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City Council Agenda Packet, Monday, September 19, 2022

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CITY OF LA VERNE

CITY COUNCIL AGENDA

Tim Hepburn, Mayor

Rick Crosby, Mayor Pro Tem

Wendy Lau, Council Member

Steve Johnson, Council Member

Meshal “Kash” Kashifalghita, Council Member

www.cityoflaverne.org

(909) 596-8726 - Phone

(909) 596-8740 - Fax

City Hall Council Chamber

3660 D Street

La Verne, CA 91750

Monday, September 19, 2022 - 6:30 p.m.
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 in order 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.

To facilitate public participation for those who do not wish to attend in person, the meeting will still be made available virtually to residents. Below are the following opportunities on how to participate:

1) View the meeting through the City’s website at www.cityoflaverne.org and click on the green “Council Meeting Live Stream” button.

2) Individuals can email their comments to the Assistant City Clerk at cityclerk@cityoflaverne.org 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.**

3) Individuals who wish to share their comments directly during the meeting may do so by emailing the Assistant City Clerk at cityclerk@cityoflaverne.org with their phone number and the item(s) they wish to speak on. Requests will be accepted before and throughout the meeting and staff will call you back at the appropriate time. Once items are considered by the City Council, no further public comment on that matter will be accepted. A time limit of 3-minutes is set for all public comments.

4) If you wish to participate via Zoom, you will need to register at https://us02web.zoom.us/webinar/register/WN_rXF1y6QUSJeb9eesW-yYnQ before 5:00 p.m. on Monday, September 19, 2022, and please be aware that space is limited. You will have the ability to watch the meeting in real time and raise your hand to request to comment as appropriate on the current agenda item(s). Once it is your turn to speak, you will be brought into the meeting and have the ability to turn your video on when called upon.

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL:** Council Member Lau, Council Member Johnson, Council Member Kashifalghita, Mayor Pro Tem Crosby and Mayor Hepburn.

4. **ANNOUNCEMENTS OF UPCOMING COMMUNITY EVENTS** (Any person who wishes to make a brief announcement of a future community event that is open to the general public may do so at this time.)

5. **Presentations**

Introduction of Newly Hired Firefighters/Paramedics:

Tristan Janeway
Alexander Arnold

Introduction of Newly Hired Firefighters:

Sean Wilkins
Peter Houle
Bryce Coatney
Kenny Villasenor

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

a. **City Council Minutes** of September 6, 2022, to be received and filed.

b. **Register of Audited Demands** in the amount of $2,347,164.46, dated September 1, 2022, and in the amount $246,411.38 dated September 8, 2022; ***approval recommended by Interim Finance Director Yelton.***

c. **Staff recommends approval and passage of the following Resolutions:**

1. **Resolution No. 22-65**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AUTHORIZING THE EXECUTION OF AN ASSIGNMENT AGREEMENT WITH THE CITY OF HAWAIIAN GARDENS FOR THE EXCHANGE OF PROPOSITION A FUNDS FOR GENERAL FUND REVENUES - ***In August of 2022, the City was approached by the City of Hawaiian Gardens informing us that they were interested in exchanging uncommitted Proposition A transportation funds for General Fund monies. The City of Hawaiian Gardens said that they would give us the rate of $0.75 per dollar in general fund monies per $1.00 in Prop A Funds.***

Community Services Manager Duran recommends that the City Council approve Resolution No. 22-65 authorizing an exchange of $300,000 in Proposition A transportation funds for $225,000 of General Funds with the City of Hawaiian Gardens; and authorize the Mayor to execute said Agreement.

3. **Resolution No. 22-67** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH THE UNIVERSITY OF LA VERNE FOR THE UNIVERSITY OF LA VERNE HOMECOMING EVENT. - ***The University of La Verne (ULV) is having a multiday Homecoming event that spans over three days, October 14th through the 16th. The City Council is requested to consider a street closure for October 14-15. The University of La Verne has requested to have the portion of Third Street, between B Street and C Street and the connecting portion of C Street and Second Street, west of D Street to be closed. (Council Member Lau will declare a Conflict of Interest on this item because she is a Board Member of the University of La Verne.)***

   Community Development Director Scherer recommends that the City Council adopt Resolution No. 22-67 authorizing the Interim City Manager to execute the agreement with the University of La Verne permitting the closure of the specified streets from October 14th through the 16th.

4. **Resolution No. 22-68** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE FINAL MAP FOR TRACT 83064, A REQUEST BY KB HOME GREATER LOS ANGELES INC., TO SUBDIVIDE ONE PARCEL WITH AREA OF 5.57 ACRES AT 2820 AMHERST STREET INTO A 42 UNIT, SINGLE FAMILY DETACHED SUBDIVISION - On April 19, 2021 the City Council approved Tentative Tract Map No. 83064 for 42 detached single-family homes located on a parcel formerly owned by the City of La Verne. The Final Tract Map has been submitted for approval, allowing for the subdivision of a signal parcel with an approximate area of 5.57 acres.

   City Engineer Howing recommends that the City Council adopt Resolution No. 22-68, approving the Final Tract Map No. 83064 for 42 unit detached single family homes and direct staff to sign the map as to its conformance with the Subdivision Map Act, Specific Plan (109-20SP) and General Plan Amendment (19-20GPA).

5. **Resolution No. 22-69** - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AUTHORIZING EXECUTION OF A PUBLIC WORKS CONTRACT WITH GENTRY BROTHERS INC. FOR THE "E" STREET AND 2ND STREET IMPROVEMENT PROJECT. - ***The Public Works Department recently solicited bids for street improvement project along portions of E Street and 2nd Street. The planned improvements include demolition, new sidewalk, intersection bulb-outs, landscaping, lighting enhancements, water quality BMP installation, asphalt pavement, and decorative concrete crosswalks. The project was advertised on August 5th and August 12th, 2022 with bid proposals received and opened via electronic platform "Planet Bids" on September 7, 2022.***

   City Engineer Howing recommends that the City Council approve Resolution No. 22-69, which awards a public works contract to Gentry Brothers, Inc., the lowest, most responsible bidder, in the amount of $1,624,894.20 including additive bid items A-1 through A-3, and authorize staff to issue change orders not exceeding 10% of the construction budget. This project is categorically exempt from the California Environmental Quality Act, Section 15301 – Existing Facilities, and City of La Verne environmental guidelines.

7. **PUBLIC HEARINGS**

Wilderness Plan - In 2006, the City acquired 208 acres in north La Verne through State grant funds obtained in cooperation with the County of Los Angeles, the Trust for Public Land, and the La Verne Land Conservancy. This land was combined with 150 acres already owned by the City to create an open space preserve of 358 acres, collectively referred to as the Wilderness Area. The Wilderness Area Management and Public Access Plan includes selective habitat enhancement actions, the resolution of public safety hazards, and opportunities for limited controlled public access as part of the City's stewardship responsibilities for the Wilderness Area. The Management Plan includes goals for specific physical improvements or management policies that would implement the vision for the Wilderness Area. Staff and the Planning Commission recommend City Council adopt Resolution Number 22-72, approving the Wilderness Area Management and Public Access Plan and certifying the Final Environmental Impact Report. Staff and the Planning Commission recommend City Council adopt Resolution Number 22-72, approving the Wilderness Area Management and Public Access Plan and certifying the Final Environmental Impact Report.

STAFF RECOMMENDATION: The City Council should adopt Resolution Number 22-72, approving the Wilderness Area Management and Public Access Plan and certifying the Final Environmental Impact Report.

Resolution No. 22-72 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA APPROVING THE LA VERNE WILDERNESS AREA MANAGEMENT AND PUBLIC ACCESS PLAN WITH A PHASING PLAN AND CERTIFYING THE ENVIRONMENTAL IMPACT REPORT.

8. **OTHER MATTERS**

a. **Affirming Christy Lopez as Director of Finance for a Term of No Less than Two Years and Reinstating Previous Benefits - Resolution 22-70** - The City of La Verne's Finance Department has experienced significant instability in the past several years creating organizational challenges. The City Council has unanimously provided their endorsement for Interim City Manager Duff to offer former key Finance Department employee Christy Lopez the permanent Director of Finance position. Resolution 22-70 affirms the action, commits the City to Ms. Lopez for at least two years of employment, and authorizes the reinstatement of benefits for Ms. Lopez.

STAFF RECOMMENDATION:: The City Council should approve Resolution No. 22-70, affirming Christy Lopez as the Director of Finance for a term of no less than two years and reinstating her previous benefits.

Resolution No. 22-70 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AFFIRMING CHIRSTY LOPEZ AS DIRECTOR OF FINANCE FOR A TERM OF NO LESS THAN TWO YEARS AND AUTHORIZING THE REINSTATEMENT OF PREVIOUS BENEFITS.

b. **Agreement for Temporary Employment (Anthony Ciotti) – Resolution No 22-71** - Former Director of Public Works Shawn Igoe has recently separated employment from the City of La Verne. The City is interested in entering into an agreement with retired Deputy Director of Public Works Anthony Ciotti to fill the City's current gap as an Interim Director while a recruitment process for a permanent replacement is completed. In order to be compliant with California Law and the 2013 Pension Reform Act, it is necessary for the City Council to take an action affirming the execution of such employment arrangements. The attached resolution and agreement satisfy those requirements.

STAFF RECOMMENDATION: The City Council should approve the Resolution No. 22-71, authorizing the Interim City Manager to execute an agreement with Anthony Ciotti to provide temporary, part-time employment.

Resolution No. 22-71 - A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AUTHORIZING AN AGREEMENT WITH "RETIRED ANNUITANT" ANTHONY CIOTTI FOR INTERIM DIRECTOR OF PUBLIC WORKS AND AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE SAME.

9. **PUBLIC COMMENTS/ORAL COMMUNICATIONS** - 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. 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 at a later date. Please email your public comment to the Assistant City Clerk at cityclerk@cityoflaverne.org. Your public comment will be shared with the City Council and included as part of the permanent record. If you wish to speak, email your phone number and staff will call you back. There is a 3-minute time limit on public comments.

10. **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.

11. **CLOSED SESSON**

Conference with Labor Negotiator (Government Code Section 54957.6).

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

Employee Organization(s): La Verne City Employees Association (CEA) and La Verne Firefighters' Association,

12. **ADJOURNMENT in Memory of retired Water Superintendent Charlie Farrell**. Charlie was employed with the City of La Verne for 35 years. Charlie was born and raised in Brooklyn, New York and joined the United States Air Force stationed in Boise, Idaho. After his service, he moved to La Verne and started his career with the City of La Verne in the Parks Department and later transferred to the Water Department and became Water/Sewer Superintendent. His commitment to the La Verne community persisted through his retirement as he volunteered for the La Verne Fire Department, Fourth of July parade, and Christmas Candy Giveaways for years. Additionally, Charlie fostered youth development with the local Boy Scouts and Booster Club groups. Charlie was honored with the Pride of La Verne Award in 2006 in recognition of his dedication and passion for the La Verne community. He is survived by 3 children, 2 stepchildren and he was Papa to 12 grandchildren and 7 great grandchildren; and

13. **Adjournment to Tuesday, September 27, 2022 at 5:30 p.m. for City Council to meet in a Closed Session to review applications submitted for City Manager.**

THE NEXT REGULAR MEETING of the La Verne City Council is scheduled Monday, October 3, 2022, at 6:30 p.m.

