patios and decks, as well as the park dedication. A large community open space is proposed in the center of the project. This central open space is 21,000 square feet and would include amenities such as a swimming pool, spa, barbeque area, shade structure, and a turf area. Secondary open space areas are provided in smaller areas mainly along drive lane frontages and on the perimeter of the development. Paseos are in areas between buildings that provide front door access to units. The park dedication is 1.45 acres (63,349 square feet).

Community Benefit Contribution

As a part of the Precise Plan, the applicant would be required to establish a homeownership assistance program for no less than twenty-seven homes (10 percent). The homeownership assistance program will be made available to first-time homebuyers with priority given to existing West Covina residents, and/or low- or moderate-income individuals/families. A minimum of \$15,000 a unit will be required to be dedicated to the program.

Regional Housing Needs Assessment (RHNA)

Since 1969, the State has required all local governments to plan for the housing needs of the community. The process starts with the State Department of Housing and Community Development (HCD), determining how much housing is needed. Each City in California is then required to adopt housing elements, which among other things, indicate how the City will meet their assigned local housing needs. The housing need is specified in different ranges of housing affordability including very low, low, moderate, and above moderate (market rate). West Covina was assigned 5,346 units for the City to allow between October 15, 2021, through October 15, 2029. Below is a chart that indicates the status of housing completed since October 15, 2021.

Housing Type	Required Units	2022	2023	2024	Total Units Completed	Units Needed
Very Low	1,653	0	19	33	52	1,601
Low	850	31	44	24	99	751
Moderate	865	21	24	12	57	808
Above Moderate	1,978	0	231	72	303	1,675
Total	5,346	52	318	141	511	4,835

Public Art

As a part of the Precise Plan, public art would be required. The applicant has the option of commissioning their own public art piece or paying the in-lieu contribution equal to one-half percent of the total project costs.

Development Impact Fees/Park Fees

The City adopted Development Impact Fees in December 2015. In this case, the fees are currently \$2,059 (per unit) for single-family detached and \$1,468 for attached/multi-family. In addition, the applicant is required to pay a park dedication in-lieu fee of \$961,350. The applicant has submitted an SB 330 application to “freeze” applicable fees at the amount they were at the date the application was submitted.

Tentative Tract Map

The applicant has applied for a Tentative Tract Map to subdivide the land. The 34 single-family houses would be for sale lots (fee simple). The remainder of the site will be an air rights subdivision with the townhomes available for sale as condominiums. The project will utilize a Homeowner's Association (HOA) that will be responsible for maintaining the project, except for the interior of the units. Covenants, Conditions, and Restrictions (CC&Rs) will be created to regulate the HOA. The HOA will maintain all streets, curbs, and gutters, utilities, perimeter walls, building exteriors, common open space areas, sidewalks, site walls, signage, and exterior lighting. For the single-family houses, the HOA will maintain

their front yards and parkways in front of the houses. The owners of the property will maintain the rear yards.

REQUIRED FINDINGS

Findings are required to allow the Planning Commission to approve the precise plan and tentative tract map. The findings for entitlements are included in each of the resolutions (Attachment Nos. 4 and 5, respectively) and are also presented below. Factual support for several of the findings below is contingent upon the passage of the General Plan amendment and Zone Change in order to find consistency between the project and legislative standards.

Findings necessary for the approval of a **Precise Plan** are as follows:

a. The proposed development plans and the uses proposed are consistent with the General Plan and any applicable specific plan.

The project is a request for a Precise Plan to allow for the construction of a 232-unit residential development with a Specific Plan. There will be 464 garage parking spaces and 66 guest parking spaces onsite as well as 2 parking spaces in each of the driveways of the 34 single-family houses and parallel parking spaces along Del Norte Street and Nora Avenue frontages. The applicant is also requesting approval of a General Plan Amendment from Civic: Schools to Neighborhood Medium Residential (up to 20 units per acre) and Open Space (for the park dedication). The project also requests the approval of a Tentative Tract Map to create individual lots for sale. The proposed project is consistent with the following General Plan policies and actions:

Policy 3.3 New growth will complete, enhance, and reinforce the form and character of unique West Covina neighborhoods, districts and corridors.

The project is surrounded by single family residences, Del Norte Park, and a small office. The applicant is proposing to develop two-story single-family houses along the frontages of Del Norte Street and Nora Avenue. The higher density 3-Story Townhomes would be constructed "behind" the single-family houses. The design of the proposal allows for a transition between the existing single-family homes and the 3-Story Townhomes. A park dedication of an existing ballfield is proposed on the northeastern corner of the property. The project has been designed to be compatible and sensitive to the surrounding single-family residential neighborhood.

The project site is close to Sunset Avenue which is designated as a "Commercial Mixed-Use Thoroughfare" in the General Plan. It is appropriate to locate higher density development near streets such as this to reduce impacts to lower intensity neighborhoods. The project will be urban infill on a site suitable for residential development.

Policy 3.6 Reduce West Covina's production of greenhouse gas emissions and contribution to climate change, and adapt to the effects of climate change.

By promoting infill development, the project creates needed housing without sprawl. This helps reduce impacts to climate change. The site is served by transit, giving residents the option to reduce the use of automobiles.

The proposed project is consistent with the following Housing Element Goals:

Goal 2 Provide a variety of housing types to accommodate all economic segments of the City.

The project will provide detached and attached, for-sale housing. The detached units will be 3 or 4 bedroom units. The attached housing will range from 2 bedroom to 4 bedroom units. The variety of layouts and size will provide a range of price to the buyers and assist the City in meeting housing production requirements of the Housing Element.

The project creates infill residential development and utilizes a variety of architectural styles. It will provide for-sale housing at a density that should support a more affordable product. It will be compatible with the single-family neighborhood that surrounds the subject property.

b. The proposed development is consistent with adopted development standards for the zone and complies with all other applicable provisions of the Municipal Code.

The project will conform to the proposed General Plan designation of Neighborhood Medium Residential, the General Plan designation of Open Space, as well as the standards of the Del Norte Specific Plan, and all other applicable development standards in the Zoning 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.

The proposed project is on a rectangular shaped lot that is improved with public school buildings that were previously used for classrooms. The site will be developed according to development standards provided in the Del Norte Specific Plan and standards in the Open Space land use designation. The project is designed to be compatible with adjacent residential development.

The project will include required parking. The site will be landscaped. Mitigation measures and conditions of approval will ensure that the site is developed such that it will 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, utilities, and the absence of physical constraints.

The proposed project site is 13.62 acres, flat and is physically suitable for the proposed project and adequate to accommodate the size and shape of the buildings, parking, park dedication, and all required development standards set forth in the West Covina Municipal Code and the Del Norte Specific Plan. The site is served by all necessary utilities. Appropriate mitigation measures and conditions of approval will ensure that the site is improved in a manner consistent with City standards.

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.

The buildings utilize Traditional (Seaside) and Spanish architectural styles with a variety of finishes, materials, and colors. The two-story buildings are designed to be compatible with and complement the existing neighboring single-family residential homes. New open block walls/fencing will be constructed along the Del Norte Park perimeter. The proposed residences will have front doors facing the street, enhancing the sense of connectedness to the existing residential community. The design characteristics create an attractive project with architectural interest and substantial landscaping.

Findings necessary for the approval of a **Tentative Tract Map** are as follows:

a. The proposed map is consistent with the general plan and any applicable adopted specific plans.

An amendment to the City's General Plan land-use map to change the designation of the site from Civic: Schools to Neighborhood Medium Residential (up to 20 units per acre) and Open Space is proposed. As noted in Finding A for the Precise Plan, the project is consistent with a number of Goals, Policies and Actions of both the General Plan and the proposed Del Norte Specific Plan.

b. The design or improvement of the proposed subdivision is consistent with the general plan and applicable adopted specific plans.

The tentative tract map conforms to the proposed General Plan designation of Neighborhood Medium Residential and Open Space, as well as the standards of the Del Norte Specific Plan, and all other applicable development standards in the Zoning Code.

c. The site is physically suitable for the type of development.

The proposed project site is flat and is physically suitable for the proposed project and adequate to accommodate the size and shape of the buildings, parking and all required development standards set

forth in the West Covina Municipal Code and the Del Norte Specific Plan. The Del Norte School site is 13.62 acres. The proposal includes a street dedication of .43 acres to extend Del Norte Street through to Sunset Avenue. This reduces the developable portion of the site to 13.19 acres. The proposal now includes a 1.45 acre dedication to the City to expand Del Norte park and retain the little league baseball field on the northeast portion of the site. This reduces the developable portion of the site to 11.74 acres. The site is served by all necessary utilities. Appropriate mitigation measures and conditions of approval will ensure that the site is improved in a manner consistent with City standards.

d. The site is physically suitable for the proposed density of development.

The subject property is a former school site that is surrounded by single-family houses, Del Norte Park, and a medical office. The proposed development includes single-family houses on the Del Norte and Nora street frontages, across the street from existing single-family neighborhoods. The proposed development will be accessible from driveways along Del Norte Street and Nora Avenue. The site is 13.62 acres and, as conditioned, is physically suitable for the proposed project and adequate to accommodate the size and shape of the buildings, parking, park dedication, and all required standards of the proposed Specific Plan subject to the approval of the Zone Change and General Plan amendment. The proposed General Plan designations include Neighborhood Medium Residential which allows up to 20 units per acre and Open Space for the park dedication. The proposed project density of the developable 13.19 acres is 19.76 units per acre. Additionally, there is a condition that requires that CC&Rs be recorded as a part of this project to ensure orderly operation. The site will be developed in accordance with the grading and construction requirements of the West Covina Municipal Code and the City Engineer.

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.

The site consists of a 13.62-acre property improved with school facilities that are currently vacant. No known endangered, threatened, rare species or habitats, or designated natural communities, wetlands habitat, or wildlife dispersal, or migration corridors are present on site. A mitigated negative declaration was prepared for the project, which included required mitigation measures for Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources, to ensure that the project will not cause substantial environmental damage or 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.

The proposed map and improvements will include access to a public sanitary sewer system for the removal and disposal of wastewater and to other necessary utility services. The site will be developed in accordance with the standards of the Engineering Division, the Municipal Code, the Uniform Building Code, and other applicable requirements.

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.

There is one easement located on the property in favor of Southern California Edison. The easement for power lines that run along the south side of the property where Del Norte Street will be extended. These power lines serve the houses to the south of the subject property. The easement will be retained as the power poles will not be modified as part of this project. The project will not conflict with the existing easement.

CONCLUSION

The Mitigated Negative Declaration of Environmental Impact (MND) prepared for the project disclosed that the project will not have a significant impact on the environment. Mitigation measures have been incorporated into the project's design as conditions of approval to reduce impacts on the environment to

a less than significant level.

The applicant has reduced the number of units and density of the project. Their original proposal included 282 units, which included 110 four-story Stacked Flats. All the units are now two or three story and the density is under 20 units per acre and consistent with the other school site developments (Pioneer and Vincent Schools). The proposed development would provide 232 new housing units in a variety of housing types, including single-family houses and attached townhomes. Unit sizes would range from 1,226 square feet to 1,957 square feet. While the applicant did not provide any affordable units, they have agreed to contribute funding to the Homebuyer Assistance Program.

The project has been designed with a variety of unit types, with two-story single-family homes proposed along the street frontages of Del Norte Street and Nora Avenue. Behind the single-family homes to the east and north (adjacent to Del Norte Park), three-story townhomes are proposed. The Project's varied density has been designed to minimize potential impacts to existing single-family housing in the area.

The proposal includes a 1.45-acre park dedication. The site is on the northeastern corner of the site and has historically been used as a little league baseball field. The park dedication can be included in the Del Norte park site and is adjacent to another ballfield to the north and the tennis courts to the east.

LEGAL REVIEW:

The City Attorney's Office has reviewed the resolutions and ordinance and approved them as to form. The City Attorney's Office did not review the staff report.

OPTIONS:

The City Council has the following options:

1. Approve the project as recommended by the Planning Commission; or
2. Provide alternative direction.

ENVIRONMENTAL REVIEW:

The City reviewed the environmental impacts of the project pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq. "CEQA") and the regulations (14 Cal. Code of Regs. §§ 15000, et seq., the "CEQA Guidelines"). An Initial Study ("IS") was prepared (by Rincon) in accordance with the CEQA Guidelines § 15063 which shows that, if mitigated, the Project would not cause any significant environmental impacts. Accordingly, pursuant to CEQA § 21091, the City prepared a Mitigated Negative Declaration ("MND") of environmental impacts. Based on the IS findings, and with proposed mitigation measures for Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources, the project would not result in significant environmental impacts.

To determine the potential impacts of the project, the following studies were completed and included as Appendices.

- Arborist Report
- Air Quality Analysis
- Preliminary Geotechnical Due Diligence Study
- Greenhouse Gas Analysis
- Cultural Resources Technical Report
- Noise Impact Analysis
- Vehicle Miles Traveled (VMT) Screening Evaluation
- Traffic Study Scoping Agreement
- Traffic Engineering and Construction Evaluation
- Sewer Area Study

The IS and MND, and a notice of intent to adopt the IS and MND was prepared, circulated, and made

available for public review between Tuesday, October 28, 2025, and Monday, December 1, 2025. During this period, the City received two comment letters from area agencies. A Response to Comments was prepared and is attached as Attachment No. 7. Therefore, no further environmental review is required. The MND, Response to Comments, and other CEQA documents can be found on the City website at <https://www.westcovina.gov/245/Projects-Environmental-Documents>. A Mitigation Monitoring Program is an exhibit of Attachment No. 1 and provides information on the mitigation measures and monitoring by responsible agencies.

The IS-MND was prepared for the original project submitted with 282 units, and which included 4-story units. Based on the revision of the project to 232 units, Rincon prepared a Findings of Consistency (Findings) document to analyze whether the proposed residential project is consistent with the findings and assumptions in the circulated IS-MND. The Findings conclude that the revised project would not introduce new land use types or expand the previously analyzed development footprint. Therefore, the revised project would not result in any new or increased significant environmental effects beyond those identified in the circulated IS-MND. These Findings of Consistency are located in Attachment No. 8.

Prepared by: Jeff Anderson, Contract Planner

Fiscal Impact

FISCAL IMPACT:

The development project will have the following fiscal impact.

1. The applicant will pay a park in-lieu fee of \$961,350.
2. The applicant will pay impact fees of \$360,670 (\$2,059 for each single family unit and \$1,468 for each multi-family unit).

Attachments

Attachment 1 - Resolution Adopting MND - Del Norte - Final
Attachment 2 - 2026-40 GPA Resolution Final
Attachment 3 - 2541 Zone Change Ordinance Final w SP
Attachment 4 - 2026-41 Precise Plan Resolution Final
Attachment 5 - 2026-42 Tentative Tract Map Resolution Final
Attachment No. 6 - Community Outreach
Attachment No. 7 - MND Response to Comments
Attachment No. 8 - MND Findings of Consistency
Attachment No. 9 - PC Minutes 4/28/26

CITY COUNCIL GOALS & OBJECTIVES: A Well-Planned Community
Enhance City Image and Effectiveness



AGENDA STAFF REPORT

City of West Covina | Office of the City Manager

DATE: July 7, 2026

TO: Mayor and City Council

FROM: Milan Mrakich, City Manager

SUBJECT: CONSIDERATION OF AMENDMENTS TO FY 2025-2026 AND FY 2026-2027 BUDGETS

RECOMMENDATION:

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

RESOLUTION NO. 2026-71 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ADOPTING A BUDGET AMENDMENT FOR THE FISCAL YEAR COMMENCING JULY 1, 2025 AND ENDING JUNE 30, 2026 (CALRECYCLE HOUSEHOLD HAZARDOUS WASTE GRANT)

RESOLUTION NO. 2026-37 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ADOPTING A BUDGET AMENDMENT FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027 (CDBG ACTION PLAN AND LOCAL HAZARD MITIGATION PLAN GRANT)

BACKGROUND:

Household Hazardous Waste Discretionary Grant

In partnership with the Regional Recycling Group and Ross-Campbell, Inc., the City submitted an application to CalRecycle's 2025-2026 Household Hazardous Waste (HHW) Discretionary Grant Program. The proposal was awarded \$50,000 to conduct a public outreach campaign to educate residents about proper HHW disposal and to direct them to Los Angeles County's Countywide Household Hazardous and Electronic Waste Collection Program facilities. The aim of the campaign is to increase the number of households that properly dispose of HHW and the overall HHW residential collection totals.

Program Year (PY) 2026 Community Development Block Grant (CDBG) Action Plan

The PY 2026 CDBG Action Plan was approved on June 2, 2026. The Plan included funding allocations for planned activities as shown below.

Project/Activity	Amount	Account
1. Housing Preservation Program *	\$ 401,032	131.505.22.20.24.00.61.61200
2. Storefront Improvement Program	100,000	131.505.22.23.21.00.61.61200
3. Friendship Park Improvements, Phase II *	646,573	131.503.80.84.00.00.77.77000
4. Administration	170,000	131.504.61.10.00.00.XX.XXXX
5. Senior Meals Program	60,000	131.504.61.51.34.00.61.61200
6. Domestic Violence Victim Advocate	20,000	131.504.61.51.34.00.61.61200
7. Housing Rights Center	10,000	131.505.61.20.25.00.61.61200
8. Action Food Pantry	6,775	131.504.61.51.34.00.62.62070
9. ESGV Coalition for the Homeless	6,775	131.504.61.51.34.00.64.64670
10. Project 29:11	6,775	131.504.61.51.34.00.62.62030
11. Covina Valley Community Support	6,775	131.504.61.51.34.00.64.64620
12. Senior Assistance Program (YWCA)	6,775	131.504.61.51.34.00.64.64440
13. Shepherd's Pantry	3,000	131.504.61.51.34.00.64.64660

* Includes carry-over of unexpended balance from prior year, as approved on June 2, 2026.

Local Hazard Mitigation Plan Grant

On July 9, 2024, the City was notified by Cal OES that FEMA had approved the City's application to the Hazard Mitigation Grant Program. In total, \$209,950 was awarded. This includes a total of \$200,000 for the project. This amount is comprised of \$150,000 from the Hazard Mitigation Grant Program and \$50,000 from the Prepare CA Match Program. FEMA approved an additional \$9,950 for administrative costs. The project is underway.

Regional Food Recovery Program (SB 1383)

The enactment of SB 1383 established statewide targets to reduce the disposal of organic waste and increase the recovery of edible food for human consumption. To comply with these requirements, local jurisdictions are required to establish food recovery programs and strengthen existing food recovery networks. Since November 2022, the City has participated in the San Gabriel Valley Regional Food Recovery Program, administered by the San Gabriel Valley Council of Governments (SGVCOG), to satisfy these requirements.

The CalRecycle SB 1383 Local Assistance Grant that currently funds the Program will expire on November 2, 2026. The SGVCOG has agreed to continue administering the Program following the expiration of the grant; however, ongoing program costs will be funded by participating member agencies. The City's anticipated cost for FY 2026-2027 is expected to be approximately \$30,000, which will be funded through existing waste management fee revenues.

DISCUSSION:

The budget amendment included as Attachment No. 1 appropriates funding related to the Household Hazardous Waste Discretionary Grant from CalRecycle into the FY 2025-2026 Budget.

The budget amendment included as Attachment No. 2 appropriates funding for the PY 2026 CDBG Action Plan, the unexpended balance of the Local Hazard Mitigation Plan Grant, and funding for the City's participation in the Regional Food Recovery Program into the FY 2026-2027 Budget.

LEGAL REVIEW:

The City Attorney's Office has reviewed the resolutions and approved them as to form.

OPTIONS:

The City Council has the following options:

1. Approve staff's recommendation; or
2. Provide alternative direction.

Prepared by: Kelly McDonald, Assistant to the City Manager

Fiscal Impact**FISCAL IMPACT:**

The attached budget amendments appropriate funding as described in the report.

Attachments

Attachment No. 1 - Resolution No. 2026-71

Attachment No. 2 - Resolution No. 2026-37

Attachment No. 3 - HD45-25-0061 Grant Agreement

CITY COUNCIL GOALS & OBJECTIVES: Protect Public Safety
Achieve Fiscal Sustainability and Financial Stability
Address Homeless Issues
A Well-Planned Community
Maintain Good Intergovernmental Relations
An Accessible Community

RESOLUTION NO. 2026-71

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ADOPTING A BUDGET AMENDMENT FOR THE FISCAL YEAR COMMENCING JULY 1, 2025 AND ENDING JUNE 30, 2026 (CALRECYCLE HOUSEHOLD HAZARDOUS WASTE GRANT)

The City Council of the City of West Covina hereby finds and declares as follows:

WHEREAS, on June 3, 2025, the Acting City Manager presented to the City Council a proposed budget for Fiscal Year 2025-26 in compliance with Section 2-151(m) of the West Covina Municipal Code; and

WHEREAS, 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 17, 2025, the City Council adopted a budget for Fiscal Year 2025-26; 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 HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby approves Budget Amendment No. 2026-27, attached hereto as Exhibit A, for Fiscal Year 2025-26.

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 7th day of July, 2026.

Letty Lopez-Viado
Mayor

APPROVED AS TO FORM

ATTEST

Thomas P. Duarte
City Attorney

Lisa Sherrick, CMC
Assistant City Clerk

I, LISA SHERRICK, CMC, ASSISTANT CITY CLERK of the City of West Covina, California, do hereby certify that the foregoing Resolution No. 2026-71 was duly adopted by the City Council of the City of West Covina, California, at a regular meeting thereof held on the 7th day of July, 2026, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lisa Sherrick, CMC
Assistant City Clerk

Exhibit A

**City of West Covina
Fiscal Year 2025-26
Budget Amendment No. 2026-27**

Fund No. - Name	Current Budget	Proposed Amendment	Amended Budget
Fund 158 –CRV			
Revenue	0	24,462	24,462
Expenditures	0	21,576	21,576
Net Change in Fund Balance	0	2,886	2,886
REVENUE TOTAL INCREASE		24,462	
EXPENDITURE TOTAL INCREASE		21,576	

RESOLUTION NO. 2026-37

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ADOPTING A BUDGET AMENDMENT FOR THE FISCAL YEAR COMMENCING JULY 1, 2026 AND ENDING JUNE 30, 2027 (CDBG ACTION PLAN AND LOCAL HAZARDOUS MITIGATION PLAN GRANT)

The City Council of the City of West Covina hereby finds and declares as follows:

WHEREAS, on May 5, 2026, the City Manager presented to the City Council a proposed budget for Fiscal Year 2026-27 in compliance with Section 2-151(m) of the West Covina Municipal Code; and

WHEREAS, 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 16, 2026, the City Council adopted a budget for Fiscal Year 2026-27; 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 HEREBY RESOLVE AS FOLLOWS:

SECTION 1. The City Council hereby approves Budget Amendment No. 2027-01, attached hereto as Exhibit A, for Fiscal Year 2026-27.

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 7th day of July, 2026.

Letty Lopez-Viado
Mayor

APPROVED AS TO FORM

ATTEST

Thomas P. Duarte
City Attorney

Lisa Sherrick, CMC
Assistant City Clerk

I, LISA SHERRICK, CMC, ASSISTANT CITY CLERK of the City of West Covina, California, do hereby certify that the foregoing Resolution No. 2026-37 was duly adopted by the City Council of the City of West Covina, California, at a regular meeting thereof held on the 7th day of July, 2026, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lisa Sherrick, CMC
Assistant City Clerk

Exhibit A

City of West Covina
Fiscal Year 2026-27
Budget Amendment No. 2027-01

Fund No. - Name	Current Budget	Proposed Amendment	Amended Budget
Fund 129 – AB 969			
Revenue	375,700	0	375,700
Expenditures	29,510	30,000	59,510
Net Change in Fund Balance	349,190	30,000	319,190
REVENUE TOTAL INCREASE		0	
EXPENDITURE TOTAL INCREASE		30,000	
Fund 131 –CDBG			
Revenue	800,000	0	800,000
Expenditures	519,054	1,199,756	1,718,810
Net Change in Fund Balance	280,946	1,199,756	(918,810)
REVENUE TOTAL INCREASE		0	
EXPENDITURE TOTAL INCREASE		1,199,756	
Fund 138 – CAL OES Grant			
Revenue	0	24,950	24,950
Expenditures	0	24,950	24,950
Net Change in Fund Balance	0	0	0
REVENUE TOTAL INCREASE		24,950	
EXPENDITURE TOTAL INCREASE		24,950	
Fund 139 – FEMA Grant			
Revenue	0	145,890	145,890
Expenditures	0	145,890	145,890
Net Change in Fund Balance	0	0	0
REVENUE TOTAL INCREASE		145,890	
EXPENDITURE TOTAL INCREASE		145,890	

Exhibit A
City of West Covina
Fiscal Year 2026-27
Budget Amendment No. 2027-01
(Continued)

Fund 158 – CRV Recycling Grant			
Revenue	0	33,625	33,625
Expenditures	0	33,625	33,625
Net Change in Fund Balance	0	0	0

REVENUE TOTAL INCREASE	33,625
EXPENDITURE TOTAL INCREASE	33,625

State of California - California Environmental
Protection Agency
CalRecycle 110 (Rev 10/19)

Department of Resources Recycling and
Recovery (CalRecycle)

Grant Agreement Cover Sheet

Grant Number
HD45-25-0061
Name of Grant Program
2025-26 Household Hazardous Waste Discretionary Grants
Grantee Name
City of West Covina
Taxpayer's Federal Employer Identification Number
Total Grant not to Exceed
\$50,000.00
Start of Grant Term
Notice to Proceed Email Date
End of Grant Term
February 28, 2029

The Department of Resources Recycling and Recovery (CalRecycle) and City of West Covina (the "Grantee"), in mutual consideration of the promises made herein, agree to comply with the provisions of this Agreement, which consists of this Grant Agreement Cover Sheet and the following Exhibits, which are incorporated by this reference and made a part of this Agreement as if attached hereto:

Exhibit A – Terms and Conditions

Exhibit B – Procedures and Requirements

Exhibit C – Application with revisions, if any, and any amendments

This Agreement is of no force or effect until signed by both parties. Grantee shall not commence performance until it receives written approval from CalRecycle. In witness whereof, the parties hereto have executed this Agreement as of the dates entered below.

Department/Grantor Name	Grantee Name
CalRecycle	City of West Covina
Signature of CalRecycle's Authorized Signatory	Signature of Grantee's Authorized Signatory (as authorized in Resolution, Letter of Commitment, or Letter of Designation)
 Digitally signed by Lu Saepanh Date: 2026.02.02 10:50:28 -08'00'	 Digitally signed by Milan Mrakich Date: 2026.01.29 15:39:25 -08'00'
Printed Name of CalRecycle's Authorized Signatory	Printed Name of Grantee's Authorized Signatory
Lu Saepanh	Milan Mrakich
Title	Title
Deputy Director, CalRecycle	Acting City Manager
Date	Date
02/02/2026	01/23/2026

Grantee Payment Address
City Manager's Office 1444 W Garvey Ave. S West Covina, CA 91790

Revised Grantee Payment Address (if needed)

Certification of Funding

Amount Encumbered by this Agreement	Prior Amount Encumbered for this Agreement	Total Amount Encumbered to Date
\$50,000.00		\$50,000.00
Grant Year/Program	Chapter	Statute Year
2025-26 Household Hazardous Waste Discretionary Grants	4	2025
Org Code	Reference	Fund
3970	101	0387
Enactment Year	Fiscal Year	Fund Title
2025	2025-26	IWMA

Fi\$Cal Expenditure Information

Reporting Structure	Program (PGM-SUB-TSK)	Account/Alt Account
39705310	3700000224	5432000

I hereby certify upon my own personal knowledge that budgeted funds are available for the period and purpose of the expenditure stated above.

Signature of CalRecycle Budget Office	Date
Jacqueline Fulkerson  Digitally signed by Jacqueline Fulkerson Date: 2026.01.22 10:50:45 -08'00'	01/22/2026



AGENDA STAFF REPORT

City of West Covina | Office of the City Manager

DATE: July 7, 2026

TO: Mayor and City Council

FROM: Milan Mrakich, City Manager

SUBJECT: CONSIDERATION OF A RESOLUTION OF INTENTION TO LEVY AN ASSESSMENT FOR THE WEST COVINA AUTO PLAZA BUSINESS IMPROVEMENT DISTRICT FOR FISCAL YEAR 2026-27

RECOMMENDATION:

It is recommended that the City Council:

1. Approve the Annual Report for Fiscal Year 2026-27 for the West Covina Auto Plaza Business Improvement District.
2. Adopt the following resolution:

RESOLUTION NO. 2026-77 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AN ASSESSMENT WITHIN THE BUSINESS IMPROVEMENT AREA KNOWN AS THE WEST COVINA AUTO PLAZA BUSINESS IMPROVEMENT DISTRICT FOR FISCAL YEAR 2026-27 AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON

BACKGROUND:

The Parking and Business Improvement Area Law of 1989 (California Streets and Highways Code sections 36500 et seq.) ("PBIA Law") establishes the framework for business improvement districts. The State wanted to make it possible for groups of businesses to band together and invest in their commercial neighborhoods for the purposes of revitalization, stability, and growth. On June 1, 1993, the City Council adopted Ordinance No. 1923, which established the West Covina Auto Plaza Business Improvement District ("Auto Plaza BID" or "BID"). The City created this BID at the request of the businesses located in the area. Each year, the City Council holds a noticed public hearing before deciding to renew the BID for another year.

The assessment revenue is collected from businesses located within the Auto Plaza BID and is used to pay for the capital costs, operation and maintenance of an LED readerboard sign located in the West Covina Auto Plaza, adjacent to the I-10 freeway, and for the operation and maintenance of the Auto Plaza entry monument sign and landscaping located at the southeast corner of Azusa Avenue and Garvey Avenue South. Assessment revenue is also used for landscaping maintenance along the I-10 freeway immediately facing and parallel to the Auto Plaza dealerships.

On April 19, 1994, the City Council appointed an Advisory Board consisting of the owners (and/or their representatives) of the auto dealerships located at the Auto Plaza. The function of the Advisory Board is to make recommendations to the City Council on the expenditure of revenues derived from the levy of assessments, on the classification of businesses, and on the method and basis of levying the assessments. Pursuant to the PBIA Law, for each fiscal year that assessments will be levied, the Advisory Board is required to cause a report to be prepared containing the following:

- (1) any proposed changes in the boundaries of the BID or in any benefit zones within the area;
- (2) the improvements and activities to be provided for that fiscal year;
- (3) an estimate of the cost of providing the improvements and the activities for that fiscal year;
- (4) the method and basis of levying the assessment in sufficient detail to allow each business owner to estimate the amount of the assessment to be levied against his or her business for that fiscal year;
- (5) the amount of any surplus or deficit revenues to be carried over from a previous fiscal year; and
- (6) the amount of any contributions to be made from sources other than assessments levied.

The purpose of this report is to request that the City Council approve the Annual Report and adopt the resolution of intention to levy the assessment for Fiscal Year (FY) 2026-27.

DISCUSSION:

On June 18, 2026, the Auto Plaza BID Advisory Board held its annual meeting and approved the Annual Report (Attachment No. 1). The Annual Report was filed with the City Clerk as required by the PBIA Law. The next step is for the City Council to approve the report. The City Council may approve the report as filed by the Advisory Board or may modify any particulars contained in the report and approve it as modified. After the City Council approves the report, it is required to adopt a resolution of intention to levy the annual assessment. The PBIA Law requires that the resolution of intention contain specified information, including fixing the time and place for the public hearing to be held regarding the proposed assessment.

The proposed resolution (Attachment No. 2) sets the date for the required public hearing for July 21, 2026, at 7:00 p.m., or as soon thereafter as the matter may be heard. At the conclusion of the public hearing, the City Council may adopt a resolution confirming the Annual Report as originally filed or as changed by it. Adoption of the resolution constitutes levy of the assessment for FY 2026-27.

The Annual Report includes a total budget of \$121,168, with an assessment of \$16,524.00 per dealership site. The gross estimated annual cost for operating expenditures including programming, maintenance, electricity, and insurance for the readerboard sign, landscaping, landscape maintenance, taxes and preparation costs, is \$60,750.

The Advisory Board voted to assess themselves \$16,524.00 (the same as last year), which would generate \$115,668.00 for FY 2026-27. In addition, \$5,500 will be generated in interest income, for a total revenue of \$121,168 for FY 2026-2027. As the annual expenditures are \$60,750, the assessments will cover the total annual expenditures, with a surplus of \$60,418. An assessment of \$16,524.00 for each of the seven (7) dealership sites in the Auto Plaza BID will be placed on the tax rolls by the County of Los Angeles Department of Auditor-Controller.

As outlined above, the PBIA Law requires approval of the Annual Report and adoption of a resolution of intention to initiate proceedings for the FY 26-27 assessment for the Auto Plaza BID.

LEGAL REVIEW:

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

OPTIONS:

The City Council has the following options:

1. Approve staff's recommendation; or
2. Provide alternative direction.

Prepared by: Gerardo Rojas, Economic Development Project Coordinator

Fiscal Impact

FISCAL IMPACT:

There is no impact to the City's General Fund by adopting the resolution of intention and setting the Public Hearing for July 21, 2026. As part of the Annual Report approval by the Auto Plaza BID is the repayment of the City loan. All costs are covered by assessments collected from the West Covina Auto Plaza Business Improvement District dealerships. In addition, the Auto Plaza Business Improvement District is charged a nominal administrative fee for City staff's time to administer the West Covina Plaza BID and monitor the annual budget.

Attachments

Attachment No. 1 - West Covina Auto Plaza Annual Report - 2026-2027

Attachment No. 2 - Resolution No. 2026-77

CITY COUNCIL GOALS & OBJECTIVES: Achieve Fiscal Sustainability and Financial Stability
Maintain Good Intergovernmental Relations
Expand Economic Development Opportunities

**WEST COVINA AUTO PLAZA
BUSINESS IMPROVEMENT DISTRICT
ANNUAL REPORT
FOR
FISCAL YEAR 2026-2027**

1. Any proposed changes in the boundaries of the business improvement district area.

None.

2. The improvements and activities to be provided for Fiscal Year 2026-2027.

Financing the operation and maintenance of an LED readerboard sign located in the West Covina Auto Plaza adjacent to the San Bernardino Interstate 10 Freeway as well as financing of the operation and maintenance costs for the entry monument to the Auto Plaza, which includes the sign and landscaping located at the southwest corner of Azusa Avenue and Garvey Avenue South. Financing also includes landscape maintenance along Interstate 10 Freeway immediately facing and parallel to the Auto Plaza Dealerships.

3. Estimate of the cost of providing the improvements and the activities for Fiscal Year 2026-2027.

Gross estimated annual cost/expenditures for operating expenditures including programming, maintenance, electricity, and insurance for the readerboard sign, landscaping, landscape maintenance, taxes and preparation costs, amongst other costs is \$60,750. The Advisory Board voted to assess themselves \$16,524.00 (the same as last year) which would generate \$115,668.00 for FY 2026-2027. In addition, \$5,500 will be generated in interest income, for a total revenue of \$121,168 for FY 2026-2027. As the annual expenditures are \$60,750, the assessment will cover the total annual expenditures with a surplus of \$60,418. An assessment of \$16,524.00 for each of the seven (7) dealership sites in the business improvement district will be placed on the tax rolls by the County of Los Angeles Department of Auditor-Controller.

4. Method and basis of levying the assessment for Fiscal Year 2026-2027.

The method and basis of levying the assessment will be pursuant to Ordinance No. 1923, which was adopted by the City Council on June 1, 1993.

5. Amount of any surplus or deficit revenues to be carried over from Fiscal Year 2026-2027.

FY 2026-2027 is anticipated to have a surplus of \$60,418.

6. Amount of any contributions to be made from sources other than the assessments levied.

None.

EXHIBIT A

	2025-2026 (83% of Year Complete)				FY 2026-2027
	Adopted Budget	Actual as of 04/02/2026	% of Budget	Projected	Proposed Budget
Fund Balance					
Beginning Balance as of July 1	\$ 53,574	\$ 53,574		\$ 53,574	\$ 55,016
REVENUES					
Revenues from Assessments	115,668	50,842	44%	115,668	115,668
Interest Income / Other	5,500	0	0%	4,600	5,500
TOTAL REVENUES	\$ 121,168	\$ 50,842	42%	\$ 120,268	\$ 121,168
EXPENDITURES					
<u>Operating Expenditures</u>					
Professional Services (EMI-Programming*)	5,000	4,287	86%	5,160	5,300
Accounting	4,700	3,611	77%	4,700	4,700
Legal	0	0	0%	0	0
Insurance	800	0	0%	800	800
Project Improvements	14,400	0	0%	14,400	14,400
Other Supplies & Materials (Sign Warranty)	3,600	2,189	61%	3,000	3,200
Subtotal Other Contractual Services	\$ 28,500	\$ 10,087	35%	\$ 28,060	\$ 28,400
Electricity	13,650	10,036	74%	15,053	15,750
Telephone	1,050	727	69%	872	1,050
Equipment M & R (EMI-Maintenance)	11,550	9,333	81%	11,233	11,550
Admin and Overhead	4,000	0	0%	4,000	4,000
Interest Expense (Sign Repayment)	900	0	0%	874	0
Total Operating Expenditures	\$ 59,650	\$ 30,182	51%	\$ 60,092	\$ 60,750
<u>Non-Operating (Sign-Loan)</u>					
Sign Loan Interest	874	0	100%	874	-
Sign Loan Principal	57,000	0	0%	57,860	-
Total Non-Operating Expenditures	\$ 57,874	\$ -	0%	\$ 58,734	\$ -
TOTAL EXPENDITURES	\$ 117,524	\$ 30,182	26%	\$ 118,826	\$ 60,750
REVENUES LESS EXPENDITURES	\$ 3,644	\$ 20,660		\$ 1,442	\$ 60,418
ENDING FUND BALANCE	\$ 57,218	\$ 74,234		\$ 55,016	\$ 115,434
Loan Balance	\$ (58,153)	\$ (58,153)		\$ -	\$ -
Fund Balance Less Loan Balance	\$ 115,371	\$ 132,386		\$ 55,016	\$ 115,434
Six Month Operating Reserve*	\$ 29,825	\$ 29,825		\$ 30,046	\$ 30,375
ASSESSMENT PER DEALER (7)***	\$ 16,524				\$ 16,524

RESOLUTION NO. 2026-77

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AN ASSESSMENT WITHIN THE BUSINESS IMPROVEMENT AREA KNOWN AS THE WEST COVINA AUTO PLAZA BUSINESS IMPROVEMENT DISTRICT FOR FISCAL YEAR 2026-27 AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON

The City Council of the City of West Covina finds and declares as follows:

WHEREAS, in adopting the Parking and Business Improvement Area Law of 1989 (California Streets and Highways Code sections 36500 *et seq.*), the California Legislature authorized cities to levy assessments on businesses in order to promote economic revitalization and tourism, create jobs, attract new businesses, and prevent erosion of business districts; and

WHEREAS, on June 1, 1993, the City Council adopted Ordinance No. 1923, which established the West Covina Auto Plaza Business Improvement District ("District") for purposes of levying an assessment within the District to fund the construction, operation and maintenance of an electronic readerboard to be located adjacent to the I-10 freeway and benefit the West Covina Auto Plaza dealerships to be assessed. The District was established with one hundred percent (100%) property owner consent; and

WHEREAS, on April 19, 1994, the City Council appointed the owners and/or their representatives of the auto dealerships located in the West Covina Auto Plaza as the advisory board of the District as required by California Streets and Highways Code section 36530 ("Advisory Board"); and

WHEREAS, the Advisory Board has caused the Annual Report for Fiscal Year 2026-27 required by California Streets and Highways Code section 36533 to be prepared and filed with the City Clerk; and

WHEREAS, the City Council has approved said Annual Report; and

WHEREAS, the City Council proposes to levy and collect assessments within the District for Fiscal Year 2026-27; and

WHEREAS, this Resolution of Intention will commence proceedings under the Parking and Business Improvement Area Law of 1989 to levy the annual assessment for the District for the 2026-27 Fiscal Year.

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

SECTION 1. Intention; Assessment. The City Council hereby declares its intention to levy and collect assessments in the District for Fiscal Year 2026-27 pursuant to California Streets and Highways Code sections 36500 *et seq.* The boundaries of the District are set forth in Exhibit A, attached hereto and incorporated herein. The proposed amount of the annual assessment is \$16,524.00. Pursuant to California Streets and Highways Code section 36531, new businesses commenced after the effective date of the resolution levying the assessment will be exempt from the levy of assessment.

SECTION 2. Types of Activities to Be Funded. The proposed use of the assessment revenue collected through the levy of the annual assessment is for financing the operation and maintenance of an LED readerboard sign located in the West Covina Auto Plaza adjacent to the San Bernardino Interstate 10 Freeway as well as financing of the operation and maintenance costs for the entry monument to the Auto Plaza, which includes the sign and landscaping located at the southwest corner of Azusa Avenue and Garvey Avenue South. The assessment revenue is also proposed to be used to finance landscape maintenance along Interstate 10 Freeway immediately facing and parallel to the dealerships located within the District.

SECTION 3. Annual Report. The Annual Report for Fiscal Year 2026-27 for the District is on file in the City Clerk's Office. Said report provides a detailed description of the improvements and activities to be provided in Fiscal Year 2026-27, the boundaries of the District, and the proposed assessments to be levied upon the businesses within the District for Fiscal Year 2026-27.

SECTION 4. Method and Basis of Levy. The method and basis of levying the assessment will be pursuant to Ordinance No. 1923, which was adopted by the City Council on June 1, 1993.

SECTION 5. Time and Place of Public Meeting/Hearing. The time and place of the public hearing on the levy of an annual assessment for Fiscal Year 2026-27 shall be 7:00 p.m., or as soon thereafter as the matter may be heard, on July 21, 2026, in the City Council Chambers located at 1444 West Garvey Avenue South, West Covina, California. At the public hearing set forth above, the testimony of all interested persons for or against the annual levy of the assessment for the District, the extent of the area, and/or the furnishing of specific types of improvements or activities will be heard by the City Council.

SECTION 6. Protests. Consistent with California Streets and Highways Code sections 36524 and 36525, the following rules shall apply to all protests:

- (a) A protest may be made orally or in writing by any interested person. Any protest pertaining to the regularity or sufficiency of the proceedings shall be in writing and shall clearly set forth the irregularity or defect to which the objection is made.

- (b) Every written protest shall be filed with the City Clerk's Office, West Covina City Hall, 1444 West Garvey Avenue South, West Covina, California 91790, at or before the time fixed for the public hearing as set forth above.
- (c) The City Council may waive any irregularity in the form or content of any written protest, and, at the public hearing, may correct minor defects in the proceedings.
- (d) A written protest may be withdrawn in writing at any time before the conclusion of the public hearing.
- (e) Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the City as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business. A written protest which does not comply with this section shall not be counted in determining a majority protest.
- (f) If written protests are received from the owners of businesses in the District which will pay fifty percent (50%) or more of the assessments to be levied and protests are not withdrawn so as to reduce the protests to less than the fifty percent (50%), no further proceedings on the proposal to continue to levy the assessment, as specified by this Resolution, shall be taken by the City Council for a period of one year from the date of the filing of a majority protest.
- (g) If the majority protest is only against the furnishing of a specified type or types of improvement or activity within the District, those types of improvements or activities shall be eliminated.

SECTION 7. Additional Information. Any person seeking additional information may contact Gerardo Rojas, Economic Development Project Coordinator, 1444 West Garvey Avenue South, Room 205, West Covina, California 91790; Telephone Number: (626) 939-8417.

SECTION 8. Publication. The City Clerk shall cause this Resolution of Intention to be published once in a newspaper of general circulation in the City at least seven (7) days before the July 21, 2026 public hearing.

SECTION 9. Certification; Effective Date. 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 7th day of July, 2026.

Letty Lopez-Viado
Mayor

APPROVED AS TO FORM

ATTEST

Thomas P. Duarte
City Attorney

Lisa Sherrick, CMC
Assistant City Clerk

I, LISA SHERRICK, ASSISTANT CITY CLERK, CMC of the City of West Covina, California, do hereby certify that the foregoing Resolution No. 2026-77 was duly adopted by the City Council of the City of West Covina, California, at a regular meeting thereof held on the 7th day of July, 2026, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lisa Sherrick, CMC
Assistant City Clerk

EXHIBIT A

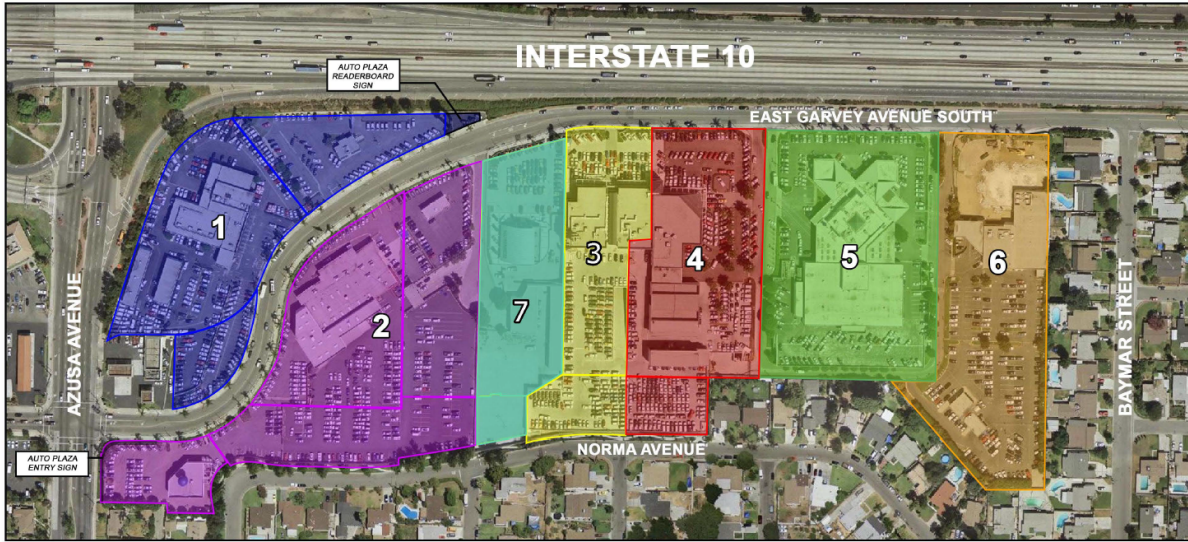


Exhibit A



IMAGE NOT TO SCALE

WEST COVINA AUTO PLAZA
BUSINESS IMPROVEMENT DISTRICT BOUNDARIES
 New Proposed Benefit Zones

DEALERSHIPS	APN	LOT SIZE
1 Former Envision Toyota of West Covina	8478-007-025, 30, 31	4.17 acres
2 Norm Reeves Honda Super Store	8478-007-028, 34, 38, 8478-008-015	5.52 acres
3 Tesla West Covina	8474-004-047, 048	2.27 acres
4 Performance Ford	8478-004-046, 49	3.42 acres
5 Envision Mercedes Benz of West Covina	8478-004-042	4.16 acres
6 Audi of West Covina	8478-004-026	3.72 acres
7 Former DriveTime	8474-007-039, 040	2.23 acres



AGENDA STAFF REPORT

City of West Covina | Office of the City Manager

DATE: July 7, 2026

TO: Mayor and City Council

FROM: Milan Mrakich, City Manager

SUBJECT: CONSIDERATION OF RENEWAL OF LANDSCAPE MAINTENANCE DISTRICTS 4, 6, AND 7 - ORDERING AND APPROVAL OF THE PRELIMINARY CONSOLIDATED ENGINEER'S REPORT AND ADOPTION OF RESOLUTIONS OF INTENTION TO LEVY ASSESSMENTS IN THE DISTRICTS FOR FISCAL YEAR 2026-27

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt the following resolutions:

RESOLUTION NO. 2026-60 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ORDERING THE PREPARATION AND FILING OF A REPORT REGARDING THE FISCAL YEAR 2026-27 ASSESSMENT TO BE LEVIED IN CONNECTION WITH LANDSCAPE MAINTENANCE DISTRICT NO. 4

RESOLUTION NO. 2026-61 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ORDERING THE PREPARATION AND FILING OF A REPORT REGARDING THE FISCAL YEAR 2026-27 ASSESSMENT TO BE LEVIED IN CONNECTION WITH LANDSCAPE MAINTENANCE DISTRICT NO. 6

RESOLUTION NO. 2026-62 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ORDERING THE PREPARATION AND FILING OF A REPORT REGARDING THE FISCAL YEAR 2026-27 ASSESSMENT TO BE LEVIED IN CONNECTION WITH LANDSCAPE MAINTENANCE DISTRICT NO. 7

2. Following adoption of Resolutions Nos. 2026-60, 2026-61, and 2026-62, approve the Preliminary Consolidated Fiscal Year 2026-27 Engineer's Report for Landscape Maintenance Districts 4, 6 & 7.

3. Following approval of the Preliminary Consolidated Fiscal Year 2026-27 Engineer's Report for Landscape Maintenance Districts 4, 6 & 7, adopt the following resolutions:

RESOLUTION NO. 2026-63 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 4 FOR FISCAL YEAR 2026-27 AND SETTING A PUBLIC HEARING REGARDING SUCH ASSESSMENTS

RESOLUTION NO. 2026-64 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT

ASSESSMENTS WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 6 FOR FISCAL YEAR 2026-27 AND SETTING A PUBLIC HEARING REGARDING SUCH ASSESSMENTS

RESOLUTION NO. 2026-65 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 7 FOR FISCAL YEAR 2026-27 AND SETTING A PUBLIC HEARING REGARDING SUCH ASSESSMENTS

BACKGROUND:

The Landscaping and Lighting Act of 1972 (California Streets and Highways Code section 22500 et seq.) (the "Act") specifies the procedures for renewal of landscape maintenance districts.

Landscape Maintenance District No. 4 ("LMD4") was established in 1975. This district is in the southeasterly part of the City. The assessments collected are used to maintain landscaping, irrigation, hardscape (e.g., sidewalks, walls, etc.), and area lighting on 130 acres of public open space within the boundaries of the district. To encourage innovative housing types and neighborhood designs and to preserve the ridge lines in the San Jose Hills, this area was originally developed with relatively narrow street rights-of-way and small lot sizes. The resulting surplus land was converted to landscaped slope areas and park-like "green belt" areas containing walkways, landscaping, and lighting.

Landscape Maintenance District No. 6 ("LMD6") was established in 1980 at the request of the owner of the development in lieu of forming a Homeowners' Association. LMD6 is located in the easterly end of the City known as South Hills. The funds collected by LMD6 are used to maintain landscaping and irrigation in public open space areas within its boundaries. LMD6 contains 238 single-family dwellings, approximately 12 acres of landscaped and irrigated areas, and approximately 65 acres of natural area.

