

1. March 16 City Council Meeting Agenda

Documents:

[AGENDA - 03-16-26.PDF](#)

1.1. 2026-03-16 Council Agenda Packet

Documents:

[CC PACKET - 031626.PDF](#)



CITY OF LA VERNE

COUNCIL REGULAR MEETING AGENDA

Tim Hepburn, Mayor

Wendy Lau, Council Member
Steven Frank Johnson, Council Member

Rick Crosby, Council Member
Meshal "Kash" Kashifalghita, Mayor Pro Tem

Monday, March 16, 2026
Closed Session at 5:30 PM
Regular Meeting at 6:30 PM
La Verne City Hall - Council Chambers,
3660 D Street, La Verne, CA 91750

In compliance with the American Disabilities Act, any person with a disability who requires a modification or accommodation to participate in a meeting should contact the City Clerk's Office at (909) 596-8726 at least 48 hours prior to the meeting. Regular Meetings are held on the 1st and 3rd Monday of every month.

Individuals can email their comments to the City Clerk's Office at cityclerk@LaVerneCA.gov up to noon on the day of the meeting. Those comments will be shared with City Council in advance of the City Council meeting and included as part of the permanent record. **Please be advised that public comments submitted by emails or any other format to the City are public records that will be made available for public viewing.**

Individuals who wish to share their comments with Council during the meeting may do so in a variety of ways:

- Attend the City Council Meeting in person and fill out a comment card or raise your hand to request to comment on the current agenda item(s).
- Participate via Zoom, by visiting www.LaVerneCA.gov/zoom where you will be automatically redirected to the meeting or call into the meeting via phone **1-669-900-6833** and enter **ID 885 9546 3822** when prompted. Public comments via Zoom may be accepted for the agenda items listed within the **Consent Calendar, Public Hearing** and **Discussion Calendar** sections of the agenda. Zoom participants who violate decorum protocols will be called to order by the presiding officer and if a violation continues, will be muted by direction of the presiding officer.
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Council Meeting Decorum: Per the City's Rules for Decorum, all Speakers and Members of the Audience are to conduct themselves with decorum and not engage in willful conduct which interrupts the meeting or with the orderly conduct of the meeting.

CLOSED SESSION AGENDA - 5:30 PM

CALL TO ORDER

ROLL CALL

Council Member Steven F. Johnson, Council Member Wendy Lau, Council Member Rick Crosby, Mayor Pro Tem Meshal "Kash" Kashifalghita, and Mayor Tim Hepburn.

CLOSED SESSION TOPIC

Conference with Labor Negotiators, pursuant to Government Code Section 54957.6:

Negotiators: City Manager, Assistant City Manager, and City Attorney.

Employee Organization(s): La Verne City Employees Association, La Verne Firefighters Association, La Verne Fire Middle Management Association, La Verne Police Middle Management Association, and all Unrepresented Employees.

The City Council will recess and reconvene at 6:30 PM for the regularly scheduled City Council meeting.

REGULAR CITY COUNCIL MEETING - 6:30 PM

PLEDGE OF ALLEGIANCE - RONALD LEWIS, AIR FORCE, TECHNICAL SERGEANT (E-6)

ROLL CALL

Council Member Steven F. Johnson, Council Member Wendy Lau, Council Member Rick Crosby, Mayor Pro Tem Meshal "Kash" Kashifalghita, and Mayor Tim Hepburn.

PRESENTATIONS

Bonita High School Girls' Water Polo 2026 - The Bonita Girl's Water Polo team finished the 2026 season with an overall record of 26-6 and were the undefeated League Champions in the Palomares League. The team advanced to the CIF playoffs where they had the number 3 seed and after 4 rounds of play, BHS girls water polo fell 16-15 in overtime to the eventual Division 2 champion La Serna High School in the Semi-Final game. The team was coached by Dillon Unsoeld and assisted by John Ashby and Cody Lehotsky.

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McKenzie Allred
Isla Romero
Eva Hanke
Joy Peoples

Maddie Rosen
Charlotte Cruz
Rosanna Jimenez
Jocilyn Ortega
Abbie Noyes

Ava Wu
Giselle Rappa
Sophia Quezada
Juliet Perez

Peyton Ashby
Kennedy O'Connell
Vivianna Velasquez
Charlotte Scholefield

Red Cross Month Proclamation - American Red Cross Month recognizes the everyday heroes who support their communities through the American Red Cross. The San Gabriel Pomona Valley Chapter of the American Red Cross provided essential aid during the natural disasters, providing meals, overnight shelter, comfort kits, recovery assistance through local resource centers, and more.

Recognition and Presentation of "Pride of La Verne Awards" - Annually, the City Council presents the "Jack Huntington Award" and the "Jim Scranton Award" to recognize volunteers who have made outstanding contributions and performed exemplary service to the City and the community. Each recipient receives an individual Pride of La Verne plaque and their names are placed on perpetual plaques displayed in City Hall.

The "Jack Huntington Award" was named after S. Jack Huntington, who moved to La Verne in 1970. Despite heavy professional obligations and time commitments to the U.S. Naval Reserve, Jack became actively involved in the community as a volunteer. He was active in various local

organizations, including the La Verne Jaycees, Little League and the Youth Basketball program. Jack also served as a City of La Verne Commissioner for more than 15 years, completing two terms on the Parks & Recreation Commission as well as two terms on the Planning Commission. Jack Huntington was a citizen volunteer who exemplified the "Pride of La Verne" through selfless service to the community. This year, the City Council has nominated Raymond Swain.

Raymond Swain has been a dedicated member of the La Verne community since moving to the city in 1989. Over the years, he has generously contributed his time and leadership to numerous local and regional organizations. Raymond volunteered for four years with Boy Scouts of America Troop 411, attending weekday meetings and participating in overnight camping trips to support youth development. He also spent three years as a parent volunteer with La Verne Little League, regularly attending games and workouts while assisting coaches and encouraging young athletes. For six years, Raymond was active with International Toastmasters, serving as both Club President and Area Governor, where he helped members achieve their communication goals and supported clubs in reaching their membership and growth objectives. In addition, he served as Chairman of the City's Ad Hoc Water and Sewer Rate Study Committee, providing valuable input on a key community issue. He also served on the City's Local Hazard Mitigation Plan Steering Committee, providing input on the City's update to its' Local Hazard Mitigation Plan. Raymond also dedicated hundreds of hours leading the effort to establish La Verne's first Firewise community, helping neighbors reduce wildfire risk and strengthen local preparedness. A frequent attendee of City Council meetings, Raymond continues to demonstrate a strong commitment to civic engagement and the well-being of the La Verne community.

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Ray has been in the region for over 25 years and on the Board for over 10 years. He has coached players in AYSO from their earliest days (6U) to their last days (19U). He has been a positive influence on many players that have come through the region and today can be found helping our referees perform their duties. In the last three years, he has been our referee administrator and has worked tirelessly to bring volunteer referees out on the fields, he has performed the necessary training and mentoring with them so that they could be confident in their duties and enjoy their time on the field. In the past year alone, Ray has invested his time and effort to help over a dozen referees achieve the Intermediate and Advanced referee badge levels. These badge levels allow the referees to officiate with more confidence in the older age groups. Ray was also involved in bring back the Great Western Shootout this past year. Congratulations, Ray!

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(Any person who wishes to make a brief announcement of a future community event that is open to the public may do so at this time.)

CONSENT CALENDAR

(All items on the Consent Calendar are routine and will be enacted by one motion unless a member of the Council or member of the audience requests separate discussion.)

1. **City Council Minutes of the Closed Session and Regular meeting of March 2, 2026, and the State of the City Special meeting on February 18, 2026.**

Recommendation: That the City Council approve the minutes.

2. **Register of Audited Demands in the amount of \$1,752,325.26, dated 02/26/26.**

Recommendation: That City Council approved the audited demands.

3. **Amendment No. 1 to Agreement with the Consolidated Fire Protection District of Los Angeles County for Communications and Dispatch Services.** Approve Amendment No. 1 to the Agreement for Communications and Dispatch Services with the Consolidated Fire Protection District of Los Angeles County to revise the per-incident cost calculation and authorize reimbursement for Tablet Command software subscription licenses following the expiration of grant funding.

Recommendation: That the City Council approve Amendment No. 1 to the Agreement for Communications and Dispatch Services with the Consolidated Fire Protection District of Los Angeles County and authorize the Mayor to execute the Amendment.

4. **Annual Housing Progress Report 2025.** The City is required by the state to prepare an Annual Progress Report on the status and progress in implementing the Housing Element of the General Plan. This report is required to be presented to the City Council as an informational item to update the City Council on the previous year's Housing Element status. The attachment contains the reportable progress that will be provided to the state.

Recommendation: That the City Council receive and file the Housing Element Annual Progress Report for 2025.

5. **Metro A-Line (formerly Gold Line) Transit Oriented Development Bridge, Grant of Easement Acceptance.** The proposed pedestrian bridge crossing over Arrow Highway providing a connection between the La Verne A-Line Station and the Fairplex Campus will require easements for the portion of the facilities that land on the adjoining properties. Discussions with Foothill Gold Line Construction Authority and Los Angeles Metropolitan Transit Authority (Metro) staff are nearing conclusion.

Recommendation: That the City Council adopt a Resolution accepting the permanent easement from the Foothill Gold Line Construction Authority associated with the Transit Oriented Development Pedestrian Bridge Project, in a form approved by the City Attorney.

PUBLIC HEARINGS

6. **Brethren Hillcrest Gateway Project – General Plan Amendment, Zone Change, and Mitigated Negative Declaration.** Consideration of the Brethren Hillcrest Gateway Project, including a General Plan Amendment, Zone Change, and Mitigated Negative Declaration for redevelopment of the North and South Gateway sites within the Hillcrest continuing care retirement community.

Recommendation: That the City Council adopt:

1. The resolution titled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, ADOPTING AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR PORTIONS OF THE BRETHERN HILLCREST GATEWAY PROJECT AND RECOMMENDING THAT THE CITY COUNCIL ADOPT THE SAME FOR THE GENERAL PLAN AMENDMENT (113-25GPA) AND ZONE CHANGE (114-25ZC) PORTIONS OF THE BRETHERN HILLCREST GATEWAY PROJECT."
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3. Introduce by title only and waive further reading of an Ordinance titled: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, APPROVING CASE NO. 114-25ZC, A REQUEST BY HILLCREST HOMES TO CHANGE THE ZONE DESIGNATION FROM "PR4.5D" TO "INSTITUTIONAL" FOR THE SITES LOCATED AT AIN: 8381-010-028, AIN: 8381-010-033, AIN: 8381-010-006, AND AIN: 8381-012-013."

DISCUSSION CALENDAR

- 7. Adoption of the 2026 Parks & Recreation Master Plan Update and finding of Exemption from Environmental Review.** Adoption of the 2026 Parks & Recreation Master Plan Update

Recommendation: That the City Council adopt the 2026 Parks & Recreation Master Plan Update and find that it is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15262 (Feasibility and Planning Studies).

- 8. Fiscal Year 26-27 Preliminary Landscape and Lighting Maintenance Districts No. 6, 7, and 8 Budget Outlook.** The City of La Verne has three active Landscape & Lighting Maintenance Districts serving the communities that benefit from ongoing maintenance. Annually, the City is required to consider the budget for each District. Fiscal Year 2026-27 is expected to continue to see increased costs for utilities and operations. Per previous City Council direction, Staff is presenting options to address the maintenance of these districts with an emphasis on cost control.

Recommendation: That the City Council receive and file the update on Landscape and Lighting Maintenance Districts.

PUBLIC COMMENTS

This is the time set aside for anyone wishing to address the City Council on items not listed in any other place on the agenda and within the subject matter jurisdiction of the City Council. Under the provisions of the Brown Act, the legislative body is prohibited from talking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion later. Please email your public comment to the City Clerk's Office at cityclerk@LaVerneCA.gov. Your public comment will be shared with the City Council and included as part of the permanent record. There is a 3-minute time limit on public comments.

COUNCIL COMMENTS AND CONFERENCE/MEETING REPORTS

Each Council Member may address the Council and public on matters of general information and/or concern. This is also the time for Council Members to report on conferences and/or meetings they have attended per Assembly Bill 1234.

ADJOURNMENT

**THE NEXT MEETING OF THE LA VERNE CITY COUNCIL IS SCHEDULED FOR
MONDAY, APRIL 6, 2026.
CLOSED/STUDY SESSION AT 5:30 P.M., REGULAR MEETING AT 6:30 P.M.**

Posting Statement: A true copy of this Agenda was posted on March 10, 2026, on the bulletin board at La Verne City Hall, 3660 D Street, La Verne, and on the City's website at www.LaVerneCA.gov.

RESIDENT INFORMATION

UPCOMING EVENTS AND MEETINGS

Wednesday, March 18 - Senior Advisory Committee meeting, La Verne Community Center, 10:00 am

Tuesday, March 24 - Youth & Family Committee meeting, City Hall, 5:00 pm

Saturday, March 28 - Eggcellent Adventure, Heritage Park, 9:00 am

Wednesday, April 1 - Sidewalk Coloring Contest, Mainiero Square, 9:30 am

Monday, April 6 - City Council meeting, City Hall Council Chamber, Closed/Study Session 5:30 pm, Regular meeting 6:30 pm

Tuesday, April 7 - Development Review Committee meeting, City Hall, 9:00 am - 10:00 am

Wednesday, April 8 - Planning Commission meeting, City Hall, 6:30 pm

Saturday, April 11 - Craft Fair, Community Center, 9:00am - 1:00 pm

Monday, April 13 - Senior Movie Matinee, Community Center, 12:30 pm

Wednesday, April 15 - Senior Advisory Committee meeting, Community Center, 10:00 am

Wednesday, April 15 - Parks & Recreation Commission meeting, City Hall, 5:30 pm

Monday, April 20 - City Council meeting, City Hall, Closed/Study Session 5:30 pm, Regular meeting 6:30 pm

Wednesday, April 22 - Transportation & Infrastructure Commission meeting, City Hall, 4:00 pm

Table of Contents

City Council Agenda Packet, Monday, March 16, 2026

Agenda	1
Agenda Items	
PRESENTATIONS	
Bonita High School Girls' Water Polo 2026	
Red Cross Month Proclamation	
Recognition and Presentation of the "Pride of La Verne Awards"	
CONSENT CALENDAR	
1. Council Minutes of the 03/16/26 Closed Session and Regular meeting and the 02/18/26 State of the City Special meeting	8
2. Register of Audited Demands	15
3. Amendment No. 1 to Agreement with the Consolidated Fire Protection District of LA County for Communications and Dispatch	19
4. Annual Housing Report 2025	39
5. Metro A-Line (formerly Gold Line) Transit Oriented Development Bridge, Grant of Easement Acceptance	55
PUBLIC HEARINGS	
6. RESOS & ORD Brethren Hillcrest Gateway Project-General Plan Amendment, Zone Change & Mitigated Negative Declaration	80
DISCUSSION CALENDAR	
7. Adoption of the 2026 Parks & Recreation Master Plan Update and finding of Exemption from Environmental Review	130
8. Fiscal Year 26-27 Preliminary Landscape and Lighting Maintenance Districts No. 6, 7, and 8 Budget Outlook	135



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CALL TO ORDER

ROLL CALL

Council Member Steven F. Johnson, Council Member Wendy Lau, Council Member Rick Crosby, Mayor Pro Tem Meshal "Kash" Kashifalghita, and Mayor Tim Hepburn.

CLOSED SESSION TOPIC

Conference with Labor Negotiators, pursuant to Government Code Section 54957.6:

Negotiators: City Manager, Assistant City Manager, and City Attorney.

Employee Organization(s): La Verne City Employees Association, La Verne Firefighters Association, La Verne Fire Middle Management Association, La Verne Police Middle Management Association, and all Unrepresented Employees.

Conference with Real Property Negotiators pursuant to Cal. Gov't Code Section 54956.8:

Property: APN 8378-015-009 [approx. 30,657 square feet]

Negotiators: Ken Domer: Negotiating Parties: Arrow White Corner, LLC.

Under Negotiation: Price and terms of payment.

The City Council will recess and reconvene at 6:30 PM for the regularly scheduled City Council meeting.

REGULAR CITY COUNCIL MEETING - 6:30 PM

PLEDGE OF ALLEGIANCE - RONALD LEWIS, AIR FORCE, TECHNICAL SERGEANT (E-6)

ROLL CALL

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Saturday, March 28 - Eggcellent Adventure, Heritage Park, 9:00 am

Wednesday, April 1 - Sidewalk Coloring Contest, Mainiero Square, 9:30 am

Monday, April 6 - City Council meeting, City Hall Council Chamber, Closed/Study Session 5:30 pm, Regular meeting 6:30 pm

Tuesday, April 7 - Development Review Committee meeting, City Hall, 9:00 am - 10:00 am

Wednesday, April 8 - Planning Commission meeting, City Hall, 6:30 pm

Saturday, April 11 - Craft Fair, Community Center, 9:00am - 1:00 pm

Monday, April 13 - Senior Movie Matinee, Community Center, 12:30 pm

Wednesday, April 15 - Senior Advisory Committee meeting, Community Center, 10:00 am

Wednesday, April 15 - Parks & Recreation Commission meeting, City Hall, 5:30 pm

Monday, April 20 - City Council meeting, City Hall, Closed/Study Session 5:30 pm, Regular meeting 6:30 pm

Wednesday, April 22 - Transportation & Infrastructure Commission meeting, City Hall, 4:00 pm



CITY OF LA VERNE

MINUTES OF THE CLOSED SESSION & REGULAR MEETING OF MARCH 2, 2026

ACTION MINUTES “*SEE ITALICS*”

CLOSED SESSION AGENDA - 5:30 PM

CALL TO ORDER - *meeting called to order at 5:30 PM*

ROLL CALL Council Member Steven F. Johnson, Council Member Wendy Lau, Council Member Rick Crosby, Mayor Pro Tem Meshal “Kash” Kashifalghita, and Mayor Tim Hepburn.

Council Members Present: Crosby, Johnson, Lau, and Hepburn.

Council Members Absent: Kashifalghita

Advisory Staff Present: City Manager Domer, Assistant City Manager Ranells, and City Attorney Hall Barlow.

CLOSED SESSION TOPIC

City Attorney Hall Barlow read the closed session items for the record. It is anticipated there will be no report out. The City Attorney asked that the Council vote to add an item to the closed session agenda, which is Anticipated Litigation Pursuant to Government Code section 54956.9(d)(2). No report out is expected.

It was moved by Johnson, seconded by Lau, and approved by a vote of 4-0 with Kashifalghita being absent, due to an excused absence.

Mayor Hepburn called for public comment: There was none.

Conference with Labor Negotiators, pursuant to Government Code Section 54957.6:

Negotiators: City Manager, Assistant City Manager, and City Attorney.

Employee Organization(s): La Verne City Employees Association, La Verne Fire Association, La Verne Fire Middle Management Association, La Verne Police Middle Management Association, and all Unrepresented Employees.

The City Council recessed to Closed Session at 5:32 PM and will reconvene at 6:30 PM for the regularly scheduled City Council meeting.

REGULAR CITY COUNCIL MEETING - 6:30 PM – *meeting called to order at 6:32 PM.*

PLEDGE OF ALLEGIANCE - AIR FORCE, TECHNICAL SERGEANT (E-6) ALBERTO JIMENEZ

Mayor Hepburn, on behalf of the City Council, presented Alberto with a Pride of La Verne certificate.

ROLL CALL Council Member Steven F. Johnson, Council Member Wendy Lau, Council Member Rick Crosby, Mayor Pro Tem Meshal "Kash" Kashifalghita, and Mayor Tim Hepburn.

Council Members Present: Crosby, Johnson, Lau, and Hepburn. Kashifalghita arrived at 7:11 PM.

Advisory Staff Present: City Manager Domer, Assistant City Manager Ranells, and City Attorney Hall Barlow

PRESENTATIONS

Women's History Month Proclamation - Women's History Month is an annual observance to highlight the contribution of women to events in history and contemporary society.

Council presented the proclamation to the Mount Baldy Area League of Women Voters Board Member and La Verne resident Gwen Carr.

Irish American History Month Proclamation - Irish American Heritage Month is a celebration every March that highlights the rich culture and historical contributions of Irish Americans throughout the United States.

Council presented the proclamation recognizing those of Irish American heritage.

Prior to public Announcements, the Mayor commented on the recent passing of Jo Wetton, a long-time La Verne resident and community volunteer.

ANNOUNCEMENTS OF UPCOMING COMMUNITY EVENTS

(Any person who wishes to make a brief announcement of a future community event that is open to the public may do so at this time.)

Announcements were received from: *Sam Gonzalez Police Chief, Adrian Romero LV Library Manager, Maria McKinney VFW Commander, Kathy Kalousek LV Historical Society, and Tim Hepburn Mayor.*

CONSENT CALENDAR

(All items on the Consent Calendar are routine and will be enacted by one motion unless a member of the Council or member of the audience requests separate discussion.)

No items were pulled, it was then moved by Crosby, seconded by Lau, and approved by a vote of 4-0, with Kashifalghita absent.

1. City Council Minutes of the Closed Session & Regular meeting of 02/17/26.

Recommendation: That the City Council approve the minutes. *Approved*

2. Register of Audited Demands in the amount of \$732,705.23, dated 02/04/26, and in the amount of \$1,680,970.67, dated 02/11/26, and in the amount of \$546,692.38, dated 02/18/26.

Recommendation: That the City Council approve the audited demands. *Approved*

3. Quarterly Status Update - Pilot Project Adding Three Firefighter Positions. This report provides a quarterly update on the two-year pilot project authorizing the addition of three full-time Firefighter/EMT positions to serve as shift-based floaters and evaluates early performance against the goals outlined in the original staff report.

Recommendation: That the City Council receive and file this quarterly status update on the Fire Department’s two-year pilot project adding three firefighter positions to improve staffing efficiency and reduce overtime requirements. *Approved*

4. Approval of an Amendment to the Professional Service Agreement with LSA for Environmental Services and First Amendment to Agreement with Lewis Management Corp. for Reimbursement of Environmental Services Relating to 3960 Fruit Street (Villages at Legacy Green Project). LSA Associates, Inc. (LSA) is under contract with the City of La Verne to prepare technical environmental studies for a proposed residential project on the former Lutheran High School site. As preparation of the technical studies progressed, it was determined that a full Environmental Impact Report (EIR) is required pursuant to the California Environmental Quality Act. As a result of this change, LSA has submitted a contract amendment for additional costs and staff is also proposing an amendment to the Reimbursement Agreement with Lewis Management Corp.

Recommendation: That the City Council:

1. Approve Contract Amendment No. 2 to the Professional Service Agreement with LSA Associates, Inc., to perform CEQA services related to the Villages at Legacy Green development project; and
2. Approve the First Amendment to the Reimbursement Agreement with Lewis Management Corp. for full reimbursement.

Approved the recommendations listed above.

PUBLIC HEARINGS - NONE

DISCUSSION CALENDAR

5. Consideration of a Resolution Opposing the Los Angeles County Healthcare Funding Restoration Act and Sales Tax Increase. Los Angeles County has placed a proposed ½-cent general sales tax measure on the June Primary ballot to support healthcare services, and the City of La Verne has formally opposed the measure, listing concerns about increased tax burdens on residents and businesses, reduced local fiscal flexibility, lack of guaranteed

proportional return of funds, potential economic impacts, and questions regarding transparency and oversight.

Recommendation: That the City Council approve a Resolution titled, "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, OPPOSING THE LOS ANGELES COUNTY "HEALTHCARE FUNDING RESTORATION ACT" COUNTYWIDE SALES TAX MEASURE."

City Manager Domer reported on this item.

Public Comments: None

Council Discussion/Comments: Council expressed support for the resolution.

It was moved by Johnson, seconded by Crosby, and approved 4-0, with Kashifalghita absent.

- 6. **Consideration of Historical Civic Engagement Opportunities - Route 66 Centennial and United States Semiquincentennial.** 2026 marks a significant milestone in United States history, commemorating the nation’s Semiquincentennial, or 250th Anniversary, and the celebration of the centennial of Route 66. To maximize opportunities associated with these historic celebrations, City staff is seeking direction from the City Council regarding potential programs, events, and initiatives to recognize and celebrate these milestones.

Recommendation: That the City Council provide direction to City staff regarding potential programs, events, and initiatives to celebrate and recognize the nation’s Semiquincentennial and the centennial of Route 66.

Management Analyst Blockinger reported on this item. Mayor Pro Tem Kashifalghita joined the meeting after attending the BUSD State of the School District meeting.

Public Comments: Maria Mc Kinney

Council Discussion/Comments: Council provided direction to look at ways to participate in a cost effective fashion for both of these events.

No action, but direction provided by Council.

- 7. **Review and Approval of Revisions to Administrative Regulation No. 215 (Investment Policy) and Receive and File Administrative Regulation – Fund Loan Policy.** Consideration of approval of revisions to Administrative Regulation No. 215 (Investment Policy) pursuant to California Government Code Section 53646 and receive and file of the Administrative Regulation – Fund Loan Policy, with direction to the City Manager to finalize and implement the Administrative Regulation.

Recommendation: That the City Council:

- 1. Review and approve revisions to Administrative Regulation No. 215 (Investment Policy) pursuant to California Government Code Section 53646; and

2. Receive and file the Administrative Regulation – Fund Loan Policy and direct the City Manager to finalize and implement the Administrative Regulation.

Finance Director Lopez reported on this item.

Public Comments: None

Council Discussion/Comments: Council was all very appreciative of the Finance team's work and stewardship of our finances.

It was moved by Johnson, seconded by Lau, and approved 5-0.

PUBLIC COMMENTS

This is the time set aside for anyone wishing to address the City Council on items not listed in any other place on the agenda and within the subject matter jurisdiction of the City Council. Under the provisions of the Brown Act, the legislative body is prohibited from talking or engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion later. Please email your public comment to the City Clerk's Office at cityclerk@LaVerneCA.gov. Your public comment will be shared with the City Council and included as part of the permanent record. There is a 3-minute time limit on public comments.

Public Comments received from: Jay Bernard, Raymond Swain, and Cynthia Tiner.

COUNCIL COMMENTS AND CONFERENCE/MEETING REPORTS

Each Council Member may address the Council and public on matters of general information and/or concern. This is also the time for Council Members to report on conferences and/or meetings they have attended per Assembly Bill 1234.

Council Comments: Council Member Lau commented on the recent changes to the Mental Health Services Act, and the two upcoming community forums, hosted by Tri City Mental Health, one will be virtual. The bill hopes to strengthen the behavioral health system by expanding the scope of services, increasing accountability, transparency and outcomes. The 4th of July Celebration is on Saturday this year, we are encouraging people to participate in the parade, attend the fireworks show, and please consider sponsoring your business or organization. May 2nd is the ULV Gala, it's being held at the Fairplex Sheraton this year, and will be honoring the ULV Women's Volleyball Team.

Mayor Pro Tem Kashifalghita is happy to report that the City has another California Distinguished School within the Bonita Unified School District, it's amazing to see our education system thriving and growing. Be cognizant that it's mosquito season so start spraying now. Also, the Annual Police Officers Association Golf Tournament is coming up and will support the K-9 Foundation, donations are needed, and sponsorships are available.

Council Member Crosby thanked Mayor Pro Tem Kashifalghita for attending the School District State of the City meeting, which coincided with tonight's Council meeting. Spring signups are happening for T-Ball and Basketball with the Autism Spectrum Athletics Sports League, which plays at Wheeler Park, signups close on March 15th, you can sign up on the website at www.autismspectrumathletics.org, cost is \$140.00. Our City is very diverse, and I propose that our proclamations be presented to people who have never been represented before, and remembering Jo, who was an amazing resident.

Council Member Johnson thanked Public Works Director Wu for the correction to the traffic light at 8th street.

Mayor Hepburn reminded everyone the fire season is upon us, make sure you check your smoke detectors, test them now, clear brush around your home, clear your gutters, take care of your home. We had a softball game last week against San Dimas, La Verne was victorious, final score 13-7, it was a lot of fun.

Council, staff and residents all sang Happy Birthday to Mayor Pro Tem Kashifalghita.

ADJOURNMENT - meeting was adjourned at 7:45 PM.

Respectfully submitted,

*Debra Fritz, CMC
Deputy City Clerk*



CITY OF LA VERNE

Agenda Packet - March 16, 2026

MINUTES OF THE SPECIAL MEETING OF FEBRUARY 18, 2026 ACTION MINUTES “*SEE ITALICS*”

SPECIAL MEETING AGENDA: STATE OF THE CITY – 8:00 AM

CALL TO ORDER – *meeting called to order at 8:23 AM*

ROLL CALL Council Member Steven F. Johnson, Council Member Wendy Lau, Council Member Rick Crosby, Mayor Pro Tem Meshal “Kash” Kashifalghita, and Mayor Tim Hepburn.

Council Members Present: Johnson, Lau, Kashifalghita, and Hepburn.

Council Members Absent: Crosby.

Advisory Staff Present: City Manager Domer, Assistant City Manager Ranells, and Attorney Kimberly Hall Barlow.

HONOR GUARD PRESENTATION OF COLORS & PLEDGE OF ALLEGIANCE – *The La Verne Public Safety Honor Guard presented the colors and Congressman Cisneros’ District Director Jacob Wolak led the pledge of allegiance.*

2026 STATE OF THE CITY

1. Chamber of Commerce Welcome – *Executive Director Matt Duran introduced La Verne Chamber of Commerce President Josh Goldman, who provided an update on Chamber activities and projects in 2026.*
2. University of La Verne Introductions and University President’s Address – *University of La Verne President Risa Dickson welcomed everyone in attendance and expressed gratitude for the partnerships between the La Verne Chamber of Commerce, the City, and the University.*
3. Mayoral “State of the City” Address – *Mayor Tim Hepburn provided an overview of the City’s accomplishments from 2025 and identified key priorities in 2026.*

PUBLIC COMMENT – *None*

COUNCIL COMMENTS – *Mayor Pro Tem Kashifalghita led those in attendance to sing Happy Birthday to Mayor Tim Hepburn, who turned 69 today. He also expressed his gratitude for his close partnership with the Mayor during his four years on Council.*

ADJOURNMENT – *The meeting adjourned at 9:04 AM.*

Respectfully submitted,

*Andrea Blockinger
Management Analyst*

CITY OF LA VERNE
 REGISTER OF AUDITED DEMANDS
 2/26/2026

FY 2025-2026

DEMANDS PRESENTED HAVE BEEN APPROVED CONSISTENT WITH THE CITY'S PURCHASING/FUNDING POLICY AND HAVE BEEN REVIEWED BY THE DIRECTOR FOR ACCURACY AND PROPER APPROVAL.

SUMMARY OF DEMANDS

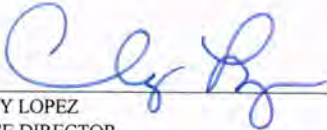
LARGEST 10 CITY DEMAND PAYMENTS OTHER THAN PAYROLL AND RELATED BENEFITS.

	AMOUNT	ISSUED TO	DESCRIPTION
1.	310,620.69	THREE VALLEYS MUNICIPAL WATER DIST.	WATER USAGE - JANUARY 2026
2.	146,935.48	TRI COUNTY PUMP COMPANY	MILLS TRACT WELL-PUMP REPLACEMENT/REPAIR
3.	140,842.31	STRATEGIC CONTRACTING SERVICES	PAYROLL 2/1/26-2/14/26 (HIDTA)
4.	113,115.25	POMONA VALLEY TRANSPORT AUTHORITY	THIRD QUARTER 2026 GET ABOUT
5.	55,365.91	BLACK & VEATCH CORPORATION	LOCAL HAZARD MITIGATION - SERVICES THROUGH 1/30/26
6.	52,066.08	RKA CONSULTING GROUP	DECEMBER 2025 SERVICES
7.	26,817.50	CIVILTEC ENGINEERING, INC.	SERVICES THROUGH 1/31/26
8.	20,345.34	GREENSCAPE MAINTENANCE SERVICES INC	FEBRUARY 2026 MAINTENANCE SERVICES
9.	20,061.30	SALT WORKS, INC.	SALT
10.	16,852.33	ROGER BASS	SERVICE CONTRACT - FEBRUARY 2026 (HIDTA)
	186,178.98	OTHER DEMANDS	
	\$ 1,089,201.17		

DEMANDS OF \$24,952.67 WERE PAID ON BEHALF OF LA IMPACT FOR LAW ENFORCEMENT TASK FORCE OPERATIONS.

DEMANDS OF \$638,171.42 WERE PAID FOR PAYROLL AND EMPLOYEE BENEFIT RELATED ITEMS.

IN ACCORDANCE WITH GOVERNMENT CODE SECTION 37202, I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE REGISTER OF AUDITED DEMANDS.