ADVISORY STAFF

____ Jesse Duff, Interim City Manager
____ JR Ranells, Assistant City Manager
____ Robert Kress, City Attorney
____ Lupe Gaeta Estrella, Assistant City Clerk
____ Shawn Igoe, Public Works Director
____ Eric Scherer, Director of Community Development
____ Mike Yelton, Interim Finance Director
____ Colleen Flores, Police Chief
____ Christopher Nigg, Fire Chief
____ Yvonne Duran, Community Services Manager
____ Cody Howing, City Engineer

Posting Statement: On September 13, 2022, a true and correct copy of this Agenda was posted on the bulletin board at La Verne City Hall, 3660 D Street, La Verne, and on the City's website at www.cityoflaverne.org.

MINUTES OF A REGULAR MEETING
OF THE CITY COUNCIL OF THE CITY OF
LA VERNE
Tuesday, September 6, 2022

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1. A regular meeting of the La Verne City Council was called to order by Mayor Pro Tem Crosby at 6:30 p.m.

2. Council Members present: Mayor Pro Tem Rick Crosby
Council Member Wendy Lau
Council Member Steven Frank Johnson

Absent: Mayor Tim Hepburn and Council Member Meshal "Kash" Kashifalghita

Advisory personnel present: Interim City Manager Jess Duff
Assistant City Manager JR Ranells
City Attorney Robert L. Kress
Assistant City Clerk Lupe Gaeta Estrella
Police Chief Colleen Flores
Community Development Director Eric Scherer
Community Services Manager Yvonne Duran

3. Pledge of Allegiance was led by Mayor Pro Tem Crosby.

4. Announcements of Upcoming Community Events

Interim City Manager Duff announced that the cooling center at the Community Building behind City Hall will be open September 6-9 from 8:00 a.m. to 6:00 p.m.

George May, La Verne Library Manager reported on the Library's upcoming events and programs in September.

Yvonne Gallegos, Vice Chair of the Cultural Awareness and Social Inclusion (CASI) Committee announced that their next meeting is on September 7, 2022, at 5:00 p.m. at La Verne City Hall Chambers. In addition, she announced that CASI and the La Verne Historical Society would be holding a presentation on the "Dia de los Muertos" in October.

Danita Beauchamp announced that there will be a meeting of the Los Angeles County Probation Oversight Commission on Thursday, September 8, 2022, and urged residents to be vigilant because the topic of the Afflerbaugh and Paige's Camp may return.

Li Huang, La Verne resident. encouraged residents to attend the meetings of the Bonita Unified School District to stay inform. She also announced that there would be Candidates' Forum for the Bonita Unified School District Candidates by zoon on September 8, 2022.

5. Consent Calendar

It was moved by Lau, seconded by Johnson, carried by a vote of 3-0 (Hepburn and Kashifalghita Absent) to accept, approve, or act on the Consent Calendar items, except for Item No. D, Appointment to the Youth and Family Action Executive Board was pulled.

City Council Minutes

City Council Minutes of regular August 15, 2022, ***were received and filed.***

Register of Audited Demands

Register of Audited Demands for the following:

Fiscal Year 2021-22
In the amount of $580,808.15 dated August 11, 2022
In the amount of $57,017.91 dated August 18, 2022

Fiscal Year 2022-23
In the amount of $3,089,876.19 dated August 11, 2022
In the amount of $1,618,296.29 dated August 18, 2022
In the amount of $806,520.02 dated August 25, 2022

Interim Finance Director Yelton recommended approval of the Register of Demands. ***Approved as recommended.***

Senior Advisory Committee Board Appointment

Senior Advisory Committee Board Appointment - The Senior Advisory Committee recently received two applications for vacancies on their Board. At their August 17, 2022 committee meeting, the Board unanimously voted to appoint Edward Padgett to the vacant board position and Rafaela Giles to their vacant alternate position.

Community Services Manager Duran recommended that the City Council accept the Senior Advisory Committee's recommendation to appoint Edward Padgett and Rafaela Giles to serve a two-year term (July 1, 2022 through June 30, 2024). ***Approved as recommended.***

Pulled by La Verne Resident/ Youth and Family Action Committee Executive Board Appointment

Kathy Newlon, La Verne resident, pulled the appointment to the Youth and Family Action Committee to the Executive for further discussion. She felt it should be continued to the next meeting.

Mayor Pro Tem Crosby called for public comment on this matter.

Robin Carder, La Verne resident and Executive Board Member of the La Verne Youth and Family Action Committee stated that the Executive Board has already approved the appointment of Don Kendrick and they were only requesting that the City Council ratify the appointment.

Interim City Manager Duff responded that only one application was received for the position and the Executive Board has already approved the appointment, and there was no reason to continue the matter.

Youth and Family Action Committee Executive Board Appointment - The City Clerk's Office received only one application for the Youth and Family Action Committee (YFAC) for the recent vacancy on the YFAC Executive Board. YFAC has a five member executive governing board who is appointed by the City Council. Members of the committee are recommending the City Council appoint Don Kendrick who has previously been filling a term vacated by another member

It was moved by Lau, seconded by Crosby and carried by a vote of 2-0 (Johnson Abstained) to appoint resident Don Kendrick to the Youth and Family Action Committee Executive Board as recommended by the Youth and Family Action Committee Executive Board.

Declaration of Surplus Fire Equipment

Declaration of Surplus Fire Equipment - The fire equipment listed in the staff report is obsolete and no longer needed. Each item has been replaced by newer, relevant technology. As such, each item is now surplus to the City and fire department's operational needs. Staff is seeking to dispose of the equipment in accordance with Administrative Regulation 606, thereby allowing the fire department to recoup proceeds for the fire equipment replacement fund

Fire Chief Nigg recommended that City Council declare the listed equipment as surplus to the City's needs and further direct staff to sell in a fair and equitable manner via the open market or other similar method. ***Approved as recommended.***

6. Public Comment

This was the time set aside for anyone wishing to address the City Council on items not listed in any other place on the agenda.

Mayor Pro Tem Crosby called for public comment.

There were public comments at the meeting. (To hear what was said during public comment, please visit the City's website to view the archived Council meeting.)

Interim Jess Duff responded to the questions asked during public comment.

7. Council Comments

Please Note: Only partial Council comments are noted below. To hear the rest of their comments, please visit the City's website to view the archived Council meeting.

Council Member Lau stated that she too was concerned about the proposed Fairplex master plan since she lives close to the Fairplex. She spoke about the services provided by Tri-City Mental Health Services and that September is Hispanic Month. She thanked the La Verne Police and Fire for the great job they did when they responded to storage fire on Arrow Highway.

Council Member Crosby stated the City's cooling center is open for residents and thanked Community Services Manager Duran and staff for setting up and staffing the cooling center.

8. Adjournment at 7:34 p.m., **in memory of La Verne Police RSVP Ann Anderegg.** Ann was born on November 26, 1928. She became an RSVP in 2003, and she volunteered almost for every assignment. She always had a smile on her face and loved every aspect of her duties as RSVP. Ann's favorite assignment was patrolling and she earned the nickname of "lead foot". She loved helping with the Baker to Vegas Race and driving in the Los Angeles County Fair parade. Ann contributed over 3,700 hours in the 19 years that she served the La Verne Police Department. One of her favorite hobbies was bowling. She will be missed for her humor and beautiful smile and;

Adjournment In memory of Ontario Fire Engineer Curtis Trevor Gold - On the morning of August 27, 2022, Fire Engineer Gold passed away during an off-duty accident. Curtis was raised in La Verne and graduated from Bonita High School in 2006. He attended the University of Redlands to pursue his bachelor's in business where he was also the wide receiver for the football team. Later in his professional career, he joined the City of Ontario as a Fire Fighter in 2016 and was promoted to Fire Engineer in 2019. He was an active member of the Urban Search & Rescue team and was also a training instructor. Curtis was a passionate member of the community participating in many charitable projects. Some of the things he loved doing included spending time with his family and friends at the river, playing softball, mountain biking, making people laugh, and creating new memories with his wife Taylor; and

Adjournment to Monday, September 19, 2022 at 6:00 p.m., for La Verne Little League Presentations.

Respectfully submitted,

Lupe Gaeta Estrella, CMC
Assistant City Clerk

CITY OF LA VERNE
REGISTER OF AUDITED DEMANDS
9/1/2022

DEMANDS PRESENTED HAVE BEEN APPROVED CONSISTENT WITH THE CITY'S PURCHASING/FUNDING POLICY AND HAVE BEEN REVIEWED BY THE INTERIM FINANCE 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.	$ 486,969.34	WASTE MANAGEMENT	REFUSE SERVICES - JUNE & JULY 2022
2.	$ 126,089.61	L.N. CURTIS AND SONS	SCBAS EQUIPMENT FOR FIRE DEPARTMENT
3.	$ 75,543.99	STRATEGIC CONTRACTING SERVICES	LA HIDTA PAYROLL SERVICES - AUGUST 2022
4.	$ 58,940.00	PRECISION CONCRETE CUTTING	REMOVAL OF SIDEWALK FOR TRIP HAZARDS
5.	$ 58,529.89	MOUNTAIN VIEW CHEVROLET, INC.	2023 CHEVY TAHOE FOR FLEET
6.	$ 34,509.42	METRO NISSAN OF MONTCLAIR	2022 NISSAN ALTIMA FOR POLICE DEPARTMENT
7.	$ 31,794.92	U.S. BANK CREDIT CARD	CITYWIDE CREDIT CARD - JULY 2022
8.	$ 16,951.08	GOVCONNECTION, INC.	LA HIDTA COMPUTER SUPPLIES/SOFTWARE
9.	$ 15,601.50	RKA CONSULTING GROUP	CITYWIDE ENGINEERING SERVICES
10.	$ 13,083.37	ALL STAR FIRE EQUIPMENT	FIREFIGHTER BOOTS
	185,564.63	OTHER DEMANDS	
	$ 1,103,577.75		

DEMANDS OF $20,754.48 WERE PAID FOR PAYROLL AND EMPLOYEE BENEFIT RELATED ITEMS.

DEMANDS OF $1,222,832.23 WERE PAID ON BEHALF OF LAIMPACT FOR LAW ENFORCEMENT TASK FORCE OPERATIONS.