Landscape Maintenance District No. 7 ("LMD7") was established in 1980 at the request of the owner of the development in lieu of forming a Homeowners' Association. LMD7 is generally located at the easterly end of the City. The funds collected by the district are used to maintain landscaping and irrigation in public open space areas within its boundaries. Currently, LMD7 contains 372 improved and 8 unimproved single-family residential parcels. When development is 100 percent complete, LMD7 will contain 380 developed single-family residential parcels, 25 acres of landscaped and irrigated area, and 105 acres of natural area.

DISCUSSION:

The initial step of the renewal process is to adopt the resolution ordering the Engineer's Report. The assessment engineer, Webb Municipal Finance, has prepared a Preliminary Consolidated Report for LMD4, LMD6 and LMD7 which includes plans and specifications for improvements, estimated costs, assessment diagrams, and assessments spread to cover the estimated costs for each district. The report was prepared in accordance with the Act.

The next step in the renewal process is the approval of the Engineer's Report and adoption of the Resolution of Intention concerning the levy and collection of assessments for LMD4, LMD6 and LMD7. The Act also requires the Resolution of Intention to give notice of, and fix a time and place for, a public hearing regarding the proposed assessments. Pursuant to the Act, the public hearing must be held at a regular meeting before August 10th. Staff recommends holding the required public hearing on July 21, 2026. At the public hearing, the City Council will consider all written and oral comments regarding the level of assessments, and the maintenance and capital improvement work proposed for LMD4, LMD6 and LMD7. The renewal process requires that a public notice, in the form of the Resolution of Intention, be posted and published in a locally circulated newspaper, but does not require notices to be mailed to each resident. Upon the conclusion of the hearing, the City Council should adopt a resolution confirming the diagram and assessment levy, either as proposed or as changed by the City Council.

Staff recommends that the assessment rates be maintained at their current levels for Fiscal Year

2026-27. The annual assessment rates for LMD4 will be maintained at \$49.16 for commercial units in A1 zone, \$77.89 for condominium units in A2 zone, \$49.33 for condominium/apartment units in A3 zone, \$232.48 for condominium units in A4 zone, \$260.98 for single-family residential in A5 zone, \$289.99 for single-family residential in A6 zone, \$348.02 for a single dwelling unit in A7 zone, \$386.66 for a fourplex unit in the A8 zone, and \$464 for a duplex unit in the A9 zone. The annual assessment rates for LMD6 will be maintained at \$650 per lot annually (\$54.16 per month). The annual assessment rates for LMD7 will be maintained at \$464.06 per developed lot and \$139.22 per undeveloped lot.

In FY 23-24, the City entered into a new landscaping agreement that increased the scope of services to include the entire hillside that will be trimmed to a maximum of 4 feet in height. This work continued through FY 24-25, FY 25-26 and will be maintained for FY 26-27.

If determined that rates are to be increased in the future, it would require a vote by the affected property owners. Pending completion of further analysis, this report recommends that assessment rates be maintained at their current levels for FY 2026-27.

LEGAL REVIEW:

The City Attorney has reviewed the resolutions and approved them as to form.

OPTIONS:

The City Council has the following options:

1. Approve Staff's recommendation; or
2. Provide alternative direction.

ENVIRONMENTAL REVIEW:

This item is statutorily exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to Section 15273 (Rates, Tolls, Fares, and Charges) and generally exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines in that it consists of the continuing maintenance and operations of landscaping and irrigation within the districts, which does not have the potential for causing a significant effect on the environment.

Prepared by: Sarah Garcia, Administrative Assistant II

Additional Approval: Neil Mehta, Assistant City Manager

Fiscal Impact

FISCAL IMPACT:

The Fiscal Year 2026-27 Consolidated Engineer's Report for LMD4, 6 and 7 recommends that the assessment rates be maintained at their current levels. The annual assessment rates for LMD4 will be maintained at \$348.02 for a single dwelling unit and \$464 for a duplex unit. The projected income from the recommended rates is \$1,162,827. The annual assessment rate for LMD6 is based on a special uniform benefit to the property owners and is recommended to remain at its current level of \$650 per lot annually (\$54.16 per month). The total projected revenue from the recommended rates is \$154,700. The annual assessment rates for LMD7 will be maintained at \$464.06 per improved lot and \$139.22 per unimproved lot. The total projected revenue is \$173,744. There are no legal requirements or formal guidelines for the amount of reserves in an assessment district. Ongoing improvements such as irrigation system improvements, enhancement to existing landscaping, tree trimming, and other extras are being eliminated to maintain the operating budget within projected revenues from the capped assessment rates.

Attachments

Attachment No. 1 - Resolution No. 2026-60

Attachment No. 2 - Resolution No. 2026-61

Attachment No. 3 - Resolution No. 2026-62

Attachment No. 4 - Resolution No. 2026-63

Attachment No. 5 - Resolution No. 2026-64

Attachment No. 6 - Resolution No. 2026-65

Attachment No. 7- Engineers Report

CITY COUNCIL GOALS & OBJECTIVES: A Well-Planned Community
Enhance City Image and Effectiveness

RESOLUTION NO. 2026-60

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ORDERING THE PREPARATION AND FILING OF A REPORT REGARDING THE FISCAL YEAR 2026-27 ASSESSMENT TO BE LEVIED IN CONNECTION WITH LANDSCAPE MAINTENANCE DISTRICT NO. 4

The City Council of the City of West Covina hereby finds and declares as follows:

WHEREAS, the City's Landscape Maintenance District No. 4 (the "District") has been established pursuant to the Landscaping and Lighting Act of 1972 (California Streets and Highways Code Section 22500 et seq.) (the "Act") to fund the maintenance and servicing of certain public landscaping and appurtenant facilities in the City; and

WHEREAS, in connection with the District, the City annually levies an assessment against real property; and

WHEREAS, the City Council desires to initiate proceedings to levy the assessment for Fiscal Year 2026-27 in connection with the District; and

WHEREAS, no increased assessments, new improvements nor substantial changes in existing improvements within the District are proposed.

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

SECTION 1. The above recitals are true and correct.

SECTION 2. The City Council orders Webb Municipal Finance, LLC, as assessment engineer, to prepare and file with the City Clerk a report on the assessment in connection with the District for Fiscal Year 2026-27. Such report shall include all information required by Section 22565 et seq. of the Act.

SECTION 3. 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 7th day of July, 2026.

Letty Lopez-Viado
Mayor

APPROVED AS TO FORM

ATTEST

Thomas P. Duarte
City Attorney

Lisa Sherrick, CMC
Assistant City Clerk

I, LISA SHERRICK, CMC, ASSISTANT CITY CLERK of the City of West Covina, California, do hereby certify that the foregoing Resolution No. 2026-60 was duly adopted by the City Council of the City of West Covina, California, at a regular meeting thereof held on the 7th day of July, 2026, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lisa Sherrick, CMC
Assistant City Clerk

RESOLUTION NO. 2026-61

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ORDERING THE PREPARATION AND FILING OF A REPORT REGARDING THE FISCAL YEAR 2026-27 ASSESSMENT TO BE LEVIED IN CONNECTION WITH LANDSCAPE MAINTENANCE DISTRICT NO. 6

The City Council of the City of West Covina hereby finds and declares as follows:

WHEREAS, the City's Landscape Maintenance District No. 6 (the "District") has been established pursuant to the Landscaping and Lighting Act of 1972 (California Streets and Highways Code Section 22500 et seq.) (the "Act") to fund the maintenance and servicing of certain public landscaping and appurtenant facilities in the City; and

WHEREAS, in connection with the District, the City annually levies an assessment against real property; and

WHEREAS, the City Council desires to initiate proceedings to levy the assessment for Fiscal Year 2026-27 in connection with the District; and

WHEREAS, no increased assessments, new improvements nor substantial changes in existing improvements within the District are proposed.

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

SECTION 1. The above recitals are true and correct.

SECTION 2. The City Council orders Webb Municipal Finance, LLC, as assessment engineer, to prepare and file with the City Clerk a report on the assessment in connection with the District for Fiscal Year 2026-27. Such report shall include all information required by Section 22565 et seq. of the Act.

SECTION 3. 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 7th day of July, 2026.

Letty Lopez-Viado
Mayor

APPROVED AS TO FORM

ATTEST

Thomas P. Duarte
City Attorney

Lisa Sherrick, CMC
Assistant City Clerk

I, LISA SHERRICK, CMC, ASSISTANT CITY CLERK of the City of West Covina, California, do hereby certify that the foregoing Resolution No. 2026-61 was duly adopted by the City Council of the City of West Covina, California, at a regular meeting thereof held on the 7th day of July, 2026, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lisa Sherrick, CMC
Assistant City Clerk

RESOLUTION NO. 2026-62

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ORDERING THE PREPARATION AND FILING OF A REPORT REGARDING THE FISCAL YEAR 2026-27 ASSESSMENT TO BE LEVIED IN CONNECTION WITH LANDSCAPE MAINTENANCE DISTRICT NO. 7

The City Council of the City of West Covina hereby finds and declares as follows:

WHEREAS, the City's Landscape Maintenance District No. 7 (the "District") has been established pursuant to the Landscaping and Lighting Act of 1972 (California Streets and Highways Code Section 22500 et seq.) (the "Act") to fund the maintenance and servicing of certain public landscaping and appurtenant facilities in the City; and

WHEREAS, in connection with the District, the City annually levies an assessment against real property; and

WHEREAS, the City Council desires to initiate proceedings to levy the assessment for Fiscal Year 2026-27 in connection with the District; and

WHEREAS, no increased assessments, new improvements nor substantial changes in existing improvements within the District are proposed.

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

SECTION 1. The above recitals are true and correct.

SECTION 2. The City Council orders Webb Municipal Finance, LLC, as assessment engineer, to prepare and file with the City Clerk a report on the assessment in connection with the District for Fiscal Year 2026-27. Such report shall include all information required by Section 22565 et seq. of the Act.

SECTION 3. 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 7th day of July, 2026.

Letty Lopez-Viado
Mayor

APPROVED AS TO FORM

ATTEST

Thomas P. Duarte
City Attorney

Lisa Sherrick, CMC
Assistant City Clerk

I, LISA SHERRICK, CMC, ASSISTANT CITY CLERK of the City of West Covina, California, do hereby certify that the foregoing Resolution No. 2026-62 was duly adopted by the City Council of the City of West Covina, California, at a regular meeting thereof held on the 7th day of July, 2026, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lisa Sherrick, CMC
Assistant City Clerk

RESOLUTION NO. 2026-63

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 4 FOR FISCAL YEAR 2026-27 AND SETTING A PUBLIC HEARING REGARDING SUCH ASSESSMENTS

The City Council of the City of West Covina hereby finds and declares as follows:

WHEREAS, the City's Landscape Maintenance District No. 4 (the "District") has been established pursuant to the Landscaping and Lighting Act of 1972 (California Streets and Highways Code Section 22500 et seq.) (the "Act") to fund the maintenance and servicing of certain public landscaping and appurtenant facilities in the City; and

WHEREAS, in connection with the District, the City annually levies an assessment against real property; and

WHEREAS, by its Resolution No. 2026-60, adopted July 7, 2026, the City Council directed Webb Municipal Finance, LLC, as assessment engineer (the "Engineer"), to prepare and file a report regarding the District; and

WHEREAS, the Engineer has filed said report, entitled "Preliminary Consolidated Engineer's Report, Fiscal Year 2026-2027, City of West Covina Landscape Maintenance Districts 4, 6 & 7" (the "Consolidated Report"), and the Consolidated Report is on file and available for public inspection in the Office of the City Clerk and is incorporated herein by reference; and

WHEREAS, the City Council, by minute action, has approved the Consolidated Report; and

WHEREAS, the City Council desires to continue with proceedings to levy the assessment in connection with the District for Fiscal Year 2026-27 as described in the Consolidated Report.

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

SECTION 1. The City Council declares its intention to levy and collect assessments within the District for Fiscal Year 2026-27 and notes that:

- (a) The distinctive name of the District is the "City of West Covina Landscape Maintenance District No. 4."

- (b) The District is generally located in the southeasterly part of the City.
- (c) The existing and proposed improvements are generally described as landscaping, irrigation, hardscape, and paseo lighting on 130 acres of public open space within the boundaries of the District. No substantial changes are proposed to the nature of the improvements.
- (d) Reference is made to the Consolidated Report, on file with the City Clerk, for a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the District.
- (e) The rate of this assessment is not proposed to increase from the rate levied in Fiscal Year 2025-26.

SECTION 2. A public hearing is set for Tuesday, July 21, 2026, at 7:00 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers located at 1444 West Garvey Avenue South in the City of West Covina, to take the testimony on the issue of whether or not the assessments should be approved.

SECTION 3. The City Clerk shall give notice of said public hearing in the time, form, and manner as required by law, including, but not limited to, publication of this resolution in accordance with California Streets and Highways Code Sections 22552 and 22553.

SECTION 4. 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 7th day of July, 2026.

Letty Lopez-Viado
Mayor

APPROVED AS TO FORM

ATTEST

Thomas P. Duarte
City Attorney

Lisa Sherrick, CMC
Assistant City Clerk

I, LISA SHERRICK, CMC, ASSISTANT CITY CLERK of the City of West Covina, California, do hereby certify that the foregoing Resolution No. 2026-63 was duly adopted by the City Council of the City of West Covina, California, at a regular meeting thereof held on the 7th day of July, 2026, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lisa Sherrick, CMC
Assistant City Clerk

RESOLUTION NO. 2026-64

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 6 FOR FISCAL YEAR 2026-27 AND SETTING A PUBLIC HEARING REGARDING SUCH ASSESSMENTS

The City Council of the City of West Covina hereby finds and declares as follows:

WHEREAS, the City's Landscape Maintenance District No. 6 (the "District") has been established pursuant to the Landscaping and Lighting Act of 1972 (California Streets and Highways Code Section 22500 et seq.) (the "Act") to fund the maintenance and servicing of certain public landscaping and appurtenant facilities in the City; and

WHEREAS, in connection with the District, the City annually levies an assessment against real property; and

WHEREAS, by its Resolution No. 2026-61, adopted July 7, 2026, the City Council directed Webb Municipal Finance, LLC, as assessment engineer (the "Engineer"), to prepare and file a report regarding the District; and

WHEREAS, the Engineer has filed said report, entitled "Preliminary Consolidated Engineer's Report, Fiscal Year 2026-2027, City of West Covina Landscape Maintenance Districts 4, 6 & 7" (the "Consolidated Report"), and the Consolidated Report is on file and available for public inspection in the Office of the City Clerk and is incorporated herein by reference; and

WHEREAS, the City Council, by minute action, has approved the Consolidated Report; and

WHEREAS, the City Council desires to continue with proceedings to levy the assessment in connection with the District for Fiscal Year 2026-27 as described in the Consolidated Report.

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

SECTION 1. The City Council declares its intention to levy and collect assessments within the District for Fiscal Year 2026-27 and notes that:

- (a) The distinctive name of the District is the "City of West Covina Landscape Maintenance District No. 6."

- (b) The District is generally located in the easterly part of the City of West Covina on the westerly-facing slopes of the San Jose Hills.
- (c) The existing and proposed improvements are generally described as to landscaping and irrigation in public open space areas within the boundaries of the District. No substantial changes are proposed to the nature of the improvements.
- (d) Reference is made to the Consolidated Report, on file with the City Clerk, for a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the District.
- (e) The rate of this assessment is not proposed to increase from the rate levied in Fiscal Year 2025-26.

SECTION 2. A public hearing is set for Tuesday, July 21, 2026, at 7:00 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers located at 1444 West Garvey Avenue South in the City of West Covina, to take the testimony on the issue of whether or not the assessments should be approved.

SECTION 3. The City Clerk shall give notice of said public hearing in the time, form, and manner as required by law, including, but not limited to, publication of this resolution in accordance with California Streets and Highways Code Sections 22552 and 22553.

SECTION 4. 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 7th day of July, 2026.

Letty Lopez-Viado
Mayor

APPROVED AS TO FORM

ATTEST

Thomas P. Duarte
City Attorney

Lisa Sherrick, CMC
Assistant City Clerk

I, LISA SHERRICK, CMC, ASSISTANT CITY CLERK of the City of West Covina, California, do hereby certify that the foregoing Resolution No. 2026-64 was duly adopted by the City Council of the City of West Covina, California, at a regular meeting thereof held on the 7th day of July, 2026, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lisa Sherrick, CMC
Assistant City Clerk

RESOLUTION NO. 2026-65

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN LANDSCAPE MAINTENANCE DISTRICT NO. 7 FOR FISCAL YEAR 2026-27 AND SETTING A PUBLIC HEARING REGARDING SUCH ASSESSMENTS

The City Council of the City of West Covina hereby finds and declares as follows:

WHEREAS, the City's Landscape Maintenance District No. 7 (the "District") has been established pursuant to the Landscaping and Lighting Act of 1972 (California Streets and Highways Code Section 22500 et seq.) (the "Act") to fund the maintenance and servicing of certain public landscaping and appurtenant facilities in the City; and

WHEREAS, in connection with the District, the City annually levies an assessment against real property; and

WHEREAS, by its Resolution No. 2026-62, adopted July 7, 2026, the City Council directed Webb Municipal Finance, LLC, as assessment engineer (the "Engineer"), to prepare and file a report regarding the District; and

WHEREAS, the Engineer has filed said report, entitled "Preliminary Consolidated Engineer's Report, Fiscal Year 2026-2027, City of West Covina Landscape Maintenance Districts 4, 6 & 7" (the "Consolidated Report"), and the Consolidated Report is on file and available for public inspection in the Office of the City Clerk and is incorporated herein by reference; and

WHEREAS, the City Council, by minute action, has approved the Consolidated Report; and

WHEREAS, the City Council desires to continue with proceedings to levy the assessment in connection with the District for Fiscal Year 2026-27 as described in the Consolidated Report.

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

SECTION 1. The City Council declares its intention to levy and collect assessments within the District for Fiscal Year 2026-27 and notes that:

- (a) The distinctive name of the District is the "City of West Covina Landscape Maintenance District No. 7."

- (b) The District is generally located the easterly part of the City of West Covina on the north-facing slopes of the San Jose Hills.
- (c) The existing and proposed improvements are generally described as to landscaping and irrigation in public open space areas within the boundaries of the District. No substantial changes are proposed to the nature of the improvements.
- (d) Reference is made to the Consolidated Report, on file with the City Clerk, for a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the District.
- (e) The rate of this assessment is not proposed to increase from the rate levied in Fiscal Year 2025-26.

SECTION 2. A public hearing is set for Tuesday, July 21, 2026, at 7:00 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers located at 1444 West Garvey Avenue South in the City of West Covina, to take the testimony on the issue of whether or not the assessments should be approved.

SECTION 3. The City Clerk shall give notice of said public hearing in the time, form, and manner as required by law, including, but not limited to, publication of this resolution in accordance with California Streets and Highways Code Sections 22552 and 22553.

SECTION 4. 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 7th day of July, 2026.

Letty Lopez-Viado
Mayor

APPROVED AS TO FORM

ATTEST

Thomas P. Duarte
City Attorney

Lisa Sherrick, CMC
Assistant City Clerk

I, LISA SHERRICK, CMC, ASSISTANT CITY CLERK of the City of West Covina, California, do hereby certify that the foregoing Resolution No. 2026-65 was duly adopted by the City Council of the City of West Covina, California, at a regular meeting thereof held on the 7th day of July, 2026, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lisa Sherrick, CMC
Assistant City Clerk



Preliminary Consolidated Engineer's Report

Fiscal Year 2026-2027

City of West Covina

Landscape Maintenance Districts 4, 6 & 7

Prepared For



July 2026



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i. Engineer's Statement

AGENCY: CITY OF WEST COVINA
PROJECT: LANDSCAPE MAINTENANCE DISTRICT NO. 4
LANDSCAPE MAINTENANCE DISTRICT NO. 6
LANDSCAPE MAINTENANCE DISTRICT NO. 7
TO: CITY COUNCIL
CITY OF WEST COVINA
STATE OF CALIFORNIA

Report Pursuant to "Landscaping and Lighting Act of 1972"

Pursuant to direction from the City Council (the "City Council") of the City of West Covina (the "City"), State of California, submitted herewith is the Engineer's Report for Landscape Maintenance District No. 4, Landscape Maintenance District No. 6, and Landscape Maintenance District No. 7 (the "Report"), consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, being the "Landscaping and Lighting Act of 1972" (the "1972 Act"), as amended, commencing with Section 22500, and which is in accordance with Resolution No. _____ adopted by the City Council, Los Angeles County, California ordering the preparation of the Report for Landscape Maintenance District No. 4 ("LMD 4"), Landscape Maintenance District No. 6 ("LMD 6"), and Landscape Maintenance District No. 7 ("LMD No. 7"). This Report is applicable for the ensuing 12-month period, being the Fiscal Year commencing July 1, 2026, to June 30, 2027.

- SECTION 1** **PLANS AND SPECIFICATIONS** of the improvements to be maintained and/or improved for Fiscal Year 2026-2027. The plans and specifications show and describe the existing improvements and are sufficient in showing and describing the general nature, location, and extent of the improvements for each LMD.
- SECTION 2** A **COST ESTIMATE** of the improvements to be maintained and-or improved for the mentioned Fiscal Year for each LMD.
- SECTION 3** The **METHOD OF APPORTIONMENT** showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries of each LMD as shown in Appendix B.
- SECTION 4** An **ASSESSMENT** showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the boundaries of the District, as shown in Appendix B.
- SECTION 5** An **ASSESSMENT DIAGRAM** of the District. Said Diagrams shall show the boundaries of the District. Reference is made to the Los Angeles County (the "County") Assessor's Maps for a detailed description of the lines and dimensions of any lots or parcels. The lines and dimensions of each lot shall conform to those shown on the County Assessor's Maps for the Fiscal Year to which the Report applies.

i. Engineer's Statement

I, Matthew E. Webb, a Professional Civil Engineer (employed at Albert A. Webb Associates and retained through an agreement between Webb Municipal Finance, LLC and my employer), acting on behalf of the City of West Covina, pursuant to the Act do hereby assess and apportion the total amount of the costs and expenses upon the parcels of land within Landscape Maintenance Districts 4, 6, and 7 liable therefore and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said maintenance, works of improvement, and appurtenances.

Executed this _____ day of _____ 2026.



ALBERT A. WEBB ASSOCIATES

MATTHEW E. WEBB
PROFESSIONAL CIVIL ENGINEER NO. 37385
ENGINEER OF WORK
ON BEHALF OF THE CITY OF WEST COVINA
STATE OF CALIFORNIA

Final approval, confirmation and levy of the annual assessment and all matters in the Engineer's Report were made on the _____ day of _____ 2026, by adoption of Resolution No. _____ by City Council.

CITY CLERK
CITY OF WEST COVINA
STATE OF CALIFORNIA

A copy of the Assessment Roll and Engineer's Report was filed in the City Clerk's Office on the _____ day of _____ 2026.

CITY CLERK
CITY OF WEST COVINA
STATE OF CALIFORNIA

WHEREAS, on July 7, 2026, the City Council, under the Act, adopted its Resolution Initiating Proceedings for the Levy and Collection of Assessments and the Preparation of an Engineer's Report for LMD Nos. 4, 6, and 7;

Whereas, the Resolution of Intention directed Webb Municipal Finance, LLC, to prepare and file a report presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operation and servicing of the improvements for LMD Nos. 4, 6, and 7 for the referenced Fiscal Year, a diagram for LMD Nos. 4, 6, and 7 showing the area and properties to be assessed, and an assessment of the estimated costs of the maintenance, operation and servicing of the improvements, assessing the net amount upon all assessable lots and/or parcels within LMD Nos. 4, 6, and 7 in proportion to the special benefit received;

Overview

The purpose of this report is to set forth findings and the engineering analysis for the City of West Covina ("City") districts listed below, herein referred to as the "Districts", for Fiscal Year 2026-27, in compliance with the requirements of Article 4, Chapter 1, of the Landscaping and Lighting Act of 1972 (the "1972 Act") which is Part 2, Division 15 of the California Streets and Highways Code (The "Act").

- Landscape Maintenance District No. 4 ("LMD 4") (Formed in 1975)
- Landscape Maintenance District No. 6 ("LMD 6") (Formed in 1980)
- Landscape Maintenance District No. 7 ("LMD 7") (Formed in 1980)

The districts were created at the request of the owner of the developments in lieu of forming a Homeowner's Association. The funds collected by LMD 4 are used to maintain landscaping, irrigation, hardscape, and paseo lighting on 130 acres of public open space within the boundaries of LMD 4. The funds collected by LMD 6 are used to maintain landscaping and irrigation in public open space areas within its boundaries. The funds collected by LMD 7 are used to maintain landscaping and irrigation in public open space areas within its boundaries.

The costs of operation, maintenance and servicing of improvements to be funded by the Districts will be apportioned to each parcel within the applicable District in proportion to the special benefit it receives. The method of assessment may be amended, subject to the requirements of Proposition 218, from time to time by the City Council, in order to apportion the costs in relation to the benefits being received. Payment of the assessment for each parcel will be made in the same manner and at the same time as payments are made for property taxes. All funds collected through the assessment must be placed in a special fund and can only be used for the purposes stated within this Report.

As required by the Act, this Engineer's Report describes the improvements to be constructed, operated, maintained and serviced by the Districts for FY 2026-27, provides an estimated budget for the Districts, and lists the proposed assessments to be levied upon each assessable lot or parcel within the Districts. Following the approval of the preliminary report, either as submitted or as modified, the City Council will hold a Public Hearing to provide an opportunity for any interested person to be heard. All property owners must be noticed in accordance with Section 22626 of the Streets and Highways Code prior to the Public Hearing. At the conclusion of the Public Hearing, the City Council may adopt a resolution confirming the levy of assessments as originally proposed or as modified. Following the adoption of this resolution, the final assessor's roll will be prepared and filed with the County Tax Collector's office to be included on the FY 2026-27 tax roll.

Landscape Maintenance District No. 4

The existing facilities to be maintained and serviced in LMD 4 include public open space area, lighting, parkway, and manufactured slopes and appurtenant facilities. There are approximately 130 acres of open space within LMD 4. LMD 4 contains lighted paseos and approximately 30 to 50-foot landscaped hillside slopes vegetated with plants, shrubbery, and trees. The current scope of work for the operations, maintenance, and care of these areas include 3 to 5 feet of fire clearing at the tops and toes of slopes and irrigation maintenance repairs.

LMD 4 will fund the costs in connection with the district maintenance and servicing including, but not limited to, personnel, electrical energy, water, materials, contracting services, and other expenses necessary for the satisfactory operation of these facilities. The facilities and improvements which have been constructed within LMD 4, and which will be maintained and serviced are described as follows:

1. Plans and Specifications

Landscaping Improvements

Facilities include but are not limited to landscaping, planting, shrubbery, trees, irrigation system, hardscape, fixtures, sidewalk maintenance resulting from landscape growth and appurtenant facilities, in public right-of-way, parkways, and dedicated easements within the boundaries of LMD 4.

Lighting Improvements

Facilities include but are not limited to poles, fixtures, bulbs, conduits, conductors, equipment including guys, anchors, posts and pedestals, metering devices and appurtenant facilities as required to provide lighting in the public right-of-way and dedicated easements within the boundaries of LMD 4.

The detailed plans and specifications of the LMD 4 improvements are on file in the office of the City Public Works Department and by reference are made part of this Report.

Zones of Benefit

The parcels, lots, subdivisions and developments within the LMD 4 are identified and grouped into ten (10) zones of benefit referred to as “Zones”. Each Zone reflects the landscape improvements associated with the development of properties in that Zone, in order to fairly and equitably apportion the net cost of providing those improvements to the properties that receive special benefits from the service and activities associated with those improvements. Most of the parcels in LMD 4 are identified as single-family and multi-family residential properties. All parcels receive special benefits from the improvements because of the increased desirability of a parcel that is located in an area with landscaping, and open space areas. Public agency parcels within LMD 4 will not be used for residential occupancies or commercial/industrial workplaces, and therefore, do not receive special benefit and will not be assessed. The assessments proposed to be levied on each property do not exceed the reasonable cost of proportional special benefit conferred on each property from the funded improvements.

The following is a brief description of the LMD 4 Zones:

Zone A1

Parcels in this zone are commercial properties, which are located at the intersections of major arterial roadways. These parcels benefit from the District improvements to a lesser degree due to their proximity to the open space areas. Nonetheless, the parcels are benefited by aesthetically pleasing landscaping and open space areas which enhance the desirability of living in the District, because its promotion of evening business and industry vitality, and contribution to a positive nighttime visual image.

Zone A2

Parcels in this zone are condominium type homes with open space areas located along the fringes of the zone. Due to the nature and higher density of the parcels and the higher intensity of the property use, the parcels derive benefits such as providing a more peaceful and relaxed lifestyle due to the surrounding open space areas. Each parcel is assessed per dwelling unit.

Zone A3

Parcels in this zone are made up of condominiums and apartment complexes with smaller areas of open space within the zone. Due to the denser housing within this zone, Zone A3 is distinctly benefited by the interspersed open space areas within the zone. Although open space areas are smaller than in other zones, the incorporation of such areas into Zone A3's higher-intensity property uses peculiarly benefits Zone A3's parcels by providing aesthetically pleasing landscaping and enhancing the desirability of living in Zone A3. Each parcel is assessed per dwelling unit.

1. Plans and Specifications

Zone A4

Parcels in this zone are condominium type homes. The open space areas are in close proximity to the condominiums in this zone, thus providing the zone's parcels with benefits such as the enhancement of quality of life within the community characterized by openness, landscape and natural vistas, wildlife and relaxed, peaceful living. Each parcel is assessed per dwelling unit.

Zone A5

Parcels in this zone are made up of detached single-family homes with large open space areas in close proximity. Zone A5 parcels derive a benefit particular to their zone, based on the significant size and proximity of the open space areas to the parcels. The large open spaces in the vicinity of the parcels contribute to lower housing density due to the dedication of acreage for landscaping and natural areas, which thereby reduce the number of buildable parcels. Each parcel is assessed per dwelling unit.

Zone A6

Parcels in this zone are made up of detached single-family homes with open space areas located along the fringes of the zone. Having the open space areas along the perimeter of the zone is advantageous to the parcels within Zone A6 due to the open space areas' positive results on the parcels, such as attracting natural flora and fauna, providing a more peaceful and relaxed lifestyle. Each parcel is assessed per dwelling unit.

Zone A7

Parcels in this zone are made up of detached single-family homes. The open space areas are in close proximity to the single-family homes. These open space areas are connected with paseos that include concrete walkways and lights. These paseos provide for safe pedestrian travel within the zone and into adjacent Zone A9. Each parcel is assessed per dwelling unit.

Zone A8

Parcels in this zone are made up of fourplexes with open space areas located along the fringes of the zone that provide a barrier from the major arterial roadway. The strategic location of open space areas at the fringe creates an aesthetically pleasing yet practical perimeter around the zone, which provides a more peaceful and relaxed lifestyle by attracting natural flora and fauna to Zone A8 parcels which, because of the close proximity to major arterial roadways, would not otherwise receive such benefit. Moreover, the higher-intensity property use receives a significant benefit from the natural vistas and landscaping provided by the open space areas. Each parcel is assessed per dwelling unit.

Zone A9

Parcels in this zone are made up of duplexes. The open space areas are in close proximity to the duplexes and are connected by paseos. The paseos are improved with concrete walkways and lights. These paseos provide for safe pedestrian travel within the zone and into adjacent Zone A7 and promote social interaction. Each parcel is assessed per dwelling unit.

Zone A10

Parcels in this zone are made up of exempt properties. Exempted parcels include all publicly owned property that do not benefit from the District Improvements such as: public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, all public easements, and right of ways, all public parks, public greenbelts and parkways, and all public property being used for public purposes.

Landscape Maintenance District No. 6

LMD 6 is located in the easterly end of the City known as South Hills, on the westerly facing slopes of the San Jose Hills and includes 238 single family dwellings. The existing facilities to be maintained and serviced in LMD 6 include

1. Plans and Specifications

public open space, manufactured slopes, and appurtenant facilities. There are approximately 12 acres of landscaped and irrigated area and 65 acres of natural open space within LMD 6. LMD 6 contains approximately 30 to 50-foot landscaped hillside slopes vegetated with plants, shrubbery, and trees. The current scope of work for the operations, maintenance, and care of these areas includes 3 to 5-feet of fire clearing at the tops and toes of slopes and irrigation maintenance repairs.

LMD 6 will fund the costs in connection with LMD 6 maintenance and servicing including, but not limited to, personnel, electrical energy, water, materials, contracting services, and other expenses necessary for the satisfactory operation of these facilities. The facilities are described as follows:

Landscaping Improvements

Facilities include but are not limited to trees, irrigation system, hardscape, fixtures, sidewalk maintenance resulting from landscape growth and appurtenant facilities, in open spaces and dedicated easements within the boundaries of LMD 6.

The detailed plans and specifications of the LMD 6 improvements are on file in the office of the City Public Works Department and by reference are made part of this Report.

Landscape Maintenance District No. 7

LMD 7 is generally located in the easterly end of the City on the north-facing slopes of the San Jose Hills and includes 372 developed single-family residential parcels, approximately 19.5 acres of landscaped and irrigated areas and 92 acres of natural area. Upon completion, LMD 7 will contain 380 developed single family residential parcels, 25 acres of landscaped and irrigated areas and 105 acres of natural open space. The existing facilities to be maintained and serviced in LMD 7 include public open spaces and manufactured slopes and appurtenant facilities. LMD 7 contains landscaped hillside slopes vegetated with plants, shrubbery, and trees. The current scope of work for the operations, maintenance, and care of these areas include 3 to 5 feet of fire clearing at the tops and toes of slopes and irrigation maintenance and repairs.

LMD 7 will fund the costs in connection with LMD 7 maintenance and servicing including, but not limited to, personnel, electrical energy, water, materials, contracting services, and other expenses necessary for the satisfactory operation of these facilities. The facilities are described as follows:

Landscaping Improvements

Facilities include but are not limited to trees, irrigation system, hardscape, fixtures, sidewalk maintenance resulting from landscape growth and appurtenant facilities, in public open space areas and dedicated easements within the boundaries of LMD 7.

The following is a brief description of the LMD 7 Zones:

Zone C1

Parcels in this zone are made up of undeveloped parcels.

Zone C2

Parcels in this zone are made up of developed parcels.

The detailed plans and specifications for the District improvements are on file in the office of the City Public Works Department and by reference are made part of this Report.

2. Cost Estimate

The 1972 Act provides that the total cost of installation, construction, operation, maintenance and servicing of street lighting and landscaping can be recovered by the Districts. Maintenance can include the repair and replacement of existing facilities. Servicing can include electrical and associated costs from a public utility. Incidental expenses, including administration of the District, engineering fees, legal fees, printing, posting, and mailing of notices, and all other costs associated with the annual collection process can also be included.

The 1972 Act requires that a special fund be set up to track the revenues and expenditures of the Districts. Funds raised by assessment shall be used only for the purpose as stated herein. A contribution to the Districts by the City may be made to reduce assessments, as the City Council deems appropriate. Any balance or deficit remaining on June 30th must be carried over to the next fiscal year unless they are designated for a special purpose.

The estimated costs of the operation, servicing and maintenance of the improvements for Fiscal Year 2026-27, are summarized in the table below.

Capital Improvement Projects

There are no planned capital improvement projects for Fiscal Year 2026-27.

2. Cost Estimate

Table 2-2
Estimated Costs Fiscal Year 2026-27

Direct Costs	LMD 4	LMD 6	LMD 7
Personnel Services	\$85,452	\$36,249	\$34,956
Maintenance Contracts	\$478,636	\$166,554	\$230,900
Utilities	\$323,300	\$16,600	\$28,700
Maintenance Supplies	\$10,000	\$0	\$0
Property & Liability Insurance	\$53,760	\$26,880	\$26,880
NPDES	\$75,000	\$6,513	\$10,061
Total Direct Costs	\$1,026,148	\$252,796	\$331,497

Indirect Costs			
Levy Admin & Professional Services	\$0	\$3,600	\$3,600
City Overhead & Administration	\$171,490	\$28,460	\$27,750
Total Indirect Costs	\$171,490	\$32,060	\$31,350

Total Direct & Indirect Costs	\$1,197,638	\$284,856	\$362,847
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Adjustments			
Capital Improvement Project	\$0	\$0	\$0
Total Adjustments	\$0	\$0	\$0

Total Assessment	\$1,162,827	\$154,700	\$173,744
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Individual Assessment			
Total Parcels	3,227	238	380
Total Assessment Units	5,162	238	380
Maximum Allowable Levy per Assessment Unit	Multiple	\$650.00	\$650.00
Proposed Levy per Assessment Unit	Multiple	\$650.00	\$650.00

Reserve Fund Balances			
Beginning Operating Reserve	\$513,074	\$126,398	\$165,748
Operating Reserve Collection/Contribution	\$0	\$0	\$0
Est. Ending Operating Reserve	\$513,074	\$126,398	\$165,748

Beginning Capital Replacement Reserve	\$1,650,152.88	\$131,128	\$146,119
Capital Reserve Collection/Contribution	\$0.00	\$0	\$0
Est. Ending Capital Replacement Reserve	\$1,650,152.88	\$131,128	\$146,119

3. Method of Apportionment

General

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by Agencies for the purpose of providing certain public improvements which include construction, operation, maintenance and servicing of streetlights, traffic signals, landscaping, parks and recreation facilities.

Section 22573 of the Landscape and Lighting Act of 1972 requires that maintenance assessments be levied according to benefit rather than according to assessed value. This section states:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.

The determination of whether or not a lot or parcel will benefit from the improvements shall be made pursuant to the Improvement Act of 1911 (Division 7 (commencing with Section 5000)) [of the Streets and Highways Code, State of California]."

The Act permits the designation of benefit zones within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement" (Sec. 22547). Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax." Excepted from the assessment would be the areas of all publicly owned property in use in the performance of a public function.

Benefit Determination

Each of the improvements, the associated costs and assessments of the Districts have been reviewed, identified, and allocated based on special benefit pursuant to the provisions of the Constitution and 1972 Act. The improvements associated with each District have been identified as necessary, required and/or desired for the orderly development of the properties within the Districts to their full potential, consistent with the proposed development plans and applicable portions of the development. As such, these improvements would be necessary and required of individual property owners for the development of such properties, and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the improvements and the annual costs of ensuring the maintenance and operation of the improvements are of special benefit to the properties in the Districts. The method of apportionment (method of assessment) is based on the premise that each assessed parcel within the Districts receives special benefit from the improvements where the parcel is located as well as from adjacent landscaping and public street lighting improvements. The desirability and security of properties is enhanced by the presence of street lighting, well maintained landscaping and open space areas in close proximity to those properties.

The special benefits associated with local landscaping improvements are specifically:

- Enhanced desirability of properties due to proximity and accessibility of the improvements
- Reduction of dust and debris
- Improved aesthetic appeal provided by a positive representation of area
- Increased sense of pride in ownership from well-maintained improvements

The special benefits associated with local streetlighting improvements are specifically:

- Mitigates property damage due to criminal activity
- Serves as a deterrent to graffiti and vandalism
- Alleviates the fear of crime, which increases the desirability of property
- Increased nighttime visibility for access of emergency vehicles
- Improved ingress to and egress from property

3. Method of Apportionment

- Reduced vandalism and other criminal acts and damage to improvements or property
- Promotes a reassuring entry into the neighborhood
- Provides a positive nighttime visual image

Parcels, which are located on streets with streetlights, receive a special lighting benefit. Parcels which are located on private streets receive a substantially reduced benefit from local lighting, parcel which do not have any local streetlights receive no benefit from street lighting.

Lighting at the street intersection, which is defined as safety lighting, is considered to be the minimum lighting requirement for vehicular safety; therefore, safety lighting represents the general benefit portion of street lighting. Additionally, lights, which are on arterials of the City, which do not have parcels fronting on them, are considered a general benefit. Those general benefit portions of the City's lighting budget will not be assessed.

Assessment Methodology

The method of apportionment for the Districts calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels. The special benefit received by each lot or parcel is equated to the overall land use of the parcel based on the parcel's actual land use or proposed planned development and is reliant upon the special benefit received from the improvements planned for each District.

To identify and determine the special benefit to be received by each parcel, it is necessary to consider the entire scope of each District improvements as well as individual property development within the Districts. The costs associated with the improvements shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with the Constitution, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

Assessment Units

Since the assessments will be levied against parcels of property as shown on the tax rolls, the final charges must be assigned by Assessor's Parcel Number. If assessments were to be spread just by parcel, not considering land use or parcel size, a single-family parcel would be paying the same as a fifty (50) unit apartment parcel or a large commercial establishment in a similar zone, and this would not be equitable and would not satisfy Proposition 218 requirements

To assess benefits equitably, it is necessary to relate the different types of parcel improvements to each other. The Assessment Unit ("AU") method of assessment apportionment uses the single-family home site as the basic unit of assessment. A single-family home site equals one AU. Every other land use is converted to AUs based on an assessment formula that equates the property's specific development status, type of development (land use), and size of property, as compared to a single-family home site.

The AU method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are apportioned as a function of land use type, size, and development. The following formula is used to calculate each parcel's AU (proportional benefit) for LMD 4 and LMD 6.

$$\text{Parcel Type AU} \times \text{Acreage/Dwelling Units/Parcel/Lot} = \text{Parcel AU}$$

3. Method of Apportionment

The total number of AUs is the sum of the individual AUs applied to the parcels that receive a special benefit from the improvements. An assessment amount per AU (“Rate”) is established by taking the total cost of the improvements (including administration costs) and dividing that amount by the total number of AUs of the parcels benefiting from the improvements. This Rate is then applied back to each parcel’s individual AU to determine the parcel’s proportionate benefit and assessment obligation.

Total Balance to Levy / Total AU = Rate per AU
Rate per AU x Parcel AU = Parcel Levy Amount

Landscape Maintenance District No. 4

Single-Family Residential - This land use is defined as fully subdivided residential home site with or without a structure or planned single-family residential lot as identified by a submitted or approved tentative tract map of final tract map. This land use is assessed, 1.0 AU per lot or parcel. This is the base value that other land use types are compared and weighted against (i.e., Assessment Unit or AU).

Multi-Family Residential - This land use is defined as a fully subdivided residential parcel that includes duplexes, apartments and condominiums identified by a submitted or approved tentative tract map or final tract map. This land use is assessed, 1.0 AU per dwelling unit.

Developed Commercial - This land use is defined as property developed for either commercial or industrial use. This type of property receives greater benefit than Single Family or Multi-Family property due to typically larger lot size in relation to residential properties. The commercial properties within Zone A1 are grouped into three different areas with predesignated assessment units at the time of formation. For any newly developed commercial properties, they will be assessed, 4.0 AU per acreage with a minimum of 4.0 AU.

Exempt Parcels - This land use identifies properties that are not assessed and are assigned 0.0 AU. This land use classification may include, but is not limited, to lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space area and right of ways; common areas, sliver parcels and bifurcated lots or any other property that cannot be developed; park properties and other publicly owned properties that are part of the District improvements and are therefore exempted from assessment.

The following table provides a listing of land use types, land use code designations, the Equivalent Benefit Unit factor applied to that land use type, and the multiplying factor used to calculate each parcel’s individual AU.

Table 1-1
LMD 4 – Land Use Codes and Assessment Units

Land Use	Assessment Units	Multiplier
Single Family Residential (SFR)	1	Lot/Parcel
Multi-Family Residential (MFR)	1	Unit
Developed Commercial (COM)	4	Acre
Exempt Parcels (EXE)	0	Parcel

3. Method of Apportionment

Each parcel's AU correlates the parcel's special benefit received as compared to the other parcels benefiting from the improvements. Table 3-2 below summarizes the LMD 4 assessment rates.

Table 3-2
LMD 4 Preliminary Assessment Summary and Comparison

Benefit Zone	% of Budget	Parcel Count	Assessment Units	FY 2025/26 Assessment Rates	FY 2026/27 Proposed Assessment Rates	Total Assessment
A1	1.91%	30	451	\$49.16	\$49.16	\$22,171.16
A2	1.45%	216	216	\$77.89	\$77.89	\$16,824.24
A3	5.74%	326	1,353.00	\$49.33	\$49.33	\$66,743.49
A4	9.96%	498	498	\$232.48	\$232.48	\$115,775.04
A5	3.52%	157	157	\$260.98	\$260.98	\$40,973.86
A6	6.13%	246	246	\$289.99	\$289.99	\$71,337.54
A7	44.98%	1,503	1,503.00	\$348.02	\$348.02	\$523,074.06
A8	15.69%	118	472	\$386.66	\$386.66	\$182,503.52
A9	10.61%	133	266	\$464.00	\$464.00	\$123,424.00
A10	0.00%	3	0	\$0.00	\$0.00	\$0.00
Total	100.00%	3,230	5,162.00			\$1,162,826.91

Landscape Maintenance District No. 6

Single-Family Residential - This land use is defined as fully subdivided residential home site with or without a structure or planned single-family residential lot as identified by a submitted or approved tentative tract map of final tract map. This land use is assessed, 1.0 AU per lot or parcel. This is the base value that other land use types are compared and weighted against (i.e., Assessment Unit or AU).

Table 3-3 below summarizes the LMD 6 assessment rates.

Table 3-3
LMD 6 Preliminary Assessment Summary and Comparison

Land Use Class	Parcel Count	AU	FY 2025/26 Assessment Rate	FY 2026/27 Proposed Assessment Rate	Total Assessment
Single Family Residential	238	238	\$650.00	\$650.00	\$154,700.00

Landscape Maintenance District No. 7

Table 3-4 below summarizes the LMD 7 assessment rates.

Table 3-4
LMD 7 Preliminary Assessment Summary and Comparison

Zone	Parcel Count	Assessment Rates	FY 2025/26 Assessment Rates	FY 2026/27 Total Assessment
C1	8	\$139.22	\$139.22	\$1,113.76
C2	372	\$464.06	\$464.06	\$172,630.32
Total	380			\$173,744.08

4. Assessment Roll

Parcel identification for each lot or parcel within the District shall be the parcel as shown on the County Secured Roll for the year in which this Report is prepared and reflective of the Assessor's Parcel Maps. A listing of the proposed lots and parcels to be assessed within this District along with the assessment amounts are presented in Appendix A

5. Assessment Diagram

A diagram showing the exterior boundaries of the Districts, boundaries of any open space within the Districts, and the lines and dimensions of each lot or parcel of land within the Districts is on file in the office of the City Public Works Department and incorporated herein by reference. The lines and dimensions shown on the Los Angeles County Assessor's parcel maps for the current year are incorporated by reference and made part of this Report.