CHRISTY LOPEZ
 FINANCE DIRECTOR

CITY OF LA VERNE
 REGISTER OF AUDITED DEMANDS - EXHIBIT A

FY 2025-2026

2/26/2026

CHECK NO.	AMOUNT	ISSUED TO
176303	2,660.69	ACTION AWARDS, INC.
176304	20.00	AG CONSTRUCTION
176305	1,262.94	AT&T MOBILITY
176306	1,824.00	BLUE SHIELD OF CALIFORNIA
176307	57.42	BW PRINTWORKS
176308	1,607.00	STATE OF CALIFORNIA
176309	300.00	CALNENA INC
176310	223.87	ALAN CAPARAS
176311	26,817.50	CIVILTEC ENGINEERING, INC.
176312	292.62	COLLEY FORD
176313	703.56	CUSTOM WATER, INC.
176314	3,621.91	DATAPROSE, INC.
176315	190.00	ENRIQUE HERNANDEZ
176316	2,409.64	EVERSOFT
176317	579.57	FACTORY MOTOR PARTS
176318	290.00	FRONTIER COMMUNICATIONS
176319	91.87	GEHA
176320	4,211.32	HEALTHCARE PARTNERS
176321	1,000.00	HOT WIRE ELECTRIC
176322	3,855.37	INLAND EMPIRE STAGES, LTD.
176323	60.83	INMARK
176324	280.93	KAISER FOUNDATION HEALTH PLAN
176325	253.05	KYOCERA DOCUMENT SOLUTIONS WEST LLC
176326	374.62	LA CARE
176327	246.28	LAKESIDE COMMUNITY HEALTHCARE
176328	1,265.00	JOHN LEWIS
176329	919.92	LOS ANGELES COUNTY PUBLIC WORKS
176330	549.00	MCLAY SERVICES, INC.
176331	1,565.00	NAZ ELECTRIC AND CONTROLS, INC.
176332	367.51	NORIDIAN MEDICARE JE PART B REFUND
176333	450.00	OLD TOWN LA VERNE BUSINESS ASSN.
176334	80.00	PEREZ II, EUGENE
176335	798.50	PISTONBONES PRINTING, INC.
176336	540.36	PREFERRED NATION, INC.
176337	282.00	RAEL, RICHARD
176338	254.21	DONNA REDMOND
176339	89.00	RIO HONDO COLLEGE
176340	500.00	ROSANNE PERRI
176341	409.00	SAM BROWN SHIELDS
176342	200.00	SAN GABRIEL VALLEY CITY MANAGER'S
176343	218.37	CONNECTA SATELLITE SOLUTIONS LLC
176344	200.00	SCMAF
176345	54.00	SCMAF-SAN GABRIEL VALLEY
176346	15.00	SHIKHA CHOUDHARY
176347	712.80	SINATRA UNIFORM, INC.
176348	18.48	SO CAL INDUSTRIES
176349	169.47	SOUTHERN CALIFORNIA EDISON
176350	1,870.00	SUNSHINE WINDOWS
176351	8,525.00	SUPERIOR COURT OF CA,COUNTY OF L.A.
176352	456.33	UNITEDHEALTHCARE
176353	1,262.51	VERIZON WIRELESS
176354	1,325.62	WAGeworks, INC.
176355	89.39	WALTERS WHOLESALE ELECTRIC CO.
176356	1,365.00	WEBBY DANC COMPANY
EFT	238.00	A. UPLAND FIRE PROTECTION
EFT	6,655.75	BABCOCK LABORATORIES, INC.
EFT	280.00	BEE REMOVERS
EFT	55,365.91	BLACK & VEATCH CORPORATION

CITY OF LA VERNE
 REGISTER OF AUDITED DEMANDS - EXHIBIT A

FY 2025-2026

2/26/2026

CHECK NO.	AMOUNT	ISSUED TO
EFT	6,030.21	BRENNTAG PACIFIC, INC.
EFT	5,242.46	CAMPBELL, LARRY
EFT	194.91	COLLEGIATE PRESS
EFT	20,345.34	GREENSCAPE MAINTENANCE SERVICES INC.
EFT	5,131.44	HAAKER EQUIPMENT CO.
EFT	1,773.53	HACH COMPANY
EFT	1,531.83	HASA
EFT	1,971.52	HOLT, LONI
EFT	16,841.15	JONES MAYER
EFT	25.00	LA VERNE POWER EQUIPMENT, INC.
EFT	524.16	OPLIGER, ROCKY
EFT	113,115.25	POMONA VALLEY TRANSPORT AUTHORITY
EFT	52,066.08	RKA CONSULTING GROUP
EFT	20,061.30	SALT WORKS, INC.
EFT	66.02	SANDERS LOCK & KEY
EFT	2,089.28	SOUTHLAND MECHANICAL, INC.
EFT	910.00	SPRAGUE PEST SOLUTIONS
EFT	506.25	THE COUNSELING TEAM INTERNATIONAL
EFT	310,620.69	THREE VALLEYS MUNICIPAL WATER DIST.
EFT	146,935.48	TRI COUNTY PUMP COMPANY
EFT	1,874.06	TURBO DATA SYSTEMS
EFT	56.91	UNIVERSAL FLEET SUPPLY
EFT	206.61	WALTERS, AUSTIN
EFT	9,211.02	WITTMAN ENTERPRISES, LLC
EFT	11,204.16	BLUE ROCK OF NORTH IDAHO, LLC
EFT	15,743.65	BLYTHBURN ENTERPRISES
EFT	7,000.00	CASTILLO CRIMINAL INTELLIGENCE CONS
EFT	10,166.67	CORDRAY ENTERPRISES, LLC
EFT	8,937.50	DEROIAN VENTURES LLC
EFT	15,281.93	LIBERTY COASTAL LLC
EFT	5,516.00	MARLYN PACHECO LLC
EFT	16,852.33	ROGER BASS
EFT	140,842.31	STRATEGIC CONTRACTING SERVICES
TOTAL	1,089,201.17	
	638,171.42	Total Payroll and Employee Benefit Payments
	24,952.67	Total LAIMPACT Demands
Total Demands	1,752,325.26	

CITY OF LA VERNE
REGISTER OF AUDITED DEMANDS - EXHIBIT A

FY 2025-2026

2/26/2026

CHECK NO.	AMOUNT	ISSUED TO
Payroll and Employee Benefit Payments:		
176357	600.00	CITY OF LAVERNE EMPLOYEE FUND
176358	150.00	FIDELITY INVESTMENTS #P0754
176359	127.11	HEATHER REYES
BANK DRAWN	626,812.68	PAYROLL
EFT	3,366.10	LA VERNE POLICE FIRE ASSOCIATION'
EFT	2,516.38	LA VERNE POLICE OFFICERS ASSOC.
EFT	3,270.15	CHARLES SCHWAB BANK
EFT	1,325.00	MISSION SQUARE
EFT	4.00	UNITED WAY CAMPAIGN
Total	638,171.42	

Break down of standard providers and the benefits they provide

Provider	Benefits Description
A.C. Newman Co.	
Delta Dental	Employee dental insurance coverage
The Hartford	Life Insurance Policy
Health Net	Employee health insurance
Kaiser	Employee health insurance
Wage Works	Flexible Savings Account (FSA) deductions
US Treasury	Employee federal tax withholdings
State of California	Employee state income tax, unemployment insurance and child support/garnishments
Mass Mutual A	401A plan
Mass Mutual B	457B plan
Mass Mutual Roth	Roth plan
Lincoln National	Replacement Social Security plan
Fire/Police/La Verne Employee Fund	Employee Group Dues

LAIMPACT Law Enforcement Task Force Demands

176297	1,973.22	BANK OF AMERICA
176298	1,099.00	CHARTER COMMUNICATIONS
176299	88.40	FLEXTG, LLC
176300	5,277.05	LOS ANGELES COUNTY SHERIFF'S DEPT.
176301	390.00	NUWAY JANITORIAL SERVICES
176302	125.00	TECHNOLOGY MANAGEMENT CONCEPTS
MULTIPLE	16,000.00	LAI ENFORCEMENT OPERATIONS
Total	24,952.67	

LAIMPACT demands are paid from federal asset forfeiture dollars allocated to LAIMPACT crime prevention activities. These funds are not City funds and are not available for City use outside of LAIMPACT activities.

City of La Verne, City Council Agenda Report



DATE: March 16, 2026
TO: Honorable Mayor and City Council
FROM: Brandon Coatney, Deputy Fire Chief
SUBJECT: **AMENDMENT NO. 1 TO AGREEMENT WITH THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY FOR COMMUNICATIONS AND DISPATCH SERVICES.**

SUMMARY

On December 2, 2019, the City Council approved an agreement with the Consolidated Fire Protection District of Los Angeles County (LACoFD) for communications and dispatch services which established the per-incident cost structure and related terms for dispatch services. LACoFD has requested Amendment No. 1 to revise the cost calculation methodology for per-incident dispatch services and to formally incorporate the provision and billing of Tablet Command software licenses. This amendment ensures the agreement reflects actual cost recovery practices and addresses the expiration of grant-funded Tablet Command subscriptions previously provided at no cost to the City.

RECOMMENDATION

That the City Council approve Amendment No. 1 to the Agreement for Communications and Dispatch Services with the Consolidated Fire Protection District of Los Angeles County and authorize the Mayor to execute the Amendment.

DISCUSSION

In 2019, the City entered into an agreement with LACoFD to provide fire communications and dispatch services following operational challenges associated with the prior combined dispatch model. The agreement established dispatch responsibilities, service levels, and a per-incident cost structure, including annual adjustments based on actual incident volume and cost factors.

The partnership has enhanced regional interoperability, improved coordination during multi-agency incidents, and aligned the City's fire operations with the broader Los Angeles County emergency response system. Amendment No. 1 modifies Section IV, Costs, to clarify that the per-incident rate shall be calculated annually based on the District's actual costs incurred in providing dispatch services. The prior agreement language established a defined per-incident rate during the initial term with structured adjustments. The amendment modernizes the language to reflect the District's current cost-recovery methodology and ensures the City's billing accurately reflects the true cost of services delivered.

This revision does not expand the scope of services but aligns the contract language with current accounting practices and cost transparency standards. The amendment also adds a new Section IV(E) formally incorporating Tablet Command software licenses into the Agreement and authorizing the District to bill the City for the actual license costs.

Tablet Command is a real-time incident management platform integrated with LACoFD's dispatch and Computer Aided Dispatch (CAD) systems. It provides responding units with immediate access to incident details, mapping, unit status tracking, personnel accountability, and operational updates. The system enhances situational awareness, improves incident command functionality, and supports interoperability during mutual aid responses.

Since implementation of County dispatch services, the City has received Tablet Command licenses at no cost through LACoFD's Urban Area Security Initiative grant funding. That grant funding is scheduled to expire in June 2026. Upon expiration, the District will no longer have grant resources available to subsidize the City's licenses. As a result, the City will be responsible for reimbursing the District for the actual subscription costs associated with continued access.

Continued participation in Tablet Command is operationally critical. The platform is utilized across LA County and serves as a standardized tool for incident management. Maintaining access ensures consistency with County operational procedures, supports seamless mutual aid integration, and preserves the technological capabilities currently relied upon by La Verne Fire personnel during emergency incidents.

FISCAL ANALYSIS

The per-incident cost revision reflects a structural clarification and will continue to be based on actual annual dispatch costs and incident volume, as calculated by LACoFD. For reference, the FY 25/26 cost per call rate is \$45.35.

With respect to Tablet Command, the City will now incur subscription costs that were previously covered by federal UASI grant funding. The exact annual cost will reflect the number of licenses issued and the District's actual subscription expense. The total cost for subscriptions is estimated at \$5,500 per year and will be incorporated into the annual billing process as described in the Agreement. Staff will include the projected Tablet Command subscription costs in the upcoming fiscal year budget to ensure continuity of service without operational disruption.

ENVIRONMENTAL ANALYSIS

Not applicable.

LEGAL REVIEW

This report has been reviewed and approved by the City Attorney.

ATTACHMENTS

1. La Verne Dispatch Agreement Amendment 1
2. LA County Dispatch Staff Report 2019
3. LACoFD Dispatch Contract

1 **AMENDMENT NUMBER ONE TO THE**
2 **AGREEMENT FOR COMMUNICATION AND DISPATCH SERVICES**

3 **BY AND BETWEEN**

4 **THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY**
5 **AND THE CITY OF LA VERNE**

6 This Amendment Number One to the Agreement for Communication and Dispatch
7 Services (Agreement) between the Consolidated Fire Protection District of Los Angeles
8 County (“District”) and the City of La Verne (“City”), is made and entered into on this ____
9 day of _____, 2026 (“Effective Date”).
10

11 **W I T N E S S E T H**

12 **WHEREAS**, the City entered into the Agreement with the District on December 10,
13 2019, for the provision of communication and dispatch services for emergency fire and
14 medical response; and

15 **WHEREAS**, the District is authorized by the Board of Supervisors of the County of Los
16 Angeles on December 3, 2019, to amend the Agreement; and

17 **WHEREAS**, the District utilizes a third-party incident management software platform,
18 Tablet Command, in support of dispatch and emergency incident operations and the City has
19 requested the District provide licenses to the City through the existing Agreement; and

20 **WHEREAS**, the District and the City desire to amend the Agreement to revise the cost
21 and billing structure to allow the District to provide licenses for Tablet Command and bill the
22 City to reflect the additional cost;

23 **NOW, THEREFORE, IN CONSIDERATION** of the promises, covenants,
24 representations, and agreements set forth herein, the parties mutually agree that the
25 Agreement for Communication and Dispatch Services be amended as follows:

26 **I. Agreement for Communication and Dispatch Services, Section IV, COSTS,**
27 **Paragraph A. Per Incident Cost. Subparagraph 1.** – Shall be deleted in its entirety
28 and replaced with following:

1 1. Beginning with the Effective Date, City shall pay to the District a per-incident
2 cost, for each incident dispatched by District, regardless of the incident’s disposition (for
3 example, units cancelled en-route), which shall be calculated annually by District based on
4 the actual costs incurred in providing dispatch services.

5 **II. Agreement for Communication and Dispatch Services, Section IV,**
6 **COSTS– The following paragraph shall be added:**

7 **E. Tablet Command.** The District shall provide the City with access to Tablet
8 Command software licenses for use by the City in connection with dispatch and incident
9 response operations, so long as City abides with the Confidentiality Agreement and Data
10 User Agreement for use of Tablet Command. The City shall reimburse the District for the
11 actual costs associated with the licenses made available to the City. Such costs shall be
12 billed to the City as part of the annual billing as described in Section IV. Paragraph C. The
13 District shall have no obligation to continue providing such licenses in the event the City fails
14 to reimburse the District for the applicable costs, upon notice and a reasonable opportunity to
15 cure.

16 **III. CONFLICT OF PROVISIONS**

17 In the event the provisions in this Amendment Number One conflict with the
18 provisions in the Agreement, and as previously amended, the terms of this
19 Amendment Number One shall take precedence and supersede the conflicting
20 terms of the Agreement or any prior amendment. Otherwise, all other terms and
21 conditions of the Agreement, as previously amended, shall remain in full force and
22 effect.

23 //
24 //
25 //
26 //
27 //
28 //

IN WITNESS WHEREOF, the parties hereto have caused this Amendment to be executed by their duly authorized officers.

CITY OF LA VERNE

CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY

By _____
Tim Hepburn, Mayor

By _____
Anthony C. Marrone, Fire Chief

APPROVED AS TO FORM:

APPROVED AS TO FORM:

DAWYN R. HARRISON
County Counsel

By _____
City Attorney

By _____
Jenny Tam
Senior Deputy County Counsel



City of La Verne Fire Department Staff Report

Date: December 2, 2019
To: Mayor and City Council
From: Kirk Summers, Interim Fire Chief *KS*
Subject: Approval of Agreement and Appropriation for Consolidated Fire Protection District of Los Angeles County to Provide Communications and Dispatch Services.

SUMMARY:

At the August 19, 2019 City Council meeting, the City Manager and the Interim Fire Chief were directed to complete an agreement with the Consolidated Fire District of Los Angeles County (LACoFD) for Communications and Dispatch Services. Before the Council tonight is the final agreement for Council review and the Mayor's signature.

Recommendation:

It is recommended that the Council approve Resolution No. 19-89, authorizing the agreement for communications and dispatch services to be provided by LACoFD and appropriate a \$27,000 to Fire Equipment Fund for the first installment of the costs to upgrade our communication systems to be compatible, and \$72,000 to the Communication's cost center for prorated cost per dispatched call for the remainder of the fiscal year. Funds will be expended from reserves for funds 250 and 101 respectively.

Background:

This issue was originally brought before the Council in August in response to difficulties experienced with the combination Law/Fire Dispatch Center that is currently in place. In order to provide a more effective fire and police dispatch and communications system, it was decided that the two functions were to be separated and the LACoFD would provide communications and dispatch services for the LVFD. The LVFD dispatch center would continue to be the La Verne Public Safety Answering Point (PSAP) and support the LVFD in all law enforcement activities.

The final agreement before the City Council is the culmination of months of work by both the City of La Verne's Fire Department, Information Technology staff, and the LACoFD. With the approval of the agreement, it is anticipated that full dispatch services will begin January 1st 2020.

RESOLUTION NO. 19-89

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AUTHORIZING AN AGREEMENT WITH THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY FOR COMMUNICATIONS AND DISPATCH SERVICES

BE IT RESOLVED by the City Council of the City of La Verne as follows:

Section 1. That the Mayor and Assistant City Clerk of the City of La Verne be and they are hereby authorized to execute an Agreement with the Consolidated Fire Protection District of Los Angeles County for Communications and Dispatch Services, said Agreement being in the form attached hereto and made a part hereof by reference as though the same were set forth in full herein.

Section 2. The Mayor shall sign and the Assistant City Clerk shall certify to the passage and adoption of this Resolution and thereupon the same shall take effect and be in force.

APPROVED AND ADOPTED this 2nd day of December, 2019

Don Kendrick, Mayor

ATTEST:

Lupe Gaeta Estrella, Assistant City Clerk

CERTIFICATION

I hereby certify that the foregoing **Resolution No. 19-89** was duly and regularly adopted by the City Council of the City of La Verne at a meeting thereof held on the **2nd day of December, 2019**, by the following vote.

AYES:
NOES:
ABSENT:
ABSTAIN:

Lupe Gaeta Estrella, Assistant City Clerk

**AGREEMENT BY AND BETWEEN THE CONSOLIDATED FIRE PROTECTION
DISTRICT OF LOS ANGELES COUNTY AND THE CITY OF LA VERNE
FOR COMMUNICATION AND DISPATCH SERVICES**

This Agreement (Agreement) is made on the 10th day of December, 2019 by and between the CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY (FIRE DISTRICT) and the CITY OF LA VERNE (CITY), a California municipal corporation, collectively referred to herein as the "Parties."

WHEREAS, the FIRE DISTRICT, operating a regional computerized Command and Control Center, dispatches and manages emergency resources for 59 cities and all of the unincorporated areas in Los Angeles County; and

WHEREAS, CITY desires to contract with the FIRE DISTRICT to provide a limited scope of communication and dispatch services for emergency fire and medical response pursuant to the terms and conditions of this Agreement; and

WHEREAS, the FIRE DISTRICT is authorized by the California Health & Safety Code Sections 13862 and 13878, to provide such services to CITY.

NOW, THEREFORE, the Parties agree as follows:

I. RESPONSIBILITIES

A. Responsibilities of FIRE DISTRICT. It shall be the responsibility of the FIRE DISTRICT to operate the FIRE DISTRICT communication and dispatch system (DISTRICT SYSTEM) and to do all of the following for incidents within the City normally responded to by La Verne Fire Department:

1. Receive 9-1-1 and wireless emergency calls;
2. Transfer 9-1-1 and wireless calls to other agencies as appropriate;
3. Receive seven-digit emergency and direct connect (ring-down or party line) calls on numbers/circuits provided by CITY;
4. Provide TDD and foreign language translation;
5. Dispatch appropriate resources consistent with agreed upon run cards;
6. Provide emergency medical dispatch pre-arrival and lifesaving protocols to callers as approved by the Los Angeles County Department of Health Services;
7. Enter incident information into computer-aided dispatch system (CAD), including verified incident address/location, specific location information, informant's location, informant's telephone number, basic emergency information, appropriate text and type codes;
8. Time stamp receipt of 911 calls, entry into CAD, dispatch, and all status changes from mobile units initiated on mobile data computers (MDCs), if equipped;
9. Electronically document all incident and pertinent non-incident information;
10. Provide routine and emergency voice communications;
11. Track and record equipment status, location, and availability;

12. Coordinate Area, Regional, and specific agency mutual aid, initial action, and automatic aid agreements for dispatch purposes only;
13. Formulate, dispatch, and track strike team responses;
14. Maintain CAD databases;
15. Provide CAD and basic Management Information record (MIS records management and storage). The MIS records management system as indicated in # 17 below;
16. Coordinate and assist CITY to integrate existing or future Fire and Emergency Medical Services (EMS) report with CAD data. If unable to integrate into 3rd party technology, FIRE DISTRICT will provide access to NFIRS and EPCR applications as needed:
 - a. Incident Module (Basic NFIRS) as needed
 - b. EPCR as needed;
17. Provide access to CAD information;
18. Provide access to unit histories, unit status, rosters, and information;
19. Request and coordinate mass casualty resources;
20. Notify and coordinate with other city departments and outside agencies as required;
21. Provide recording and retention of radio and telephone transmissions consistent with State law;
22. Provide an annual report of operations;
23. Provide management and supervision to achieve desired results;
24. Provide access to the Reddinet Hospital status system;
25. Provide one (1) fire station terminal modem CRT type system;
26. Provide one (1) Administrative Office terminal modem CRT type system;
27. Provide one (1) "Dispatch" printer at the CITY fire station;
28. Provide system hardware/software maintenance and dispatch services comparable to other District fire resources; and

B. Responsibilities of CITY. It shall be the responsibility of CITY to do all of the following:

1. Provide equipment, hardware, and software which interface with the DISTRICT SYSTEM (unless otherwise agreed to by all Parties), which include but are not limited to:
 - a. Telephone numbers and routing coordination with features consistent with the DISTRICT SYSTEM (9-1-1 and seven digit lines);
 - b. Voice radio system comprised of a sufficient number of channels which adequately covers the area of operation, using reliable equipment and sites;
 - c. Dispatching resources in all fire stations which receive and transmit voice signals with features consistent with the DISTRICT SYSTEM;
 - d. Reliable voice system and mobile radios in all fire apparatus, with capabilities and features consistent with the DISTRICT SYSTEM;
 - e. Reliable voice portable radios for all personnel, with the capabilities and features consistent with the DISTRICT SYSTEM;
 - f. Geographic file information suitable for entry into DISTRICT CAD SYSTEM, including street location data, plot, city maps and other landmark/common place addresses, high value or brush areas, freeway information, and target hazards;

2. Provide listing of all apparatus, including radio designations, cross-staffed manned units and special response vehicles;
3. Provide dispatch tables, algorithms, file protocols, dispatch recommendations, and move-ups to formulate dispatch recommendations;
4. Provide CITY Fire Department personnel list including titles, radio call signs, office and home phone numbers, pager and cellular telephone numbers;
5. Provide a list of key CITY personnel and telephone directory;
6. Provide a list of receiving hospitals and access method for Paramedics;
7. Provide copies of mutual aid, automatic aid, initial action or other inter-agency agreements;
8. Provide initial ongoing DISTRICT SYSTEM training to all radio users;
9. Provide copies of all applicable FCC licenses;
10. Comply with DISTRICT SYSTEM policies; and
11. Use DISTRICT SYSTEM incident type codes, priorities and categories.

II. EQUIPMENT

- A. **Start-up costs and equipment.** Subsequent to an on-site evaluation of CITY apparatus, equipment, radios, and Fire Station alerting systems, the FIRE DISTRICT has determined that it can utilize existing CITY equipment. Start-up costs shall include provision of any additional hardware/software necessary to provide CITY with a dispatch system and service comparable to other FIRE DISTRICT resources.
- B. **Maintenance of Equipment.** FIRE DISTRICT shall test, and maintain any and all equipment located in any fire station or fire apparatus owned and controlled by CITY to provide CITY with a dispatch system and service comparable to other FIRE DISTRICT resources.
- C. **Purchase of Future Equipment.** If any of the CITY's existing equipment becomes damaged and/or is no longer feasible to maintain in the FIRE DISTRICT's sole discretion, CITY shall be responsible for the replacement of such. In addition, as new technology becomes available, CITY may purchase new products to enhance the current level of service. CITY will provide written notice to FIRE DISTRICT of any anticipated purchase of new technology that will be connected to the DISTRICT SYSTEM. FIRE DISTRICT, in its sole discretion, may refuse to connect any new technology to the DISTRICT SYSTEM based on the lack of compatibility with the DISTRICT SYSTEM or if such technology compromises the security of the DISTRICT SYSTEM. CITY shall be responsible for all costs required to connect any new technology to the DISTRICT SYSTEM.

III. TERM

This Agreement shall become effective on January 21, 2020 (EFFECTIVE DATE). The Agreement shall remain operative and effective until terminated in accordance with the termination provisions herein.

IV. COSTS

A. Per Incident Cost.

1. Beginning with the EFFECTIVE DATE and until June 30, 2020, CITY shall pay to the FIRE DISTRICT \$40.14 per incident (PER INCIDENT COST) for each incident dispatched by FIRE DISTRICT, regardless of the incident's disposition (for example, units cancelled en-route).
2. CITY shall pre-pay for FIRE DISTRICT dispatch services using an estimated number of 3,650 annual dispatched incidents. This 3,650 annual dispatched incident number is then multiplied by the PER INCIDENT COST for the total amount due by the CITY to the FIRE DISTRICT.
3. On July 1st of each year the FIRE DISTRICT will calculate the total number of dispatched incidents in the previous fiscal year. The FIRE DISTRICT shall subtract or add the appropriate number of dispatched incidents above or below 3,650 multiplied by the PER INCIDENT COST, for the fiscal year in which the dispatch occurred, to/from the billable amount due for the next fiscal year.
4. Each July 1st thereafter, the PER INCIDENT COST shall be adjusted by FIRE DISTRICT to reflect the FIRE DISTRICT's current costs for providing services. See PER INCIDENT COST Calculation Formula as detailed on **Exhibit A** attached hereto.

B. Start-up Costs.

1. CITY shall be responsible for all start-up costs, as determined by the FIRE DISTRICT at changeover of service. Start-up costs are estimated to be \$72,502 as detailed on **Exhibit B** attached hereto and shall be prorated over three (3) years.
2. An initial partial payment for the start-up costs of \$24,168 shall be due at system activation. Payment two (2) is due on July 1, 2020 and payment three (3) is due on July 1, 2021. In the event the CITY is annexed to the FIRE DISTRICT prior to July 1, 2021, the remaining balance will be added to the CITY's obligation pursuant to the Agreement for Services.

- C. Billing.** Pursuant to California Health & Safety Code Section 13878, the FIRE DISTRICT will bill the first year in advance, wherein the FIRE DISTRICT will bill year one based on the estimated 3,650 average calls per year. Each year thereafter, the FIRE DISTRICT will bill based on the previous fiscal year's call total. If the actual incident count is fewer than the estimated incident count, the FIRE DISTRICT shall credit the CITY for the difference, which amount shall be deducted from the subsequent fiscal year's annual invoice. If the actual incident count is greater than the estimated incident count, the additional amount due to the FIRE DISTRICT will be added to the CITY's subsequent fiscal year's annual invoice. The CITY shall

be billed by written invoice for the PER INCIDENT COST. All invoices shall be payable within thirty (30) days after receipt by CITY. All payments shall be sent to the FIRE DISTRICT at:

Consolidated Fire Protection District of Los Angeles County
P.O. Box 54750
Los Angeles, CA 90054

- D. **No Cost to FIRE DISTRICT.** Nothing in this Agreement shall be construed to require FIRE DISTRICT to incur any non-reimbursable cost and/or expense for the purpose of implementing this Agreement, or any of its provisions, or to require the DISTRICT SYSTEM to modify, alter, add to, remove or transform any of its existing equipment, system or facilities to implement any of the provisions of this Agreement. It is the intent of this Agreement, and the Parties acknowledge and agree, that any such changes modifications or alterations shall be at the sole cost of CITY.

V. INDEMNITY

- A. **Assumption of Risk.** Each Party to this Agreement assumes full and sole responsibility for all risks of injury and damages, including damage to all operating equipment, arising from its own operation and use of and its own repairs and maintenance performed on the equipment and each shall be solely responsible for all claims, liability, loss, suits, damages, costs, and expenses (including attorneys' fees and costs of litigation) and personal injuries (including death at any time) resulting directly or indirectly from, or arising out of, its own operation and use of and its own repairs and maintenance performed on the equipment and accessories. Each Party shall bear the full legal and financial responsibility for its own conduct, actions and omissions carried out in the performance of that Party's obligations and responsibilities under this Agreement.
- B. **Worker's Compensation.** Worker's Compensation claims shall be paid by the employer of any injured worker and subrogation rights against all Parties are expressly waived.
- C. **Liability for Mutual/Automatic Aid.** Notwithstanding any other provisions of this Agreement, CITY shall indemnify defend and hold harmless FIRE DISTRICT from and against any claims or liability, including death, injury or property damage, and including the costs of defense arising out of the making of any calls initiating any contact, or other actions or omissions relating to dispatching Area Regional and/or specific agency mutual aid and/or automatic aid whenever such aid is contacted or otherwise summoned to respond from outside of the jurisdiction of CITY. The Parties acknowledge and agree that whenever such mutual aid and/or automatic aid is contacted or otherwise summoned by FIRE DISTRICT, such contact is made as a courtesy in order to facilitate the implementation of such mutual aid and/or automatic aid and is not intended to create any liability on the part of FIRE DISTRICT.

VI. INSURANCE

The Parties agree to obtain and maintain at their own cost during the term hereof policies of insurance, or programs of self-insurance, covering their respective liability under this agreement as follows:

A. General Liability:

- (1) Each occurrence \$1,000,000
 - (2) Products/Completed Operations Aggregate \$5,000,000*
 - (3) Personal & Advertising Injury \$1,000,000
 - (4) General Aggregate \$2,000,000
- *\$1,000,000 for comprehensive form

If the above insurance is written on a claims made form, it shall continue for three (3) years following termination of this Agreement. The insurance shall provide for a retroactive date of placement prior to or coinciding with the effective date of this agreement.

B. Business Automobile Liability. Business automobile liability insurance. For owned, scheduled, non-owned, or hired automobiles with a combined single limit of not less than \$1,000,000.

C. Workers' Compensation. Workers' compensation insurance as required by California law.

VII. CONFIDENTIALITY

A. The Parties shall keep confidential any information provided by the other Party and marked "Confidential Information," or any information conveyed orally by the disclosing party to the non-disclosing party with notification of its confidentiality, and followed by a written communication within five (5) days affirming that information as Confidential Information. This paragraph shall not apply to any of the following:

- 1. Information which a Party can demonstrate by written records was known to the non-disclosing Party prior to the effective date of this Agreement;
- 2. Information that is currently in, or in the future enters, the public domain other than through a breach of this Agreement or through other act or omission of the non-disclosing Party; or
- 3. Information that is obtained lawfully from a third party.

B. Should either Party receive a Public Records Act request from records that the other Party has marked as "Confidential Information" the Party receiving the request shall notify the other Party and determine whether such information shall be released. If the Party that receives the request determines that the information cannot or should not be released, then that Party shall be responsible

for notifying the requesting person in writing and taking such action as that Party may deem appropriate to defend its determination to maintain the confidentiality of the record(s).

VIII. RECORDS, INSPECTIONS AND AUDITS

The Parties and their authorized representatives shall have the right to examine records related to this agreement for a period of four (4) years after the final payment hereunder. Each Party shall maintain and make available to the other accurate records and documents relative to its activities pursuant to this agreement. Each shall allow the other to audit, examine and make excerpts and transcripts from such records, and to conduct audits of all invoices, materials, records or other data related to all other matters covered by this agreement. Each Party shall maintain such data and records in an accessible location and condition for a period of not less than four (4) years from the date of final payment or until after the conclusion of any audit, whichever occurs last.

IX. TERMINATION

Either party may terminate this Agreement with or without cause by giving written notice of such intent at least one (1) year prior to the effective date of such termination.

X. GENERAL PROVISIONS

- A. **Entire Agreement.** This Agreement supersedes any and all other Agreements, either oral or in writing, between the Parties hereto with respect to the subject matter hereof and no other Agreement, statement, or promise relating to the subject matter of the Agreement, which is not contained herein shall be valid or binding. In interpreting this Agreement and resolving any ambiguities, this Agreement will take precedence over any cover page or attachments.
- B. **Interpretation.** This Agreement is the product of negotiation and compromise on each Party's part. Every provision in this Agreement shall be interpreted as though the Parties equally participated in its drafting. Therefore, notwithstanding the provisions in California Civil Code Section 1654 to the contrary, if this Agreement's language is uncertain, the Agreement shall not be construed against the Party causing the uncertainty to exist.
- C. **Governing Law Venue.** The validity of this Agreement and any of its terms or provisions, as well as the duties of the Parties hereunder, shall be governed by the laws of the State of California. Venue for any litigation shall be Los Angeles County, California.
- D. **Severability.** Should any part, term or provision of this Agreement or any document required herein to be executed be declared invalid, void or unenforceable, all remaining parts, terms and provisions hereof shall remain

in full force and effect and shall in no way be invalidated, impaired or affected thereby.

- E. **Attorneys' Fees.** If any action at law or in equity is brought to enforce or interpret the provisions of this Agreement the prevailing party shall be entitled to reasonable attorneys' fees in addition to any other relief to which he/she/it may be entitled. "Prevailing party" means a party who dismisses the action or proceeding in exchange for payment of a sum(s) allegedly due; performance of the term(s) or covenant(s) allegedly breached or violated; or consideration substantially equal to the relief sought in the action.
- F. **Waiver of Breach.** The waiver of either Party of any breach of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach of the same or any other provision.
- G. **Assignment.** Nothing under this Agreement shall be construed to give any rights or benefits to any party other than FIRE DISTRICT and CITY. All duties and responsibilities under this Agreement shall be for the sole and exclusive benefit of FIRE DISTRICT and CITY, and not for the benefit of any other party. Neither of the Parties shall assign any right or interest in this Agreement, and shall not delegate any duty owed, without the other Party's prior written consent.
- Any attempted assignment or delegation shall be void and totally ineffective for all purposes, and shall constitute a material breach upon which the non-breaching Party may immediately terminate or suspend this Agreement. In the event FIRE DISTRICT or CITY consents to an assignment or delegation, the assignee, delegate, or its legal representative shall agree in writing to personally assume, perform and be bound by this Agreement's covenants, conditions, obligations, and provisions.
- H. **Successors and Assigns.** Subject to the provisions regarding assignment, this Agreement shall be binding on the heirs, executors, administrators, successors and assigns of the respective Parties.
- I. **Time is of the Essence.** Whenever a task is to be performed by the Parties herein, the same shall be performed consistent with any time constraints set forth hereunder, including exhibits, time being considered of essence of this Agreement. Unless otherwise specified in this Agreement, all "days" refer to calendar days.
- J. **Force Majeure.** Neither of the Parties shall be considered in default in the performance of its obligations hereunder if such obligations were prevented or delayed by any cause, existing or future, beyond the reasonable control of such Party, which includes, but is not limited to, acts of God, labor disputes, or civil unrest. Any delays beyond the control of the Parties shall automatically extend the time schedule as set forth in this Agreement by the period of any such delay.

- K. Notice.** Notices hereunder must be in writing and, unless otherwise provided herein, shall be deemed validly given on the date either personally delivered to the address indicated below; or on the third (3rd) business day following deposit, postage prepaid, using certified mail, return receipt requested, in any U.S. Postal mailbox or at any U.S. Post Office; or when sent via facsimile to a Party at the facsimile number set forth below or to such other or future facsimile number provided in the notice sent under the terms of this paragraph, on the date of transmission of that facsimile. Should either of the Parties have a change of address, it shall immediately notify the other Party in writing of such change, provided, however, that each address for notice must include a street address and not merely a post office box. All notices, demands or requests shall be given to the following addresses:

Consolidated Fire Protection District of Los Angeles County
Attention: Fire Chief
1320 N. Eastern Avenue
Los Angeles, CA 90063
Fax: (323) 265-9948

City of La Verne
Attention: Fire Chief
2061 Third Street
La Verne, CA 91750
Fax: (909) 596-8774

IN WITNESS WHEREOF, this Agreement has been executed by each Party on the day and year written below, and is effective and operative upon the date that it is fully executed by both parties whichever date of execution by either party is later.