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

MIKE YELTON
INTERIM FINANCE DIRECTOR

CITY OF LA VERNE
REGISTER OF AUDITED DEMANDS - EXHIBIT A 9/1/2022

CHECK NO.	AMOUNT	ISSUED TO
160863	$ 650.00	A & J RICH'S CLEAN SERVICE CORP.
160864	2,500.00	AGING NEXT
160865	21.83	ALCO TARGET CO.
160866	195.00	AMERICAN TANK TESTING
160867	500.00	ANGELA TARANGO
160868	934.60	BEDAZZLE MY EVENTS
160869	1,439.43	BONITA UNIFIED SCHOOL DISTRICT
160870	809.25	CALIFORNIA PEST MANAGEMENT, INC.
160871	377.56	CHARTER COMMUNICATIONS
160872	185.00	CPRS
160873	1,826.70	DANIELS TIRE SERVICE
160874	10,000.00	DELIA'S BARBER & BEAUTY
160875	773.00	DEPARTMENT OF JUSTICE
160876	162.71	EMBLEM ENTERPRISES, INC.
160877	97.02	FACTORY MOTOR PARTS
160878	2,000.00	FLYING DEUCES
160879	93.02	FRONTIER COMMUNICATIONS
160880	1,260.00	GOLD COAST TOURS
160881	437.96	GONZALEZ, SAM
160882	9,442.76	GRUBER POWER SERVICES
160883	10,000.00	HANAWALT DENTAL CORP
160884	1,784.95	HDL COREN & CONE
160885	383.02	HOLLIDAY ROCK CO.
160887	5,769.05	HOME DEPOT CREDIT SERVICES
160888	65.00	HUI ZHAO
160889	108.76	INNOVATION AND TECHNOLOGY DEPT.
160890	2,969.11	INTELLI-TECH
160891	10,000.00	JEFFREY NASMYTH
160892	10,000.00	KC NAILS
160893	10,000.00	LA NAILS
160894	381.21	LANS COMPRESSORS, INC
160895	1,290.30	LESLIE'S POOLMART, INC.
160896	3,742.89	LOS ANGELES COUNTY PUBLIC WORKS
160897	645.00	MCLAY SERVICES, INC.
160898	864.48	MECOM EQUIPMENT LLC
160899	34,509.42	METRO NISSAN OF MONTCLAIR
160900	448.66	MOTOROLA SOLUTIONS, INC.
160901	58,529.89	MOUNTAIN VIEW CHEVROLET, INC.
160902	20.00	OVIS ELECTRIC, INC.
160903	61.59	PARADISE EMRBOIDERY & SCREEN PAINT.
160904	58,940.00	PRECISION CONCRETE CUTTING
160905	55.00	SGVCMA C/O: CITY OF ALHAMBRA
160906	10,000.00	THIRD STREET WINE SHOP
160907	157.64	TRILOGY MEDWASTE WEST, LLC
160908	3,138.21	VERIZON WIRELESS
160909	486,969.34	WASTE MANAGEMENT
160910	2,297.88	WELLS FARGO VENDOR FIN SERV
160911	10,000.00	WF CONSTRUCTION
160912	526.69	WHITE CAP, L.P.
160913	201.38	XEROX CORPORATION
160914	900.00	XIOMARA MENDIZABAL
160915	2,104.71	ZOLL MEDICAL CORPORATION
160916	159.55	B&H PHOTO VIDEO
160917	146.93	B&H PHOTO VIDEO
160918	10,895.26	BOTACH INC.

CITY OF LA VERNE
REGISTER OF AUDITED DEMANDS - EXHIBIT A 9/1/2022

CHECK NO.	AMOUNT	ISSUED TO
160919	2,208.08	CELL BUSINESS EQUIPMENT
160920	349.99	CHARTER COMMUNICATIONS
160921	988.94	COLORCOM, INC.
160922	1,440.00	DUO SECURITY, INC.
160923	7.54	FEDERAL EXPRESS CORPORATION
160924	16,951.08	GOVCONNECTION, INC.
160925	1,629.58	VERIZON WIRELESS
160926	6,247.50	WILLIS TOWERS WATSON SOUTHEAST, INC
160942	5,656.46	MORTAZAVI, DAVID
BANK DRAFT	31,794.92	U.S. BANK CREDIT CARD
EFT	13,083.37	ALL STAR FIRE EQUIPMENT
EFT	448.78	AMAZON CAPITAL SERVICES, INC.
EFT	1,000.00	ARAGON, RICHARD
EFT	3,634.10	BABCOCK LABORATORIES, INC.
EFT	5,004.30	BRENNTAG PACIFIC, INC.
EFT	7,787.00	CALIFORNIA LANDSCAPE & DESIGN
EFT	11.03	COURIER PRINTING, INC.
EFT	4,984.00	ENVIRONMENT CONTROL PUENTE HILLS
EFT	298.46	GRAINGER
EFT	557.66	HAAKER EQUIPMENT CO.
EFT	561.94	HARRINGTON INDUSTRIAL PLASTICS, LLC
EFT	1,603.42	HASA, INC.
EFT	204.94	HI-WAY SAFETY INC.
EFT	711.33	INTERSTATE BATTERY INLAND VALLEY
EFT	126,089.61	L.N. CURTIS AND SONS
EFT	575.00	LAW ENFORCEMENT MEDICAL SERVICES
EFT	425.00	MARTIN SCHERER ELECTRIC, INC.
EFT	15,601.50	RKA CONSULTING GROUP
EFT	1,350.00	RPW SERVICES, INC.
EFT	168.65	SKYLINE SAFETY AND SUPPLY
EFT	374.72	SOUTH COAST EMERGENCY VEHICLE SVCS
EFT	1,761.72	SUN BADGE CO.
EFT	395.00	TERRY'S TESTING, INC.
EFT	1,149.45	WEST COAST ARBORISTS, INC.
EFT	1,206.93	WESTERN WATER WORKS
EFT	75,543.99	STRATEGIC CONTRACTING SERVICES
	1,103,577.75	
	1,222,832.23	Total Payroll and Employee Benefit Payments
	20,754.48	Total LAIMPACT Demands
Total Demand:	$ 2,347,164.46	

Payroll and Employee Benefit Payments:

160930	1,676.45	AFLAC
160931	3,001.04	DELTA DENTAL INSURANCE COMPANY
160932	12,508.13	DELTA DENTAL (0020785555)
160933	470.00	CITY OF LA VERNE EMPLOYEE FUND
160934	300.00	FIDELITY INVESTMENTS #P0754
160935	6,682.42	THE HARTFORD-PRIORITY ACCOUNTS
160936	154,419.72	HEALTH NET
160937	89,312.43	KAISER FOUNDATION HEALTH PLAN
160938	1,534.62	METLIFE - GROUP BENEFITS
160939	816.00	NEWMAN CO., A.C.
160940	146.29	REYES, HEATHER
160941	19.00	UNITED WAY CAMPAIGN

CITY OF LA VERNE
REGISTER OF AUDITED DEMANDS - EXHIBIT A 9/1/2022

CHECK NO.	AMOUNT	ISSUED TO
PAYROLL	562,420.31	
BANK DRAFT	121,888.29	UNITED STATES TREASURY
BANK DRAFT	41,002.36	STATE OF CALIFORNIA
BANK DRAFT	1,579.76	STATE DISBURSEMENT BD0005689
BANK DRAFT	155,118.75	STATE OF CALIFORNIA
BANK DRAFT	48,191.28	MASSACHUSETTS MUTUAL LIFE INSURANCE
BANK DRAFT	4,884.04	MASSACHUSETTS MUTUAL LIFE INS ROTH
BANK DRAFT	7,189.85	MASSACHUSETTS MUTUAL LIFE INSURANCE
EFT	4,024.41	CHARLES SCHWAB BANK
EFT	100.00	WAGEWORKS INC.
EFT	3,157.50	LA VERNE FIRE ASSOCIATION
EFT	2,389.58	LA VERNE POLICE OFFICERS ASSOC.
Total	$ 1,222,832.23	

Break down of standard providers and the benefits they provide

Provider	Benefits Description
A.C. Newman Co.	Accidental Death Life Insurance
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 Treasurey	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 Group Dues

LAIMPACT Law Enforcement Task Force Demands

160927	12,500.00	APPLIES INFORMATION SCIENCES CORP.
160928	8,089.48	BANK OF AMERICA
160929	165.00	FOOTHILL COMMUNICATIONS, INC
MULTIPLE	-	LAI ENFORCEMENT OPERATIONS
Total	$ 20,754.48	

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
REGISTER OF AUDITED DEMANDS
9/8/2022

DEMANDS PRESENTED HAVE BEEN APPROVED CONSISTENT WITH THE CITY'S PURCHASING/FUNDING POLICY AND HAVE BEEN REVIEWED BY THE INTERIM FINANCE 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.	99,633.00	GENTRY BROTHERS, INC.	CITYWIDE SIDEWALK REPLACEMENT
2.	32,000.00	UNIVERSITY OF LA VERNE	ULV COMMUNICATIONS DEPARTMENT AGREEMENT-SEPTEMBER '22-AUGUST '23
3.	14,961.58	STRATEGIC CONTRACTING SERVICES	LA HIDTA PAYROLL SERVICES - AUGUST 2022
4.	11,412.55	LAYNE CHRISTENSEN COMPANY	REPAIRS AND INSTALLATION SERVICES - WHEELER BOOSTER #1
5.	8,600.00	JONES & MAYER	MONTHLY RETAINER - SEPTEMBER 2022
6.	8,325.91	L.N. CURTIS AND SONS	SCBAS EQUIPMENT FOR FIRE DEPARTMENT
7.	5,625.49	LIFE-ASSIST	MEDICAL SUPPLIES FOR FIRE DEPARTMENT
8.	5,199.62	SALT WORKS, INC.	SUPPLIES FOR WATER DEPARTMENT
9.	4,600.00	VERITONE, INC.	CONTACT APPLICATION - JULY 2022-JUNE 2023
10.	4,400.00	PRECISION TRAINING GROUP	FIREFIGHTER TRAINING & CERTIFICATION SERVICES
	49,203.23	OTHER DEMANDS	
	$ 243,961.38		

DEMANDS OF $2,450.00 WERE PAID ON BEHALF OF LAIMPACT FOR LAW ENFORCEMENT TASK FORCE OPERATIONS.