APPENDIX A

Assessment Roll



APN	Zone	Rate	Levy
8731001001	A7	\$348.02	\$348.02
8731001002	A7	\$348.02	\$348.02
8731001003	A7	\$348.02	\$348.02
8731001004	A7	\$348.02	\$348.02
8731001005	A7	\$348.02	\$348.02
8731001006	A7	\$348.02	\$348.02
8731001007	A7	\$348.02	\$348.02
8731001008	A7	\$348.02	\$348.02
8731001010	A7	\$348.02	\$348.02
8731001011	A7	\$348.02	\$348.02
8731001012	A7	\$348.02	\$348.02
8731001013	A7	\$348.02	\$348.02
8731001014	A7	\$348.02	\$348.02
8731001015	A7	\$348.02	\$348.02
8731001016	A7	\$348.02	\$348.02
8731001017	A7	\$348.02	\$348.02
8731001018	A7	\$348.02	\$348.02
8731001019	A7	\$348.02	\$348.02
8731001020	A7	\$348.02	\$348.02
8731001021	A7	\$348.02	\$348.02
8731001022	A7	\$348.02	\$348.02
8731001023	A7	\$348.02	\$348.02
8731001024	A7	\$348.02	\$348.02
8731001025	A7	\$348.02	\$348.02
8731001026	A7	\$348.02	\$348.02
8731001027	A7	\$348.02	\$348.02
8731001028	A7	\$348.02	\$348.02
8731001029	A7	\$348.02	\$348.02
8731001030	A7	\$348.02	\$348.02
8731001031	A7	\$348.02	\$348.02
8731002001	A7	\$348.02	\$348.02
8731002002	A7	\$348.02	\$348.02
8731002003	A7	\$348.02	\$348.02
8731002004	A7	\$348.02	\$348.02
8731002005	A7	\$348.02	\$348.02
8731002006	A7	\$348.02	\$348.02
8731002007	A7	\$348.02	\$348.02
8731002008	A7	\$348.02	\$348.02
8731002009	A7	\$348.02	\$348.02
8731002010	A7	\$348.02	\$348.02
8731002011	A7	\$348.02	\$348.02
8731002012	A7	\$348.02	\$348.02
8731002013	A7	\$348.02	\$348.02
8731002014	A7	\$348.02	\$348.02
8731002015	A7	\$348.02	\$348.02
8731002016	A7	\$348.02	\$348.02
8731002017	A7	\$348.02	\$348.02

Fiscal Year 2026-27 Assessment Roll



City of West Covina

LMD No. 4

APN	Zone	Rate	Levy
8731002018	A7	\$348.02	\$348.02
8731002019	A7	\$348.02	\$348.02
8731002020	A7	\$348.02	\$348.02
8731002021	A7	\$348.02	\$348.02
8731003001	A7	\$348.02	\$348.02
8731003002	A7	\$348.02	\$348.02
8731003003	A7	\$348.02	\$348.02
8731003004	A7	\$348.02	\$348.02
8731003005	A7	\$348.02	\$348.02
8731003006	A7	\$348.02	\$348.02
8731003007	A7	\$348.02	\$348.02
8731003008	A7	\$348.02	\$348.02
8731003009	A7	\$348.02	\$348.02
8731003010	A7	\$348.02	\$348.02
8731003011	A7	\$348.02	\$348.02
8731003012	A7	\$348.02	\$348.02
8731003013	A7	\$348.02	\$348.02
8731003014	A7	\$348.02	\$348.02
8731004001	A7	\$348.02	\$348.02
8731004002	A7	\$348.02	\$348.02
8731004003	A7	\$348.02	\$348.02
8731004004	A7	\$348.02	\$348.02
8731004007	A7	\$348.02	\$348.02
8731004008	A7	\$348.02	\$348.02
8731004009	A7	\$348.02	\$348.02
8731004010	A7	\$348.02	\$348.02
8731004011	A7	\$348.02	\$348.02
8731004012	A7	\$348.02	\$348.02
8731004013	A7	\$348.02	\$348.02
8731004014	A7	\$348.02	\$348.02
8731004015	A7	\$348.02	\$348.02
8731004016	A7	\$348.02	\$348.02
8731004017	A7	\$348.02	\$348.02
8731004018	A7	\$348.02	\$348.02
8731004019	A7	\$348.02	\$348.02
8731004021	A7	\$348.02	\$348.02
8731004022	A7	\$348.02	\$348.02
8731004023	A7	\$348.02	\$348.02
8731004024	A7	\$348.02	\$348.02
8731004027	A7	\$348.02	\$348.02
8731004028	A7	\$348.02	\$348.02
8731004029	A7	\$348.02	\$348.02
8731004030	A7	\$348.02	\$348.02
8731004031	A7	\$348.02	\$348.02
8731004033	A7	\$348.02	\$348.02
8731004034	A7	\$348.02	\$348.02

Fiscal Year 2026-27 Assessment Roll



City of West Covina

LMD No. 4

APN	Zone	Rate	Levy
8731004035	A7	\$348.02	\$348.02
8731004036	A7	\$348.02	\$348.02
8731004037	A7	\$348.02	\$348.02
8731004038	A7	\$348.02	\$348.02
8731004039	A7	\$348.02	\$348.02
8731004040	A7	\$348.02	\$348.02
8731004041	A7	\$348.02	\$348.02
8731004044	A7	\$348.02	\$348.02
8731004045	A7	\$348.02	\$348.02
8731004046	A7	\$348.02	\$348.02
8731005001	A7	\$348.02	\$348.02
8731005002	A7	\$348.02	\$348.02
8731005003	A7	\$348.02	\$348.02
8731005004	A7	\$348.02	\$348.02
8731005005	A7	\$348.02	\$348.02
8731005006	A7	\$348.02	\$348.02
8731005007	A7	\$348.02	\$348.02
8731005008	A7	\$348.02	\$348.02
8731005009	A7	\$348.02	\$348.02
8731005010	A7	\$348.02	\$348.02
8731005011	A7	\$348.02	\$348.02
8731005012	A7	\$348.02	\$348.02
8731005013	A7	\$348.02	\$348.02
8731005014	A7	\$348.02	\$348.02
8731005015	A7	\$348.02	\$348.02
8731005016	A7	\$348.02	\$348.02
8731005017	A7	\$348.02	\$348.02
8731005018	A7	\$348.02	\$348.02
8731005019	A7	\$348.02	\$348.02
8731005020	A7	\$348.02	\$348.02
8731005021	A7	\$348.02	\$348.02
8731005022	A7	\$348.02	\$348.02
8731005023	A7	\$348.02	\$348.02
8731005024	A7	\$348.02	\$348.02
8731005025	A7	\$348.02	\$348.02
8731005026	A7	\$348.02	\$348.02
8731005027	A7	\$348.02	\$348.02
8731005028	A7	\$348.02	\$348.02
8731006001	A7	\$348.02	\$348.02
8731006002	A7	\$348.02	\$348.02
8731006003	A7	\$348.02	\$348.02
8731006004	A7	\$348.02	\$348.02
8731006005	A7	\$348.02	\$348.02
8731006006	A7	\$348.02	\$348.02
8731006007	A7	\$348.02	\$348.02
8731006008	A7	\$348.02	\$348.02

Fiscal Year 2026-27 Assessment Roll



City of West Covina

LMD No. 4

APN	Zone	Rate	Levy
8731006009	A7	\$348.02	\$348.02
8731006010	A7	\$348.02	\$348.02
8731006011	A7	\$348.02	\$348.02
8731006012	A7	\$348.02	\$348.02
8731006013	A7	\$348.02	\$348.02
8731006014	A7	\$348.02	\$348.02
8731006015	A7	\$348.02	\$348.02
8731006016	A7	\$348.02	\$348.02
8731006017	A7	\$348.02	\$348.02
8731006018	A7	\$348.02	\$348.02
8731006019	A7	\$348.02	\$348.02
8731006020	A7	\$348.02	\$348.02
8731006021	A7	\$348.02	\$348.02
8731006022	A7	\$348.02	\$348.02
8731006023	A7	\$348.02	\$348.02
8731006024	A7	\$348.02	\$348.02
8731006025	A7	\$348.02	\$348.02
8731006026	A7	\$348.02	\$348.02
8731006027	A7	\$348.02	\$348.02
8731006044	A7	\$348.02	\$348.02
8731006045	A7	\$348.02	\$348.02
8731006046	A7	\$348.02	\$348.02
8731006047	A7	\$348.02	\$348.02
8731007015	A4	\$232.48	\$232.48
8731007018	A4	\$232.48	\$232.48
8731007019	A4	\$232.48	\$232.48
8731007028	A4	\$232.48	\$232.48
8731007029	A4	\$232.48	\$232.48
8731007032	A4	\$232.48	\$232.48
8731007033	A4	\$232.48	\$232.48
8731007034	A4	\$232.48	\$232.48
8731007035	A4	\$232.48	\$232.48
8731007036	A4	\$232.48	\$232.48
8731007037	A4	\$232.48	\$232.48
8731007050	A4	\$232.48	\$232.48
8731007051	A4	\$232.48	\$232.48
8731007052	A4	\$232.48	\$232.48
8731007053	A4	\$232.48	\$232.48
8731007054	A4	\$232.48	\$232.48
8731007055	A4	\$232.48	\$232.48
8731007056	A4	\$232.48	\$232.48
8731007057	A4	\$232.48	\$232.48
8731007058	A4	\$232.48	\$232.48
8731007059	A4	\$232.48	\$232.48
8731007060	A4	\$232.48	\$232.48
8731007061	A4	\$232.48	\$232.48

Fiscal Year 2026-27 Assessment Roll



City of West Covina

LMD No. 4

APN	Zone	Rate	Levy
8731007062	A4	\$232.48	\$232.48
8731007063	A4	\$232.48	\$232.48
8731007064	A4	\$232.48	\$232.48
8731007065	A4	\$232.48	\$232.48
8731007066	A4	\$232.48	\$232.48
8731007067	A4	\$232.48	\$232.48
8731007068	A4	\$232.48	\$232.48
8731007069	A4	\$232.48	\$232.48
8731007070	A4	\$232.48	\$232.48
8731007071	A4	\$232.48	\$232.48
8731007072	A4	\$232.48	\$232.48
8731007073	A4	\$232.48	\$232.48
8731007074	A4	\$232.48	\$232.48
8731007075	A4	\$232.48	\$232.48
8731007078	A4	\$232.48	\$232.48
8731007079	A4	\$232.48	\$232.48
8731007080	A4	\$232.48	\$232.48
8731007081	A4	\$232.48	\$232.48
8731007082	A4	\$232.48	\$232.48
8731007083	A4	\$232.48	\$232.48
8731007084	A4	\$232.48	\$232.48
8731007085	A4	\$232.48	\$232.48
8731007086	A4	\$232.48	\$232.48
8731007095	A4	\$232.48	\$232.48
8731007096	A4	\$232.48	\$232.48
8731007097	A4	\$232.48	\$232.48
8731007098	A4	\$232.48	\$232.48
8731007099	A4	\$232.48	\$232.48
8731007100	A4	\$232.48	\$232.48
8731007101	A4	\$232.48	\$232.48
8731007102	A4	\$232.48	\$232.48
8731007103	A4	\$232.48	\$232.48
8731007104	A4	\$232.48	\$232.48
8731007105	A4	\$232.48	\$232.48
8731007106	A4	\$232.48	\$232.48
8731007107	A4	\$232.48	\$232.48
8731007108	A4	\$232.48	\$232.48
8731007109	A4	\$232.48	\$232.48
8731007110	A4	\$232.48	\$232.48
8731007111	A4	\$232.48	\$232.48
8731007112	A4	\$232.48	\$232.48
8731007113	A4	\$232.48	\$232.48
8731007114	A4	\$232.48	\$232.48
8731007115	A4	\$232.48	\$232.48
8731007116	A4	\$232.48	\$232.48
8731007117	A4	\$232.48	\$232.48

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City of West Covina

LMD No. 4

APN	Zone	Rate	Levy
8731007118	A4	\$232.48	\$232.48
8731007119	A4	\$232.48	\$232.48
8731007120	A4	\$232.48	\$232.48
8731007121	A4	\$232.48	\$232.48
8731007122	A4	\$232.48	\$232.48
8731007123	A4	\$232.48	\$232.48
8731007124	A4	\$232.48	\$232.48
8731007125	A4	\$232.48	\$232.48
8731007126	A4	\$232.48	\$232.48
8731007127	A4	\$232.48	\$232.48
8731007128	A4	\$232.48	\$232.48
8731007129	A4	\$232.48	\$232.48
8731007130	A4	\$232.48	\$232.48
8731007131	A4	\$232.48	\$232.48
8731007132	A4	\$232.48	\$232.48
8731007133	A4	\$232.48	\$232.48
8731007134	A4	\$232.48	\$232.48
8731007135	A4	\$232.48	\$232.48
8731007136	A4	\$232.48	\$232.48
8731007137	A4	\$232.48	\$232.48
8731007138	A4	\$232.48	\$232.48
8731007139	A4	\$232.48	\$232.48
8731007140	A4	\$232.48	\$232.48
8731007141	A4	\$232.48	\$232.48
8731007142	A4	\$232.48	\$232.48
8731007143	A4	\$232.48	\$232.48
8731007144	A4	\$232.48	\$232.48
8731007145	A4	\$232.48	\$232.48
8731007146	A4	\$232.48	\$232.48
8731007147	A4	\$232.48	\$232.48
8731007148	A4	\$232.48	\$232.48
8731007149	A4	\$232.48	\$232.48
8731007150	A4	\$232.48	\$232.48
8731007151	A4	\$232.48	\$232.48
8731007152	A4	\$232.48	\$232.48
8731007153	A4	\$232.48	\$232.48
8731007154	A4	\$232.48	\$232.48
8731007155	A4	\$232.48	\$232.48
8731007156	A4	\$232.48	\$232.48
8731007157	A4	\$232.48	\$232.48
8731007158	A4	\$232.48	\$232.48
8731007159	A4	\$232.48	\$232.48
8731007160	A4	\$232.48	\$232.48
8731007161	A4	\$232.48	\$232.48
8731007162	A4	\$232.48	\$232.48
8731007163	A4	\$232.48	\$232.48

APN	Zone	Rate	Levy
8731007164	A4	\$232.48	\$232.48
8731007165	A4	\$232.48	\$232.48
8731007166	A4	\$232.48	\$232.48
8731007167	A4	\$232.48	\$232.48
8731007168	A4	\$232.48	\$232.48
8731007169	A4	\$232.48	\$232.48
8731007170	A4	\$232.48	\$232.48
8731007171	A4	\$232.48	\$232.48
8731007172	A4	\$232.48	\$232.48
8731007173	A4	\$232.48	\$232.48
8731007174	A4	\$232.48	\$232.48
8731007175	A4	\$232.48	\$232.48
8731007176	A4	\$232.48	\$232.48
8731007177	A4	\$232.48	\$232.48
8731007178	A4	\$232.48	\$232.48
8731007179	A4	\$232.48	\$232.48
8731007180	A4	\$232.48	\$232.48
8731007181	A4	\$232.48	\$232.48
8731007182	A4	\$232.48	\$232.48
8731007183	A4	\$232.48	\$232.48
8731007184	A4	\$232.48	\$232.48
8731007185	A4	\$232.48	\$232.48
8731007186	A4	\$232.48	\$232.48
8731007187	A4	\$232.48	\$232.48
8731007188	A4	\$232.48	\$232.48
8731007189	A4	\$232.48	\$232.48
8731007190	A4	\$232.48	\$232.48
8731007191	A4	\$232.48	\$232.48
8731007192	A4	\$232.48	\$232.48
8731007194	A4	\$232.48	\$232.48
8731007195	A4	\$232.48	\$232.48
8731007196	A4	\$232.48	\$232.48
8731007197	A4	\$232.48	\$232.48
8731007198	A4	\$232.48	\$232.48
8731007199	A4	\$232.48	\$232.48
8731007200	A4	\$232.48	\$232.48
8731007201	A4	\$232.48	\$232.48
8731007202	A4	\$232.48	\$232.48
8731007203	A4	\$232.48	\$232.48
8731007204	A4	\$232.48	\$232.48
8731007205	A4	\$232.48	\$232.48
8731007206	A4	\$232.48	\$232.48
8731007207	A4	\$232.48	\$232.48
8731007208	A4	\$232.48	\$232.48
8731007209	A4	\$232.48	\$232.48
8731007210	A4	\$232.48	\$232.48

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City of West Covina

LMD No. 4

APN	Zone	Rate	Levy
8731007211	A4	\$232.48	\$232.48
8731007212	A4	\$232.48	\$232.48
8731007213	A4	\$232.48	\$232.48
8731007214	A4	\$232.48	\$232.48
8731007215	A4	\$232.48	\$232.48
8731007216	A4	\$232.48	\$232.48
8731007217	A4	\$232.48	\$232.48
8731007218	A4	\$232.48	\$232.48
8731007219	A4	\$232.48	\$232.48
8731007220	A4	\$232.48	\$232.48
8731007221	A4	\$232.48	\$232.48
8731007222	A4	\$232.48	\$232.48
8731007223	A4	\$232.48	\$232.48
8731007224	A4	\$232.48	\$232.48
8731007225	A4	\$232.48	\$232.48
8731007226	A4	\$232.48	\$232.48
8731007227	A4	\$232.48	\$232.48
8731007228	A4	\$232.48	\$232.48
8731007229	A4	\$232.48	\$232.48
8731007230	A4	\$232.48	\$232.48
8731007231	A4	\$232.48	\$232.48
8731007232	A4	\$232.48	\$232.48
8731007233	A4	\$232.48	\$232.48
8731007234	A4	\$232.48	\$232.48
8731007235	A4	\$232.48	\$232.48
8731007237	A4	\$232.48	\$232.48
8731007238	A4	\$232.48	\$232.48
8731007239	A4	\$232.48	\$232.48
8731007240	A4	\$232.48	\$232.48
8731007241	A4	\$232.48	\$232.48
8731007242	A4	\$232.48	\$232.48
8731007243	A4	\$232.48	\$232.48
8731007244	A4	\$232.48	\$232.48
8731007245	A4	\$232.48	\$232.48
8731007246	A4	\$232.48	\$232.48
8731007261	A4	\$232.48	\$232.48
8731007262	A4	\$232.48	\$232.48
8731007263	A4	\$232.48	\$232.48
8731007264	A4	\$232.48	\$232.48
8731007265	A4	\$232.48	\$232.48
8731007266	A4	\$232.48	\$232.48
8731008001	A7	\$348.02	\$348.02
8731008002	A7	\$348.02	\$348.02
8731008003	A7	\$348.02	\$348.02
8731008004	A7	\$348.02	\$348.02
8731008005	A7	\$348.02	\$348.02

APN	Zone	Rate	Levy
8731008006	A7	\$348.02	\$348.02
8731008007	A7	\$348.02	\$348.02
8731008008	A7	\$348.02	\$348.02
8731008009	A7	\$348.02	\$348.02
8731008010	A7	\$348.02	\$348.02
8731008011	A7	\$348.02	\$348.02
8731008012	A7	\$348.02	\$348.02
8731008013	A7	\$348.02	\$348.02
8731008014	A7	\$348.02	\$348.02
8731008015	A7	\$348.02	\$348.02
8731008016	A7	\$348.02	\$348.02
8731008017	A7	\$348.02	\$348.02
8731008018	A7	\$348.02	\$348.02
8731008019	A7	\$348.02	\$348.02
8731008020	A7	\$348.02	\$348.02
8731008021	A7	\$348.02	\$348.02
8731008022	A7	\$348.02	\$348.02
8731008023	A7	\$348.02	\$348.02
8731008024	A7	\$348.02	\$348.02
8731008025	A7	\$348.02	\$348.02
8731009001	A7	\$348.02	\$348.02
8731009002	A7	\$348.02	\$348.02
8731009003	A7	\$348.02	\$348.02
8731009004	A7	\$348.02	\$348.02
8731009005	A7	\$348.02	\$348.02
8731009006	A7	\$348.02	\$348.02
8731009007	A7	\$348.02	\$348.02
8731009008	A7	\$348.02	\$348.02
8731009009	A7	\$348.02	\$348.02
8731009010	A7	\$348.02	\$348.02
8731009011	A7	\$348.02	\$348.02
8731009012	A7	\$348.02	\$348.02
8731009013	A7	\$348.02	\$348.02
8731009014	A7	\$348.02	\$348.02
8731009015	A7	\$348.02	\$348.02
8731009016	A7	\$348.02	\$348.02
8731009017	A7	\$348.02	\$348.02
8731009018	A7	\$348.02	\$348.02
8731009019	A7	\$348.02	\$348.02
8731009020	A7	\$348.02	\$348.02
8731009021	A7	\$348.02	\$348.02
8731009022	A7	\$348.02	\$348.02
8731009023	A7	\$348.02	\$348.02
8731009024	A7	\$348.02	\$348.02
8731009025	A7	\$348.02	\$348.02
8731009026	A7	\$348.02	\$348.02

APN	Zone	Rate	Levy
8731009027	A7	\$348.02	\$348.02
8731009028	A7	\$348.02	\$348.02
8731009029	A7	\$348.02	\$348.02
8731009030	A7	\$348.02	\$348.02
8731009031	A7	\$348.02	\$348.02
8731009032	A7	\$348.02	\$348.02
8731010001	A7	\$348.02	\$348.02
8731010002	A7	\$348.02	\$348.02
8731010003	A7	\$348.02	\$348.02
8731010004	A7	\$348.02	\$348.02
8731010005	A7	\$348.02	\$348.02
8731010006	A7	\$348.02	\$348.02
8731010007	A7	\$348.02	\$348.02
8731010008	A7	\$348.02	\$348.02
8731010009	A7	\$348.02	\$348.02
8731010010	A7	\$348.02	\$348.02
8731010011	A7	\$348.02	\$348.02
8731010012	A7	\$348.02	\$348.02
8731010013	A7	\$348.02	\$348.02
8731010014	A7	\$348.02	\$348.02
8731010016	A7	\$348.02	\$348.02
8731010017	A7	\$348.02	\$348.02
8731010018	A7	\$348.02	\$348.02
8731010019	A7	\$348.02	\$348.02
8731010020	A7	\$348.02	\$348.02
8731010021	A7	\$348.02	\$348.02
8731010022	A7	\$348.02	\$348.02
8731010023	A7	\$348.02	\$348.02
8731010024	A7	\$348.02	\$348.02
8731010025	A7	\$348.02	\$348.02
8731010026	A7	\$348.02	\$348.02
8731010027	A7	\$348.02	\$348.02
8731010028	A7	\$348.02	\$348.02
8731010029	A7	\$348.02	\$348.02
8731010030	A7	\$348.02	\$348.02
8731010031	A7	\$348.02	\$348.02
8731010032	A7	\$348.02	\$348.02
8731010037	A7	\$348.02	\$348.02
8731010038	A7	\$348.02	\$348.02
8731011001	A7	\$348.02	\$348.02
8731011002	A7	\$348.02	\$348.02
8731011003	A7	\$348.02	\$348.02
8731011004	A7	\$348.02	\$348.02
8731011005	A7	\$348.02	\$348.02
8731011006	A7	\$348.02	\$348.02
8731011007	A7	\$348.02	\$348.02

APN	Zone	Rate	Levy
8731011008	A7	\$348.02	\$348.02
8731011009	A7	\$348.02	\$348.02
8731011010	A7	\$348.02	\$348.02
8731011011	A7	\$348.02	\$348.02
8731011012	A7	\$348.02	\$348.02
8731011013	A7	\$348.02	\$348.02
8731011014	A7	\$348.02	\$348.02
8731011015	A7	\$348.02	\$348.02
8731011016	A7	\$348.02	\$348.02
8731011017	A7	\$348.02	\$348.02
8731011019	A7	\$348.02	\$348.02
8731011020	A7	\$348.02	\$348.02
8731011021	A7	\$348.02	\$348.02
8731011022	A7	\$348.02	\$348.02
8731011023	A7	\$348.02	\$348.02
8731011024	A7	\$348.02	\$348.02
8731011025	A7	\$348.02	\$348.02
8731011026	A7	\$348.02	\$348.02
8731011027	A7	\$348.02	\$348.02
8731011028	A7	\$348.02	\$348.02
8731012001	A7	\$348.02	\$348.02
8731012002	A7	\$348.02	\$348.02
8731012011	A7	\$348.02	\$348.02
8731012012	A7	\$348.02	\$348.02
8731012013	A7	\$348.02	\$348.02
8731012014	A7	\$348.02	\$348.02
8731012015	A7	\$348.02	\$348.02
8731012016	A7	\$348.02	\$348.02
8731012017	A7	\$348.02	\$348.02
8731012018	A7	\$348.02	\$348.02
8731012023	A7	\$348.02	\$348.02
8731012030	A7	\$348.02	\$348.02
8731012031	A7	\$348.02	\$348.02
8731012032	A7	\$348.02	\$348.02
8731012033	A7	\$348.02	\$348.02
8731012034	A7	\$348.02	\$348.02
8731012035	A7	\$348.02	\$348.02
8731012036	A7	\$348.02	\$348.02
8731012037	A7	\$348.02	\$348.02
8731012038	A7	\$348.02	\$348.02
8731012041	A7	\$348.02	\$348.02
8731012042	A7	\$348.02	\$348.02
8731012043	A7	\$348.02	\$348.02
8731012044	A7	\$348.02	\$348.02
8731012045	A7	\$348.02	\$348.02
8731012046	A7	\$348.02	\$348.02

Fiscal Year 2026-27 Assessment Roll



City of West Covina

LMD No. 4

APN	Zone	Rate	Levy
8731012047	A7	\$348.02	\$348.02
8731012048	A7	\$348.02	\$348.02
8731012049	A7	\$348.02	\$348.02
8731013001	A7	\$348.02	\$348.02
8731013002	A7	\$348.02	\$348.02
8731013003	A7	\$348.02	\$348.02
8731013004	A7	\$348.02	\$348.02
8731013005	A7	\$348.02	\$348.02
8731013006	A7	\$348.02	\$348.02
8731013007	A7	\$348.02	\$348.02
8731013008	A7	\$348.02	\$348.02
8731013009	A7	\$348.02	\$348.02
8731013010	A7	\$348.02	\$348.02
8731013011	A7	\$348.02	\$348.02
8731013012	A7	\$348.02	\$348.02
8731013013	A7	\$348.02	\$348.02
8731013014	A7	\$348.02	\$348.02
8731013015	A7	\$348.02	\$348.02
8731013016	A7	\$348.02	\$348.02
8731013017	A7	\$348.02	\$348.02
8731013018	A7	\$348.02	\$348.02
8731013019	A7	\$348.02	\$348.02
8731013020	A7	\$348.02	\$348.02
8731013021	A7	\$348.02	\$348.02
8731013022	A7	\$348.02	\$348.02
8731013023	A7	\$348.02	\$348.02
8731013024	A7	\$348.02	\$348.02
8731013025	A7	\$348.02	\$348.02
8731013026	A7	\$348.02	\$348.02
8731013027	A7	\$348.02	\$348.02
8731014001	A7	\$348.02	\$348.02
8731014002	A7	\$348.02	\$348.02
8731014003	A7	\$348.02	\$348.02
8731014004	A7	\$348.02	\$348.02
8731014005	A7	\$348.02	\$348.02
8731014006	A7	\$348.02	\$348.02
8731014007	A7	\$348.02	\$348.02
8731014008	A7	\$348.02	\$348.02
8731014009	A7	\$348.02	\$348.02
8731014010	A7	\$348.02	\$348.02
8731014011	A7	\$348.02	\$348.02
8731014012	A7	\$348.02	\$348.02
8731014013	A7	\$348.02	\$348.02
8731014014	A7	\$348.02	\$348.02
8731014016	A7	\$348.02	\$348.02
8731014017	A7	\$348.02	\$348.02

APN	Zone	Rate	Levy
8731014018	A7	\$348.02	\$348.02
8731014019	A7	\$348.02	\$348.02
8731014020	A7	\$348.02	\$348.02
8731014021	A7	\$348.02	\$348.02
8731014022	A7	\$348.02	\$348.02
8731014023	A7	\$348.02	\$348.02
8731014024	A7	\$348.02	\$348.02
8731014025	A7	\$348.02	\$348.02
8731014026	A7	\$348.02	\$348.02
8731014027	A7	\$348.02	\$348.02
8731014028	A7	\$348.02	\$348.02
8731014029	A7	\$348.02	\$348.02
8731014030	A7	\$348.02	\$348.02
8731014031	A7	\$348.02	\$348.02
8731014032	A7	\$348.02	\$348.02
8731014033	A7	\$348.02	\$348.02
8731015001	A7	\$348.02	\$348.02
8731015002	A7	\$348.02	\$348.02
8731015003	A7	\$348.02	\$348.02
8731015004	A7	\$348.02	\$348.02
8731015005	A7	\$348.02	\$348.02
8731015006	A7	\$348.02	\$348.02
8731015007	A7	\$348.02	\$348.02
8731015008	A7	\$348.02	\$348.02
8731015009	A7	\$348.02	\$348.02
8731015010	A7	\$348.02	\$348.02
8731015011	A7	\$348.02	\$348.02
8731015012	A7	\$348.02	\$348.02
8731015013	A7	\$348.02	\$348.02
8731015014	A7	\$348.02	\$348.02
8731015015	A7	\$348.02	\$348.02
8731015016	A7	\$348.02	\$348.02
8731015017	A7	\$348.02	\$348.02
8731015018	A7	\$348.02	\$348.02
8731015019	A7	\$348.02	\$348.02
8731015020	A7	\$348.02	\$348.02
8731015021	A7	\$348.02	\$348.02
8731015022	A7	\$348.02	\$348.02
8731015024	A7	\$348.02	\$348.02
8731016001	A7	\$348.02	\$348.02
8731016002	A7	\$348.02	\$348.02
8731016003	A7	\$348.02	\$348.02
8731016004	A7	\$348.02	\$348.02
8731016005	A7	\$348.02	\$348.02
8731016006	A7	\$348.02	\$348.02
8731016007	A7	\$348.02	\$348.02

APN	Zone	Rate	Levy
8731016008	A7	\$348.02	\$348.02
8731016009	A7	\$348.02	\$348.02
8731016010	A7	\$348.02	\$348.02
8731016011	A7	\$348.02	\$348.02
8731016012	A7	\$348.02	\$348.02
8731016013	A7	\$348.02	\$348.02
8731016014	A7	\$348.02	\$348.02
8731016015	A7	\$348.02	\$348.02
8731016016	A7	\$348.02	\$348.02
8731016017	A7	\$348.02	\$348.02
8731016018	A7	\$348.02	\$348.02
8731016019	A7	\$348.02	\$348.02
8731016020	A7	\$348.02	\$348.02
8731016021	A7	\$348.02	\$348.02
8731016022	A7	\$348.02	\$348.02
8731016023	A7	\$348.02	\$348.02
8731016024	A7	\$348.02	\$348.02
8731016025	A7	\$348.02	\$348.02
8731016026	A7	\$348.02	\$348.02
8731016027	A7	\$348.02	\$348.02
8731016028	A7	\$348.02	\$348.02
8731016029	A7	\$348.02	\$348.02
8731016032	A7	\$348.02	\$348.02
8731016033	A7	\$348.02	\$348.02
8731016034	A7	\$348.02	\$348.02
8731016035	A7	\$348.02	\$348.02
8731016036	A7	\$348.02	\$348.02
8731016037	A7	\$348.02	\$348.02
8731016038	A7	\$348.02	\$348.02
8731017001	A7	\$348.02	\$348.02
8731017002	A7	\$348.02	\$348.02
8731017003	A7	\$348.02	\$348.02
8731017004	A7	\$348.02	\$348.02
8731017005	A7	\$348.02	\$348.02
8731017006	A7	\$348.02	\$348.02
8731017007	A7	\$348.02	\$348.02
8731017008	A7	\$348.02	\$348.02
8731017009	A7	\$348.02	\$348.02
8731017010	A7	\$348.02	\$348.02
8731017011	A7	\$348.02	\$348.02
8731017012	A7	\$348.02	\$348.02
8731017013	A7	\$348.02	\$348.02
8731017014	A7	\$348.02	\$348.02
8731017015	A7	\$348.02	\$348.02
8731017016	A7	\$348.02	\$348.02
8731017017	A7	\$348.02	\$348.02

APN	Zone	Rate	Levy
8731017018	A7	\$348.02	\$348.02
8731017019	A7	\$348.02	\$348.02
8731017020	A7	\$348.02	\$348.02
8731017021	A7	\$348.02	\$348.02
8731017022	A7	\$348.02	\$348.02
8731017023	A7	\$348.02	\$348.02
8731017024	A7	\$348.02	\$348.02
8731017027	A7	\$348.02	\$348.02
8731017028	A7	\$348.02	\$348.02
8731017029	A7	\$348.02	\$348.02
8731017030	A7	\$348.02	\$348.02
8731017031	A7	\$348.02	\$348.02
8731017032	A7	\$348.02	\$348.02
8731017033	A7	\$348.02	\$348.02
8731017034	A7	\$348.02	\$348.02
8731017035	A7	\$348.02	\$348.02
8731017036	A7	\$348.02	\$348.02
8731017037	A7	\$348.02	\$348.02
8731018001	A7	\$348.02	\$348.02
8731018002	A7	\$348.02	\$348.02
8731018003	A7	\$348.02	\$348.02
8731018004	A7	\$348.02	\$348.02
8731018005	A7	\$348.02	\$348.02
8731018006	A7	\$348.02	\$348.02
8731018007	A7	\$348.02	\$348.02
8731018008	A7	\$348.02	\$348.02
8731018009	A7	\$348.02	\$348.02
8731018010	A7	\$348.02	\$348.02
8731018011	A7	\$348.02	\$348.02
8731018012	A7	\$348.02	\$348.02
8731018013	A7	\$348.02	\$348.02
8731018014	A7	\$348.02	\$348.02
8731018015	A7	\$348.02	\$348.02
8731018016	A7	\$348.02	\$348.02
8731018017	A7	\$348.02	\$348.02
8731018018	A7	\$348.02	\$348.02
8731018019	A7	\$348.02	\$348.02
8731018020	A7	\$348.02	\$348.02
8731018021	A7	\$348.02	\$348.02
8731018022	A7	\$348.02	\$348.02
8731018023	A7	\$348.02	\$348.02
8731018024	A7	\$348.02	\$348.02
8731018025	A7	\$348.02	\$348.02
8731018026	A7	\$348.02	\$348.02
8731018027	A7	\$348.02	\$348.02
8731018028	A7	\$348.02	\$348.02

Fiscal Year 2026-27 Assessment Roll



City of West Covina

LMD No. 4

APN	Zone	Rate	Levy
8731018029	A7	\$348.02	\$348.02
8731018030	A7	\$348.02	\$348.02
8731019001	A7	\$348.02	\$348.02
8731019002	A7	\$348.02	\$348.02
8731019003	A7	\$348.02	\$348.02
8731019004	A7	\$348.02	\$348.02
8731019005	A7	\$348.02	\$348.02
8731019006	A7	\$348.02	\$348.02
8731019007	A7	\$348.02	\$348.02
8731019008	A7	\$348.02	\$348.02
8731019009	A7	\$348.02	\$348.02
8731019010	A7	\$348.02	\$348.02
8731019011	A7	\$348.02	\$348.02
8731019012	A7	\$348.02	\$348.02
8731019013	A7	\$348.02	\$348.02
8731019014	A7	\$348.02	\$348.02
8731019015	A7	\$348.02	\$348.02
8731019016	A7	\$348.02	\$348.02
8731019017	A7	\$348.02	\$348.02
8731019018	A7	\$348.02	\$348.02
8731019019	A7	\$348.02	\$348.02
8731019020	A7	\$348.02	\$348.02
8731019021	A7	\$348.02	\$348.02
8731019022	A7	\$348.02	\$348.02
8731019023	A7	\$348.02	\$348.02
8731019024	A7	\$348.02	\$348.02
8731019025	A7	\$348.02	\$348.02
8731019026	A7	\$348.02	\$348.02
8731019027	A7	\$348.02	\$348.02
8731019028	A7	\$348.02	\$348.02
8731019029	A7	\$348.02	\$348.02
8731019030	A7	\$348.02	\$348.02
8731019031	A7	\$348.02	\$348.02
8731019032	A7	\$348.02	\$348.02
8731019033	A7	\$348.02	\$348.02
8731020001	A7	\$348.02	\$348.02
8731020002	A7	\$348.02	\$348.02
8731020003	A7	\$348.02	\$348.02
8731020004	A7	\$348.02	\$348.02
8731020005	A7	\$348.02	\$348.02
8731020006	A7	\$348.02	\$348.02
8731020007	A7	\$348.02	\$348.02
8731020008	A7	\$348.02	\$348.02
8731020009	A7	\$348.02	\$348.02
8731020010	A7	\$348.02	\$348.02
8731020011	A7	\$348.02	\$348.02

APN	Zone	Rate	Levy
8731020020	A7	\$348.02	\$348.02
8731020021	A7	\$348.02	\$348.02
8731020023	A7	\$348.02	\$348.02
8731020024	A7	\$348.02	\$348.02
8731020025	A7	\$348.02	\$348.02
8731020026	A7	\$348.02	\$348.02
8731021001	A7	\$348.02	\$348.02
8731021002	A7	\$348.02	\$348.02
8731021003	A7	\$348.02	\$348.02
8731021004	A7	\$348.02	\$348.02
8731021005	A7	\$348.02	\$348.02
8731021006	A7	\$348.02	\$348.02
8731021007	A7	\$348.02	\$348.02
8731021008	A7	\$348.02	\$348.02
8731021009	A7	\$348.02	\$348.02
8731021010	A7	\$348.02	\$348.02
8731021011	A7	\$348.02	\$348.02
8731021014	A7	\$348.02	\$348.02
8731021015	A7	\$348.02	\$348.02
8731021016	A7	\$348.02	\$348.02
8731021017	A7	\$348.02	\$348.02
8731021018	A7	\$348.02	\$348.02
8731021019	A7	\$348.02	\$348.02
8731021020	A7	\$348.02	\$348.02
8731021021	A7	\$348.02	\$348.02
8731021026	A7	\$348.02	\$348.02
8731021027	A7	\$348.02	\$348.02
8731021028	A7	\$348.02	\$348.02
8731021029	A7	\$348.02	\$348.02
8731021030	A7	\$348.02	\$348.02
8731021031	A7	\$348.02	\$348.02
8731021034	A7	\$348.02	\$348.02
8731021035	A7	\$348.02	\$348.02
8731021036	A7	\$348.02	\$348.02
8731022001	A7	\$348.02	\$348.02
8731022002	A7	\$348.02	\$348.02
8731022007	A7	\$348.02	\$348.02
8731022008	A7	\$348.02	\$348.02
8731022009	A7	\$348.02	\$348.02
8731022010	A7	\$348.02	\$348.02
8731022011	A7	\$348.02	\$348.02
8731022012	A7	\$348.02	\$348.02
8731022013	A7	\$348.02	\$348.02
8731022014	A7	\$348.02	\$348.02
8731022015	A7	\$348.02	\$348.02
8731022016	A7	\$348.02	\$348.02

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City of West Covina

LMD No. 4

APN	Zone	Rate	Levy
8731022017	A7	\$348.02	\$348.02
8731022018	A7	\$348.02	\$348.02
8731022027	A7	\$348.02	\$348.02
8731022028	A7	\$348.02	\$348.02
8731022029	A7	\$348.02	\$348.02
8731022030	A7	\$348.02	\$348.02
8731022031	A7	\$348.02	\$348.02
8731022032	A7	\$348.02	\$348.02
8731022033	A7	\$348.02	\$348.02
8731022034	A7	\$348.02	\$348.02
8731023001	A7	\$348.02	\$348.02
8731023002	A7	\$348.02	\$348.02
8731023003	A7	\$348.02	\$348.02
8731023004	A7	\$348.02	\$348.02
8731023005	A7	\$348.02	\$348.02
8731023006	A7	\$348.02	\$348.02
8731023007	A7	\$348.02	\$348.02
8731023008	A7	\$348.02	\$348.02
8731023009	A7	\$348.02	\$348.02
8731023010	A7	\$348.02	\$348.02
8731023011	A7	\$348.02	\$348.02
8731023012	A7	\$348.02	\$348.02
8731023013	A7	\$348.02	\$348.02
8731023014	A7	\$348.02	\$348.02
8731023015	A7	\$348.02	\$348.02
8731023020	A7	\$348.02	\$348.02
8731023021	A7	\$348.02	\$348.02
8731023022	A7	\$348.02	\$348.02
8731023023	A7	\$348.02	\$348.02
8731023024	A7	\$348.02	\$348.02
8731023025	A7	\$348.02	\$348.02
8731023026	A7	\$348.02	\$348.02
8731024001	A7	\$348.02	\$348.02
8731024002	A7	\$348.02	\$348.02
8731024005	A7	\$348.02	\$348.02
8731024006	A7	\$348.02	\$348.02
8731024007	A7	\$348.02	\$348.02
8731024008	A7	\$348.02	\$348.02
8731024009	A7	\$348.02	\$348.02
8731024010	A7	\$348.02	\$348.02
8731024011	A7	\$348.02	\$348.02
8731024012	A7	\$348.02	\$348.02
8731024013	A7	\$348.02	\$348.02
8731024014	A7	\$348.02	\$348.02
8731024015	A7	\$348.02	\$348.02
8731024016	A7	\$348.02	\$348.02

APN	Zone	Rate	Levy
8731024017	A7	\$348.02	\$348.02
8731024018	A7	\$348.02	\$348.02
8731024019	A7	\$348.02	\$348.02
8731024020	A7	\$348.02	\$348.02
8731024021	A7	\$348.02	\$348.02
8731024022	A7	\$348.02	\$348.02
8731024023	A7	\$348.02	\$348.02
8731024024	A7	\$348.02	\$348.02
8731024025	A7	\$348.02	\$348.02
8731024026	A7	\$348.02	\$348.02
8731024027	A7	\$348.02	\$348.02
8731024028	A7	\$348.02	\$348.02
8731024029	A7	\$348.02	\$348.02
8732011017	A7	\$348.02	\$348.02
8732011018	A7	\$348.02	\$348.02
8732011019	A7	\$348.02	\$348.02
8732011020	A7	\$348.02	\$348.02
8732011021	A7	\$348.02	\$348.02
8732011022	A7	\$348.02	\$348.02
8732011023	A7	\$348.02	\$348.02
8732011024	A7	\$348.02	\$348.02
8732011025	A7	\$348.02	\$348.02
8732012022	A7	\$348.02	\$348.02
8732012023	A7	\$348.02	\$348.02
8732012024	A7	\$348.02	\$348.02
8732012025	A7	\$348.02	\$348.02
8732012026	A7	\$348.02	\$348.02
8732012027	A7	\$348.02	\$348.02
8732012028	A7	\$348.02	\$348.02
8732012029	A7	\$348.02	\$348.02
8732012030	A7	\$348.02	\$348.02
8732012031	A7	\$348.02	\$348.02
8732012032	A7	\$348.02	\$348.02
8732012033	A7	\$348.02	\$348.02
8732012034	A7	\$348.02	\$348.02
8732013001	A7	\$348.02	\$348.02
8732013002	A7	\$348.02	\$348.02
8732013003	A7	\$348.02	\$348.02
8732013004	A7	\$348.02	\$348.02
8732013005	A7	\$348.02	\$348.02
8732013006	A7	\$348.02	\$348.02
8732013007	A7	\$348.02	\$348.02
8732013008	A7	\$348.02	\$348.02
8732013009	A7	\$348.02	\$348.02
8732013010	A7	\$348.02	\$348.02
8732013011	A7	\$348.02	\$348.02

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City of West Covina

LMD No. 4

APN	Zone	Rate	Levy
8732013012	A7	\$348.02	\$348.02
8732013013	A7	\$348.02	\$348.02
8732013014	A7	\$348.02	\$348.02
8732013015	A7	\$348.02	\$348.02
8732013016	A7	\$348.02	\$348.02
8732013017	A7	\$348.02	\$348.02
8732013018	A7	\$348.02	\$348.02
8732013019	A7	\$348.02	\$348.02
8732013020	A7	\$348.02	\$348.02
8732013021	A7	\$348.02	\$348.02
8732013022	A7	\$348.02	\$348.02
8732013023	A7	\$348.02	\$348.02
8732013024	A7	\$348.02	\$348.02
8732013025	A7	\$348.02	\$348.02
8732013026	A7	\$348.02	\$348.02
8732013027	A7	\$348.02	\$348.02
8732013028	A7	\$348.02	\$348.02
8732013029	A7	\$348.02	\$348.02
8732013034	A7	\$348.02	\$348.02
8732014001	A7	\$348.02	\$348.02
8732014002	A7	\$348.02	\$348.02
8732014003	A7	\$348.02	\$348.02
8732014004	A7	\$348.02	\$348.02
8732014005	A7	\$348.02	\$348.02
8732014006	A7	\$348.02	\$348.02
8732014007	A7	\$348.02	\$348.02
8732014008	A7	\$348.02	\$348.02
8732014009	A7	\$348.02	\$348.02
8732014010	A7	\$348.02	\$348.02
8732014011	A7	\$348.02	\$348.02
8732014012	A7	\$348.02	\$348.02
8732014013	A7	\$348.02	\$348.02
8732014014	A7	\$348.02	\$348.02
8732014015	A7	\$348.02	\$348.02
8732014016	A7	\$348.02	\$348.02
8732014017	A7	\$348.02	\$348.02
8732014018	A7	\$348.02	\$348.02
8732014019	A7	\$348.02	\$348.02
8732015001	A4	\$232.48	\$232.48
8732015002	A4	\$232.48	\$232.48
8732015003	A4	\$232.48	\$232.48
8732015004	A4	\$232.48	\$232.48
8732015005	A4	\$232.48	\$232.48
8732015006	A4	\$232.48	\$232.48
8732015007	A4	\$232.48	\$232.48
8732015008	A4	\$232.48	\$232.48

APN	Zone	Rate	Levy
8732015009	A4	\$232.48	\$232.48
8732015010	A4	\$232.48	\$232.48
8732015011	A4	\$232.48	\$232.48
8732015012	A4	\$232.48	\$232.48
8732015013	A4	\$232.48	\$232.48
8732015014	A4	\$232.48	\$232.48
8732015015	A4	\$232.48	\$232.48
8732015016	A4	\$232.48	\$232.48
8732015017	A4	\$232.48	\$232.48
8732015018	A4	\$232.48	\$232.48
8732015019	A4	\$232.48	\$232.48
8732015020	A4	\$232.48	\$232.48
8732015021	A4	\$232.48	\$232.48
8732015022	A4	\$232.48	\$232.48
8732015023	A4	\$232.48	\$232.48
8732015024	A4	\$232.48	\$232.48
8732015025	A4	\$232.48	\$232.48
8732015026	A4	\$232.48	\$232.48
8732015027	A4	\$232.48	\$232.48
8732015028	A4	\$232.48	\$232.48
8732015029	A4	\$232.48	\$232.48
8732015030	A4	\$232.48	\$232.48
8732015031	A4	\$232.48	\$232.48
8732015032	A4	\$232.48	\$232.48
8732015033	A4	\$232.48	\$232.48
8732015034	A4	\$232.48	\$232.48
8732015035	A4	\$232.48	\$232.48
8732015036	A4	\$232.48	\$232.48
8732015037	A4	\$232.48	\$232.48
8732015038	A4	\$232.48	\$232.48
8732015039	A4	\$232.48	\$232.48
8732015040	A4	\$232.48	\$232.48
8732015041	A4	\$232.48	\$232.48
8732015042	A4	\$232.48	\$232.48
8732015043	A4	\$232.48	\$232.48
8732015044	A4	\$232.48	\$232.48
8732015045	A4	\$232.48	\$232.48
8732015046	A4	\$232.48	\$232.48
8732015047	A4	\$232.48	\$232.48
8732015048	A4	\$232.48	\$232.48
8732015049	A4	\$232.48	\$232.48
8732015050	A4	\$232.48	\$232.48
8732015051	A4	\$232.48	\$232.48
8732015052	A4	\$232.48	\$232.48
8732015053	A4	\$232.48	\$232.48
8732015054	A4	\$232.48	\$232.48

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APN	Zone	Rate	Levy
8732015055	A4	\$232.48	\$232.48
8732015056	A4	\$232.48	\$232.48
8732015057	A4	\$232.48	\$232.48
8732015058	A4	\$232.48	\$232.48
8732015059	A4	\$232.48	\$232.48
8732015060	A4	\$232.48	\$232.48
8732015061	A4	\$232.48	\$232.48
8732015062	A4	\$232.48	\$232.48
8732015063	A4	\$232.48	\$232.48
8732015064	A4	\$232.48	\$232.48
8732015065	A4	\$232.48	\$232.48
8732015066	A4	\$232.48	\$232.48
8732015067	A4	\$232.48	\$232.48
8732015068	A4	\$232.48	\$232.48
8732015069	A4	\$232.48	\$232.48
8732015070	A4	\$232.48	\$232.48
8732015071	A4	\$232.48	\$232.48
8732015072	A4	\$232.48	\$232.48
8732015073	A4	\$232.48	\$232.48
8732015074	A4	\$232.48	\$232.48
8732015075	A4	\$232.48	\$232.48
8732015076	A4	\$232.48	\$232.48
8732015077	A4	\$232.48	\$232.48
8732015078	A4	\$232.48	\$232.48
8732015079	A4	\$232.48	\$232.48
8732015080	A4	\$232.48	\$232.48
8732015081	A4	\$232.48	\$232.48
8732015082	A4	\$232.48	\$232.48
8732015083	A4	\$232.48	\$232.48
8732015084	A4	\$232.48	\$232.48
8732016001	A7	\$348.02	\$348.02
8732016002	A7	\$348.02	\$348.02
8732016003	A7	\$348.02	\$348.02
8732016004	A7	\$348.02	\$348.02
8732016005	A7	\$348.02	\$348.02
8732016006	A7	\$348.02	\$348.02
8732016007	A7	\$348.02	\$348.02
8732016008	A7	\$348.02	\$348.02
8732016009	A7	\$348.02	\$348.02
8732016010	A7	\$348.02	\$348.02
8732016011	A7	\$348.02	\$348.02
8732016012	A7	\$348.02	\$348.02
8732016013	A7	\$348.02	\$348.02
8732016014	A7	\$348.02	\$348.02
8732016015	A7	\$348.02	\$348.02
8732016016	A7	\$348.02	\$348.02

APN	Zone	Rate	Levy
8732016017	A7	\$348.02	\$348.02
8732016018	A7	\$348.02	\$348.02
8732016019	A7	\$348.02	\$348.02
8732016020	A7	\$348.02	\$348.02
8732016021	A7	\$348.02	\$348.02
8732016022	A7	\$348.02	\$348.02
8732016023	A7	\$348.02	\$348.02
8732016024	A7	\$348.02	\$348.02
8732016025	A7	\$348.02	\$348.02
8732016026	A7	\$348.02	\$348.02
8732016027	A7	\$348.02	\$348.02
8732016028	A7	\$348.02	\$348.02
8732016029	A7	\$348.02	\$348.02
8732016030	A7	\$348.02	\$348.02
8732016031	A7	\$348.02	\$348.02
8732017001	A7	\$348.02	\$348.02
8732017002	A7	\$348.02	\$348.02
8732017003	A7	\$348.02	\$348.02
8732017004	A7	\$348.02	\$348.02
8732017005	A7	\$348.02	\$348.02
8732017006	A7	\$348.02	\$348.02
8732017007	A7	\$348.02	\$348.02
8732017008	A7	\$348.02	\$348.02
8732017009	A7	\$348.02	\$348.02
8732017010	A7	\$348.02	\$348.02
8732017011	A7	\$348.02	\$348.02
8732017012	A7	\$348.02	\$348.02
8732017013	A7	\$348.02	\$348.02
8732017014	A7	\$348.02	\$348.02
8732017015	A7	\$348.02	\$348.02
8732017016	A7	\$348.02	\$348.02
8732017017	A7	\$348.02	\$348.02
8732017018	A7	\$348.02	\$348.02
8732017019	A7	\$348.02	\$348.02
8732017020	A7	\$348.02	\$348.02
8732017021	A7	\$348.02	\$348.02
8732017022	A7	\$348.02	\$348.02
8732017023	A7	\$348.02	\$348.02
8732017024	A7	\$348.02	\$348.02
8732017025	A7	\$348.02	\$348.02
8732018001	A7	\$348.02	\$348.02
8732018002	A7	\$348.02	\$348.02
8732018003	A7	\$348.02	\$348.02
8732018004	A7	\$348.02	\$348.02
8732018005	A7	\$348.02	\$348.02
8732018006	A7	\$348.02	\$348.02

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APN	Zone	Rate	Levy
8732018007	A7	\$348.02	\$348.02
8732018008	A7	\$348.02	\$348.02
8732018009	A7	\$348.02	\$348.02
8732019001	A7	\$348.02	\$348.02
8732019002	A7	\$348.02	\$348.02
8732019003	A7	\$348.02	\$348.02
8732019004	A7	\$348.02	\$348.02
8732019005	A7	\$348.02	\$348.02
8732019006	A7	\$348.02	\$348.02
8732019007	A7	\$348.02	\$348.02
8732019008	A7	\$348.02	\$348.02
8732019009	A7	\$348.02	\$348.02
8732019010	A7	\$348.02	\$348.02
8732019011	A7	\$348.02	\$348.02
8732019012	A7	\$348.02	\$348.02
8732020001	A7	\$348.02	\$348.02
8732020002	A7	\$348.02	\$348.02
8732020003	A7	\$348.02	\$348.02
8732020004	A7	\$348.02	\$348.02
8732020005	A7	\$348.02	\$348.02
8732020006	A7	\$348.02	\$348.02
8732020007	A7	\$348.02	\$348.02
8732020008	A7	\$348.02	\$348.02
8732020009	A7	\$348.02	\$348.02
8732020010	A7	\$348.02	\$348.02
8732020011	A7	\$348.02	\$348.02
8732020012	A7	\$348.02	\$348.02
8732020013	A7	\$348.02	\$348.02
8732020014	A7	\$348.02	\$348.02
8732020015	A7	\$348.02	\$348.02
8732020016	A7	\$348.02	\$348.02
8732020017	A7	\$348.02	\$348.02
8732020018	A7	\$348.02	\$348.02
8732020019	A7	\$348.02	\$348.02
8732020020	A7	\$348.02	\$348.02
8732020021	A7	\$348.02	\$348.02
8732020022	A7	\$348.02	\$348.02
8732020023	A7	\$348.02	\$348.02
8732020024	A7	\$348.02	\$348.02
8732020025	A7	\$348.02	\$348.02
8732021001	A4	\$232.48	\$232.48
8732021002	A4	\$232.48	\$232.48
8732021003	A4	\$232.48	\$232.48
8732021004	A4	\$232.48	\$232.48
8732021006	A4	\$232.48	\$232.48
8732021007	A4	\$232.48	\$232.48