**CONSOLIDATED FIRE PROTECTION
DISTRICT OF LOS ANGELES COUNTY**

CITY OF LA VERNE


By 
Daryl L. Osby, Fire Chief

By 
Don Kendrick, Mayor

12/10/19
Date

December 2, 2019
Date

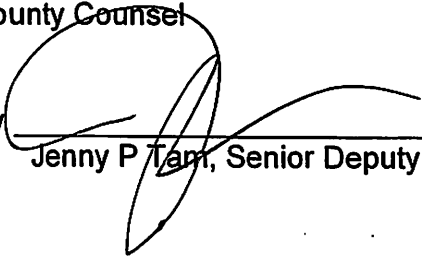
ATTEST:

By 
City Clerk

APPROVED AS TO FORM:

APPROVED AS TO FORM:

MARY C. WICKHAM
County Counsel

By 
Jenny P. Tam, Senior Deputy

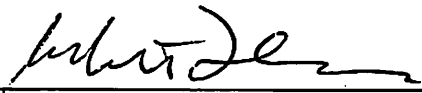
By 
City Attorney

EXHIBIT A

**Los Angeles County Fire Department
C&C Costs - 2019-20
Estimated Cost for City of La Verne Dispatch Services**

Position	Number of Positions	Weighted Annual Salary ⁽¹⁾	Total Salary
Assistant Fire Chief ⁽⁴⁾	1	\$248,762	\$248,762 .
Senior Secretary III	1	65,450	65,450 .
Administrative Assistant II	1	69,099	69,099 .
Supervising Fire Dispatcher ⁽⁵⁾	14	80,383	1,125,359
Fire Dispatcher II ⁽⁵⁾	78	72,117	5,625,140
Fire Dispatcher Specialist ⁽⁵⁾	4	78,042	312,169
Head Fire Dispatcher ⁽⁵⁾	1	85,273	85,273 .
Communications Services Analyst	1	89,513	89,513 .
Telecommunications Systems Consult. Eng.	1	132,474	132,474 .
			<u>7,753,239</u>
			Employee Benefits:
		⁽²⁾ Safety	73.39% 182,574
		⁽³⁾ General	62.49% <u>4,689,503</u>
			4,872,077
		⁽⁷⁾ Dept. Overhead Rate	42.32% <u>3,281,093</u>
			Total Cost 15,906,409
		⁽⁶⁾ Incidents Dispatched	<u>396,320</u>
			<u>\$40.14</u>

(1) Annual Salary includes the Board-approved COLA of 2% effective October 1, 2018 and 2.5% effective July 1, 2019 for the Assistant Fire Chief; 2% effective October 1, 2018 and 2.5% effective October 1, 2019 for the Sr. Secretary III, Admi. Assistant II, Communication Services Analyst, Telecom Sys Consult Engr, and Head Fire Dispatcher positions. The remaining positions include an assumed COLA of 2% effective October 1, 2018 and 2.5% effective October 1, 2019. The Annual Salary also includes preliminary 2019-20 Step Variance of 111.9838% for the Assistant Fire Chief and 93.2334% for all others.

(2) Employee Benefits for Asst. Fire Chief based on the Auditor approved 2019-20 IER Safety EB (73.3932%).

(3) Employee Benefits for all others based on the Auditor approved 2019-20 Indirect Expense Rate (IER) General EB (62.4894%).

(4) The Assistant Fire Chief's salary includes the 5.5% EMT and 3.0416% FFL Bonus.

(5) These items include EMD Bonus of 7.50% based on the Memorandum of Understanding for bargaining unit 603 and 604, effective June 1, 2016, Article 9, Section 5 (29 Standard Salary Levels).

(6) Based on 2018 total number of incidents pulled from the Computer Aided Dispatch (CAD) System.

(7) The Department Overhead Rate is based on the 2019-20 IER Group IV Rate (42.3190%).

EXHIBIT B

**FIRE DISTRICT FISCAL YEAR 2019-20 ESTIMATED
START UP COSTS FOR DISPATCHING SERVICES
CITY OF LA VERNE**

Costs for equipping three fire stations and one battalion chief vehicle, three 3-man engines, one 3-man quint, two 2-man rescue ambulances, plus two reserve apparatus and three utility vehicles

<u>City Units:</u>	<u>Number of Units</u>	<u>Unit Cost</u>	<u>2019-20 Est. Cost</u>
E61, Q61, RA61, U61, E62, RA63, BC61, E261, RA563	9	\$1,550	\$13,950
<u>Communications Equipment:</u>			
Vehicle Data Installation			
Radios (installation, testing and prog.)			
Headset Installation			
Quality Assurance Testing			
<u>City Units:</u>			
E63, U62, U65	3	\$1,050	\$3,150
<u>Communications Equipment:</u>			
Vehicle Data Installation			
Headset Installation			
Quality Assurance Testing			
Station SCUs	3	\$9,110	\$27,330
Station 61 Telecom and Installation	1	\$7,000	\$ 7,000
Station 62 Telecom and Installation	1	\$7,000	\$ 7,000
Station 63 Telecom and Installation	1	\$7,000	\$ 7,000
Portable Radios (prog., config., and testing)	52	\$136	<u>\$ 7,072</u>
		Total Cost	<u>\$72,502</u>

Note: Per City, RA561 will be retired in December 2019. Therefore, the communication costs for RA561 are excluded from above.

EXHIBIT A

**Los Angeles County Fire Department
C&C Costs - 2020-21
Estimated Cost for La Verne Dispatch Services**

Position	# of Positions	Annual Max. Salary ⁽¹⁾	Total Salary
Assistant Fire Chief ⁽⁴⁾	1	\$265,838	\$265,838
Senior Secretary III	1	69,953	69,953
Administrative Assistant II	1	73,851	73,851
Supervising Fire Dispatcher ⁽⁵⁾	14	87,857	1,229,994
Fire Dispatcher II ⁽⁵⁾	78	78,829	6,148,675
Fire Dispatcher Specialist ⁽⁵⁾	4	85,297	341,189
Head Fire Dispatcher ⁽⁵⁾	1	92,756	92,756
Communications Services Analyst	1	95,663	95,663
Telecommunications-Systems Consult Eng	1	141,582	<u>141,582</u>
			8,459,502
			Employee Benefits:
			⁽²⁾ Safety
		75.62%	201,014
			⁽³⁾ General
		62.95%	<u>5,158,239</u>
			5,359,253
			⁽⁷⁾ Dept. Overhead Rate
		41.41%	<u>3,503,080</u>
			Total Cost
			17,321,835
			⁽⁶⁾ Incidents Dispatched
			<u>398,981</u>
			Estimated cost per call
			<u>\$43.42</u>

(1) The Annual Salary includes a 2020-21 Step Variance of 114.5925% for the Assistant Fire Chief and a 95.4250% for all others.

(2) Employee Benefits for Asst. Fire Chief based on the Auditor approved 2020-21 IER Safety EB (75.6152%).

(3) Employee Benefits for all others based on the Auditor approved 2020-21 Indirect Expense Rate (IER) General EB (62.9540%).

(4) The Assistant Fire Chief's salary includes the 5.5% EMT and 3.0416% FFL Bonus.

(5) These items include EMD Bonus of 9.4051% based on the Memorandum of Understanding for bargaining unit 603 and 604, effective July 7, 2020, Article 9, Section 5 (36 Standard Salary Levels).

(6) Based on LACoFD 2019 Statistical Summary.

(7) The Department Overhead Rate is based on the 2020-21 IER Group IV Rate (41.41%).

City of La Verne, City Council Agenda Report



DATE: March 16, 2026
TO: Honorable Mayor and City Council
FROM: Eric Scherer, Community Development Director
SUBJECT: **ANNUAL HOUSING PROGRESS REPORT 2025.**

SUMMARY

The City is required to prepare an Annual Progress Report on the status and progress in implementing the Housing Element of the General Plan. This report is required to be presented to the City Council as an informational item to update the City Council on the previous year's Housing Element status.

RECOMMENDATION

That the City Council receive and file the Housing Element Annual Progress Report for 2025.

DISCUSSION

California's Housing Element law acknowledges both the need for the private market to adequately address the housing needs and demands of Californians, and for local governments to adopt plans and regulatory systems which provide opportunities for housing development. To this end, state law requires local governments to adopt a Housing Element and routinely monitor the implementation progress of their Housing Element.

California Government Code Section 65400 requires each jurisdiction to prepare an Annual Progress Report (APR) for the Housing Element. An APR does not modify or change any part of the Housing Element, it simply reports progress as tracked through building permits for the prior year. Jurisdictions must submit an APR reporting the previous year's status and implementation progress to the California Department of Housing and Community Development (HCD) on or before April 1st of each year. In conformance with this requirement, staff has prepared an APR for 2025 reflecting the housing approved, permitted, or finalized during the 2025 calendar year.

Unfortunately, the State's Annual Element Program Report form is submitted as a pre-formatted Excel spreadsheet that, while seemingly acceptable for State purposes, does not print or present well. The information in the report includes the "Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units" for the City across multiple spreadsheets. However, included below is Table B, which shows "Permitted Units Issued by Affordability" to show progress in the City meeting our Regional Housing Needs Allocation process. Additionally, a summary sheet that is not part of the submission to HCD is attached. The other informative portion is Table D, which provides a Housing Element Program implementation status, and that is at the end of the APR.

Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

		1	Projection Period	2			
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021- 10/14/2021	2021	2022	2023	2024
Acutely Low	Deed Restricted		-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-
Extremely Low	Deed Restricted		-	-	-	-	-
	Non-Deed Restricted		-	-	-	2	9
Very Low	Deed Restricted		-	-	-	-	-
	Non-Deed Restricted	414	-	-	-	-	2
Low	Deed Restricted	239	-	-	-	-	-
	Non-Deed Restricted		-	-	-	-	-
Moderate	Deed Restricted	223	-	-	-	-	-
	Non-Deed Restricted		-	-	2	6	5
Above Moderate		470	-	-	-	7	10
Total RHNA		1,346					
Total Units			-	-	2	15	26

FISCAL ANALYSIS

The recommended action has no financial impact.

ENVIRONMENTAL ANALYSIS

Not applicable.

LEGAL REVIEW

This report was reviewed and approved by the City Attorney.

ATTACHMENTS

1. La Verne 2025 Annual Housing Report
2. La Verne 2025 APR Summary

Report Prepared By:
 Parker Stringfellow, Associate Planner

ATTACHMENT 1

La Verne	ANNUAL ELEMENT PROGRESS REPORT		Note: "-" indicates an optional field
2025 (Jan. 1- Dec. 31)	Housing Element Implementation		Cells in grey contain auto-calculation formulas
6th Cycle 10/15/2021 - 10/15/2023			

Table A
Housing Development Applications Submitted

Project Identifier			Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes												Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications	Application Status	Project Type	Notes				
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24						
Current APN	Street Address	Project Name	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure (R=Rent, O=Owner)	Date Application Submitted (see instructions)	Acute Low-Income No-Deed Restricted	Acute Low-Income No-Deed Restricted	Extremely Low-Income No-Deed Restricted	Extremely Low-Income No-Deed Restricted	Very Low-Income No-Deed Restricted	Very Low-Income No-Deed Restricted	Low-Income No-Deed Restricted	Low-Income No-Deed Restricted	Moderate-Income No-Deed Restricted	Moderate-Income No-Deed Restricted	Above Moderate-Income	Total EB/OPDSE/D Units by Project	Total APPROVED Units by Project	Total DISAPPROVED Units by Project	Please select state streamlining provisions the application was submitted	Is this project located on a site with an associated historical designation as outlined in Governance & Code	Did the housing development at application seek incentives or concessions pursuant to	Were incentives or concessions requested pursuant to Governance at Code	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes		
Start Data Entry Below						0	0	0	0	0	14	0	1	0	2	136	153	24	0										
8678-025-055	5202 Mountain Springs Ranch	Demo & Rebuild SFR	05-25PPR	SFD	O	1/22/2025												1	1	1	NONE	No	No	N/A	Approved	Ministerial			
8370-004-000	2627 Bonita Ave	Hesala ADU	11-25ADU	ADU	R	2/13/2025													1	1	1	NONE	No	No	N/A	Approved	Ministerial		
8370-035-070	2383 Bauberry Ct	Wang-Chen ADU	16-25ADU	ADU	R	2/11/2025														1	1	NONE	No	No	N/A	Approved	Ministerial		
8375-004-001	2035 18th St	Leonard ADU	16-25ADU	ADU	R	2/24/2025														1	1	NONE	No	No	N/A	Approved	Ministerial		
8665025029	4304 Pampas Cir	Hydrax ADU	34-25ADU	ADU	R	3/26/2025														1	1	NONE	No	No	N/A	Approved	Ministerial		
8381030010	1446 3rd St	Conception	36-25ADU	ADU	R	3/27/2025														1	1	NONE	No	No	N/A	Approved	Ministerial		
8378004039	2046 Walnut St	LI New SFR	38-25PPR	2 to 4	R	4/1/2025														1	1	NONE	No	No	N/A	Approved	Ministerial		
8378004039	2046 Walnut St	LI ADU	33-25ADU	ADU	R	4/1/2025														1	1	NONE	No	No	N/A	Approved	Ministerial		
8381030011	1900 3rd St	Boral ADU	42-25ADU	ADU	R	4/6/2025														1	1	NONE	No	No	N/A	Approved	Ministerial		
8665028050	1126 La Paz Ave	Kraus ADU	47-25ADU	ADU	R	4/28/2025														1	1	NONE	No	No	N/A	Approved	Ministerial		
8375005023	1934 18th St	Rodriguez ADU	41-25ADU	ADU	R	5/1/2025														1	1	NONE	No	No	N/A	Approved	Ministerial		
8644006041	1922 Pampas St	Starr ADU	50-25ADU	ADU	O	5/8/2025														1	2	1	NONE	No	No	N/A	Approved	Ministerial	
8666044012	2823 Boardman St	Yates ADU	52-25ADU	ADU	R	6/3/2025														1	1	NONE	No	No	N/A	Approved	Ministerial		
8375010107	2265 6th St	Wilson ADU	58-25ADU	ADU	R	6/10/2025														1	1	NONE	No	No	N/A	Approved	Ministerial		
8666020056	4631 Madison St	Artigas ADU	65-25ADU	ADU	R	7/10/2025														1	1	NONE	No	No	N/A	Approved	Ministerial		
8381005023	1941 Highland Dr	Vydrban ADU	63-25ADU	ADU	R	7/21/2025														1	1	NONE	No	No	N/A	Approved	Ministerial		
838105024	1885 5th St	Allison ADU	70-25ADU	ADU	R	7/22/2025														1	1	NONE	No	No	N/A	Approved	Ministerial		
8378003028	1976 Peyton Rd	Garcia ADU	73-25ADU	ADU	R	7/28/2025														1	1	NONE	No	No	N/A	Approved	Ministerial		
8378010027	2530 3rd St	Xia & Liu ADU	75-25ADU	ADU	R	8/5/2025														1	1	NONE	No	No	N/A	Approved	Ministerial		
8378006015	1966 Walnut St	Demo & Rebuild SFR	81-25PPR	SFD	O	8/14/2025														1	1	NONE	No	No	N/A	Approved	Ministerial		
8375030014	1951 5th St	Szlinger ADU	83-25ADU	ADU	R	8/24/2025														1	1	NONE	No	No	N/A	Approved	Ministerial		
8382028107	1851 Pabson Pl	Carlos ADU	88-25ADU	ADU	R	8/28/2025														1	1	NONE	No	No	N/A	Approved	Ministerial		
8381040066	2520 Park Ave	Stuermer ADU	90-25ADU	ADU	R	9/11/2025														1	1	NONE	No	No	N/A	Approved	Ministerial		
8664003028	4777 Chamber Ave	Shelzard ADU	97-25ADU	ADU	R	9/30/2025														1	1	NONE	No	No	N/A	Approved	Ministerial		
8664040014	4789 Calle de Grande	Underwood	104-25ADU	ADU	R	10/23/2025														1	1	NONE	No	No	N/A	Approved	Ministerial		
8664041013	1656 Via Campo	Allred ADU	119-25ADU	ADU	R	12/2/2025														1	1	NONE	No	No	N/A	Pending	Ministerial		
8375026029	2809 N White Ave	Lam ADU	120-25ADU	ADU	R	12/4/2025														1	1	NONE	No	No	N/A	Approved	Ministerial		
8666018009	3360 Frank St	Lewis Homes	124-25PPR	SFD	O	11/25/2025														51	51	NONE	No	No	N/A	Pending	Discretionary		
8666018009	3360 Frank St	Lewis Homes	124-25PPR	SFA	O	11/25/2025														70	70	NONE	No	No	N/A	Pending	Discretionary		
8381000033	2192 Park Ave	Hillcrest Gateway	111-25PPR	SFA	R	11/17/2025														1	1	NONE	No	No	N/A	Pending	Discretionary		
8381010028	2700 Park Ave	Hillcrest Gateway	111-25PPR	SFA	R	11/17/2025														1	1	NONE	No	No	N/A	Pending	Discretionary		
8381010005	2531 A St	Hillcrest Gateway	111-25PPR	SFA	R	11/17/2025														1	1	NONE	No	No	N/A	Pending	Discretionary		
8381000043	2703 A St	Hillcrest Gateway	111-25PPR	SFA	R	11/17/2025														1	1	NONE	No	No	N/A	Pending	Discretionary		

Table A2
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier		Unit Types		Affordability by Household Incomes - Completed Entitlement										Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			Notes	
1	2	3	4										16	17	18	19	20			21	22	23	24	25	
Current APN	Street Address	Project Name*	Unit Category (SFA,SFD,2 to 4,5+ ADU,MH)	Tenure R/Renter or Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter "000")	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*
					#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!												
8666-020-039	4221 Stone Circle		10-23ADU	ADU	R											Applicant provided estimated rental rate.									
8375-013-015	1959 9th Street		20-23PPR	2 to 4	R											Applicant provided estimated rental rate.									
8381-030-009	1452 3rd Street		66-23ADU	ADU	R											Applicant provided estimated rental rate.									
8381-030-031	1468 3rd Street		67-23ADU	ADU	R											Applicant provided estimated rental rate.									
8378-003-040	2015 Walnut St		80-23ADU	ADU	O											Applicant provided estimated rental rate.									
8381-026-001	1884 Bonita Avenue		110-23ADU	ADU	R											Applicant provided estimated rental rate.									
8381-020-010	1420 9th Street		117-23ADU	ADU	R											Applicant provided estimated rental rate.									
8375-014-014	2033 9th Street		14-24ADU	ADU	R											Applicant provided estimated rental rate.									
8664-021-039	1896 Via Arroyo		45-24ADU	ADU	R											Applicant provided estimated rental rate.									
8381-011-022	1655 Maplewood		55-24ADU	ADU	R											Applicant provided estimated rental rate.									
8377-005-008	2328 9th Street		60-24ADU	ADU	R											Applicant provided estimated rental rate.									
8371-001-034	2865 2nd St.		89-24ADU	ADU	R											Applicant provided estimated rental rate.									
8666-021-009	3939 Williams Ave.		91-24ADU	ADU	R											Applicant provided estimated rental rate.									
8375-026-070	2429 7th Street		94-24PPR	SFD	O											Applicant provided estimated rental rate.		1	Demolished	O					
8375-026-070	2429 7th Street		95-24ADU	ADU	R											Applicant provided estimated rental rate.									
8666-034-016	4139 Kimberly Avenue		102-24ADU	ADU	R											Applicant provided estimated rental rate.									
8375-028-018	2351 6th Street		106-24ADU	ADU	R											Applicant provided estimated rental rate.									
8375-004-001	2095 11th Street		111-24ADU	ADU	R											Applicant provided estimated rental rate.									
8375-015-019	2517 E Street		117-24ADU	ADU	R											Applicant provided estimated rental rate.									
8664-032-032	1192 Baseline Rd		119-24ADU	ADU	R											Applicant provided estimated rental rate.									
8381-017-017	1795 Bonita Ave		120-24ADU	ADU	R											Applicant provided estimated rental rate.									
8666-034-021	4033 Kimberly Ave		121-24ADU	ADU	R											Applicant provided estimated rental rate.									
8378-004-023	2046 Walnut St		134-24ADU	ADU	R											Applicant provided estimated rental rate.									
8375017018	2273 6th Street		57-24ADU	ADU	R											Applicant provided estimated rental rate.									
8678-025-065	5202 Mountain Spr	Demo & Rebuild SFS	05-25PPR	SFD	O											Applicant provided estimated rental rate.									
8370-004-010	2827 Bonita Ave	Heagle ADU	11-25ADU	ADU	R											Applicant provided estimated rental rate.									
8370-035-070	2989 Bayberry Ct	Wang-Chen ADU	16-25ADU	ADU	R											Applicant provided estimated rental rate.									
8375-004-001	2095 11th St	Leonard ADU	18-25ADU	ADU	R											Applicant provided estimated rental rate.									
8666029029	4304 Pampas Cir	Madrigal ADU	34-25ADU	ADU	R											Applicant provided estimated rental rate.									
8381030010	1446 3rd St	Conception ADU	36-25ADU	ADU	R											Applicant provided estimated rental rate.									
8379004039	2046 Walnut St	Li New SFR	38-25PPR	2 to 4	R											Applicant provided estimated rental rate.									
8379004039	2046 Walnut St	Li ADU	39-36ADU	ADU	R											Applicant provided estimated rental rate.									
8381029011	1500 3rd St	Beral ADU	42-45ADU	ADU	R											Applicant provided estimated rental rate.									
8666028050	1126 La Rue Ave	Krause ADU	47-25ADU	ADU	R											Applicant provided estimated rental rate.									
8375005023	1894 11th St	Rodriguez ADU	48-25ADU	ADU	R											Applicant provided estimated rental rate.									
8664030641	1222 Ruggles St	Slaw ADU	50-25ADU	ADU	O											Applicant provided estimated rental rate.									
8666044012	2829 Bowdoin St	Yonta ADU	52-25ADU	ADU	R											Applicant provided estimated rental rate.									
8375017017	2265 6th St	Wilson ADU	58-25ADU	ADU	R											Applicant provided estimated rental rate.									
8666020056	4257 Meadow St	Arheaga ADU	65-25ADU	ADU	R											Applicant provided estimated rental rate.									
8381005023	1247 Highland Dr	Vandhan ADU	69-25ADU	ADU	R											Applicant provided estimated rental rate.									
8381015024	1885 9th St	Allison ADU	70-25ADU	ADU	R											Applicant provided estimated rental rate.									
8375009028	1976 Peyton Rd	Garcia ADU	73-25ADU	ADU	R											Applicant provided estimated rental rate.									
8371001027	2510 3rd St	Xia & Liu ADU	78-25ADU	ADU	R											Applicant provided estimated rental rate.									
8379006015	1966 Walnut St	Demo & Rebuild SFS	81-25PPR	SFD	O											Applicant provided estimated rental rate.									
8375013014	1951 5th St	Sellinger ADU	83-25ADU	ADU	R											Applicant provided estimated rental rate.									
8382025107	1851 Phynon Pl	Carlos ADU	88-25ADU	ADU	R											Applicant provided estimated rental rate.									
8381014006	2520 Park Ave	Shamer ADU	90-25ADU	ADU	R											Applicant provided estimated rental rate.									
8664009028	4777 Chamber Ave	Shehaz ADU	97-25ADU	ADU	R											Applicant provided estimated rental rate.									
8664040014	4768 Cube de Grande	Underwood ADU	104-25ADU	ADU	R											Applicant provided estimated rental rate.									
8377028011	1941 N White Ave	Hilcrest Gateway	117-25PPR	5+	O											Applicant provided estimated rental rate.									
8664041013	1666 Via Campo	Alfred ADU	119-25ADU	ADU	R											Applicant provided estimated rental rate.									
8375020029	2809 N White Ave	Lam ADU	120-25ADU	ADU	R											Applicant provided estimated rental rate.									
8666018009	3960 Fruit St	Lewis Homes	124-25PPR	SFD	O											Applicant provided estimated rental rate.									
8666018009	3960 Fruit St	Lewis Homes	124-25PPR	5+	O											Applicant provided estimated rental rate.									
8381022033	1395 3rd St	Shrivastava ADU	90-24ADU	ADU	R											Applicant provided estimated rental rate.									
8381027019	1849 2nd St	La Casa ADU	116-23ADU	ADU	R											Applicant provided estimated rental rate.									
8381-030-010	1444 3rd St	Conception ADU	02-24ADU	ADU	R											Applicant provided estimated rental rate.									
8381-029-012	1507 3rd Street		03-24ADU	ADU	R											Applicant provided estimated rental rate.									
8381030008	1464 3rd Street		69-23ADU	ADU	R											Applicant provided estimated rental rate.									
1	1468 3rd Street		68-23ADU	ADU	R											Applicant provided estimated rental rate.									

Table A2
- New Construction, Entitled, Permits and Completed Units

Project Identifier		Affordability by Household Incomes - Building Permits				Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes					
Current APN	Street Address	Moderate-Income Non-Deed Restricted	Above-Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non-Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non-Deed Restricted	Very Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter "000")	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes
		3	131		134	#REF!	#REF!	#REF!	#REF!	#REF!				19	20	21	22	23	24	25	26	
8666-020-039	4221 Stone Circle												Applicant provided estimated rental rate.									
8375-013-015	1959 5th Street												Applicant provided estimated rental rate.									
8381-030-009	1432 3rd Street												Applicant provided estimated rental rate.									
8381-030-031	1468 3rd Street												Applicant provided estimated rental rate.									
8378-003-040	2015 Walnut St												Applicant provided estimated rental rate.									
8381-026-001	1884 Bonita Avenue												Applicant provided estimated rental rate.									
8381-020-010	1420 5th Street												Applicant provided estimated rental rate.									
8375-014-014	2033 5th Street												Applicant provided estimated rental rate.									
8664-021-039	1896 Via Arroyo												Applicant provided estimated rental rate.									
8381-011-022	1655 Maplewood												Applicant provided estimated rental rate.									
8377-005-008	2328 5th Street												Applicant provided estimated rental rate.									
8371-001-034	2565 2nd St.												Applicant provided estimated rental rate.									
8666-021-009	3939 Williams Ave.												Applicant provided estimated rental rate.									
8375-028-070	2429 7th Street												Applicant provided estimated rental rate.	1	Demolished	0						
8375-028-070	2429 7th Street												Applicant provided estimated rental rate.									
8666-034-016	4139 Kimberly Avenue												Applicant provided estimated rental rate.									
8375-028-018	2351 6th Street												Applicant provided estimated rental rate.									
8375-004-001	2095 11th Street									1			Applicant provided estimated rental rate.									
8375-015-019	2517 E Street												Applicant provided estimated rental rate.									
8664-032-032	1192 Baseline Rd												Applicant provided estimated rental rate.									
8381-017-017	1755 Bonita Ave			10/16/2024									Applicant provided estimated rental rate.									
8666-034-021	4033 Kimberly Ave	1		11/27/2024									Applicant provided estimated rental rate.									
8378-004-023	2046 Walnut St												Applicant provided estimated rental rate.									
8375017918	2273 6th Street												Applicant provided estimated rental rate.									
8678-025-055	5202 Mountain Sprng	Demo & Rebuild SFR		1	1/22/2025								Applicant provided estimated rental rate.									
8370-004-010	2627 Bonita Ave	Heagle ADU		1	2/3/2025								Applicant provided estimated rental rate.									
8370-035-070	2989 Bayberry Ct	Wang-Chen ADU			2/11/2025								Applicant provided estimated rental rate.									
8375-004-001	2095 11th St	Leonard ADU		1	3/24/2025								Applicant provided estimated rental rate.									
8666029529	4304 Pampas Cr	Madrigal ADU			3/26/2025								Applicant provided estimated rental rate.									
8381030010	1446 3rd St	Concepcion ADU		1	3/27/2025								Applicant provided estimated rental rate.									
8379004039	2046 Walnut St	LJ New SFR		1	4/1/2025								Applicant provided estimated rental rate.									
8379004039	2046 Walnut St	LJ ADU	1		4/1/2025								Applicant provided estimated rental rate.									
8381029011	1500 3rd St	Beral ADU			4/8/2025								Applicant provided estimated rental rate.									
8666029000	1126 La Rue Ave	Krause ADU			4/28/2025								Applicant provided estimated rental rate.									
8375005023	1994 11th St	Rodriguez ADU		1	5/1/2025								Applicant provided estimated rental rate.									
8664006041	1222 Ruggles St	Sauw ADU		1	5/8/2025								Applicant provided estimated rental rate.									
8666044012	2829 Bowdon St	Yorta ADU			6/3/2025								Applicant provided estimated rental rate.									
8375017917	2265 6th St	Wilson ADU	1		6/10/2025								Applicant provided estimated rental rate.									
8666020066	4207 Meadow St	Artisaga ADU			7/10/2025								Applicant provided estimated rental rate.									
8381005023	1247 Highland Dr	Vandhan ADU			7/21/2025								Applicant provided estimated rental rate.									
8381015024	1885 5th St	Allison ADU			7/22/2025								Applicant provided estimated rental rate.									
8375009028	1976 Peyton Rd	Garcia ADU			7/28/2025								Applicant provided estimated rental rate.									
8371001027	2510 3rd St	Xia & Liu ADU		1	8/9/2025								Applicant provided estimated rental rate.									
8379006015	1966 Walnut St	Demo & Rebuild SFR		1	8/14/2025								Applicant provided estimated rental rate.									
8375013014	1951 5th St	Sellinger ADU		1	8/21/2025								Applicant provided estimated rental rate.									
8382025107	1851 Princeton Pl	Carlos ADU			8/28/2025								Applicant provided estimated rental rate.									
8381014006	2020 Park Ave	Stuerner ADU			9/11/2025								Applicant provided estimated rental rate.									
8664009028	4777 Chamber Ave	Shehzad ADU			9/30/2025								Applicant provided estimated rental rate.									
8664040014	4788 Calle de Gaudin	Underwood ADU			10/29/2025								Applicant provided estimated rental rate.									
8377028011	1841 N White Ave	Hikorest Gateway			11/17/2025								Applicant provided estimated rental rate.									
8664041013	1666 Via Campo	Alfred ADU			12/2/2025								Applicant provided estimated rental rate.									
8375026029	2809 N White Ave	Lam ADU		1	12/8/2025								Applicant provided estimated rental rate.									
8666018009	3960 Fruit St	Lewis Homes		51	11/25/2025								Applicant provided estimated rental rate.									
8666018009	3960 Fruit St	Lewis Homes		70	11/25/2025								Applicant provided estimated rental rate.									
8381022033	1395 3rd St	Srivastava ADU											Applicant provided estimated rental rate.									
8381027019	1849 2nd St	La Casa ADU											Applicant provided estimated rental rate.									
8381-030-010	1444 3rd St	Concepcion ADU											Applicant provided estimated rental rate.									
8381-029-012	1507 2nd Street												Applicant provided estimated rental rate.									

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier								8	9	Affordability by Household Incomes - Certificates of Occupancy	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus			Notes			
Current APN	Street Address	Project Name*	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Issued	# of Units Issued Building Permits	Acutely Low-Income Deed Restricted	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter "1000")	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Reductions)	Did the project receive a reduction standards? (Y/N)	Notes*	
8666-020-039	4221 Stone Circle									23	#REF!		Applicant provided estimated rental rate.											
8375-013-015	1059 5th Street									0			Applicant provided estimated rental rate.											
8381-030-009	1452 3rd Street									0			Applicant provided estimated rental rate.											
8381-030-031	1468 3rd Street									0			Applicant provided estimated rental rate.											
8378-003-040	2015 Walnut St									0			Applicant provided estimated rental rate.											
8381-026-001	1884 Bonita Avenue									0			Applicant provided estimated rental rate.											
8381-020-010	1420 5th Street									0			Applicant provided estimated rental rate.											
8375-014-014	2033 5th Street									0			Applicant provided estimated rental rate.											
8664-021-039	1896 Via Arroyo									0			Applicant provided estimated rental rate.											
8381-011-022	1655 Maplewood									0			Applicant provided estimated rental rate.											
8377-005-008	2328 5th Street									0			Applicant provided estimated rental rate.											
8371-001-034	2565 2nd St.									0			Applicant provided estimated rental rate.											
8666-021-009	3839 Wilkams Ave.									0			Applicant provided estimated rental rate.											
8375-026-070	2429 7th Street							1		5/7/2025			Applicant provided estimated rental rate.											
8375-026-070	2429 7th Street		1							5/7/2025			Applicant provided estimated rental rate.		1	Demolished	0							
8666-034-016	4139 Kimberly Avenue		1							1/9/2025			Applicant provided estimated rental rate.											
8375-028-018	2351 6th Street				1					5/21/2025			Applicant provided estimated rental rate.											
8375-004-001	2095 11th Street									4/3/2025			Applicant provided estimated rental rate.											
8375-015-019	2517 E Street						1			3/10/2025			Applicant provided estimated rental rate.											
8664-032-032	1192 Baseline Rd		1							5/19/2025			Applicant provided estimated rental rate.											
8381-017-017	1755 Bonita Ave		1							11/19/2024			Applicant provided estimated rental rate.											
8666-034-021	4033 Kimberly Ave						1			5/21/2025			Applicant provided estimated rental rate.											
8378-004-023	2046 Walnut St		1							4/1/2025			Applicant provided estimated rental rate.											
8375017018	2273 6th Street						1			3/31/2025			Applicant provided estimated rental rate.											
8678-025-055	5202 Mountain Spr	Demo & Rebuild SFR											Applicant provided estimated rental rate.											
8370-004-010	2627 Bonita Ave	Heagle ADU						1		4/8/2025			Applicant provided estimated rental rate.											
8370-035-070	2989 Bayberry Ct	Wang-Chen ADU								8/13/2025			Applicant provided estimated rental rate.											
8375-004-001	2095 11th St	Leonard ADU											Applicant provided estimated rental rate.											
8666025029	4304 Pampas Cir	Madrigal ADU											Applicant provided estimated rental rate.											
8381030010	1446 3rd St	Concepcion ADU											Applicant provided estimated rental rate.											
8378004039	2046 Walnut St	LI New SFR											Applicant provided estimated rental rate.											
8378004039	2046 Walnut St	LI ADU											Applicant provided estimated rental rate.											
8381029011	1500 3rd St	Bernal ADU											Applicant provided estimated rental rate.											
8665028050	1126 La Rue Ave	Krause ADU	1							9/15/2025			Applicant provided estimated rental rate.											
8375005023	1994 11th St	Rodriguez ADU											Applicant provided estimated rental rate.											
8664006041	1222 Ruggles St	Slaw ADU											Applicant provided estimated rental rate.											
8666044012	2829 Bowdon St	Yorts ADU	1							11/24/2025			Applicant provided estimated rental rate.											
8375017017	2265 6th St	Wilson ADU											Applicant provided estimated rental rate.											
8666020056	4257 Meadow Dr	Atranga ADU	1							12/16/2025			Applicant provided estimated rental rate.											
8381050023	1247 Highland Dr	Vardhan ADU											Applicant provided estimated rental rate.											
8381015024	1885 5th St	Alison ADU			1					12/2/2025			Applicant provided estimated rental rate.											
8375006028	1976 Peyton Rd	Garcia ADU											Applicant provided estimated rental rate.											
8371001027	2510 3rd St	Xia & Lu ADU											Applicant provided estimated rental rate.											
8378006015	1966 Walnut St	Demo & Rebuild SFR											Applicant provided estimated rental rate.											
8375013014	1951 5th St	Setfinger ADU											Applicant provided estimated rental rate.											
8382025107	1851 Pinyon Pl	Carlos ADU	1							11/26/2025			Applicant provided estimated rental rate.											
8381014006	2520 Park Ave	Shuermer ADU											Applicant provided estimated rental rate.											
8664009028	4777 Chamber Ave	Shehzad ADU											Applicant provided estimated rental rate.											
8664004014	4780 Calle de Granada	Underwood ADU											Applicant provided estimated rental rate.											
8377028011	1941 N White Ave	Hilbert Gateway											Applicant provided estimated rental rate.											
8664010113	1666 Via Campo	Alfred ADU											Applicant provided estimated rental rate.											
8375026029	2809 N White Ave	Lam ADU											Applicant provided estimated rental rate.											
8666018009	3960 Fruit St	Lewis Homes											Applicant provided estimated rental rate.											
8666018009	3960 Fruit St	Lewis Homes											Applicant provided estimated rental rate.											
8381022033	1395 3rd St	Srinivasa ADU					1			1/28/2025			Applicant provided estimated rental rate.											
8381027019	1849 2nd St	La Casa ADU											Applicant provided estimated rental rate.											
8381030-010	1444 3rd St	Concepcion ADU								8/18/2025			Applicant provided estimated rental rate.											