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

MIKE YELTON
INTERIM FINANCE DIRECTOR

CITY OF LA VERNE
REGISTER OF AUDITED DEMANDS - EXHIBIT A 9/8/2022

CHECK NO.	AMOUNT	ISSUED TO
160943	$ 141.70	ACTION AWARDS, INC.
160944	1,411.86	AIR EXCHANGE, INC.
160945	289.65	B&E ALIGNMENT, BRAKE, TIRE & WHEEL
160946	2,280.10	CDCE
160947	239.96	CHARTER COMMUNICATIONS
160948	380.38	CHARTER COMMUNICATIONS
160949	1,764.00	THE COLORFUL SONGS OF BROADWAY
160950	98.25	DANIELS TIRE SERVICE
160951	554.00	DEPARTMENT OF JUSTICE
160952	1,200.00	DOUGLAS ENVIRONMENTAL GROUP, INC.
160953	155.00	ERIKA GREAUX
160954	58.02	EVERSOFT
160955	52.14	EWING IRRIGATION PRODUCTS
160956	278.81	FACTORY MOTOR PARTS
160957	13.70	FIREMANS GRAPHICS
160958	389.93	FRONTIER COMMUNICATIONS
160959	126.00	GALVEZ, VICTORIA
160960	99,633.00	GENTRY BROTHERS, INC.
160961	300.00	HINDERLITER DE LLAMAS & ASSOCIATES
160962	84.00	HEBA BAROUDI
160963	88.20	HI STANDARD AUTOMOTIVE, LLC
160964	8,600.00	JONES & MAYER
160965	17.63	KONICA MINOLTA BUSINESS SOLUTIONS
160966	155.00	LAUREL GOODREAU
160967	1,235.81	LESLIE'S POOLMART, INC.
160968	5,625.49	LIFE-ASSIST
160970	73.00	MAGDOLNA SEMPSON
160971	550.00	MCLAY SERVICES, INC.
160972	2,816.25	MIWALL CORPORATION
160973	1,010.00	MONTAGHAMI, ROBERT
160974	100.00	NYCOLE BACA
160975	4,400.00	PRECISION TRAINING GROUP
160976	380.00	PRO SOURCE WINDOW CLEANING
160977	350.00	SCPLRC
160978	348.78	SMART & FINAL IRIS CO.
160979	3,257.88	SPRAGUES', INC.
160980	2,098.38	STATE INDUSTRIAL PRODUCTS
160981	398.28	T-MOBILE
160982	1,000.00	THE COUNSELING TEAM INTERNATIONAL
160983	400.00	THOMAS VUKOJEVIC
160984	1,578.06	U.S. POSTMASTER
160985	375.99	UNITED SITE SERVICES OF CA, INC.
160986	32,000.00	UNIVERSITY OF LA VERNE
160987	4,600.00	VERITONE, INC.
160988	2,555.87	VERIZON CONNECT NWF, INC.
160989	61.58	VERIZON WIRELESS
160990	33.61	WALTERS WHOLESALE ELECTRIC CO.
160991	3,673.01	WAXIE SANITARY SUPPLY
160992	250.00	WHITE BEAR, DUSTIN
160993	1,260.00	YOUNG REMBRANDTS
160994	386.45	DIGITAL SOLUTIONS LLC
160995	70.06	FEDEX
160996	16.90	FEDEX
160997	1,100.00	FILE KEEPERS, LLC
160998	1,900.00	KP RESEARCH SERVICES, INC.
160999	1,900.00	KP RESEARCH SERVICES, INC.

CITY OF LA VERNE
REGISTER OF AUDITED DEMANDS - EXHIBIT A 9/8/2022

CHECK NO.	AMOUNT	ISSUED TO
161000	1,904.06	KP RESEARCH SERVICES, INC.
161001	333.72	ODP BUSINESS SOLUTIONS, LLC
161002	7.00	ODP BUSINESS SOLUTIONS, LLC
161003	57.00	ODP BUSINESS SOLUTIONS, LLC
161004	50.00	PANDIT, RAINA
161005	350.85	VALLE, JAMES
EFT	672.53	ALL STAR FIRE EQUIPMENT INC.
EFT	721.00	ENVIRONMENT CONTROL PUENTE HILLS
EFT	728.00	GIRON, ANTHONY
EFT	964.09	HAAKER EQUIPMENT CO.
EFT	2,197.29	HARRINGTON INDUSTRIAL PLASTICS, LLC
EFT	337.05	INTELESYSONE, INC.
EFT	8,325.91	L.N. CURTIS AND SONS
EFT	174.55	LA VERNE POWER EQUIPMENT, INC.
EFT	11,412.55	LAYNE CHRISTENSEN COMPANY
EFT	994.75	RKA CONSULTING GROUP
EFT	5,199.62	SALT WORKS, INC.
EFT	90.00	SHADES TINTING
EFT	363.10	SOUTH COAST EMERGENCY VEHICLE SVCS
EFT	14,961.58	STRATEGIC CONTRACTING SERVICES
	243,961.38	
	2,450.00	Total LAIMPACT Demands
Total Demand:	$ 246,411.38	

LAIMPACT Law Enforcement Task Force Demands

161006	2,350.00	CODE 5 GROUP, LLC.
161007	100.00	T-MOBILE USA, INC.
MULTIPLE	-	LAI ENFORCEMENT OPERATIONS
Total	$ 2,450.00	

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.

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Agenda Report

CITY OF LA VERNE
Community Services

DATE: September 19, 2022

TO: Honorable Mayor and City Council

FROM: Yvonne Duran, Community Services Manager

SUBJECT: Resolution 22-65 Exchange of Proposition A Funds

AGENDA SUMMARY:

In August, the City was approached by the City of Hawaiian Gardens informing us that they were interested in exchanging uncommitted Proposition A transportation funds for General Fund monies. The City of Hawaiian Gardens said that they would give us the rate of $0.75 per dollar in general fund monies per $1.00 in Prop A Funds.

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt Resolution No. 22-65 authorizing an exchange of $300,000 in Proposition A transportation funds for $225,000 of General Funds with the City of Hawaiian Gardens.

2. Authorize the Mayor to execute said Agreement.

BACKGROUND:

The Los Angeles County Metropolitan Transportation Authority (LACMTA) permits cities to exchange their Proposition A funds between cities in Los Angeles County, provided that the City identifies a need for the exchange. The attached Resolution was developed by the LACMTA to accommodate such exchanges.

The proposed exchange of funds with the City of Hawaiian Gardens would provide additional funds for the City of La Verne's general operations and projects. The City of Hawaiian Gardens will use the Prop A funds to assist in Prop A approved projects.

The proposed exchange is for $300,000 of La Verne's uncommitted Proposition A Transportation funds in return for $225,000 in general fund monies. The proposed rate of exchange is $0.75 for $1.00 in Proposition A Transportation funds. Approval for the exchange has been granted by LACMTA.

Respectfully Submitted By:

_____
Chad Peterson, Community Services Supervisor

RESOLUTION NO. 22-65

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AUTHORIZING THE EXECUTION OF AN ASSIGNMENT AGREEMENT WITH THE CITY OF HAWAIIAN GARDENS FOR THE EXCHANGE OF PROPOSITION A FUNDS FOR GENERAL FUND REVENUES

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 are hereby authorized to execute an Assignment Agreement with the City of Hawaiian Gardens for the exchange of Proposition A funds for general fund revenues, 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.

PASSED AND ADOPTED this 19th day of September, 2022.

_____
Mayor Tim Hepburn

ATTEST:

_____
Lupe Gaeta Estrella, Assistant City Clerk

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS
CITY OF LA VERNE)

I, Lupe Gaeta Estrella, Assistant City Clerk of the City of La Verne, DO HEREBY CERTIFY that **Resolution No. 22-65,** was duly passed and adopted by the said City Council at a regular meeting of the said Council held on the **19th day of September, 2022,** and passed and adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAINED:

_____
Lupe Gaeta Estrella, Assistant City Clerk

PROPOSITION A ASSIGNMENT AGREEMENT

This Proposition A Assignment Agreement ("Agreement") is made and entered into this 19 day of September 2022 (“Effective Date”), by and between the City of La Verne, a California municipal corporation (“La Verne”), and the City of Hawaiian Gardens, a California municipal corporation (“Hawaiian”). La Verne and Hawaiian Gardens are hereinafter collectively referred to as the “Parties” and individually as “Party”.

RECITALS

WHEREAS, Proposition A Local Return monies (“Prop A Funds”) require funds to used exclusively to benefit public transit. The Los Angeles County Metropolitan Transportation Authority (“Metro”) allows for the exchange of unobligated Prop A Funds for general or other funds; and

WHEREAS, the City of Hawaiian Gardens operates a municipal transit system and has need for additional Proposition A Local Return funds to assist in the financing of its transit operations and to provide funds for acquisition of new transit related equipment, and

WHEREAS, La Verne has uncommitted Proposition A Local Return funds which could be made available to the City of Hawaiian Gardens to assist in providing the project described in Paragraph A of this Agreement. In exchange for the assignment by the City of Hawaiian Gardens of the amount of its general funds indicated in Section 1 below, the City of La Verne is willing to assign uncommitted Proposition A Local Return funds to the City of Hawaiian Gardens for the purpose identified in Paragraph A.

Now, therefore, in consideration of the mutual benefits to be derived by the Parties and of the promises herein contained, the Parties mutually agree as follows:

1. **Exchange**. La Verne agrees to assign $300,000.00 of its Fiscal Year 2022-2023 Proposition A Funds to Hawaiian Gardens. In return, Hawaiian Gardens agrees to assign $225,000.00 in general funds to the La Verne for an average rate of $0.75 in Hawaiian Gardens General Funds for each $1.00 of La Verne Prop A Funds.

2. **Consideration**. La Verne shall assign the $300,000 of Prop A Funds to the City of Hawaiian Gardens in one lump sum payment. Hawaiian Gardens shall pay to La Verne the sum of $225,000 in one lump sum payment.

3. **Term.** This Agreement shall commence on the Effective Date and shall remain and continue in effect until the payments set forth herein are completed, unless sooner terminated pursuant to the provisions of this Agreement.

4. **Termination.** Termination of this Agreement may be made by either Party, prior to the first payment being made by either Party. Said notice of termination shall be made in writing.

5. **Notices.** Notices shall be given pursuant to this Agreement by personal service on the Party to be notified, or by written notice upon such Party deposited in the custody of the United States Postal Service addressed as follows:

a. City Clerk
City of La Verne
3660 “D” Street
La Verne, CA 91750

b. City Clerk
City of Hawaiian Gardens
21815 Pioneer Boulevard
Hawaiian Gardens, CA 90716

6. **ASSURANCES**

a. Hawaiian Gardens shall use the assigned Prop A Funds only for the purpose of providing the transit programs indicated above.

b. The City of La Verne is providing Proposition A Local Return funding only and does not assume any responsibility or obligation for the project described above or any other project undertaken by the City of Hawaiian Gardens.

7. ASSIGNMENT

The rights and obligations of the Parties under this Agreement may not be assigned or transferred without the prior written consent of the other party or Parties, which consent may be withheld in such party’s reasonable discretion due to the unique, personal rights and obligations under this Agreement.

8. GOVERNING LAW/ATTORNEYS’ FEES

The Parties understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court in Los Angeles County, California. If any action at law or suit in equity is brought to enforce or interpret the provisions of this Agreement, or arising out of this Agreement, the prevailing party shall be entitled to reasonable attorneys' fees and all related costs, including costs of expert witnesses and consultants, as well as costs on appeal, in addition to any other relief to which it may be entitled.

9. ENTIRE AGREEMENT

This Agreement contains the entire understanding between the Parties relating to the obligations of the Parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written and pertaining to the subject of this Agreement or with respect to the terms and conditions of this Agreement, are merged into this Agreement and shall be of no further force or effect. Each Party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

10. SEVERABILITY

If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to, the extent necessary to cure such invalidity or unenforceability, and in its amended form shall be enforceable. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.

11. COUNTERPARTS

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

12. CAPTIONS

The captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are descriptive only and shall have no significance in the interpretation of this Agreement.