APN	Zone	Rate	Levy
8732021008	A4	\$232.48	\$232.48
8732021009	A4	\$232.48	\$232.48
8732021010	A4	\$232.48	\$232.48
8732021011	A4	\$232.48	\$232.48
8732021012	A4	\$232.48	\$232.48
8732021013	A4	\$232.48	\$232.48
8732021014	A4	\$232.48	\$232.48
8732021015	A4	\$232.48	\$232.48
8732021016	A4	\$232.48	\$232.48
8732021017	A4	\$232.48	\$232.48
8732021018	A4	\$232.48	\$232.48
8732021019	A4	\$232.48	\$232.48
8732021020	A4	\$232.48	\$232.48
8732021021	A4	\$232.48	\$232.48
8732021022	A4	\$232.48	\$232.48
8732021023	A4	\$232.48	\$232.48
8732021024	A4	\$232.48	\$232.48
8732021025	A4	\$232.48	\$232.48
8732021026	A4	\$232.48	\$232.48
8732021027	A4	\$232.48	\$232.48
8732021028	A4	\$232.48	\$232.48
8732021029	A4	\$232.48	\$232.48
8732021030	A4	\$232.48	\$232.48
8732021031	A4	\$232.48	\$232.48
8732021032	A4	\$232.48	\$232.48
8732021033	A4	\$232.48	\$232.48
8732021034	A4	\$232.48	\$232.48
8732021035	A4	\$232.48	\$232.48
8732021036	A4	\$232.48	\$232.48
8732021037	A4	\$232.48	\$232.48
8732021038	A4	\$232.48	\$232.48
8732021039	A4	\$232.48	\$232.48
8732021040	A4	\$232.48	\$232.48
8732021041	A4	\$232.48	\$232.48
8732021042	A4	\$232.48	\$232.48
8732021043	A4	\$232.48	\$232.48
8732021044	A4	\$232.48	\$232.48
8732021045	A4	\$232.48	\$232.48
8732021046	A4	\$232.48	\$232.48
8732021047	A4	\$232.48	\$232.48
8732021048	A4	\$232.48	\$232.48
8732021049	A4	\$232.48	\$232.48
8732021050	A4	\$232.48	\$232.48
8732021051	A4	\$232.48	\$232.48
8732021052	A4	\$232.48	\$232.48
8732021053	A4	\$232.48	\$232.48

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APN	Zone	Rate	Levy
8732021054	A4	\$232.48	\$232.48
8732021055	A4	\$232.48	\$232.48
8732021056	A4	\$232.48	\$232.48
8732021057	A4	\$232.48	\$232.48
8732021058	A4	\$232.48	\$232.48
8732021059	A4	\$232.48	\$232.48
8732021060	A4	\$232.48	\$232.48
8732021061	A4	\$232.48	\$232.48
8732021062	A4	\$232.48	\$232.48
8732021064	A4	\$232.48	\$232.48
8732021066	A4	\$232.48	\$232.48
8732021067	A4	\$232.48	\$232.48
8732021068	A4	\$232.48	\$232.48
8732021069	A4	\$232.48	\$232.48
8732021070	A4	\$232.48	\$232.48
8732021072	A4	\$232.48	\$232.48
8732021073	A4	\$232.48	\$232.48
8732021074	A4	\$232.48	\$232.48
8732021075	A4	\$232.48	\$232.48
8732021076	A4	\$232.48	\$232.48
8732021077	A4	\$232.48	\$232.48
8732021078	A4	\$232.48	\$232.48
8732021079	A4	\$232.48	\$232.48
8732021080	A4	\$232.48	\$232.48
8732021081	A4	\$232.48	\$232.48
8732021082	A4	\$232.48	\$232.48
8732021083	A4	\$232.48	\$232.48
8732021084	A4	\$232.48	\$232.48
8732021085	A4	\$232.48	\$232.48
8732021086	A4	\$232.48	\$232.48
8732021087	A4	\$232.48	\$232.48
8732021088	A4	\$232.48	\$232.48
8732021089	A4	\$232.48	\$232.48
8732021090	A4	\$232.48	\$232.48
8732021091	A4	\$232.48	\$232.48
8732021092	A4	\$232.48	\$232.48
8732021093	A4	\$232.48	\$232.48
8732021094	A4	\$232.48	\$232.48
8732021095	A4	\$232.48	\$232.48
8732021096	A4	\$232.48	\$232.48
8732021097	A4	\$232.48	\$232.48
8732021098	A4	\$232.48	\$232.48
8732021099	A4	\$232.48	\$232.48
8732021100	A4	\$232.48	\$232.48
8732021101	A4	\$232.48	\$232.48
8732021102	A4	\$232.48	\$232.48

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City of West Covina

LMD No. 4

APN	Zone	Rate	Levy
8732021103	A4	\$232.48	\$232.48
8732021104	A4	\$232.48	\$232.48
8732021105	A4	\$232.48	\$232.48
8732021106	A4	\$232.48	\$232.48
8732021107	A4	\$232.48	\$232.48
8732021108	A4	\$232.48	\$232.48
8732021109	A4	\$232.48	\$232.48
8732021110	A4	\$232.48	\$232.48
8732021111	A4	\$232.48	\$232.48
8732021112	A4	\$232.48	\$232.48
8732021113	A4	\$232.48	\$232.48
8732021115	A4	\$232.48	\$232.48
8732021116	A4	\$232.48	\$232.48
8732021117	A4	\$232.48	\$232.48
8732021118	A4	\$232.48	\$232.48
8732021119	A4	\$232.48	\$232.48
8732021120	A4	\$232.48	\$232.48
8732021121	A4	\$232.48	\$232.48
8732021140	A4	\$232.48	\$232.48
8732021141	A4	\$232.48	\$232.48
8732021142	A4	\$232.48	\$232.48
8732021143	A4	\$232.48	\$232.48
8732021144	A4	\$232.48	\$232.48
8733001001	A4	\$232.48	\$232.48
8733001002	A4	\$232.48	\$232.48
8733001003	A4	\$232.48	\$232.48
8733001004	A4	\$232.48	\$232.48
8733001005	A4	\$232.48	\$232.48
8733001006	A4	\$232.48	\$232.48
8733001007	A4	\$232.48	\$232.48
8733001008	A4	\$232.48	\$232.48
8733001009	A4	\$232.48	\$232.48
8733001010	A4	\$232.48	\$232.48
8733001011	A4	\$232.48	\$232.48
8733001012	A4	\$232.48	\$232.48
8733001013	A4	\$232.48	\$232.48
8733001014	A4	\$232.48	\$232.48
8733001015	A4	\$232.48	\$232.48
8733001016	A4	\$232.48	\$232.48
8733001017	A4	\$232.48	\$232.48
8733001018	A4	\$232.48	\$232.48
8733001019	A4	\$232.48	\$232.48
8733001020	A4	\$232.48	\$232.48
8733001021	A4	\$232.48	\$232.48
8733001022	A4	\$232.48	\$232.48
8733001023	A4	\$232.48	\$232.48

APN	Zone	Rate	Levy
8733001024	A4	\$232.48	\$232.48
8733001025	A4	\$232.48	\$232.48
8733001026	A4	\$232.48	\$232.48
8733001027	A4	\$232.48	\$232.48
8733001028	A4	\$232.48	\$232.48
8733001029	A4	\$232.48	\$232.48
8733001030	A4	\$232.48	\$232.48
8733001031	A4	\$232.48	\$232.48
8733001032	A4	\$232.48	\$232.48
8733001033	A4	\$232.48	\$232.48
8733001034	A4	\$232.48	\$232.48
8733001035	A4	\$232.48	\$232.48
8733001036	A4	\$232.48	\$232.48
8733001037	A4	\$232.48	\$232.48
8733001038	A4	\$232.48	\$232.48
8733001039	A4	\$232.48	\$232.48
8733001040	A4	\$232.48	\$232.48
8733001041	A4	\$232.48	\$232.48
8733001042	A4	\$232.48	\$232.48
8733001043	A4	\$232.48	\$232.48
8733001044	A4	\$232.48	\$232.48
8733001045	A4	\$232.48	\$232.48
8733001046	A4	\$232.48	\$232.48
8733001047	A4	\$232.48	\$232.48
8733001048	A4	\$232.48	\$232.48
8733001049	A4	\$232.48	\$232.48
8733001050	A4	\$232.48	\$232.48
8733001051	A4	\$232.48	\$232.48
8733001052	A4	\$232.48	\$232.48
8733001053	A4	\$232.48	\$232.48
8733001054	A4	\$232.48	\$232.48
8733001055	A4	\$232.48	\$232.48
8733001056	A4	\$232.48	\$232.48
8733001057	A4	\$232.48	\$232.48
8733001058	A4	\$232.48	\$232.48
8733001059	A4	\$232.48	\$232.48
8733001060	A4	\$232.48	\$232.48
8733001061	A4	\$232.48	\$232.48
8733001062	A4	\$232.48	\$232.48
8733001063	A4	\$232.48	\$232.48
8733001064	A4	\$232.48	\$232.48
8733001065	A4	\$232.48	\$232.48
8733001066	A4	\$232.48	\$232.48
8733001067	A4	\$232.48	\$232.48
8733001068	A4	\$232.48	\$232.48
8733001069	A4	\$232.48	\$232.48

APN	Zone	Rate	Levy
8733001070	A4	\$232.48	\$232.48
8733001071	A4	\$232.48	\$232.48
8733001072	A4	\$232.48	\$232.48
8733001073	A4	\$232.48	\$232.48
8733001074	A4	\$232.48	\$232.48
8733001075	A4	\$232.48	\$232.48
8733001076	A4	\$232.48	\$232.48
8733001077	A4	\$232.48	\$232.48
8733001078	A4	\$232.48	\$232.48
8733001079	A4	\$232.48	\$232.48
8733001080	A4	\$232.48	\$232.48
8733001081	A4	\$232.48	\$232.48
8733001082	A4	\$232.48	\$232.48
8733001083	A4	\$232.48	\$232.48
8733001084	A4	\$232.48	\$232.48
8733001085	A4	\$232.48	\$232.48
8733001086	A4	\$232.48	\$232.48
8733001087	A4	\$232.48	\$232.48
8733001088	A4	\$232.48	\$232.48
8733001089	A4	\$232.48	\$232.48
8733001090	A4	\$232.48	\$232.48
8733001091	A4	\$232.48	\$232.48
8733002001	A7	\$348.02	\$348.02
8733002002	A7	\$348.02	\$348.02
8733002003	A7	\$348.02	\$348.02
8733002004	A7	\$348.02	\$348.02
8733002005	A7	\$348.02	\$348.02
8733002006	A7	\$348.02	\$348.02
8733002007	A7	\$348.02	\$348.02
8733002008	A7	\$348.02	\$348.02
8733002009	A7	\$348.02	\$348.02
8733002010	A7	\$348.02	\$348.02
8733002011	A7	\$348.02	\$348.02
8733002012	A7	\$348.02	\$348.02
8733002013	A7	\$348.02	\$348.02
8733002014	A7	\$348.02	\$348.02
8733002015	A7	\$348.02	\$348.02
8733002016	A7	\$348.02	\$348.02
8733002017	A7	\$348.02	\$348.02
8733002018	A7	\$348.02	\$348.02
8733002019	A7	\$348.02	\$348.02
8733002020	A7	\$348.02	\$348.02
8733002021	A7	\$348.02	\$348.02
8733002022	A7	\$348.02	\$348.02
8733002023	A7	\$348.02	\$348.02
8733002024	A7	\$348.02	\$348.02

APN	Zone	Rate	Levy
8733002025	A7	\$348.02	\$348.02
8733002026	A7	\$348.02	\$348.02
8733002027	A7	\$348.02	\$348.02
8733002028	A7	\$348.02	\$348.02
8733002029	A7	\$348.02	\$348.02
8733002030	A7	\$348.02	\$348.02
8733002031	A7	\$348.02	\$348.02
8733002032	A7	\$348.02	\$348.02
8733002033	A7	\$348.02	\$348.02
8733003001	A7	\$348.02	\$348.02
8733003002	A7	\$348.02	\$348.02
8733003003	A7	\$348.02	\$348.02
8733003004	A7	\$348.02	\$348.02
8733003005	A7	\$348.02	\$348.02
8733003006	A7	\$348.02	\$348.02
8733003007	A7	\$348.02	\$348.02
8733003008	A7	\$348.02	\$348.02
8733003009	A7	\$348.02	\$348.02
8733003010	A7	\$348.02	\$348.02
8733003011	A7	\$348.02	\$348.02
8733003012	A7	\$348.02	\$348.02
8733003013	A7	\$348.02	\$348.02
8733003014	A7	\$348.02	\$348.02
8733003015	A7	\$348.02	\$348.02
8733003016	A7	\$348.02	\$348.02
8733003017	A7	\$348.02	\$348.02
8733003018	A7	\$348.02	\$348.02
8733003019	A7	\$348.02	\$348.02
8733003020	A7	\$348.02	\$348.02
8733003021	A7	\$348.02	\$348.02
8733003022	A7	\$348.02	\$348.02
8733003023	A7	\$348.02	\$348.02
8733003024	A7	\$348.02	\$348.02
8733003027	A7	\$348.02	\$348.02
8733003028	A7	\$348.02	\$348.02
8733003029	A7	\$348.02	\$348.02
8733003030	A7	\$348.02	\$348.02
8733003031	A7	\$348.02	\$348.02
8733003032	A7	\$348.02	\$348.02
8733003033	A7	\$348.02	\$348.02
8733003034	A7	\$348.02	\$348.02
8733003035	A7	\$348.02	\$348.02
8733003036	A7	\$348.02	\$348.02
8733003037	A7	\$348.02	\$348.02
8733003038	A7	\$348.02	\$348.02
8733003039	A7	\$348.02	\$348.02

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City of West Covina

LMD No. 4

APN	Zone	Rate	Levy
8733004001	A7	\$348.02	\$348.02
8733004002	A7	\$348.02	\$348.02
8733004003	A7	\$348.02	\$348.02
8733004004	A7	\$348.02	\$348.02
8733004005	A7	\$348.02	\$348.02
8733004006	A7	\$348.02	\$348.02
8733004007	A7	\$348.02	\$348.02
8733004008	A7	\$348.02	\$348.02
8733004009	A7	\$348.02	\$348.02
8733004010	A7	\$348.02	\$348.02
8733004011	A7	\$348.02	\$348.02
8733004012	A7	\$348.02	\$348.02
8733004013	A7	\$348.02	\$348.02
8733004014	A7	\$348.02	\$348.02
8733004015	A7	\$348.02	\$348.02
8733004016	A7	\$348.02	\$348.02
8733004017	A7	\$348.02	\$348.02
8733004018	A7	\$348.02	\$348.02
8733004019	A7	\$348.02	\$348.02
8733004020	A7	\$348.02	\$348.02
8733004021	A7	\$348.02	\$348.02
8733004022	A7	\$348.02	\$348.02
8733004023	A7	\$348.02	\$348.02
8733004024	A7	\$348.02	\$348.02
8733004025	A7	\$348.02	\$348.02
8733004026	A7	\$348.02	\$348.02
8733004027	A7	\$348.02	\$348.02
8733004028	A7	\$348.02	\$348.02
8733004029	A7	\$348.02	\$348.02
8733004032	A7	\$348.02	\$348.02
8733004033	A7	\$348.02	\$348.02
8733004034	A7	\$348.02	\$348.02
8733004035	A7	\$348.02	\$348.02
8733004036	A7	\$348.02	\$348.02
8733004037	A7	\$348.02	\$348.02
8733004038	A7	\$348.02	\$348.02
8733004039	A7	\$348.02	\$348.02
8733005001	A7	\$348.02	\$348.02
8733005002	A7	\$348.02	\$348.02
8733005003	A7	\$348.02	\$348.02
8733005004	A7	\$348.02	\$348.02
8733005005	A7	\$348.02	\$348.02
8733005006	A7	\$348.02	\$348.02
8733005007	A7	\$348.02	\$348.02
8733005008	A7	\$348.02	\$348.02
8733005009	A7	\$348.02	\$348.02

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City of West Covina

LMD No. 4

APN	Zone	Rate	Levy
8733005010	A7	\$348.02	\$348.02
8733005011	A7	\$348.02	\$348.02
8733005012	A7	\$348.02	\$348.02
8733005013	A7	\$348.02	\$348.02
8733005014	A7	\$348.02	\$348.02
8733005015	A7	\$348.02	\$348.02
8733005016	A7	\$348.02	\$348.02
8733005017	A7	\$348.02	\$348.02
8733005018	A7	\$348.02	\$348.02
8733005019	A7	\$348.02	\$348.02
8733005020	A7	\$348.02	\$348.02
8733005021	A7	\$348.02	\$348.02
8733005022	A7	\$348.02	\$348.02
8733005023	A7	\$348.02	\$348.02
8733005024	A7	\$348.02	\$348.02
8733005025	A7	\$348.02	\$348.02
8733005026	A7	\$348.02	\$348.02
8733005027	A7	\$348.02	\$348.02
8733005028	A7	\$348.02	\$348.02
8733005029	A7	\$348.02	\$348.02
8733005030	A7	\$348.02	\$348.02
8733005031	A7	\$348.02	\$348.02
8733005032	A7	\$348.02	\$348.02
8733005033	A7	\$348.02	\$348.02
8733005034	A7	\$348.02	\$348.02
8733005035	A7	\$348.02	\$348.02
8733005036	A7	\$348.02	\$348.02
8733005037	A7	\$348.02	\$348.02
8733005038	A7	\$348.02	\$348.02
8733006001	A7	\$348.02	\$348.02
8733006002	A7	\$348.02	\$348.02
8733006003	A7	\$348.02	\$348.02
8733006004	A7	\$348.02	\$348.02
8733006005	A7	\$348.02	\$348.02
8733006006	A7	\$348.02	\$348.02
8733006007	A7	\$348.02	\$348.02
8733006008	A7	\$348.02	\$348.02
8733006009	A7	\$348.02	\$348.02
8733006010	A7	\$348.02	\$348.02
8733006011	A7	\$348.02	\$348.02
8733006012	A7	\$348.02	\$348.02
8733006013	A7	\$348.02	\$348.02
8733006014	A7	\$348.02	\$348.02
8733006015	A7	\$348.02	\$348.02
8733007001	A7	\$348.02	\$348.02
8733007002	A7	\$348.02	\$348.02

APN	Zone	Rate	Levy
8733007003	A7	\$348.02	\$348.02
8733007004	A7	\$348.02	\$348.02
8733007005	A7	\$348.02	\$348.02
8733007006	A7	\$348.02	\$348.02
8733007007	A7	\$348.02	\$348.02
8733007008	A7	\$348.02	\$348.02
8733007009	A7	\$348.02	\$348.02
8733007010	A7	\$348.02	\$348.02
8733007011	A7	\$348.02	\$348.02
8733007012	A7	\$348.02	\$348.02
8733007013	A7	\$348.02	\$348.02
8733007014	A7	\$348.02	\$348.02
8733007015	A7	\$348.02	\$348.02
8733007016	A7	\$348.02	\$348.02
8733007017	A7	\$348.02	\$348.02
8733007018	A7	\$348.02	\$348.02
8733007019	A7	\$348.02	\$348.02
8733007020	A7	\$348.02	\$348.02
8733007021	A7	\$348.02	\$348.02
8733007022	A7	\$348.02	\$348.02
8733007023	A7	\$348.02	\$348.02
8733007024	A7	\$348.02	\$348.02
8733007025	A7	\$348.02	\$348.02
8733007026	A7	\$348.02	\$348.02
8733007027	A7	\$348.02	\$348.02
8733007028	A7	\$348.02	\$348.02
8733007029	A7	\$348.02	\$348.02
8733007030	A7	\$348.02	\$348.02
8733007031	A7	\$348.02	\$348.02
8733007032	A7	\$348.02	\$348.02
8733007033	A7	\$348.02	\$348.02
8733007034	A7	\$348.02	\$348.02
8733007035	A7	\$348.02	\$348.02
8733007036	A7	\$348.02	\$348.02
8733007037	A7	\$348.02	\$348.02
8733007038	A7	\$348.02	\$348.02
8733008001	A7	\$348.02	\$348.02
8733008002	A7	\$348.02	\$348.02
8733008003	A7	\$348.02	\$348.02
8733008004	A7	\$348.02	\$348.02
8733008005	A7	\$348.02	\$348.02
8733008006	A7	\$348.02	\$348.02
8733008007	A7	\$348.02	\$348.02
8733008008	A7	\$348.02	\$348.02
8733008009	A7	\$348.02	\$348.02
8733008010	A7	\$348.02	\$348.02

APN	Zone	Rate	Levy
8733008011	A7	\$348.02	\$348.02
8733008012	A7	\$348.02	\$348.02
8733008013	A7	\$348.02	\$348.02
8733008014	A7	\$348.02	\$348.02
8733008015	A7	\$348.02	\$348.02
8733008016	A7	\$348.02	\$348.02
8733008017	A7	\$348.02	\$348.02
8733008018	A7	\$348.02	\$348.02
8733008019	A7	\$348.02	\$348.02
8733008020	A7	\$348.02	\$348.02
8733008021	A7	\$348.02	\$348.02
8733008022	A7	\$348.02	\$348.02
8733008023	A7	\$348.02	\$348.02
8733008024	A7	\$348.02	\$348.02
8733008025	A7	\$348.02	\$348.02
8733008026	A7	\$348.02	\$348.02
8733008027	A7	\$348.02	\$348.02
8733008028	A7	\$348.02	\$348.02
8733008029	A7	\$348.02	\$348.02
8733008030	A7	\$348.02	\$348.02
8733008031	A7	\$348.02	\$348.02
8733008032	A7	\$348.02	\$348.02
8733008033	A7	\$348.02	\$348.02
8733008034	A7	\$348.02	\$348.02
8733008035	A7	\$348.02	\$348.02
8733008036	A7	\$348.02	\$348.02
8733008037	A7	\$348.02	\$348.02
8733008038	A7	\$348.02	\$348.02
8733008039	A7	\$348.02	\$348.02
8733008040	A7	\$348.02	\$348.02
8733008041	A7	\$348.02	\$348.02
8733008042	A7	\$348.02	\$348.02
8733009001	A7	\$348.02	\$348.02
8733009002	A7	\$348.02	\$348.02
8733009003	A7	\$348.02	\$348.02
8733009004	A7	\$348.02	\$348.02
8733009005	A7	\$348.02	\$348.02
8733009006	A7	\$348.02	\$348.02
8733009007	A7	\$348.02	\$348.02
8733009008	A7	\$348.02	\$348.02
8733009009	A7	\$348.02	\$348.02
8733009010	A7	\$348.02	\$348.02
8733009011	A7	\$348.02	\$348.02
8733009012	A7	\$348.02	\$348.02
8733009013	A7	\$348.02	\$348.02
8733009014	A7	\$348.02	\$348.02

APN	Zone	Rate	Levy
8733009015	A7	\$348.02	\$348.02
8733009016	A7	\$348.02	\$348.02
8733009017	A7	\$348.02	\$348.02
8733009018	A7	\$348.02	\$348.02
8733009019	A7	\$348.02	\$348.02
8733009020	A7	\$348.02	\$348.02
8733009021	A7	\$348.02	\$348.02
8733009022	A7	\$348.02	\$348.02
8733009023	A7	\$348.02	\$348.02
8733009024	A7	\$348.02	\$348.02
8733009025	A7	\$348.02	\$348.02
8733009026	A7	\$348.02	\$348.02
8733009027	A7	\$348.02	\$348.02
8733009028	A7	\$348.02	\$348.02
8733009029	A7	\$348.02	\$348.02
8733009030	A7	\$348.02	\$348.02
8733009031	A7	\$348.02	\$348.02
8733009032	A7	\$348.02	\$348.02
8733009033	A7	\$348.02	\$348.02
8733010001	A7	\$348.02	\$348.02
8733010002	A7	\$348.02	\$348.02
8733010003	A7	\$348.02	\$348.02
8733010004	A7	\$348.02	\$348.02
8733010005	A7	\$348.02	\$348.02
8733010006	A7	\$348.02	\$348.02
8733010007	A7	\$348.02	\$348.02
8733010008	A7	\$348.02	\$348.02
8733010009	A7	\$348.02	\$348.02
8733010010	A7	\$348.02	\$348.02
8733010011	A7	\$348.02	\$348.02
8733010012	A7	\$348.02	\$348.02
8733010013	A7	\$348.02	\$348.02
8733010014	A7	\$348.02	\$348.02
8733010015	A7	\$348.02	\$348.02
8733010016	A7	\$348.02	\$348.02
8733010017	A7	\$348.02	\$348.02
8733010018	A7	\$348.02	\$348.02
8733010019	A7	\$348.02	\$348.02
8733010020	A7	\$348.02	\$348.02
8733010021	A7	\$348.02	\$348.02
8733010022	A7	\$348.02	\$348.02
8733010023	A7	\$348.02	\$348.02
8733010024	A7	\$348.02	\$348.02
8733010025	A7	\$348.02	\$348.02
8733010026	A7	\$348.02	\$348.02
8733010027	A7	\$348.02	\$348.02

APN	Zone	Rate	Levy
8733010028	A7	\$348.02	\$348.02
8733010029	A7	\$348.02	\$348.02
8733010030	A7	\$348.02	\$348.02
8733010031	A7	\$348.02	\$348.02
8733010032	A7	\$348.02	\$348.02
8733011001	A7	\$348.02	\$348.02
8733011002	A7	\$348.02	\$348.02
8733011003	A7	\$348.02	\$348.02
8733011004	A7	\$348.02	\$348.02
8733011005	A7	\$348.02	\$348.02
8733011006	A7	\$348.02	\$348.02
8733011007	A7	\$348.02	\$348.02
8733011008	A7	\$348.02	\$348.02
8733011009	A7	\$348.02	\$348.02
8733011010	A7	\$348.02	\$348.02
8733011011	A7	\$348.02	\$348.02
8733011012	A7	\$348.02	\$348.02
8733011013	A7	\$348.02	\$348.02
8733011014	A7	\$348.02	\$348.02
8733011015	A7	\$348.02	\$348.02
8733011016	A7	\$348.02	\$348.02
8733011017	A7	\$348.02	\$348.02
8733011018	A7	\$348.02	\$348.02
8733011019	A7	\$348.02	\$348.02
8733011020	A7	\$348.02	\$348.02
8733011022	A7	\$348.02	\$348.02
8733011023	A7	\$348.02	\$348.02
8733011024	A7	\$348.02	\$348.02
8733011025	A7	\$348.02	\$348.02
8733011026	A7	\$348.02	\$348.02
8733011027	A7	\$348.02	\$348.02
8733011028	A7	\$348.02	\$348.02
8733011029	A7	\$348.02	\$348.02
8733012001	A7	\$348.02	\$348.02
8733012002	A7	\$348.02	\$348.02
8733012003	A7	\$348.02	\$348.02
8733012004	A7	\$348.02	\$348.02
8733012005	A7	\$348.02	\$348.02
8733012006	A7	\$348.02	\$348.02
8733012007	A7	\$348.02	\$348.02
8733012008	A7	\$348.02	\$348.02
8733012009	A7	\$348.02	\$348.02
8733012010	A7	\$348.02	\$348.02
8733012011	A7	\$348.02	\$348.02
8733012012	A7	\$348.02	\$348.02
8733012013	A7	\$348.02	\$348.02

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City of West Covina

LMD No. 4

APN	Zone	Rate	Levy
8733012014	A7	\$348.02	\$348.02
8733012015	A7	\$348.02	\$348.02
8733012016	A7	\$348.02	\$348.02
8733012017	A7	\$348.02	\$348.02
8733012018	A7	\$348.02	\$348.02
8733012019	A7	\$348.02	\$348.02
8733012020	A7	\$348.02	\$348.02
8733012021	A7	\$348.02	\$348.02
8733012029	A1	\$49.16	\$1,769.76
8733012030	A1	\$49.16	\$1,032.36
8733012031	A1	\$49.16	\$1,376.48
8733012032	A1	\$49.16	\$2,802.12
8733012033	A1	\$49.16	\$1,032.36
8733013001	A7	\$348.02	\$348.02
8733013002	A7	\$348.02	\$348.02
8733013003	A7	\$348.02	\$348.02
8733013004	A7	\$348.02	\$348.02
8733013005	A7	\$348.02	\$348.02
8733013006	A7	\$348.02	\$348.02
8733013007	A7	\$348.02	\$348.02
8733013008	A7	\$348.02	\$348.02
8733013009	A7	\$348.02	\$348.02
8733013012	A7	\$348.02	\$348.02
8733013013	A7	\$348.02	\$348.02
8733013014	A7	\$348.02	\$348.02
8733013015	A7	\$348.02	\$348.02
8733013016	A7	\$348.02	\$348.02
8733013017	A7	\$348.02	\$348.02
8733013018	A7	\$348.02	\$348.02
8733013019	A7	\$348.02	\$348.02
8733013020	A7	\$348.02	\$348.02
8733013021	A7	\$348.02	\$348.02
8733013022	A7	\$348.02	\$348.02
8733013023	A7	\$348.02	\$348.02
8733013024	A7	\$348.02	\$348.02
8733013025	A7	\$348.02	\$348.02
8733013026	A7	\$348.02	\$348.02
8733013027	A7	\$348.02	\$348.02
8733013028	A7	\$348.02	\$348.02
8733013029	A7	\$348.02	\$348.02
8733013030	A7	\$348.02	\$348.02
8733014001	A7	\$348.02	\$348.02
8733014002	A7	\$348.02	\$348.02
8733014003	A7	\$348.02	\$348.02
8733014004	A7	\$348.02	\$348.02
8733014005	A7	\$348.02	\$348.02

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City of West Covina

LMD No. 4

APN	Zone	Rate	Levy
8733014006	A7	\$348.02	\$348.02
8733014007	A7	\$348.02	\$348.02
8733014008	A7	\$348.02	\$348.02
8733014009	A7	\$348.02	\$348.02
8733014010	A7	\$348.02	\$348.02
8733014011	A7	\$348.02	\$348.02
8733014012	A7	\$348.02	\$348.02
8733014013	A7	\$348.02	\$348.02
8733014014	A7	\$348.02	\$348.02
8733014015	A7	\$348.02	\$348.02
8733014016	A7	\$348.02	\$348.02
8733014017	A7	\$348.02	\$348.02
8733014018	A7	\$348.02	\$348.02
8733014019	A7	\$348.02	\$348.02
8733014020	A7	\$348.02	\$348.02
8733014021	A7	\$348.02	\$348.02
8733014022	A7	\$348.02	\$348.02
8733014023	A7	\$348.02	\$348.02
8733014024	A7	\$348.02	\$348.02
8733014025	A7	\$348.02	\$348.02
8733014026	A7	\$348.02	\$348.02
8733014027	A7	\$348.02	\$348.02
8733014028	A7	\$348.02	\$348.02
8733014029	A7	\$348.02	\$348.02
8733014030	A7	\$348.02	\$348.02
8733014031	A7	\$348.02	\$348.02
8733014032	A7	\$348.02	\$348.02
8733014033	A7	\$348.02	\$348.02
8733014034	A7	\$348.02	\$348.02
8733014035	A7	\$348.02	\$348.02
8733014036	A7	\$348.02	\$348.02
8733014037	A7	\$348.02	\$348.02
8733014038	A7	\$348.02	\$348.02
8733014039	A7	\$348.02	\$348.02
8733014040	A7	\$348.02	\$348.02
8733014041	A7	\$348.02	\$348.02
8733014042	A7	\$348.02	\$348.02
8733015001	A7	\$348.02	\$348.02
8733015002	A7	\$348.02	\$348.02
8733015003	A7	\$348.02	\$348.02
8733015004	A7	\$348.02	\$348.02
8733015005	A7	\$348.02	\$348.02
8733015006	A7	\$348.02	\$348.02
8733015007	A7	\$348.02	\$348.02
8733015008	A7	\$348.02	\$348.02
8733015009	A7	\$348.02	\$348.02

APN	Zone	Rate	Levy
8733015010	A7	\$348.02	\$348.02
8733015011	A7	\$348.02	\$348.02
8733015012	A7	\$348.02	\$348.02
8733015013	A7	\$348.02	\$348.02
8733015014	A7	\$348.02	\$348.02
8733015015	A7	\$348.02	\$348.02
8733015016	A7	\$348.02	\$348.02
8733015018	A7	\$348.02	\$348.02
8733015019	A7	\$348.02	\$348.02
8733015020	A7	\$348.02	\$348.02
8733015021	A7	\$348.02	\$348.02
8733015022	A7	\$348.02	\$348.02
8733015023	A7	\$348.02	\$348.02
8733015024	A7	\$348.02	\$348.02
8733015025	A7	\$348.02	\$348.02
8733015026	A7	\$348.02	\$348.02
8733015027	A7	\$348.02	\$348.02
8733015028	A7	\$348.02	\$348.02
8733015029	A7	\$348.02	\$348.02
8733016003	A9	\$464.00	\$928.00
8733016004	A9	\$464.00	\$928.00
8733016005	A9	\$464.00	\$928.00
8733016006	A9	\$464.00	\$928.00
8733016007	A9	\$464.00	\$928.00
8733016008	A9	\$464.00	\$928.00
8733016009	A9	\$464.00	\$928.00
8733016010	A9	\$464.00	\$928.00
8733016011	A9	\$464.00	\$928.00
8733016012	A9	\$464.00	\$928.00
8733016013	A9	\$464.00	\$928.00
8733016014	A9	\$464.00	\$928.00
8733016015	A9	\$464.00	\$928.00
8733016016	A9	\$464.00	\$928.00
8733016017	A9	\$464.00	\$928.00
8733016018	A9	\$464.00	\$928.00
8733016019	A9	\$464.00	\$928.00
8733016020	A9	\$464.00	\$928.00
8733016021	A9	\$464.00	\$928.00
8733016022	A9	\$464.00	\$928.00
8733016023	A9	\$464.00	\$928.00
8733016024	A9	\$464.00	\$928.00
8733016025	A9	\$464.00	\$928.00
8733016026	A9	\$464.00	\$928.00
8733016027	A9	\$464.00	\$928.00
8733016028	A9	\$464.00	\$928.00
8733016029	A9	\$464.00	\$928.00

APN	Zone	Rate	Levy
8733016030	A9	\$464.00	\$928.00
8733016031	A9	\$464.00	\$928.00
8733016032	A9	\$464.00	\$928.00
8733016033	A9	\$464.00	\$928.00
8733016034	A9	\$464.00	\$928.00
8733016035	A9	\$464.00	\$928.00
8733016036	A9	\$464.00	\$928.00
8733016037	A9	\$464.00	\$928.00
8733016038	A9	\$464.00	\$928.00
8733016039	A9	\$464.00	\$928.00
8733016040	A9	\$464.00	\$928.00
8733016041	A9	\$464.00	\$928.00
8733016042	A9	\$464.00	\$928.00
8733016043	A9	\$464.00	\$928.00
8733017001	A9	\$464.00	\$928.00
8733017002	A9	\$464.00	\$928.00
8733017003	A9	\$464.00	\$928.00
8733017004	A9	\$464.00	\$928.00
8733017005	A9	\$464.00	\$928.00
8733017006	A9	\$464.00	\$928.00
8733017007	A9	\$464.00	\$928.00
8733017008	A9	\$464.00	\$928.00
8733017009	A9	\$464.00	\$928.00
8733017010	A9	\$464.00	\$928.00
8733017011	A9	\$464.00	\$928.00
8733017012	A9	\$464.00	\$928.00
8733017013	A9	\$464.00	\$928.00
8733017014	A9	\$464.00	\$928.00
8733017015	A9	\$464.00	\$928.00
8733017016	A9	\$464.00	\$928.00
8733017017	A9	\$464.00	\$928.00
8733017018	A9	\$464.00	\$928.00
8733017019	A9	\$464.00	\$928.00
8733017020	A9	\$464.00	\$928.00
8733017021	A9	\$464.00	\$928.00
8733017022	A9	\$464.00	\$928.00
8733017023	A9	\$464.00	\$928.00
8733017024	A9	\$464.00	\$928.00
8733017025	A9	\$464.00	\$928.00
8733017026	A9	\$464.00	\$928.00
8733017027	A9	\$464.00	\$928.00
8733017028	A9	\$464.00	\$928.00
8733017029	A9	\$464.00	\$928.00
8733017030	A9	\$464.00	\$928.00
8733017031	A9	\$464.00	\$928.00
8733017032	A9	\$464.00	\$928.00

APN	Zone	Rate	Levy
8733017033	A9	\$464.00	\$928.00
8733017034	A9	\$464.00	\$928.00
8733017035	A9	\$464.00	\$928.00
8733017036	A9	\$464.00	\$928.00
8733017037	A9	\$464.00	\$928.00
8733017038	A9	\$464.00	\$928.00
8733017039	A9	\$464.00	\$928.00
8733017040	A9	\$464.00	\$928.00
8733017041	A9	\$464.00	\$928.00
8733017042	A9	\$464.00	\$928.00
8733017043	A9	\$464.00	\$928.00
8733017044	A9	\$464.00	\$928.00
8733017045	A9	\$464.00	\$928.00
8733018002	A7	\$348.02	\$348.02
8733018003	A7	\$348.02	\$348.02
8733018004	A7	\$348.02	\$348.02
8733018005	A7	\$348.02	\$348.02
8733018006	A7	\$348.02	\$348.02
8733018007	A7	\$348.02	\$348.02
8733018008	A7	\$348.02	\$348.02
8733018009	A7	\$348.02	\$348.02
8733018010	A7	\$348.02	\$348.02
8733018011	A7	\$348.02	\$348.02
8733018012	A7	\$348.02	\$348.02
8733018013	A7	\$348.02	\$348.02
8733018014	A7	\$348.02	\$348.02
8733018015	A7	\$348.02	\$348.02
8733018016	A7	\$348.02	\$348.02
8733018017	A7	\$348.02	\$348.02
8733018018	A7	\$348.02	\$348.02
8733018019	A7	\$348.02	\$348.02
8733018020	A7	\$348.02	\$348.02
8733018021	A7	\$348.02	\$348.02
8733018022	A7	\$348.02	\$348.02
8733018023	A7	\$348.02	\$348.02
8733018024	A7	\$348.02	\$348.02
8733018025	A7	\$348.02	\$348.02
8733018026	A7	\$348.02	\$348.02
8733018027	A7	\$348.02	\$348.02
8733018028	A7	\$348.02	\$348.02
8733018029	A7	\$348.02	\$348.02
8733018030	A7	\$348.02	\$348.02
8733018031	A7	\$348.02	\$348.02
8733018032	A7	\$348.02	\$348.02
8733018033	A7	\$348.02	\$348.02
8733018034	A7	\$348.02	\$348.02

APN	Zone	Rate	Levy
8733018035	A7	\$348.02	\$348.02
8733018036	A7	\$348.02	\$348.02
8733018037	A7	\$348.02	\$348.02
8733018038	A7	\$348.02	\$348.02
8733018039	A7	\$348.02	\$348.02
8733018040	A7	\$348.02	\$348.02
8733018041	A7	\$348.02	\$348.02
8733018042	A7	\$348.02	\$348.02
8733018043	A7	\$348.02	\$348.02
8733018044	A7	\$348.02	\$348.02
8733018045	A7	\$348.02	\$348.02
8733018050	A7	\$348.02	\$348.02
8733019001	A9	\$464.00	\$928.00
8733019002	A9	\$464.00	\$928.00
8733019003	A9	\$464.00	\$928.00
8733019004	A9	\$464.00	\$928.00
8733019005	A9	\$464.00	\$928.00
8733019006	A9	\$464.00	\$928.00
8733019007	A9	\$464.00	\$928.00
8733019008	A9	\$464.00	\$928.00
8733019009	A9	\$464.00	\$928.00
8733019010	A9	\$464.00	\$928.00
8733019011	A9	\$464.00	\$928.00
8733019012	A9	\$464.00	\$928.00
8733019013	A9	\$464.00	\$928.00
8733019014	A9	\$464.00	\$928.00
8733019015	A9	\$464.00	\$928.00
8733019016	A9	\$464.00	\$928.00
8733019017	A9	\$464.00	\$928.00
8733019018	A9	\$464.00	\$928.00
8733019019	A9	\$464.00	\$928.00
8733019020	A9	\$464.00	\$928.00
8733019021	A9	\$464.00	\$928.00
8733019022	A9	\$464.00	\$928.00
8733019023	A9	\$464.00	\$928.00
8733019024	A9	\$464.00	\$928.00
8733019025	A9	\$464.00	\$928.00
8733019026	A9	\$464.00	\$928.00
8733019027	A9	\$464.00	\$928.00
8733019028	A9	\$464.00	\$928.00
8733019029	A9	\$464.00	\$928.00
8733019030	A9	\$464.00	\$928.00
8733020001	A9	\$464.00	\$928.00
8733020002	A9	\$464.00	\$928.00
8733020003	A9	\$464.00	\$928.00
8733020004	A9	\$464.00	\$928.00

APN	Zone	Rate	Levy
8733020005	A9	\$464.00	\$928.00
8733020006	A9	\$464.00	\$928.00
8733020007	A9	\$464.00	\$928.00
8733020008	A9	\$464.00	\$928.00
8733020009	A9	\$464.00	\$928.00
8733020010	A9	\$464.00	\$928.00
8733020011	A9	\$464.00	\$928.00
8733020012	A9	\$464.00	\$928.00
8733020013	A9	\$464.00	\$928.00
8733020014	A9	\$464.00	\$928.00
8733020015	A9	\$464.00	\$928.00
8733020016	A9	\$464.00	\$928.00
8733020017	A9	\$464.00	\$928.00
8734001031	A1	\$49.16	\$1,179.84
8734001032	A1	\$49.16	\$196.64
8734001033	A1	\$49.16	\$786.56
8734001034	A1	\$49.16	\$786.56
8734001035	A1	\$49.16	\$196.64
8734001036	A1	\$49.16	\$196.64
8734001037	A1	\$49.16	\$196.64
8734001038	A1	\$49.16	\$196.64
8734001039	A1	\$49.16	\$196.64
8734001042	A1	\$49.16	\$1,179.84
8734001043	A1	\$49.16	\$196.64
8734001044	A1	\$49.16	\$393.28
8734001046	A1	\$49.16	\$393.28
8734001047	A1	\$49.16	\$393.28
8734001048	A1	\$49.16	\$393.28
8734001055	A3	\$49.33	\$49.33
8734001056	A3	\$49.33	\$49.33
8734001057	A3	\$49.33	\$49.33
8734001058	A3	\$49.33	\$49.33
8734001059	A3	\$49.33	\$49.33
8734001060	A3	\$49.33	\$49.33
8734001061	A3	\$49.33	\$49.33
8734001062	A3	\$49.33	\$49.33
8734001063	A3	\$49.33	\$49.33
8734001064	A3	\$49.33	\$49.33
8734001065	A3	\$49.33	\$49.33
8734001066	A3	\$49.33	\$49.33
8734001067	A3	\$49.33	\$49.33
8734001068	A3	\$49.33	\$49.33
8734001069	A3	\$49.33	\$49.33
8734001070	A3	\$49.33	\$49.33
8734001071	A3	\$49.33	\$49.33
8734001072	A3	\$49.33	\$49.33

APN	Zone	Rate	Levy
8734001073	A3	\$49.33	\$49.33
8734001074	A3	\$49.33	\$49.33
8734001075	A3	\$49.33	\$49.33
8734001076	A3	\$49.33	\$49.33
8734001077	A3	\$49.33	\$49.33
8734001078	A3	\$49.33	\$49.33
8734001079	A3	\$49.33	\$49.33
8734001080	A3	\$49.33	\$49.33
8734001081	A3	\$49.33	\$49.33
8734001082	A3	\$49.33	\$49.33
8734001083	A3	\$49.33	\$49.33
8734001084	A3	\$49.33	\$49.33
8734001085	A3	\$49.33	\$49.33
8734001090	A3	\$49.33	\$49.33
8734001091	A3	\$49.33	\$49.33
8734001092	A3	\$49.33	\$49.33
8734001093	A3	\$49.33	\$49.33
8734001094	A3	\$49.33	\$49.33
8734001095	A3	\$49.33	\$49.33
8734001096	A3	\$49.33	\$49.33
8734001097	A3	\$49.33	\$49.33
8734001098	A3	\$49.33	\$49.33
8734001099	A3	\$49.33	\$49.33
8734001102	A3	\$49.33	\$49.33
8734001103	A3	\$49.33	\$49.33
8734001104	A3	\$49.33	\$49.33
8734001105	A3	\$49.33	\$49.33
8734001106	A3	\$49.33	\$49.33
8734001107	A3	\$49.33	\$49.33
8734001108	A3	\$49.33	\$49.33
8734001109	A3	\$49.33	\$49.33
8734001110	A3	\$49.33	\$49.33
8734001111	A3	\$49.33	\$49.33
8734001112	A3	\$49.33	\$49.33
8734001113	A3	\$49.33	\$49.33
8734001114	A3	\$49.33	\$49.33
8734001115	A3	\$49.33	\$49.33
8734001116	A3	\$49.33	\$49.33
8734001117	A3	\$49.33	\$49.33
8734001118	A3	\$49.33	\$49.33
8734001119	A3	\$49.33	\$49.33
8734001120	A3	\$49.33	\$49.33
8734001121	A3	\$49.33	\$49.33
8734001122	A3	\$49.33	\$49.33
8734001123	A3	\$49.33	\$49.33
8734001124	A3	\$49.33	\$49.33

APN	Zone	Rate	Levy
8734001125	A3	\$49.33	\$49.33
8734001126	A3	\$49.33	\$49.33
8734001127	A3	\$49.33	\$49.33
8734001128	A3	\$49.33	\$49.33
8734001141	A3	\$49.33	\$49.33
8734001142	A3	\$49.33	\$49.33
8734001143	A3	\$49.33	\$49.33
8734001144	A3	\$49.33	\$49.33
8734001145	A3	\$49.33	\$49.33
8734001146	A3	\$49.33	\$49.33
8734001147	A3	\$49.33	\$49.33
8734001148	A3	\$49.33	\$49.33
8734001149	A3	\$49.33	\$49.33
8734001150	A3	\$49.33	\$49.33
8734001151	A3	\$49.33	\$49.33
8734001152	A3	\$49.33	\$49.33
8734001153	A3	\$49.33	\$49.33
8734001154	A3	\$49.33	\$49.33
8734001155	A3	\$49.33	\$49.33
8734001156	A3	\$49.33	\$49.33
8734001157	A3	\$49.33	\$49.33
8734001158	A3	\$49.33	\$49.33
8734001159	A3	\$49.33	\$49.33
8734001160	A3	\$49.33	\$49.33
8734001161	A3	\$49.33	\$49.33
8734001162	A3	\$49.33	\$49.33
8734001163	A3	\$49.33	\$49.33
8734001164	A3	\$49.33	\$49.33
8734001165	A3	\$49.33	\$49.33
8734001166	A3	\$49.33	\$49.33
8734001167	A3	\$49.33	\$49.33
8734001168	A3	\$49.33	\$49.33
8734001169	A3	\$49.33	\$49.33
8734001170	A3	\$49.33	\$49.33
8734001171	A3	\$49.33	\$49.33
8734001172	A3	\$49.33	\$49.33
8734001173	A3	\$49.33	\$49.33
8734001174	A3	\$49.33	\$49.33
8734001175	A3	\$49.33	\$49.33
8734001176	A3	\$49.33	\$49.33
8734001177	A3	\$49.33	\$49.33
8734001180	A3	\$49.33	\$49.33
8734001181	A3	\$49.33	\$49.33
8734001182	A3	\$49.33	\$49.33
8734001183	A3	\$49.33	\$49.33
8734001184	A3	\$49.33	\$49.33

APN	Zone	Rate	Levy
8734001185	A3	\$49.33	\$49.33
8734001186	A3	\$49.33	\$49.33
8734001187	A3	\$49.33	\$49.33
8734001188	A3	\$49.33	\$49.33
8734001189	A3	\$49.33	\$49.33
8734001190	A3	\$49.33	\$49.33
8734001191	A3	\$49.33	\$49.33
8734001192	A3	\$49.33	\$49.33
8734001193	A3	\$49.33	\$49.33
8734001194	A3	\$49.33	\$49.33
8734001195	A3	\$49.33	\$49.33
8734001196	A3	\$49.33	\$49.33
8734001197	A3	\$49.33	\$49.33
8734001198	A3	\$49.33	\$49.33
8734001199	A3	\$49.33	\$49.33
8734001200	A3	\$49.33	\$49.33
8734001201	A3	\$49.33	\$49.33
8734001202	A3	\$49.33	\$49.33
8734001203	A3	\$49.33	\$49.33
8734001204	A3	\$49.33	\$49.33
8734001205	A3	\$49.33	\$49.33
8734001206	A3	\$49.33	\$49.33
8734001207	A3	\$49.33	\$49.33
8734001208	A3	\$49.33	\$49.33
8734001209	A3	\$49.33	\$49.33
8734001210	A3	\$49.33	\$49.33
8734001211	A3	\$49.33	\$49.33
8734001212	A3	\$49.33	\$49.33
8734001213	A3	\$49.33	\$49.33
8734001214	A3	\$49.33	\$49.33
8734001217	A3	\$49.33	\$49.33
8734001218	A3	\$49.33	\$49.33
8734001219	A3	\$49.33	\$49.33
8734001224	A3	\$49.33	\$49.33
8734001225	A3	\$49.33	\$49.33
8734001226	A3	\$49.33	\$49.33
8734001227	A3	\$49.33	\$49.33
8734001228	A3	\$49.33	\$49.33
8734001229	A3	\$49.33	\$49.33
8734001230	A3	\$49.33	\$49.33
8734001231	A3	\$49.33	\$49.33
8734001232	A3	\$49.33	\$49.33
8734001233	A3	\$49.33	\$49.33
8734001234	A3	\$49.33	\$49.33
8734001235	A3	\$49.33	\$49.33
8734001236	A3	\$49.33	\$49.33

APN	Zone	Rate	Levy
8734001237	A3	\$49.33	\$49.33
8734001238	A3	\$49.33	\$49.33
8734001239	A3	\$49.33	\$49.33
8734001240	A3	\$49.33	\$49.33
8734001241	A3	\$49.33	\$49.33
8734001242	A3	\$49.33	\$49.33
8734001243	A3	\$49.33	\$49.33
8734001244	A3	\$49.33	\$49.33
8734001245	A3	\$49.33	\$49.33
8734001246	A3	\$49.33	\$49.33
8734001247	A3	\$49.33	\$49.33
8734001248	A3	\$49.33	\$49.33
8734001249	A3	\$49.33	\$49.33
8734001250	A3	\$49.33	\$49.33
8734001251	A3	\$49.33	\$49.33
8734001252	A3	\$49.33	\$49.33
8734001253	A3	\$49.33	\$49.33
8734001254	A3	\$49.33	\$49.33
8734001255	A3	\$49.33	\$49.33
8734001256	A3	\$49.33	\$49.33
8734001257	A3	\$49.33	\$49.33
8734001258	A3	\$49.33	\$49.33
8734001259	A3	\$49.33	\$49.33
8734001260	A3	\$49.33	\$49.33
8734001262	A1	\$49.16	\$196.64
8734027001	A3	\$49.33	\$5,130.32
8734027003	A3	\$49.33	\$5,130.32
8734027004	A3	\$49.33	\$5,130.32
8734028006	A3	\$49.33	\$49.33
8734028007	A3	\$49.33	\$49.33
8734028008	A3	\$49.33	\$49.33
8734028009	A3	\$49.33	\$49.33
8734028010	A3	\$49.33	\$49.33
8734028011	A3	\$49.33	\$49.33
8734028012	A3	\$49.33	\$49.33
8734028013	A3	\$49.33	\$49.33
8734028018	A3	\$49.33	\$49.33
8734028019	A3	\$49.33	\$49.33
8734028020	A3	\$49.33	\$49.33
8734028021	A3	\$49.33	\$49.33
8734028022	A3	\$49.33	\$49.33
8734028023	A3	\$49.33	\$49.33
8734028024	A3	\$49.33	\$49.33
8734028025	A3	\$49.33	\$49.33
8734028026	A3	\$49.33	\$49.33
8734028027	A3	\$49.33	\$49.33