Jurisdiction	La Verne
Reporting Year	2025 (Jan. 1 - Dec. 31)
Planning Period	6th Cycle 10/15/2021 - 10/15/2029

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	11	-
	Non-Deed Restricted	-	-	-	2	9	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	414	-	-	-	1	-	-	-	-	-	-	22	392
	Non-Deed Restricted	-	-	-	2	8	-	-	-	-	-	-	-	-
Low	Deed Restricted	239	-	-	-	-	-	-	-	-	-	-	2	237
	Non-Deed Restricted	-	-	-	-	2	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	223	-	-	-	-	-	-	-	-	-	-	19	204
	Non-Deed Restricted	-	-	2	6	5	6	-	-	-	-	-	-	-
Above Moderate		470	-	-	7	10	7	-	-	-	-	-	24	446
Total RHNA		1,346												
Total Units			-	-	2	15	26	24	-	-	-	-	67	1,279

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"

- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.

- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction		La Verne						
Reporting Year		2025		(Jan. 1 - Dec. 31)				
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Housing Rehabilitation	The City will conduct targeted outreach to areas with lower median household incomes and areas with higher proportions of special needs populations, including seniors and persons with disabilities.	12/31/2029	6th Cycle	In Progress	Complete.	Units		
Code Enforcement	The City will continue to implement a proactive code enforcement program. Code Enforcement will work closely with the Community Development Department to implement the City's housing programs to preserve and improve La Verne's existing neighborhoods.	12/31/2029	6th Cycle	Continuous	Currently being implemented by the Code Enforcement Officer.	Other		
Historic Resources	The City will continue to designate historic neighborhoods for assistance through the existing housing rehabilitation programs. City staff will also continue to assist property owners of historic homes to repair and renovate their property in a historically and architecturally appropriate manner. 24 properties (3 per year) will be assisted	12/31/2029	6th Cycle	In Progress	In progress	Units		
Non-Permitted Accessory Dwelling Units/Second Units	In order to preserve La Verne's existing residential neighborhoods and the City's quality-of-life, the City will encourage residents to bring existing non-permitted units into compliance with City zoning and building codes.	12/31/2029	6th Cycle	In Progress	Currently being implemented by the Community Development Department	Units	10	
Replacement of Affordable Units	For all project applications, identify need for replacement of affordable housing units and ensure replacement, if required, occurs	12/31/2029	6th Cycle	In Progress	Immediate implementation	Other		

<p>Section 8 Certificate/Voucher Rental Assistance Program</p>	<p>Refer all interested residents to the County program; maintain or increase the number of Section 8 Certificates utilized in the City; educate one multifamily property manager or Homeowners Association (HOA) on the Program annually, with a focus on property managers or HOAs in areas of the community with higher proportions of households with very low or low incomes and areas of the City where overpayment by renters is most prevalent.</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In progress.</p>	<p>Other</p>		
<p>Manufactured Housing</p>	<p>Meet with a developer and/or manufacturer of prefabricated manufactured housing to receive input on how the City can promote this housing type as an option to produce more affordable units in La Verne, with a focus on opportunities in high or highest TCAC resource areas</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In progress.</p>	<p>Other</p>		
<p>Monitor City-Owned Mobile Home Parks</p>	<p>Preserve City-owned mobile home parks; conduct targeted outreach to promote rehabilitation programs (see Program 1) to mobile home parks with lower median household incomes with the goal of supporting 20 mobile home tenants throughout the planning period</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Complete.</p>	<p>Households</p>		
<p>Los Angeles County Partnership</p>	<p>Increase the distribution of program education material by 20% with a focus on targeting education in areas of lower median household income and in areas with higher proportions of rental (versus homeowner) households</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In progress.</p>	<p>Other</p>		
<p>Partnerships with Housing Organizations, Service Providers, and Faith-Based Groups</p>	<p>Host focus group meetings with housing organizations, service providers, and faith-based groups to discuss how to improve housing-related services in La Verne, with a special focus on highlighting opportunities to assist households in areas with higher proportions of residents with special needs, such as seniors, persons with disabilities, or lower incomes, and how to develop new housing in areas of high or highest opportunity</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>In progress.</p>	<p>Meetings</p>		
<p>Housing for Extremely Low-Income Households</p>	<p>Development of 16 units affordable to extremely low-income households with a goal of at least 50% located in TCAC areas of high or highest opportunity</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In progress.</p>	<p>Units</p>		
<p>Housing for Persons with Developmental Disabilities</p>	<p>Meet with developers of supportive housing</p>	<p>12/31/2029</p>	<p>6th Cycle</p>	<p>In Progress</p>	<p>In progress.</p>	<p>Meetings</p>		

Monitor and Preserve Affordable Housing	Preservation of existing deed-restricted affordable units	12/31/2029	6th Cycle	In Progress	In progress.	Units		
Remove Government Constraints	Updated Zoning Code in Compliance with State Housing Law	12/31/2029	6th Cycle	Completed	Complete.	Other		
Mobile Home Rent Control	Enforcement of the City's Mobile Home Rent Control Ordinance and Ordinance 1082; increase the distribution of educational materials by 15% over the planning period	12/31/2029	6th Cycle	In Progress	In progress.	Other		
Accessory Dwelling Units	Survey and evaluate potential methods to encourage ADU development throughout the community, but especially in TCAC areas of high or highest opportunity (north La Verne), and adopt appropriate procedures, policies, and regulatory provisions. Monitor State law for future updates to ADU regulations and update the City's Zoning Code to be consistent with future updates as needed. Continue educating the community on the opportunity to develop ADUs and promote the development of ADUs affordable to lower-income households. Continue to provide information about ADUs on the City's website and on public counters. Encourage the production of 92 ADUs, with a goal of at least 50% being affordable to very low or low income households.	12/31/2029	6th Cycle	Continuous	HOA meetings conducted by the Community Development Department. Annual updates to City's Zoning Code to redlect current State Law in progress.	Other		
Condominium Conversion Ordinance	Implementation of a Condominium Conversion Ordinance consistent with State law	10/1/2022	6th Cycle	In Progress	In progress	Other		
Lot Consolidation	Provide funding and/or incentives to support at least one lot consolidation project per year	12/31/2029	6th Cycle	Continuous	In progress	Other		
Density Bonus Program	Promote the development of at least two projects per year that utilize the City's Density Bonus provisions	12/31/2029	6th Cycle	Continuous	Currently being implemented by the Community Development Department.	Other		
Transitional and Supportive Housing	Allow transitional and supportive housing in accordance with State law; update the Zoning Code if necessary	12/31/2029	6th Cycle	Completed	Complete.	Other		
Provide Adequate Sites for Lower Income Households on Nonvacant and Vacant Sites Previously Identified	Streamline development of projects at nonvacant site used in the 5th cycle housing element that dedicate at least 20 percent or more of the units for housing affordable to lower income households	10/1/2024	6th Cycle	Completed	Complete.	Other		

Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	La Verne	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	1
	Non-Deed Restricted	8
Low	Deed Restricted	0
	Non-Deed Restricted	2
Moderate	Deed Restricted	0
	Non-Deed Restricted	6
Above Moderate		7
Total Units		24

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	53	3	2
2 to 4 units per structure	1	0	20
5+ units per structure	71	0	0
Accessory Dwelling Unit	24	21	20
Mobile/Manufactured Home	0	0	0
Total	149	24	42

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	24	24
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	33
Number of Proposed Units in All Applications Received:	153
Total Housing Units Approved:	24
Total Housing Units Disapproved:	0

Use of Streamlined Ministerial Approval Process or SMAP (formerly SB 35 / 423) - Applications	
Number of SMAP Applications	0
Number of SMAP Applications Approved	0

Units Constructed - SMAP (formerly SB 35 / 423) - Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SMAP	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	27	28
Discretionary	6	125

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	0
Sites Rezoned to Accommodate the RHNA	0

City of La Verne, City Council Agenda Report



DATE: March 16, 2026
TO: Honorable Mayor and City Council
FROM: Cody Howing, City Engineer
SUBJECT: METRO A-LINE (FORMERLY GOLD LINE) TRANSIT ORIENTED DEVELOPMENT BRIDGE, GRANT OF EASEMENT ACCEPTANCE.

SUMMARY

The proposed pedestrian bridge crossing over Arrow Highway providing a connection between the La Verne A-Line Station and the Fairplex Campus will require easements for the portion of the facilities that land on the adjoining properties. Discussions with Foothill Gold Line Construction Authority and Los Angeles Metropolitan Transit Authority (Metro) staff are nearing conclusion. The pedestrian bridge will improve pedestrian connectivity between the La Verne A-Line Station and the Fairplex campus while supporting future transit-oriented development and improving regional access between the Fairplex campus and the A-Line station.

RECOMMENDATION

That the City Council adopt a Resolution accepting the permanent easement from the Foothill Gold Line Construction Authority associated with the Transit Oriented Development Pedestrian Bridge Project, in a form approved by the City Attorney.

DISCUSSION

The pedestrian bridge project that will provide a connection between the Metro A-Line Station and the Fairplex campus is planned to enter the construction bidding phase in the coming weeks. As the project moves toward construction, the process of securing the required project easements is nearing completion, including this easement for the bridge portions located on the Metro A-Line La Verne/Fairplex Station property. The process to design and negotiate this easement has been ongoing for several years and has involved coordination with the adjoining properties where the bridge will connect. This included meetings with agency stakeholders during the early stages of the design process. This has helped to ensure that features of the bridge concept align with the needs of each site it provides a connection to.

Ongoing coordination efforts throughout the pedestrian bridge design process have facilitated the integration of the bridge landing and structural supports with each adjoining property owners' site. Final easement boundaries and the related terms for operations and maintenance have been established because of these efforts.

This final easement is to the benefit of the City of La Verne. The San Gabriel Valley Council of Governments (SGVCOG) is the project lead agency for the construction of the bridge project. At the conclusion of the project, the SGVCOG will turn ownership of the bridge over to the City of La Verne. Given that the final state of the bridge will be under City of La Verne

ownership, acceptance of the easement by the City of La Verne is consistent with the ultimate condition for ownership and maintenance responsibility of the facility. Upon completion of construction and transfer of ownership, the City of La Verne will assume responsibility for long-term operations and maintenance of the pedestrian bridge.

FISCAL ANALYSIS

Acceptance of the easement will not result in any immediate expenditure of City funds. The pedestrian bridge project will be delivered by the SGVCOG. Upon completion and acceptance of the facility, the City will assume responsibility for ongoing operations and maintenance of the bridge. These costs are expected to be incorporated into future Public Works maintenance budgets.

ENVIRONMENTAL ANALYSIS

The project has been determined to fall within a statutory exemption under SB 288, Section (PRC) 21080.25(b)(1).

LEGAL REVIEW

This report has been reviewed and approved by the City Attorney.

ATTACHMENTS

1. Resolution - Easement Acceptance A Line Station Ped Bridge
2. FGL.Metro Draft Pedestrian Bridge Easement Rev Draft for CC Attachment 3-16

Coordinated with:
Danny Wu, Director of Public Works

RESOLUTION 26-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, ACCEPTING AN EASEMENT ON LOT 1 OF PARCEL MAP NO. 15477 FOR PURPOSES ASSOCIATED WITH THE TRANSIT ORIENTED DEVELOPMENT PEDESTRIAN BRIDGE

WHEREAS, the City of La Verne is a municipal corporation duly organized and existing pursuant to the Constitution and laws of the State of California (“City”); and

WHEREAS, the San Gabriel Valley Council of Governments (“SGVCOG”) to the City of La Verne have secured funding and intend to construct the Transit Oriented Development Pedestrian Bridge connecting the A-Line light rail station to the Los Angeles County Fairplex; and

WHEREAS, both the City and SGVCOG have entered into an agreement designating roles and responsibilities for the project; and

WHEREAS, the agreement establishes the City would assist in acquiring the necessary right-of-way to allow the construction and operation of the project; and

WHEREAS, the Foothill Gold Line Construction Authority has been engaged in the project design development and easement agreement features; and

WHEREAS, the Los Angeles County Metropolitan Transportation Authority (LACMTA) will be the successor owner of the said property on which the easement is located and has been engaged in the project design development and easement agreement features; and

WHEREAS, the Foothill Gold Line Construction Authority has submitted the easement dedication documents to the City for formal acceptance; and

WHEREAS, a notice of exemption has been filed with the State of California identifying that the Transit Oriented Development Pedestrian Bridge project has been determined to fall within a statutory exemption under SB 288, Section (Public Resources Code) 21080.25(b)(1).; and

NOW, THEREFORE, BE IT RESOLVED AND ORDERED by the Mayor and City Council of the City of La Verne, as follows:

SECTION 1. The City Council does hereby approve and accept the dedication to the City of La Verne of an easement described in the Grant of Easement with Covenants, Conditions, Restrictions and attached Exhibits for purposes of a pedestrian bridge, the final form of which shall be approved by the City Attorney.

SECTION 2. The City Clerk shall certify to the passage and adoption of this resolution.

PASSED, APPROVED AND ADOPTED this 16th day of **MARCH, 2026.**

Tim Hepburn, Mayor

ATTEST:

Debra Fritz CMC, Deputy City Clerk

I, Debra Fritz CMC, Deputy City Clerk of the City of La Verne, DO HEREBY CERTIFY that Resolution No. 26-xx was duly passed and adopted by the said City Council at a regular meeting of the said Council held on the 16th day of March 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Debra Fritz CMC, Deputy City Clerk

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

Attention:

(Space Above Line For Recorder’s Use Only)

GRANT OF EASEMENT
WITH COVENANTS, CONDITIONS, AND RESTRICTIONS

THIS GRANT OF EASEMENT WITH COVENANTS, CONDITIONS, AND RESTRICTIONS (“this “Easement Agreement”) is made and entered into as of _____, 2026 by and between Metro Gold Line Foothill Extension Construction Authority (“Grantor” or “MGLFECA”) and the City of La Verne (“La Verne” or “Grantee”) (collectively, “parties”), with reference to the following facts:

WHEREAS, Grantor is a California State-Chartered Public Agency and the owner of land and air space over the real property commonly known as “The La Verne/Fairplex A-Line Station Parking Property,” addressed as 2327 Arrow Highway, in the City of La Verne, California (“MGLFECA” or “Grantor’s Property”), as more particularly described as Lot 1 of Parcel Map No. 15477, recorded in the Los Angeles County Recorder’s Office; and

WHEREAS, Grantee is a California municipal corporation and the owner of certain public right-of-way and air space commonly known as Arrow Highway, adjacent to the Grantor’s Property on the south side of the “The La Verne/Fairplex A-Line Station Parking Property,” in La Verne, California (“Grantee’s Property”);

WHEREAS, the parties have obtained legal and regulatory approvals to construct a pedestrian bridge (the “Pedestrian Bridge”) to be built partially on Grantor’s Property;

WHEREAS, Grantee, in association with the San Gabriel Valley Council of Governments (SGVCOG), its successors, assigns or designees, desires to, at its sole expense, design, construct, install and maintain the Pedestrian Bridge on a portion of Grantor’s Property (a portion of Parcel Map No. 15477 Lot 1) and a portion of the air space over Grantor’s Property;

WHEREAS, Grantor and Grantee anticipate that the Los Angeles County Metropolitan Transportation Authority (“Metro”) will eventually become a successor-in-interest to Grantor under this Easement Agreement upon the organizational dissolution of Grantor, as is currently planned under the relevant laws, acts, and agreements that originally established the Metro Gold Line Foothill Extension Construction Authority; and

WHEREAS, the parties acknowledge that this Easement Agreement is required for the successful completion, operation, use, and maintenance of the Pedestrian Bridge and to satisfy conditions necessary to finalize project funding.

NOW, THEREFORE, Grantor and Grantee covenant and agree as follows:

1. Grant of Easement. For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants to Grantee, its successors, assigns, designees, and the public, and subject to the covenants, conditions, and restrictions described in this Easement Agreement:

A. A permanent exclusive easement, on, over, and across that portion of Grantor’s Property more particularly described on Exhibit “A” (the “Easement Property”), for: (1) the portion of the Pedestrian Bridge, to be constructed on Grantor’s Property, and (2) ingress and egress thereon and thereto for multi-modal public traffic (i.e., pedestrians, bicycles, electric bikes and scooters, and other similar uses, but excluding automobiles). The Easement Property, consisting of the portion where the Pedestrian Bridge is to be located on the Grantor’s Property, is depicted on Exhibit “B.”

B. A permanent easement, on, over and across that portion of the Grantor’s Property more particularly described on Exhibit “C” (the “Easement Property”), for (1) the portion of the aerial spans of the Pedestrian Bridge structure, all supporting columns, footings, other related improvements required for the (2) ingress and egress thereon and thereto for multi-modal public traffic (i.e., pedestrians, bicycles, electric bikes and scooters, and other similar uses, but excluding automobiles). The Easement Property, consisting of the portion where the Pedestrian Bridge is to be located on the Grantor’s Property, is depicted on Exhibit “D.”

C. Within the Easement Property, Grantee shall have all rights to ingress, egress, and repair and maintenance purposes of the bridge and related improvements. Grantor shall not unreasonably restrict Grantee or their representatives from conducting work necessary to repair and maintain the bridge structure and related improvements. Grantee agrees to provide to Grantor reasonable written notice in advance of scheduled maintenance of the Pedestrian Bridge, and such verbal notice as may be feasible to conduct inspections, repair, etc., that is determined by the Director of Public Works as being immediately necessary to protect public safety. Except for emergency circumstances requiring work that is immediately necessary to protect public safety, Grantee shall comply with Grantor’s generally applicable coordination procedures (“Track Allocation Procedures”) in order to ensure the safety and operation of Grantor’s rail infrastructure. Prior to performing any repair and maintenance work, Grantee shall communicate with Grantor to pre-coordinate such work in accordance with Grantor’s Track Allocation Procedures. These provisions shall extend to all successor agencies for either Grantor or Grantee.

D. Following termination of any temporary construction easement(s) separately granted by Grantor to Grantee, all rights and obligations of the parties shall thereafter be governed exclusively by this Easement Agreement.

- E. The Easement granted herein is subject to the following reservations:
 - i. Grantor reserves sole right for final approval of all restoration work within and immediately adjacent to the Easement Property resulting from the construction phase of the bridge.
 - ii. Grantee shall remove and relocate existing improvements that will be displaced or otherwise impacted by the Pedestrian Bridge construction, including CCTV system features, architectural pavement surfaces, landscaping, irrigation, sidewalk and other ancillary improvements present on site.
 - iii. Grantor and Grantee agree to enter into good faith negotiations to establish a mutual stormwater retention plan with shared basin(s) and separately defined maintenance responsibilities, that may be located outside of the Easement Property.

2. Purpose of Easement. The Easement granted herein is for the operation, use, maintenance and repair of the Pedestrian Bridge and related improvements, and public ingress and egress and right-of-way purposes. The Easement granted herein shall be an easement appurtenant to Grantee’s Property known as Arrow Highway. Grantor and Grantee acknowledge and agree that the point of access for ingress and egress to and from the Pedestrian Bridge and Easement Property is from the plaza and includes walkways designated for public use in the approved A-Line Station plans, which are or will be located on Grantee’s Property, and Grantor acknowledges that Grantee, its successors, assigns and designees shall have and retain exclusive control over the right to construct, maintain, operate and use the Pedestrian Bridge, subject to Grantor’s right to allow public use of ingress, egress and access to the Pedestrian Bridge for multi-modal pedestrian use for its guests and invitees, as granted herein, and subject to the reasonable rights of La Verne to periodically limit such egress, ingress and access as may be necessary for safety purposes and for maintenance of the Pedestrian Bridge.

3. No Public Dedication. Nothing contained in this Easement Agreement shall be deemed to be a gift or dedication of any portion of Grantor’s Property to or for the general public, nor shall anything contained herein create or be deemed to create or constitute a public dedication of Grantor’s Property or the Easements described herein.

Nothing in this Agreement shall be construed to limit or waive Grantor’s right to enforce its property rights, including the right to treat any unpermitted entry upon the Grantor’s Property or use beyond the scope discussed herein, as a trespass and to pursue all remedies available at law or in equity in connection therewith. The Grantor’s Property, including the Easement Property, shall not be considered or deemed to be a public forum for public expression, speech, or assembly. Grantor expressly reserves the right to regulate and restrict access, use, and activities within the Easement Property consistent with this Agreement.

4. Condition, Use, and Maintenance of Easement Property.

A. As-Is Condition. Grantee has inspected the Easement Property and accepts it in its “As-Is” condition. Grantor makes no representations or warranties whatsoever under this Easement Agreement or otherwise with respect to the physical condition of the Easement Property or the suitability of the Easement Property for the Easement granted and uses permitted pursuant to this Easement Agreement.

B. Repair and Maintenance. Grantee shall repair and maintain the Easement Property, together with any improvements constructed or installed thereon by Grantee or associated with Grantee’s use of the Easement Property, and shall keep the Easement Property and all Grantee’s improvements thereon in a safe and well-maintained condition. The operation, repair and maintenance of the Easement Property and such improvements shall be at Grantee’s sole cost and expense. Grantor may provide notice to Grantee of any condition which requires maintenance or repair of which Grantor or its agents become aware.

C. Compliance with Laws. At all times, Grantee’s use of and activities within the Easement Property shall comply, at Grantee’s sole cost and expense, with all applicable laws, statutes, ordinances, codes, rules, regulations, orders, and applicable judicial decisions or decrees, as presently existing and as may be enacted or amended, including but not limited to all applicable regulatory, environmental and safety requirements, of any federal, state, county, city, local, or other governmental or quasi-governmental authority, entity or body (or any department, agency or other instrumentality thereof), exercising jurisdiction over the Easement Property, and to property and persons located in, on, or above the Easement Property.

D. No Interference with Use. Grantee shall not interfere with Grantor’s use of, and operation and activities in or upon, Grantor’s Property outside of the Easement Property. Grantee’s use of the Easement granted herein shall at all times comply with such routes and procedures as Grantor may require and Grantee shall take all necessary action to minimize any damage or inconvenience to Grantor caused by or associated with Grantee’s use, operation, and activities on the Easement Property. Grantor shall not interfere with Grantee’s use, operation and activities upon the Easement Property or the adjacent public right of way.

E. No Hazardous Substances. Grantee shall not use, deposit, release, or permit the use, deposit, or release of any Hazardous Substances in, on, or under the Easement Property or otherwise on the Grantor Property. For purposes of this Easement Agreement, “Hazardous Substances” means any material or substance (i) defined as a “hazardous waste,” “extremely hazardous waste” or “restricted hazardous waste” under Sections 25115, 25117 or 25122.7, or listed pursuant to Section 25140 of the California Health and Safety Code, Division 20, Chapter 6.5 (Hazardous Waste Control law); (ii) defined as a “hazardous substance” under Section 26316 of the California Health and Safety

Code, Division 20, Chapter 6.8 (Carpenter-Presley-Tanner Hazardous Substance Account Act); (iii) defined as a “hazardous material,” “hazardous substance” or “hazardous waste” under Section 25501 of the California Health and Safety Code, Division 20, Chapter 6.95, “Hazardous Substance” under Section 25281 of the California Health and Safety Code, Division 20, Chapter 6.7 (Underground Storage of Hazardous Substances); (iv) petroleum; (v) asbestos; (vi) polychlorinated biphenyls; (vii) listed under Article 9 or defined as “hazardous” or “extremely hazardous” pursuant to Article 11 of Title 22 of the California Code, Division 1, Chapter 20; (viii) designated as a “hazardous substance” pursuant to Section 311 of the Clean Water Act, 33 U.S.C. § 1251, et seq. (33 U.S.C. § 1321) or listed pursuant to Section 307 of the Clean Water Act (33 U.S.C. § 6903); (ix) defined as a “hazardous substance” pursuant to Section 101 of the Comprehensive Environmental Response, Compensation, and Liability Act, 42 U.S.C. § 9601, et seq. (42 U.S.C. § 9602); (x) defined as a “hazardous waste” pursuant to the Resource Conservation and Recovery Act. 42 U.S.C. § 6901, et seq. (42 U.S.C. § 6901); (xi) designated as a “hazardous substance” pursuant to the Toxic Substance Control Act (15 U.S.C. § 2601, et seq.); or (x) per- and polyfluoroalkyl substances (PFAS).

F. Perpetual Easement. The Easement granted herein shall be perpetual and shall run with the land as to Grantor’s and Grantee’s Property.

5. Consideration. Grantor’s right to allow public use of ingress, egress and access to the Pedestrian Bridge to and from its property shall constitute full consideration for the grant of the permanent easement.

6. Covenants, Conditions, and Restrictions. Grantee has an ongoing duty to safeguard, protect, and defend the public health, safety, and welfare. In acknowledgement of that duty, the Easement granted herein is subject to the following covenants, conditions, and restrictions, which are to run with the land and shall be binding on all parties and all persons claiming under them. Grantee covenants as follows:

A. Bridge Maintenance.

- i. Grantee shall keep the Pedestrian Bridge and related landscaping, and other improvements (the “Bridge Improvements”) in good order, condition and repair and shall not commit waste or permit impairment, or deterioration of the Bridge Improvements. Costs of maintenance and repairs shall be borne solely by Grantee, its successors, assigns or designees.
- ii. Grantee shall maintain the Bridge Improvements in a visually attractive and structurally sound condition.
- iii. Grantee agrees to maintain the Bridge Improvements so they shall not interfere with or impede access to Grantor’s remaining property.

B. Property Taxes; Charges; Liens. Grantee shall be solely responsible for the payment of all taxes, assessments, and other charges, fines, and impositions which may be attributable to this Easement Agreement, when due, and shall make all such payments directly to the appropriate taxing authority or payee; provided, however, that any taxable interest created by Grantor's use of the Pedestrian Bridge or the Easement Property shall be paid by and be the sole responsibility of Grantor.

C. Demolition of Bridge Improvements. Grantee shall not demolish any part of the Bridge Improvements unless Grantee has first provided ninety (90) days written notice to Grantor, except in the case of an emergency that poses an immediate threat to public safety. Except for emergency circumstances requiring work that is immediately necessary to protect public safety, Grantee shall comply with Grantor's Track Allocation Procedures in order to ensure the safety and operation of Grantor's rail infrastructure. Prior to performing any demolition work, Grantee shall communicate with Grantor to pre-coordinate such demolition work in accordance with Grantor's Track Allocation Procedures. Any costs of demolition work shall be borne solely by Grantee, its successors, assigns or designees. These provisions shall extend to all successor agencies for either Grantor or Grantee.

If the Pedestrian Bridge is substantially destroyed or permanently demolished without intent to replace it with a similar structure, or if such intent does not manifest in Grantee or designee's prompt commencement and diligent pursuit of said replacement, this Easement Agreement shall be terminable by Grantor, and Grantee shall cause to be executed and recorded a quitclaim or release of easement with the Los Angeles County Recorder within 30 days of termination. Upon the earlier to occur of termination of the easement granted in this Easement Agreement or destruction or demolition of the Bridge Improvements, Grantee shall, without undue delay and at no expense to Grantor, remove the Bridge Improvements and restore the surface of the Easement Property and Perimeter Easement area, to substantially the same condition in which it existed prior to the construction of the Bridge Improvements, except as Grantor and Grantee may otherwise agree in writing.

D. Insurance. Grantee shall procure and maintain comprehensive liability insurance (which may be satisfied in whole or in part by legally authorized self-insurance) protecting the Grantor from occurrences as to bodily injury/wrongful death liability and property damage liability arising from the design, construction, installation, operation and maintenance of the Bridge Improvements. The specific insurance obligations of Grantee, its successors, assigns or designees, with respect to this easement are:

- i. General Liability. La Verne shall maintain in full force and effect a policy of commercial general liability insurance (ISO occurrence form CG0001) or lawful self-insurance with limits no less than the following: one million dollars (\$1,000,000) per occurrence for bodily injury, personal injury, and property damage. If a general aggregate limit is used, either the general aggregate limit shall apply separately to this agreement, or the general aggregate limit shall be twice the required occurrence limit.

- ii. Worker's Compensation and Employer's Liability Insurance. La Verne shall fully comply with the law of California concerning worker's compensation. Said compliance shall include, but not be limited to, maintaining in full force and effect one or more policies of insurance or self-insurance insuring against any liability La Verne may have for worker's compensation. La Verne shall also maintain in full force and effect a policy of employer's liability insurance with limits no less than the following: one million dollars (\$1,000,000) each accident; one million dollars (\$1,000,000) policy limit bodily injury by disease; one million dollars (\$1,000,000) each employee bodily injury by disease.

- iii. The general liability policy shall contain, or be endorsed to contain, the following provisions:
 - a. MGLFECA, its officers, employees and volunteers shall be added as insureds with respect to liability arising out of work or operations performed by or on behalf of La Verne including materials, parts or equipment furnished in connection with such work or operations. Coverage shall not extend to any indemnity coverage for the active negligence of the additional insured in any case where an agreement to indemnify the additional insured would be invalid under subdivision (b) of section 2782 of the Civil Code.

 - b. For any claims related to work or operations performed by or on behalf of La Verne, La Verne's insurance coverage shall be primary insurance as respects MGLFECA, its officers, employees, and volunteers. Any insurance or self-insurance maintained by MGLFECA, its officers, employees, or volunteers shall be excess of La Verne's insurance and shall not contribute with it.

 - c. The policies maintained in compliance with this Section 5. D shall not be canceled by the insurer unless thirty (30) days prior written notice of cancellation has been provided to MGLFECA.

- iv. The insurance company or companies providing the coverages required by this Easement Agreement shall be admitted in the State of California.

- v. The insurance, or substitute form of security, shall be maintained from the time the work first commences and at all times while the

structure is in place on or over the Easement Property.

- vi. The insurance coverage required by this section shall be continuous and uninterrupted. La Verne shall have an ongoing obligation to promptly provide MGLFECA with notice of any change in insurance carrier or coverage.
- vii. If La Verne fails to obtain or maintain, or cause to be obtained and maintained, any insurance required by this Agreement, MGLFECA shall have the right to purchase the insurance and La Verne shall promptly reimburse the full cost of such insurance to MGLFECA. If La Verne fails to reimburse MGLFECA for insurance, the amount of unpaid reimbursement shall bear interest, at the maximum rate permissible under the law, until paid.

E. Indemnity and Hold Harmless. Grantee shall indemnify, protect, and defend Grantor and its officers, officials, employees and volunteers and hold them harmless from any and all claims, damages, losses and liability, including any and all costs incurred by Grantor in defending such claims, including investigator's, witness's, and attorney's fees and court costs, arising out of or related to the maintenance, operation, and use of the Grantee's Property, the Pedestrian Bridge, or the public's ingress and egress to the Pedestrian Bridge, except to the extent caused by the negligence or willful misconduct of the Grantor, its agents, employees, contractors or tenants.

Grantor shall indemnify, protect, and defend Grantee and its officers, officials, employees and volunteers and hold them harmless from any and all claims, damages, losses and liability arising out of the use of the Grantor's Property and the Easement Property or the public's ingress, egress and access to the Pedestrian Bridge caused in whole or in part by any grossly negligent act or omission of Grantor, any subcontractor, or anyone directly or indirectly employed by any of them, except to the extent caused by the negligence or willful misconduct of the Grantee and for any and all costs incurred by Grantee in defending such claims, including investigator's, witnesses', and attorney's fees and court costs.

7. Default. If Grantee fails to perform any obligation under this Easement Agreement and such failure continues for thirty (30) days after written notice from Grantor (or, if not reasonably curable within such period, if Grantee fails to promptly commence and diligently pursue cure), Grantor may exercise any remedies available at law or in equity, including specific performance, injunctive relief, recovery of damages and expenses (including reasonable attorneys' fees), and termination of the easement rights granted herein by written notice to Grantee.

8. [Intentionally Omitted.]

9. Non-discrimination. The parties to this Easement Agreement shall, pursuant to Section 21.7(a) of Title 49, Code of Federal Regulations, comply with all elements of Title VI of the Civil Rights Act of 1964. This requirement under Title VI and the Code of Federal Regulations is to complete the USDOT Non-Discrimination Assurance requiring compliance with Title VI of the Civil Rights Act of 1964, 49 C.F.R. Parts 21 and 28 C.F.R. Section 50.3.

Further, no person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity that is the subject of this Easement Agreement.

10. No Joint Venture or Third Party Beneficiary. This Easement Agreement and any and all actions taken by Grantor and Grantee at any time hereunder, shall not create any partnership, joint venture or agency relationship between Grantor and Grantee. This Easement Agreement is solely for the benefit of Grantor, Grantee, and their respective successors, assigns and designees, and no third party shall have any benefits, rights or remedies hereunder or thereunder.

11. Recordation. This Easement Agreement shall be recorded with the County Recorder of the County of Los Angeles, State of California.

12. Severability. If any provision of this Easement Agreement or the application of such provision to any circumstance is declared unconstitutional or otherwise invalid by the lawful judgment of any court of competent jurisdiction, the remainder of this Agreement or the application of the provision to other circumstances, shall not be affected thereby.

13. Choice of Law. This Easement Agreement shall be governed by and interpreted under the laws of the State of California. In the event of any conflict between Federal law and State or local law, Federal law shall control.

14. Entire agreement; amendment. This Easement Agreement constitutes the entire integrated understanding of the parties with respect to its subject matter. This Easement Agreement may not be amended in any manner other than in writing signed by both parties.