13. WAIVER

The waiver by La Verne or Industry of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of such term, covenant or condition or of any subsequent breach of the same or any other term, covenant or condition herein contained. No term, covenant or condition of this Agreement shall be deemed to have been waived by La Verne or Industry unless in writing.

14. REMEDIES

Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at

law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance of the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any of all of such other rights, powers or remedies.

15. AUTHORITY TO EXECUTE THIS AGREEMENT

The person or persons executing this Agreement represent and warrant that he/she has the authority to execute this Agreement on behalf of his/her respective party and has the authority to bind his/her respective party to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the Parties hereto have caused this Assignment Agreement to be executed by their respective officers, duly authorized, as of the Effective Date.

CITY OF HAWAIIAN GARDENS	CITY OF LA VERNE
By:_____ Luis Roa, Mayor	By:_____ Tim Hepburn, Mayor
Attest:	Attest:
_____ Pablo Rubio, City Clerk	_____ Lupe Estrella, Assistant City Clerk
Approved as to Form:	Approved as to Form:
_____ Best, Best, and Krieger LLP , City Attorney	_____ Robert Kress, City Attorney

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Agenda Report

CITY OF LA VERNE

Community Development Department

DATE: September 19, 2022

TO: Honorable Mayor and City Council

FROM: Eric Scherer, AICP, Community Development Director

SUBJECT: Street Closure for a Special Event University of La Verne Homecoming - October 14th through October 16th on Third Street, Case No. 94-22SEP

AGENDA SUMMARY

The University of La Verne (ULV) is having a multiday Homecoming event that spans over three days, October 14th-16th. The City Council is requested to consider a street closure for October 14th and 15th. ULV has submitted a request to have the portion of Third Street, between B Street and C Street and the connecting portion of C Street and Second Street, west of D Street to be closed.

RECOMMENDATION

Staff recommends that the City Council adopt Resolution No. 22-67 authorizing the Interim City Manager to execute the agreement with the University of La Verne permitting the closure of the specified streets from October 14th-15th.

DISCUSSION

The request specifically involves the closure of several different streets within the University of La Verne Campus. The request is a portion of Third Street between B Street and C Street along with the portion of C Street, south of Third Street and meets with Second Street, and the portion of Second Street that is west of D Street and meets C Street. The street closure will begin on Friday October 14th at 8:00 PM between B Street and C Street with the streets reopening at 10:00 PM on Saturday and their cleanup on Sunday between 8:00 AM-1:00 PM.

The Homecoming event spans three days and is expected to draw between 600-1000 participants and attendees daily throughout October 14-16. The event will begin on Friday with an Alumni and Faculty dinner of about 250 from 5:00 PM-8:00 PM. Friday at 8:00 AM will begin their street closure on the portion of Third Street, between B Street and C Street and ULV requests that the connecting portion of C Street and Second Street west of D Street (Refer to Attachments C and E for Traffic Control Plans and ULV Site Maps).

Saturday's events start with the 5K Run at Sneaky Park at 8:00 AM and will end at 9:30 AM (Attachment D). The run itself will be on the sidewalks. From 11:00 AM-2:00 PM, there will be a street fair, which is not setup on the street, but in the University Mall. From 1:30 PM-2:00 PM, the Parade will take place on Third Street, followed by a tailgate in the parking lot north of the football field. Saturday will end with a football game at 5:00 PM. The University of La Verne will then reopen the road at 10:00 PM on Saturday night.

Sunday is the last day of their event, and it will be an Alumni Brunch at 9:30 AM- 10:30 AM. The Streets will not be closed this day at all.

The Public Works, Fire, Police and Community Development are in the process of reviewing and approving the Traffic Control Plan. Any conditions will be applied to the special event permit approval.

Respectfully submitted by: Nicholas Conti, Planning Intern

Attachments:
A. Resolution No. 22-67
B. Agreement with ULV for their Homecoming Event
C. Traffic Control Plans of ULV Homecoming Event
D. 5K Run Event
E. Site Maps of Events

RESOLUTION NO. 22-67

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AUTHORIZING THE EXECUTION OF AN AGREEMENT WITH THE UNIVERSITY OF LA VERNE FOR THE LA VERNE HOMECOMING EVENT.

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

Section 1. That the Interim City Manager of the City of La Verne be hereby authorized to execute an Agreement with The University of La Verne, said Agreement being in the form attached hereto and made a part hereof by reference as through the same were set forth in full herein.

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

PASSED, APPROVED AND ADOPTED this **19th day of September, 2022**.

_____
Tim Hepburn, Mayor

ATTEST:

_____
Lupe Gaeta Estrella, Assistant City Clerk

I hereby certify that the foregoing **Resolution No. 22-67** was duly and regularly adopted by the City Council of the City of La Verne at a meeting thereof held on the **19th day of September 2022**, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Lupe Gaeta Estrella, Assistant City Clerk

AGREEMENT TO PERMIT THE UNIVERSITY OF LA VERNE HOMECOMING EVENT

THIS AGREEMENT is entered into this 19th day of September 2022, by and between the CITY OF LA VERNE, a municipal corporation (hereinafter "City") and UNIVERSITY OF LA VERNE, (hereinafter "ULV".) The parties hereto agree as follows:

1. Project. ULV has requested use of certain public streets as a route for the 2022 La Verne Homecoming event on Friday and Saturday, October 14th and 15th, 2022.

2. Liaison/Representatives. The authorized representative for the City shall be the City Manager or his designee. The City Manager's designee for this event is Nicholas Conti, Planning Intern. All changes to the schedule or the authorized activities per this Agreement shall be subject to the prior approval of the City Manager's designee, Nicholas Conti. The authorized representative for ULV is Kimberly Grant, 610-348-5065. The City Manager's designee for the day of the event shall be the on duty watch commander of the La Verne Police Department, 909-596-1913.

3. Location. The Homecoming events will be conducted on campus grounds with portions of Third Street, Second Street and C Street being used for their Parade event held on Saturday.

4. Schedule. The ULV Homecoming event will be conducted on October 14th-16th, 2022 from 5:00 p.m. to 8:00 p.m on Friday, Saturday 8:00 a.m to 8:00 p.m, with Sunday having (Street closure set up 8:00 a.m. on Friday, with the Street being reopened after ULV Football which starts at 5:00 p.m.). Any deviation from this schedule is subject to the advance approval of the City Manager or his designee.

5. Fees. The following estimated fees shall be deposited by ULV with the City prior to the commencement of event. At the conclusion of the event, an accounting shall be provided to ULV detailing the City's expenditures for staff time and injury to public property (if any).

Application/Permit Issuance fee:	$	25.00
Police Officer (2/$75 an hour Requested 4 hours)	$	600.00
Police Lieutenant (1/$130 an hour Requested 4 hours)	$	520.00
Total fees/deposit	**$**	**1145.00**

6. Street Closures. The Parade route will require traffic control on portions of Third Street, C Street and Second Street. Eastbound Second and Third Street will be closed to traffic along with Southbound C Street. All closures/detours will occur October 14th-15th, 2022 between 8:00 a.m. to 8:00 p.m. ULV shall also submit a traffic control plan to the City's Public Works Department for approval. Said approval shall be obtained prior to the event. ULV shall be responsible for all costs associated with field review of the traffic control (as estimated in Section 5) by the La Verne Police Department. ULV shall secure any required permits from other affected agencies, i.e. Los Angeles County, City of Pomona and City of San Dimas.

7. Notification to Residents/Business. ULV shall provide written notices to residents and institutions along the event route and adjacent streets impacted by their Homecoming event. The notice shall be provided at least five (5) days in advance of the event and shall include the date, time and anticipated traffic measures. The notice shall also include the name of a contact person at the site, who is available by cellular phone

at all times during the event. ULV shall submit the text of the notices to the City Manager's designee for approval prior to mailing. The City Manager's designee shall have the authority to extend the notice perimeter if such action is reasonably necessary.

8. Cleanup/Damage to Public Property. The event route and all public property utilized shall be cleaned and restored at the conclusion of the event to its original condition. All

trash, debris, markers, signs, etc., shall be removed by ULV within 24 hours after the cessation of the event. ULV shall be responsible for any damage to public property on route, which occurs during the Parade as the result of the Homecoming event.

9. Insurance. ULV shall provide the City with a certificate of insurance evidencing liability coverage, in an amount of at least $1,000,000, naming the City of La Verne, its elected and appointed officials, employees and/or agents as additional insured. ULV shall also provide evidence of Worker's Compensation coverage. Evidence of insurance coverage shall be submitted prior to the La Verne Homecoming event.

10. Indemnification. ULV shall indemnify and save harmless City, its officers and employees, from and against any and all damages to property or injuries to or death of any person or persons, including property and employees or agents of City, and shall defend, indemnify and save harmless City, its officers, employees and agents, from and against any and all claims, demands, suits, actions or proceedings of any kind or nature, including, but not by way of limitation, Worker's Compensation claims, resulting from or arising out of the conduct of the event.

11. Notices. Notices and correspondence shall be delivered in person or sent by certified mail to the following addresses:

CITY:
City of La Verne
Attention: City Manager
3660 "D" Street
La Verne, CA 91750-3599
909-596-8726

UNIVERSTIY OF LA VERNE:
University of La Verne
c/o Kimberly Grant
1950 Third Street
La Verne, CA 91750
909-448-4683

12. Attorney's Fees. In the event that any legal action is commenced to enforce or interpret the terms or conditions of this Agreement, the prevailing party shall, in addition to any other relief and costs, be entitled to reasonable outside attorney's fees.

13. Termination of Agreement. This Agreement may be terminated with cause by either party hereto. Unless earlier terminated for cause, this Agreement shall be effective on the date signed by both parties and shall terminate on October 15th, 2022. The indemnification provision in paragraph 10 shall survive the termination of the Agreement and remain in full force and effect for all applicable instances resulting from the event.

14. Entire Agreement. This Agreement represents the entire agreement between the parties hereto as to the matters contained herein.

15. Amendment. This Agreement may be amended upon the written mutual agreement of the parties through their designated representatives.

IN WITNESS of the foregoing, the parties hereto have executed this Agreement on the date first written above.