APN	Zone	Rate	Levy
8734028028	A3	\$49.33	\$49.33
8734028029	A3	\$49.33	\$49.33
8734028030	A3	\$49.33	\$49.33
8734028031	A3	\$49.33	\$49.33
8734028032	A3	\$49.33	\$49.33
8734028033	A3	\$49.33	\$49.33
8734028034	A3	\$49.33	\$49.33
8734028035	A3	\$49.33	\$49.33
8734028036	A3	\$49.33	\$49.33
8734028037	A3	\$49.33	\$49.33
8734028038	A3	\$49.33	\$49.33
8734028039	A3	\$49.33	\$49.33
8734028040	A3	\$49.33	\$49.33
8734028041	A3	\$49.33	\$49.33
8734028042	A3	\$49.33	\$49.33
8734028043	A3	\$49.33	\$49.33
8734028044	A3	\$49.33	\$49.33
8734028045	A3	\$49.33	\$49.33
8734028046	A3	\$49.33	\$49.33
8734028047	A3	\$49.33	\$49.33
8734028048	A3	\$49.33	\$49.33
8734028049	A3	\$49.33	\$49.33
8734028050	A3	\$49.33	\$49.33
8734028051	A3	\$49.33	\$49.33
8734028052	A3	\$49.33	\$49.33
8734028053	A3	\$49.33	\$49.33
8734028054	A3	\$49.33	\$49.33
8734028055	A3	\$49.33	\$49.33
8734028056	A3	\$49.33	\$49.33
8734028057	A3	\$49.33	\$49.33
8734028058	A3	\$49.33	\$49.33
8734028059	A3	\$49.33	\$49.33
8734028060	A3	\$49.33	\$49.33
8734028063	A3	\$49.33	\$49.33
8734028064	A3	\$49.33	\$49.33
8734028065	A3	\$49.33	\$49.33
8734028066	A3	\$49.33	\$49.33
8734028067	A3	\$49.33	\$49.33
8734028068	A3	\$49.33	\$49.33
8734028069	A3	\$49.33	\$49.33
8734028070	A3	\$49.33	\$49.33
8734028071	A3	\$49.33	\$49.33
8734028072	A3	\$49.33	\$49.33
8734028073	A3	\$49.33	\$49.33
8734028074	A3	\$49.33	\$49.33
8734028075	A3	\$49.33	\$49.33

APN	Zone	Rate	Levy
8734028076	A3	\$49.33	\$49.33
8734028077	A3	\$49.33	\$49.33
8734028078	A3	\$49.33	\$49.33
8734028079	A3	\$49.33	\$49.33
8734028080	A3	\$49.33	\$49.33
8734028081	A3	\$49.33	\$49.33
8734028082	A3	\$49.33	\$49.33
8734028083	A3	\$49.33	\$49.33
8734028084	A3	\$49.33	\$49.33
8734028085	A3	\$49.33	\$49.33
8734028086	A3	\$49.33	\$49.33
8734028091	A3	\$49.33	\$49.33
8734028092	A3	\$49.33	\$49.33
8734028093	A3	\$49.33	\$49.33
8734028094	A3	\$49.33	\$49.33
8734028095	A3	\$49.33	\$49.33
8734028096	A3	\$49.33	\$49.33
8734028097	A3	\$49.33	\$49.33
8734028100	A3	\$49.33	\$49.33
8734028101	A3	\$49.33	\$49.33
8734028102	A3	\$49.33	\$49.33
8734028103	A3	\$49.33	\$49.33
8734028104	A3	\$49.33	\$49.33
8734028105	A3	\$49.33	\$49.33
8734028106	A3	\$49.33	\$49.33
8734028107	A3	\$49.33	\$49.33
8734028108	A3	\$49.33	\$49.33
8734028109	A3	\$49.33	\$49.33
8734028110	A3	\$49.33	\$49.33
8734028111	A3	\$49.33	\$49.33
8734028112	A3	\$49.33	\$49.33
8734028113	A3	\$49.33	\$49.33
8734028114	A3	\$49.33	\$49.33
8734028115	A3	\$49.33	\$49.33
8734028116	A3	\$49.33	\$49.33
8734028117	A3	\$49.33	\$49.33
8734028118	A3	\$49.33	\$49.33
8734028119	A3	\$49.33	\$49.33
8734028120	A3	\$49.33	\$49.33
8734028121	A3	\$49.33	\$49.33
8734028122	A3	\$49.33	\$49.33
8734028123	A3	\$49.33	\$49.33
8734028124	A3	\$49.33	\$49.33
8734028125	A3	\$49.33	\$49.33
8734028126	A3	\$49.33	\$49.33
8734028127	A3	\$49.33	\$49.33

APN	Zone	Rate	Levy
8734028128	A3	\$49.33	\$49.33
8734028129	A3	\$49.33	\$49.33
8734028130	A3	\$49.33	\$49.33
8734028131	A3	\$49.33	\$49.33
8734028132	A3	\$49.33	\$49.33
8734028133	A3	\$49.33	\$49.33
8734028134	A3	\$49.33	\$49.33
8734028135	A3	\$49.33	\$49.33
8734028136	A3	\$49.33	\$49.33
8734028137	A3	\$49.33	\$49.33
8734028138	A3	\$49.33	\$49.33
8734028139	A3	\$49.33	\$49.33
8734028140	A3	\$49.33	\$49.33
8734028141	A3	\$49.33	\$49.33
8734028142	A3	\$49.33	\$49.33
8734028143	A3	\$49.33	\$49.33
8734028144	A3	\$49.33	\$49.33
8734028145	A3	\$49.33	\$49.33
8734028146	A3	\$49.33	\$49.33
8734028147	A3	\$49.33	\$49.33
8734028148	A3	\$49.33	\$49.33
8734028149	A3	\$49.33	\$49.33
8734028150	A3	\$49.33	\$49.33
8734028151	A3	\$49.33	\$49.33
8734028152	A3	\$49.33	\$49.33
8734028153	A3	\$49.33	\$49.33
8734028154	A3	\$49.33	\$49.33
8734028155	A3	\$49.33	\$49.33
8734028156	A3	\$49.33	\$49.33
8735004001	A1	\$49.16	\$589.92
8735004003	A1	\$49.16	\$393.28
8735004005	A1	\$49.16	\$393.28
8735004006	A1	\$49.16	\$589.92
8735004008	A1	\$49.16	\$1,966.40
8735004009	A1	\$49.16	\$1,376.48
8735004010	A1	\$49.16	\$589.92
8735004011	A1	\$49.16	\$589.92
8735004012	A1	\$49.16	\$589.92
8735005002	A8	\$386.66	\$1,546.64
8735005003	A8	\$386.66	\$1,546.64
8735005004	A8	\$386.66	\$1,546.64
8735005005	A8	\$386.66	\$1,546.64
8735005006	A8	\$386.66	\$1,546.64
8735005007	A8	\$386.66	\$1,546.64
8735005008	A8	\$386.66	\$1,546.64
8735005009	A8	\$386.66	\$1,546.64

APN	Zone	Rate	Levy
8735005011	A8	\$386.66	\$1,546.64
8735005012	A8	\$386.66	\$1,546.64
8735005013	A8	\$386.66	\$1,546.64
8735005014	A8	\$386.66	\$1,546.64
8735005015	A8	\$386.66	\$1,546.64
8735005016	A8	\$386.66	\$1,546.64
8735005017	A8	\$386.66	\$1,546.64
8735005018	A8	\$386.66	\$1,546.64
8735006001	A8	\$386.66	\$1,546.64
8735006002	A8	\$386.66	\$1,546.64
8735006003	A8	\$386.66	\$1,546.64
8735006004	A8	\$386.66	\$1,546.64
8735006005	A8	\$386.66	\$1,546.64
8735006006	A8	\$386.66	\$1,546.64
8735006007	A8	\$386.66	\$1,546.64
8735006008	A8	\$386.66	\$1,546.64
8735006009	A8	\$386.66	\$1,546.64
8735006010	A8	\$386.66	\$1,546.64
8735006011	A8	\$386.66	\$1,546.64
8735006012	A8	\$386.66	\$1,546.64
8735006013	A8	\$386.66	\$1,546.64
8735006014	A8	\$386.66	\$1,546.64
8735006015	A8	\$386.66	\$1,546.64
8735006016	A8	\$386.66	\$1,546.64
8735006017	A8	\$386.66	\$1,546.64
8735006018	A8	\$386.66	\$1,546.64
8735006019	A8	\$386.66	\$1,546.64
8735006020	A8	\$386.66	\$1,546.64
8735007001	A8	\$386.66	\$1,546.64
8735007002	A8	\$386.66	\$1,546.64
8735007003	A8	\$386.66	\$1,546.64
8735007004	A8	\$386.66	\$1,546.64
8735007005	A8	\$386.66	\$1,546.64
8735007006	A8	\$386.66	\$1,546.64
8735007008	A8	\$386.66	\$1,546.64
8735007009	A8	\$386.66	\$1,546.64
8735007010	A8	\$386.66	\$1,546.64
8735007011	A8	\$386.66	\$1,546.64
8735007012	A8	\$386.66	\$1,546.64
8735007013	A8	\$386.66	\$1,546.64
8735007014	A8	\$386.66	\$1,546.64
8735007015	A8	\$386.66	\$1,546.64
8735007016	A8	\$386.66	\$1,546.64
8735007017	A8	\$386.66	\$1,546.64
8735007018	A8	\$386.66	\$1,546.64
8735008001	A8	\$386.66	\$1,546.64

APN	Zone	Rate	Levy
8735008002	A8	\$386.66	\$1,546.64
8735008003	A8	\$386.66	\$1,546.64
8735008004	A8	\$386.66	\$1,546.64
8735008005	A8	\$386.66	\$1,546.64
8735008006	A8	\$386.66	\$1,546.64
8735008007	A8	\$386.66	\$1,546.64
8735008010	A8	\$386.66	\$1,546.64
8735008011	A8	\$386.66	\$1,546.64
8735008012	A8	\$386.66	\$1,546.64
8735008013	A8	\$386.66	\$1,546.64
8735008014	A8	\$386.66	\$1,546.64
8735008015	A8	\$386.66	\$1,546.64
8735008016	A8	\$386.66	\$1,546.64
8735009002	A8	\$386.66	\$1,546.64
8735009003	A8	\$386.66	\$1,546.64
8735009004	A8	\$386.66	\$1,546.64
8735009005	A8	\$386.66	\$1,546.64
8735009006	A8	\$386.66	\$1,546.64
8735009007	A8	\$386.66	\$1,546.64
8735009008	A8	\$386.66	\$1,546.64
8735009009	A8	\$386.66	\$1,546.64
8735009010	A8	\$386.66	\$1,546.64
8735009011	A8	\$386.66	\$1,546.64
8735009012	A8	\$386.66	\$1,546.64
8735009013	A8	\$386.66	\$1,546.64
8735009014	A8	\$386.66	\$1,546.64
8735009015	A8	\$386.66	\$1,546.64
8735009017	A8	\$386.66	\$1,546.64
8735009018	A8	\$386.66	\$1,546.64
8735009019	A8	\$386.66	\$1,546.64
8735009020	A8	\$386.66	\$1,546.64
8735009021	A8	\$386.66	\$1,546.64
8735009022	A8	\$386.66	\$1,546.64
8735010001	A8	\$386.66	\$1,546.64
8735010002	A8	\$386.66	\$1,546.64
8735010004	A8	\$386.66	\$1,546.64
8735010005	A8	\$386.66	\$1,546.64
8735010006	A8	\$386.66	\$1,546.64
8735010007	A8	\$386.66	\$1,546.64
8735010008	A8	\$386.66	\$1,546.64
8735010009	A8	\$386.66	\$1,546.64
8735010010	A8	\$386.66	\$1,546.64
8735010011	A8	\$386.66	\$1,546.64
8735010012	A8	\$386.66	\$1,546.64
8735010013	A8	\$386.66	\$1,546.64
8735010014	A8	\$386.66	\$1,546.64

APN	Zone	Rate	Levy
8735010015	A8	\$386.66	\$1,546.64
8735010016	A8	\$386.66	\$1,546.64
8735010017	A8	\$386.66	\$1,546.64
8735010018	A8	\$386.66	\$1,546.64
8735010019	A8	\$386.66	\$1,546.64
8735010020	A8	\$386.66	\$1,546.64
8735010021	A8	\$386.66	\$1,546.64
8735010022	A8	\$386.66	\$1,546.64
8735010023	A8	\$386.66	\$1,546.64
8735010024	A8	\$386.66	\$1,546.64
8735010025	A8	\$386.66	\$1,546.64
8735010026	A8	\$386.66	\$1,546.64
8735010027	A8	\$386.66	\$1,546.64
8735010028	A8	\$386.66	\$1,546.64
8735010030	A8	\$386.66	\$1,546.64
8735010037	A8	\$386.66	\$1,546.64
8735010038	A8	\$386.66	\$1,546.64
8735010039	A8	\$386.66	\$1,546.64
8735012001	A7	\$348.02	\$348.02
8735012002	A7	\$348.02	\$348.02
8735012003	A7	\$348.02	\$348.02
8735012004	A7	\$348.02	\$348.02
8735012005	A7	\$348.02	\$348.02
8735012006	A7	\$348.02	\$348.02
8735012007	A7	\$348.02	\$348.02
8735012008	A7	\$348.02	\$348.02
8735012009	A7	\$348.02	\$348.02
8735012010	A7	\$348.02	\$348.02
8735012011	A7	\$348.02	\$348.02
8735012012	A7	\$348.02	\$348.02
8735012013	A7	\$348.02	\$348.02
8735012014	A7	\$348.02	\$348.02
8735012015	A7	\$348.02	\$348.02
8735012016	A7	\$348.02	\$348.02
8735012017	A7	\$348.02	\$348.02
8735012018	A7	\$348.02	\$348.02
8735012019	A7	\$348.02	\$348.02
8735012020	A7	\$348.02	\$348.02
8735012021	A3	\$49.33	\$8,336.77
8735012022	A3	\$49.33	\$8,336.77
8735013001	A7	\$348.02	\$348.02
8735013002	A7	\$348.02	\$348.02
8735013003	A7	\$348.02	\$348.02
8735013004	A7	\$348.02	\$348.02
8735013005	A7	\$348.02	\$348.02
8735013006	A7	\$348.02	\$348.02

Fiscal Year 2026-27 Assessment Roll



City of West Covina

LMD No. 4

APN	Zone	Rate	Levy
8735013007	A7	\$348.02	\$348.02
8735013008	A7	\$348.02	\$348.02
8735013009	A7	\$348.02	\$348.02
8735013010	A7	\$348.02	\$348.02
8735013011	A7	\$348.02	\$348.02
8735013012	A7	\$348.02	\$348.02
8735013013	A7	\$348.02	\$348.02
8735013014	A7	\$348.02	\$348.02
8735013015	A7	\$348.02	\$348.02
8735013016	A7	\$348.02	\$348.02
8735013017	A7	\$348.02	\$348.02
8735013018	A7	\$348.02	\$348.02
8735013019	A7	\$348.02	\$348.02
8735013020	A7	\$348.02	\$348.02
8735013021	A7	\$348.02	\$348.02
8735013022	A7	\$348.02	\$348.02
8735013023	A7	\$348.02	\$348.02
8735013024	A7	\$348.02	\$348.02
8735013025	A7	\$348.02	\$348.02
8735013026	A7	\$348.02	\$348.02
8735013027	A7	\$348.02	\$348.02
8735013028	A7	\$348.02	\$348.02
8735014001	A7	\$348.02	\$348.02
8735014002	A7	\$348.02	\$348.02
8735014003	A7	\$348.02	\$348.02
8735014004	A7	\$348.02	\$348.02
8735014005	A7	\$348.02	\$348.02
8735014006	A7	\$348.02	\$348.02
8735014007	A7	\$348.02	\$348.02
8735014008	A7	\$348.02	\$348.02
8735014009	A7	\$348.02	\$348.02
8735014010	A7	\$348.02	\$348.02
8735014011	A7	\$348.02	\$348.02
8735014012	A7	\$348.02	\$348.02
8735014013	A7	\$348.02	\$348.02
8735014014	A7	\$348.02	\$348.02
8735014015	A7	\$348.02	\$348.02
8735014016	A7	\$348.02	\$348.02
8735014017	A7	\$348.02	\$348.02
8735014018	A7	\$348.02	\$348.02
8735014019	A7	\$348.02	\$348.02
8735014020	A7	\$348.02	\$348.02
8735014023	A7	\$348.02	\$348.02
8735014024	A7	\$348.02	\$348.02
8735014025	A7	\$348.02	\$348.02
8735014026	A7	\$348.02	\$348.02

Fiscal Year 2026-27 Assessment Roll



City of West Covina

LMD No. 4

APN	Zone	Rate	Levy
8735014027	A7	\$348.02	\$348.02
8735014028	A7	\$348.02	\$348.02
8735014029	A7	\$348.02	\$348.02
8735014030	A7	\$348.02	\$348.02
8735014031	A7	\$348.02	\$348.02
8735014032	A7	\$348.02	\$348.02
8735014033	A7	\$348.02	\$348.02
8735014034	A7	\$348.02	\$348.02
8735014035	A7	\$348.02	\$348.02
8735014036	A7	\$348.02	\$348.02
8735014037	A7	\$348.02	\$348.02
8735014038	A7	\$348.02	\$348.02
8735014039	A7	\$348.02	\$348.02
8735014040	A7	\$348.02	\$348.02
8735014046	A7	\$348.02	\$348.02
8735014048	A7	\$348.02	\$348.02
8735015011	A7	\$348.02	\$348.02
8735015012	A7	\$348.02	\$348.02
8735015013	A7	\$348.02	\$348.02
8735015014	A7	\$348.02	\$348.02
8735015015	A7	\$348.02	\$348.02
8735015016	A7	\$348.02	\$348.02
8735015017	A7	\$348.02	\$348.02
8735015018	A7	\$348.02	\$348.02
8735015019	A7	\$348.02	\$348.02
8735015020	A7	\$348.02	\$348.02
8735015023	A7	\$348.02	\$348.02
8735015024	A7	\$348.02	\$348.02
8735015025	A7	\$348.02	\$348.02
8735015026	A7	\$348.02	\$348.02
8735015027	A7	\$348.02	\$348.02
8735015028	A7	\$348.02	\$348.02
8735015029	A7	\$348.02	\$348.02
8735015030	A7	\$348.02	\$348.02
8735015031	A7	\$348.02	\$348.02
8735015032	A7	\$348.02	\$348.02
8735016001	A6	\$289.99	\$289.99
8735016002	A6	\$289.99	\$289.99
8735016003	A6	\$289.99	\$289.99
8735016004	A6	\$289.99	\$289.99
8735016005	A6	\$289.99	\$289.99
8735016006	A6	\$289.99	\$289.99
8735016007	A6	\$289.99	\$289.99
8735016008	A6	\$289.99	\$289.99
8735016009	A6	\$289.99	\$289.99
8735016010	A6	\$289.99	\$289.99

APN	Zone	Rate	Levy
8735016011	A6	\$289.99	\$289.99
8735016012	A6	\$289.99	\$289.99
8735016013	A6	\$289.99	\$289.99
8735016014	A6	\$289.99	\$289.99
8735016015	A6	\$289.99	\$289.99
8735016016	A6	\$289.99	\$289.99
8735016017	A6	\$289.99	\$289.99
8735016018	A6	\$289.99	\$289.99
8735016019	A6	\$289.99	\$289.99
8735016020	A6	\$289.99	\$289.99
8735016021	A6	\$289.99	\$289.99
8735016022	A6	\$289.99	\$289.99
8735016023	A6	\$289.99	\$289.99
8735016024	A6	\$289.99	\$289.99
8735016025	A6	\$289.99	\$289.99
8735016026	A6	\$289.99	\$289.99
8735016027	A6	\$289.99	\$289.99
8735016028	A6	\$289.99	\$289.99
8735016029	A6	\$289.99	\$289.99
8735016030	A6	\$289.99	\$289.99
8735016031	A6	\$289.99	\$289.99
8735016032	A6	\$289.99	\$289.99
8735016033	A6	\$289.99	\$289.99
8735016034	A6	\$289.99	\$289.99
8735016035	A6	\$289.99	\$289.99
8735016036	A6	\$289.99	\$289.99
8735016037	A6	\$289.99	\$289.99
8735016038	A6	\$289.99	\$289.99
8735016039	A6	\$289.99	\$289.99
8735016040	A6	\$289.99	\$289.99
8735016041	A6	\$289.99	\$289.99
8735016042	A6	\$289.99	\$289.99
8735016043	A6	\$289.99	\$289.99
8735016044	A6	\$289.99	\$289.99
8735016045	A6	\$289.99	\$289.99
8735017001	A6	\$289.99	\$289.99
8735017002	A6	\$289.99	\$289.99
8735017003	A6	\$289.99	\$289.99
8735017004	A6	\$289.99	\$289.99
8735017005	A6	\$289.99	\$289.99
8735017006	A6	\$289.99	\$289.99
8735017007	A6	\$289.99	\$289.99
8735017008	A6	\$289.99	\$289.99
8735017009	A6	\$289.99	\$289.99
8735017010	A6	\$289.99	\$289.99
8735017011	A6	\$289.99	\$289.99

Fiscal Year 2026-27 Assessment Roll



City of West Covina

LMD No. 4

APN	Zone	Rate	Levy
8735017012	A6	\$289.99	\$289.99
8735017013	A6	\$289.99	\$289.99
8735017014	A6	\$289.99	\$289.99
8735017015	A6	\$289.99	\$289.99
8735017016	A6	\$289.99	\$289.99
8735017017	A6	\$289.99	\$289.99
8735017018	A6	\$289.99	\$289.99
8735017019	A6	\$289.99	\$289.99
8735017020	A6	\$289.99	\$289.99
8735017021	A6	\$289.99	\$289.99
8735017022	A6	\$289.99	\$289.99
8735017023	A6	\$289.99	\$289.99
8735017024	A6	\$289.99	\$289.99
8735017025	A6	\$289.99	\$289.99
8735017026	A6	\$289.99	\$289.99
8735017027	A6	\$289.99	\$289.99
8735017028	A6	\$289.99	\$289.99
8735017029	A6	\$289.99	\$289.99
8735017030	A6	\$289.99	\$289.99
8735017031	A6	\$289.99	\$289.99
8735017032	A6	\$289.99	\$289.99
8735017033	A6	\$289.99	\$289.99
8735017034	A6	\$289.99	\$289.99
8735018001	A6	\$289.99	\$289.99
8735018002	A6	\$289.99	\$289.99
8735018003	A6	\$289.99	\$289.99
8735018004	A6	\$289.99	\$289.99
8735018005	A6	\$289.99	\$289.99
8735018006	A6	\$289.99	\$289.99
8735018007	A6	\$289.99	\$289.99
8735018008	A6	\$289.99	\$289.99
8735018009	A6	\$289.99	\$289.99
8735018010	A6	\$289.99	\$289.99
8735018011	A6	\$289.99	\$289.99
8735018012	A6	\$289.99	\$289.99
8735018013	A6	\$289.99	\$289.99
8735018014	A6	\$289.99	\$289.99
8735018015	A6	\$289.99	\$289.99
8735018016	A6	\$289.99	\$289.99
8735018017	A6	\$289.99	\$289.99
8735018018	A6	\$289.99	\$289.99
8735018019	A6	\$289.99	\$289.99
8735018020	A6	\$289.99	\$289.99
8735018021	A6	\$289.99	\$289.99
8735018022	A6	\$289.99	\$289.99
8735018023	A6	\$289.99	\$289.99

Fiscal Year 2026-27 Assessment Roll



City of West Covina

LMD No. 4

APN	Zone	Rate	Levy
8735018024	A6	\$289.99	\$289.99
8735018025	A6	\$289.99	\$289.99
8735018026	A6	\$289.99	\$289.99
8735018027	A6	\$289.99	\$289.99
8735018028	A6	\$289.99	\$289.99
8735018029	A6	\$289.99	\$289.99
8735018030	A6	\$289.99	\$289.99
8735018031	A6	\$289.99	\$289.99
8735018032	A6	\$289.99	\$289.99
8735018033	A6	\$289.99	\$289.99
8735018034	A6	\$289.99	\$289.99
8735018035	A6	\$289.99	\$289.99
8735018036	A6	\$289.99	\$289.99
8735018037	A6	\$289.99	\$289.99
8735019001	A6	\$289.99	\$289.99
8735019002	A6	\$289.99	\$289.99
8735019003	A6	\$289.99	\$289.99
8735019004	A6	\$289.99	\$289.99
8735019005	A6	\$289.99	\$289.99
8735019006	A6	\$289.99	\$289.99
8735019007	A6	\$289.99	\$289.99
8735019008	A6	\$289.99	\$289.99
8735019009	A6	\$289.99	\$289.99
8735019010	A6	\$289.99	\$289.99
8735019011	A6	\$289.99	\$289.99
8735019012	A6	\$289.99	\$289.99
8735019013	A6	\$289.99	\$289.99
8735019014	A6	\$289.99	\$289.99
8735019015	A6	\$289.99	\$289.99
8735019016	A6	\$289.99	\$289.99
8735019017	A6	\$289.99	\$289.99
8735019018	A6	\$289.99	\$289.99
8735019019	A6	\$289.99	\$289.99
8735019020	A6	\$289.99	\$289.99
8735019021	A6	\$289.99	\$289.99
8735019022	A6	\$289.99	\$289.99
8735019023	A6	\$289.99	\$289.99
8735019024	A6	\$289.99	\$289.99
8735019025	A6	\$289.99	\$289.99
8735019026	A6	\$289.99	\$289.99
8735019027	A6	\$289.99	\$289.99
8735019028	A6	\$289.99	\$289.99
8735019029	A6	\$289.99	\$289.99
8735019030	A6	\$289.99	\$289.99
8735019031	A6	\$289.99	\$289.99
8735019032	A6	\$289.99	\$289.99

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City of West Covina

LMD No. 4

APN	Zone	Rate	Levy
8735019033	A6	\$289.99	\$289.99
8735019034	A6	\$289.99	\$289.99
8735019035	A6	\$289.99	\$289.99
8735019036	A6	\$289.99	\$289.99
8735019037	A6	\$289.99	\$289.99
8735019038	A6	\$289.99	\$289.99
8735019039	A6	\$289.99	\$289.99
8735020001	A6	\$289.99	\$289.99
8735020002	A6	\$289.99	\$289.99
8735020003	A6	\$289.99	\$289.99
8735020004	A6	\$289.99	\$289.99
8735020005	A6	\$289.99	\$289.99
8735020006	A6	\$289.99	\$289.99
8735020007	A6	\$289.99	\$289.99
8735020008	A6	\$289.99	\$289.99
8735020009	A6	\$289.99	\$289.99
8735020010	A6	\$289.99	\$289.99
8735020011	A6	\$289.99	\$289.99
8735020012	A6	\$289.99	\$289.99
8735020013	A6	\$289.99	\$289.99
8735020014	A6	\$289.99	\$289.99
8735020015	A6	\$289.99	\$289.99
8735020016	A6	\$289.99	\$289.99
8735020017	A6	\$289.99	\$289.99
8735020018	A6	\$289.99	\$289.99
8735020019	A6	\$289.99	\$289.99
8735020020	A6	\$289.99	\$289.99
8735020021	A6	\$289.99	\$289.99
8735020022	A6	\$289.99	\$289.99
8735020023	A6	\$289.99	\$289.99
8735020024	A6	\$289.99	\$289.99
8735020025	A6	\$289.99	\$289.99
8735020026	A6	\$289.99	\$289.99
8735021001	A6	\$289.99	\$289.99
8735021002	A6	\$289.99	\$289.99
8735021003	A6	\$289.99	\$289.99
8735021004	A6	\$289.99	\$289.99
8735021005	A6	\$289.99	\$289.99
8735021006	A6	\$289.99	\$289.99
8735021007	A6	\$289.99	\$289.99
8735021008	A6	\$289.99	\$289.99
8735021009	A6	\$289.99	\$289.99
8735021010	A6	\$289.99	\$289.99
8735021011	A6	\$289.99	\$289.99
8735021013	A6	\$289.99	\$289.99
8735021014	A6	\$289.99	\$289.99

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City of West Covina

LMD No. 4

APN	Zone	Rate	Levy
8735021015	A6	\$289.99	\$289.99
8735021016	A6	\$289.99	\$289.99
8735021017	A6	\$289.99	\$289.99
8735021018	A6	\$289.99	\$289.99
8735021019	A6	\$289.99	\$289.99
8735021020	A6	\$289.99	\$289.99
8735021021	A6	\$289.99	\$289.99
8735021022	A6	\$289.99	\$289.99
8735021023	A6	\$289.99	\$289.99
8735021024	A6	\$289.99	\$289.99
8735021025	A6	\$289.99	\$289.99
8735022001	A7	\$348.02	\$348.02
8735022002	A7	\$348.02	\$348.02
8735022003	A7	\$348.02	\$348.02
8735022004	A7	\$348.02	\$348.02
8735022006	A7	\$348.02	\$348.02
8735022013	A7	\$348.02	\$348.02
8735022014	A7	\$348.02	\$348.02
8735022015	A7	\$348.02	\$348.02
8735022016	A7	\$348.02	\$348.02
8735022017	A7	\$348.02	\$348.02
8735022018	A7	\$348.02	\$348.02
8735022019	A7	\$348.02	\$348.02
8735022020	A7	\$348.02	\$348.02
8735022021	A7	\$348.02	\$348.02
8735022022	A7	\$348.02	\$348.02
8735022023	A7	\$348.02	\$348.02
8735022024	A7	\$348.02	\$348.02
8735022025	A7	\$348.02	\$348.02
8735022026	A7	\$348.02	\$348.02
8735022027	A7	\$348.02	\$348.02
8735022028	A7	\$348.02	\$348.02
8735022029	A7	\$348.02	\$348.02
8735022030	A7	\$348.02	\$348.02
8735022031	A7	\$348.02	\$348.02
8735022032	A7	\$348.02	\$348.02
8735022033	A7	\$348.02	\$348.02
8735022034	A7	\$348.02	\$348.02
8735022035	A7	\$348.02	\$348.02
8735022036	A7	\$348.02	\$348.02
8735022037	A7	\$348.02	\$348.02
8735022038	A7	\$348.02	\$348.02
8735022039	A7	\$348.02	\$348.02
8735022040	A7	\$348.02	\$348.02
8735022041	A7	\$348.02	\$348.02
8735022042	A7	\$348.02	\$348.02

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City of West Covina

LMD No. 4

APN	Zone	Rate	Levy
8735022044	A7	\$348.02	\$348.02
8735022045	A7	\$348.02	\$348.02
8735022046	A7	\$348.02	\$348.02
8735023001	A7	\$348.02	\$348.02
8735023002	A7	\$348.02	\$348.02
8735023003	A7	\$348.02	\$348.02
8735023004	A7	\$348.02	\$348.02
8735023005	A7	\$348.02	\$348.02
8735023006	A7	\$348.02	\$348.02
8735023007	A7	\$348.02	\$348.02
8735023008	A7	\$348.02	\$348.02
8735023009	A7	\$348.02	\$348.02
8735023010	A7	\$348.02	\$348.02
8735023011	A7	\$348.02	\$348.02
8735023012	A7	\$348.02	\$348.02
8735023013	A7	\$348.02	\$348.02
8735023014	A7	\$348.02	\$348.02
8735023015	A7	\$348.02	\$348.02
8735023016	A7	\$348.02	\$348.02
8735023017	A7	\$348.02	\$348.02
8735023018	A7	\$348.02	\$348.02
8735023019	A7	\$348.02	\$348.02
8735023020	A7	\$348.02	\$348.02
8735023021	A7	\$348.02	\$348.02
8735023022	A7	\$348.02	\$348.02
8735023023	A7	\$348.02	\$348.02
8735023024	A7	\$348.02	\$348.02
8735023025	A7	\$348.02	\$348.02
8735023026	A7	\$348.02	\$348.02
8735023027	A7	\$348.02	\$348.02
8735023028	A7	\$348.02	\$348.02
8735023029	A7	\$348.02	\$348.02
8735023030	A7	\$348.02	\$348.02
8735023031	A7	\$348.02	\$348.02
8735023032	A7	\$348.02	\$348.02
8735023033	A7	\$348.02	\$348.02
8735023034	A7	\$348.02	\$348.02
8735023035	A7	\$348.02	\$348.02
8735023036	A7	\$348.02	\$348.02
8735023037	A7	\$348.02	\$348.02
8735023038	A7	\$348.02	\$348.02
8735023039	A7	\$348.02	\$348.02
8735023040	A7	\$348.02	\$348.02
8735023041	A7	\$348.02	\$348.02
8735023042	A7	\$348.02	\$348.02
8735023043	A7	\$348.02	\$348.02

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City of West Covina

LMD No. 4

APN	Zone	Rate	Levy
8735023044	A7	\$348.02	\$348.02
8735023045	A7	\$348.02	\$348.02
8735023046	A7	\$348.02	\$348.02
8735023047	A7	\$348.02	\$348.02
8735024001	A6	\$289.99	\$289.99
8735024002	A6	\$289.99	\$289.99
8735024003	A6	\$289.99	\$289.99
8735024004	A6	\$289.99	\$289.99
8735024005	A6	\$289.99	\$289.99
8735024006	A6	\$289.99	\$289.99
8735024007	A6	\$289.99	\$289.99
8735024008	A6	\$289.99	\$289.99
8735024009	A6	\$289.99	\$289.99
8735024010	A6	\$289.99	\$289.99
8735024011	A6	\$289.99	\$289.99
8735024012	A6	\$289.99	\$289.99
8735024013	A6	\$289.99	\$289.99
8735024014	A6	\$289.99	\$289.99
8735024015	A6	\$289.99	\$289.99
8735024016	A6	\$289.99	\$289.99
8735024017	A6	\$289.99	\$289.99
8735024018	A6	\$289.99	\$289.99
8735024019	A6	\$289.99	\$289.99
8735024020	A6	\$289.99	\$289.99
8735024021	A6	\$289.99	\$289.99
8735024022	A6	\$289.99	\$289.99
8735024023	A6	\$289.99	\$289.99
8735025001	A6	\$289.99	\$289.99
8735025002	A6	\$289.99	\$289.99
8735025003	A6	\$289.99	\$289.99
8735025004	A6	\$289.99	\$289.99
8735025005	A6	\$289.99	\$289.99
8735025006	A6	\$289.99	\$289.99
8735025007	A6	\$289.99	\$289.99
8735025008	A6	\$289.99	\$289.99
8735025009	A6	\$289.99	\$289.99
8735025010	A6	\$289.99	\$289.99
8735025011	A6	\$289.99	\$289.99
8735025012	A6	\$289.99	\$289.99
8735025013	A6	\$289.99	\$289.99
8735025014	A6	\$289.99	\$289.99
8735025015	A6	\$289.99	\$289.99
8735025016	A6	\$289.99	\$289.99
8735025017	A6	\$289.99	\$289.99
8735025018	A6	\$289.99	\$289.99
8743018069	A2	\$77.89	\$77.89

APN	Zone	Rate	Levy
8743018070	A2	\$77.89	\$77.89
8743018071	A2	\$77.89	\$77.89
8743018072	A2	\$77.89	\$77.89
8743018073	A2	\$77.89	\$77.89
8743018074	A2	\$77.89	\$77.89
8743018075	A2	\$77.89	\$77.89
8743018076	A2	\$77.89	\$77.89
8743018077	A2	\$77.89	\$77.89
8743018078	A2	\$77.89	\$77.89
8743018079	A2	\$77.89	\$77.89
8743018080	A2	\$77.89	\$77.89
8743018081	A2	\$77.89	\$77.89
8743018082	A2	\$77.89	\$77.89
8743018083	A2	\$77.89	\$77.89
8743018084	A2	\$77.89	\$77.89
8743018085	A2	\$77.89	\$77.89
8743018086	A2	\$77.89	\$77.89
8743018087	A2	\$77.89	\$77.89
8743018088	A2	\$77.89	\$77.89
8743018089	A2	\$77.89	\$77.89
8743018090	A2	\$77.89	\$77.89
8743018091	A2	\$77.89	\$77.89
8743018092	A2	\$77.89	\$77.89
8743018093	A2	\$77.89	\$77.89
8743018094	A2	\$77.89	\$77.89
8743018095	A2	\$77.89	\$77.89
8743018096	A2	\$77.89	\$77.89
8743018097	A2	\$77.89	\$77.89
8743018098	A2	\$77.89	\$77.89
8743018099	A2	\$77.89	\$77.89
8743018100	A2	\$77.89	\$77.89
8743018101	A2	\$77.89	\$77.89
8743018102	A2	\$77.89	\$77.89
8743018103	A2	\$77.89	\$77.89
8743018104	A2	\$77.89	\$77.89
8743018105	A2	\$77.89	\$77.89
8743018106	A2	\$77.89	\$77.89
8743018107	A2	\$77.89	\$77.89
8743018108	A2	\$77.89	\$77.89
8743018109	A2	\$77.89	\$77.89
8743018110	A2	\$77.89	\$77.89
8743018111	A2	\$77.89	\$77.89
8743018112	A2	\$77.89	\$77.89
8743018113	A2	\$77.89	\$77.89
8743018114	A2	\$77.89	\$77.89
8743018115	A2	\$77.89	\$77.89

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City of West Covina

LMD No. 4

APN	Zone	Rate	Levy
8743018116	A2	\$77.89	\$77.89
8743018117	A2	\$77.89	\$77.89
8743018118	A2	\$77.89	\$77.89
8743018119	A2	\$77.89	\$77.89
8743018120	A2	\$77.89	\$77.89
8743018121	A2	\$77.89	\$77.89
8743018122	A2	\$77.89	\$77.89
8743018123	A2	\$77.89	\$77.89
8743018124	A2	\$77.89	\$77.89
8743018125	A2	\$77.89	\$77.89
8743018126	A2	\$77.89	\$77.89
8743018127	A2	\$77.89	\$77.89
8743018128	A2	\$77.89	\$77.89
8743018129	A2	\$77.89	\$77.89
8743018130	A2	\$77.89	\$77.89
8743018131	A2	\$77.89	\$77.89
8743018132	A2	\$77.89	\$77.89
8743018133	A2	\$77.89	\$77.89
8743018134	A2	\$77.89	\$77.89
8743018135	A2	\$77.89	\$77.89
8743018136	A2	\$77.89	\$77.89
8743018137	A2	\$77.89	\$77.89
8743018138	A2	\$77.89	\$77.89
8743018139	A2	\$77.89	\$77.89
8743018140	A2	\$77.89	\$77.89
8743018141	A2	\$77.89	\$77.89
8743018142	A2	\$77.89	\$77.89
8743018143	A2	\$77.89	\$77.89
8743020001	A5	\$260.98	\$260.98
8743020002	A5	\$260.98	\$260.98
8743020003	A5	\$260.98	\$260.98
8743020004	A5	\$260.98	\$260.98
8743020005	A5	\$260.98	\$260.98
8743020006	A5	\$260.98	\$260.98
8743020007	A5	\$260.98	\$260.98
8743020008	A5	\$260.98	\$260.98
8743020009	A5	\$260.98	\$260.98
8743020010	A5	\$260.98	\$260.98
8743020011	A5	\$260.98	\$260.98
8743020012	A5	\$260.98	\$260.98
8743020013	A5	\$260.98	\$260.98
8743020014	A5	\$260.98	\$260.98
8743020015	A5	\$260.98	\$260.98
8743020016	A5	\$260.98	\$260.98
8743020017	A5	\$260.98	\$260.98
8743020018	A5	\$260.98	\$260.98

APN	Zone	Rate	Levy
8743020019	A5	\$260.98	\$260.98
8743020020	A5	\$260.98	\$260.98
8743020021	A5	\$260.98	\$260.98
8743020022	A5	\$260.98	\$260.98
8743020023	A5	\$260.98	\$260.98
8743020024	A5	\$260.98	\$260.98
8743020025	A5	\$260.98	\$260.98
8743020026	A5	\$260.98	\$260.98
8743020027	A5	\$260.98	\$260.98
8743020028	A5	\$260.98	\$260.98
8743021001	A5	\$260.98	\$260.98
8743021002	A5	\$260.98	\$260.98
8743021003	A5	\$260.98	\$260.98
8743021004	A5	\$260.98	\$260.98
8743021005	A5	\$260.98	\$260.98
8743021006	A5	\$260.98	\$260.98
8743021007	A5	\$260.98	\$260.98
8743021008	A5	\$260.98	\$260.98
8743021009	A5	\$260.98	\$260.98
8743021010	A5	\$260.98	\$260.98
8743021011	A5	\$260.98	\$260.98
8743021012	A5	\$260.98	\$260.98
8743021013	A5	\$260.98	\$260.98
8743021014	A5	\$260.98	\$260.98
8743021015	A5	\$260.98	\$260.98
8743021016	A5	\$260.98	\$260.98
8743021017	A5	\$260.98	\$260.98
8743021018	A5	\$260.98	\$260.98
8743021019	A5	\$260.98	\$260.98
8743021020	A5	\$260.98	\$260.98
8743021021	A5	\$260.98	\$260.98
8743021022	A5	\$260.98	\$260.98
8743021023	A5	\$260.98	\$260.98
8743021024	A5	\$260.98	\$260.98
8743022001	A5	\$260.98	\$260.98
8743022002	A5	\$260.98	\$260.98
8743022003	A5	\$260.98	\$260.98
8743022004	A5	\$260.98	\$260.98
8743022005	A5	\$260.98	\$260.98
8743022006	A5	\$260.98	\$260.98
8743022007	A5	\$260.98	\$260.98
8743022008	A5	\$260.98	\$260.98
8743022009	A5	\$260.98	\$260.98
8743022010	A5	\$260.98	\$260.98
8743022011	A5	\$260.98	\$260.98
8743022012	A5	\$260.98	\$260.98

APN	Zone	Rate	Levy
8743022013	A5	\$260.98	\$260.98
8743022014	A5	\$260.98	\$260.98
8743022015	A5	\$260.98	\$260.98
8743022016	A5	\$260.98	\$260.98
8743022017	A5	\$260.98	\$260.98
8743022018	A5	\$260.98	\$260.98
8743022019	A5	\$260.98	\$260.98
8743022020	A5	\$260.98	\$260.98
8743022021	A5	\$260.98	\$260.98
8743022022	A5	\$260.98	\$260.98
8743022023	A5	\$260.98	\$260.98
8743022024	A5	\$260.98	\$260.98
8743022025	A5	\$260.98	\$260.98
8743022026	A5	\$260.98	\$260.98
8743022027	A5	\$260.98	\$260.98
8743022028	A5	\$260.98	\$260.98
8743022029	A5	\$260.98	\$260.98
8743022030	A5	\$260.98	\$260.98
8743022031	A5	\$260.98	\$260.98
8743022034	A5	\$260.98	\$260.98
8743022035	A5	\$260.98	\$260.98
8743022036	A5	\$260.98	\$260.98
8743022037	A5	\$260.98	\$260.98
8743022038	A5	\$260.98	\$260.98
8743022039	A5	\$260.98	\$260.98
8743022040	A5	\$260.98	\$260.98
8743022041	A5	\$260.98	\$260.98
8743022042	A5	\$260.98	\$260.98
8743022043	A5	\$260.98	\$260.98
8743022044	A5	\$260.98	\$260.98
8743022045	A5	\$260.98	\$260.98
8743022046	A5	\$260.98	\$260.98
8743022047	A5	\$260.98	\$260.98
8743022048	A5	\$260.98	\$260.98
8743022049	A5	\$260.98	\$260.98
8743022050	A5	\$260.98	\$260.98
8743023002	A5	\$260.98	\$260.98
8743023003	A5	\$260.98	\$260.98
8743023004	A5	\$260.98	\$260.98
8743023005	A5	\$260.98	\$260.98
8743023006	A5	\$260.98	\$260.98
8743023007	A5	\$260.98	\$260.98
8743023008	A5	\$260.98	\$260.98
8743023009	A5	\$260.98	\$260.98
8743023010	A5	\$260.98	\$260.98
8743023011	A5	\$260.98	\$260.98

APN	Zone	Rate	Levy
8743023012	A5	\$260.98	\$260.98
8743023013	A5	\$260.98	\$260.98
8743023014	A5	\$260.98	\$260.98
8743023015	A5	\$260.98	\$260.98
8743023016	A5	\$260.98	\$260.98
8743023017	A5	\$260.98	\$260.98
8743023018	A5	\$260.98	\$260.98
8743023019	A5	\$260.98	\$260.98
8743023020	A5	\$260.98	\$260.98
8743023021	A5	\$260.98	\$260.98
8743023022	A5	\$260.98	\$260.98
8743023023	A5	\$260.98	\$260.98
8743025001	A5	\$260.98	\$260.98
8743025002	A5	\$260.98	\$260.98
8743025003	A5	\$260.98	\$260.98
8743025004	A5	\$260.98	\$260.98
8743025005	A5	\$260.98	\$260.98
8743025006	A5	\$260.98	\$260.98
8743025007	A5	\$260.98	\$260.98
8743025008	A5	\$260.98	\$260.98
8743025009	A5	\$260.98	\$260.98
8743025010	A5	\$260.98	\$260.98
8743025011	A5	\$260.98	\$260.98
8743025012	A5	\$260.98	\$260.98
8743025013	A5	\$260.98	\$260.98
8743025014	A5	\$260.98	\$260.98
8743025015	A5	\$260.98	\$260.98
8743025016	A5	\$260.98	\$260.98
8743025017	A5	\$260.98	\$260.98
8743025018	A5	\$260.98	\$260.98
8743025019	A5	\$260.98	\$260.98
8743025020	A5	\$260.98	\$260.98
8743025021	A5	\$260.98	\$260.98
8743025022	A5	\$260.98	\$260.98
8743025023	A5	\$260.98	\$260.98
8743025024	A5	\$260.98	\$260.98
8743025025	A5	\$260.98	\$260.98
8743025026	A5	\$260.98	\$260.98
8743025027	A5	\$260.98	\$260.98
8743025028	A5	\$260.98	\$260.98
8743025029	A5	\$260.98	\$260.98
8743025030	A5	\$260.98	\$260.98
8743025031	A5	\$260.98	\$260.98
8743025032	A5	\$260.98	\$260.98
8743025033	A5	\$260.98	\$260.98
8743025034	A5	\$260.98	\$260.98

APN	Zone	Rate	Levy
8743025035	A5	\$260.98	\$260.98
8743026005	A3	\$49.33	\$9,471.36
8743026006	A3	\$49.33	\$9,471.36
8743027001	A2	\$77.89	\$77.89
8743027002	A2	\$77.89	\$77.89
8743027003	A2	\$77.89	\$77.89
8743027004	A2	\$77.89	\$77.89
8743027005	A2	\$77.89	\$77.89
8743027006	A2	\$77.89	\$77.89
8743027007	A2	\$77.89	\$77.89
8743027008	A2	\$77.89	\$77.89
8743027009	A2	\$77.89	\$77.89
8743027010	A2	\$77.89	\$77.89
8743027011	A2	\$77.89	\$77.89
8743027012	A2	\$77.89	\$77.89
8743027013	A2	\$77.89	\$77.89
8743027014	A2	\$77.89	\$77.89
8743027015	A2	\$77.89	\$77.89
8743027016	A2	\$77.89	\$77.89
8743027017	A2	\$77.89	\$77.89
8743027018	A2	\$77.89	\$77.89
8743027019	A2	\$77.89	\$77.89
8743027020	A2	\$77.89	\$77.89
8743027021	A2	\$77.89	\$77.89
8743027022	A2	\$77.89	\$77.89
8743027023	A2	\$77.89	\$77.89
8743027024	A2	\$77.89	\$77.89
8743027025	A2	\$77.89	\$77.89
8743027026	A2	\$77.89	\$77.89
8743027027	A2	\$77.89	\$77.89
8743027028	A2	\$77.89	\$77.89
8743027029	A2	\$77.89	\$77.89
8743027030	A2	\$77.89	\$77.89
8743027031	A2	\$77.89	\$77.89
8743027032	A2	\$77.89	\$77.89
8743027033	A2	\$77.89	\$77.89
8743027034	A2	\$77.89	\$77.89
8743027035	A2	\$77.89	\$77.89
8743027036	A2	\$77.89	\$77.89
8743028001	A2	\$77.89	\$77.89
8743028002	A2	\$77.89	\$77.89
8743028003	A2	\$77.89	\$77.89
8743028004	A2	\$77.89	\$77.89
8743028009	A2	\$77.89	\$77.89
8743028010	A2	\$77.89	\$77.89
8743028011	A2	\$77.89	\$77.89

APN	Zone	Rate	Levy
8743028012	A2	\$77.89	\$77.89
8743028013	A2	\$77.89	\$77.89
8743028014	A2	\$77.89	\$77.89
8743028015	A2	\$77.89	\$77.89
8743028016	A2	\$77.89	\$77.89
8743028017	A2	\$77.89	\$77.89
8743028018	A2	\$77.89	\$77.89
8743028019	A2	\$77.89	\$77.89
8743028020	A2	\$77.89	\$77.89
8743028021	A2	\$77.89	\$77.89
8743028022	A2	\$77.89	\$77.89
8743028023	A2	\$77.89	\$77.89
8743028024	A2	\$77.89	\$77.89
8743028025	A2	\$77.89	\$77.89
8743028026	A2	\$77.89	\$77.89
8743028027	A2	\$77.89	\$77.89
8743028028	A2	\$77.89	\$77.89
8743028029	A2	\$77.89	\$77.89
8743028038	A2	\$77.89	\$77.89
8743028039	A2	\$77.89	\$77.89
8743028040	A2	\$77.89	\$77.89
8743028041	A2	\$77.89	\$77.89
8743028055	A2	\$77.89	\$77.89
8743028056	A2	\$77.89	\$77.89
8743028057	A2	\$77.89	\$77.89
8743028058	A2	\$77.89	\$77.89
8743028063	A2	\$77.89	\$77.89
8743029001	A2	\$77.89	\$77.89
8743029002	A2	\$77.89	\$77.89
8743029003	A2	\$77.89	\$77.89
8743029004	A2	\$77.89	\$77.89
8743029005	A2	\$77.89	\$77.89
8743029006	A2	\$77.89	\$77.89
8743029007	A2	\$77.89	\$77.89
8743029008	A2	\$77.89	\$77.89
8743029009	A2	\$77.89	\$77.89
8743029010	A2	\$77.89	\$77.89
8743029011	A2	\$77.89	\$77.89
8743029012	A2	\$77.89	\$77.89
8743029013	A2	\$77.89	\$77.89
8743029014	A2	\$77.89	\$77.89
8743029015	A2	\$77.89	\$77.89
8743029016	A2	\$77.89	\$77.89
8743029017	A2	\$77.89	\$77.89
8743029018	A2	\$77.89	\$77.89
8743029019	A2	\$77.89	\$77.89