15. Notices. All notices to be given under this Easement Agreement shall be in writing and mailed postage prepaid by certified or registered mail, return receipt requested, or by personal delivery to the address indicated below or at other places designated by Grantor or Grantee in a written notice given to the other. Notices shall be deemed served four (4) days after the date of mailing or upon personal delivery. In the event that a third party(ies) succeeds to Grantor or Grantee under this Easement Agreement, Grantor or Grantee shall provide each other, as the case may be, notice of the identity of the successor agency along with a correct mailing address for said successor agency. These provisions shall extend to all successor agencies for either Grantor or Grantee

Grantor:	Grantee:
Metro Gold Line Foothill Extension Construction Authority 404 East Huntington Drive, Second Floor, Monrovia, California 91016	City of La Verne 3660 D Street La Verne, CA 91750

16. Intent to execute a replacement easement deed. Grantor and Grantee hereby memorialize their understanding and intent that Grantee and the Los Angeles County Metropolitan Transportation Authority will execute a new easement agreement, upon the statutorily required transfer of Grantor’s Property from Grantor to the Los Angeles County Metropolitan Transportation Authority (Metro), to replace this Easement Agreement. Said new easement agreement will be for the purpose of clarifying and amending Grantee’s easement rights that are granted herein, with respect to specific easement rights, including vertical easement rights above Grantor’s Property and above and below the Pedestrian Bridge, for Grantee and other third parties. The Parties also mutually acknowledge that upon the aforementioned transfer of the fee interest of Grantor’s Property to Metro, Grantor will no longer be subject to any obligations or responsibilities pursuant to this Agreement.

17. Construction. The title and headings of the Sections in this Easement Agreement are intended solely for reference and do not modify, explain, or construe any provision of this Easement Agreement. All references to sections and recitals shall, unless otherwise stated, refer to the Sections and Recitals of this Agreement. The parties hereto agree that the rule of contract construction that ambiguities are to be construed against the drafter shall not apply to this Easement Agreement and that this Easement Agreement shall be interpreted as though prepared by both parties.

IN WITNESS WHEREOF, Grantor and Grantee have executed this Easement Agreement dated as of, and effective as of, the date first written above.

GRANTOR:

METRO GOLD LINE FOOTHILL EXTENSION
CONSTRUCTION AUTHORITY

By: _____
(Signature)

(Type Name)

(Type Title)

By: _____
(Signature)

(Type Name)

(Type Title)

GRANTEE:

CITY OF LA VERNE

By: _____
TIM HEPBURN
MAYOR, CITY OF LA VERNE

ATTEST:

City Clerk

EXHIBIT "A"

LEGAL DESCRIPTION OF EASEMENT

DRAFT

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PORTION OF PARCEL 1, AS SHOWN ON PARCEL MAP NO. 15477, IN THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 158, PAGES 96 AND 97 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 1, THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 1, SOUTH 50°37'00" EAST, 97.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH 54°50'46" EAST, 5.69 FEET; THENCE SOUTH 35°27'22" EAST, 2.38 FEET; THENCE NORTH 53°29'34" EAST, 20.91 FEET; THENCE SOUTH 72°06'44" EAST, 36.78 FEET; THENCE SOUTH 11°11'11" EAST, 37.30 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 57.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°33'27", AN ARC DISTANCE OF 39.70 FEET TO A NON-TANGENT LINE; THENCE SOUTH 50°42'40" EAST, 36.17 FEET ALONG SAID NON-TANGENT LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 292.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°46'23", AN ARC DISTANCE OF 24.37 FEET; THENCE SOUTH 55°29'03" EAST, 13.14 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 82.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°01'36", AN ARC DISTANCE OF 18.76 FEET TO A NON-TANGENT LINE; THENCE NORTH 20°47'40" EAST, 1.99 FEET ALONG SAID NON-TANGENT LINE TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 80.02 FEET, A RADIAL LINE TO SAID POINT BEARING SOUTH 21°29'40" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°32'12", AN ARC DISTANCE OF 11.92 FEET TO A NON-TANGENT LINE; THENCE SOUTH 15°43'17" WEST, 15.44 FEET ALONG SAID NON-TANGENT LINE TO THE SOUTHWESTERLY LINE OF SAID PARCEL 1; THENCE NORTH 50°37'00" WEST, 217.13 FEET ALONG SAID SOUTHWESTERLY LINE TO THE POINT OF BEGINNING.

CONTAINING: 2,612 SQUARE FEET, 0.061 ACRES, MORE OR LESS.

SUBJECT TO: ALL COVENANTS, RIGHTS, RIGHTS-OF-WAY, AND EASEMENTS OF RECORD.

EXHIBIT "B": ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

THE DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

PREPARED UNDER THE DIRECTION OF:



06/23/2025

CHRISTOPHER JONES PLS 8193
chris.jones@kpff.com



700 South Flower St., Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

BENCHMARK: N/A	CITY OF LA VERNE	SGVCOG
	ACCEPTED BY: _____ CITY ENGINEER	ACCEPTED BY: <i>Marisa Creter</i> EXECUTIVE DIRECTOR
	DATE: 06/27/2025	DATE: 6/24/2025
EXHIBIT "A" LA VERNE GOLDLINE STATION PEDESTRIAN BRIDGE SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS BRIDGE AND FOUNDATIONS EASEMENT		PROJECT NO. STBGL-6303(049)
		DATE: 06-20-2025
		DRAWN BY: AP/PS
		CHECKED BY: CJ
		KPFF PROJECT NO. 2500123
CITY OF LA VERNE/ COUNTY OF LOS ANGELES/ STATE OF CALIFORNIA		SHEET: 1 OF 1

EXHIBIT "B"

DEPICTION OF EASEMENT


DRAFT

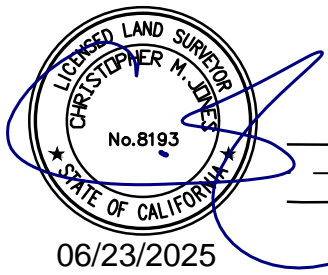
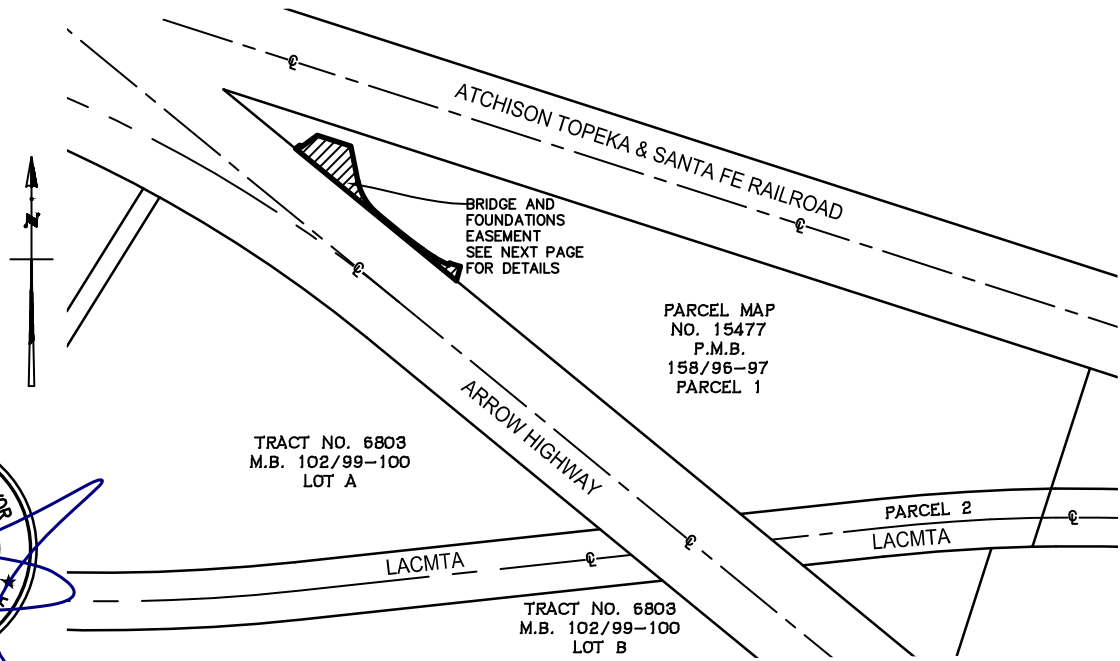
EXHIBIT "B"

ABBREVIATIONS:

- ☉ CENTERLINE
- INST.NO. INSTRUMENT NUMBER
- L.A.C.M.T.A. LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
- M.B. MAP BOOK
- P.M.B. PARCEL MAP BOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.R. RAIL ROAD
- R.O.W. RIGHT-OF-WAY

LINETYPES:

- CENTERLINE
- RIGHT-OF-WAY LINE
-  BRIDGE AND FOUNDATIONS EASEMENT AREA 2,612 SQ. FT. ±, 0.061 ACRES ±



VICINITY MAP
(NOT TO SCALE)

APN:
8377-028-902

BASIS OF BEARINGS:

THE BEARING OF N50°37'00"W ALONG THE CENTERLINE OF ARROW HIGHWAY AS SHOWN ON PARCEL MAP NO. 15477, AS FILED IN MAP BOOK 158, PAGES 96-97, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

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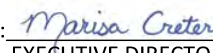

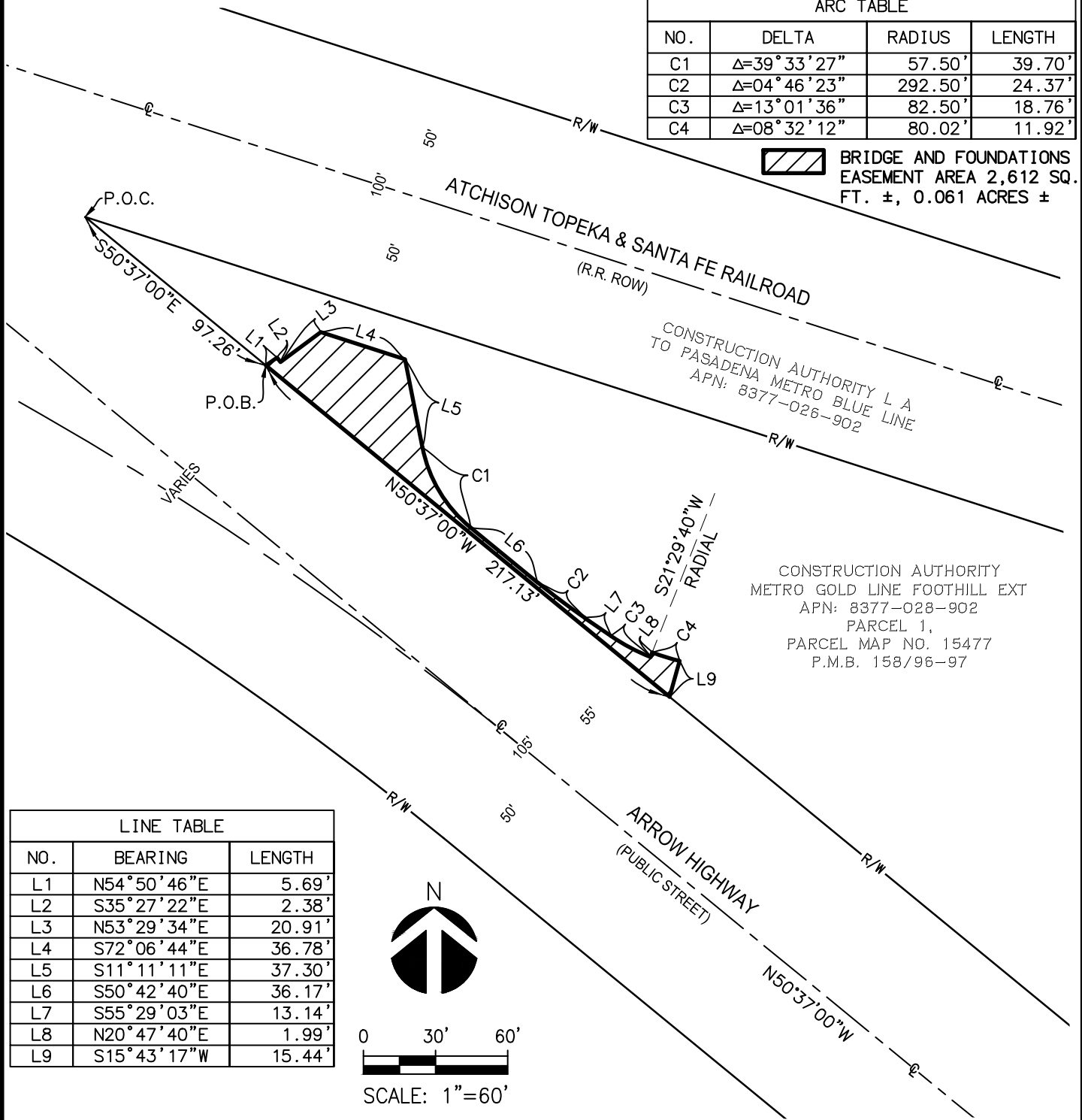
BENCHMARK: N/A	CITY OF LA VERNE	SGVCOG	
	ACCEPTED BY:  CITY ENGINEER	ACCEPTED BY:  EXECUTIVE DIRECTOR	
	DATE: 06/27/2025	DATE: 6/24/2025	
EXHIBIT "B"		PROJECT NO. STBGL-6303(049)	
LA VERNE GOLDLINE STATION PEDESTRIAN BRIDGE		DATE: 06-20-2025	
SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS		DRAWN BY: AP/PS	
BRIDGE AND FOUNDATIONS EASEMENT		CHECKED BY: CJ	
CITY OF LA VERNE/ COUNTY OF LOS ANGELES/ STATE OF CALIFORNIA		KPFF PROJECT NO. 2500123	
		SHEET: 1 OF 2	

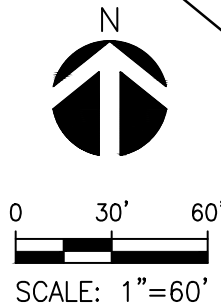
EXHIBIT "B"

ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	$\Delta=39^{\circ}33'27''$	57.50'	39.70'
C2	$\Delta=04^{\circ}46'23''$	292.50'	24.37'
C3	$\Delta=13^{\circ}01'36''$	82.50'	18.76'
C4	$\Delta=08^{\circ}32'12''$	80.02'	11.92'

 BRIDGE AND FOUNDATIONS EASEMENT AREA 2,612 SQ. FT. ±, 0.061 ACRES ±



LINE TABLE		
NO.	BEARING	LENGTH
L1	N54°50'46"E	5.69'
L2	S35°27'22"E	2.38'
L3	N53°29'34"E	20.91'
L4	S72°06'44"E	36.78'
L5	S11°11'11"E	37.30'
L6	S50°42'40"E	36.17'
L7	S55°29'03"E	13.14'
L8	N20°47'40"E	1.99'
L9	S15°43'17"W	15.44'



BENCHMARK: N/A	CITY OF LA VERNE	SGVCOG
ACCEPTED BY: _____	ACCEPTED BY: <i>Marisa Creter</i>	ACCEPTED BY: _____
DATE: 06/27/2025	CITY ENGINEER	EXECUTIVE DIRECTOR
	DATE: 06/24/2025	

EXHIBIT "B" LA VERNE GOLDLINE STATION PEDESTRIAN BRIDGE SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS BRIDGE AND FOUNDATIONS EASEMENT CITY OF LA VERNE/ COUNTY OF LOS ANGELES/ STATE OF CALIFORNIA	PROJECT NO. STBGL-6303(049)
	DATE: 06-20-2025
	DRAWN BY: AP/PS
	CHECKED BY: CJ
	KPFF PROJECT NO. 2500123
	SHEET: 2 OF 2



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EXHIBIT "C"

LEGAL DESCRIPTION OF EASEMENT

DRAFT

EXHIBIT "C"

LEGAL DESCRIPTION

THAT PORTION OF PARCEL 1, AS SHOWN ON PARCEL MAP NO. 15477, IN THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 158, PAGES 96 AND 97 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWESTERLY CORNER OF SAID PARCEL 1, THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 1, SOUTH 50°37'00" EAST, 314.39 FEET TO THE POINT OF BEGINNING; THENCE NORTH 15°43'17" EAST, 12.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 83.80 FEET, A RADIAL LINE TO SAID POINT BEARING SOUTH 13°07'39" WEST; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°44'15", AN ARC DISTANCE OF 2.54 FEET; THENCE SOUTH 78°36'36" EAST, 13.15 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 198.79 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 08°51'42", AN ARC DISTANCE OF 30.75 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 16.21 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°31'41", AN ARC DISTANCE OF 14.86 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 198.79 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°33'18", AN ARC DISTANCE OF 19.27 FEET TO A NON-TANGENT LINE; THENCE SOUTH 40°10'48" EAST, 49.09 FEET ALONG SAID NON-TANGENT LINE TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 198.79 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°04'23", AN ARC DISTANCE OF 7.19 FEET; THENCE SOUTH 42°15'11" EAST, 63.49 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 98.80 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°18'55", AN ARC DISTANCE OF 16.06 FEET; THENCE SOUTH 51°34'06" EAST, 13.13 FEET; THENCE NORTH 38°25'54" EAST, 2.19 FEET; THENCE SOUTH 53°26'23" EAST, 16.70 FEET; THENCE SOUTH 57°31'21" EAST, 13.55 FEET; THENCE SOUTH 56°32'01" EAST, 8.77 FEET; THENCE SOUTH 44°16'46" EAST, 9.86 FEET; THENCE SOUTH 15°13'51" EAST, 8.50 FEET; THENCE SOUTH 01°32'18" EAST, 7.30 FEET; THENCE SOUTH 01°12'37" WEST, 5.19 FEET; THENCE NORTH 50°37'31" WEST, 131.36 FEET; THENCE NORTH 39°10'01" EAST, 5.80 FEET; THENCE NORTH 50°41'15" WEST, 10.95 FEET; THENCE SOUTH 40°06'44" WEST, 5.79 FEET; THENCE NORTH 50°37'31" WEST, 8.56 FEET; THENCE NORTH 07°06'49" EAST, 7.51 FEET; THENCE NORTH 12°00'18" WEST, 4.27 FEET; THENCE NORTH 50°38'22" WEST, 16.41 FEET; THENCE SOUTH 39°22'29" WEST, 2.15 FEET; THENCE NORTH 40°10'48" WEST, 52.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 31.79 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 38°25'48", AN ARC DISTANCE OF 21.33 FEET; THENCE NORTH 78°36'36" WEST, 34.70 FEET TO THE SOUTHWESTERLY LINE OF SAID PARCEL 1; THENCE NORTH 50°37'00" WEST, 0.72 FEET ALONG SAID SOUTHWESTERLY LINE TO THE POINT OF BEGINNING.

THE VERTICAL LIMITS OF THE ABOVE DESCRIBED EASEMENT EXTEND FROM GROUND LEVEL TO AN UPPER ELEVATION 43.00 FEET ABOVE GROUND LEVEL.

CONTAINING: 3,959 SQUARE FEET, 0.091 ACRES, MORE OR LESS.

SUBJECT TO: ALL COVENANTS, RIGHTS, RIGHTS-OF-WAY, AND EASEMENTS OF RECORD.

EXHIBIT "D" : ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF.

THE DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION, IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYOR'S ACT.

PREPARED UNDER THE DIRECTION OF:



07/10/2025

CHRISTOPHER JONES, PLS 8193
chr.is.jones@kpff.com



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Los Angeles, CA 90017
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BENCHMARK: N/A	CITY OF LA VERNE	SGVCOG
	ACCEPTED BY: _____ CITY ENGINEER	ACCEPTED BY: <i>Marisa Creter</i> EXECUTIVE DIRECTOR
	DATE: 7/23/2025	DATE: 7/16/2025
EXHIBIT "C"		PROJECT NO. STBGL-6303(049)
LA VERNE GOLDLINE STATION PEDESTRIAN BRIDGE SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS OVERHEAD BRIDGE EASEMENT		DATE: 07-09-2025
		DRAWN BY: AP/PS
		CHECKED BY: CJ
		KPFF PROJECT NO. 2500123
CITY OF LA VERNE/ COUNTY OF LOS ANGELES/ STATE OF CALIFORNIA		SHEET: 1 OF 1

EXHIBIT "D"

DEPICTION OF EASEMENT


DRAFT

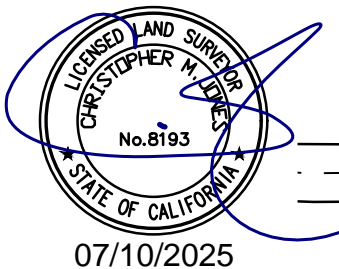
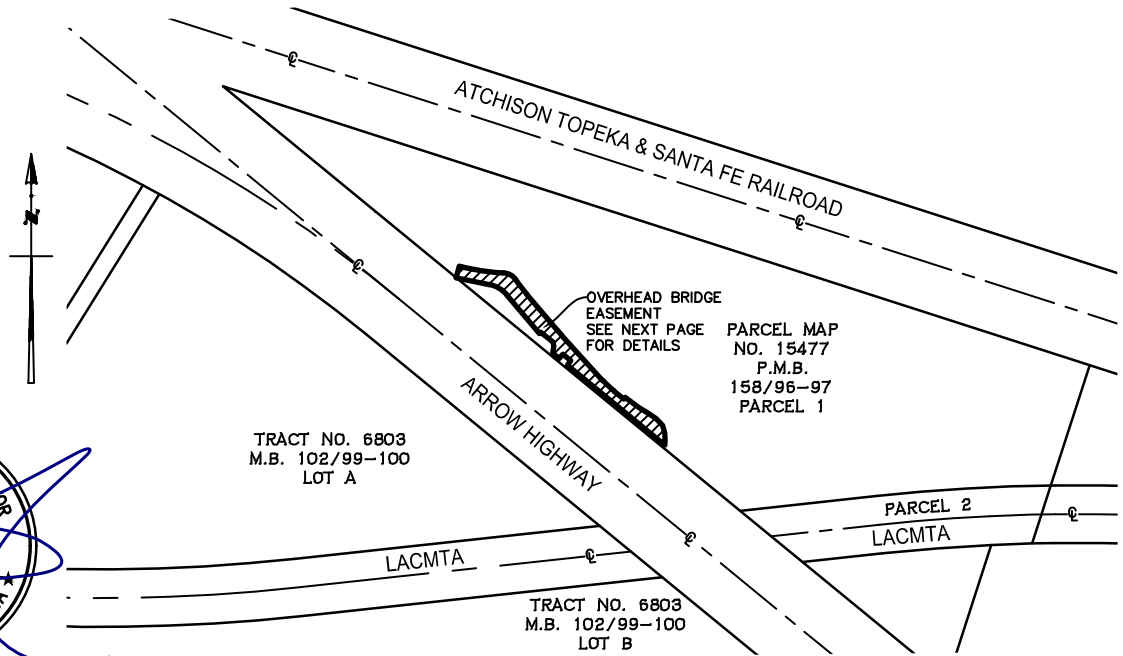
EXHIBIT "D"

ABBREVIATIONS:

- Ⓞ CENTERLINE
- INST.NO. INSTRUMENT NUMBER
- L.A.C.M.T.A. LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY
- M.B. MAP BOOK
- P.M.B. PARCEL MAP BOOK
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R.R. RAIL ROAD
- R.O.W. RIGHT-OF-WAY

LINETYPES:

- CENTERLINE
- RIGHT-OF-WAY LINE
-  OVERHEAD BRIDGE EASEMENT AREA 3,959 SQ. FT. ±, 0.091 ACRES ±



VICINITY MAP
(NOT TO SCALE)

APN:
8377-028-902

BASIS OF BEARINGS:

THE BEARING OF N50°37'00"W ALONG THE CENTERLINE OF ARROW HIGHWAY AS SHOWN ON PARCEL MAP NO. 15477, AS FILED IN MAP BOOK 158, PAGES 96-97, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.



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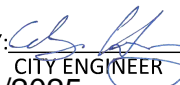
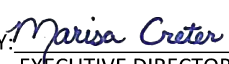
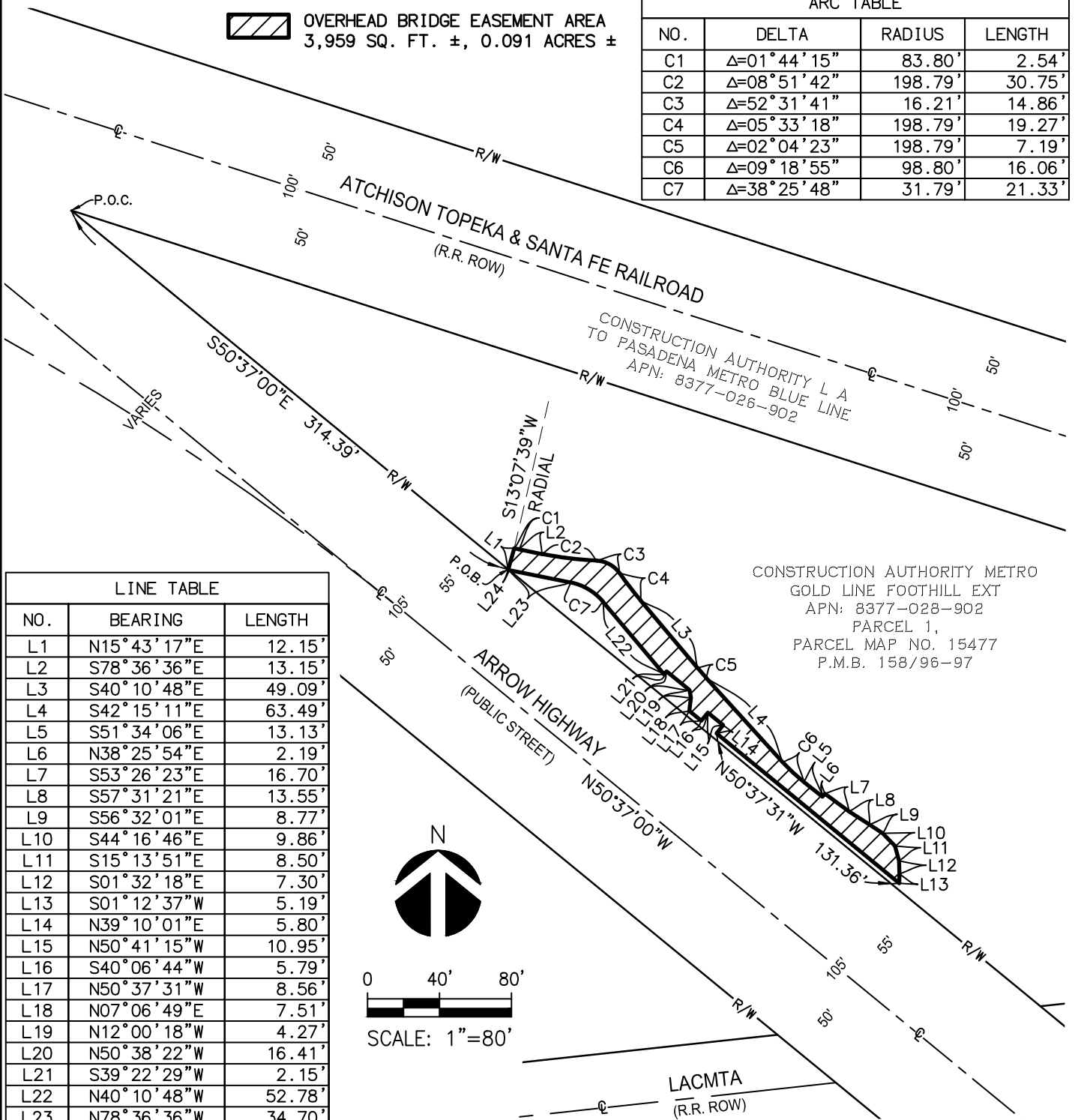
BENCHMARK: N/A	CITY OF LA VERNE ACCEPTED BY:  CITY ENGINEER DATE: 7/23/2025	SGVCOG ACCEPTED BY:  EXECUTIVE DIRECTOR DATE: 7/16/2025
EXHIBIT "D" LA VERNE GOLDLINE STATION PEDESTRIAN BRIDGE SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS OVERHEAD BRIDGE EASEMENT		PROJECT NO. STBGL-6303(049) DATE: 07-09-2025 DRAWN BY: AP/PS CHECKED BY: CJ KPFF PROJECT NO. 2500123 SHEET: 1 OF 2
CITY OF LA VERNE/ COUNTY OF LOS ANGELES/ STATE OF CALIFORNIA		

EXHIBIT "D"

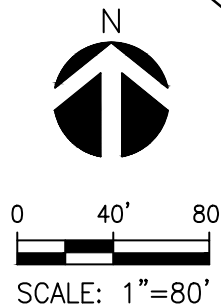
 OVERHEAD BRIDGE EASEMENT AREA
3,959 SQ. FT. ±, 0.091 ACRES ±

ARC TABLE			
NO.	DELTA	RADIUS	LENGTH
C1	Δ=01°44'15"	83.80'	2.54'
C2	Δ=08°51'42"	198.79'	30.75'
C3	Δ=52°31'41"	16.21'	14.86'
C4	Δ=05°33'18"	198.79'	19.27'
C5	Δ=02°04'23"	198.79'	7.19'
C6	Δ=09°18'55"	98.80'	16.06'
C7	Δ=38°25'48"	31.79'	21.33'



LINE TABLE		
NO.	BEARING	LENGTH
L1	N15°43'17"E	12.15'
L2	S78°36'36"E	13.15'
L3	S40°10'48"E	49.09'
L4	S42°15'11"E	63.49'
L5	S51°34'06"E	13.13'
L6	N38°25'54"E	2.19'
L7	S53°26'23"E	16.70'
L8	S57°31'21"E	13.55'
L9	S56°32'01"E	8.77'
L10	S44°16'46"E	9.86'
L11	S15°13'51"E	8.50'
L12	S01°32'18"E	7.30'
L13	S01°12'37"W	5.19'
L14	N39°10'01"E	5.80'
L15	N50°41'15"W	10.95'
L16	S40°06'44"W	5.79'
L17	N50°37'31"W	8.56'
L18	N07°06'49"E	7.51'
L19	N12°00'18"W	4.27'
L20	N50°38'22"W	16.41'
L21	S39°22'29"W	2.15'
L22	N40°10'48"W	52.78'
L23	N78°36'36"W	34.70'
L24	N50°37'00"W	0.72'

CONSTRUCTION AUTHORITY METRO
GOLD LINE FOOTHILL EXT
APN: 8377-028-902
PARCEL 1,
PARCEL MAP NO. 15477
P.M.B. 158/96-97



BENCHMARK: N/A	CITY OF LA VERNE	SGVCOG
ACCEPTED BY: <i>[Signature]</i>	ACCEPTED BY: <i>[Signature]</i>	
DATE: 7/23/2025	CITY ENGINEER	EXECUTIVE DIRECTOR
	DATE: 7/16/2025	



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EXHIBIT "D" LA VERNE GOLDLINE STATION PEDESTRIAN BRIDGE SAN GABRIEL VALLEY COUNCIL OF GOVERNMENTS OVERHEAD BRIDGE EASEMENT CITY OF LA VERNE/ COUNTY OF LOS ANGELES/ STATE OF CALIFORNIA	PROJECT NO. STBGL-6303(049)
	DATE: 07-09-2025
	DRAWN BY: AP/PS
	CHECKED BY: CJ
	KPFF PROJECT NO. 2500123
	SHEET: 2 OF 2

City of La Verne, City Council Agenda Report



DATE: March 16, 2026
TO: Honorable Mayor and City Council
FROM: Eric Scherer, Community Development Director
SUBJECT: BRETHREN HILLCREST GATEWAY PROJECT – GENERAL PLAN AMENDMENT, ZONE CHANGE, AND MITIGATED NEGATIVE DECLARATION.

SUMMARY

The Brethren Hillcrest Gateway Project is a proposed expansion and update to the Hillcrest continuing care retirement community that includes redevelopment of the North and South Gateway sites through the demolition of four existing residential units, construction of seven new single-family homes, and renovation of three existing homes. The Planning Commission recommends the City Council approve a General Plan Amendment and Zone Change for the parcels in this site. Additionally, the City Council is asked to adopt an Initial Study/Mitigated Negative Declaration and mitigation monitoring and reporting program for the project.

RECOMMENDATION

That the City Council adopt:

1. The resolution titled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, ADOPTING AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR PORTIONS OF THE BRETHREN HILLCREST GATEWAY PROJECT AND RECOMMENDING THAT THE CITY COUNCIL ADOPT THE SAME FOR THE GENERAL PLAN AMENDMENT (113-25GPA) AND ZONE CHANGE (114-25ZC) PORTIONS OF THE BRETHREN HILLCREST GATEWAY PROJECT."
2. The resolution titled: "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, APPROVING CASE NO. 113-25GPA, A REQUEST BY HILLCREST HOMES TO AMEND THE GENERAL PLAN DESIGNATION OF THE SITES AT AIN: 8381-010-006, AIN: 8381-010-028, AND AIN: 8381-010-033 FROM LOW DENSITY RESIDENTIAL TO COMMUNITY FACILITY."
3. Introduce by title only and waive further reading of an Ordinance titled: "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, APPROVING CASE NO. 114-25ZC, A REQUEST BY HILLCREST HOMES TO CHANGE THE ZONE DESIGNATION FROM "PR4.5D" TO "INSTITUTIONAL" FOR THE SITES LOCATED AT AIN: 8381-010-028, AIN: 8381-010-033, AIN: 8381-010-006, AND AIN: 8381-012-013."

DISCUSSION

BACKGROUND

Brethren Hillcrest Homes has been a well-established, non-profit, continuing care retirement community in La Verne since 1947. Founded by the Brethren Church, the community provides a full continuum of care for older adults, including independent residential homes, assisted living, memory care, and skilled nursing facilities. Residents typically enter the community in independent living homes, with access to higher levels of care as needed, all within a social and purpose-driven environment.

Brethren Hillcrest Gateway Project – General Plan Amendment, Zone Change, and Mitigated Negative Declaration., Page 2

Hillcrest has pursued strategic growth and enhancements over the years. In 2021, the Hawthorne Project added 14 new homes, demonstrating the organization's ability to manage expansion and meet market demand. Recently, Hillcrest acquired several neighboring properties that offer opportunities to better connect the East and West campuses and further the community's overall Master Plan vision. The proposed Gateway Project builds on these past initiatives to improve connectivity, create attractive entrances, replace outdated or underperforming housing, and enhance the overall resident experience.

This project specifically addresses Neighborhoods 5 and 10 of the Master Plan, incorporating previously privately held parcels into the Hillcrest campus, providing new, modern homes for older adults, and renovating existing structures to meet contemporary design, accessibility, and safety standards. The Gateway Project aligns with the City's Housing Element by providing new units for older adults, improving campus circulation, and enhancing the security, functionality, and aesthetics of the Hillcrest community.

PROJECT DESCRIPTION

The Brethren Hillcrest Gateway Project includes multiple components, each corresponding to specific case numbers for approvals. The overall project involves redevelopment of the North and South Gateway sites, a Zone Change site, and a Master Plan Change site, all of which require several entitlements to incorporate these parcels into the Hillcrest Master Plan community. Although the only items before the City Council are the General Plan Amendment for the North and South Gateway Sites and the Zone Change for the Gateway Sites and the Zone Change site, the overall project is described below for context, followed by a summary of the various cases. The Development Review Committee (DRC) has approved the Precise Plan Review and the Parcel Merger of the Northern Gateway site parcels, subject to all other approvals. The Planning Commission approved the Master Plan Amendment to bring the North and South Gateway sites into Neighborhood 5 of Hillcrest, also subject to the other required approvals.