CITY OF LA VERNE

By:_____

Jesse Duff, Interim City Manager

UNIVERSITY OF LA VERNE

By:_____

Kimberly Grant, University of La Verne

ATTEST:

_____

Lupe Gaeta Estrella, CMC

Assistant City Clerk

Homecoming Weekend
October 14-16,2022
Schedule of Events

Thursday, October 13, 2022	
EVENT	**TIME**
Illuminations (Contact Student Life for more details) ????	10:00 PM - 12:00 AM

Friday, October 14, 2022	
EVENT	**TIME**
50th Reunion - Golden Leopard Society Brunch	11:30 AM - 1:30 PM
Pre Receptionfor Scholorship Donors	5:00 PM -6:00 PM
Homecoming Alumni/Scholarship Dinner	6:00 PM - 8:00 PM
Friday Night VIP meet and greet for Leopard Court, 10th, and 25th Reunions (Natalie, Cindy Arizaga,)	6:00 PM - 6:30 PM
Friday Night Kickoff and Awards Reception $35, Faculty $25 (Lucero and Kim)	6:30 PM - 8:30 PM

Saturday, October 15, 2022	
EVENT	**TIME**
Fun Run/ Walk hosted by Athletic Training Student Club	8:00 AM – 9:30 AM
Undergraduate Admissions Check-in/ Continental Breakfast???	8:30 AM – 10:00 AM
Homecoming Info Booth	9:00 AM - 3:00 PM
Office of Admission Info Session/Tour Group #1 ???	10:00 AM
Office of Admission Info Session/ Tour Group #2 ???	11:00 AM
Women's Soccer Game Vs. Redlands	11:00 AM
Picnic Lunch	12:00 PM – 2:00 PM
Street Fair & Student Float Parade	11:00 AM – 2:00 PM
Leopard Royalty Reveal	12:30 PM
PARADE ???	1:30 PM - 2:00 PM
Leos for Life Tailgate Party	2:00 PM – 4:30 PM
Campus Walking Tours???	1:00, 2:00, and 3:00 PM
Women's Volleyball Game Vs. Pomona Pitzer	2:00 PM
Football Game	5:00 PM
Football HALF TIME SHOW (Blanket Night)	6:30ish PM

Sunday, October 16, 2022	
EVENT	**TIME**
Church of the Brethren Service	9:30 AM - 10:30 AM
Alumni Brunch	10:30 AM - 11:30 AM
Friends and Floaters Potluck???	12:30 PM – 3:00 PM

Alumni not coordinating, only promoting

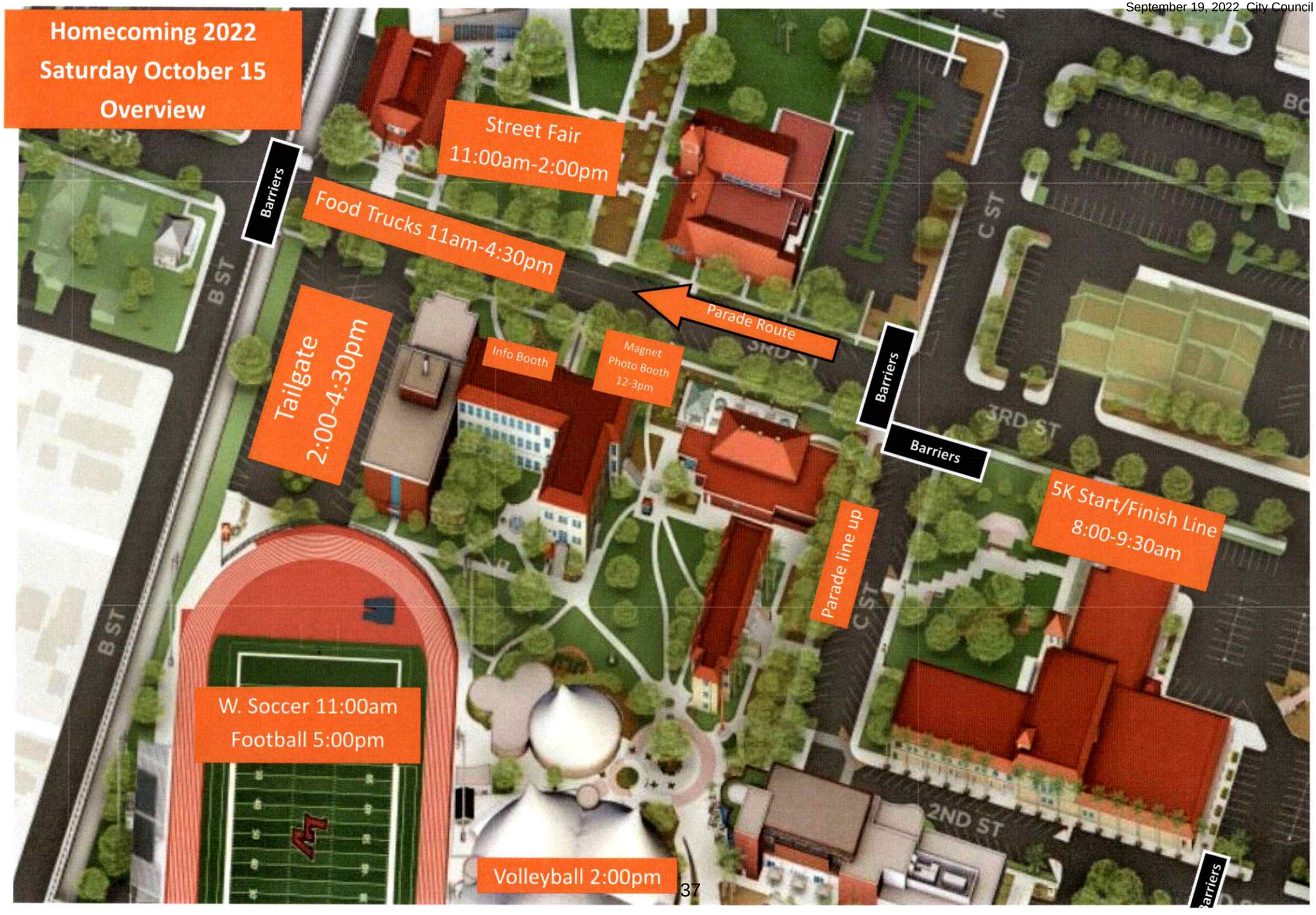
Homecoming Weekend
October 14-16,2022
Schedule of Events