APN	Zone	Rate	Levy
8743029020	A2	\$77.89	\$77.89
8743029021	A2	\$77.89	\$77.89
8743029022	A2	\$77.89	\$77.89
8743029023	A2	\$77.89	\$77.89
8743029024	A2	\$77.89	\$77.89
8743030001	A2	\$77.89	\$77.89
8743030002	A2	\$77.89	\$77.89
8743030003	A2	\$77.89	\$77.89
8743030004	A2	\$77.89	\$77.89
8743030005	A2	\$77.89	\$77.89
8743030006	A2	\$77.89	\$77.89
8743030007	A2	\$77.89	\$77.89
8743030008	A2	\$77.89	\$77.89
8743030009	A2	\$77.89	\$77.89
8743030010	A2	\$77.89	\$77.89
8743030011	A2	\$77.89	\$77.89
8743030012	A2	\$77.89	\$77.89
8743030013	A2	\$77.89	\$77.89
8743030014	A2	\$77.89	\$77.89
8743030015	A2	\$77.89	\$77.89
8743031001	A2	\$77.89	\$77.89
8743031002	A2	\$77.89	\$77.89
8743031003	A2	\$77.89	\$77.89
8743031004	A2	\$77.89	\$77.89
8743031005	A2	\$77.89	\$77.89
8743031006	A2	\$77.89	\$77.89
8743031007	A2	\$77.89	\$77.89
8743031008	A2	\$77.89	\$77.89
8743031009	A2	\$77.89	\$77.89
8743031010	A2	\$77.89	\$77.89
8743031011	A2	\$77.89	\$77.89
8743031012	A2	\$77.89	\$77.89
8743031013	A2	\$77.89	\$77.89
8743031014	A2	\$77.89	\$77.89
8743031015	A2	\$77.89	\$77.89
8743031016	A2	\$77.89	\$77.89
8743031017	A2	\$77.89	\$77.89
8743031018	A2	\$77.89	\$77.89
8743031019	A2	\$77.89	\$77.89
8743031020	A2	\$77.89	\$77.89
8743031021	A2	\$77.89	\$77.89
8743031022	A2	\$77.89	\$77.89
8743031023	A2	\$77.89	\$77.89
8743031024	A2	\$77.89	\$77.89
8743031025	A2	\$77.89	\$77.89
8743031026	A2	\$77.89	\$77.89

Fiscal Year 2026-27 Assessment Roll**City of West Covina****LMD No. 4**

APN	Zone	Rate	Levy
8743031027	A2	\$77.89	\$77.89
8743031028	A2	\$77.89	\$77.89
8743031029	A2	\$77.89	\$77.89
8743031030	A2	\$77.89	\$77.89
8743031031	A2	\$77.89	\$77.89
8743031032	A2	\$77.89	\$77.89
3,227 Parcels			\$1,162,826.91

APN	Classification	Rate	Levy
8277036007	Residential	\$650.00	\$650.00
8277036009	Residential	\$650.00	\$650.00
8277036011	Residential	\$650.00	\$650.00
8277036013	Residential	\$650.00	\$650.00
8277036015	Residential	\$650.00	\$650.00
8277036017	Residential	\$650.00	\$650.00
8277036019	Residential	\$650.00	\$650.00
8277036024	Residential	\$650.00	\$650.00
8277036029	Residential	\$650.00	\$650.00
8277036031	Residential	\$650.00	\$650.00
8277036033	Residential	\$650.00	\$650.00
8277037002	Residential	\$650.00	\$650.00
8277037004	Residential	\$650.00	\$650.00
8277037006	Residential	\$650.00	\$650.00
8277037008	Residential	\$650.00	\$650.00
8277037010	Residential	\$650.00	\$650.00
8277038001	Residential	\$650.00	\$650.00
8277038003	Residential	\$650.00	\$650.00
8277038005	Residential	\$650.00	\$650.00
8277038007	Residential	\$650.00	\$650.00
8277038009	Residential	\$650.00	\$650.00
8277038011	Residential	\$650.00	\$650.00
8277038013	Residential	\$650.00	\$650.00
8277038015	Residential	\$650.00	\$650.00
8277038017	Residential	\$650.00	\$650.00
8277038019	Residential	\$650.00	\$650.00
8277038021	Residential	\$650.00	\$650.00
8277038023	Residential	\$650.00	\$650.00
8277038025	Residential	\$650.00	\$650.00
8277038027	Residential	\$650.00	\$650.00
8277039001	Residential	\$650.00	\$650.00
8277039008	Residential	\$650.00	\$650.00
8277039010	Residential	\$650.00	\$650.00
8277039012	Residential	\$650.00	\$650.00
8277039014	Residential	\$650.00	\$650.00
8277039016	Residential	\$650.00	\$650.00
8277039018	Residential	\$650.00	\$650.00
8277039020	Residential	\$650.00	\$650.00
8277039022	Residential	\$650.00	\$650.00

APN	Classification	Rate	Levy
8277039027	Residential	\$650.00	\$650.00
8277041001	Residential	\$650.00	\$650.00
8277041005	Residential	\$650.00	\$650.00
8277041007	Residential	\$650.00	\$650.00
8277041009	Residential	\$650.00	\$650.00
8277041011	Residential	\$650.00	\$650.00
8277041014	Residential	\$650.00	\$650.00
8277041016	Residential	\$650.00	\$650.00
8277041018	Residential	\$650.00	\$650.00
8277041020	Residential	\$650.00	\$650.00
8277041023	Residential	\$650.00	\$650.00
8277041025	Residential	\$650.00	\$650.00
8277042002	Residential	\$650.00	\$650.00
8277042004	Residential	\$650.00	\$650.00
8277042006	Residential	\$650.00	\$650.00
8277042008	Residential	\$650.00	\$650.00
8277042012	Residential	\$650.00	\$650.00
8277042014	Residential	\$650.00	\$650.00
8277042016	Residential	\$650.00	\$650.00
8277043001	Residential	\$650.00	\$650.00
8277043003	Residential	\$650.00	\$650.00
8277043005	Residential	\$650.00	\$650.00
8277043010	Residential	\$650.00	\$650.00
8277043012	Residential	\$650.00	\$650.00
8277043014	Residential	\$650.00	\$650.00
8277043016	Residential	\$650.00	\$650.00
8277043018	Residential	\$650.00	\$650.00
8277043021	Residential	\$650.00	\$650.00
8277043023	Residential	\$650.00	\$650.00
8482021033	Residential	\$650.00	\$650.00
8482021035	Residential	\$650.00	\$650.00
8482021037	Residential	\$650.00	\$650.00
8482021039	Residential	\$650.00	\$650.00
8482021041	Residential	\$650.00	\$650.00
8482021043	Residential	\$650.00	\$650.00
8482021045	Residential	\$650.00	\$650.00
8482021047	Residential	\$650.00	\$650.00
8482033037	Residential	\$650.00	\$650.00
8482034001	Residential	\$650.00	\$650.00

APN	Classification	Rate	Levy
8482034010	Residential	\$650.00	\$650.00
8482034012	Residential	\$650.00	\$650.00
8482034014	Residential	\$650.00	\$650.00
8482034018	Residential	\$650.00	\$650.00
8482034021	Residential	\$650.00	\$650.00
8482034023	Residential	\$650.00	\$650.00
8482034025	Residential	\$650.00	\$650.00
8482034030	Residential	\$650.00	\$650.00
8482034032	Residential	\$650.00	\$650.00
8482034034	Residential	\$650.00	\$650.00
8482034036	Residential	\$650.00	\$650.00
8482035003	Residential	\$650.00	\$650.00
8482035029	Residential	\$650.00	\$650.00
8482035031	Residential	\$650.00	\$650.00
8482035033	Residential	\$650.00	\$650.00
8482035035	Residential	\$650.00	\$650.00
8482035037	Residential	\$650.00	\$650.00
8482035039	Residential	\$650.00	\$650.00
8482038001	Residential	\$650.00	\$650.00
8482038003	Residential	\$650.00	\$650.00
8482038033	Residential	\$650.00	\$650.00
8482038035	Residential	\$650.00	\$650.00
8482038043	Residential	\$650.00	\$650.00
8482038047	Residential	\$650.00	\$650.00
8482038049	Residential	\$650.00	\$650.00
8482038059	Residential	\$650.00	\$650.00
8482038063	Residential	\$650.00	\$650.00
8482038065	Residential	\$650.00	\$650.00
8482038067	Residential	\$650.00	\$650.00
8482038069	Residential	\$650.00	\$650.00
8482038071	Residential	\$650.00	\$650.00
8482038073	Residential	\$650.00	\$650.00
8482038075	Residential	\$650.00	\$650.00
8482038077	Residential	\$650.00	\$650.00
8482038079	Residential	\$650.00	\$650.00
8482038081	Residential	\$650.00	\$650.00
8482038086	Residential	\$650.00	\$650.00
8482038088	Residential	\$650.00	\$650.00
8482038090	Residential	\$650.00	\$650.00

APN	Classification	Rate	Levy
8482038092	Residential	\$650.00	\$650.00
8482038094	Residential	\$650.00	\$650.00
8277036008	Residential	\$650.00	\$650.00
8277036010	Residential	\$650.00	\$650.00
8277036012	Residential	\$650.00	\$650.00
8277036014	Residential	\$650.00	\$650.00
8277036016	Residential	\$650.00	\$650.00
8277036018	Residential	\$650.00	\$650.00
8277036021	Residential	\$650.00	\$650.00
8277036028	Residential	\$650.00	\$650.00
8277036030	Residential	\$650.00	\$650.00
8277036032	Residential	\$650.00	\$650.00
8277037001	Residential	\$650.00	\$650.00
8277037003	Residential	\$650.00	\$650.00
8277037005	Residential	\$650.00	\$650.00
8277037007	Residential	\$650.00	\$650.00
8277037009	Residential	\$650.00	\$650.00
8277037011	Residential	\$650.00	\$650.00
8277038002	Residential	\$650.00	\$650.00
8277038004	Residential	\$650.00	\$650.00
8277038006	Residential	\$650.00	\$650.00
8277038008	Residential	\$650.00	\$650.00
8277038010	Residential	\$650.00	\$650.00
8277038012	Residential	\$650.00	\$650.00
8277038014	Residential	\$650.00	\$650.00
8277038016	Residential	\$650.00	\$650.00
8277038018	Residential	\$650.00	\$650.00
8277038020	Residential	\$650.00	\$650.00
8277038022	Residential	\$650.00	\$650.00
8277038024	Residential	\$650.00	\$650.00
8277038026	Residential	\$650.00	\$650.00
8277038028	Residential	\$650.00	\$650.00
8277039007	Residential	\$650.00	\$650.00
8277039009	Residential	\$650.00	\$650.00
8277039011	Residential	\$650.00	\$650.00
8277039013	Residential	\$650.00	\$650.00
8277039015	Residential	\$650.00	\$650.00
8277039017	Residential	\$650.00	\$650.00
8277039019	Residential	\$650.00	\$650.00

APN	Classification	Rate	Levy
8277039021	Residential	\$650.00	\$650.00
8277039026	Residential	\$650.00	\$650.00
8277039028	Residential	\$650.00	\$650.00
8277041002	Residential	\$650.00	\$650.00
8277041006	Residential	\$650.00	\$650.00
8277041008	Residential	\$650.00	\$650.00
8277041010	Residential	\$650.00	\$650.00
8277041012	Residential	\$650.00	\$650.00
8277041015	Residential	\$650.00	\$650.00
8277041017	Residential	\$650.00	\$650.00
8277041019	Residential	\$650.00	\$650.00
8277041021	Residential	\$650.00	\$650.00
8277041024	Residential	\$650.00	\$650.00
8277042001	Residential	\$650.00	\$650.00
8277042003	Residential	\$650.00	\$650.00
8277042005	Residential	\$650.00	\$650.00
8277042007	Residential	\$650.00	\$650.00
8277042009	Residential	\$650.00	\$650.00
8277042013	Residential	\$650.00	\$650.00
8277042015	Residential	\$650.00	\$650.00
8277042017	Residential	\$650.00	\$650.00
8277043002	Residential	\$650.00	\$650.00
8277043004	Residential	\$650.00	\$650.00
8277043009	Residential	\$650.00	\$650.00
8277043011	Residential	\$650.00	\$650.00
8277043013	Residential	\$650.00	\$650.00
8277043015	Residential	\$650.00	\$650.00
8277043017	Residential	\$650.00	\$650.00
8277043019	Residential	\$650.00	\$650.00
8277043022	Residential	\$650.00	\$650.00
8277043024	Residential	\$650.00	\$650.00
8482021034	Residential	\$650.00	\$650.00
8482021036	Residential	\$650.00	\$650.00
8482021038	Residential	\$650.00	\$650.00
8482021040	Residential	\$650.00	\$650.00
8482021042	Residential	\$650.00	\$650.00
8482021044	Residential	\$650.00	\$650.00
8482021046	Residential	\$650.00	\$650.00
8482033036	Residential	\$650.00	\$650.00

APN	Classification	Rate	Levy
8482033038	Residential	\$650.00	\$650.00
8482034009	Residential	\$650.00	\$650.00
8482034011	Residential	\$650.00	\$650.00
8482034013	Residential	\$650.00	\$650.00
8482034017	Residential	\$650.00	\$650.00
8482034020	Residential	\$650.00	\$650.00
8482034022	Residential	\$650.00	\$650.00
8482034024	Residential	\$650.00	\$650.00
8482034026	Residential	\$650.00	\$650.00
8482034031	Residential	\$650.00	\$650.00
8482034033	Residential	\$650.00	\$650.00
8482034035	Residential	\$650.00	\$650.00
8482035002	Residential	\$650.00	\$650.00
8482035028	Residential	\$650.00	\$650.00
8482035030	Residential	\$650.00	\$650.00
8482035032	Residential	\$650.00	\$650.00
8482035034	Residential	\$650.00	\$650.00
8482035036	Residential	\$650.00	\$650.00
8482035038	Residential	\$650.00	\$650.00
8482035040	Residential	\$650.00	\$650.00
8482038002	Residential	\$650.00	\$650.00
8482038008	Residential	\$650.00	\$650.00
8482038034	Residential	\$650.00	\$650.00
8482038042	Residential	\$650.00	\$650.00
8482038046	Residential	\$650.00	\$650.00
8482038048	Residential	\$650.00	\$650.00
8482038058	Residential	\$650.00	\$650.00
8482038062	Residential	\$650.00	\$650.00
8482038064	Residential	\$650.00	\$650.00
8482038066	Residential	\$650.00	\$650.00
8482038068	Residential	\$650.00	\$650.00
8482038070	Residential	\$650.00	\$650.00
8482038072	Residential	\$650.00	\$650.00
8482038074	Residential	\$650.00	\$650.00
8482038076	Residential	\$650.00	\$650.00
8482038078	Residential	\$650.00	\$650.00
8482038080	Residential	\$650.00	\$650.00
8482038082	Residential	\$650.00	\$650.00
8482038087	Residential	\$650.00	\$650.00

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City of West Covina

LMD No. 6

APN	Classification	Rate	Levy
8482038089	Residential	\$650.00	\$650.00
8482038091	Residential	\$650.00	\$650.00
8482038093	Residential	\$650.00	\$650.00
8482038095	Residential	\$650.00	\$650.00
238 Parcels			\$154,700.00

Fiscal Year 2026-27 Assessment Roll



City of West Covina

LMD No. 7

APN	Zone	Rate	Levy
8482036001	C2	\$464.06	\$464.06
8482036003	C2	\$464.06	\$464.06
8482036005	C2	\$464.06	\$464.06
8482036007	C2	\$464.06	\$464.06
8482036009	C2	\$464.06	\$464.06
8482036011	C2	\$464.06	\$464.06
8482036013	C2	\$464.06	\$464.06
8482036015	C2	\$464.06	\$464.06
8482036017	C2	\$464.06	\$464.06
8482036021	C2	\$464.06	\$464.06
8482036023	C2	\$464.06	\$464.06
8482036025	C2	\$464.06	\$464.06
8482037001	C2	\$464.06	\$464.06
8482037003	C2	\$464.06	\$464.06
8482037005	C2	\$464.06	\$464.06
8482037007	C2	\$464.06	\$464.06
8482037009	C2	\$464.06	\$464.06
8482037011	C2	\$464.06	\$464.06
8482037013	C2	\$464.06	\$464.06
8482037015	C2	\$464.06	\$464.06
8482037017	C2	\$464.06	\$464.06
8482037019	C2	\$464.06	\$464.06
8482037021	C2	\$464.06	\$464.06
8482037023	C2	\$464.06	\$464.06
8482037025	C2	\$464.06	\$464.06
8482037027	C2	\$464.06	\$464.06
8482037029	C2	\$464.06	\$464.06
8482037031	C2	\$464.06	\$464.06
8482037033	C2	\$464.06	\$464.06
8482037035	C2	\$464.06	\$464.06
8482037037	C2	\$464.06	\$464.06
8482037039	C2	\$464.06	\$464.06
8482037041	C2	\$464.06	\$464.06
8482037043	C2	\$464.06	\$464.06
8482037045	C2	\$464.06	\$464.06
8482037047	C2	\$464.06	\$464.06
8493028027	C2	\$464.06	\$464.06
8493028029	C2	\$464.06	\$464.06
8493029033	C2	\$464.06	\$464.06
8493029035	C2	\$464.06	\$464.06
8493029037	C2	\$464.06	\$464.06
8493029041	C2	\$464.06	\$464.06
8493029048	C2	\$464.06	\$464.06
8493043001	C2	\$464.06	\$464.06
8493043003	C2	\$464.06	\$464.06
8493043005	C2	\$464.06	\$464.06

Fiscal Year 2026-27 Assessment Roll



City of West Covina

LMD No. 7

APN	Zone	Rate	Levy
8493043010	C2	\$464.06	\$464.06
8493043012	C2	\$464.06	\$464.06
8493043014	C2	\$464.06	\$464.06
8493043016	C2	\$464.06	\$464.06
8493045020	C2	\$464.06	\$464.06
8493045022	C2	\$464.06	\$464.06
8493045024	C2	\$464.06	\$464.06
8493045026	C2	\$464.06	\$464.06
8493045028	C2	\$464.06	\$464.06
8493045030	C2	\$464.06	\$464.06
8493045032	C2	\$464.06	\$464.06
8493046014	C2	\$464.06	\$464.06
8493046019	C2	\$464.06	\$464.06
8493046021	C2	\$464.06	\$464.06
8493046024	C2	\$464.06	\$464.06
8493046031	C2	\$464.06	\$464.06
8493046033	C2	\$464.06	\$464.06
8493047005	C2	\$464.06	\$464.06
8493047007	C2	\$464.06	\$464.06
8493047009	C2	\$464.06	\$464.06
8493047017	C2	\$464.06	\$464.06
8493047019	C2	\$464.06	\$464.06
8493047021	C2	\$464.06	\$464.06
8493047023	C2	\$464.06	\$464.06
8493047026	C2	\$464.06	\$464.06
8493048003	C2	\$464.06	\$464.06
8493048005	C2	\$464.06	\$464.06
8493048011	C2	\$464.06	\$464.06
8493048014	C2	\$464.06	\$464.06
8493048018	C2	\$464.06	\$464.06
8493048020	C2	\$464.06	\$464.06
8493048024	C2	\$464.06	\$464.06
8493049002	C2	\$464.06	\$464.06
8493049004	C2	\$464.06	\$464.06
8493049006	C2	\$464.06	\$464.06
8493049008	C2	\$464.06	\$464.06
8493049010	C2	\$464.06	\$464.06
8493049012	C2	\$464.06	\$464.06
8493049014	C2	\$464.06	\$464.06
8493049016	C2	\$464.06	\$464.06
8493049018	C2	\$464.06	\$464.06
8493049020	C2	\$464.06	\$464.06
8493049022	C2	\$464.06	\$464.06
8493049024	C2	\$464.06	\$464.06
8493049026	C2	\$464.06	\$464.06
8493050002	C2	\$464.06	\$464.06

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City of West Covina

LMD No. 7

APN	Zone	Rate	Levy
8493050004	C2	\$464.06	\$464.06
8493050006	C2	\$464.06	\$464.06
8493050012	C2	\$464.06	\$464.06
8493050014	C2	\$464.06	\$464.06
8493050016	C2	\$464.06	\$464.06
8493050018	C2	\$464.06	\$464.06
8493050020	C2	\$464.06	\$464.06
8493050022	C2	\$464.06	\$464.06
8493051002	C2	\$464.06	\$464.06
8493051004	C2	\$464.06	\$464.06
8493051006	C2	\$464.06	\$464.06
8493051008	C2	\$464.06	\$464.06
8493051010	C2	\$464.06	\$464.06
8493051014	C2	\$464.06	\$464.06
8493051016	C2	\$464.06	\$464.06
8493051018	C2	\$464.06	\$464.06
8493051020	C2	\$464.06	\$464.06
8493051022	C2	\$464.06	\$464.06
8493051024	C2	\$464.06	\$464.06
8493051029	C2	\$464.06	\$464.06
8493052002	C2	\$464.06	\$464.06
8493052004	C2	\$464.06	\$464.06
8493052006	C2	\$464.06	\$464.06
8493052008	C2	\$464.06	\$464.06
8493052010	C2	\$464.06	\$464.06
8493052012	C2	\$464.06	\$464.06
8493052014	C2	\$464.06	\$464.06
8493052016	C2	\$464.06	\$464.06
8493053001	C1	\$139.22	\$139.22
8493053006	C2	\$464.06	\$464.06
8493053008	C1	\$139.22	\$139.22
8493053010	C2	\$464.06	\$464.06
8493053016	C1	\$139.22	\$139.22
8493053018	C2	\$464.06	\$464.06
8493053020	C2	\$464.06	\$464.06
8493053028	C2	\$464.06	\$464.06
8493053030	C2	\$464.06	\$464.06
8493053033	C2	\$464.06	\$464.06
8493053035	C1	\$139.22	\$139.22
8493053037	C2	\$464.06	\$464.06
8493053039	C2	\$464.06	\$464.06
8493053041	C2	\$464.06	\$464.06
8493053044	C1	\$139.22	\$139.22
8493053049	C1	\$139.22	\$139.22
8493054002	C2	\$464.06	\$464.06
8493054004	C2	\$464.06	\$464.06

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City of West Covina

LMD No. 7

APN	Zone	Rate	Levy
8493054006	C2	\$464.06	\$464.06
8493054008	C2	\$464.06	\$464.06
8493054010	C2	\$464.06	\$464.06
8493054012	C2	\$464.06	\$464.06
8493054014	C2	\$464.06	\$464.06
8493055002	C2	\$464.06	\$464.06
8493055004	C2	\$464.06	\$464.06
8493055006	C2	\$464.06	\$464.06
8493055008	C2	\$464.06	\$464.06
8493055010	C2	\$464.06	\$464.06
8493055012	C2	\$464.06	\$464.06
8493055020	C2	\$464.06	\$464.06
8493055022	C2	\$464.06	\$464.06
8493055024	C2	\$464.06	\$464.06
8493055026	C2	\$464.06	\$464.06
8493055028	C2	\$464.06	\$464.06
8493055030	C2	\$464.06	\$464.06
8493055032	C2	\$464.06	\$464.06
8493055034	C2	\$464.06	\$464.06
8493055036	C2	\$464.06	\$464.06
8493055038	C2	\$464.06	\$464.06
8493056001	C2	\$464.06	\$464.06
8493056003	C2	\$464.06	\$464.06
8493056005	C2	\$464.06	\$464.06
8493056007	C2	\$464.06	\$464.06
8493056009	C2	\$464.06	\$464.06
8493056011	C2	\$464.06	\$464.06
8493056013	C2	\$464.06	\$464.06
8493056015	C2	\$464.06	\$464.06
8493056017	C2	\$464.06	\$464.06
8493056019	C2	\$464.06	\$464.06
8493056021	C2	\$464.06	\$464.06
8493056023	C2	\$464.06	\$464.06
8493056025	C2	\$464.06	\$464.06
8493056027	C2	\$464.06	\$464.06
8493057002	C2	\$464.06	\$464.06
8493057005	C2	\$464.06	\$464.06
8493057007	C2	\$464.06	\$464.06
8493057009	C2	\$464.06	\$464.06
8493057011	C2	\$464.06	\$464.06
8493057013	C2	\$464.06	\$464.06
8493057015	C2	\$464.06	\$464.06
8493057017	C2	\$464.06	\$464.06
8493057019	C2	\$464.06	\$464.06
8493057021	C2	\$464.06	\$464.06
8493058009	C2	\$464.06	\$464.06

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City of West Covina

LMD No. 7

APN	Zone	Rate	Levy
8493058011	C2	\$464.06	\$464.06
8493058013	C2	\$464.06	\$464.06
8493058015	C2	\$464.06	\$464.06
8493058017	C2	\$464.06	\$464.06
8493058019	C2	\$464.06	\$464.06
8493058021	C2	\$464.06	\$464.06
8482036002	C2	\$464.06	\$464.06
8482036004	C2	\$464.06	\$464.06
8482036006	C2	\$464.06	\$464.06
8482036008	C2	\$464.06	\$464.06
8482036010	C2	\$464.06	\$464.06
8482036012	C2	\$464.06	\$464.06
8482036014	C2	\$464.06	\$464.06
8482036016	C2	\$464.06	\$464.06
8482036020	C2	\$464.06	\$464.06
8482036022	C2	\$464.06	\$464.06
8482036024	C2	\$464.06	\$464.06
8482036026	C2	\$464.06	\$464.06
8482037002	C2	\$464.06	\$464.06
8482037004	C2	\$464.06	\$464.06
8482037006	C2	\$464.06	\$464.06
8482037008	C2	\$464.06	\$464.06
8482037010	C2	\$464.06	\$464.06
8482037012	C2	\$464.06	\$464.06
8482037014	C2	\$464.06	\$464.06
8482037016	C2	\$464.06	\$464.06
8482037018	C2	\$464.06	\$464.06
8482037020	C2	\$464.06	\$464.06
8482037022	C2	\$464.06	\$464.06
8482037024	C2	\$464.06	\$464.06
8482037026	C2	\$464.06	\$464.06
8482037028	C2	\$464.06	\$464.06
8482037030	C2	\$464.06	\$464.06
8482037032	C2	\$464.06	\$464.06
8482037034	C2	\$464.06	\$464.06
8482037036	C2	\$464.06	\$464.06
8482037038	C2	\$464.06	\$464.06
8482037040	C2	\$464.06	\$464.06
8482037042	C2	\$464.06	\$464.06
8482037044	C2	\$464.06	\$464.06
8482037046	C2	\$464.06	\$464.06
8493028024	C2	\$464.06	\$464.06
8493028028	C2	\$464.06	\$464.06
8493029032	C2	\$464.06	\$464.06
8493029034	C2	\$464.06	\$464.06
8493029036	C2	\$464.06	\$464.06

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City of West Covina

LMD No. 7

APN	Zone	Rate	Levy
8493029040	C2	\$464.06	\$464.06
8493029042	C2	\$464.06	\$464.06
8493029049	C2	\$464.06	\$464.06
8493043002	C2	\$464.06	\$464.06
8493043004	C2	\$464.06	\$464.06
8493043006	C2	\$464.06	\$464.06
8493043011	C2	\$464.06	\$464.06
8493043013	C2	\$464.06	\$464.06
8493043015	C2	\$464.06	\$464.06
8493045019	C2	\$464.06	\$464.06
8493045021	C2	\$464.06	\$464.06
8493045023	C2	\$464.06	\$464.06
8493045025	C2	\$464.06	\$464.06
8493045027	C1	\$139.22	\$139.22
8493045029	C2	\$464.06	\$464.06
8493045031	C2	\$464.06	\$464.06
8493046013	C2	\$464.06	\$464.06
8493046015	C2	\$464.06	\$464.06
8493046020	C2	\$464.06	\$464.06
8493046023	C2	\$464.06	\$464.06
8493046030	C2	\$464.06	\$464.06
8493046032	C2	\$464.06	\$464.06
8493047004	C2	\$464.06	\$464.06
8493047006	C2	\$464.06	\$464.06
8493047008	C2	\$464.06	\$464.06
8493047016	C2	\$464.06	\$464.06
8493047018	C2	\$464.06	\$464.06
8493047020	C2	\$464.06	\$464.06
8493047022	C2	\$464.06	\$464.06
8493047025	C2	\$464.06	\$464.06
8493048002	C2	\$464.06	\$464.06
8493048004	C2	\$464.06	\$464.06
8493048010	C2	\$464.06	\$464.06
8493048013	C2	\$464.06	\$464.06
8493048017	C2	\$464.06	\$464.06
8493048019	C2	\$464.06	\$464.06
8493048022	C2	\$464.06	\$464.06
8493049001	C2	\$464.06	\$464.06
8493049003	C2	\$464.06	\$464.06
8493049005	C2	\$464.06	\$464.06
8493049007	C2	\$464.06	\$464.06
8493049009	C2	\$464.06	\$464.06
8493049011	C2	\$464.06	\$464.06
8493049013	C2	\$464.06	\$464.06
8493049015	C2	\$464.06	\$464.06
8493049017	C2	\$464.06	\$464.06

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City of West Covina

LMD No. 7

APN	Zone	Rate	Levy
8493049019	C2	\$464.06	\$464.06
8493049021	C2	\$464.06	\$464.06
8493049023	C2	\$464.06	\$464.06
8493049025	C2	\$464.06	\$464.06
8493050001	C2	\$464.06	\$464.06
8493050003	C2	\$464.06	\$464.06
8493050005	C2	\$464.06	\$464.06
8493050011	C2	\$464.06	\$464.06
8493050013	C2	\$464.06	\$464.06
8493050015	C2	\$464.06	\$464.06
8493050017	C2	\$464.06	\$464.06
8493050019	C2	\$464.06	\$464.06
8493050021	C2	\$464.06	\$464.06
8493051001	C2	\$464.06	\$464.06
8493051003	C2	\$464.06	\$464.06
8493051005	C2	\$464.06	\$464.06
8493051007	C2	\$464.06	\$464.06
8493051009	C2	\$464.06	\$464.06
8493051013	C2	\$464.06	\$464.06
8493051015	C2	\$464.06	\$464.06
8493051017	C2	\$464.06	\$464.06
8493051019	C2	\$464.06	\$464.06
8493051021	C2	\$464.06	\$464.06
8493051023	C2	\$464.06	\$464.06
8493051028	C2	\$464.06	\$464.06
8493052001	C2	\$464.06	\$464.06
8493052003	C2	\$464.06	\$464.06
8493052005	C2	\$464.06	\$464.06
8493052007	C2	\$464.06	\$464.06
8493052009	C2	\$464.06	\$464.06
8493052011	C2	\$464.06	\$464.06
8493052013	C2	\$464.06	\$464.06
8493052015	C2	\$464.06	\$464.06
8493052017	C2	\$464.06	\$464.06
8493053005	C2	\$464.06	\$464.06
8493053007	C2	\$464.06	\$464.06
8493053009	C2	\$464.06	\$464.06
8493053011	C2	\$464.06	\$464.06
8493053017	C1	\$139.22	\$139.22
8493053019	C2	\$464.06	\$464.06
8493053021	C2	\$464.06	\$464.06
8493053029	C2	\$464.06	\$464.06
8493053032	C2	\$464.06	\$464.06
8493053034	C2	\$464.06	\$464.06
8493053036	C2	\$464.06	\$464.06
8493053038	C2	\$464.06	\$464.06

Fiscal Year 2026-27 Assessment Roll



City of West Covina

LMD No. 7

APN	Zone	Rate	Levy
8493053040	C2	\$464.06	\$464.06
8493053042	C2	\$464.06	\$464.06
8493053048	C2	\$464.06	\$464.06
8493054001	C2	\$464.06	\$464.06
8493054003	C2	\$464.06	\$464.06
8493054005	C2	\$464.06	\$464.06
8493054007	C2	\$464.06	\$464.06
8493054009	C2	\$464.06	\$464.06
8493054011	C2	\$464.06	\$464.06
8493054013	C2	\$464.06	\$464.06
8493055001	C2	\$464.06	\$464.06
8493055003	C2	\$464.06	\$464.06
8493055005	C2	\$464.06	\$464.06
8493055007	C2	\$464.06	\$464.06
8493055009	C2	\$464.06	\$464.06
8493055011	C2	\$464.06	\$464.06
8493055019	C2	\$464.06	\$464.06
8493055021	C2	\$464.06	\$464.06
8493055023	C2	\$464.06	\$464.06
8493055025	C2	\$464.06	\$464.06
8493055027	C2	\$464.06	\$464.06
8493055029	C2	\$464.06	\$464.06
8493055031	C2	\$464.06	\$464.06
8493055033	C2	\$464.06	\$464.06
8493055035	C2	\$464.06	\$464.06
8493055037	C2	\$464.06	\$464.06
8493055039	C2	\$464.06	\$464.06
8493056002	C2	\$464.06	\$464.06
8493056004	C2	\$464.06	\$464.06
8493056006	C2	\$464.06	\$464.06
8493056008	C2	\$464.06	\$464.06
8493056010	C2	\$464.06	\$464.06
8493056012	C2	\$464.06	\$464.06
8493056014	C2	\$464.06	\$464.06
8493056016	C2	\$464.06	\$464.06
8493056018	C2	\$464.06	\$464.06
8493056020	C2	\$464.06	\$464.06
8493056022	C2	\$464.06	\$464.06
8493056024	C2	\$464.06	\$464.06
8493056026	C2	\$464.06	\$464.06
8493057001	C2	\$464.06	\$464.06
8493057004	C2	\$464.06	\$464.06
8493057006	C2	\$464.06	\$464.06
8493057008	C2	\$464.06	\$464.06
8493057010	C2	\$464.06	\$464.06
8493057012	C2	\$464.06	\$464.06

City of West Covina

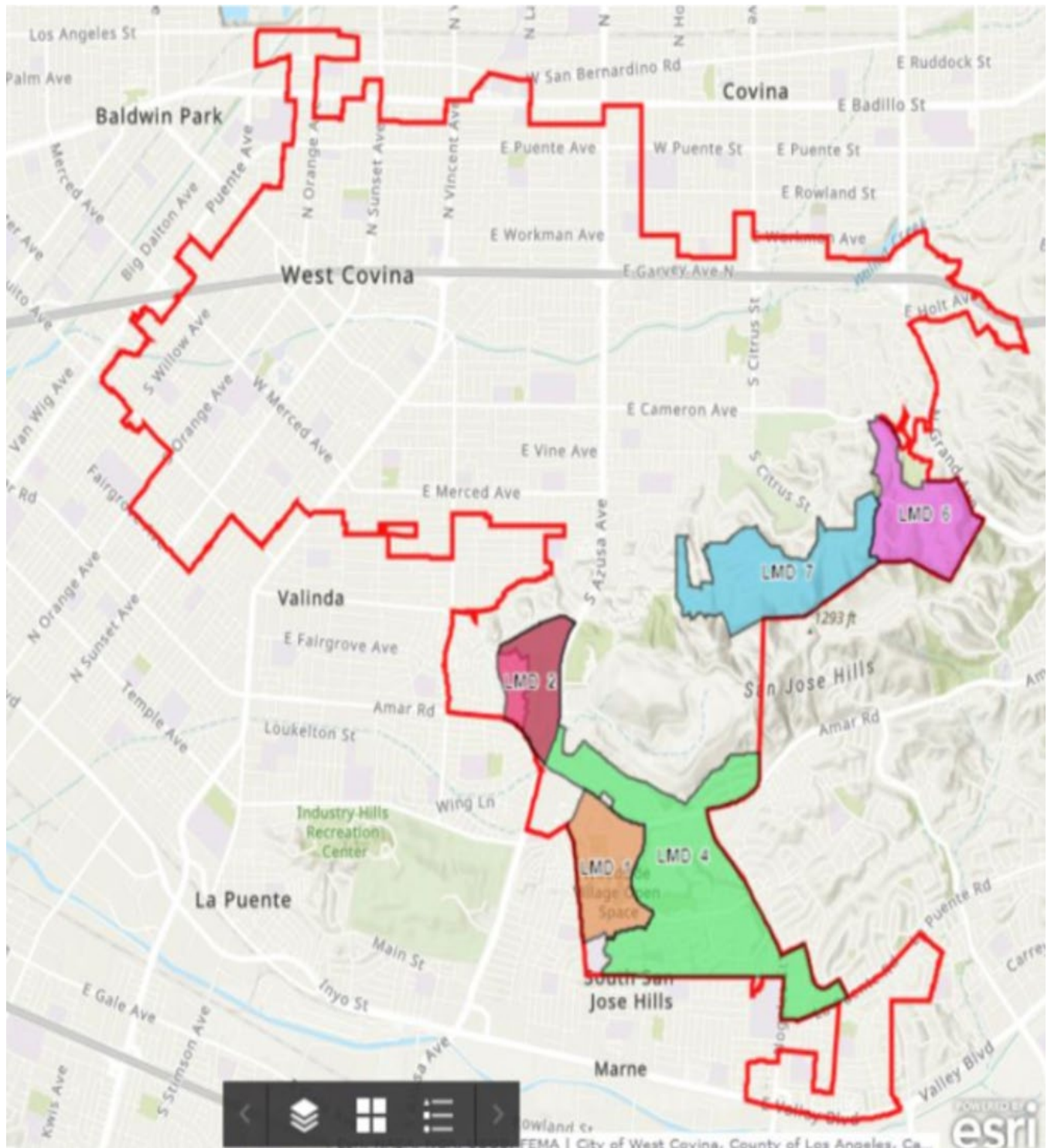
LMD No. 7

APN	Zone	Rate	Levy
8493057014	C2	\$464.06	\$464.06
8493057016	C2	\$464.06	\$464.06
8493057018	C2	\$464.06	\$464.06
8493057020	C2	\$464.06	\$464.06
8493057024	C2	\$464.06	\$464.06
8493058010	C2	\$464.06	\$464.06
8493058012	C2	\$464.06	\$464.06
8493058014	C2	\$464.06	\$464.06
8493058016	C2	\$464.06	\$464.06
8493058018	C2	\$464.06	\$464.06
8493058020	C2	\$464.06	\$464.06
8493058022	C2	\$464.06	\$464.06
380 Parcels			\$173,744.08

APPENDIX B

Assessment Diagram







AGENDA STAFF REPORT

City of West Covina | Office of the City Manager

DATE: July 7, 2026

TO: Mayor and City Council

FROM: Milan Mrakich, City Manager

SUBJECT: **CONSIDERATION OF RESOLUTION DECLARING INTENT TO COLLECT CITYWIDE SEWER SERVICE CHARGE ON COUNTY TAX ROLL FOR FISCAL YEAR 2026-27**

RECOMMENDATION:

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

RESOLUTION NO. 2026-66 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, DECLARING ITS INTENTION TO COLLECT THE CITYWIDE SEWER SERVICE CHARGE ON THE COUNTY TAX ROLL FOR FISCAL YEAR 2026-27 AND SETTING A PUBLIC HEARING REGARDING THE METHOD OF COLLECTION FOR JULY 21, 2026

BACKGROUND:

From 1968 to 1978, the City of West Covina funded the costs of sewer maintenance and operation through the Improvement Act of 1911 ("1911 Act"), which provided an ad valorem (according to value) levy used to pay for these costs. With the passage of Proposition 13, the revenues generated from the 1911 Act were reduced considerably and made it necessary to find an alternative method of funding sewer maintenance and operation costs. In Fiscal Year 1978-79, the City Council established the Citywide Sewer Service Charge pursuant to Section 38902 of the Government Code as the alternative method.

The Sewer Service Charge funds the maintenance and operation of the City's sewer system, assuring that lines are clear and flowing properly. This includes routine video inspections, jetting, and cleaning of sewer lines. The fees also fund capital improvements, including rehabilitation/replacement of sewer mainlines and appurtenances and purchase of sewer maintenance equipment.

The Sewer Service Charge is based on general land use categories: residential and non-residential. A fixed fee is charged for each dwelling unit for residential property and every 667 square feet of floor area for other types of non-residential developments. Additionally, properties not connected to the sewer main lines are exempt from the charge.

DISCUSSION:

Since adopting the five year sewer service charge schedule on June 6, 2017, the City Council has maintained the sewer service charge at \$82.02 per unit, including FY2024-25 and FY 2025-26. Staff recommends continuing the same rate for the current fiscal year.

State law requires that a specific procedure be followed to collect the Citywide Sewer Service Charge on the annual property tax bill. The initial step is to adopt a resolution setting a date for a public hearing on the proposed rates and method of collection. The process requires that a public notice be published in a locally circulated newspaper announcing the public hearing. Mailing notices to each property owner is only required when the charges are increased above the current sewer service rate.

At the public hearing, the property owners are given an opportunity to voice their concerns about the method of collection. The most efficient and least costly method of collecting the Citywide Sewer Service Charge is to place it on the annual property tax bill. The Citywide Sewer Service Charge will then be collected at the same time and in the same manner as the general property taxes.

The proposed resolution sets the public hearing for July 21, 2026 at 7:00 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers.

The proposed Sewer Service Charge will remain unchanged from the rate in effect for fiscal years 2018 through 2025. To view the Sewer Assessment Roll and other documents pertaining to the Sewer District, please visit the City's website's Engineering Division page, labeled Landscape Maintenance Districts, or visit the [website](#).

LEGAL REVIEW:

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

OPTIONS:

The City Council has the following options:

1. Approve Staff's recommendation; or
2. Provide alternative direction.

Prepared by: Sarah Garcia, Administrative Assistant II

Additional Approval: Neil Mehta, Assistant City Manager

Fiscal Impact

FISCAL IMPACT:

For Fiscal Year 2026-27, the Citywide Sewer Service Charge rates are proposed to remain at \$82.02 per unit per year. The projected fund balance for end of Fiscal Year 2025-26 is \$18,980,189. The projected revenues for FY 2026-27 inclusive of \$3,875,299 in assessments, \$339,870 in interest income and \$447,600 in ad valorem is \$4,662,769. Therefore, total funds available for FY 2026-27 are \$21,021,841, there are \$2,621,117 adopted budgeted expenditures.

Fiscal Year 2026-27, Sewer Capital Improvement Projects:

The Preliminary Financial Report for Fiscal Year 2026-27 contains the following components:

1. Budget and Revenue Summary
2. Capital Improvement Project Fund
3. Proposed Assessment Rate
4. Revised Projected Reserve (Fiscal Year 2026-27)
5. Preliminary Sewer Charge Roll

There are no legal requirements or formal guidelines for the amount of reserves.

Attachments

Attachment No. 1 - Resolution No. 2026-66

Attachment No. 2- Preliminary Financial Report

Attachment No. 3 - 10-Year Projection

CITY COUNCIL GOALS & OBJECTIVES: A Well-Planned Community
Enhance City Image and Effectiveness

RESOLUTION NO. 2026-66

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, DECLARING ITS INTENTION TO COLLECT THE CITYWIDE SEWER SERVICE CHARGE ON THE COUNTY TAX ROLL FOR FISCAL YEAR 2026-27 AND SETTING A PUBLIC HEARING REGARDING THE METHOD OF COLLECTION FOR JULY 21, 2026

The City Council of the City of West Covina hereby finds and declares as follows:

WHEREAS, on June 26, 1978, in accordance with Section 38902 of the California Government Code, the City Council adopted Resolution No. 5726, establishing a sewer service charge exclusively for sewer operation, maintenance, and capital costs. The City collects the sewer service charge as part of the property tax roll; and

WHEREAS, on April 27, 1987, the City Council adopted Resolution No. 8019, amending Resolution No. 5726 to adjust the schedule of charges so that the fees collected bear a reasonable relationship to the cost of providing the services; and

WHEREAS, on June 6, 2017, the City Council adopted Resolution No. 2017-55, adopting a five-year schedule of annual sewer service charges for Fiscal Years 2017-18, 2018-19, 2019-20, 2020-21, and 2021-22; and

WHEREAS, the five-year schedule was adopted following proceedings conducted pursuant to Article XIII D, Section 6(a) of the California Constitution, which was added to the California Constitution in 1996 as part of Proposition 218; and

WHEREAS, in accordance with California Health and Safety Code section 5473, a report has been filed with the City Clerk containing a description of each parcel of real property receiving sewer services and the amount of the charge for each parcel for the year, computed in conformity with the charges adopted by the City Council (the "Report"); and

WHEREAS, there is no proposed increase to the rate of the sewer service charge for Fiscal Year 2026-27; and

WHEREAS, California Health and Safety Code section 5473 et seq. requires the City Council to conduct a public hearing regarding collecting the sewer service charge as part of the tax roll.

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

SECTION 1. The City Council intends to collect the sewer service charge for Fiscal Year 2026-27 at the following rate:

Rate:	\$82.02 per unit
Residential:	One dwelling unit equals one unit
Commercial:	667 sq. ft. of floor area equals one unit

SECTION 2. As authorized by California Health and Safety Code section 5473, the City Council intends to have the City's sewer service charge collected on the tax roll in the same manner, and by the same persons, and at the same time as, together with and not separately from, the City's general taxes.

SECTION 3. The City Council will conduct a public hearing on the Report (the "Hearing") on July 21, 2026, at 7:00 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers located at 1444 West Garvey Avenue South in the City of West Covina. At the Hearing, the City Council will hear and consider all objections or protests, if any, to the Report.

SECTION 4. The City Clerk shall give notice of said Hearing in the time, form, and manner as required by law.

SECTION 5. 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 7th day of July, 2026.

Letty Lopez-Viado
Mayor

APPROVED AS TO FORM

ATTEST

Thomas P. Duarte
City Attorney

Lisa Sherrick, CMC
Assistant City Clerk

I, LISA SHERRICK, CMC, ASSISTANT CITY CLERK of the City of West Covina, California, do hereby certify that the foregoing Resolution No. 2026-66 was duly adopted by the City Council of the City of West Covina, California, at a regular meeting thereof held on the 7th day of July, 2026, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lisa Sherrick Assistant City
Clerk



Preliminary Financial Report

Fiscal Year 2026-2027

City of West Covina Citywide Sewer Service Charge

Prepared For



July 2026



Budget and Revenue Summary

**City of West Covina
Citywide Sewer Service District
Fiscal Year 2026-2027
Estimated costs for Sewer Maintenance**

<i>Previous Fiscal Year Fund Balance</i>		<i>\$18,980,189</i>
<u>Revenues</u>		
Assessment Income (Total Balance to Levy)	\$3,875,299	
Property Tax Revenue (Ad Valorem)	\$447,600	
Interest	\$339,870	
Total Project Revenue		\$4,662,769
<u>Expenditures</u>		
Operating		
Maintenance		
Personnel Services	\$1,577,866	
Material and Services	\$41,202	
Professional Services	\$0	
Maintenance Contracts	\$134,346	
Utilities	\$21,600	
Vehicles	\$400,000	
Fuel and Oil	\$13,131	
Property & Liability Insurance	\$86,910	
Total Maintenance	\$2,275,055	
Engineering & Incidental		
Personnel Services	\$32,872	
Material and Services	\$35,098	
Consultant Services	\$0	
Property & Liability Insurance	\$86,910	
Administration & Overhead	\$117,410	
Capital Assets	\$40,900	
Total Engineering & Incidental	\$313,190	
Community Enhancement		
Personnel Services	\$32,872	
Total Community Enhancement	\$32,872	
Capital Improvements	\$0	
Total Operating and Capital Improvements Budget		\$2,621,117
Ending Fund Balance		\$21,021,840

Capital Improvement Projects

There are no Capital Improvement Projects anticipated for FY 2026-27

Assessment Rate

For FY 2026-27, the rate will remain the same as FY 2025-26:

	FY 2025-26	FY 2026-27
Assessment Rate	\$82.02 per unit	\$82.02 per unit

Units are assigned as follows:

Residential	1 DU = 1 unit
Commercial	667 sq ft = 1 unit

Revised Projected Reserve

Projected Reserve Fiscal Year 2026-27

Fund Balance (as of 06/30/2026)	\$18,980,189
Projected Revenue	\$4,662,769
Appropriation (Operating & Capital)	(\$2,621,117)
Projected Fund Balance (as of 06/30/2027)	\$21,021,840

Preliminary Sewer Charge Roll

The FY 2026-27 Preliminary Sewer Charge Roll has been submitted to the City Clerk and is hereby included by reference.



3788 McCray St.
Riverside, CA 92506
951.200.8600



www.webbmfinance.com

West Covina Sewer District
10 Year Fiscal Projection

Percent Increase Fiscal Year	0% 25-26	0% 26-27	0% 27-28	0% 28-29	0% 29-30	0% 30-31	0% 31-32	0% 32-33	0% 33-34	0% 34-35
Assessment Income	\$3,976,700	\$3,976,700	\$3,976,700	\$3,976,700	\$3,976,700	\$3,976,700	\$3,976,700	\$3,976,700	\$3,976,700	\$3,976,700
Interest ⁽¹⁾	\$354,600	\$24,639	\$33,358	\$42,095	\$50,849	\$59,621	\$68,410	\$77,217	\$86,041	\$94,883
Property Tax Revenue (Ad Valorem)	\$358,300	\$358,300	\$358,300	\$358,300	\$358,300	\$358,300	\$358,300	\$358,300	\$358,300	\$358,300
Prior Year Balance	\$13,673,522	\$12,319,391	\$16,679,030	\$21,047,388	\$25,424,483	\$29,810,332	\$34,204,952	\$38,608,362	\$43,020,579	\$47,441,620
Total Fund	\$18,363,122	\$16,679,030	\$21,047,388	\$25,424,483	\$29,810,332	\$34,204,952	\$38,608,362	\$43,020,579	\$47,441,620	\$51,871,503
Maintenance Cost ⁽²⁾	\$2,626,531	\$2,720,036	\$2,816,869	\$2,917,149	\$3,021,000	\$3,128,547	\$3,239,924	\$3,355,265	\$3,474,712	\$3,598,412
Capital Improvements	\$3,417,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Cost	\$6,043,731	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Ending Balance	\$12,319,391	\$16,679,030	\$21,047,388	\$25,424,483	\$29,810,332	\$34,204,952	\$38,608,362	\$43,020,579	\$47,441,620	\$51,871,503
Assessment Rate ⁽³⁾	\$82.02	\$82.02	\$82.02	\$82.02	\$82.02	\$82.02	\$82.02	\$82.02	\$82.02	\$82.02

(1) Interest is 0.4% of one-half of the previous year ending balance.