The Sites:

North and South Gateway Sites

The proposed physical development portion of the project takes place on the North Gateway Site (2730 and 2712 Park Avenue, and 2703 and 2691 A Street) and South Gateway Site (2681 A Street). There are currently seven existing homes on these sites; four will be demolished and seven new homes will be added as discussed in more detail below under Case No. 117-25PPR: Precise Plan Review – North and South Gateway Sites. In addition to the PPR which has already been approved by the Development Review Committee for both sites and the parcel map for the North Site, the project also requires a Master Plan Amendment (approved by the Planning Commission) to add these parcels into Neighborhood 5 of the Hillcrest Master Plan as well as a General Plan Amendment and Zone Change.

Zone Change Site (Not a part of the proposed physical development)

The 0.27 acre parcel located at 2715, 2717, and 2719 Park Avenue (AIN: 8381-012-013) was never re-zoned as a part of previous Hillcrest Homes entitlement actions. Although the parcel has been owned and operated by Hillcrest Homes since 1998, its current zoning designation remains Planned Residential 4.5 dwelling units per acre (PR 4.5D). The proposed zone change will rezone the property from PR 4.5D to Institutional, making the zoning consistent with all other Hillcrest Homes properties within the campus. A parcel merger has been approved by the DRC for this site.

In conjunction with the rezoning, the Master Plan Amendment approved by the Planning Commission designates the parcel as a part of Neighborhood 5 within the Brethren Hillcrest Homes Master Plan, aligning it with the existing land use designation applied to the Hillcrest properties located immediately to the south. Additionally, the lot merger of 2715, 2717, and 2719 Park Avenue (AIN 8381-012-013) with 2713 Park Avenue (AIN 8381-012-029) will result in a single integrated parcel that is consistent with current ownership and operational use by Hillcrest Homes. The General Plan identifies this parcel as Community Facility; therefore, a General Plan Amendment is not required for this parcel.

Master Plan Site (Not a part of the proposed physical development)

Two parcels of approximately 0.95 acres have been redesignated in the Master Plan by the Planning Commission from Neighborhood 10 to Neighborhood 5 as the existing development within these parcels matches the development of Neighborhood 5 which includes independent living units.

The Cases:

Case No. 113-25GPA: General Plan Amendment – North and South Gateway Sites:

This amendment proposes a General Plan change from Low-Density Residential (0–5 du/ac) to Community Facility for the North and South Gateway sites to accommodate the expansion of the Hillcrest continuing care retirement community.



Case No. 114-25ZC: Zone Change:

The Zone Change proposes rezoning of the North (2730 and 2712 Park Avenue) and South Gateway (2681 A Street) sites and the Zone Change Site (2715, 2717, and 2719 Park Avenue), from PR4.5D to Institutional. This zoning is consistent with the Community Facility land use designation and the intended use as part of the Hillcrest Master Plan community.



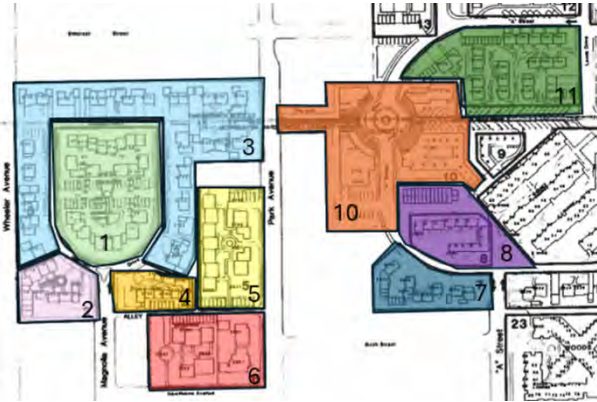
Case No. 115-25MPA: Master Plan Amendment:

The Master Plan Amendment incorporates the North Gateway Site (2730 and 2712 Park Avenue, and 2703 and 2691 A Street) and South Gateway Site (2681 A Street) and the Zone Change Site (2715, 2717, and 2719 Park Avenue) into Neighborhood 5 of the Hillcrest Master Plan and redesignates the approximately 0.95 acres Master Plan Site from Neighborhood 10 to Neighborhood 5. This amendment reflects the existing development pattern, integrating three duplex structures and one single-family residence into Neighborhood 5. Neighborhood 10 will continue to focus on resident activities and administrative functions. The amendment ensures consistency of land use and design within the Hillcrest campus. The Master Plan Amendment conforms to the requirements of Chapter 18.60 of the La Verne Municipal Code as the residential units will comply with the front, rear, and side setbacks, the height of the structures will not exceed 35 feet., lot coverage does not exceed

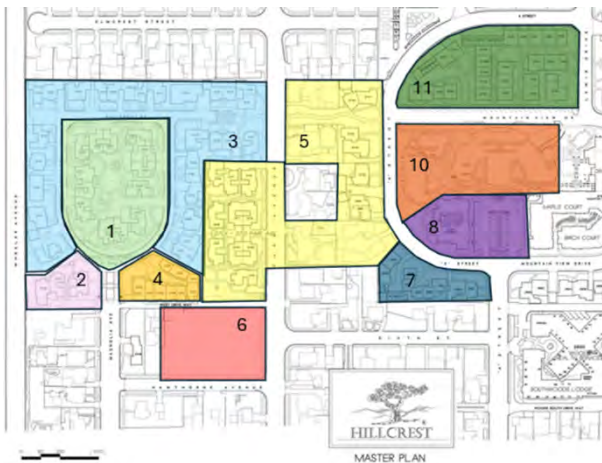
Brethren Hillcrest Gateway Project – General Plan Amendment, Zone Change, and Mitigated Negative Declaration., Page 4

45%, and landscaping will be 25% percent of a site. The Planning Commission approved this application, contingent on approval of the other applications. No appeal was filed.

Existing Hillcrest Master Plan Neighborhood:



Proposed Hillcrest Master Plan Neighborhood:



Case No. 116-25PM: Parcel Merger – North Gateway Site

A Parcel Merger is requested to merge three parcels, 2730 and 2712 Park Avenue and 2703 A Street (AIN 8381-010-028, AIN 8381-010-033, and 8381-010-043) comprising the North Gateway Site into one parcel. The Development Review Committee approved this application, contingent on approval of the other applications. No appeal was filed.



Case No. 103-25PM: Parcel Merger – Zone Change Site

A Parcel Merger is requested to merge the Zone Change Site 2715, 2717, and 2719 Park Avenue (AIN 8381-012-013) with the property adjacent to the south 2713 Park Avenue (AIN 8381-012-029) into one parcel. The Development Review Committee approved this application, contingent on approval of the other applications. No appeal was filed.

Case No. 117-25PPR: Precise Plan Review – North and South Gateway Sites:

A Precise Plan Review is requested to approve site layout, architecture, circulation, landscaping, and utilities for the North and South Gateway sites. The review ensures that the proposed seven new homes and three renovated homes comply with the design standards of the Hillcrest Master Plan and the City’s planning requirements. The project also includes reconstruction of curbs, gutters, sidewalks, and driveway aprons along Park Avenue and A Street, along with public paseos connecting the East and West campuses. A total of 24 trees (not protected) will be removed, and seven mature trees will be retained as part of the landscape plan. Upon completion, the North and South Gateway sites will contain ten dwelling units operating as part of the continuing care retirement community, with a net increase of three units. The Development Review Committee approved this application, contingent on approval of the other applications. No appeal was filed.

SITE PLAN DESCRIPTION

The proposed Hillcrest Homes project consists of ten residential units organized along a private internal drive and divided into two distinct areas: Gateway North and Gateway South, both designed to comply with the Hillcrest Master Plan for Neighborhood 5. Across all units, the site plan incorporates generous landscaping, pedestrian pathways, and internal circulation that reflect the Hillcrest community’s existing design character. Each home maintains a 521 sq. ft. garage, a building footprint ranging from 2,089 to 2,134 sq. ft., and a private patio of approximately 245 sq. ft. In addition to the new residential units, three existing buildings on the site will remain and be renovated, contributing to the preservation and updating of the Hillcrest campus environment.

COMPATIBILITY WITH SURROUNDING USES

The project sites are located in the southern portion of La Verne and are surrounded primarily by residential uses. The residences proposed for demolition at 2692 and 2712 Park Avenue were constructed prior to 1948, while the remaining residences on the sites were built by 1964. None of the residences to be demolished qualify as historically significant.

The South Gateway site is bounded by single-family and multi-family residences to the north and south, Park Avenue to the west, and A Street to the east. The North Gateway site is bounded by single-family residences to the north and south, Park Avenue to the west, and single-family and multi-family residences to the east. The Zone Change Site is surrounded to the north, south, and west by multi-family residences and to the east by Park Avenue. The Master Plan Change site is bordered by A Street to the east, the South Gateway site to the south, the North Gateway site to the west, and single-family residences to the north. The Hillcrest campus abuts the project sites to the east and west, and the Gateway Project would formally integrate the subject sites into the Hillcrest Master Plan community.

PUBLIC NOTICE AND CASE NUMBER CLARIFICATION

A notice was sent out to the surrounding neighborhood inviting them to a Neighborhood Workshop/Scoping Session that was held on December 9, 2024. A few adjacent residents attended the meeting and no concerns were raised. The Notice of Public Hearing for the Development Review Committee meeting was mailed to all adjacent property owners within 300' of the subject property on November 26, 2025 and published in the Inland Valley Daily Bulletin on November 28, 2025. The Notice of Public Hearing for the Planning Commission meeting was mailed to all adjacent property owners within 300' of the subject property on December 22, 2025 and published in the Inland Valley Daily Bulletin on December 25, 2025. The Notice of Public Hearing for the City Council meeting was mailed to all adjacent property owners within 300' of the subject property on March 2, 2026 and published in the Inland Valley Daily Bulletin on March 2, 2026.

FISCAL ANALYSIS

All fees associated with the project are paid by the applicant.

ENVIRONMENTAL ANALYSIS

In September 2024, the City Council approved a consultant agreement with LSA Associates, Inc. to prepare the environmental review document required for the Project, which resulted in an Initial Study and Mitigated Negative Declaration. A notice of intent to adopt a mitigated negative declaration was sent to the Los Angeles County Recorder's office on November 3, 2025 and published in the Inland Valley Daily Bulletin on November 3, 2025 and posted on the City's website. The MND was circulated between November 3 and November 24, 2025 and revisions were made in response to the comment letter received from Los Angeles County as well as to address minor clerical errors. None of the changes required the MND to be recirculated as no new mitigation measures were needed and no new significant impacts were disclosed. These changes are incorporated into a Final MND dated December 2025.

The mitigated negative declaration identified potentially significant impacts in the following areas: biology with regard to raptors and other migratory birds; cultural resources with regard to one of the homes being demolished having been the place where the Chrondek timer used in racing was developed; cultural resources with regard to archaeological resources and possible

discovery of human remains; geology and soils with respect to paleontological resources; vibration impacts; tribal cultural resources. The mitigation measures set forth in the Final MND and the Mitigation Monitoring and Reporting Program will reduce these impacts to below a level of significance. The project also has the potential to create impacts in the following areas: geology as to areas other than paleontological; hazards; and hydrology. Impacts in the noted areas will be reduced below a level of significance due to the regulatory compliance measures identified in the MND. Noise impacts will be reduced below a level of significance based on both mitigation and regulatory measures.

Due to the size of the environmental documents, the documents which are cited as attachments to the resolution adopting the environmental determination are online and found at the link below. The mitigation measures are set forth in the Mitigation Monitoring and Reporting Programs. The Environmental documents can be seen here:
<https://www.laverneca.gov/643/Hillcrest-Gateway-Project>.

LEGAL REVIEW

The City Attorney has reviewed the Resolutions, the Ordinance, and this report.

ATTACHMENTS

1. City Council MND Resolution
2. Hillcrest Gateway MMRP
3. City Council Resolution GPA
4. Reso to Amend General Plan - Exhibit A
5. City Council Ordinance Zone Change
6. Ordinance Zone Change - Exhibit A
7. PC Reso 1349
8. PC Reso 1350

Report Prepared By:
 Candice Bowcock, Principal Planner

Coordinated with:
 Lisa Kranitz, Assistant City Attorney

RESOLUTION NO. __-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, ADOPTING AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR PORTIONS OF THE BRETHERN HILLCREST GATEWAY PROJECT AND RECOMMENDING THAT THE CITY COUNCIL ADOPT THE SAME FOR THE GENERAL PLAN AMENDMENT (113-25GPA) AND ZONE CHANGE (114-25ZC) PORTIONS OF THE BRETHERN HILLCREST GATEWAY PROJECT

WHEREAS, Brethren Hillcrest Homes has submitted an application to make changes to the Brethren Hillcrest community by incorporating new properties into the Master Plan community, merging parcels, and also demolishing and rebuilding residential units; and

WHEREAS, the overall project involves four separate sites which need different approvals; and

WHEREAS, these sites are referred to as the North Gateway Site, the South Gateway Site, the Zone Change Site, and the Master Plan Site; and

WHEREAS, the North and South Gateway Sites which has seven residential units on site will be incorporated into the Master Plan, four of these units will be demolished and seven new units will be constructed;

WHEREAS, the approvals required for the North and South Gateway Sites are: a General Plan Amendment from Low Density Residential to Community Facility; a zone change from Planned Residential to Institutional; a conditional use permit for the Master Plan Amendment to incorporate this into Neighborhood 5 of the Master Plan; a parcel merger for two parcels on the North Gateway Site into one parcel; and a precise plan review to facilitate the proposed development on the North and South Gateway Sites; and

WHEREAS, the Zone Change Site involves three existing dwelling units which will be added to Neighborhood 5 of the Hillcrest Master Plan; and

WHEREAS, the approvals required for the Zone Change Site are: a zone change from Planned Residential to Institutional; a conditional use permit for the Master Plan Amendment to incorporate this into Neighborhood 5 of the Master Plan; a parcel merger for two parcels into one parcel; and

WHEREAS, the Master Plan Change Site will redesignate approximately 0.95 acres of Neighborhood 10 of the Master Plan to Neighborhood 5; and

WHEREAS, on December 9, 2025, the Development Review Committee held a noticed, public hearing after which it approved the precise plan of design for the seven

new homes and the parcels mergers subject to all of the other approvals becoming effective and recommended that the additional required entitlements be approved; and

WHEREAS, a notice of a public hearing was published for the Planning Commission meeting of February 11, 2026, on the General Plan Amendment; Zone Change, Conditional Use Permit for the Master Plan Amendment as well as the Mitigated Negative Declaration for the Project and Mitigation Monitoring and Reporting Program; and

WHEREAS, due to a lack of quorum, the Planning Commission meeting and the public hearing scheduled for February 11, 2026 were continued to an adjourned regular meeting on February 24, 2026;

WHEREAS, on February 24, 2026, the Planning Commission held the public hearing at which time it took into account all evidence presented, both written and oral;

WHEREAS, after considering all evidence presented, both oral and written, the Planning Commission adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Master Plan Amendment and recommended that the City Council do the same for the General Plan Amendment and Zone Change; and

WHEREAS, a notice of public hearing for the City Council meeting was published in the Inland Valley Daily Bulletin and mailed to all owners of properties within 300 feet of the property; and

WHEREAS, on _____ 2026, the City Council held a public hearing on the Zone Change and General Plan Amendment as well as the Mitigated Negative Declaration and Mitigation Monitoring Program at which time it considered all evidence presented, both written and oral;

NOW, THEREFORE, the City Council of the City of La Verne, California does hereby resolve as follows:

Section 1. WHEREAS clauses. The City Council hereby finds each of the WHEREAS clauses stated above to be true and correct and incorporates them as findings of fact.

Section 2. CEQA Procedure. The City Council additionally finds as follows:

A. In September 2024, the City Council approved a consultant agreement with LSA to prepare the environmental review document required for the Project.

B. LSA prepared a draft Initial Study and Mitigated Negative Declaration (hereafter "MND") which was subject to a public review period of November 3, 2025 through November 24, 2025.

C. Prior to the release of the MND, and in accordance with SB 18 and AB 52, the City sent notices to the list of Native American Tribes provided by the Native American Heritage Council. Mitigation measures were recommended and added as a result of consultation.

D. Prior to the close of the public review period, the City received one comment letter from the Los Angeles County Sanitation Districts which required minor, technical changes to be made to the MND. Additionally, minor clerical errors relating to the existing general plan designation for the Zone Change Site, the number of parcels to be merged and the case numbers were corrected. The changes did not require any new mitigation measures or recirculation of the MND. These changes are reflected in the Final MND dated December, 2026.

E. The applicant has agreed to all mitigation measures.

Section 3. Adoption of Final MND and Mitigation Monitoring and Reporting Program. The City Council hereby adopts the Final MND, attached hereto as Exhibit A, and the Mitigation Monitoring and Reporting Program, attached hereto as Exhibit B. The Final MND reflects technical changes made as a result of comments and the correction of technical errors discovered by staff. In adopting these documents and making this recommendation, the City Council makes the following findings and determinations:

A. The City has complied with all procedural requirements relating to CEQA and other requirements of law. The Final MND is adequate and complete and complies with all CEQA requirements.

B. In adopting the Final MND and the Mitigation Monitoring and Reporting Program, the City Council has exercised its independent judgement and analysis. The City Council has reviewed and considered the Final MND, agenda reports, written reports, public testimony, and other information in the record.

C. The Project has the potential to create impacts in the following areas: geology as to areas other than paleontological; hazards; and hydrology. Impacts in the noted areas will be reduced below a level of significance due to regulatory compliance measures.

D. The Project has the potential to create significant impacts in the following areas: biology with regard to raptors and other migratory birds; cultural resources with regard to one of the homes being demolished having been the place where the Chrondek timer use in racing was developed; cultural resources with regard to archaeological resources and possible discovery of human remains; geology and soils with respect to paleontological resources; vibration impacts; tribal cultural resources. The mitigation measures set forth in the Final MND and the Mitigation Monitoring and Reporting Program will reduce these impacts to below a level of significance.

E. The Project has the potential to create significant impacts with relation to noise. These impacts will be reduced below a level of significance based on both mitigation measures and regulatory measures.

F. There is no substantial evidence in the record that the project will have a significant effect on the environment.

Section 4. Effective Date. This resolution shall become effective immediately.

Section 5. Attestation. The Mayor shall sign and the City Clerk shall attest to the passage of this resolution.

PASSED, APPROVED AND ADOPTED this ___ day of _____ 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mayor, City of La Verne

ATTEST:

Debra Fritz, Deputy City Clerk

Attachments:

Exhibit A – Final Mitigated Negative Declaration
Exhibit B – Mitigation Monitoring and Reporting Program

MITIGATION MONITORING AND REPORTING PROGRAM BRETHREN HILLCREST GATEWAY PROJECT

This Mitigation Monitoring and Reporting Program has been prepared for use in implementing mitigation for the:

Brethren Hillcrest Gateway Project Case Nos. 88-25GPA, 27-25ZC, 26-25MPA, 25-25PM, 103-25PM, and 24-25PPR

The program has been prepared in compliance with State law and the Mitigated Negative Declaration (MND) prepared for the project by the City of La Verne (City).

The California Environmental Quality Act (CEQA) requires adoption of a reporting or monitoring program for those measures placed on a project to mitigate or avoid significant effects on the environment (Public Resource Code Section 21081.6). The law states the reporting or monitoring program shall be designed to ensure compliance during project implementation.

The monitoring program contains the following elements:

- 1) The mitigation measures are recorded with the action and procedure necessary to ensure compliance. In some instances, one action may be used to verify implementation of several mitigation measures.
- 2) A procedure for compliance and verification has been outlined for each action necessary. This procedure designates who will take action, what action will be taken and when, and to whom and when compliance will be reported.
- 3) The program has been designed to be flexible. As monitoring progresses, changes to compliance procedures may be necessary based upon recommendations by those responsible for the program. As changes are made, new monitoring compliance procedures and records will be developed and incorporated into the program.

This Mitigation Monitoring and Reporting Program includes mitigation identified in the MND.

MITIGATION MONITORING AND RESPONSIBILITIES

As the Lead Agency, the City is responsible for ensuring full compliance with the mitigation measures adopted for the proposed project. The City will monitor and report on all mitigation activities. Mitigation measures will be implemented at different stages of development throughout the project site. In this regard, the responsibilities for implementation have been assigned to the Applicant, Contractor, or a combination thereof. If during the course of project implementation, any of the mitigation measures identified herein cannot be successfully implemented, the City shall be immediately informed, and the City will then inform any affected responsible agencies. The City, in conjunction with any affected responsible agencies, will then determine if modification to the project is required and/or whether alternative mitigation is appropriate.

REGULATORY COMPLIANCE MEASURES

Regulatory Compliance Measures are presented in instances where the proposed project would not create a significant impact but would be required to adhere to regulatory requirements in order to ensure impacts do not become significant. Regulatory Compliance Measures outline compliance with various federal, State, and/or local acts, laws, rules, regulations, municipal codes, etc.

**MITIGATION MONITORING AND REPORTING PROGRAM
BRETHREN HILLCREST GATEWAY PROJECT**

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MITIGATION MONITORING AND REPORTING PROGRAM BRETHREN HILLCREST GATEWAY PROJECT

MITIGATION MONITORING AND REPORTING PROGRAM CHECKLIST

Project Name: Brethren Hillcrest Gateway Project

Applicant: Brethren Hillcrest Homes

Date: November 1, 2025

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
Biological Resources					
<p>MITIGATION MEASURE BIO-1: Vegetation removal shall be conducted outside of the nesting season (February 1, or January 1 for raptors, through September 15). If avoidance of the nesting season is not feasible, then a qualified biologist hired by the project Applicant and approved by the City of La Verne's Community Development Director or designee shall conduct a nesting bird survey within three days prior to any disturbance of the site, including demolition activities, tree removal, and/or grading.</p> <p>If a special-status species is located during the survey, consultation with the local California Department of Fish and Wildlife (CDFW) representative shall occur to determine what avoidance actions are required. The qualified biologist shall instruct construction personnel on the sensitivity of the area. If an active avian nest is identified, the biologist shall be present to delineate the boundaries of a 100-foot exclusionary buffer area and monitor the active nest to ensure that nesting behavior is not adversely affected by construction activities. Construction activities must occur outside of the exclusionary buffer around the active nest. For listed and raptor species, this buffer may be expanded to up to 500 feet from the active nest at the discretion of the qualified biologist in consultation with the City Community Development Director or designee and CDFW.</p>	Community Development Director or designee	Prior to the issuance of demolition and grading permits; during demolition and grading activities; upon completion of construction monitoring	<p>Evidence to the City:</p> <ol style="list-style-type: none"> 1) the required pre-construction surveys have been completed 2) consultation (as applicable) with the California Department of Fish and Wildlife has occurred 3) the establishment and maintenance (as applicable) of appropriate buffer(s) 4) final report of findings submitted to the Community Development Director or designee 		Withhold demolition and/or grading permit, and/or issuance of a stop work order

MITIGATION MONITORING AND REPORTING PROGRAM BRETHREN HILLCREST GATEWAY PROJECT

Project Name: Brethren Hillcrest Gateway Project

Applicant: Brethren Hillcrest Homes
Date: November 1, 2025

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>The biologist shall have the authority to temporarily halt construction if it occurs within an established avian buffer or if new nesting activity occurs and a new buffer is required. Encroachment into buffers around active nests shall be conducted only at the discretion of the biologist. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area may occur or resume. Upon completion of construction monitoring, the biologist shall prepare a report of findings documenting the results of the recommended protective measures described above to document compliance with applicable State and federal laws pertaining to the protection of nesting birds. This measure shall be implemented to the satisfaction of the City Community Development Director or designee.</p>					
CULTURAL RESOURCES					
<p>MITIGATION MEASURE CUL-1: Prior to the issuance of a demolition permit for the structures located at 2712 Park Avenue, the project Applicant shall submit to the City for review and approval, information related to the provision of a commemorative plaque to be constructed at this address for this property. This information shall describe the type, style, location, and content of the plaque. The plaque shall be mounted permanently near the sidewalk or other location on the property where it is easy for the public to see and read and shall include a depiction of the residence and a summary about Ollie Riley inventing and manufacturing the Chrondek timer in the kitchen and garage of the property in 1953-1954. The plaque shall also indicate that additional information can be</p>	<p>Community Development Director or designee</p>	<p>Prior to the issuance of demolition permit and building permit</p>	<p>Evidence to the City: information describing the type, style, location, and content of the commemorative plaque is included on all construction plans, pages, and sheets</p>		<p>Withhold demolition permit or building permit</p>

MITIGATION MONITORING AND REPORTING PROGRAM BRETHREN HILLCREST GATEWAY PROJECT

Project Name: Brethren Hillcrest Gateway Project

Applicant: Brethren Hillcrest Homes
Date: November 1, 2025

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>found at the City Clerk's office.</p> <p>Prior to the issuance of building permits, the project Applicant shall submit evidence to the City that the commemorative plaque, as reviewed and approved by the City, has been incorporated into the project design.</p> <p>This measure shall be implemented to the satisfaction of the City of La Verne Community Development Director, or designee.</p>					
<p>MITIGATION MEASURE CUL-2: Prior to the issuance of a demolition permit for the structures located at 2712 Park Avenue, the project Applicant shall submit evidence to the City that the California Department of Parks and Recreation (DPR) forms 523A (Primary Record), 523B (Building, Structure, and Object Record), 523L (Continuation Sheet), and 523J (Location Map) for 2712 Park Avenue have been offered and/or provided to the La Verne Public Library (local history collection). In addition, this documentation shall be offered to the La Verne Historical Society, Pomona Public Library, Pomona Historical Society, the National Hot Rod Association (NHRA) Motorsports Museum, and/or similar groups and institutions identified by the City.</p> <p>This measure shall be implemented to the satisfaction of the City of La Verne Community Development Director, or designee.</p>	Community Development Director or designee	Prior to the issuance of demolition permit	Evidence to the City: California Department of Parks and Recreation 523 Forms 523A (Primary Record), 523B (Building, Structure, and Object Record), 523L (Continuation Sheet), and 523J (Location Map) have been offered to the La Verne Public Library and similar institutions/groups by the City		Withhold demolition permit
<p>MITIGATION MEASURE CUL-3: In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior</p>	Community Development Director or designee	During grading and construction activities	Evidence to the City: a qualified archaeologist has been retained to assess discovery, and		Issuance of a stop work order

MITIGATION MONITORING AND REPORTING PROGRAM BRETHREN HILLCREST GATEWAY PROJECT

Project Name: Brethren Hillcrest Gateway Project

Applicant: Brethren Hillcrest Homes
Date: November 1, 2025

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within MM TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment. This measure shall be implemented to the satisfaction of the City of La Verne's Community Development Director or designee.			coordination with the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) regarding the nature of the find		
MITIGATION MEASURE CUL-4: If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within MM TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly. This measure shall be implemented to the satisfaction of the City of La Verne's Community Development Director or designee.	Community Development Director or designee	During grading and construction activities	Evidence to the City: 1) preparation of a Monitoring and Treatment Plan, provided to YSMN for review and comment 2) a qualified archaeologist has been retained to monitor the remainder of the project		Issuance of stop work order
MITIGATION MEASURE CUL-5: If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project. This measure shall be implemented to	Community Development Director or designee	During grading and construction activities	Evidence to the City: Coordination with the County Coroner as necessary		Issuance of stop work order

MITIGATION MONITORING AND REPORTING PROGRAM BRETHREN HILLCREST GATEWAY PROJECT

Project Name: Brethren Hillcrest Gateway Project

Applicant: Brethren Hillcrest Homes
Date: November 1, 2025

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
the satisfaction of the City of La Verne's Community Development Director or designee.					
GEOLOGY AND SOILS					
<p>MITIGATION MEASURE GEO-1: Prior to issuance of grading permits, the City shall verify that the following note is included on all grading plans:</p> <p>"If any suspected paleontological resources (fossils) are discovered during ground-disturbing activities, the construction supervisor shall halt work within a 60-foot radius around the find and establish an exclusionary buffer. Construction personnel shall not collect or move any suspected paleontological materials or further disturb any soils within the exclusionary buffer, but construction activity may continue unimpeded on other portions of the project sites. Construction activity shall not resume within the exclusionary buffer until a qualified paleontologist (defined as an individual with an M.S. or Ph.D. in paleontology or geology who is experienced with paleontological procedures and techniques, who is knowledgeable in the geology of California, and who has worked as a paleontological mitigation project supervisor for a least one year) can assess the significance of the find. If the paleontologist determines the find is not a paleontological resource, no further evaluation shall be required within the exclusionary buffer, and construction activity shall be allowed to resume therein. However, if the paleontologist determines the find is a paleontological resource, construction activity shall not resume within the exclusionary buffer, and Mitigation Measure GEO-2 shall apply."</p> <p>This measure shall be implemented to the</p>	Community Development Director or designee	Prior to issuance of grading permits	Evidence to the City: grading plans include instructions in the event a paleontological resource is detected		Withhold grading permit

MITIGATION MONITORING AND REPORTING PROGRAM BRETHREN HILLCREST GATEWAY PROJECT

Project Name: Brethren Hillcrest Gateway Project

Applicant: Brethren Hillcrest Homes
Date: November 1, 2025

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
satisfaction of the City of La Verne's Community Development Director or designee.					
<p>MITIGATION MEASURE GEO-2: If the qualified paleontologist determines paleontological resources are encountered on the project sites, the paleontologist shall prepare a Paleontological Resource Impact Mitigation Plan to be implemented during the balance of ground-disturbing activities. Implementation of the Paleontological Resource Impact Mitigation Plan shall include (but not be limited to) the following:</p> <ul style="list-style-type: none"> • Review of project-specific geotechnical report data, with particular regard to location and depth of earthmoving and the rock unit(s) encountered; • Development of a formal agreement between the project proponent and the San Bernardino County Museum, Natural History Museum of Los Angeles County, Western Science Center, San Diego Natural History Museum, or Riverside Municipal Museum for the final disposition and permanent storage and maintenance of any fossil collections and associated data. Should any of these facilities choose not to accept the fossil collections and associated data, the project Applicant shall consult with the Bonita Unified School District or other educational institution to offer the fossil collections and associated data for donation; • The construction schedule, term/schedule of on-site paleontological monitor(s) and the extent of areas and activities to be monitored; 	Community Development Director or designee	During construction	Evidence to the City: 1) preparation of a Paleontological Resource Impact Mitigation Plan 2) appropriate buffer areas have been established 3) formal agreement between the project proponent and appropriate repository for fossils 4) submittal of required evaluation and report by a qualified paleontologist to the City.		Issuance of a stop work order

MITIGATION MONITORING AND REPORTING PROGRAM BRETHREN HILLCREST GATEWAY PROJECT

Project Name: Brethren Hillcrest Gateway Project

Applicant: Brethren Hillcrest Homes
Date: November 1, 2025

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<ul style="list-style-type: none"> • Authority of paleontological monitor(s) to temporarily redirect construction activity in the vicinity of any paleontological discovery; • Procedures for the evaluation and option to recover large fossil specimens and for the evaluation, recovery, and processing of small fossil specimens; • Fossil specimen preparation, identification to the lowest taxonomic level possible, curation, and cataloging; and • A report of findings. <p>The paleontologist shall monitor remaining ground-disturbing activities in native soils at the project sites and shall be equipped to record and salvage fossil resources that may be unearthed during construction. The paleontologist shall temporarily halt or divert construction equipment to allow recording and removal of the unearthed resources. Any fossils found shall be offered for curation at a curation facility approved by the City. A report of findings, including, when appropriate, an itemized inventory of recovered specimens and a discussion of their significance, shall be prepared upon completion of the steps outlined above. The report and inventory, when submitted to and approved by the appropriate lead agency, will signify completion of the program to mitigate impacts on paleontological resources. This measure shall be implemented to the satisfaction of the City of La Verne's Community Development Director or designee.</p>					

MITIGATION MONITORING AND REPORTING PROGRAM BRETHREN HILLCREST GATEWAY PROJECT

Project Name: Brethren Hillcrest Gateway Project

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Date: November 1, 2025

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
NOISE					
<p>MITIGATION MEASURE NOI-1: During construction, the following measures shall be implemented to reduce construction noise to within the standards established in Section 8.20.050 of the City's Municipal Code.</p> <ul style="list-style-type: none"> • Temporary Construction Barriers for Mobile Construction Equipment. The construction contractor shall erect a minimum 10-foot-high temporary construction barrier at the project construction boundary of the North Gateway site on all sides and South Gateway site on the north, southeast, and south side. The barriers shall be continuous with no gaps or holes and may be any material that has a minimum Sound Transmission Class (STC) rating of 28. • Smart back-up alarms. The construction contractor shall ensure construction vehicles are equipped with smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels or, alternatively, employ human spotters to ensure safety when mobile construction equipment is moving in reverse in lieu of back-up alarms. <p>This measure shall be implemented to the satisfaction of the City of La Verne Building Official and City Community Development Director, or designee.</p>	<p>City Building Official and Community Development Director, or designee</p>	<p>During demolition, grading, and construction</p>	<p>Evidence to the City:</p> <p>1) temporary construction barrier is properly staged</p> <p>2) construction equipment is in proper working order</p>		<p>Issuance of stop work order</p>

MITIGATION MONITORING AND REPORTING PROGRAM BRETHREN HILLCREST GATEWAY PROJECT

Project Name: Brethren Hillcrest Gateway Project

Applicant: Brethren Hillcrest Homes
Date: November 1, 2025

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
<p>MITIGATION MEASURE NOI-2: Prior to issuance of an occupancy permit, the City Director of Development Services, or designee, shall verify that the proposed project has obtained from an acoustical engineer a memorandum confirming that the heating, ventilation, and air conditioning (HVAC) equipment would comply with Item No. 2 under PS-7 Action in the City's General Plan Update Public Safety Element and Section 8.20.20 of the City Noise Ordinance. Pursuant to Item No. 2 under PS-7 Action in the City's General Plan Update Public Safety Element and Section 8.20.20 of the City Noise Ordinance, noise generated from HVAC equipment shall not exceed 55 A-weighted decibels (dBA) during daytime hours and 50 dBA during nighttime hours at the neighboring residential property. This measure shall be implemented to the satisfaction of the City Community Development Director, or designee.</p>	<p>City Building Official and Community Development Director, or designee</p>	<p>Prior to issuance of an occupancy permit</p>	<p>Evidence to the City: heating, ventilation, and air conditioning (HVAC) equipment would comply with Section 12.08.530 of the Los Angeles County Noise Ordinance</p>		<p>Withhold occupancy permit</p>
<p>MITIGATION MEASURE NOI-3: The construction contractor shall prohibit large bulldozers and loaded trucks, or require the use of light construction equipment (e.g., small bulldozers and trucks), within 12 feet of any existing residential structure. Additionally, the construction contractor shall prohibit the use of jackhammers or require the use of hand tools within six feet of an existing residential structure. This measure shall be implemented to the satisfaction of the City of La Verne Building Official and City Community Development Director, or designee.</p>	<p>City Building Official and Community Development Director, or designee</p>	<p>During demolition, grading, and construction</p>	<p>Evidence to City: light construction equipment and hand tools are used in proximity to existing residential structures</p>		<p>Issuance of stop work order</p>