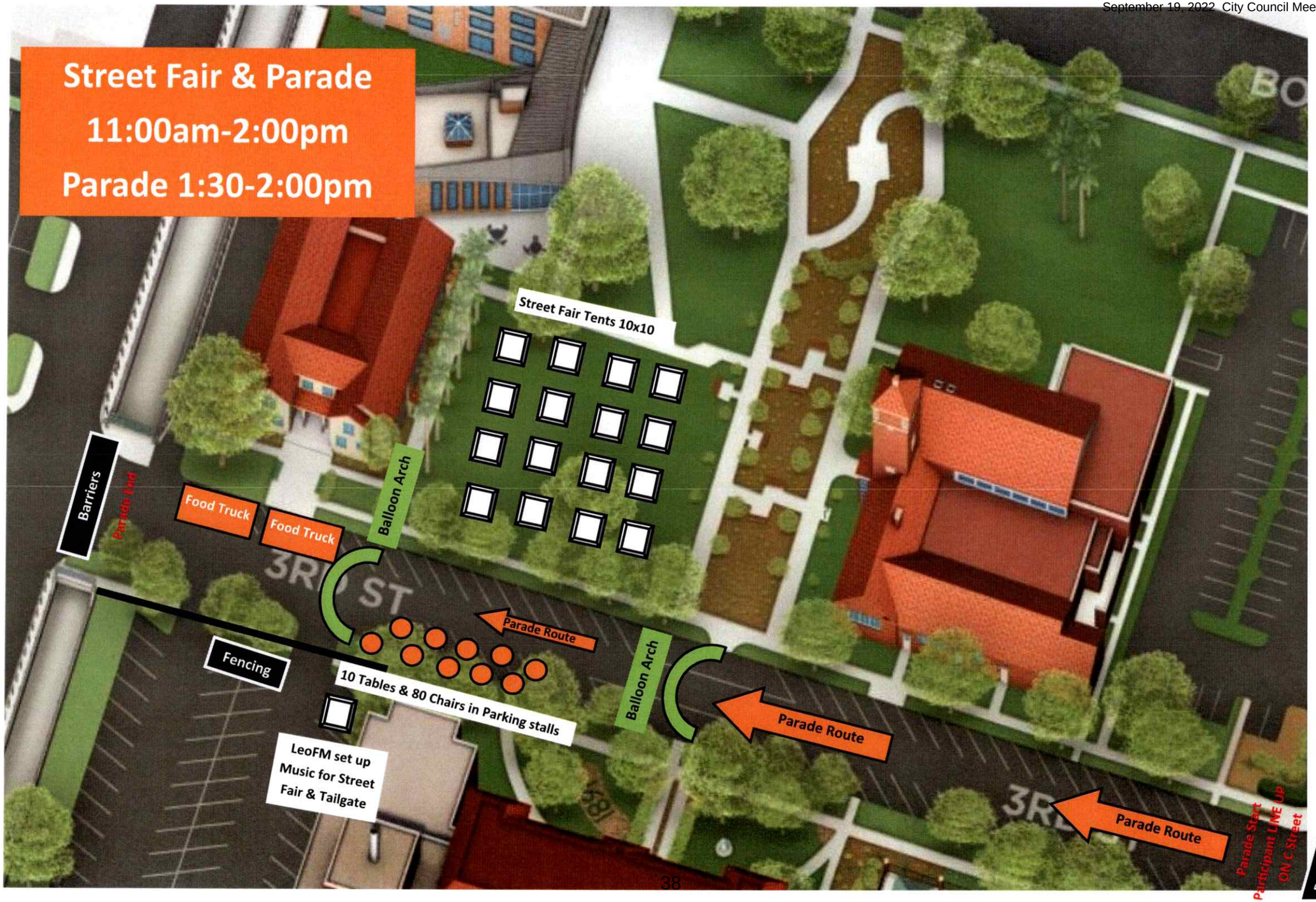
LOCATION
In front of Miller Hall Steps

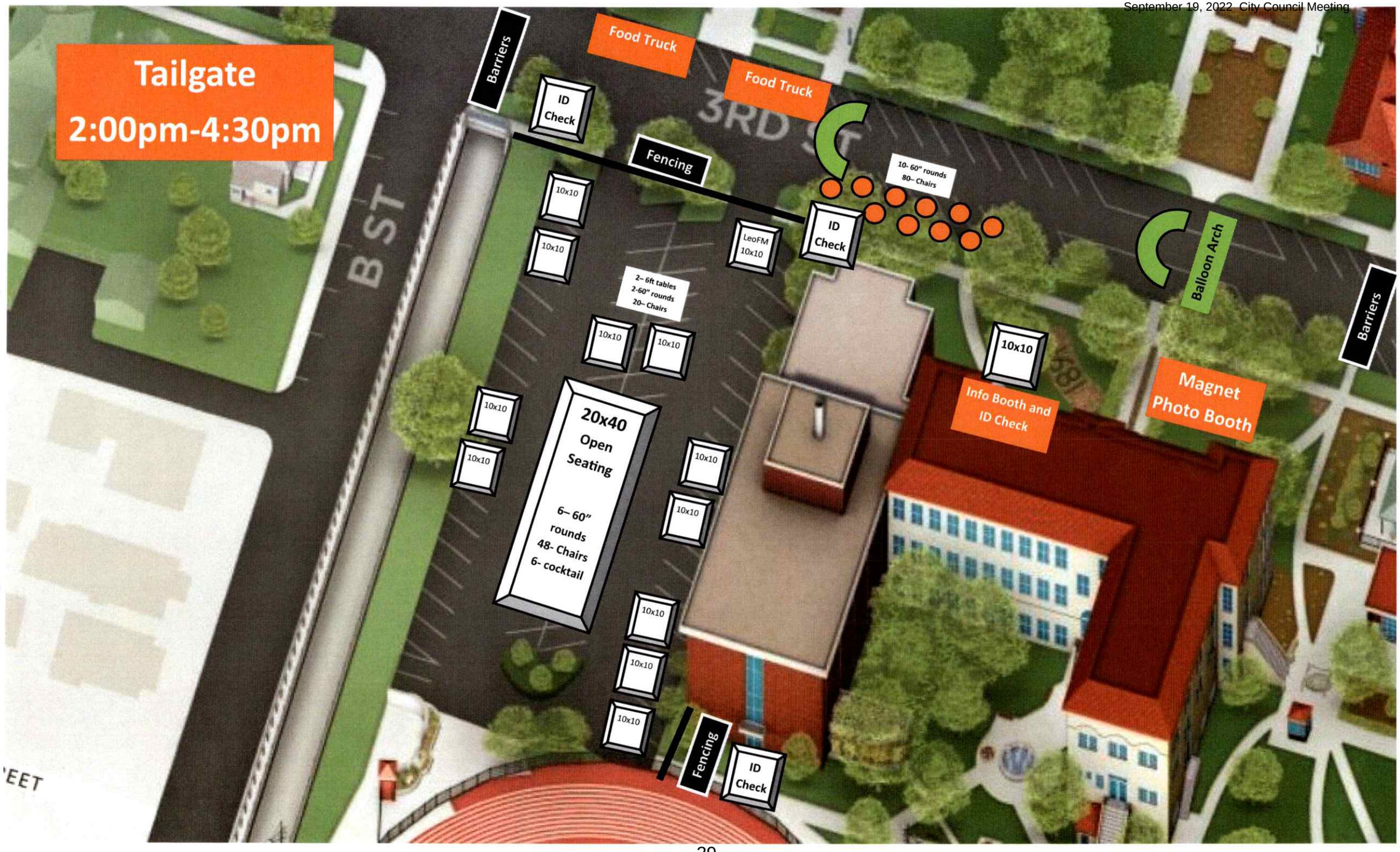
LOCATION
Sheraton
Quad
Quad
University Quad
University Quad

LOCATION
Starts in Sneaky Park
Check-in Founders/ Breakfast Johnson Family Plaza
in front of Founders Hall
Morgan Auditorium
Morgan Auditorium
Ortmayer Stadium
Quad
3rd St, between B St & C St
Founders Hall Steps
Line-up at 1:15 PM in front of Woody Hall
Lot A
Starts at the Rock
Athletics Pavilion
Ortmayer Stadium
Ortmayer Stadium

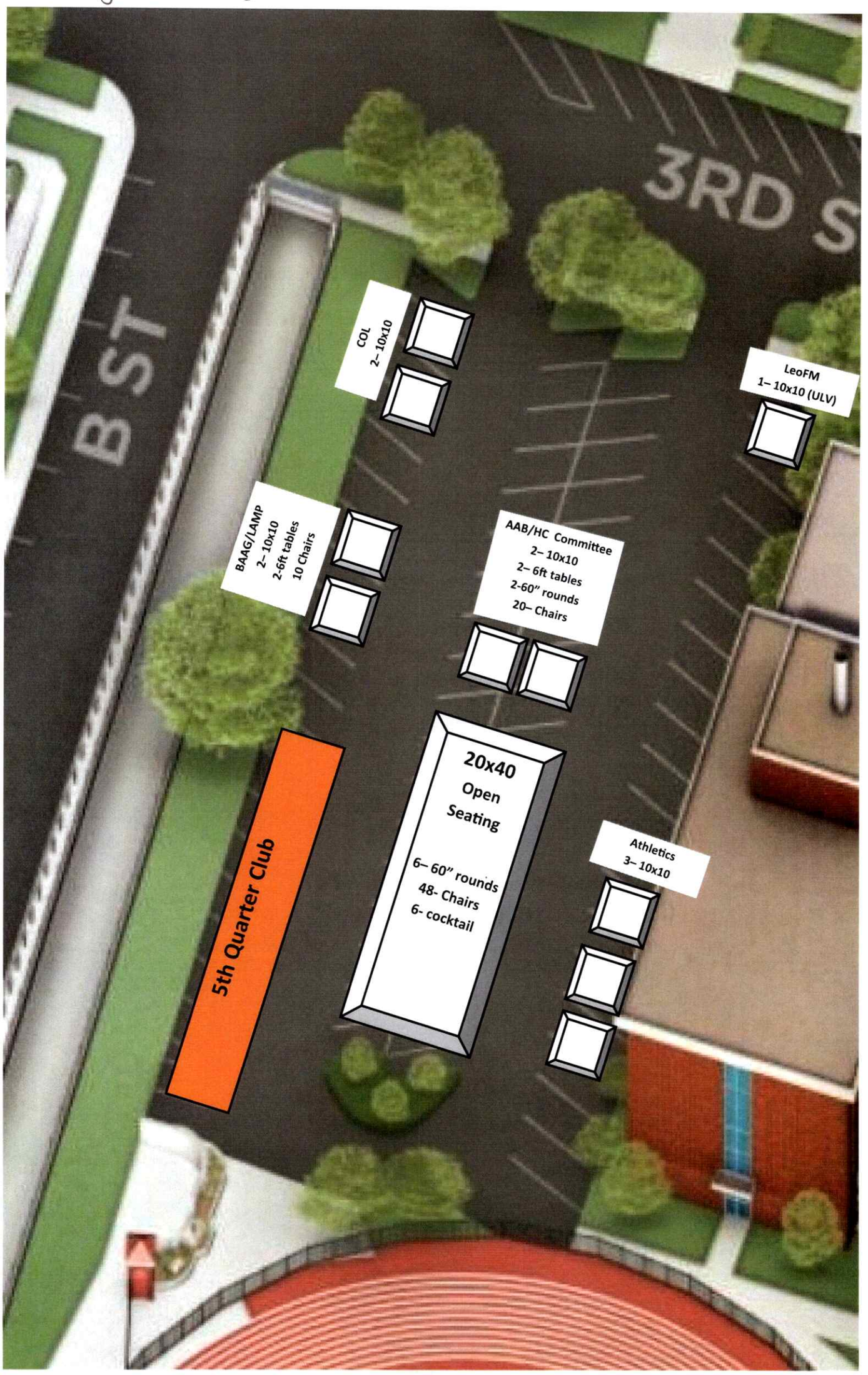
LOCATION
Church of the Brethren La Verne
Church of the Brethren Courtyard
Campus Center

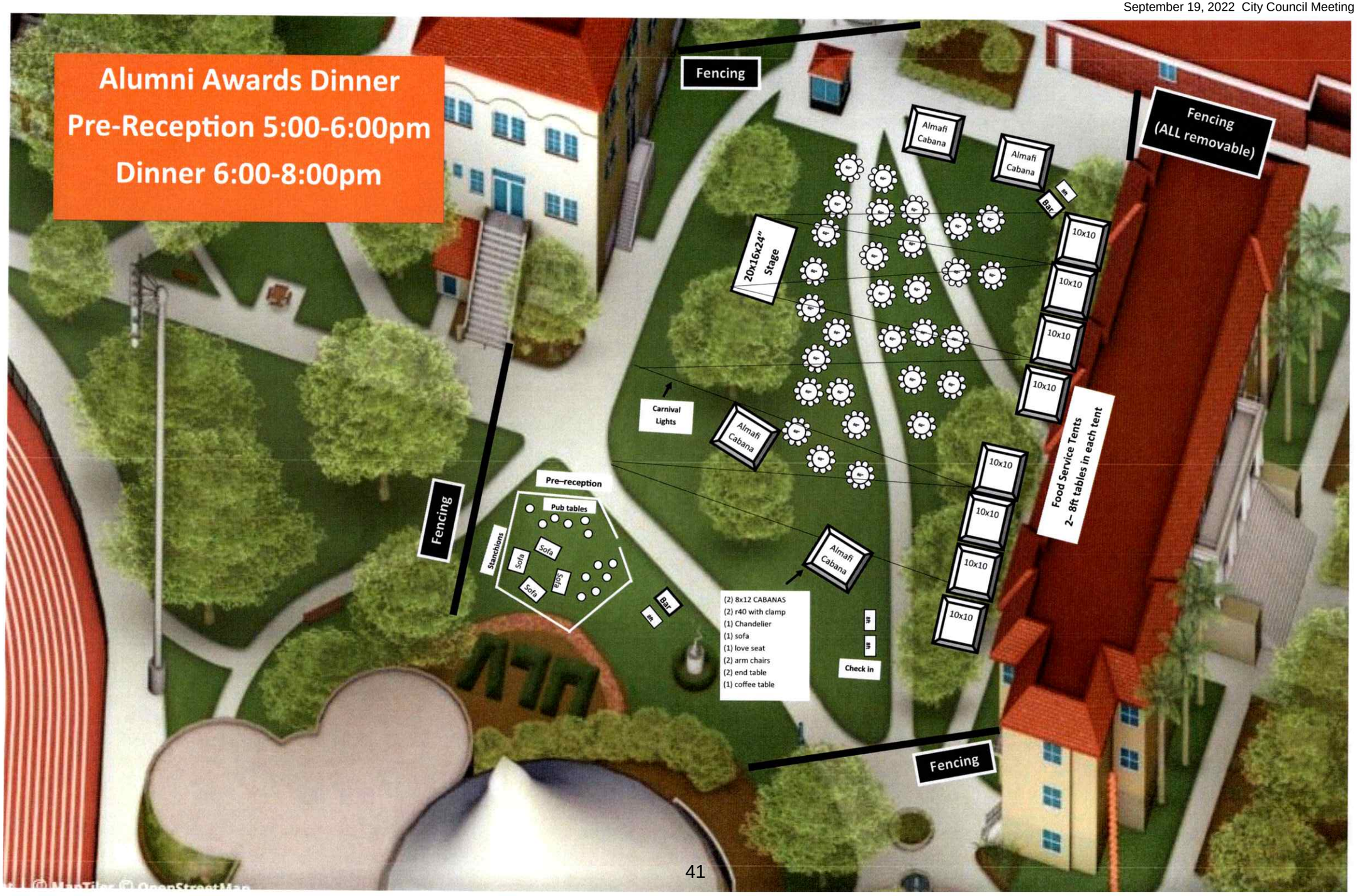

Homecoming 2022
Saturday October 15
Overview
Street Fair
11:00am-2:00pm
Barriers
Food Trucks 11am-4:30pm
Parade Route
Tailgate
2:00-4:30pm
Info Booth
Magnet
Photo Booth
12-3pm
Barriers
Barriers
5K Start/Finish Line
8:00-9:30am
Parade line up
B ST
C ST
3RD ST
2ND ST
W. Soccer 11:00am
Football 5:00pm
Volleyball 2:00pm