(2) 3.56% increase in maintenance cost each year due to inflation (average CPI 2023 to 2025)

(3) Fiscal Year 25/26 approved maximum rate of \$82.02 may not be increased without vote.



AGENDA STAFF REPORT

City of West Covina | Office of the City Manager

DATE: July 7, 2026

TO: Mayor and City Council

FROM: Milan Mrakich, City Manager

SUBJECT: CONSIDERATION OF RENEWAL OF THE CITYWIDE LIGHTING AND MAINTENANCE DISTRICT - ORDERING AND APPROVAL OF THE ENGINEER'S REPORT, PRELIMINARY APPROVAL OF THE ENGINEER'S REPORT, AND ADOPTION OF RESOLUTION OF INTENTION TO LEVY ASSESSMENTS IN THE DISTRICT FOR FISCAL YEAR 2026-27

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt the following resolution:

RESOLUTION NO. 2026-68 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ORDERING THE PREPARATION AND FILING OF A REPORT REGARDING THE FISCAL YEAR 2026-27 ASSESSMENT TO BE LEVIED IN CONNECTION WITH THE CITYWIDE LIGHTING AND MAINTENANCE DISTRICT

2. Following adoption of Resolution No. 2026-68, approve the Preliminary Fiscal Year 2026-27 Engineer's Report for the Citywide Lighting and Maintenance District.

3. Following approval of the Preliminary Fiscal Year 2026-27 Engineer's Report for the Citywide Lighting and Maintenance District, adopt the following resolution:

RESOLUTION NO. 2026-72 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN THE CITYWIDE LIGHTING AND MAINTENANCE DISTRICT FOR FISCAL YEAR 2026-27 AND SETTING A PUBLIC HEARING REGARDING SUCH ASSESSMENTS

BACKGROUND:

The Landscaping and Lighting Act of 1972 (California Streets and Highways Code section 22500 et seq.) (the "Act") specifies the procedures for renewal of landscape maintenance districts. The Citywide Lighting and Maintenance District ("Citywide District") was established in 1976. As the name implies, this District encompasses the entire City. Prior to Fiscal Year 1997-1998, the Citywide District funded a variety of public improvements and services which included: street tree maintenance, median maintenance, park maintenance, municipal pool maintenance, area lighting maintenance, traffic signal maintenance, traffic engineering, and street lighting engineering. Since the passage of Proposition 218 in November 1996 and the subsequent property owner approval in July 1997, the Citywide District assessment currently funds only those services that have been designated as a "Special Benefit",

which is the maintenance of most of the streetlights and street trees within the City.

The Citywide District funds the operation and maintenance of assessable (special benefit) street trees and street lighting. These funds are used for the operations and maintenance of streetlights, trimming of street trees, and removal and replacement of diseased street trees.

DISCUSSION:

The first step in the process is the adoption of a resolution ordering the preparation of an Engineer's Report for the District (Attachment No. 1).

The Preliminary Engineer's Report, prepared by Webb Municipal Finance, LLC, has been completed and filed with the Office of the City Clerk and includes plans and specifications for improvements, estimated costs, an assessment diagram, and assessment spread for the estimated costs.

Since the assessments for the Citywide District were approved in a mail ballot election in July 1997 in accordance with Proposition 218, the renewal for the Citywide District can be completed in accordance with the requirements of the Act, provided the assessment rates and/or the assessment methodology do not change. The voter-approved rates for the Citywide District included a provision for not more than a 2.00% annual increase based on the Consumer Price Index (CPI). The CPI for a one-year period from March 2025 to March 2026 for the Los Angeles, Long Beach, and Anaheim areas is 3.2%. Therefore, current rates are set at a maximum increase of 2.00% or \$61.20. The maximum assessment is adjusted annually and is calculated independent of the annual budgets and proposed assessments established for each district zone. Any proposed annual assessment less or equal to this maximum assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year.

The Citywide District funds the operation and maintenance of assessable (special benefit) street trees and street lighting. These funds are used for the operations and maintenance of streetlights, trimming of street trees, and removal and replacement of street trees (due to disease, emergency uprooting or downed trees/limbs, et cetera). During the 2023-2024 Fiscal Year, the City entered into a new agreement for median and landscaping services that addresses increased scope of landscape and median maintenance needs. This scope of work will continue and be maintained throughout FY 2026-2027.

The next step in the renewal process is the approval of the Engineer's Report and adoption of Resolution of Intention (Attachment No. 2) concerning the levy and collection of assessments for the District. The Act also requires the Resolution of Intention to give notice of, and fix a time and place for, a public hearing regarding the proposed assessments. Pursuant to the Act, the public hearing must be held at a regular meeting before August 10th. Staff is recommending setting a public hearing date of July 21, 2026. At the public hearing, the City Council will consider any written and oral comments regarding the level of assessments and proposed maintenance and capital improvement work within the District. The public hearing requires a public notice, in the form of the Resolution of Intention, to be posted and published in a locally circulated newspaper, but does not require notices to be mailed to each resident. Upon the conclusion of the hearing, the City Council should adopt a resolution confirming the Engineer's Report and assessment levy either as proposed or as modified by the City Council.

LEGAL REVIEW:

The City Attorney has reviewed the resolutions and approved them as to form.

OPTIONS:

The City Council has the following options:

1. Approve Staff's recommendation; or
2. Provide alternative direction

ENVIRONMENTAL REVIEW:

This item is statutorily exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to Section 15273 (Rates, Tolls, Fares, and Charges) and generally exempt from CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines in that it consists of the continuing maintenance and operations of landscaping and irrigation within the district, which does not have the potential for causing a significant effect on the environment.

Prepared by: Sarah Garcia, Administrative Assistant II

Additional Approval: Neil Mehta, Assistant City Manager

Fiscal Impact**FISCAL IMPACT:**

For FY 2026-27, the Engineer's Report for the Citywide Lighting and Maintenance District proposes to use the voter approved adjustment to increase the assessment rates by 2.00% from their current levels, which is \$61.20, to \$62.42. This is the amount of increase allowed under Proposition 218.

The total projected income from the recommended rates is \$1,948,367. The estimated operating costs for the district in FY2026-27 is \$2,460,244.

There are no legal requirements or formal guidelines for the amount of reserves in an assessment district

Attachments

Attachment No. 1 - Resolution No. 2026-68

Attachment No. 2 - Resolution No. 2026-72

Attachment No. 3- Engineers Report

CITY COUNCIL GOALS & OBJECTIVES: A Well-Planned Community
Enhance City Image and Effectiveness

RESOLUTION NO. 2026-68

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, ORDERING THE PREPARATION AND FILING OF A REPORT REGARDING THE FISCAL YEAR 2026-27 ASSESSMENT TO BE LEVIED IN CONNECTION WITH THE CITYWIDE LIGHTING AND MAINTENANCE DISTRICT

The City Council of the City of West Covina hereby finds and declares as follows:

WHEREAS, the City's Citywide Lighting and Maintenance District (the "District") has been established pursuant to the Landscaping and Lighting Act of 1972 (California Streets and Highways Code Section 22500 *et seq.*) (the "Act") to fund the maintenance and servicing of certain public street lighting and street trees throughout the City; and

WHEREAS, in connection with the District, the City annually levies an assessment against real property; and

WHEREAS, the City Council desires to initiate proceedings to levy the assessment for Fiscal Year 2026-27 in connection with the District; and

WHEREAS, no increased assessments, new improvements nor substantial changes in existing improvements within the District are proposed.

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

SECTION 1. The above recitals are true and correct.

SECTION 2. The City Council orders Webb Municipal Finance, LLC, as assessment engineer, to prepare and file with the City Clerk a report on the assessment in connection with the District for Fiscal Year 2026-27. Such report shall include all information required by Section 22565 *et seq.* of the Act.

SECTION 3. 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 7th day of July, 2026.

Letty Lopez-Viado
Mayor

APPROVED AS TO FORM

ATTEST

Thomas P. Duarte
City Attorney

Lisa Sherrick, CMC
Assistant City Clerk

I, LISA SHERRICK, CMC, ASSISTANT CITY CLERK of the City of West Covina, California, do hereby certify that the foregoing Resolution No. 2026-68 was duly adopted by the City Council of the City of West Covina, California, at a regular meeting thereof held on the 7th day of July, 2026, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lisa Sherrick, CMC
Assistant City Clerk

RESOLUTION NO. 2026-72

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, DECLARING ITS INTENTION TO LEVY AND COLLECT ASSESSMENTS WITHIN THE CITYWIDE LIGHTING AND MAINTENANCE DISTRICT FOR FISCAL YEAR 2026-27 AND SETTING A PUBLIC HEARING REGARDING SUCH ASSESSMENTS

The City Council of the City of West Covina hereby finds and declares as follows:

WHEREAS, the City's Citywide Lighting and Maintenance District (the "District") has been established pursuant to the Landscaping and Lighting Act of 1972 (California Streets and Highways Code Section 22500 *et seq.*) (the "Act") to fund the maintenance and servicing of certain public street lighting and street trees in the City; and

WHEREAS, in connection with the District, the City annually levies an assessment against real property; and

WHEREAS, by its Resolution No. 2026-68, adopted July 7, 2026, the City Council directed Webb Municipal Finance, LLC, as assessment engineer (the "Engineer"), to prepare and file a report regarding the District; and

WHEREAS, the Engineer has filed said report, entitled "Preliminary Engineer's Report, Fiscal Year 2026-2027, City of West Covina Citywide Lighting and Maintenance District" (the "Engineer's Report") and the Engineer's Report is on file and available for public inspection in the Office of the City Clerk and is incorporated herein by reference; and

WHEREAS, the City Council, by minute action, has approved the Engineer's Report; and

WHEREAS, the City Council desires to continue with proceedings to levy the assessment in connection with the District for Fiscal Year 2026-27 as described in the Engineer's Report.

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

SECTION 1. The City Council declares its intention to levy and collect assessments within the District for Fiscal Year 2026-27 and notes that:

- (a) The distinctive name of the District is the "City of West Covina Citywide Lighting and Maintenance District."

- (b) The boundaries of the District are the same as the boundaries of the City.
- (c) The existing and proposed improvements are generally described as street lights, street trees, and appurtenant facilities throughout the City. No substantial changes are proposed to the nature of the improvements.
- (d) Reference is made to the Engineer's Report, on file with the City Clerk, for a full and detailed description of the improvements, the boundaries of the assessment district and any zones therein, and the proposed assessments upon assessable lots and parcels of land within the District.
- (e) The rate of the assessment is proposed to adjust upwards by 2.00% from the rate levied in Fiscal Year 2025-26. Such adjustment is made according to a schedule of adjustments approved by property owners in a mail ballot proceeding pursuant to Article XIII D of the California Constitution and, therefore, does not constitute an "increase" requiring additional mail ballot proceedings.

SECTION 2. A public hearing is set for Tuesday, July 21, 2026, at 7:00 p.m., or as soon thereafter as the matter may be heard, in the City Council Chambers located at 1444 West Garvey Avenue South in the City of West Covina, to take the testimony on the issue of whether or not the assessments should be approved.

SECTION 3. The City Clerk shall give notice of said public hearing in the time, form, and manner as required by law, including, but not limited to, publication of this resolution in accordance with California Streets and Highways Code Sections 22552 and 22553.

SECTION 4. 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 7th day of July, 2026.

Letty Lopez-Viado
Mayor

APPROVED AS TO FORM

ATTEST

Thomas P. Duarte
City Attorney

Lisa Sherrick, CMC
Assistant City Clerk

I, LISA SHERRICK, CMC, ASSISTANT CITY CLERK of the City of West Covina, California, do hereby certify that the foregoing Resolution No. 2026-72 was duly adopted by the City Council of the City of West Covina, California, at a regular meeting thereof held on the 7th day of July, 2026, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lisa Sherrick, CMC
Assistant City Clerk

Preliminary Engineer's Report

Fiscal Year 2026-2027

City of West Covina

Citywide Lighting and Maintenance District

Prepared For



July 2026



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i. Engineer's Statement_____

AGENCY: CITY OF WEST COVINA
PROJECT: CITYWIDE LIGHTING AND MAINTENANCE DISTRICT
TO: CITY COUNCIL
CITY OF WEST COVINA
STATE OF CALIFORNIA

Report Pursuant to "Landscaping and Lighting Act of 1972"

Pursuant to direction from the City Council (the "City Council") of the City of West Covina (the "City"), State of California, submitted herewith is the Engineer's Report for the Citywide Lighting and Maintenance District (the "Report"), consisting of the following parts, pursuant to the provisions of Division 15, Part 2 of the Streets and Highways Code of the State of California, being the "Landscaping and Lighting Act of 1972" (the "1972 Act"), as amended, commencing with Section 22500, and which is in accordance with Resolution No. 2026-___ adopted by the City Council, Los Angeles County, California ordering the preparation of the Report for Citywide Lighting and Maintenance District (the "District" or "Citywide LMD"). This Report is applicable for the ensuing 12-month period, being the Fiscal Year commencing July 1, 2026, to June 30, 2027.

- SECTION 1** **PLANS AND SPECIFICATIONS** of the improvements to be maintained and/or improved for Fiscal Year 2026-2027. The plans and specifications show and describe the existing improvements and are sufficient in showing and describing the general nature, location, and extent of the improvements.
- SECTION 2** A **COST ESTIMATE** of the improvements to be maintained and-or improved for the mentioned Fiscal Year.
- SECTION 3** The **METHOD OF APPORTIONMENT** showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the exterior boundaries as shown in Appendix B.
- SECTION 4** An **ASSESSMENT ROLL** showing the proportionate amount of the assessment to be charged in proportion to the benefits to be received by each lot or parcel within the boundaries of the District, as shown in Appendix B.
- SECTION 5** An **ASSESSMENT DIAGRAM** of the District. Said Diagrams shall show the boundaries of the District. Reference is made to the Los Angeles County (the "County") Assessor's Maps for a detailed description of the lines and dimensions of any lots or parcels. The lines and dimensions of each lot shall conform to those shown on the County Assessor's Maps for the Fiscal Year to which the Report applies.

i. Engineer's Statement

I, Matthew E. Webb, a Professional Civil Engineer (employed at Albert A. Webb Associates and retained through an agreement between Webb Municipal Finance, LLC and my employer), acting on behalf of the City of West Covina, pursuant to the Act do hereby assess and apportion the total amount of the costs and expenses upon the parcels of land within Citywide Lighting and Maintenance District liable therefore and benefited thereby, in proportion to the estimated benefits that each parcel receives, respectively, from said maintenance, works of improvement, and appurtenances.

Executed this _____ day of _____ 2026.



ALBERT A. WEBB ASSOCIATES

MATTHEW E. WEBB
PROFESSIONAL CIVIL ENGINEER NO. 37385
ENGINEER OF WORK
ON BEHALF OF THE CITY OF WEST COVINA
STATE OF CALIFORNIA

Final approval, confirmation and levy of the annual assessment and all matters in the Engineer's Report were made on the _____ day of _____ 2026, by adoption of Resolution No. _____ by City Council.

CITY CLERK
CITY OF WEST COVINA
STATE OF CALIFORNIA

A copy of the Assessment Roll and Engineer's Report was filed in the City Clerk's Office on the _____ day of _____ 2026.

CITY CLERK
CITY OF WEST COVINA
STATE OF CALIFORNIA

i. Engineer's Statement

WHEREAS, on July 7, 2026, the City Council, under the Act, adopted its Resolution Initiating Proceedings for the Levy and Collection of Assessments and the Preparation of an Engineer's Report for the Citywide LMD;

Whereas, the Resolution of Intention directed Webb Municipal Finance, LLC, to prepare and file a report presenting plans and specifications describing the general nature, location and extent of the improvements to be maintained, an estimate of the costs of the maintenance, operation and servicing of the improvements for the Citywide LMD for the referenced Fiscal Year, a diagram for the Citywide LMD showing the area and properties to be assessed, and an assessment of the estimated costs of the maintenance, operation and servicing of the improvements, assessing the net amount upon all assessable lots and/or parcels within the Citywide LMD in proportion to the special benefit received;

1. Plans and Specifications

Overview

The purpose of this report is to set forth findings and the engineering analysis for the City of West Covina Citywide Lighting and Maintenance District for Fiscal Year 2026-27, in compliance with the requirements of Article 4, Chapter 1, of the Landscaping and Lighting Act of 1972 (the "1972 Act") which is Part 2, Division 15 of the California Streets and Highways Code (The "Act"). The District is necessary to finance the cost of providing streetlight and street tree maintenance which provides a special benefit to real property in the City.

The 1972 Act permits the establishment of assessment districts by cities for the purpose of providing for the maintenance of certain public improvements, which include the facilities existing within the proposed assessment district. In accordance with this Act, the City Council established the District in 1976 pursuant to the Act. Prior to Fiscal Year ("FY") 1997-98 the District funded a variety of public improvements and services which included: street tree maintenance, median maintenance, park maintenance, municipal pool maintenance, area lighting maintenance, traffic signal maintenance, traffic engineering, and street lighting engineering. Since the passage of Proposition 218 ("Proposition") in November 1996 and the subsequent property owner approval in July 1997, the District assessment currently funds only those services that have been designated as a "Special Benefit", which is the maintenance of most of the streetlights and street trees within the City. These funds are used for the operations and maintenance of streetlights, trimming of street trees, and removal and replacement of diseased street trees.

In FY 2017-18, the City conducted a property owner protest ballot proceeding for a proposed Maximum Assessment increase of 12%. Based on the results of the protest ballot, the City Council declined to adopt the new Maximum Assessment increase.

The costs of operation, maintenance and servicing of improvements to be funded by the District will be apportioned to each parcel in proportion to the special benefit it receives. The method of assessment may be amended, subject to the requirements of Proposition 218, from time to time by the City Council, in order to apportion the costs in relation to the benefits being received. Payment of the assessment for each parcel will be made in the same manner and at the same time as payments are made for property taxes. All funds collected through the assessment must be placed in a special fund and can only be used for the purposes stated within this Report.

As required by the Act, this Engineer's Report describes the improvements to be constructed, operated, maintained and serviced by the District for FY 2026-27, provides an estimated budget for the District, and lists the proposed assessments to be levied upon each assessable lot or parcel within the District. Following the approval of the preliminary report, either as submitted or as modified, the City Council will hold a Public Hearing to provide an opportunity for any interested person to be heard. All property owners must be noticed in accordance with Section 22626 of the Streets and Highways Code prior to the Public Hearing. At the conclusion of the Public Hearing, the City Council may adopt a resolution confirming the levy of assessments as originally proposed or as modified.

Following the adoption of this resolution, the final assessor's roll will be prepared and filed with the County Tax Collector's office to be included on the FY 2026-27 tax roll.

The existing facilities to be maintained and serviced include street lighting facilities and street trees.

The District will fund the costs in connection with the district maintenance and servicing including, but not limited to, personnel, electrical energy, water, materials, contracting services, and other expenses necessary for the satisfactory operation of these facilities. The facilities are described as follows:

1. Plans and Specifications

Landscaping Improvements

Facilities include but are not limited to trees, irrigation system, hardscape, fixtures, sidewalk maintenance resulting from landscape growth and appurtenant facilities, in public right-of-way, parkways, and dedicated easements within the boundaries of the District.

Lighting Improvements

Facilities include but are not limited to poles, fixtures, bulbs, conduits, conductors, equipment including guys, anchors, posts and pedestals, metering devices and appurtenant facilities as required to provide lighting in the public right-of-way and dedicated easements within the boundaries of the District.

The public lighting system shall be maintained to provide adequate illumination. Electricity for streetlights shall be furnished by the Southern California Edison Company, and it shall be adequate for the intended purpose. Rates for power shall be those authorized by the California Public Utilities Commission.

“Maintenance” means the furnishing of services and materials for the ordinary and usual operation, maintenance and servicing of the landscaping, public lighting facilities and appurtenant facilities, including repair, removal or replacement of all or part of any of the landscaping, public lighting facilities or appurtenant facilities; providing for the life, growth, health, and beauty of the landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, and treating for disease or injury; the removal of trimmings, rubbish, debris, and other solid waste.

“Servicing” means the furnishing of water for the irrigation of landscaping and the maintenance of any of the public lighting facilities and furnishing of electrical energy for the public lighting facilities or for the lighting or operation of landscaping or appurtenant facilities.

The detailed plans and specifications of the District improvements are on file in the office of the City Public Works Department and by reference are made part of this Report.

The 1972 Act provides that the total cost of installation, construction, operation, maintenance and servicing of street lighting and landscaping can be recovered by the District. Maintenance can include the repair and replacement of existing facilities. Servicing can include electrical and associated costs from a public utility. Incidental expenses, including administration of the District, engineering fees, legal fees, printing, posting, and mailing of notices, and all other costs associated with the annual collection process can also be included.

The 1972 Act requires that a special fund be set up to track the revenues and expenditures of the District. Funds raised by assessment shall be used only for the purpose as stated herein. A contribution to the District by the City may be made to reduce assessments, as the City Council deems appropriate. Any balance or deficit remaining on June 30th must be carried over to the next fiscal year unless they are designated for a special purpose.

The estimated costs of the operation, servicing and maintenance of the improvements for Fiscal Year 2026-27, are summarized in the table on the following page.

2. Cost Estimate

Table 2-1
Citywide Lighting and Maintenance District
Fiscal Year 2026-27
Cost Estimates

Budget Item	Total
Beginning Fund Balance	\$232,091
Revenues	
Assessments	\$1,933,267
Interest	\$15,100
General Fund	\$373,000
Total Projected Revenue	\$2,321,367
Expenditures	
Direct Costs	
Personnel Services	\$106,364
Maintenance Contracts	\$415,375
Utilities	\$1,660,762
Maintenance Supplies	\$40,743
Property & Liability Insurance	\$161,280
Total Direct Costs	\$2,384,524
Administrative Costs	
Levy Admin & Professional Services	\$75,020
City Overhead & Administration	\$700
Total Administrative Cost	\$75,720
Total Expenditures	\$2,460,244
Ending Fund Balance (estimated)	\$93,214

Budget Item	Total
Beginning Fund Balance	\$232,091
Revenues	
Assessments	\$1,933,267
Interest	\$15,100
General Fund	\$373,000
Total Projected Revenue	\$2,321,367
Expenditures	
Direct Costs	
Direct Lighting	\$1,561,643
Zone A	\$58,383
<u>Zone B</u>	<u>\$29,709</u>
Subtotal	\$1,649,735
Street Trees	
<u>Direct Street Trees</u>	<u>\$810,509</u>
Subtotal	\$810,509
Total Expenditures	\$2,460,244
Ending Fund Balance (estimated)	\$93,214

3. Method of Apportionment

Part 2 of Division 15 of the Streets and Highways Code, the Landscaping and Lighting Act of 1972, permits the establishment of assessment districts by Agencies for the purpose of providing certain public improvements which include construction, operation, maintenance and servicing of streetlights, traffic signals, landscaping, parks and recreation facilities.

Section 22573 of the Landscape and Lighting Act of 1972 requires that maintenance assessments be levied according to benefit rather than according to assessed value. This section states:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements.

The determination of whether or not a lot or parcel will benefit from the improvements shall be made pursuant to the Improvement Act of 1911 (Division 7 (commencing with Section 5000)) [of the Streets and Highways Code, State of California]."

The Act permits the designation of benefit zones within any individual assessment district if "by reasons or variations in the nature, location, and extent of the improvements, the various areas will receive different degrees of benefit from the improvement" (Sec. 22547). Thus, the 1972 Act requires the levy of a true "assessment" rather than a "special tax." Exempted from the assessment would be the areas of all publicly owned property in use in the performance of a public function.

Special Benefit Determination

The assessment is proposed to be levied to defray the cost of the operation, servicing, and maintenance of street trees and street lighting and appurtenant facilities, including but not limited to, personnel, electrical energy, utilities such as water, materials, contracting services, and other items necessary for the satisfactory operation of these services.

Street Lighting Benefit

Proper maintenance and operation of the street lighting system benefits all properties within the District by providing security, safety and community character and vitality as outlined below.

1. Security and Safety Benefit. Mitigates crime, alleviates the fear of crime, and enhances pedestrian safety.
2. Community Character and Vitality Benefit. Promotes social interaction, promotes business and industry, and contributes to a positive nighttime visual image.
3. Lighting Intensity Benefit. As the lighting levels increase, so do the benefits associated with the lighting. Lighting standards usually require approximately twice the level of lighting in commercial/industrial areas than in residential areas.

Parcels, which are located on streets with streetlights, receive a special lighting benefit. Parcels which are located on private streets receive a substantially reduced benefit from local lighting, parcels which do not have any local streetlights receive no benefit from street lighting.

Lighting at the street intersection, which is defined as safety lighting, is considered to be the minimum lighting requirement for vehicular safety; therefore, safety lighting represents the general benefit portion of street lighting. Additionally, lights, which are on arterials of the City, which do not have parcels fronting on them, are considered a general benefit. Those general benefit portions of the City's lighting budget will not be assessed.

3. Method of Apportionment

Benefit Zones - Street Lighting

Most parcels within the City front streets with streetlights and therefore receive a direct lighting benefit. However, there are some areas in the City, which have a higher level of lighting, and these have been designated as additional Benefit Zones.

Zone A - The Civic Center and Plaza at West Covina areas receive a higher level of street lighting.

Zone B - The properties along Glendora Avenue from Walnut Creek Parkway to the I-10 Freeway receive a higher level of street lighting than Zone A.

Those parcels which also have public lighting in adjacent alleyways receive an equal amount of benefit for the alley lights as for the streetlights, therefore, these parcels are assessed two times the benefit of the basic local lighting. The parcels that front streets without streetlights do not receive a local lighting benefit and therefore are not assessed.

Street Trees

Trees, landscaping, hardscaping and appurtenant facilities, if well maintained, provide beautification, shade and enhancement of the desirability of the surroundings.

The City maintains street trees throughout the City. The trees are located within the public right-of-way and provide an aesthetically pleasing environment, shade, beautification, and according to some authorities' air purification and sound attenuation. These positive attributes increase the desirability of properties located on streets that have trees on them.

More importantly, proper maintenance of these facilities, especially routine trimming of street trees and removal/replacement of deceased trees, is essential to the safety of adjacent properties.

Parcels that are located on streets which do not have trees do not benefit and are not assessed. Street trees on arterials of the City that do not have parcels fronting on them are considered a general benefit. There are approximately seven hundred and eighty-four (784) such trees out of approximately twenty-seven thousand forty-eight (27,048) street trees in the City, or 2.90%. Therefore, 2.90% of the City street tree budget will be funded through the City's General Fund account.

Assessment Methodology

The method of apportionment utilized for the District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels. The special benefit received by each lot or parcel is equated to the overall land use of the parcel based on the parcel's actual land use or proposed planned development and is reliant upon the special benefit received from the improvements planned or existing within the District.

To identify and determine the special benefit to be received by each parcel, it is necessary to consider the entire scope of each District improvements as well as individual property development within the Districts. The costs associated with the improvements shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with the Constitution, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements.

3. Method of Apportionment

Equivalent Dwelling Units

Since the assessments will be levied against parcels of property as shown on the tax rolls, the final charges must be assigned by Assessor's Parcel Number. If assessments were to be spread just by parcel, not considering land use or parcel size, a single-family parcel would be paying the same as a fifty (50) unit apartment parcel or a large commercial establishment in a similar zone and this would not be equitable and would not satisfy the Proposition 218 requirements.

The single-family residential parcel has been selected as the basic unit for calculation of assessment and is defined as one Equivalent Dwelling Unit ("EDU"). A methodology has been developed to calculate the EDUs for other residential land uses and for non-residential parcels. Every land-use is converted to EDUs: parcels containing apartments are converted to EDUs based on the number of dwelling units on each parcel of land; commercial and industrial parcels are converted based on the lot size of each parcel of land.

The EDU method is seen as the most appropriate and equitable method of spread for landscape and lighting districts, as the benefit to each parcel from the improvements are apportioned as a function of land-use type and size.

Single-Family Residential - The single-family residential parcel has been selected as the basic unit for calculation of the benefit assessment. The basic unit shall be called an Equivalent Dwelling Unit (EDU). Parcels zoned for single-family residential use are assessed 1.00 EDU.

Multi-Family Residential - Multiple residential (including condominiums) land use equivalencies are determined based on the number of dwelling units on each parcel. Due to population density and size of structure relative to the typical single-family residence, each dwelling unit defined as multi-family residential, including condominiums, would be 0.75 EDU. Benefits to a multi-family residential property do not increase proportionately as the number of units increase. Therefore, the population per unit decreases as the residential land use density increases and there is a corresponding reduction in benefit to a parcel. Also, as the number of dwelling units increases, the average value per rental unit decreases. Therefore, there is a reduced benefit to a parcel as the number of dwelling units increases. By decreasing the equivalency as the number of units increases, a reasonable benefit assessment is achieved. Therefore, the equivalency is reduced to 0.50 EDU per dwelling unit, for five (5) through fifteen (15) dwelling units (as parcels with 5 to 15 units are considered "high medium density" as opposed to the "low density" of duplexes, triplexes and fourplexes), and the equivalency is reduced to 0.25 EDU per dwelling unit for more than 15 units, which are considered to be "high density". Fifteen units are established as the limit of the "high medium density" category as State law (California Title 25, Section 42) requires that apartment complexes with 16 or more dwelling units have a manager located on the premises, which is an indication of "high density".

Mobile Homes - Mobile home parks, and mobile homes located within mobile home parks, are converted to EDUs based on the population density and size of structure relative to a single-family residence. Therefore, mobile home parks and mobile homes located within mobile home parks would be assessed 0.50 EDU per mobile home. No decrease would be applied to this factor, as mobile homes are all separate dwellings with no common walls.

Non-Residential - In converting improved non-residential properties to EDUs, the factor used is the City of West Covina's average density for single-family residential areas, which are five (5) dwelling units per acre. All properties developed for non-residential uses are therefore assigned 5.00 EDUs per acre for the first five (5) acres. It is our experience, based upon a review of large non-residential parcels, that the utilization of that portion of non-residential property greater than 5 acres more closely resembles that of vacant land as it is typically undeveloped. Therefore, after the first 5 acres, each additional acre will be charged 25% of 5.00 EDUs which results in 1.25 EDUs per acre, similar to vacant land as described below.

3. Method of Apportionment

Vacant Property

Vacant property is described as parcels with no improved structures. These properties receive benefits based on their land, as this is the basis of their value. Based on the opinions of professional appraisers, appraising current market property values for real estate in Southern California, the land value portion of the property typically ranges from 20 to 30 percent of the property's total value. Additionally, the utilization of vacant property is significantly less than improved property, and vacant property has a traffic generation rate of 0. Therefore, it is recommended that vacant property be assessed at the rate of 25 percent of improved property.

Vacant Residential - Parcels defined as residential parcels, which do not have structures on the parcels, are assessed 25% of the parcel with a single-family dwelling thereon. The parcel will be assessed 0.25 EDU per parcel. Vacant Non-Residential Parcels are defined as parcels which are not residential parcels, and which do not have structures on the parcel area assessed based upon the acreage of the parcel. The parcels will be assessed at the rate of 25% of the developed non-residential properties, or 1.25 EDU per acre or any portion thereof, with a minimum of 0.25 EDU per parcel and up to a maximum of 5 acres (6.25 EDUs) per parcel, as parcels over five (5) acres may be considered as open space and no longer receive any benefit.

Public Property - Article XIID of the California Constitution requires that all benefiting public properties be assessed for their fair share of the benefit. Public property, which is developed and used for residential, or business purposes, will be assessed the same as private property with the same use. Schools will be assessed as Commercial/Industrial uses. Parks will be assessed as vacant property.

Exempt - Excepted from the assessment would be the areas of public streets, public avenues, public lanes, public roads, public drives, public courts, public alleys, public easements, and right-of-way, public greenbelts, parkways and that portion of property that is not developed and used for business purposes similar to private commercial, industrial and institutional activities. Also, excepted from assessments would be utility right-of-way, common areas (such as in condominium complexes), landlocked parcels and small parcels vacated by the City as these parcels have little or no value and therefore do not benefit from the improvements.

The land use classification for each parcel has been based on the Los Angeles County Assessor's Roll.

Table 3-1
Land Use Codes and Equivalent Dwelling Units

Land Use Codes	Total EDU		
Single-Family Residential	1.00 per unit		
Condominium	0.75 per unit		
Multi-Family Residential	0.75 per unit for the first 4 units	0.50 per unit over the 4 and up to 15 units	0.25 per unit over 15 units
Mobile Home Parks	0.50 per DU		
Non-Residential	5.00 per acre for the first 5 acres	1.25 per acre over 5 acres	
Vacant Residential	0.25 per parcel		
Vacant Non-Residential	1.25 per acre (5 acre maximum)		

3. Method of Apportionment

Benefit Factors

There are varying levels of benefit to property from the operation and maintenance of street lighting and street trees based on the different types of property use. Because the benefit to the property varies depending on the type of land use of the property, a Benefit Factor is applied to the EDU formula for each property for each type of improvement to obtain Benefit Units for each Property.

$(\text{Equivalent Dwelling Unit}) \times (\text{Benefit Factor}) = \text{Benefit Units}$

The following table outlines the Benefit Factors for street lighting:

Table 3-2
Street Lighting Benefit Factors

	Residential	Commercial/Industrial
Security & Safety	1	1
Community Character & Vitality	1	1
Lighting Intensity	1	2
Total	3	4

Schools will receive a residential benefit factor, as they tend to be in residential areas and benefit similarly to residential property. Parks are assessed as vacant land and receive a non-residential benefit factor.

Benefit Units

The budget for basic lighting is \$1,561,643, which includes the costs of basic lighting, associated capital improvements and any contribution to reserves. The proposed applied basic lighting assessment rate is estimated at \$14.25 per BU, totaling \$1,477,117. Accordingly, a single-family residential parcel's assessment would equal 3 BU x \$14.25/BU = \$42.75 The following table provides a preliminary summary of Street Lighting Benefit Units (BU's) for the City.

Table 3-3
Street Lighting Benefit Units

Land Use	Parcels	Dwellings	Acres	EDU's	Benefit Factor	Benefit Units
Single Family Residential	20,744	20,744		20,744.00	3.00	62,232.00
Condominium	3,688	3,688		2,766.00	3.00	8,298.00
Multi-Family Residential	493	8,104		3,086.00	3.00	9,258.00
Mobile Home Parks	2	265		108.00	3.00	324.00
Commercial	683		1,319.96	4,148.54	4.00	16,594.14
Vacant SFR	243		52.83	60.75	3.00	182.25
Vacant Non-SFR	337		1,028.25	1,692.24	4.00	6,768.95
Total	26,190	32,801	2,400.59	32,605.53	23.00	103,657.34

3. Method of Apportionment

Lighting Benefit Zone A

The budget for Zone A lighting is \$58,383, which includes the costs of Zone A lighting and associated capital improvements, and any contribution to reserves. The proposed applied preliminary Zone A lighting assessment rate is estimated at \$43.35 per BU, totaling \$75,154. The following table shows the preliminary summary of the BUs in Zone A.

Table 3-4
Zone A Benefit Units

Land Use	Parcels	Acreage	EDU's	Benefit Factors	Benefit Units
Commercial	43.00	69.94	280.72	4.00	1,122.89
Vacant Non-SFR	17.00	50.58	152.69	4.00	610.76
Totals	60.00	120.52	433.41		1,733.65

Lighting Benefit Zone B

The budget for Zone B lighting is \$29,709, which includes the costs lighting and associated capital improvements, and any contribution to reserves and is in addition to the budget for Zone A. The proposed applied preliminary Zone B lighting assessment rate is estimated at \$25.26 per BU plus \$43.35 per BU for Zone A, for a total applied assessment rate of \$68.61 per BU, totaling \$9,286. The following table shows the preliminary summary of the BUs in Zone B.

Table 3-5
Zone B Benefit Units

Land Use	Parcels	Acreage	EDU's	Benefit Factors	Benefit Units
Commercial	24.00	6.15	30.74	4.00	122.95
Vacant Non-SFR	3.00	2.48	3.10	4.00	12.39
Totals	27.00	8.63	33.84		135.34

No additional factors have been assigned for street trees; therefore, the Benefit Unit factors are the same as the EDU factors for each land use.

Street Tree Benefit

The total budget for Street Trees is \$810,509. The proposed applied preliminary assessment rate is estimated at \$19.67 per BU, which includes the costs of street tree maintenance and associated capital improvements, and contribution to reserves totaling \$641.465. A single-family residential parcel's assessment would be equal to 1 BU x \$19.67/BU = \$19.67. The following table provides a preliminary summary of Street Tree Benefit Units (BUs) for the City.

3. Method of Apportionment

Table 3-6
Street Tree Benefit Units

Land Use	Parcels	Dwellings	Acres	EDU's	Benefit Factor	Benefit Units
Single Family Residential	20,744.00	20,744.00		20,744.00	1.00	20,744.00
Condominium	3,688.00	3,688.00		2,766.00	1.00	2,766.00
Multi-Family Residential	493.00	8,104.00		3,086.00	1.00	3,086.00
Mobile Home Parks	2.00	265.00		108.00	1.00	108.00
Commercial	683.00		1,319.96	4,154.33	1.00	4,154.33
Vacant SFR	243.00		52.83	60.75	1.00	60.75
Vacant Non-SFR	337.00		1,028.25	1,692.24	1.00	1,692.24
Total	26,190.00	32,801.00	2,400.59	32,611.32	7.00	32,611.32

Assessment Rate Summary

The following table summarizes the Applied and Maximum Assessment rates for parcels in each of the zones of benefits

Table 3-7
Fiscal Year 2026-27
Assessment Rate Summary

Benefit Category	FY 25-26 Maximum Rate Per Benefit Unit	Escalator	FY 26-27 Maximum Rate per Benefit Unit	FY 26-27 Applied Rate per Benefit Unit
Basic Local Lighting	\$13.98	1.02	\$14.26	\$14.25
Zone A	\$42.50	1.02	\$43.35	\$43.35
Zone B	\$67.27	1.02	\$68.62	\$68.61
Street Trees	\$19.29	1.02	\$19.68	\$19.67

Assessment Range Formula

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIII C and XIII D), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (the Proposition 218 implementing legislation).

3. Method of Apportionment

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, balloting of property owners is required pursuant to the Article XIID Section 4. The property owner ballots include an Assessment to be approved, as well as the approval of an assessment range formula.

The Maximum Assessment is equal to the initial Assessment approved by property owners adjusted annually by the percentage increase of the Local Consumer Price Index ("CPI") for Los Angeles-Long Beach-Anaheim for All Urban Consumers from March to March up to 2%. As of January 2018, the Los Angeles-Riverside-Orange County Consumer Price Index region name changed to Los-Angeles-Long Beach-Anaheim Consumer Price Index. Each Fiscal Year, the Maximum Assessment will be recalculated, and a new Maximum Assessment established. For Fiscal Year 2026-27, CPI increased by 3.4%, therefore percentage increase is 2%.

The Maximum Assessment is adjusted annually and is calculated independent of the annual budgets and proposed assessments established for each Zone of the District. Any proposed annual assessment (rate per EBU) less than or equal to this Maximum Assessment (for each Zone) is not considered an increased assessment, even if the proposed assessment is much greater than the assessment applied in the prior Fiscal Year.

Assessment Range Formula

The following table shows the 15-year rate history for a typical Single-Family Residential Property. The proposed rate for FY 2026-27 shows a 2% increase from the prior year.

Table 3-8
15-Year Rate History
For a Single-Family Residential Property

Fiscal Year	Assessment
Proposed 2026-27	\$62.42
2025-26	\$61.20
2024-25	\$60.00
2023-24	\$58.85
2022-23	\$57.68
2021-22	\$56.54
2020-21	\$55.45
2019-20	\$53.34
2018-19	\$52.29
2017-18	\$52.29
2016-17	\$51.28
2015-16	\$50.41
2014-15	\$50.15
2013-14	\$49.66
2012-13	\$48.69

4. Assessment Roll

The proposed assessment and the amount of assessments for Fiscal Year 2026-27 apportioned to each lot or parcel, as shown on the latest roll at the Assessor's Office, are on file in the Office of the City Clerk of the City of West Covina. The description of each lot or parcel is part of the records of the Assessor of the County of Los Angeles and these records are, by reference, made part of this report.

5. Assessment Diagram

The assessment diagram for the District is on file in the Office of the City Engineer.



3788 McCray St.
Riverside, CA 92506
951.200.8600



www.webbmfinance.com



AGENDA STAFF REPORT

City of West Covina | Office of the City Manager

DATE: July 7, 2026

TO: Mayor and City Council

FROM: Milan Mrakich, City Manager

**SUBJECT: CONSIDERATION OF NEED TO CONTINUE EMERGENCY REPAIRS AT
FIRE STATION 3**

RECOMMENDATION:

It is recommended that the City Council review the emergency action for the emergency conditions at Fire Station 3 and adopt the following resolution:

RESOLUTION NO. 2026-76 – A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, DETERMINING, BY AT LEAST A FOUR-FIFTHS VOTE OF THE CITY COUNCIL, THAT THERE IS A NEED TO CONTINUE THE EMERGENCY ACTION AT FIRE STATION 3

BACKGROUND:

On April 7, 2026, the City Council adopted Resolution No. 2026-32 determining, by a unanimous vote of the City Council, that an emergency exists at Fire Station 3 due to a rodent infestation, that the emergency will not permit the competitive solicitation for bids, and directing and authorizing the Acting City Manager to cause emergency repairs to be performed and to take any directly related and immediate action required by the emergency.

Pursuant to Public Contract Code Section 22050(c), the City Council is required to review the emergency action at every regularly scheduled meeting until the action is terminated, to determine, by a four-fifths vote, that there is a need to continue that action. The City Council is also required to terminate the action at the earliest possible date that conditions warrant.

On April 21, 2026, the City Council adopted Resolution No. 2026-34, determining, by a unanimous vote of the City Council, that there was a need to continue the emergency action at Fire Station 3.

On May 5, 2026, the City Council adopted Resolution No. 2026-35, determining, by a unanimous vote of the City Council, that there was a need to continue the emergency action at Fire Station 3.

On May 19, 2026, the City Council adopted Resolution No. 2026-38, determining, by a four-fifths vote of the City Council, that there was a need to continue the emergency action at Fire Station 3.

On June 2, 2026, the City Council adopted Resolution No. 2026-50, determining, by a unanimous vote of the City Council, that there was a need to continue the emergency action at Fire Station 3.

On June 16, 2026, the City Council adopted Resolution No. 2026-55, determining, by a unanimous vote of the City Council, that there was a need to continue the emergency action at Fire Station 3 and clarifying that the City Manager has the same authority provided to the Acting City Manager pursuant to Resolution No. 2026-32.

DISCUSSION:

The Acting City Manager authorized staff to proceed with all necessary work under the emergency action to safeguard the immediate health and safety of personnel at Fire Station 3. As detailed in the April 7, 2026 staff report, the rodent infestation presents serious health and sanitation hazards, exposing firefighters to unsafe living and working conditions.

The City executed a Construction Services Agreement with Sunshine Pacific Group America, Inc. and repair work continues at Fire Station 3.

Public Works continues to coordinate closely with Fire Department Management and Fire Station 3 personnel to maintain safety during the construction process. Temporary accommodations continue to be provided.

As the repair work is ongoing, staff recommends that the City Council determine there is a need to continue the emergency action.

LEGAL REVIEW:

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

OPTIONS:

The City Council has the following options:

1. Approve staff's recommendation; or
2. Provide alternative direction.

Prepared by: Renee M. G. Chavez, Management Analyst I

Fiscal Impact

FISCAL IMPACT:

This is strictly an administrative item. Therefore, there is no fiscal impact associated with this action.

Attachments

Attachment No. 1 - Resolution No. 2026-76

CITY COUNCIL GOALS & OBJECTIVES: Protect Public Safety
Achieve Fiscal Sustainability and Financial Stability
A Well-Planned Community

ATTACHMENT NO. 1

RESOLUTION NO. 2026-76

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST COVINA, CALIFORNIA, DETERMINING, BY AT LEAST A FOUR-FIFTHS VOTE OF THE CITY COUNCIL, THAT THERE IS A NEED TO CONTINUE THE EMERGENCY ACTION AT FIRE STATION 3

The City Council of the City of West Covina hereby finds and declares as follows:

WHEREAS, Public Contract Code section 1102 defines an “emergency” as “a sudden, unexpected occurrence that poses a clear and imminent danger, requiring immediate action to prevent or mitigate the loss or impairment of life, health, property, or essential public services”; and

WHEREAS, pursuant to Public Contract Code section 22050(a)(1), in the case of an emergency, the City, pursuant to a four-fifths vote of the City Council, may repair or replace a public facility, take any directly related and immediate action required by that emergency, and procure the necessary equipment, services, and supplies for those purposes, without giving notice for bids to let contracts; and

WHEREAS, pursuant to Public Contract Code section 22050(a)(2), before the City Council takes any action pursuant to paragraph (1), it shall make a finding, based on substantial evidence set forth in the minutes of its meeting, that the emergency will not permit a delay resulting from a competitive solicitation for bids, and that the action is necessary to respond to the emergency; and

WHEREAS, pursuant to Section 2-357(a) of the West Covina Municipal Code, in cases of an emergency, the City Council, after making a finding, based on substantial evidence set forth in the minutes of the meeting, that the emergency will not permit a delay resulting from a competitive solicitation for bids, and that the action is necessary to respond to the emergency, may, by a four-fifths ($\frac{4}{5}$) vote of the City Council, repair or replace a public facility, take any directly related and immediate action required by that emergency, and procure the necessary equipment, services, and supplies for those purposes, without giving notice for bids to let contracts; and

WHEREAS, City staff recently identified a significant rodent and rat infestation within Fire Station 3; and

WHEREAS, the infestation poses a clear and imminent danger requiring immediate action to avoid health and safety issues; and

WHEREAS, on April 7, 2026, the City Council adopted Resolution No. 2026-32, finding, by a unanimous vote of the City Council, that an emergency exists at Fire Station 3 which will not permit the competitive solicitation for bids and directing and authorizing

the Acting City Manager to cause emergency repairs to be performed and to take any directly related and immediate action required by the emergency; and

WHEREAS, pursuant to Public Contract Code section 22050(c), if the City Council orders emergency repairs, the City Council is required to review the emergency action at its next regularly scheduled meeting and at every regularly scheduled meeting thereafter until the action is terminated, to determine, by a four-fifths vote, that there is a need to continue the action, and to terminate the action at the earliest possible date that conditions warrant so that the remainder of the emergency action may be completed by a competitive solicitation for bids; and

WHEREAS, on April 21, 2026, the City Council adopted Resolution No. 2026-34, determining, by a unanimous vote of the City Council, that there was a need to continue the emergency action at Fire Station 3; and

WHEREAS, on May 5, 2026, the City Council adopted Resolution No. 2026-35, determining, by a unanimous vote of the City Council, that there was a need to continue the emergency action at Fire Station 3; and

WHEREAS, on May 19, 2026, the City Council adopted Resolution No. 2026-38, determining, by a four-fifths vote of the City Council, that there was a need to continue the emergency action at Fire Station 3: and

WHEREAS, on June 2, 2026, the City Council adopted Resolution No. 2026-50, determining, by a unanimous vote of the City Council, that there was a need to continue the emergency action at Fire Station 3; and

WHEREAS, on June 2, 2026, the City Council appointed the Acting City Manager as the City Manager; and

WHEREAS, on June 16, 2026, the City Council adopted Resolution No. 2026-55, determining, by a unanimous vote of the City Council, that there was a need to continue the emergency action at Fire Station 3 and clarifying that the City Manager has the same authority provided to the City Manager pursuant to Resolution No. 2026-32.

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

SECTION 1. Based upon the information provided in the staff report accompanying this resolution, the City Council determines that there is a need to continue the emergency action at Fire Station 3.

SECTION 2. The City Manager shall report to the City Council at every regularly scheduled meeting until this emergency action is terminated the reasons justifying why the emergency continues to exist and whether there is a need to continue the emergency action.

SECTION 3. In accordance with Public Contract Code section 22050(c)(3), the City Council will terminate the emergency action at the earliest possible date that conditions warrant so that the remainder of the emergency action may be completed by a competitive solicitation for bids.

SECTION 4. 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 7th day of July, 2026.

Letty Lopez-Viado
Mayor

APPROVED AS TO FORM

ATTEST

Thomas P. Duarte
City Attorney

Lisa Sherrick, CMC
Assistant City Clerk

I, LISA SHERRICK, CMC, ASSISTANT CITY CLERK of the City of West Covina, California, do hereby certify that the foregoing Resolution No. 2026-76 was duly adopted by the City Council of the City of West Covina, California, at a regular meeting thereof held on the 7th day of July, 2026, by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

Lisa Sherrick, CMC
Assistant City Clerk



AGENDA STAFF REPORT

City of West Covina | Office of the City Manager

DATE: July 7, 2026

TO: Mayor and City Council

FROM: Milan Mrakich, City Manager

SUBJECT: STATUS OF THE UPDATE TO STREET SWEEPING PROGRAM IMPLEMENTATION

RECOMMENDATION:

It is recommended that the City Council receive and file this report.

BACKGROUND:

The City of West Covina provides street sweeping services for approximately 463 curb miles of roadway through a contract with a third-party vendor. Street sweeping is an essential public service that removes trash and debris, maintains the cleanliness and appearance of the community, and supports compliance with regional water and air quality regulations.

Community meetings were held on June 12, 17, and 26, 2023, as well as on October 19, 2023, to discuss potential changes to the City's existing street sweeping program.

On November 7, 2023, staff presented an update on the program to the City Council. Due to additional information requested by the Council, the item was tabled and later returned for consideration on December 5, 2023. At that meeting, the City Council directed staff to transition from a bi-weekly street sweeping schedule to a weekly schedule. The Council also directed staff to update the Municipal Code, install signage restricting parking during designated four-hour street sweeping windows, and expand the responsibilities of Public Safety (formerly Code Enforcement) to include street sweeping enforcement. The enforcement component was intended to ensure that streets and curbs remain accessible to street sweepers so the program can operate effectively.

On October 15, 2024, the City Council awarded a contract to a third-party vendor for the installation of new street sweeping signs in the amount of \$351,095.00, with a 15% contingency of \$52,664.25, for a total project budget of \$403,759.25. The City Council also authorized staff to purchase additional signage and mounting equipment in the amount of \$734,992.87. The project scope included all materials, equipment, labor, and incidentals necessary to install street sweeping restriction signage throughout the City. Signs were installed on existing streetlights, existing signposts, or new Uni strut signposts placed in concrete or dirt, depending on site conditions.

On January 21, 2025, staff presented proposed amendments to the Municipal Code necessary to implement the updated street sweeping program. On February 4, 2025, the City Council adopted Ordinance No. 2526, amending Chapter 22 (Traffic Regulations) to update street sweeping regulations and enforcement provisions. At the same meeting, the City Council adopted Resolution No. 2025-10,

establishing the effective dates and identifying when and where the “No Parking on Street Sweeping Days” regulations would be implemented.