MITIGATION MONITORING AND REPORTING PROGRAM BRETHREN HILLCREST GATEWAY PROJECT

Project Name: Brethren Hillcrest Gateway Project

Applicant: Brethren Hillcrest Homes
Date: November 1, 2025

Mitigation Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
TRIBAL CULTURAL RESOURCES					
<p>MITIGATION MEASURE TCR-1: The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) shall be contacted, as detailed in MM CUL-1, of any pre-contact cultural resources discovered during project implementation and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site. This measure shall be implemented to the satisfaction of the City of La Verne Community Development Director, or designee.</p>	Community Development Director or designee	During ground-disturbing activities	<p>Evidence to the City:</p> <p>1) YSMN has been provided information of any pre-contact cultural resources discovered during ground-disturbing activities</p> <p>2) preparation of a Cultural Resources Monitoring and Treatment Plan</p> <p>3) a YSMN monitor has been retained to be present during remaining ground-disturbing activities</p>		Issuance of a stop work order
<p>MITIGATION MEASURE TCR-2: Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency (i.e., City of La Verne) for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project. This measure shall be implemented to the satisfaction of the City of La Verne Community Development Director, or designee.</p>	Community Development Director or designee	During ground-disturbing activities	<p>Evidence to the City:</p> <p>archaeological/cultural documents prepared for the project would be supplied to the project applicant and City for dissemination to YSMN</p>		Issuance of a stop work order

**MITIGATION MONITORING AND REPORTING PROGRAM
BRETHREN HILLCREST GATEWAY PROJECT**

REGULATORY COMPLIANCE MEASURES

Project Name: Brethren Hillcrest Gateway Project

Applicant: Brethren Hillcrest Homes

Date: November 1, 2025

Regulatory Compliance Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non-Compliance
GEOLOGY AND SOILS					
<p>REGULATORY COMPLIANCE MEASURE GEO-1: Prior to issuance of grading and/or building permits, the project Applicant shall provide evidence to the City for review and approval that proposed structures, features, and facilities have been designed and will be constructed in conformance with applicable provisions of the 2022 edition of the California Building Code (CBC) or the most current edition of the CBC in effect at the time the project Applicant's development application is deemed complete by the City.</p> <p>Additionally, the project Applicant shall provide evidence to the City that the recommendations cited in the project-specific Geotechnical Investigation are incorporated into project plans and/or implemented as deemed appropriate by the City. Geotechnical recommendations include, but are not limited to, removal of existing vegetation, structural foundations, floor slabs, utilities, septic systems, and any other surface and subsurface improvements that would not remain in place for use with the new development. Remedial earthwork, overexcavation, and ground improvement shall occur to depths specified in the Geotechnical Investigation to provide a sufficient layer of engineered fill or densified soil beneath the structural footings/foundations, as well as proper surface drainage devices and erosion control. Expansion index and plasticity index testing will be required at the completion of rough grading to verify the properties of the near-surface soils. Fill</p>	Community Development Director or designee	Prior to the issuance of grading and/or building permits	<p>Evidence to the City:</p> <ol style="list-style-type: none"> 1) design-level plans comply with California Building Code in effect at the time of development application submittal 2) design-level geotechnical/soils/geologic report has been prepared and recommendations are incorporated as applicable 3) verification testing has been conducted by a California-licensed structural engineer 		Withhold grading and/or building permits

**MITIGATION MONITORING AND REPORTING PROGRAM
BRETHREN HILLCREST GATEWAY PROJECT**

Project Name: Brethren Hillcrest Gateway Project

**Applicant: Brethren Hillcrest Homes
Date: November 1, 2025**

Regulatory Compliance Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
<p>soils shall consist of very low expansive soils. Construction of concrete structures in contact with subgrade soils determined to be corrosive shall include measures to protect concrete, steel, and other metals.</p> <p>A California-licensed structural engineer must conduct verification testing upon completion of ground improvements to confirm that the compressible soils have been sufficiently densified. Additionally, the structural engineer must determine the ultimate thickness and reinforcement of the building floor slabs based on the imposed slab loading and verify seismic design parameters in accordance with American Society of Civil Engineers (ASCE) 7-16 Section 11.4.8. This measure shall be implemented to the satisfaction of the City Director of Building and Safety or designee.</p>					
HAZARDS AND HAZARDOUS MATERIALS					
<p>REGULATORY COMPLIANCE MEASURE HAZ-1: A comprehensive asbestos-containing materials (ACM) survey and lead-based materials (LBM) survey shall be completed prior to demolition or renovation of 2692 Park Avenue, 2675 A Street, 2677 A Street, 2681 A Street, and 2683 A Street within the South Gateway Site. If the ACM survey reveals any manufactured construction material that contains less than one percent asbestos by weight pursuant to Title 8, CCR Section 1529: Asbestos and if the LBM survey reveals lead levels below 0.7 milligram per square centimeter pursuant to Los Angeles County Code Title 11, Chapter 11.28, Section 11.28.010(c), no further survey or remedial work is required. However, if ACM greater than one percent asbestos by weight are identified within</p>	<p>Community Development Director or designee, and/or Building and Safety Division, or designee.</p>	<p>Prior to demolition or renovation</p>	<p>Evidence to the City: asbestos report/disposal plan, a lead-based materials report/disposal plan, and SCAQMD-approved disposal tickets to the City</p>		<p>Withhold demolition or renovation permit</p>

MITIGATION MONITORING AND REPORTING PROGRAM BRETHREN HILLCREST GATEWAY PROJECT

Project Name: Brethren Hillcrest Gateway Project

Applicant: Brethren Hillcrest Homes
Date: November 1, 2025

Regulatory Compliance Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
structures proposed for renovation or demolition, Regulatory Compliance Measure HAZ-2 shall apply. Furthermore, if lead levels at or above 0.7 milligram per square centimeter are identified, Regulatory Compliance Measure HAZ-3 shall apply. This measure shall be implemented to the satisfaction of the City of La Verne Community Development Director or designee, and/or Building and Safety Division, or designee.					
REGULATORY COMPLIANCE MEASURE HAZ-2: Prior to the demolition of 2730 Park Avenue and 2712 Park Avenue within the North Gateway Site, as well as demolition or renovation of any of the properties within the South Gateway Site determined under Regulatory Compliance Measure HAZ-1 to contain ACM, all ACM shall be abated from the demolition sites. An Asbestos Notification shall be prepared and submitted to the South Coast Air Quality Management District (SCAQMD) for approval before any asbestos abatement may commence. The contractor shall provide a construction and demolition plan with disposal tickets from an SCAQMD-approved disposal facility and air clearances prior to final inspection, and an asbestos report shall be provided to the City prior to the issuance of a demolition or renovation permit. This measure shall be implemented to the satisfaction of the City of La Verne Community Development Director or designee, and/or Building and Safety Division, or designee.	Community Development Director or designee, and/or Building and Safety Division, or designee.	Prior to demolition or renovation	Evidence to the City: 1) asbestos notification submitted to SCAQMD 2) construction/demolition plan with disposal tickets from SCAQMD-approved disposal facility and air clearances 3) asbestos report provided to the City		Withhold demolition or renovation permit
REGULATORY COMPLIANCE MEASURE HAZ-3: Prior to the demolition of 2730 Park Avenue and 2712 Park Avenue within the North Gateway Site, as well as demolition or renovation of any of the properties within the South Gateway Site	Community Development Director or designee, and/or Building	Prior to demolition or renovation	Evidence to the City: 1) construction/demolition plan with disposal tickets from SCAQMD-approved		Withhold demolition permit

MITIGATION MONITORING AND REPORTING PROGRAM BRETHREN HILLCREST GATEWAY PROJECT

Project Name: Brethren Hillcrest Gateway Project

Applicant: Brethren Hillcrest Homes
Date: November 1, 2025

Regulatory Compliance Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
determined under Regulatory Compliance Measure HAZ-1 to contain LBP, all LBM shall be abated from the demolition site with lead levels at or above 0.7 milligram per square centimeter shall be abated from the demolition site. Furthermore, California Department of Health lead certified staff would be required for all abatement work. The contractor shall provide a construction and demolition plan with disposal tickets from a South Coast Air Quality Management District-approved disposal facility and air clearances prior to final inspection, and a lead report shall be provided to the City prior to the issuance of a demolition or renovation permit. This measure shall be implemented to the satisfaction of the City of La Verne Community Development Director or designee, and/or Building and Safety Division, or designee.	and Safety Division, or designee.		disposal facility and air clearances 2) lead report provided to the City		
HYDROLOGY AND WATER QUALITY					
REGULATORY COMPLIANCE MEASURE HYD-1: Prior to issuance of a grading permit, the Applicant shall obtain coverage under the State Water Resources Control Board (SWRCB) National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges of Stormwater Runoff Associated with Construction and Land Disturbance Activities, Order No. 2022-0057-DWQ, NPDES No. CAS000002 (Construction General Permit). This shall include submission of Permit Registration Documents (PRDs), including a Notice of Intent for coverage under the permit to the SWRCB via the Stormwater Multiple Application and Report Tracking System (SMARTS). The Applicant shall provide the Waste Discharge Identification Number (WDID) to the	Public Works Department and/or the Community Development Director, or designee	Prior to the issuance of demolition and grading permits and during construction	Evidence to the City: 1) submission of Permit Registration Documents (PRDs) 2) filing of the Notice of Intent with the Regional Water Quality Control Board via submittal of a copy of the Waste		Withhold demolition and/or grading permit and/or issuance of a stop work order

MITIGATION MONITORING AND REPORTING PROGRAM BRETHREN HILLCREST GATEWAY PROJECT

Project Name: Brethren Hillcrest Gateway Project

Applicant: Brethren Hillcrest Homes
Date: November 1, 2025

Regulatory Compliance Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
<p>Director of the City of La Verne Public Works Department and the Community Development Director or designee, to demonstrate proof of coverage under the Construction General Permit. Project construction shall not be initiated until a WDID is received from the SWRCB and is provided to the City, or designee. A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared and implemented for the proposed project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify Construction Best Management Practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities. Upon completion of construction and stabilization of the site, a Notice of Termination shall be submitted via SMARTS.</p>			<p>Discharger's Identification Number to the City</p> <p>3) preparation of a Stormwater Pollution Prevention Plan, identifying Construction Best Management Practices (BMPs)</p> <p>4) submission of a Notice of Termination via SMARTS</p>		
<p>REGULATORY COMPLIANCE MEASURE HYD-2: Prior to issuance of a grading permit, the Applicant shall submit Standard Urban Stormwater Mitigation Plan (SUSMP) to the City of La Verne for review and approval. The SUSMP shall demonstrate that the proposed development plan includes BMPs for source control, pollution prevention, site design, low impact development (LID) implementation, and structural treatment control. Best Management Practices (BMPs) shall be designed and implemented consistent with the requirements outlined in the project-specific LID Studies and Los Angeles County's LID Standards Manual. Periodic maintenance of any required bioretention basin and landscaped areas during project occupancy and operation shall be in accordance with the schedule outlined in the SUSMP. This condition shall be</p>	<p>Public Works Department and/or the Community Development Director, or designee</p>	<p>Prior to the issuance of grading permits</p>	<p>Evidence to the City: Submission of a Standard Urban Stormwater Mitigation Plan (SUSMP) to the City</p>		<p>Withhold grading permit</p>

MITIGATION MONITORING AND REPORTING PROGRAM BRETHREN HILLCREST GATEWAY PROJECT

Project Name: Brethren Hillcrest Gateway Project

Applicant: Brethren Hillcrest Homes
Date: November 1, 2025

Regulatory Compliance Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
implemented to the satisfaction of the Director of the City of La Verne Public Works Department and the Community Development Director or designee, as appropriate.					
NOISE					
<p>REGULATORY COMPLIANCE MEASURE NOI-1: Prior to and during construction, the following measures shall be implemented to reduce construction noise to within the standards established in Section 8.20.050 of the City's Municipal Code.</p> <ul style="list-style-type: none"> <p>Construction Noise Management Plan. The project Applicant in consultation with the construction contractor shall prepare and submit to the City of La Verne Community Development Department a construction noise management plan that details the proper posting of construction schedules, appointment of a noise disturbance coordinator, and methods for assisting in noise reduction measures pursuant to Section 8.20.050 of the City's Municipal Code because noise-sensitive receptors are located 200 feet or less from the project sites.</p> <p>Construction Hours. The construction contractor shall limit construction activities to between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday and between the hours of 8:00 a.m. and 6:00 p.m. on Saturdays pursuant to Section 8.20.050 of the City's Municipal Code. Construction activities are prohibited outside of these hours and any time</p> 	Community Development Director, or designee	Prior to and during construction	<p>Evidence to the City:</p> <p>1) preparation of a construction noise management plan</p> <p>2) construction is prohibited outside of permissible hours, Sundays, and holidays</p> <p>3) noise control techniques shall be used wherever feasible</p>		Withhold grading permit and/or issuance of a stop work order

MITIGATION MONITORING AND REPORTING PROGRAM BRETHREN HILLCREST GATEWAY PROJECT

Project Name: Brethren Hillcrest Gateway Project

Applicant: Brethren Hillcrest Homes
Date: November 1, 2025

Regulatory Compliance Measure No. / Implementing Action	Responsible for Monitoring	Timing of Verification	Method of Verification	Verified Date/ Initials	Sanctions for Non- Compliance
<p>on Sundays and legal holidays.</p> <ul style="list-style-type: none"> • Best Available Noise Control Techniques. The construction contractor shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds) for all construction equipment and trucks wherever feasible. • Temporary power poles. The construction contractor shall use temporary power poles instead of generators where feasible. • Electrically Powered Tools. To the extent practicable, electrical power shall be used to run air compressors and similar power tools, which shall be equipped with external jackets on the tools themselves whenever feasible. <p>This measure shall be implemented to the satisfaction of the City of La Verne Building Official and City Community Development Director, or designee.</p>					

RESOLUTION NO. __-__

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, APPROVING CASE NO. 113-25GPA, A REQUEST BY HILLCREST HOMES TO AMEND THE GENERAL PLAN DESIGNATION OF THE SITES AT AIN: 8381-010-006, AIN: 8381-010-028, AND AIN: 8381-010-033 FROM LOW DENSITY RESIDENTIAL TO COMMUNITY FACILITY

WHEREAS, Brethren Hillcrest Homes has submitted an application to make changes to the Brethren Hillcrest community by incorporating new properties into the Master Plan community, merging parcels, and also demolishing and rebuilding residential units; and

WHEREAS, the overall project involves four separate sites which need different approvals; and

WHEREAS, these sites are referred to as the North Gateway Site, the South Gateway Site, the Zone Change Site, and the Master Plan Site; and

WHEREAS, the North and South Gateway Sites which has seven residential units on site will be incorporated into the Master Plan, four of these units will be demolished and seven new units will be constructed;

WHEREAS, the approvals required for the North and South Gateway Sites are: a General Plan Amendment from Low Density Residential to Community Facility; a zone change from Planned Residential to Institutional; a conditional use permit for the Master Plan Amendment to incorporate this into Neighborhood 5 of the Master Plan; a parcel merger for two parcels on the North Gateway Site into one parcel; and a precise plan review to facilitate the proposed development on the North and South Gateway Sites; and

WHEREAS, the Zone Change Site involves three existing dwelling units which will be added to Neighborhood 5 of the Hillcrest Master Plan; and

WHEREAS, the approvals required for the Zone Change Site are: a zone change from Planned Residential to Institutional; a conditional use permit for the Master Plan Amendment to incorporate this into Neighborhood 5 of the Master Plan; a parcel merger for two parcels into one parcel; and

WHEREAS, the Master Plan Change Site will redesignate approximately 0.95 acres of Neighborhood 10 of the Master Plan to Neighborhood 5; and

WHEREAS, on December 9, 2025, the Development Review Committee held a noticed, public hearing after which it approved the precise plan of design for the seven

new homes and the parcels mergers subject to all of the other approvals becoming effective and recommended that the additional required entitlements be approved; and

WHEREAS, Sections 2.48.020 through 2.48.165 of the La Verne Municipal Code empower the Planning Commission to recommend appropriate legislation to the City Council regarding the orderly growth, development, and environmental character of the community; and

WHEREAS, Sections 65453 et seq. of the California Government Code authorize the Planning Commission to consider and recommend action to the City Council concerning general plan changes; and

WHEREAS, a notice of a public hearing was published for the Planning Commission meeting of February 11, 2026, on the General Plan Amendment; Zone Change, Conditional Use Permit for the Master Plan Amendment as well as the Mitigated Negative Declaration for the Project and Mitigation Monitoring and Reporting Program; and

WHEREAS, due to a lack of quorum, the Planning Commission meeting and the public hearing scheduled for February 11, 2026 were continued to an adjourned regular meeting on February 24, 2026;

WHEREAS, on February 24, 2026, the Planning Commission held the public hearing at which time it took into account all evidence presented, both written and oral;

WHEREAS, after considering all evidence presented, both oral and written, the Planning Commission adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Master Plan Amendment and recommended that the City Council do the same for the General Plan Amendment and Zone Change; and

WHEREAS, after considering all evidence presented, both oral and written, the Planning Commission also approved the Master Plan Amendments subject to City Council approval of the General Plan Amendment and Zone Change which the Planning Commission also recommended be adopted; and

WHEREAS, a notice of public hearing for the City Council meeting was published in the Inland Valley Daily Bulletin and mailed to all owners of properties within 300 feet of the property; and

WHEREAS, on _____ 2026, the City Council held a public hearing on the Zone Change and General Plan Amendment at which time it considered all evidence presented, both written and oral; and

WHEREAS, prior to adopting this Resolution the City Council adopted Resolution No. XXX adopting a Mitigated Negative Declaration and adopting a Mitigation Monitoring and Reporting Program;

NOW, THEREFORE, the City Council of the City of La Verne, California does hereby resolve as follows:

Section 1. WHEREAS clauses. The City Council hereby finds each of the WHEREAS clauses stated above to be true and correct and incorporates them as findings of fact.

Section 2. Approval. The City Council hereby approves the General Plan Amendment from Low Density Residential (0-5 du/ac) to Community Facilities for the following two sites as shown on Exhibit A, attached hereto and incorporated herein by reference:

- A. North Gateway Site – AINs 8381-010-028, and 8381-010-033.
- B. South Gateway Site – AIN 8381-010-006.

Section 3. Findings. In approving the proposed general plan change from Low Density Residential to Community Facility, the City Council HEREBY FINDS AND DETERMINES that Case No. 113-25GPA satisfies California Government Code Sec. 65358 and the findings of Sections 18.112.060 and 18.112.070 of the La Verne Municipal Code in that:

1. The proposed changes are consistent with the General Plan.
The changes serve the public necessity, convenience, and general welfare in that they provide a foundation for allowing the development of additional senior housing units in conjunction with Hillcrest Homes and allow land adjacent to the existing Hillcrest Master Plan community property to be developed with a low-impact senior residential development that will bring high quality housing to the La Verne community.
2. The changes to Community Facility are consistent with good city planning practices in that they designate Hillcrest Homes property as Community Facility, to be consistent with the rest of the facility.

Section 4. Effective Date. This resolution shall become effective on the 31st day after passage.

Section 5. Attestation. The Mayor shall sign and the City Clerk shall attest to the passage of this resolution.

PASSED, APPROVED AND ADOPTED this __ day of February 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mayor, City of La Verne

ATTEST:

Debra Fritz, Deputy City Clerk

Attachment:




Exhibit A – Map showing General Plan amendment

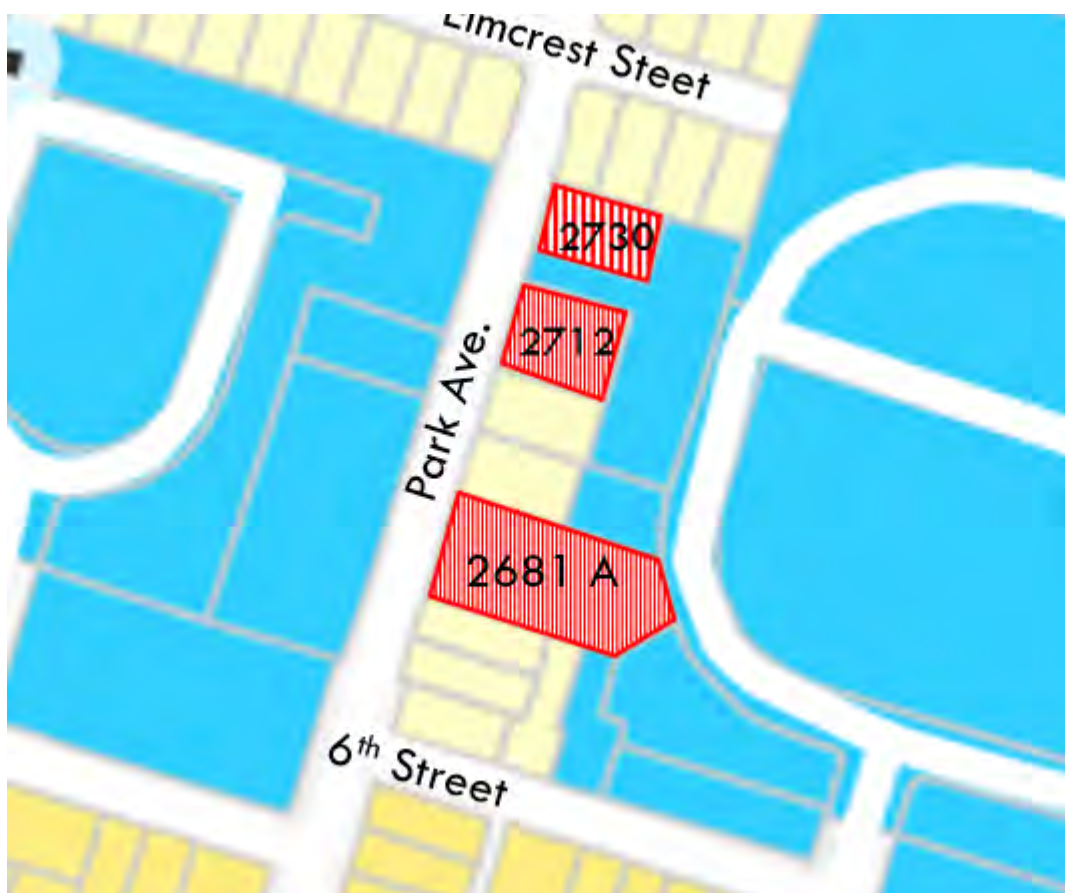
DRAFT

EXHIBIT A

RESOLUTION NO. __-__

CASE NO. 113-25GPA, A REQUEST BY HILLCREST HOMES TO AMEND THE GENERAL PLAN DESIGNATION OF THE SITES AT AIN: 8381-010-006, AIN: 8381-010-028, AND AIN: 8381-010-033 FROM LOW DENSITY RESIDENTIAL TO COMMUNITY FACILITY

-  GPA
-  CF - Community Facility/
Freeway
-  LDR - Low Density
Residential (0-5 du/ac)



ORDINANCE XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LA VERNE, CALIFORNIA, APPROVING CASE NO. 114-25ZC, A REQUEST BY HILLCREST HOMES TO CHANGE THE ZONE DESIGNATION FROM “PR4.5D” TO “INSTITUTIONAL” FOR THE SITES LOCATED AT AIN: 8381-010-028, AIN: 8381-010-033, AIN: 8381-010-006, AND AIN: 8381-012-013

WHEREAS, Brethren Hillcrest Homes has submitted an application to make changes to the Brethren Hillcrest community by incorporating new properties into the Master Plan community, merging parcels, and also demolishing and rebuilding residential units (the “Brethren Hillcrest Gateway Project” or “Project”); and

WHEREAS, the overall Project involves four separate sites which need different approvals; and

WHEREAS, these sites are referred to as the North Gateway Site, the South Gateway Site, the Zone Change Site, and the Master Plan Site; and

WHEREAS, the North and South Gateway Sites which has seven residential units on site will be incorporated into the Master Plan, four of these units will be demolished and seven new units will be constructed;

WHEREAS, the approvals required for the North and South Gateway Sites are: a General Plan Amendment from Low Density Residential to Community Facility; a zone change from Planned Residential to Institutional; a conditional use permit for the Master Plan Amendment to incorporate this into Neighborhood 5 of the Master Plan; a parcel merger for two parcels on the North Gateway Site into one parcel; and a precise plan review to facilitate the proposed development on the North and South Gateway Sites; and

WHEREAS, the Zone Change Site involves three existing dwelling units which will be added to Neighborhood 5 of the Hillcrest Master Plan; and

WHEREAS, the approvals required for the Zone Change Site are: a zone change from Planned Residential to Institutional; a conditional use permit for the Master Plan Amendment to incorporate this into Neighborhood 5 of the Master Plan; a parcel merger for two parcels into one parcel; and

WHEREAS, the Master Plan Change Site will redesignate approximately 0.95 acres of Neighborhood 10 of the Master Plan to Neighborhood 5; and

WHEREAS, on December 9, 2025, the Development Review Committee held a noticed, public hearing after which it approved the precise plan of design for the seven

new homes and the parcels mergers subject to all of the other approvals becoming effective and recommended that the additional required entitlements be approved; and

WHEREAS, Sections 2.48.020 through 2.48.165 of the La Verne Municipal Code empower the Planning Commission to recommend appropriate legislation to the City Council regarding the orderly growth, development, and environmental character of the community; and

WHEREAS, Sections 65453 et seq. of the California Government Code authorize the Planning Commission to consider and recommend action to the City Council concerning general plan changes; and

WHEREAS, a notice of a public hearing was published for the Planning Commission meeting of February 11, 2026, on the General Plan Amendment; Zone Change, Conditional Use Permit for the Master Plan Amendment as well as the Mitigated Negative Declaration for the Project and Mitigation Monitoring and Reporting Program; and

WHEREAS, due to a lack of quorum, the Planning Commission meeting and the public hearing scheduled for February 11, 2026 were continued to an adjourned regular meeting on February 24, 2026;

WHEREAS, on February 24, 2026, the Planning Commission held the public hearing at which time it took into account all evidence presented, both written and oral;

WHEREAS, after considering all evidence presented, both oral and written, the Planning Commission adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Master Plan Amendment and recommended that the City Council do the same for the General Plan Amendment and Zone Change; and

WHEREAS, after considering all evidence presented, both oral and written, the Planning Commission also approved the Master Plan Amendment subject to City Council approval of the General Plan Amendment and Zone Change which the Planning Commission also recommended be adopted; and

WHEREAS, a notice of public hearing for the City Council meeting was published in the Inland Valley Daily Bulletin and mailed to all owners of properties within 300 feet of the property; and

WHEREAS, on _____, 2026, the City Council held a public hearing on the Zone Change and General Plan Amendment as well as the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, at which time it considered all evidence presented, both written and oral; and

WHEREAS, prior to adopting this Ordinance the City Council adopted Resolution No. XXX adopting a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program and also adopted Resolution No. XXX amending the General Plan land use designation for the North and South Gateway Sites;

NOW, THEREFORE, the City Council of the City of the City of La Verne does hereby ordain as follows:

Section 1. WHEREAS clauses. The City Council hereby finds each of the WHEREAS clauses stated above to be true and correct and incorporates them as findings of fact.

Section 2. Approval. The City Council hereby approves the Zoning Change from Planned Residential to Institutional for the following three sites as shown on Exhibit A, attached hereto and incorporated herein by reference:

- A. North Gateway Site – AINs 8381-010-028, and 8381-010-033.
- B. South Gateway Site – AIN 8381-010-006.
- C. Zone Change Site – AIN 8381-012-013

Section 3. Findings. In approving these changes to Institutional the City Council HEREBY FINDS AND DETERMINES that Case No. 114-25ZC satisfies California Government Code Sec. 65358 and the findings of Sections 18.112.060 and 18.112.070 of the La Verne Municipal Code in that:

1. The proposed Zone Change is consistent with the land use designation of the General Plan and implements the policies of the City's Housing Element.
2. The Zone Change serve the public necessity, convenience, and general welfare in that it provides a foundation for allowing the development of additional senior housing units in the Hillcrest community, thereby allowing the development of seven new, low-impact senior residential units that will bring high quality housing to the La Verne community.
3. The Zone Change is consistent with good city planning practices in that it designate Hillcrest Homes property as Institutional, to be consistent with the rest of the facility.

Section 4. Effective Date. This ordinance shall become effective on the 31st day after passage.

Section 5. Attestation. The Mayor shall sign and the City Clerk shall attest to the passage of this ordinance.

PASSED, APPROVED AND ADOPTED this ___ day of _____ 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mayor, City of La Verne

ATTEST:

Debra Fritz, Deputy City Clerk

Attachment:




Exhibit A – Map showing Zoning changes

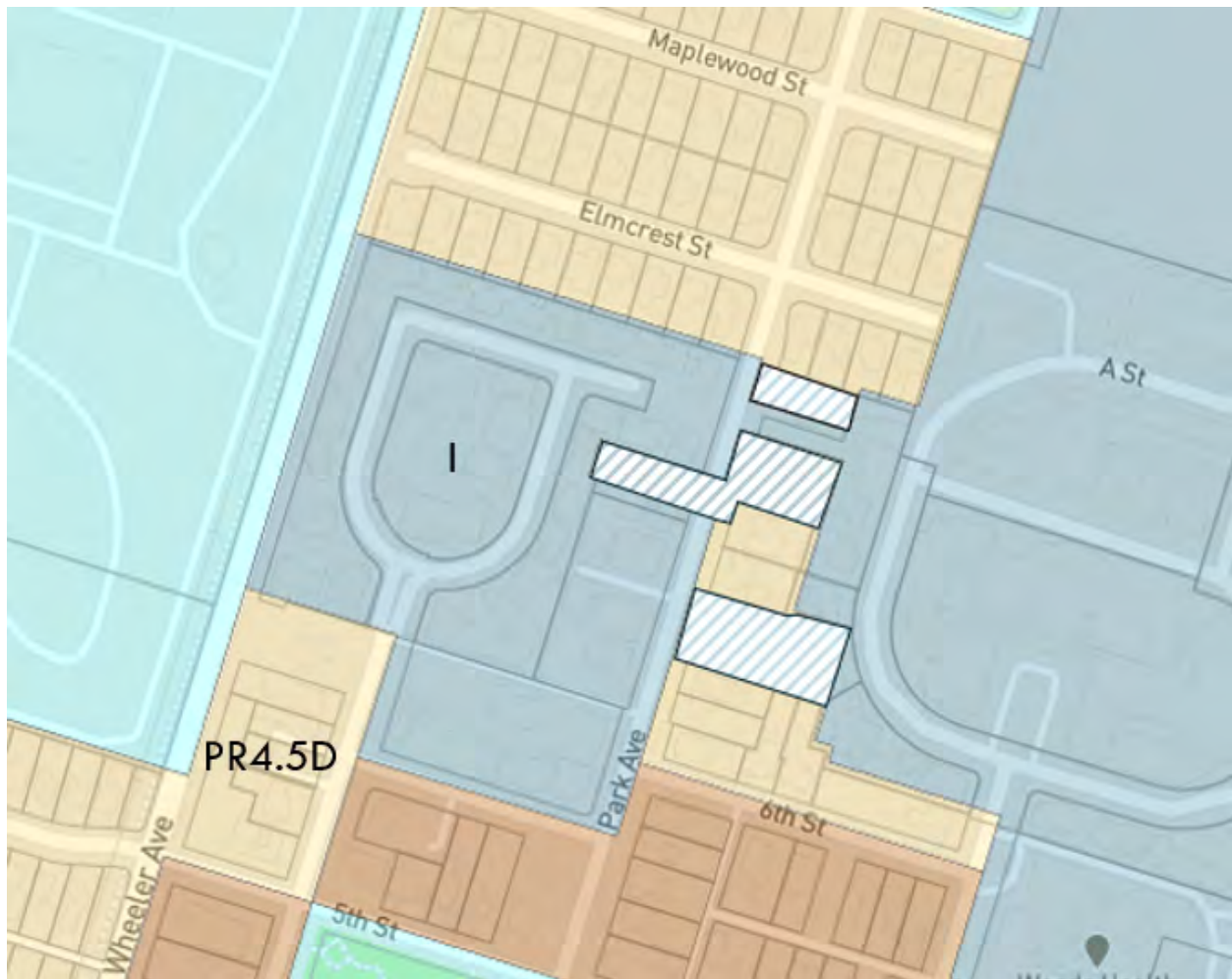
DRAFT

Exhibit A

ORDINANCE XXX

CASE NO. 114-25ZC, A REQUEST BY HILLCREST HOMES TO CHANGE THE ZONE DESIGNATION FROM "PR4.5D" TO "INSTITUTIONAL" FOR THE SITES LOCATED AT AIN: 8381-010-028, AIN: 8381-010-033, AIN: 8381-010-006, AND AIN: 8381-012-013

-  ZC
-  PR4.5D
-  Institutional



RESOLUTION NO. 1349

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA VERNE, CALIFORNIA, ADOPTING AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR PORTIONS OF THE BRETHERN HILLCREST GATEWAY PROJECT AND RECOMMENDING THAT THE CITY COUNCIL ADOPT THE SAME FOR THE GENERAL PLAN AMENDMENT (113-25GPA) AND ZONE CHANGE (114-25ZC) PORTIONS OF THE BRETHERN HILLCREST GATEWAY PROJECT

WHEREAS, Brethren Hillcrest Homes has submitted an application to make changes to the Brethren Hillcrest community by incorporating new properties into the Master Plan community, merging parcels, and also demolishing and rebuilding residential units (the “Brethren Hillcrest Gateway Project” or “Project”); and

WHEREAS, the overall Project involves four separate sites which need different approvals; and

WHEREAS, these sites are referred to as the North Gateway Site, the South Gateway Site, the Zone Change Site, and the Master Plan Site; and

WHEREAS, the North and South Gateway Sites which has seven residential units on site will be incorporated into the Master Plan, four of these units will be demolished and seven new units will be constructed;

WHEREAS, the approvals required for the North and South Gateway Sites are: a General Plan Amendment from Low Density Residential to Community Facility; a zone change from Planned Residential to Institutional; a conditional use permit for the Master Plan Amendment to incorporate this into Neighborhood 5 of the Master Plan; a parcel merger for two parcels on the North Gateway Site into one parcel; and a precise plan review to facilitate the proposed development on the North and South Gateway Sites; and

WHEREAS, the Zone Change Site involves three existing dwelling units which will be added to Neighborhood 5 of the Hillcrest Master Plan; and

WHEREAS, the approvals required for the Zone Change Site are: a zone change from Planned Residential to Institutional; a conditional use permit for the Master Plan Amendment to incorporate this into Neighborhood 5 of the Master Plan; a parcel merger for two parcels into one parcel; and

WHEREAS, the Master Plan Change Site will redesignate approximately 0.95 acres of Neighborhood 10 of the Master Plan to Neighborhood 5; and

WHEREAS, on December 9, 2025, the Development Review Committee held a noticed, public hearing after which it approved the precise plan of design for the seven

Resolution 1350

new homes and the parcels mergers subject to all of the other approvals becoming effective, including adoption of the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program; and

WHEREAS, Sections 2.48.020 through 2.48.165 of the La Verne Municipal Code empower the Planning Commission to recommend appropriate legislation to the City Council regarding the orderly growth, development, and environmental character of the community; and

WHEREAS, a notice of a public hearing was published for the Planning Commission meeting of February 11, 2026, on the General Plan Amendment; Zone Change, Conditional Use Permit for the Master Plan Amendment as well as the Mitigated Negative Declaration for the Project and Mitigation Monitoring and Reporting Program; and

WHEREAS, due to a lack of quorum, the meeting and the public hearing scheduled for February 11, 2026 were continued to an adjourned regular meeting on February 24, 2026;

WHEREAS, on February 24, 2026, the Planning Commission held the public hearing at which time it took into account all evidence presented, both written and oral;

NOW, THEREFORE, the Planning Commission of the City of La Verne, California does hereby resolve as follows:

Section 1. WHEREAS Clauses. The Planning Commission hereby finds each of the WHEREAS clauses stated above to be true and correct and incorporates them as findings of fact.

Section 2. CEQA Procedure. The Planning Commission of the City of La Verne does hereby find as follows:

A. In September 2024, the City Council approved a consultant agreement with LSA to prepare the environmental review document required for the Project.

B. LSA prepared a draft Initial Study and Mitigated Negative Declaration (hereafter "MND") which was subject to a public review period of November 3, 2025 through November 24, 2025.

C. Prior to the release of the MND, and in accordance with SB 18 and AB 52, the City sent notices to the list of Native American Tribes provided by the Native American Heritage Council. Mitigation measures were recommended and added as a result of consultation.

D. Prior to the close of the public review period, the City received one comment letter from the Los Angeles County Sanitation Districts which required minor,

Resolution 1350

technical changes to be made to the MND. Additionally, minor clerical errors relating to the existing general plan designation for the Zone Change Site, the number of parcels to be merged and the case numbers were corrected. The changes did not require any new mitigation measures or recirculation of the MND. These changes are reflected in the Final MND dated December, 2026.

- E. The applicant has agreed to all mitigation measures.

Section 3. Adoption of Final MND and Mitigation Monitoring and Reporting Program. The Planning Commission hereby adopts the Final MND, attached hereto as Exhibit A, and the Mitigation Monitoring and Reporting Program, attached hereto as Exhibit B for the purposes of the Master Plan Amendment as well as for the Precise Plan of Review and Parcel Mergers. The Final MND reflects technical changes made as a result of comments and the correction of technical errors discovered by staff. The Planning Commission also recommends that the City Council adopt the Final MND and Mitigation Monitoring and Reporting Program as it applies to the General Plan Amendment and Zone Change portions of the Project. In adopting these documents and making this recommendation, the Planning Commission makes the following findings and determinations:

A. The City has complied with all procedural requirements relating to CEQA and other requirements of law. The Final MND is adequate and complete and complies with all CEQA requirements.

B. In adopting the Final MND and the Mitigation Monitoring and Reporting Program, the Planning Commission has exercised its independent judgement and analysis. The Planning Commission has reviewed and considered the Final MND, agenda reports, written reports, public testimony, and other information in the record.

C. The Project has the potential to create impacts in the following areas: geology as to areas other than paleontological; hazards; and hydrology. Impacts in the noted areas will be reduced below a level of significance due to regulatory compliance measures.

D. The Project has the potential to create significant impacts in the following areas: biology with regard to raptors and other migratory birds; cultural resources with regard to one of the homes being demolished having been the place where the Chrondek timer use in racing was developed; cultural resources with regard to archaeological resources and possible discovery of human remains; geology and soils with respect to paleontological resources; vibration impacts; tribal cultural resources. The mitigation measures set forth in the Final MND and the Mitigation Monitoring and Reporting Program will reduce these impacts to below a level of significance.

E. The Project has the potential to create significant impacts with relation to noise. These impacts will be reduced below a level of significance based on both mitigation measures and regulatory measures.

Resolution 1350

F. There is no substantial evidence in the record that the project will have a significant effect on the environment.

Section 4. Recommendation. Based on the above, the Planning Commission further recommends that the City Council adopt the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program for the purposes of the General Plan Amendment and Zone Change components of the project.

Section 5. Custodian of Record. Each and every one of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the Project. All summaries of information in the findings which precede this section are based on the entire record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact. The documents and materials that constitute the record of proceedings on which these findings and approval are based are located in the Community Development Department at City Hall, 3660 D Street, La Verne, CA 91750. The custodian of record is Eric Scherer, Community Development Director whose email is escherer@laverneca.gov and phone is 909/596-9706.

Section 6. Effective Date. This resolution shall become effective immediately.

Section 7. Attestation. The Chairman shall sign and the Secretary shall attest to the adoption of Resolution No. 1349.

APPROVED AND ADOPTED this 24th day of February 2026 at an adjourned regular meeting, by the Planning Commission at La Verne, California.



Chairman, Planning Commission

ATTEST:



Secretary, Planning Commission

Attachments:

- Exhibit A – Final Mitigated Negative Declaration
- Exhibit B – Mitigation Monitoring and Reporting Program

CERTIFICATION

I hereby certify that the foregoing **Resolution No. 1349** was duly and regularly adopted by the Planning Commission of the City of La Verne at an adjourned regular meeting thereof held on the **24th day of February, 2026**, by the following vote:

AYES: Marlene Carney, Keny Chang, Jeremy Conrad and Matt Ramos

NOES:

ABSENT: Erin Duffy

ABSTAIN:



Natalie Hiatt, Administrative Secretary

RESOLUTION NO. 1350

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA VERNE, CALIFORNIA, APPROVING CASE NO. 115-25MPA, A REQUEST BY HILLCREST HOMES TO AMEND THE HILLCREST MASTER PLAN AND MAKING A RECOMMENDATION THAT THE CITY COUNCIL APPROVE THE GENERAL PLAN AMENDMENT AND ZONE CHANGE

WHEREAS, Brethren Hillcrest Homes has submitted an application to make changes to the Brethren Hillcrest community by incorporating new properties into the Master Plan community, merging parcels, and also demolishing and rebuilding residential units; and

WHEREAS, the overall project involves four separate sites which need different approvals; and

WHEREAS, these sites are referred to as the North Gateway Site, the South Gateway Site, the Zone Change Site, and the Master Plan Site; and

WHEREAS, the North and South Gateway Sites which has seven residential units on site will be incorporated into the Master Plan, four of these units will be demolished and seven new units will be constructed;

WHEREAS, the approvals required for the North and South Gateway Sites are: a General Plan Amendment from Low Density Residential to Community Facility; a zone change from Planned Residential to Institutional; a conditional use permit for the Master Plan Amendment to incorporate this into Neighborhood 5 of the Master Plan; a parcel merger for two parcels on the North Gateway Site into one parcel; and a precise plan review to facilitate the proposed development on the North and South Gateway Sites; and

WHEREAS, the Zone Change Site involves three existing dwelling units which will be added to Neighborhood 5 of the Hillcrest Master Plan; and

WHEREAS, the approvals required for the Zone Change Site are: a zone change from Planned Residential to Institutional; a conditional use permit for the Master Plan Amendment to incorporate this into Neighborhood 5 of the Master Plan; a parcel merger for two parcels into one parcel; and

WHEREAS, the Master Plan Change Site will redesignate approximately 0.95 acres of Neighborhood 10 of the Master Plan to Neighborhood 5; and

WHEREAS, on December 9, 2025, the Development Review Committee held a noticed, public hearing after which it approved the precise plan of design for the seven new homes and the parcels mergers subject to all of the other approvals becoming effective and recommended that the additional required entitlements be approved; and

WHEREAS, under La Verne Municipal Code § 18.60.020C, the Planning Commission is empowered to approve a conditional use permit for a master plan amendment on sites less than five acres; and

WHEREAS, the total acreage of the North and South Gateway Sites, the Zone Change Site, and the Master Plan Site are under five acres when combined; and

WHEREAS, a notice of a public hearing was published for the Planning Commission meeting of February 11, 2026, on the General Plan Amendment; Zone Change, Conditional Use Permit for the Master Plan Amendment as well as the Mitigated Negative Declaration for the Project and Mitigation Monitoring and Reporting Program; and

WHEREAS, due to a lack of quorum, the meeting and the public hearing scheduled for February 11, 2026 were continued to an adjourned regular meeting on February 24, 2026;

WHEREAS, on February 24, 2026, the Planning Commission held the public hearing at which time it took into account all evidence presented, both written and oral;

WHEREAS, after considering all evidence presented, and prior to adopting this Resolution, the Planning Commission adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Master Plan Amendment and recommended that the City Council do the same for the General Plan Amendment and Zone Change; and

NOW, THEREFORE, the Planning Commission of the City of La Verne, California does hereby resolve as follows:

Section 1. WHEREAS clauses. The Planning Commission hereby finds each of the WHEREAS clauses stated above to be true and correct and incorporates them as findings of fact.

Section 2. Findings. In approving the proposed Hillcrest Master Plan Amendment, the Planning Commission finds as follows:

A. The Master Plan Amendment conforms to the requirements of Chapter 18.60 of the La Verne Municipal Code:

1. Except for homes that are already existing in the areas to be added, the residential units will comply with the front, rear, and side setbacks.
2. The height of the structures will not exceed 35 feet.

3. Lot coverage shall not exceed 45%.
4. Landscaping shall be 25% percent of a site.
5. The Master Plan Amendment incorporates the North and South Gateway Sites and the Zone Change Site into the Hillcrest Master Plan and changes the Neighborhood designation of the Master Plan Site. These changes will continue the existing development pattern for the Zone Change and Master Plan sites and the North and South Gateway Sites will conform to the Hillcrest Master Plan, creating neighborhood compatibility. The Final MND demonstrates that there will not be an adverse impact from the Master Plan Amendment.

B. The proposed use and development are consistent with the General Plan and the applicable land use zone based on the findings set forth below:

The proposed Master Plan Amendment is consistent with the General Plan Amendment and Zone Change which are being processed in conjunction with this application. The amendment will enable the construction of additional senior housing units in conjunction with Hillcrest Homes which will further goals and policies of the Housing Element.

C. The site for the proposed use is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the proposed use and development in a manner compatible with existing and proposed surrounding land uses.

The added land to Neighborhood 5 of the Hillcrest Master Plan from the North and South Gateway sites will be of adequate size and shape, and topography to accommodate the proposed senior homes. This proposed development remains consistent with the surrounding Hillcrest community and the adjacent residential uses. There are no physical changes being proposed to the Zone Change or Master Plan sites.

D. The site has adequate access to those utilities and services, which are required for the proposed use.

All of the sites have been previously developed and are served by utilities and services which are adequate to serve the existing and new development.

E. Potential adverse effects upon the surrounding properties will be minimized to the extent practical and any remaining adverse effects are justified by the benefits conferred upon the neighborhood or community as a whole.

As identified in the Final MND prepared for the Project, all potential adverse effects will be mitigated below a level of significance through the mitigation

measures set forth in the Mitigation Monitoring and Reporting Program, as well as through regulatory compliance measures.

Section 3. Approval. Based upon the above findings, the Planning Commission HEREBY APPROVES the proposed Master Plan Amendment. Approval of this Master Plan Amendment was a prerequisite for the Precise Plan of Review approved by the Development Review Committee on December 9, 2025 to become effective. The approval of this Master Plan Amendment incorporates all mitigation measures set forth in the Mitigation Monitoring and Reporting Program as a condition of approval as well as all standard operating conditions.

Section 4. Recommendation. The Planning Commission hereby recommends that the City Council approve the Resolution Amendment the General Plan, in substantially the same form attached hereto as Exhibit A, and the Ordinance for the Zone Change, in substantially the same form attached hereto as Exhibit B, and incorporates all findings in said documents in making its recommendation.

Section 5. Effective Date. This resolution shall become effective immediately.

Section 6. Attestation. The Chairman shall sign and the Secretary shall attest to the adoption of Resolution No. 1350.

APPROVED AND ADOPTED this 26th day of February 2026 at an adjourned regular meeting, by the Planning Commission at La Verne, California.

:



Chairman, Planning Commission

ATTEST:



Secretary, Planning Commission

CERTIFICATION

I hereby certify that the foregoing **Resolution No. 1350** was duly and regularly adopted by the Planning Commission of the City of La Verne at an adjourned regular meeting thereof held on the **24th day of February, 2026**, by the following vote:

AYES: Marlene Carney, Keny Chang, Jeremy Conrad and Matt Ramos

NOES:

ABSENT: Erin Duffy

ABSTAIN:



Natalie Hiatt, Administrative Secretary

City of La Verne, City Council Agenda Report



DATE: March 16, 2026
TO: Honorable Mayor and City Council
FROM: Yvonne Duran, Parks & Recreation Director
SUBJECT: ADOPTION OF THE 2026 PARKS & RECREATION MASTER PLAN UPDATE AND FINDING OF EXEMPTION FROM ENVIRONMENTAL REVIEW.

SUMMARY

Adoption of the 2026 Parks & Recreation Master Plan Update (Plan) establishes a policy framework to guide long-term planning and investment decisions related to park improvements, recreation services, and implementation of a sustainability roadmap. This new Plan replaces the City's previous *2006 Parks & Community Services Master Plan*. KTUA will provide a presentation summarizing the planning process, community engagement results, and key findings and recommendations of the new Plan Update.

RECOMMENDATION

That the City Council adopt the 2026 Parks & Recreation Master Plan Update and find that it is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15262 (Feasibility and Planning Studies).

DISCUSSION

BACKGROUND

Since the adoption of the *2006 Parks & Community Services Master Plan - Second Update*, the City has experienced evolving recreation trends, changing community demographics, aging park infrastructure, and new operational considerations related to maintenance, staffing, and financial sustainability. To update the City's long-range planning framework, the City retained KTUA, a nationally recognized planning and landscape architecture consulting firm, in collaboration with subconsultants 110%, RRC Associates, and PROS Consulting, to prepare an updated 20-year Parks & Recreation Master Plan.

The Draft 2026 Parks & Recreation Master Plan Update (Plan) included a comprehensive inventory and evaluation of the City's park system, which currently consists of 21 parks totaling approximately 126 acres of parkland serving the community. The planning effort evaluated park conditions, amenities, accessibility, recreation programming, and long-term maintenance needs to develop a strategic framework for park improvements and recreation services over the next two decades.

PLANNING PROCESS

The planning process began in January 2025 and involved coordinated participation from both the Parks & Recreation Department and the Public Works Department to ensure alignment between recreation service goals and long-term infrastructure and maintenance responsibilities.

The planning effort included:

- Comprehensive park and facility inventory
- Asset condition and maintenance assessment
- Level of service analysis
- Recreation programming, staffing, and cost recovery evaluation
- Statistically valid community survey
- Community workshops, focus groups, and outreach events
- Evaluation of cost recovery practices
- Development of a phased 20-year Capital Improvement Plan
- Evaluation of operational capacity and staffing alignment
- Qualitative park asset and amenity condition assessment
- Park accessibility and equity analysis evaluating proximity of residents to parks
- Maintenance operations assessment and service level review

The draft Plan was presented to the Parks & Recreation Commission at a publicly noticed meeting on February 11, 2026. The Commission expressed support for the Plan and provided comments that were incorporated into the final draft. Following discussion, the Commission made a motion to recommend approval of the Plan, which was approved, and the item was forwarded to the City Council for consideration.

PLAN OVERVIEW AND KEY FINDINGS

The Plan establishes a long-term vision and policy framework for the City's park and recreation system through 2046, and it includes a comprehensive assessment of park facilities, amenities, recreation services, and operational capacity. Key elements of the Plan include:

- A system-wide vision for parks and recreation services
- Identification of park and facility improvement priorities
- A phased 20-year, long-range Capital Improvement Program framework
- Recreation programming, cost recovery strategies, and sustainability roadmap
- Consideration of operational capacity and long-term asset sustainability

The Plan includes a detailed assessment of the City's parks system and recreation services. Key findings include:

- Overall park amenities and infrastructure were found to be generally in good condition, though several facilities show signs of aging and will require phased reinvestment over time
- The City's park system includes a mix of mini parks, neighborhood parks, community parks, and regional open space serving different recreational needs
- Community engagement results indicated strong support for maintaining existing parks, improving aging amenities, expanding recreation programming, and enhancing accessibility to park facilities

- The analysis identified opportunities to strengthen long-term financial sustainability through improved capital planning, maintenance strategies, and program cost recovery practices

These findings reflect the park inventory, amenity assessments, community engagement, and operational analyses documented in the Plan. The Plan also provides park-specific improvement recommendations for individual parks throughout the City, identifying opportunities to enhance amenities, accessibility, and recreation opportunities.

IMPLEMENTATION FRAMEWORK

The Plan is a long-range document. It establishes system-wide priorities, capital improvement guidance, service level considerations, and operational direction for the City's parks and recreation system over the next 20 years. It is not intended to function as a detailed maintenance or staffing plan.

Implementation of the Plan will occur incrementally over time through the City's annual Capital Improvement Program and citywide budget development processes.

In addition, the Plan evaluated operational capacity at a systems level and recognizes the importance of continued alignment of staffing resources across both the Parks & Recreation Department and Public Works Department to support adopted service levels and future capital investments. Detailed operational considerations will be further refined through future planning efforts and budget discussions.

Moreover, the Plan recommends development of a comprehensive Parks Maintenance Management Plan to be developed by the Public Works Department in partnership with the Parks & Recreation Department that would establish service level standards, lifecycle replacement planning, and performance metrics for the City's park assets.

To ensure continued alignment with community needs, market conditions, and industry standards:

- The Maintenance Management Plan should be reviewed and updated every 2 to 3 years.
- The Parks & Recreation Master Plan Update should be revisited approximately every 5 years to assess progress, reestablish priorities, and ensure continued alignment with City goals.

This structured review cycle promotes long-term sustainability, fiscal responsibility, and coordinated implementation across City departments.

FISCAL ANALYSIS

The Master Plan Update was funded through previously approved Los Angeles County Regional Park and Open Space District Measure A grant funding. Adoption of the Plan does not appropriate funding or authorize construction of specific projects. Individual projects and funding

strategies will continue to be considered through the annual Capital Improvement Program development and annual budget processes, subject to City Council approval.

ENVIRONMENTAL ANALYSIS

Adoption of the Master Plan Update constitutes a planning-level policy action and does not authorize construction or approval of specific development projects. The action is therefore exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15262 (Feasibility and Planning Studies). Environmental review will occur, as required, when specific projects are proposed for implementation.

LEGAL REVIEW

The City Attorney has reviewed and approved this report.

ATTACHMENTS

- 1. PRMP Link

Report Prepared By:
Nicole Houston, Senior Management Analyst

Coordinated with:
Danny Wu, Public Works Director

Due to the size of the
Draft Parks and Recreation Master Plan,
please find the file at the following weblink:

<https://www.laverneca.gov/649/Parks-Recreation-Master-Plan-Update>

A paper copy is available at the City Clerk's
Office at 3660 D Street, La Verne, CA 91750.

City of La Verne, City Council Agenda Report



DATE: March 16, 2026
TO: Honorable Mayor and City Council
FROM: Cody Howing, City Engineer
SUBJECT: **FISCAL YEAR 26-27 PRELIMINARY LANDSCAPE AND LIGHTING MAINTENANCE DISTRICTS NO. 6, 7, AND 8 BUDGET OUTLOOK.**

SUMMARY

The City has three active Landscape & Lighting Maintenance Districts that serve the various residential tracts or homeowner association communities that receive benefit from district operations. Annually, the City is required to consider the budget for each District against the allowable property assessment. Fiscal Year 2026-27 is expected to result in increased costs due to utility rates as well as operations.

RECOMMENDATION

That the City Council receive and file the update on Landscape and Lighting Maintenance Districts.

DISCUSSION

Background of Landscape and Lighting Maintenance Districts

The Landscape and Lighting Maintenance Districts (LLMD) provide a funding source for maintenance of improvements that include landscape and lighting among other features outlined in the Landscape and Lighting Act of 1972 (Act). The revenue to cover the respective maintenance costs is from assessments levied on properties that have been identified as benefiting from the improvements and annexed into a District. These are considered “special benefit” assessments and are not tied to a property value to set the rate of the assessment. The assessment assigned to a property is subject to the benefit received as defined in the formation of the District and related Engineer’s Report. Revenue from assessments is collected via the County of Los Angeles property tax payments each year.

Pursuant to the Landscape Lighting Act of 1972 an annual Engineer’s Report shall be produced and approved by the City Council. The Engineer’s Report will outline the annual cost of maintenance for the District and describe the apportionment of that cost to each property. At the time of formation, for most of the City’s active Districts, cost escalation aligned with the cost of benefit as allowed without any further elective or protest process. However, with the implementation of Proposition 218 in 1997, any increase to assessment costs not otherwise allowed for in the formation of the District or Zone requires approval by the property owners proposed to receive the increase.

Beyond the issue of inflation, prevailing wage laws and general escalation in labor and equipment, the Districts also have exposure to increased water rates and now the removal of “Non Functional Turf” as required by Assembly Bill 1572. AB 1572, signed in October 2023, bans potable water for nonfunctional turf irrigation, with a phased rollout starting January 1, 2027, through 2031. While the increased water rates approved for the next five years are expected to further burden the budget of the Districts, the turf removal mandate may assist in countering the operational costs in the projected future. However, turf removal is anticipated to be a significant upfront capital cost that was not a consideration in the formation of the Districts. Many of the Zones that would benefit from the removal of turf unfortunately do not have reserve funds that would allow such work without taking on debt.

The City has been actively pursuing turf removal grants managed through the Metropolitan Water District. Similar grants have been offered to residential property owners in recent years, but this year is the first that grant funds have extended the opportunity to other government agencies. While not all the City’s areas maintained by Landscape Maintenance Districts include turf, it does present a possible partial solution to address the budget impacts from both the turf removal mandate and related water rate cost increases. Final confirmation on whether the City will be awarded any grant funds is pending, but City staff will continue to monitor opportunities and seek out this option to assist in managing District budgets and compliance requirements with AB 1572 for future deadlines.

While the majority of assessments are considered special benefit, as described above, there are also “general benefits” that the City does and can rightfully charge to itself. A general benefit refers to the portion of improvements that benefit the public at large, not just the specific properties that are assessed within the district. Since the Act requires that only special benefits can be assessed to property owners, the general benefit must be separated out and funded by another source, in this case the City’s General Fund. The City has reviewed all of the Districts to determine whether the general benefit amount should be adjusted.

District Updates

District 6 Zone 2 –First Street and Fulton Road

This Zone includes 51 single family units located to the northwest of the intersection of First Street and Fulton Road. The improvements maintained by this zone are generally described as a green belt that fronts First St. The landscape area is composed of mostly medium-sized trees and low shrubs with a single large pine tree. The ground cover is a mixture of mulch and topsoil, with no turf. The FY 25-26 operating budget was \$3,950 with revenue from assessments coming in at \$3,428.50. The difference in the budget in the current fiscal year is to be addressed through application of fund reserves. While the gap in budget to revenue is currently minor, costs are expected to increase and use of reserves will not be a long-term sustainable option.

Cost-cutting measures that can be implemented include reducing much of the quarterly maintenance activities to biannual frequency to keep the landscaping in a “good” condition. Water usage can also be reduced by approximately 30% as a cost-cutting measure. Plant material is well established and while loss of material is not anticipated, a visual

reduction in the appearance of the material may occur and will be monitored.

The current general benefit is addressed by the City covering the value of city staff time. Adjusting the current share of general benefit and special benefit between the City and the property owners will assist in balancing the budget in future years and reduce the need for assessment increases. The justification of this potential increase in general benefit cost share is increase in public staffing costs as well as a reassessment of the public benefit from the landscape area located on the street.

Accordingly, for District 6 Zone 2 –First Street and Fulton Road, no assessment increase is proposed as staff is recommending the City increase the General Fund portion provided for the Public Benefit and modify water usage.

District 6 Zone 3 –Wheeler Avenue and Tabor Lane

This Zone includes 34 single family homes located on the west side of Wheeler Ave south of Foothill Blvd. The improvements maintained by this zone are generally described as a greenbelt area mostly located along the frontage of Wheeler Ave. The landscape area is composed of established pine trees, low shrubs, vines and turf. City staff have submitted an application for the WMD turf removal grant. If awarded, the project could support improved budget conditions in the future by dramatically reducing water usage and eliminating maintenance demands for turf. The concept under consideration would result in new drought-tolerant landscape and mulch replacing existing turf. The use of mulch would also assist in the City's compliance requirements with Senate Bill 1383 and the use of recycled organic materials. SB 1383 is a California law requiring a 75% reduction in statewide organic waste disposal by 2025 (from 2014 levels) to combat methane emissions.

The FY 25-26 operating budget was \$6,800 with revenue from assessments coming in at \$3,386.00. While the gap in budget to revenue is significant for this District, costs are also expected to increase respectively to the water rate increases. Water accounts for approximately 60% of the Zone's budget and is the reason that this District is targeted for turf removal.

Cost-cutting measures that may be in whole or at least partially funded with grant funds would allow for improved conditions in the budget. A 218 process is not recommended for this District. As with the previously mentioned District, City staff reviewed the special benefit versus general benefit proportion historically existing for this District and will adjust the general benefit portion to increase the costs to the General Fund. The justification for the increased General Fund covered portion is the public benefit from the landscape area located along Wheeler Avenue and staff costs.

District 6 Zone 4-I –North La Verne (Rancho La Vern)

This Zone includes 540 single family homes located north of Baseline Road and east of Wheeler Avenue. The improvements maintained by this zone are generally described as greenbelt areas located along the interior of the Zone on Rancho La Verne and Via De Mansion. Areas at the intersections with Wheeler Avenue and Baseline Road also have

notable gateway entry medians and decorative green space. The landscape areas are composed of mostly of mature trees, low shrubs, and large turf areas. City staff have applied for the MWD turf removal grant for this area. Results of that grant are currently pending. If approved, the City would move to begin the removal of turf for the purpose of compliance with AB 1572.

Zone 4-I approved an assessment increase and CPI escalation for FY 2024-25. At the time, increased water rates were considered in the proposed increase in budget projection, but not to the scale that has resulted from the recent water rate study guidance. The budget is proposed to be balanced for FY 2026-27 with no contributions beyond that for the city staff time to address the general benefit. However, the water rate increases are expected to impact the timeline for deficit paydown as previously projected in FY 2024-25. Looking ahead to compliance with AB 1572, the reduction in water and maintenance from the elimination of turf is expected to create savings to the zone and will improve budget impacts otherwise caused by the water rate increases.

District 6 Zone 4-II –Live Oak

This Zone includes 325 single family homes located in the Live Oak area adjacent to Esperanza Drive. The improvements maintained by this zone are generally described as a greenbelt area located along the frontage of Esperanza Road. The landscape area is composed of mostly mature trees, low shrubs, and turf.

The ballot results from the Proposition 218 process conducted in FY 2024-25 rejected an assessment increase and CPI escalation. As a result, cost-cutting measures to reduce maintenance frequency and water usage have been implemented. Some reserves from the Zone's fund were required to balance the budget for FY 2025-26.

The budget reserves can sustain near-term impacts from increased water rates. Cost-cutting measures from the removal of the turf in the zone may help offset those impacts in future years. However, since turf is a minor portion of the improvements maintained, it's not clear if that future condition will fully address the budget demands. A future Proposition 218 process will be needed to facilitate a balanced budget and is proposed to take place in 2027.

District 6 Zone 5 –La Verne Business Park

This Zone includes the commercial properties located north of Puddingstone Drive and west of Fairplex Drive. The improvements maintained by this zone are generally the landscaped medians on Puddingstone Drive. The medians are composed of mostly mature trees and low shrubs. The corners of Wright Avenue and Puddingstone Drive are also part of the maintained area and include some turf and other decorative landscaping.

The FY 25-26 operating budget was \$21,040 with revenue from assessments coming in at \$18,700.00. The difference in the budget in the current fiscal year is to be addressed through application of fund reserves. The plant material is well established, exposure to water rate increases is a concern, but contractual maintenance is 60% of the budget while water is only 18% at this time. The reserve funds are well positioned to continue to close the minor

budget gap remaining after the general benefit contribution from the City is added to the Zone. A future Proposition 218 may be warranted if contractual maintenance costs escalate.

District 6 Zone 6 –Tract 52965 (Amherst)

This Zone includes 30 residential properties located on Hartshorn Ranch Place and Oak Tree Lane intersecting Amherst Street. The improvements maintained by this zone are generally the landscape buffers along Fruit Street and Amherst Street. The maintained areas are composed of mostly mature trees and low shrubs. The FY 25-26 operating budget was \$9,370 with revenue from assessments coming in at \$9,312. After the general benefit contribution by the City, the assessment revenue allows for a minor paydown of previous deficits. This zone was established with a CPI escalation factor.

Improvements to cut costs are limited in these areas. Projections of costs over the next few years do indicate that water and maintenance costs may outpace revenue. Reduction to watering may be possible without loss of plant material, but could result in a diminished visual appearance. The City is reviewing the potential for employing an eco-safe, engineered soil-applied hydrogel which reduces watering needs for turf, shrubs, and trees. Based on application and type of landscaping, reduced watering of up to 40% may be achieved. Success for this zone is contingent on CPI keeping pace with the increases to costs.

A proposition 218 process may be conducted should an increase in assessments be deemed as the path forward. However, City staff is assessing the general benefit and special benefit share and will increase the general benefit share due to landscaping along Fruit Street in addition to City staff time. As such, adjusting the current benefit percentage will assist in balancing this District's budget in future years.

District 7– La Verne Heights

This district includes 186 residential properties located in the La Verne Heights Specific plan area. The improvements maintained by this zone are generally fuel modification on the adjacent slopes and open space.

The FY 25-26 operating budget was \$170,392 with revenue from assessments coming in at \$128,946.36. After the general benefit contribution by the City, fund reserves in the amount of \$27,198 have been used to balance the budget. The district reserves are still healthy and able to support unforeseen costs but continued use to balance the budget is expected to deplete the reserves over time.

The scope of work for fuel modification does not create many cost-cutting opportunities and is not an optional feature that can be eliminated due to safety concerns. The City is pursuing a large fuel modification grant through the California Office of Emergency Services which will help this zone, as with others and the City in general, with reducing fire danger starting in 2028. However, this zone specifically benefits the residential within it for fuel modification. This zone was not established with a CPI escalation factor and water composes approximately 30% of the district budget. Exposure to the water rate increases is expected to further impact on the current budget conditions, but is notably lower than other areas covered by the Lighting and

Landscape Maintenance Districts.

A proposition 218 process may be conducted in 2027, if only to include a CPI escalator, should an increase to assessments be deemed as the path forward. However, in that process, consideration to assessing the general benefit and special benefit will be required with no guarantee that the proposed increase would be approved.

District 8 – Marshall Canyon

This Zone includes 181 residential properties located in the Marshal Canyon Specific Plan. The improvements maintained by this zone are generally fuel modification on the adjacent slopes and open space. The FY 25-26 operating budget was \$72,716.00 with revenue from assessments coming in at \$45,195.70. After the general benefit contribution by the City, fund reserves in the amount of \$19,704 have been used to balance the budget. The district reserves are still healthy and able to support unforeseen costs, but continued use to balance the budget is expected to deplete the reserves over time.

As with District 7, the scope of work for fuel modification does not create many cost-cutting opportunities and is not an optional feature that can be eliminated due to safety concerns. This zone was not established with a CPI escalation factor and water comprises approximately 6% of the district budget. Exposure to the water rate increases is lower than other Districts in the City. As discussed for District 7, a potential fuel modification grant being pursued by the City will assist in reducing wildfire risk, but the District is the primary beneficiary of the fuel modification efforts.

A proposition 218 process may be conducted should an increase to assessments be deemed as the path forward, specifically to include an annual escalator and update the expenses of the fuel modification. However, in that process, consideration of assessing the general benefit and special benefit will be required, with no guarantee that the proposed increase would be approved.

District and Zone Summary Using Fiscal Year 2026-27 Projected Costing Data

District/Zone	Revenue	Expenditure	CPI	Notes
6, Zone 2	\$ 3,429	\$ 4,260	N	Revise General Benefit, modify water use, no 218 increase required.
6, Zone 3	\$ 3,386	\$ 9,547	N	Revise General Benefit, modify water use, no 218 increase required.
6, Zone 4-I	\$87,696	\$ 90,994	Y	218 approved. Reduce water and turf to maintain costs.
6, Zone 4-II	\$ 47,804	\$ 59,132	N	218 failed. Use of reserves. Minor turf removal. New 218 process for 2027.
6, Zone 5	\$ 18,700	\$ 21,419	N	Use of reserves. Review maintenance level and turf. Possible 218 process after 2028.

6, Zone 6	\$ 9,592	\$ 10,213	Y	Revise General Benefit and assess landscaping. No 218 increase required.
6, Zone 7*	\$128,946	\$183,555	N	Use of reserves. Review General Benefit and conduct 218 process in 2027 for increase and CPI.
6, Zone 8*	\$ 45,195	\$ 69,201	N	Use of reserves. Review General Benefit and conduct 218 process in 2027 for increase and CPI.
* The City is pursuing grant funding for fuel modification which will help cover costs for three years.				

Lighting and Landscape Maintenance District Education Efforts

During the current Fiscal Year, city staff have moved to extend information to the community on the background and purpose of the Lighting and Landscape Maintenance Districts. The City’s annual Recreation Guide for Winter/Spring through May 2026 included information that was intended to educate residents and possibly drive some traffic to the City’s website for more in-depth details. City staff will continue to seek opportunities to effectively communicate and inform residents of the Districts and their importance to creating a well-maintained and beautiful City. Looking ahead to the budget process of FY 2026-27, additional community meetings and educational resources will be evaluated to help continue effective community engagement on the subject.

FISCAL ANALYSIS

This action will not result in any expenditure of funds. However, direction will be taken and draft Engineer’s Reports will be brought back to City Council for preliminary approval.

ENVIRONMENTAL ANALYSIS

The annual maintenance of Landscape and Lighting Maintenance Districts related facilities is categorically exempt from the California Environmental Quality Act, Section 15301 and City of La Verne environmental guidelines.

LEGAL REVIEW

This report was reviewed and approved by the City Attorney.

ATTACHMENTS

None

Coordinated with:
Danny Wu, Director of Public Works