On February 19, 2025, staff issued a Notice to Proceed to the awarded contractor for the installation of Citywide street sweeping signage. Signs restricting parking during the designated four-hour street sweeping windows were subsequently installed throughout all applicable areas of the City.

On July 15, 2025, the City Council authorized the purchase of enforcement vehicles to support the updated street sweeping program. This included four 2025 Ford F-150 trucks and two 2025 Ford Police Interceptors for use by Public Safety as part of the enforcement fleet.

On August 19, 2025, the City Council directed staff to revise the program to an alternate-side, alternate-day street sweeping schedule. The Council directed the then Acting City Manager to negotiate an amendment to the agreement with Nationwide Environmental Services and return with the proposed amendment for Council consideration. The Council also authorized the purchase of stickers to revise existing signage and directed staff to prepare a resolution updating parking restrictions associated with the modified program.

On November 18, 2025, the City Council accepted the completed work and authorized staff to file the Notice of Completion for the Street Sweeping Signage Installation Project (Project No. 25015).

On April 7, 2026, staff presented an update on the street sweeping program, including a financial analysis of four implementation options related to alternate-side, alternate-day street sweeping. Following the discussion, the City Council directed staff to implement Option 1, which reinstated the zone-based weekly street sweeping schedule originally approved by the City Council on December 5, 2023. Staff was also directed to continue evaluating opportunities to address community concerns and operational challenges associated with the program.

DISCUSSION:

In response to City Council direction, staff began implementation of the zone-based weekly street sweeping schedule through a coordinated effort involving the Engineering Division, Public Safety Department, and Public Works Department.

On May 11, 2026, following the former Acting City Manager, now City Manager’s direction, Public Safety staff began coordinating enforcement routes with the City’s street sweeping contractor, Nationwide Environmental Services. Public Safety Officers followed the street sweeper along designated routes to distribute warning notices to vehicles parked within restricted areas as part of an extensive public awareness and noticing campaign.

In addition to the warning notices, the City Manager has provided updates during City Manager Reports at City Council meetings since April 7, 2026. Residents have been encouraged to submit concerns regarding missing signage, requests for alternate-side street sweeping, or other street sweeping-related issues through the City’s Report an Issue application, by email at Permits@westcovina.org, or by phone at (626) 939-8733. Staff logged each concern, conducted an investigation, and provided a response to the resident.

In conjunction with these efforts, Public Safety staff documented outdated signs, incorrect postings, missing signage, and locations with unique characteristics that may warrant alternate-side street sweeping. These characteristics included streets adjacent high-density residential development, commercial parking overflow, or other site-specific conditions. Feedback received from both residents and Public Safety staff was logged and individually investigated. A log of these concerns can be found in Attachment 2.

In addition to concerns raised by residents and Public Safety staff, the Engineering Division completed an independent field review of all streets throughout the City. During this review, staff identified missing, outdated, or incorrect signage and evaluated opportunities to improve sign placement, including installation on existing streetlights, consolidation with other signage, and relocation to more visible locations.

Following completion of the field review and after allowing sufficient time for additional public input, staff cross-referenced resident concerns with the findings from the field review to ensure all issues brought to the City's attention were addressed. In cases where concerns had already been identified during the Engineering Division's review, such as missing or incorrect signage, those items were marked as addressed. Staff then conducted additional field investigations for concerns that had not previously been identified, including requests for alternate-side street sweeping schedules.

It should be noted that field reviews were conducted during normal business hours, as no concerns were reported regarding overnight or weekend conditions. Should concerns arise for specific time periods, staff will conduct additional investigations as necessary.

A comprehensive log of concerns and field findings from residents and Public Safety staff is included as Attachment 2 to this report. A summary of these findings is provided below in Table 1.

Table 1 – Concern/Response Log Overview

Concern Category	Total Number Received	Total Number Concurred After Field Review
Alternate Day Sweeping	47	24
Damaged Sign	1	1
Incorrect Day	30	30
Missing Signs	101	97
Outdated Signage	18	15
School Zone	1	1
Total Received	198	168

It should be noted that Table 1 reflects only concerns submitted by residents and the Public Safety Department. During the Engineering Division's independent review, additional locations requiring modifications were identified and have been incorporated into the proposed updated street sweeping maps. In some cases, individual concerns encompassed multiple streets or blocks depending on the nature of the issue.

The culmination of these reviews resulted in staff recommending the installation of approximately 1,227 additional signs throughout the City. The need for additional signage is largely attributed to the original direction to minimize sign placement, which resulted in concerns from residents that street sweeping restrictions were not clearly identified on certain streets. To balance clear communication of parking restrictions while minimizing sign clutter, staff has also recommended consolidating signs onto existing poles and streetlights, as well as relocating signs where appropriate to preserve neighborhood aesthetics.

Upon substantial completion of the field investigations, staff prepared updated street sweeping signage maps and provided them to the Public Works Department in mid-June 2026. Public Works staff subsequently began removing, replacing, and installing signage throughout the City at locations where

improvements had been identified.

At this time, Public Works staff continue to install and update signage while Public Safety staff continue the public awareness campaign by distributing street sweeping notices to vehicles parked in restricted areas. A copy of the notice being provided is shown in Attachment 3.

Upon completion of the signage updates, the City intends to notify residents through social media platforms and other communication channels regarding the date on which parking enforcement will begin. Once enforcement commences, Public Safety staff will issue citations to vehicles parked within posted street sweeping restriction areas. Public Safety staff will continue to follow the street sweeper through each designated zone. After the street sweeper has completed service on a street, residents may return their vehicles to the curb without receiving a citation.

Residents who receive a citation will be provided with information identifying the applicable Municipal Code section, citation amount, and instructions for payment or contesting the citation. Citations may be paid online or by mail. Payments submitted by mail must be made by check or money order; cash payments will not be accepted. Mailed payments must be postmarked on or before the payment due date to avoid late penalties.

The City also provides customer service support through a third-party citation processing vendor to assist residents with citation-related questions. Eligible residents may enroll in a payment plan within 120 days of citation issuance or within 10 days of an administrative hearing determination. Payment plan terms, including minimum monthly payments and repayment periods, are based on the total citation amount enrolled. Processing fees may apply. Payment plans are not available for citations associated with vehicles that are currently booted or impounded.

Low-income residents may qualify for reduced payment plan options in accordance with applicable requirements. Monthly payments generally will not exceed \$25 for eligible citations totaling up to \$500, while alternative arrangements may be available for higher citation amounts.

Residents who believe a citation was issued in error may contest the citation in accordance with California Vehicle Code Section 40215. The first level of review is an initial administrative review conducted at no cost to the resident. Requests for review must be submitted within 21 calendar days of citation issuance and must include supporting documentation. If the citation is dismissed, any payments made by the resident will be refunded.

If the citation is upheld during the initial review, the resident may request a second-level review through an administrative hearing. Requests for an administrative hearing must be submitted within 21 calendar days of the mailing of the initial review determination. To qualify for an administrative hearing, the citation amount must generally be paid in advance. Residents may request either an in-person hearing or a hearing by written declaration. Administrative hearings are conducted by an impartial hearing officer and do not involve direct examination of the issuing officer.

If the citation is upheld during the administrative hearing, the resident may pursue a third-level appeal through the Superior Court pursuant to California Vehicle Code Section 40230(a). Residents dissatisfied with the results of the administrative hearing may file a civil appeal in accordance with applicable legal requirements. If a citation is dismissed at any stage of the review process, any amounts paid by the resident will be refunded.

LEGAL REVIEW:

The City Attorney's Office did not review this staff report.

OPTIONS:

It is recommended that the City Council receive and file this report.

Prepared by: Brian Cervantes, Associate Engineer

Additional Approval: Robert Ortega, CIP Project Manager

Attachments

Attachment No.1 - St Sweeping Power Point Update

Attachment No.2 - Concern Response Log

Attachment No.3 - Street Sweeping Enforcement Warning

CITY COUNCIL GOALS & OBJECTIVES: A Well-Planned Community
Enhance City Image and Effectiveness
An Accessible Community

CITY COUNCIL MEETING JULY 7, 2026

ITEM #X – UPDATE TO STREET SWEEPING PROGRAM IMPLEMENTATION

Engineering Division/Public Safety
Department

STREET SWEEPING IMPLEMENTATIO N UPDATE

Street Sweeping Background

Noticing

Field Reviews & Concerns Received

Next Steps

Enforcement

STREET SWEEPING BACKGROUND



June 12, June 17, June 26, and October 2023 Community Meetings to discuss street sweeping



November 7, 2023 Staff brought consideration for a new street sweeping before the City Council



December 5, 2023 City Council directed staff to transition from a bi-weekly to a weekly schedule



October 15, 2024 the City Council awarded a contract for the installation of street sweeping signage



February 4, 2025 the City Council adopted Ordinance No. 2526 amending the Municipal Code to update street sweeping restrictions

STREET SWEEPING BACKGROUND CONTINUED



February 19, 2025 staff issued a Notice to Proceed for the installation of citywide street sweeping restriction signage



July 15, 2025 the City Council approved the purchase of four F-150 trucks and two 2025 Ford Police Interceptors to be utilized by Public Safety



August 19, 2025 The City Council directed staff to revise the program to an alternate-side alternate-day street sweeping schedule



November 18, 2025 the City Council accepted the completed work and authorized recordation of a Notice of Completion for the Street Sweeping Signage Installation Project

STREET SWEEPING BACKGROUND CONTINUED



April 7, 2026 – City Council directed City Staff to move forward with the previously approved zone-based street sweeping program while reviewing locations for potential alternating sides to address specific concerns for individual locations.



With this direction, City staff from Public Safety and Engineering began an inventory of all existing street sweeping signs to verify that all streets have the appropriate signage, that signs are placed in a manner that adequately informs residents and visitors of parking restrictions, to identify high-density residential areas, and to evaluate unique street conditions that may warrant an alternating side street sweeping schedule or other signage improvements.

NOTICING

- Starting May 11, 2026 Public Safety Staff began issuing warning notices as part of a public awareness and noticing campaign.
- City manager updates in response to resident concerns
- Resident feedback received via the City's Report An Issue App, email, and phone calls



CITY OF WEST COVINA PUBLIC SAFETY DEPARTMENT



STREET SWEEPING WARNING NOTICE

A West Covina Public Safety officer observed this vehicle parked in violation of posted restrictions.

The City of West Covina launched its weekly street sweeping program on January 6, 2025, covering all streets. The updated schedule is now available in an interactive map format on our website under the "West Covina Resource Maps" section. This effort aims to maintain cleanliness and improve public safety citywide.

West Covina Municipal Code Section 22-193

Prohibits parking any vehicle on any street or alley or portion thereof during the days and times designated for street sweeping. Allows parking on restricted portions of streets or alleys once the street sweeper has passed.



**PARKING RESTRICTIONS WILL BE ENFORCED WITHIN 30 DAYS
AS PER POSTED SIGNS. FOR QUESTIONS, CALL (626) 939-8426.**

WWW.WESTCOVINA.ORG

Field Reviews

- In response to the concerns received all locations were logged and field verified

Alternative Side:

- Compared against the zoning code for high density housing
- Field reviewed to see if high density housing/commercial overflow was adjacent
- Reviewed for any unique conditions that may warrant an alternate side street sweeping schedule

Damaged Signs:

- Signs reviewed for damage such as graffiti or vandalism

Field Reviews – Continued

Incorrect Day Postings:

- Citywide review to ensure posted signage matched the street sweeping maps.

Missing Signage:

- Reviewed to ensure all streets are posted for residents and guest once they turn onto a street

Field Reviews – Continued

Outdated Signage:

- Field verified all previous signage from prior to the update have been removed
- Some signs are dual permit parking & street sweeping which require new permit parking signage.

School Zones:

- All school frontages verified to have street sweeping restriction signage removed to ensure school drop off and pick up circulation

REVIEW FINDINGS & CONCERNS RECEIVED

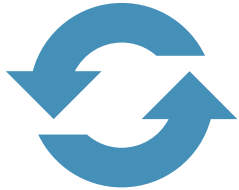
- 198 individual concerns brought to the City for review from members of the public and Public Safety Staff

Concern Category	Total Number Received	Total Number Concurred After Field Review
Alternate Day Sweeping	47	24
Damaged Sign	1	1
Incorrect Day	30	30
Missing Signs	101	97
Outdated Signage	18	15
School Zone	1	1

REVIEW FINDINGS & CONCERNS RECEIVED CONTINUED

- In addition to responding to the 198 concerns brought to the City staff additionally drove every street of the City to confirm if further improvements could be made such as:
 - Compilation of signage onto single posts and streetlights to preserve neighborhood aesthetics
 - Installation of additional signage to improve awareness for residents
 - Relocation of signage between property lines to minimize impact to residents
- Field review resulted in recommendation to install additional 1,227 signs
 - Original installation aimed to minimize the number of signs to be enforceable; however, from resident feedback additional signage is recommended in some neighborhoods to ensure residents and guests are aware of the restrictions
 - This number does not include signs that would benefit from being relocated to single posts or street lights as well as signs to be removed in front of school zones or other unique locations

NEXT STEPS FOR SIGNAGE IMPLEMENTATION



**Signage removal & replacement
being completed by Public Works**



**Coordination and implementation of
updated maps with the City's Street
Sweeping Vendor Nationwide
Environmental Services**



**Continuous review of concerns that
are submitted to the City.**

ENFORCEMENT

-
- Enforcement will not begin until all signage has been updated and revised street sweeping routes are implemented
 - Additional items prior to enforcement
 - Update of City GIS layer to reflect updated maps
 - Public noticing on City social media platforms
 - Announcement at City Council Meeting

ENFORCEMENT CONTINUED

- Vehicles will only be sited if parked along a restricted zone prior to the street sweeper passing. Once the street sweeper has passed residents will be able to repark their vehicles
- Each citation has the applicable Municipal Code Section of the violation being cited for, the citation amount, and instructions for how to pay or contest the citation
- If a resident receives a citation, they will be able to contest the citation in accordance with California Vehicle Code (CVC) Section 40215 via a staged approach
 - Level 1 – Initial Administrative Review
 - Level 2 – Administrative Hearing
 - Level 3 – Appeal through the Superior Court pursuant to CVC Section 40230(a)

Thank you
&
Questions

WEST COVINA STREET SWEEPING PHASE II CONCERN/RESPONSE LOG						
Concern #	Street Name	Concern	Issue	Street Sweeping Day	Field Findings	Response
1	Badillo Street	old street sweeping signs on eb side of Badillo to orange	Outdated	TUE 7-11	(3) Old Signs Found	Signs to be removed
2	North Sunset Avenue	street sweeping signs incorrect day Tuesday when route states alternating day monday 10am -2pm	Incorrect Day	TUE 7-11	S/S sunset to read Monday 10-2	Signs to be removed and replaced to read Mon 10-2PM
3	E Francisquito Avenue	old sign. new sign required with new restrictions.	Outdated	MON 1-4	Old Sign Found	Sign to be removed and Replaced
4	E Francisquito Avenue	Old sign. new sign required with new parking restrictions.	Outdated	MON 1-4	Old Sign Found	Sign to be removed and Replaced
5	North Shadydale Avenue	old street sweeping sign on pole	Outdated	TUE 10-2	Sign is Correct	No Action Needed
6	North Vincent Avenue	old street sweeping sign in alley	Outdated	TUE 10-2	Sign to be removed (SB)	Sign to be removed
7	West Lousisa Avenue	old sign up on pole	Outdated	TUE 10-2	Old Sign Found	Sign to be removed and replaced
8	North Lang Avenue	street sweeping sign with graffiti sticker on it	Damaged	TUE 7-11	Sign Has Graffiti	Remove and Replace
9	North Willow Avenue	old street sweeping sign posted on pole	Outdated	TUE 7-11	Old Sign Found	Remove and Replace
10	S Robin Road	Merced/Robin for vehicles parking facing eastbound on Merced. street sweeping sign posted on Edison pole.	Outdated	THUR 1-4	Sign Found on Edison Pole	Sign to be relocated
11	E Michelle Street	Incorrect sign. areas posted Thursday morning 10am to 2pm. sign posted Monday	Incorrect Day	THUR 10-2	Monday sign found on Pole	Sign to be relocated
12	S Valinda Avenue	Incorrect sign posting. confirm route. correct sign should display Thursday 1pm to 4pm.	Incorrect Day	THUR 1-4	NB Sign Reads Monday 1-4 PM	Sign to be removed and Replaced
13	S Valinda Avenue	Incorrect sign posting. confirm route. correct sign should display Thursday 1pm to 4pm.	Incorrect Day	THUR 1-4	NB Sign Reads Monday 1-4 PM	Sign to be removed and Replaced
14	S Valinda Avenue	Incorrect sign posting. confirm route	Incorrect Day	THUR 1-4	NB Sign Reads Monday 1-4 PM	Sign to be removed and Replaced
15	S Valinda Avenue	Incorrect sign posting. confirm route	Incorrect Day	THUR 1-4	NB Sign Reads Monday 1-4 PM	Sign to be removed and Replaced
16	E Francisquito Avenue	Old sign. no sign required Monday 1pm to 4pm.	Outdated	MON 1-4	Old Sign Found	Sign to be removed and Replaced
17	S Valinda Avenue	signs for vehicles parked northbound posted Thursday 1pm to 4pm. incorrectly posted Monday 1pm to 4pm. confirm route	Incorrect Day	THUR 1-4	NB Sign Reads Monday 1-4 PM	Sign to be removed and Replaced
18	E Alwood Street	Old street sweeping restriction. new signs posted in area Monday 1pm to 4pm.	Outdated	MON 1-4	Sign has incorrect Date	Sign to be removed and Replaced
19	E Francisquito Avenue	Old parking restrictions posted. New sign required.	Outdated	MON 1-4	Old Sign Found	Sign to be removed and Replaced
20	S Walnut Avenue	street sweeping sign on Edison pole.	Missing	MON 1-4	Sign on Edison Pole	Sign to be removed and Replaced
21	S Holly Place	Holly and Portner. Old street sweeping sign. New Signs posted Monday 1pm to 4pm in the area.	Outdated	MON 1-4	Old Sign Found	Sign to be removed and Replaced
22	S Susanna Avenue	Susanna and Portner. Old street sweeping sign. New Signs posted Monday 1pm to 4pm in the area.	Outdated	MON 1-4	Old Sign Found on Street pole	Sign to be removed
23	Lisa Street	There are no Street Sweeping parking signs located on either side of Lisa Street	Missing	FRI 7-11	Confirmed no signage	Signs to be added
24	Greenleaf Drive	Missing the parking sign that was removed and not replaced. This is directly across from reported location.	Missing	FRI 10-2	Confirmed no signage	Signs to be added
25	Fairgrove Avenue	staff has already submitted a service request to have the street sweeping signs removed, as they currently contradict the existing "No Stopping Any Time" signage and may create confusion for motorists -	Outdated	THUR 10-2	Conflicting signage observed	Signs to be removed
26	North Hyacinth Avenue	no street sweeping signs on either side of street	Missing	TUE 1-4	Confirmed no signage	Signs to be added
27	North Butterfield Road	entire street has no signs for street sweeping either side	Missing	TUE 1-4	Confirmed no signage	Signs to be added
28	E Norma Avenue	If the city can consider relocating the sign whether that would be mounting it on the street sign or placing it in between the property line between my corner home and the neighbor.	Outdated	WED 7-11	sign observed in mid property	Sign to be relocated in between Prop lines
29	E James Avenue	no street sweeping sign coverage on street	Missing	WED 7-11	Confirmed no signage	Signs to be added
30	Deodar Avenue	no street sweeping signs coverage on street	Missing	WED 7-11	Confirmed no signage	Signs to be added
31	E Norma Avenue	no sign coverage on street	Missing	WED 7-11	Confirmed no signage	Signs to be added
32	E Garvey Avenue N	no street sweeping signs on south side of E Garvey Ave N between no park/stop anytime zone	Missing	WED 7-11	Confirmed no signage	Signs to be added
33	E Garvey Avenue N	no signs indicating street sweeping day for Thurs 10-2 against freeway wall	Missing	WED 7-11	S/S signs shall read Thursday 10 - 2 PM	Signs to be removed and replaced
34	E Virginia Avenue	north side of E Virginia Ave does not have alternative street sweeping sign for Thursday 10-2	Missing	THUR 1-4	Signs on the S/S should read Thurs 10 - 2PM	Signs to be removed and replaced
35	E Aroma Drive	old street sweeping sign posted	Outdated	THUR 10-2	No Old Street Sweeping Signs observed	No Action taken
36	E Aroma Drive	old street sweeping sign posted	Outdated	THUR 10-2	No Old Street Sweeping Signs observed	No Action taken
37	E Virginia Avenue	no signs at entrance of street	Missing	WED 1-4	Confirmed no signage	Signs to be added
38	S Charvers Avenue	no signs at entrance of street	Missing	WED 1-4	Confirmed no signage	Signs to be added
39	S California Avenue	RP states there has not been a street sweeping sign installed	Missing	MON 10-2	Confirmed no signage	Signs to be added
40	W Durness Street	Lives near school no signs- Would like a call back	Missing	MON 7-11	Confirmed no signage	Signs to be added
41	W Cameron Avenue	No Street Signs	Missing	MON 10-2	Confirmed no signage	Signs to be added
42	St Malo Street & W Vine Street	Lives near school no signs- Would like a call back	Incorrect Day	MON 10-2	N/S of Vine Ave should read Tuesday 10 AM - 2 PM	Signs to be removed and replaced to read Mon 10-2PM
43	California Avenue	The street sign for sweeping says tuesday, can we actually get a new sign that reflects the new street sweeping schedule, its been a year already	Incorrect Day	MON 10-2	Incorrect sign	Signs to be removed and replaced
44	S Glendora Avenue	No street sweeping signs on block	Missing	MON 1-4	Confirmed no signage	Signs to be added
45	E Louisa Avenue	Missing street sign	Missing	TUE 1-4	Confirmed no signage	Signs to be added
46	W Havenbrook Street	RP states no street sweeping signs on either ends of the street	Missing	TUE 7-11	Confirmed no signage	Signs to be added
47	W Swanee Lane	No Signs posted.	Missing	TUE 7-11	No signs on Orange Ave	Signs to be added
48	E Mobeck Street	Sign has wrong day and time	Incorrect Day	MON 1-4	Signs are alternating	Signs to be alternating in this area
49	S Fernwood Street	Same days on both sides. Resident complaint.	Alternated day	THUR 7-11	Observed single family dwellings with on-site parking	Single Family Dwellings, does not have a unique situation to warrant alternating sides.
50	Havenbrook Street	Same days on both sides. Resident complaint.	Alternated day	TUE 7-11	Observed single family dwellings with on-site parking	Single Family Dwellings, does not have a unique situation to warrant alternating sides.
51	W Durness Street	No signs present W/B Durness from Sunset- Signage starts after the first intersection passed Trojan Way	Missing	MON 7-11	Sign not currently added on entrance of Durness Ave	Sign to be added
52	Vanhorn	N/B Van Horn from Merced Ave- 1 sign seen for W/S of street	Missing	MON 7-11	Confirmed no signage	Signs to be added
53	Elgenia Avenue	Wrong time posted upon sign. Should Read 7-10 AM	Incorrect Day	TUE 7-11	Confirmed incorrect time	Signs to be removed and replaced
54	Samantha Street	No street sweeping sign for Friday; street accross on E Rebacca St has Monday on it	Incorrect Day	FRI 10-2	Confirmed incorrect time	Signs to be removed and replaced
55	Flora Street	There are no street sweeping signs.	Missing	FRI 7-11	Confirmed no signage	Signs to be added
56	Viola Street	There are no street sweeping signs.	Missing	FRI 10-2	Confirmed no signage	Signs to be added
57	E Magdalena Drive	Missing Signage	Missing	FRI 7-11	Confirmed no signage	Signs to be added

58	Valinda Avenue	Sweeper has been passing on Thursday but sign on one side says Mondays, but down the street they sign was recently changed from Thursday to Monday. Rp would like a call back to confirm what day is the sweeper passing	Incorrect Day	THUR 7-11	Signs for NB Travel should read Thursday	Signs to be adjusted
59	E Temple Avenue	There are no visible signs posted on my street showing parking restrictions or street sweeping days/times.	Missing	FRI 10-2	Confirmed no signage	Signs to be added
60	S Marcella Avenue	No Signs	Missing	FRI 10-2	Confirmed no signage	Signs to be added
61	W Pacific Avenue	Resident reports no signage in the vicinity.	Missing	FRI 7-11	Confirmed no signage	Signs to be added
62	S Pima Ave	Wrong signs on both sides of the street. One side should be Thursday and one side should be Friday.	Alternated day	THUR 7-11	Signage posted same sign with high density.	Signs should reflect alternating, to be updated
63	Sandy Hook Street South & West Michelle Street	Request for alternating parking implementation	Alternated day	MON 10-2	Observed single family dwellings with on-site parking	Single Family Dwellings, does not have a unique situation to warrant alternating sides.
64	Deodar Avenue	No Sign	Missing	WED 7-11	Confirmed no signage	Signs to be added
65	Doublegrov Street	No Sign	Missing	Multiple	Confirmed no signage	Signs to be added
66	S Orange Avenue	No Sign	Missing	MON 7-11	Confirmed no signage	Signs to be added
67	Delhaven St	No Sign	Missing	MON 7-11	Confirmed no signage	Signs to be added
68	Lang Ave	No Sign	Missing	TUE 7-11	Confirmed no signage	Signs to be added
69	Quinnel Ave	no signs	Missing	FRI 1-4	Confirmed no signage	Signs to be added
70	Wednesday Street		Missing	FRI 10-2	Confirmed no signage	Signs to be added
71	Florida Street	no signs	Missing	Private Property	Private Property	Private Property No Action
72	Greendale Avenue	no sign	Missing	TUE 10-2	Confirmed no signage	Signs to be added
73	N Hartley St	No sign	Missing	TUE 7-11	Confirmed no signage	Signs to be added
74	Durness St	Wrong times and day	Incorrect Day	MON 7-11	Incorrect sign	Signs to be updated
75	S Evanwood Ave	No signs from Merced to Vine	Missing	MON 10-2	No signage in area	Signs to be added
76	West Lighthall Street	? Will they be updating the signs before they start enforcing	Missing	MON 7-11	No signage in area	Signs to be added
77	W San Bernardino Road	No Signs	Missing	Not City ROW	Not City ROW	City of Covina, no action
78	David Court & Badillo Street	No Signs	Missing	David Ct is Private Property	Private Property	Private Property No Action
79	Badillo Street & Orange Ave	in front of shopping center/in front of apartments-- No signs	Missing	TUE 7-11	Confirmed no signage	Signs to be added
80	E Sunkist Place	No Signs	Missing	TUE 7-11	Confirmed no signage	Signs to be added
81	Cutter Way & San Bernardino Road	No Signs	Missing	Not City ROW	Not City ROW	City of Covina
82	San Bernardino Road and Lark Ellen Avenue	No Signs	Missing	TUE 10-2	Confirmed no signage	Signs to be added
83	E Workman Avenue	No Signs	Missing	TUE 1-4	Confirmed no signage	Signs to be added
84	Butterfield Road, North of E Puente Avenue	No Signs	Missing	TUE 1-4	Confirmed no signage	Signs to be added
85	Louisa Ave, East of Leaf Avenue	No Signs	Missing	TUE 1-4	Confirmed no signage	Signs to be added
86	Hillside Drive/Hollencrest Drive	Wrong Sign Posted	Incorrect Day	WED 10-2	Incorrect sign noted	Signs to be removed and replaced
87	Hollencrest Drive/Casa Grande Drive	No Signs	Missing	WED 10-2	Confirmed no signage	Signs to be added
88	Larkhill /Spring Meadow Avenue	No Signs	Missing	WED 10-2	Confirmed no signage	Signs to be added
89	E Holt Avenue/Grand Ave	No Signs	Missing	WED 1-4	Confirmed no signage	Signs to be added
90	Virginia Ave/Cortez Street	No Signs	Missing	WED 1-4	Confirmed no signage	Signs to be added
91	Garvey Avenue S	No Signs	Missing	WED 7-11	Confirmed no signage	Signs to be added
92	E Oak Knoll Drive/Joy Street	No Signs	Missing	WED 1-4	Confirmed no signage	Signs to be added
93	E Oak Knoll Drive/E Virginia Ave	No Signs	Missing	WED 1-4	Confirmed no signage	Signs to be added
94	E Temple Avenue	No Signs	Missing	WED 1-4	Signs displayed indicate no parking anytime on temple ave	No action needed
95	E Maplegrove Street	No Signs	Missing	THUR 10-2	Signage to be added on S side of Maplegrove St	Signage to be added on S side of Maplegrove St
96	Peggy Court	located as the two signs previously posted on Peggy Court were removed and have not been replaced. You matter of factly pointed to "Parking Signs" posted on Pauline Street, the next street over, suggesting that the signs on another street somehow provide sufficient notice to residents of Peggy Court	Missing	FRI 10-2	Confirmed no signage	Signs to be added
97	W Lighthall Street	They have not replaced the signs but we got a notice on our car this Mond	Missing	MON 7-11	Confirmed no signage	Signs to be added
98	Michelle Street & S Sandy Hook Street	sweeping on the same day	Alternated day	MON 10-2	Observed single family dwellings with on-site parking	Single Family Dwellings, does not have a unique situation to warrant alternating sides.
99	Kathleen Ct	No signs on the street	Missing	FRI 10-2	Confirmed no signage	Signs to be added
100	N Morada Avenue	no driveway - requesting alternate side street sweeping in this area	Alternated day	TUE 10-2	Observed single family dwellings with on-site parking and permit parking existing	Driveway in area, Single Family Dwellings, does not have a unique situation to warrant alternating sides.
101	East Temple Avenue	There are no visible signs posted on my street showing parking restrictions or street sweeping	Missing	FRI 10-2	Confirmed no signage	Signs to be added
102	S. Forecastle Avenue	There are no signs saying no parking with what day + time the sweeping would take place. Not one single sig	Missing	FRI 1-4	Confirmed no signage	Signs to be added
103	W Pacific Avenue	No street sweeping signs	Missing	TUE 7-11	Confirmed no signage	Signs to be added
104	S Evanwood Ave	No signs from Merced to Vine	Missing	MON 10-2	Confirmed no signage	Signs to be added
105	Walnut Creek Pkwy and E Holly Oak Dr	We observed a heavy presence of vehicles, particularly on Walnut Creek Ct and E Holly Oak Dr.	Alternated day	WED 7-11	Observed single family dwellings with on-site parking	Single Family Dwellings, does not have a unique situation to warrant alternating sides.
106	Walnut Creek Ct and E Holly Oak Dr	We observed a heavy presence of vehicles, particularly on Walnut Creek Ct and E Holly Oak Dr.	Alternated day	WED 7-11	Observed single family dwellings with on-site parking	Single Family Dwellings, does not have a unique situation to warrant alternating sides.
107	E Holly Oak Dr	We observed a heavy presence of vehicles	Alternated day	WED 7-11	Observed single family dwellings with on-site parking	Single Family Dwellings, does not have a unique situation to warrant alternating sides.
108	Toland Ave / Garvey Ave N	Residents from apartments are only able to park on the north side of Garvey Ave due to 10 fwy.	Alternated day	TUE 10-2	Adjacent high density housing with parking on one side of street only. Adjacent street is restricted to permit parking only that currently would not serve residents of adjacent property.	Item to be considered for ALT signs; however, permit parking restriction recommended to be removed
109	Baymar Ave	Residents from apartments are only able to park on the north side of Garvey Ave due to 10 fwy.	Alternated day	WED 7-11	Observed single family dwellings with on-site parking	Single Family Dwellings, does not have a unique situation to warrant alternating sides.
110	Philips Ave	Heavily crowded street from the apartment complex (Grove Center Manor).	Alternated day	WED 7-11	Adjacent high density housing with parking on one side of street only. Adjacent street is restricted to permit parking only that currently would not serve residents of adjacent property.	Item to be considered for ALT signs; however, permit parking restriction recommended to be removed
111	Badillo St	Heavily crowded street from the apartment complex (Grove Center Manor).	Alternated day	WED 7-11	S side of Badillo City of West Covina, north side night. Badillo not eligible for alternating side, but N Phillips Ave and E Grove Center St south of Badillo recommended for alternating side.	Item to be considered for ALT signs. N Phillips Ave and E Grove Center St south of Badillo recommended for alternating side.
112	East Puente Avenue	No alternated sides	Alternated day	TUE 10-2	No driveways identified along street.	north side of East Puente Ave and E El Dorado St from N Vincent Ave to N Carvol Ave recommended for alternating sides.
113	E Martina Street	Sign facing the wrong direction	Incorrect Day	TUE 10-2	Incorrect sign noted	Sign Noted and will be R/R
114	E Walnut Creek Pkwy	Requesting alternate side street sweeping days.	Alternated day	WED 7-11	Observed single family dwellings with on-site parking	Single Family Dwellings, does not have a unique situation to warrant alternating sides.
115	S Sunset Avenue	RP states no signs posted on Sunset	Missing	MON 7-11	Confirmed no signage	Signs to be added
116	Evangelina Street	No signs on street	Missing	FRI 7-11	Confirmed no signage	Signs to be added

117	S Silverbirch Place	street sweeping day is posted 1-4pm on Mondays however she does not have a driveway and is requesting alternate days in her area due to no parking in the alley	Alternated day	MON 1-4	S Silverbirch Pl from S Bubblingwell Rd to E Truman Pl on the north side of street observed to not have driveways.	S Silverbirch Pl from S Bubblingwell Rd to E Truman Pl recommended for alternating side
118	Stonehaven Place	No signs on block	Missing	FRI 10-2	Confirmed no signage	Signs to be added
119	N Hollow Avenue	Due to new development at Del Norte Park the resident is requesting alternate days & to be able to park on lawn.	Alternated day	TUE 7-11	Proposed future adjacent high density housing to the north of the N Hollow Ave from W Workman Ave to W Del Norte St. N Hollow Ave street is restricted to permit parking only that currently would not serve residents of adjacent property. East side of street does not have driveways.	Item to be considered for ALT signs
120	S Ferntower Avenue	Resident's street sweeping is on Friday's 1-4pm. Resident is requesting alternate days due to multiple vehicles and nowhere to park.	Alternated day	FRI 1-4	Confirmed no signage	Signs to be added
121	E Barbara Avenue	Alternate Parking Plan	Alternated day	MON 7-11	Observed single family dwellings with on-site parking	Single Family Dwellings, does not have a unique situation to warrant alternating sides.
122	South Hillborn Avenue	There are no signs on my side of the street so neighbors park there and my side does not get cleaned.	Missing	WED 10-2	Confirmed no signage	Signs to be added
123	Stonehaven Place	No Sign	Missing	FRI 10-2	Confirmed no signage	Signs to be added
124	Cravath Court	Resident states she received a st wp notice on Friday, but the signs posted on her street state Monday is street sweeping, she is requesting for the signs to be changed to the correct date.	Incorrect Day	FRI 10-2	Confirmed incorrect time	Signs to be removed and replaced
125	South Hillborn Avenue	concern regarding the recently implemented parking restrictions prohibiting parking on both sides of certain residential streets during the same hours	Alternated day	WED 7-11	No driveways identified along street both S Hillborn Ave and the west side of Hollenbeck Ave between E Cortez St to E Rio Verde Dr	Recommended to be considered for alternating sides along both S Hillborn Ave and the west side of Hollenbeck Ave between E Cortez St and E Rio Verde Dr
126	E Cortez St	Alternate Day Parking Plan	Alternated day	WED 7-11	Observed single family dwellings with on-site parking	Single Family Dwellings, does not have a unique situation to warrant alternating sides.
127	West Durness Street	There are currently no "Street Sweeping No Parking" signs posted on this side of the street	Missing	MON 10-2	Confirmed no signage	Signs to be added
128	Dorothy Street	The difficulty is that street sweeping for both sides of the street is scheduled on the same day and at the same time	Alternated day	FRI 7-11	Confirmed no signage	Signs to be added
129	Macdevitt street	No Sign	Missing	TUE 7-11	Confirmed no signage	Signs to be added
130	Badillo Street/Orange Ave	Wrong signs. Sign display 1st and 3rd Tuesdays when it should be "7-11AM"	Incorrect Day	TUE 7-11	Old Signs observed	Signs on S side of badillo, E/O orange ave to be removed and replaced
131	Del Norte Park	No Signs	Missing	TUE 7-11	Confirmed no signage	Signs near parks are considered to be removed.
132	Faith Street	No available alternative parking exists for residents during enforcement hours	Alternated day	FRI 7-11	Observed single family dwellings with on-site parking	Single Family Dwellings, does not have a unique situation to warrant alternating sides.
133	Thomas Place	verify it is posted correctly	Missing	FRI 7-11	Location can benefit from additional signage	Signs to be added
134	W Carlton Avenue	verify that the street is posted correctly	Alternated day	TUE 10-2	Observed single family dwellings with on-site parking	Single Family Dwellings, does not have a unique situation to warrant alternating sides.
135	Hillsborough Pl	our street sweeping day has been on THURSDAY since I moved to West Covina in 2021. We have never received parking warnings on Fridays	Incorrect Day	FRI 7-11	Signs posted with incorrect day	Signs to be removed and replaced
136	Sally Ct	no signage	Missing	FRI 10-2	Confirmed no signage	Signs to be added
137	Ginger Ct	resident came to the front desk to report no signs	Missing	FRI 7-11	Confirmed no signage	Signs to be added
138	Greenleaf Drive	resident reported a pole was forcibly removed several months back. The pole was on the south side of the street across from his location. Pole is gone now.	Missing	FRI 10-2	Confirmed no signage	Signs to be added
139	Amanda street	Missing street sign	Missing	FRI 1-4	Confirmed no signage	Signs to be added
140	Miranda street	no sign	Missing	FRI 7-11	Confirmed no signage	Signs to be added
141	Gemini Street	no signs	Missing	FRI 10-2	Confirmed no signage	Signs to be added
142	Lainie Street	missing signs	Missing	THUR 10-2	Confirmed no signage	Signs to be added
143	E Vermillion Street	no street sweeping signs installed on her street. She mentioned there is only a sign posted on the other end of Vermillion.	Missing	FRI 1-4	Confirmed no signage	Signs to be added
144	South Sentous Avenue	street sweeping will occur on alternating days of the street to accommodate parking needs". Please clarify signage. Thank you in advance	Alternated day	FRI 1-4	Confirmed no signage	Signs to be added
145	E Merced Avenue	Is this something I need to go to a council meeting to discuss? Such a simple and practical thing to not have street sweeping during pick up or drop off hours near schools.	School Zone	THUR 10-2	Signage observed in front of school drop off and pick up zones	Sings on the N Side of Merced Ave from Glenview Rd and S Robin Rd will be removed for school dropoff / pickup
146	S Hillborn Avenue	normally street sweeping has alternate days for each side of the street, where are we going to park?	Alternated day	WED 10-2	Observed single family dwellings with on-site parking	Single Family Dwellings, does not have a unique situation to warrant alternating sides.
147	East Edde Street	needed to replace the roadside signs	outdated	WED 10-2	Not a street sweeping concern	Not a street sweeping concern
148	Erica Avenue		Alternated day	FRI 7-11	Observed single family dwellings with on-site parking	Single Family Dwellings, does not have a unique situation to warrant alternating sides.
149	S Pima Ave	Apartment parking	Alternated day	THUR 7-11	S/S Bandy Ave and W/S S Pima Ave to be alternating 10-2 Fri	S/S Bandy Ave and W/S S Pima Ave to be alternating 10-2 Fri
150	S Pima Ave	Apartment parking	Alternated day	THUR 7-11	Observed high density housing along S Pima Ave from S Bandy Ave to E Stuart Ave. Additionally noted high density housing along S Bandy Ave between E Dalewood St to E Ashwood St	Recommended to be considered for alternating sides along S Pima Ave from S Bandy Ave to E Stuart Ave and S Bandy Ave between E Dalewood St to E Ashwood St
151	E. Walnut Creek Pkwy	missing signs resident complaint	Missing	WED 7-11	Few signs on Walnut Creek Pkwy	Extra Midblock signs to be added
152	Eveningside Drive	Incorrect day says Thursday Should be Friday	Incorrect Day	THUR 10-2	Signs show Friday. Small portions are alternating days.	Signs to be removed and replaced
153	East Aroma Drive & South Donna Beth Avenue	The date on your signs says Thursday but the sweeper comes by on Fridays	Alternated day	THUR 10-2	High density housing around E Aroma Dr from S Azusa Ave to S Donna Beth Ave and S Donna Beth Ave from E Aroma Dr to E Aroma Dr	Signs to be changed to alternating on E Aroma Dr from S Azusa Ave to S Donna Beth Ave and S Donna Beth Ave from E Aroma Dr to E Aroma Dr
154	Aroma Avenue/ Donna Beth Street	Both sides are posted for Thursday instead of alternate days	Alternated day	THUR 10-2	High density housing around E Aroma Dr from S Azusa Ave to S Donna Beth Ave and S Donna Beth Ave from E Aroma Dr to E Aroma Dr	Signs to be changed to alternating on E Aroma Dr from S Azusa Ave to S Donna Beth Ave and S Donna Beth Ave from E Aroma Dr to E Aroma Dr
155	Pauline Avenue / Priscilla Avenue	They all say Monday	Incorrect Day	FRI 10-2	No old signs found; however, location can benefit from additional signage	Friday signs to be added
156	S. Grenoble Avenue	The restriction is the same for the entire street, on both sides, and on the streets to the right and to the left	Alternated day	THUR 10-2	Observed single family dwellings with on-site parking	Single Family Dwellings, does not have a unique situation to warrant alternating sides.
157	S Valinda Avenue	wrong day on street sweeping sign. It should be Thursday	Incorrect Day	THUR 7-11	Incorrect date for NB traffic	Sign to be removed and Replaced
158	Fenmead Street	Incorrect day says Thursday Should be Friday	Incorrect Day	FRI 1-4	Sign is incorrect	Sign to be removed and Replaced
159	Hollencrest Drive	No Parking 10 AM to 2 PM Wednesday Street Sweeping." I still received a street sweeping warning notice even though the sign does not indicate any parking restrictions for Thursday.	Incorrect Day		Location is in between boundaries. After verifying with NES it is recommended to include Friday signs and remove previous	Parking restrictions now on Friday
160	N Lang Avenue	not street sweeping sign at the location presented.	Missing	TUE 7-11	Confirmed no signage	Signs to be added
161	Glenhurst Place	Resident states there are no signs posted for street sweeping yet.	Missing	FRI 10-2	Confirmed no signage	Signs to be added
162	E Aroma Drive	Thursday st sweeping, one is for 7:30-3pm and the other is from 10-2pm. This area might be an alternate day area. Per the website it shows street sweeping is Fridays 10-2pm	Incorrect Day	THUR 10-2	E Aroma Dr east of S Azusa Ave identified to have high density housing	Signs to be removed and replaced to be alternating
163	E Merrygrove Street	No signs on street	Missing	FRI 1-4	Confirmed no signage	Signs to be added
164	E Michelle Street	. Street sweeping sign was removed awhile	Missing	THUR 10-2	Confirmed no signage	Signs to be added
165	S Azusa Avenue	Requesting alternate side street sweeping days.	Alternated day	THUR 7-11	Confirmed no signage	Signs to be added

166	East Puente Avenue	say Tuesday between 10am-2pm. There are signs located on both sides of my street. The same sign is actually on every street on my next 3 blocks	Alternated day	TUE 10-2	No driveways identified along street.	north side of East Puente Ave and E El Dorado St from N Vincent Ave to N Carvol Ave recommended for alternating sides.
167	W Farlington Street	street signs for street sweeping are foot Monday on both sides, on every street in the area. Each side needs to be a different day of the week	Alternated day	MON 7-11	Observed single family dwellings with on-site parking	Single Family Dwellings, does not have a unique situation to warrant alternating sides.
168	Amanda street	sweeping signs with conflicting information	Incorrect Day	FRI 1-4	Old sign found	Sign to be removed and Replaced
169	S Ellesford Avenue	No street signs	Missing	FRI 1-4	Confirmed no signage	Signs to be added
170	South Sentous Avenue	both sides of my street are getting swept on Friday during the same time	Alternated day	FRI 1-4	West side of S Sentous Ave within LA County. City signs to be removed	West side signage to be removed
171	Workman Avenue	scheduled for street sweeping on Tuesdays at the same time. This simultaneous scheduling creates an impossible situation for residents	Alternated day	TUE 10-2	High density housing on SW corner of Vincent & Workman. Recommended for Workman between Vincent to N Morada Ave be alternating side	Alt Signs to be considered for Workman Ave between N Vincent Ave and N Morada Ave
172	E Lainie street	conditions that may warrant an alternating-side street sweeping schedule.	Alternated day	THUR 10-2	High density housing on both sides of S Nelson St. Lanai St, Hilo St, Wailea St, and Lahaina St private property	S Nelson St between S Azusa Ave and Fairgrove Ave recommended to be alternating side
173	S Orange Avenue	Resident is reporting no street sweeping signs at the location	Missing	TUE 7-11	Confirmed no signage	Signs to be added
174	E Temple Avenue	No signs posted on this block	Missing	FRI 10-2	Confirmed no signage	Signs to be added
175	Hillsborough Place	However, our street sweeping day has been on THURSDAY since I moved to West Covina in 2021. We have never received parking warnings on Fridays.	Incorrect Day	FRI 10-2	Parking restrictions have been moved to Friday	Signs to be removed and replaced
176	Greenborough and Woodgate	No Signs	Missing	FRI 10-2	Confirmed no signage	Signs to be added
177	Glendora Avenue	No Signs	Missing		Confirmed no signage	Signs to be added
178	Durness street	No Signs	Missing	MON 7-11	Confirmed no signage	Signs to be added
179	S Broadmoor Avenue	No Signs	Missing	MON 10-2	Confirmed no signage	Signs to be added
180	North Sunset Avenue	When I parked I saw the truck and I even checked the signs to make sure I was ok to park, it said do not park on TUESDAY 730AM, but it's a Monday	Incorrect Day	TUE 7-11	Old Signs presents, should read Tues 10 - 2	Signs to be removed and replaced. Note alt signs down on N side, N of Puente Ave
181	S Glendora Avenue	No Signs	Missing	MON 1-4	Confirmed no signage	Signs to be added
182	W Thelborn Street	Problem is every Tuesday Morning street Sweeping schedule and that it causes a headache for fellow neighbors as not all residences property allow 3 or more vehicles to able to park as on their own driveway as not all lots are the same size.	Alternated day	TUE 7-11	Observed single family dwellings with on-site parking	Single Family Dwellings, does not have a unique situation to warrant alternating sides.
183	W Havenbrook Street	We need to fix street sweeping sign both sides	Alternated day	TUE 7-11	Observed single family dwellings with on-site parking	Single Family Dwellings, does not have a unique situation to warrant alternating sides.
184	S Grand Avenue	no street sweeping signs at the location	Missing	WED 1-4	Confirmed no signage	Signs to be added
185	N Mapplewood Avenue	review for alternating sides street sweeping schedule	Alternated day	THUR 10-2	Observed single family dwellings with on-site parking	Single Family Dwellings, does not have a unique situation to warrant alternating sides.
186	Puente & MacDevitt	Can you add to the log to review the intersection of Puente & MacDevitt for street sweeping signs	Missing	TUE 7-11	Observed location can benefit from additional signage	Signs to be added on S side of Macdevitt
187	Hillsborough Place	Street Sweeping day is THURDAY, except holidays. Street Signs shows: No parking 10am-2pm on FRIDAY Street Sweeping	Incorrect Day	FRI 10-2	Observed old signage	Street sweeping signs to be added showing Friday 10 - 2 PM
188	Hillward Ave	no driveway - requesting alternate side street sweeping in this area	Alternated day	WED 7-11	Observed single family dwellings with on-site parking	Single Family Dwellings, does not have a unique situation to warrant alternating sides.
189	Francesca Dr	High density housing to the north on Francesca Dr.	Alternated day	FRI 7-11	High density housing on north side of Francesca Dr between S Woodgate Dr and S Nogales St.	Alt day can be considered along Francesca Dr between S Woodgate Dr and S Nogales St as well as S Woodgate Dr between Francesca Dr and Amar Rd
190	E Cortez St		Alternated day	WED 7-11	Observed single family dwellings with on-site parking	Single Family Dwellings, does not have a unique situation to warrant alternating sides.
191	E Valley View Ave	Missing signs on E Valley View	Missing	FRI 1-4	Confirmed no signage	Signs to be added
192	S Sentous Ave	Posted on both sides. West side is LA County plus school is to the south and needs to be posted appropriately	Alternated day	FRI 1-4	Confirmed removal of signed on west side. Signs from S Sentous Ave for school parking to be considered for removal	Signs from S Sentous Ave for school parking to be considered for removal
193	S Pima Ave	Apartment parking	Alternated day	THUR 7-11	S Pima is a high density area, Alt day can be considered	Alt day can be considered
194	Arline St		Missing	FRI 10-2	Confirmed no signage	Signs to be added
195	Valinda Avenue	600 Block of Valinda Should read Thursday	Incorrect Day	THUR 7 - 11	Incorrect date for NB traffic	Sign to be removed and Replaced
196	W Delhaven and Lang	Additional Signage	Missing	MON 7-11	Location can benefit from additional signage	Added Midblock sign
197	1531 E Eckerman Ave	Additional Signage	Missing	TUES 1-4	Location can benefit from additional signage	Added Midblock sign
198	N Shadydale and Sunset Ave	Alternating Signage due to no driveways	Alternated day	TUES 10-2	Homes along N Sunset Ave and N Shadydale St between south cul-de-sac and W Carlton St (200,300, & 400 blocks) do not have driveways and only a rear alley	N Sunset Ave has a 1 hour overlap between the east and west side of the street between 10am-11am. Based on this as well as no existing driveways it is recommended that both sides be alternating for this sections of S Sunset Ave and N Shadydale St within the requested blocks.



CITY OF WEST COVINA PUBLIC SAFETY DEPARTMENT



STREET SWEEPING WARNING NOTICE

A West Covina Public Safety officer observed this vehicle parked in violation of posted restrictions.

The City of West Covina launched its weekly street sweeping program on January 6, 2025, covering all streets. The updated schedule is now available in an interactive map format on our website under the "West Covina Resource Maps" section. This effort aims to maintain cleanliness and improve public safety citywide.

West Covina Municipal Code Section 22-193

Prohibits parking any vehicle on any street or alley or portion thereof during the days and times designated for street sweeping. Allows parking on restricted portions of streets or alleys once the street sweeper has passed.



**PARKING RESTRICTIONS WILL BE ENFORCED WITHIN 30 DAYS
AS PER POSTED SIGNS. FOR QUESTIONS, CALL (626) 939-8426.**

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