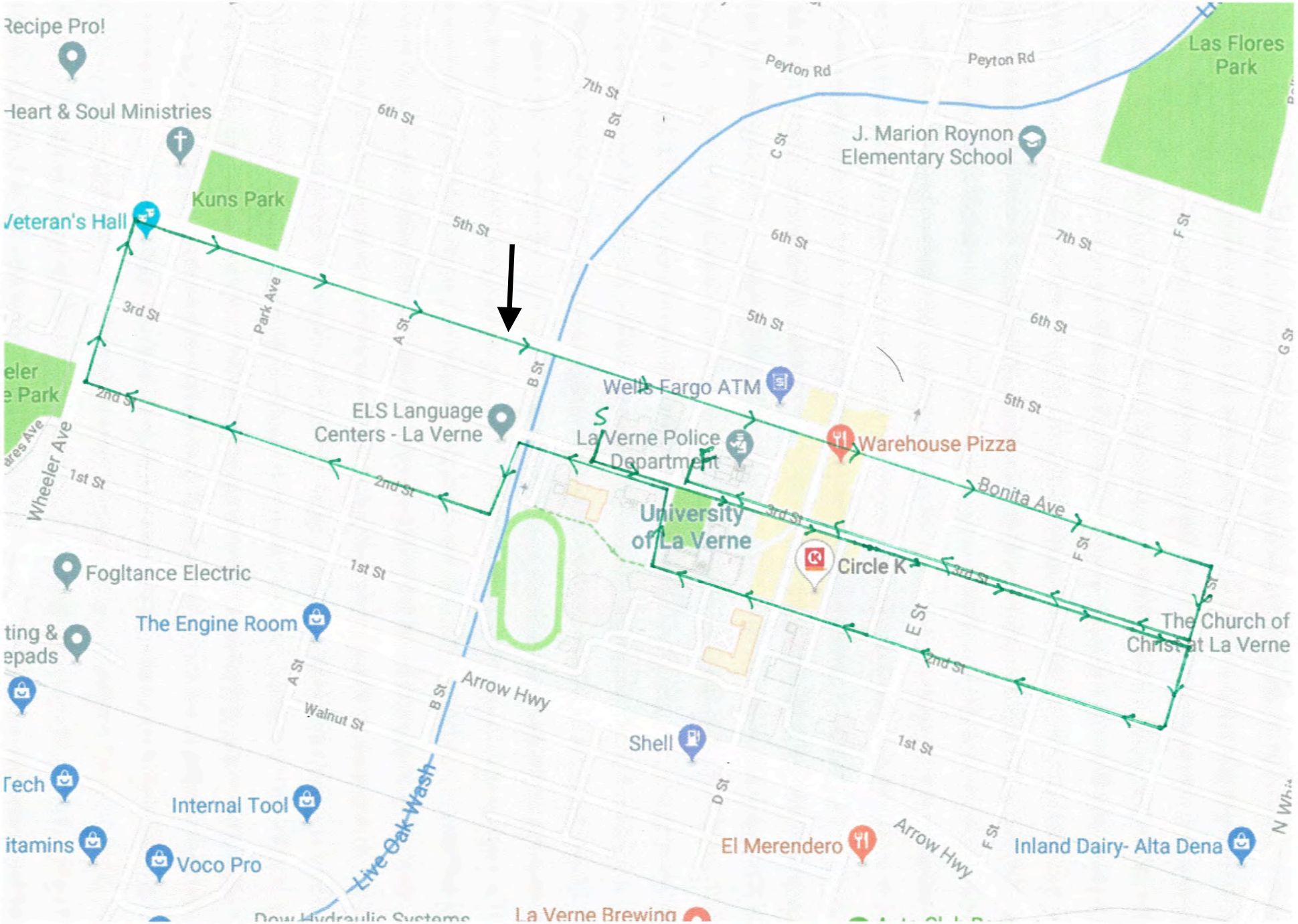

Street Fair & Parade
11:00am-2:00pm
Parade 1:30-2:00pm
Street Fair Tents 10x10
Barriers
Parade End
Food Truck
Food Truck
Balloon Arch
3RD ST
Parade Route
Fencing
10 Tables & 80 Chairs in Parking stalls
Balloon Arch
Parade Route
LeoFM set up
Music for Street
Fair & Tailgate
Parade Route
Parade Start
Participant LINE UP
ON C Street
Barriers


Tailgate
2:00pm-4:30pm
Barriers
Food Truck
Food Truck
ID Check
Fencing
10x10
10x10
LeoFM 10x10
ID Check
10- 60" rounds
80– Chairs
Balloon Arch
Barriers
2– 6ft tables
2-60" rounds
20– Chairs
10x10
10x10
10x10
20x40
Open Seating
6– 60" rounds
48- Chairs
6- cocktail
10x10
10x10
10x10
10x10
10x10
10x10
10x10
Info Booth and ID Check
Magnet Photo Booth
Fencing
ID Check
B ST
3RD ST

Tailgate Layout




Alumni Awards Dinner
Pre-Reception 5:00-6:00pm
Dinner 6:00-8:00pm
Fencing
Fencing
(ALL removable)
Almafi Cabana
Almafi Cabana
Bar
sft
20x16x24" Stage
10x10
10x10
10x10
10x10
Carnival Lights
Almafi Cabana
Food Service Tents
2– 8ft tables in each tent
10x10
10x10
10x10
10x10
Pre–reception
Pub tables
Stanchions
Sofa
Sofa
Sofa
Sofa
Fencing
Bar
sft
Almafi Cabana
(2) 8x12 CABANAS
(2) r40 with clamp
(1) Chandelier
(1) sofa
(1) love seat
(2) arm chairs
(2) end table
(1) coffee table
sft
sft
Check in
Fencing


Recipe Pro!
Heart & Soul Ministries
Veteran's Hall
Kuns Park
Las Flores Park
Peyton Rd
Peyton Rd
J. Marion Roynon Elementary School
6th St
7th St
B St
C St
5th St
6th St
7th St
F St
3rd St
Park Ave
A St
B St
5th St
6th St
G St
Wells Fargo ATM
ELS Language Centers - La Verne
La Verne Police Department
Warehouse Pizza
5th St
2nd St
Wheeler Ave
1st St
2nd St
Bonita Ave
3rd St
University of La Verne
Circle K
F St
3rd St
Fogltance Electric
1st St
The Engine Room
E St
The Church of Christ at La Verne
2nd St
A St
B St
Arrow Hwy
Walnut St
Shell
1st St
D St
Internal Tool
Live Oak Wash
El Merendero
Arrow Hwy
F St
Inland Dairy- Alta Dena
Voco Pro
La Verne Brewing

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Agenda Report

CITY OF LA VERNE
City Engineer

DATE: September 19, 2022

TO: Honorable Mayor and City Council

FROM: Cody A. Howing, City Engineer

SUBJECT: Final Tract Map Approval; Tentative Tract No. 83064 (2820 Amherst St.)

AGENDA SUMMARY:

On April 19, 2021 the City Council approved Tentative Tract Map No. 83064 for 42 detached single-family homes located on a parcel formerly owned by the City of La Verne. The Final Tract Map has been submitted for approval, allowing for the subdivision of a signal parcel with an approximate area of 5.57 acres.

RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 22-68, approving the Final Tract Map No. 83064 for 42 unit detached single family homes and direct staff to sign the map as to its conformance with the Subdivision Map Act, Specific Plan (109-20SP) and General Plan Amendment (19-20GPA).

BACKGROUND:

This 5.57 acre site at 2820 Amherst Street is located south west of the intersection at Amherst St. and Williams Ave. The site is currently vacant and was formerly a commercial nursery operated on City owned property through a lease agreement. Adjacent land uses to the site include single family residential development to the north and east, and the Twin Oaks Mobile Home Park to the south and west of the site. The City of La Verne Amherst Groundwater Treatment Plant also shares a boundary with the site to the north east.

On March 17th, 2021 the Planning Commission recommended that the Council deny the project as proposed but also indicated support for a lower density proposal. On April 19, 2021 City Council approved the project for the 42 unit detached single-family development including the Tentative Tract Map (18-20TTM), Specific Plan (109-20SP) and General Plan Amendment (19-20GPA) associated with the project. At the time of the April 19, 2021 City Council meeting the project applicant was MJW Investments LLC., ownership of the property and project has been transferred to KB Home Greater Los Angeles Inc.

The project includes circular interior private streets with 42 two-story signal family homes. All of the homes will have private outdoor spaces, two car garages, driveways, on street parking and open space. The project also includes a park which is to be maintained by the Homeowners Association.

Pursuant to California Government Code §66459, the legislative body is required to approve the map if it conforms to all the requirements of the Subdivision Map Act, applicable conditions of approval and ordinances in effect at the time of approval or conditional approval of the tentative map and any rulings made thereunder. If the map does not conform, the legislative body shall disapprove the map.

Issuance of permits for grading and the first phase of construction for a residential development cannot begin unless the subdivision map has recorded along with the posting of improvement bonds pursuant to City policy.

Attachments:
City Council Resolution No. 22-68
Subdivision Agreement
Survey Monument Agreement
Performance Bond
Labor and Materials Bond
Survey Monument Bond
Tract Map

RESOLUTION 22-68

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, APPROVING THE FINAL MAP FOR TRACT 83064, A REQUEST BY KB HOME GREATER LOS ANGELES INC., TO SUBDIVIDE ONE PARCEL WITH AREA OF 5.57 ACRES AT 2820 AMHERST STREET INTO A 42 UNIT, SINGLE FAMILY DETACHED SUBDIVISION

WHEREAS, Tentative Tract Map 83064 was approved by the Planning Commission with the adoption of Resolution No. 21-17 on September April 19, 2022; and

WHEREAS, the Final Map has been prepared in accordance with the requirements of the Subdivision Map Act and the La Verne Subdivision Ordinance; and

WHEREAS, conditions to be fulfilled prior to map recordation are being met and will be completed prior to recordation and the City Engineer has checked the final map for conformance with the approved Tentative Tract Map, and the City Surveyor checked the final map to confirm that it is technically correct;

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

Section 1. In connection with Final Tract Map No. 83064, the City Council of the City of La Verne, in accordance with Government Code Sections 66473.5 and 66474, HEREBY FINDS AND DETERMINES that Final Tract Map 83064 is consistent with Tentative Map 83064, which is consistent with the requirements of the La Verne Zoning and Subdivision Ordinances and as follows:

1. That the proposed map is consistent with the General Plan Amendment (19-20GPA) and Specific Plan Case No. 109-20SPA.

2. That the design or improvement of the subdivision is consistent with the General Plan of the City of La Verne and Specific Plan Case No. 109-20SPA.

3. That the final map meets the requirements of the zoning ordinance.

4. That the site is physically suitable for development.

5. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

6. That the design of the subdivision or type of improvements is not likely to cause serious public health problems.

7. That the design of the subdivision or type of improvements will not conflict with easements acquired by public at large, for access through or use of, property within the proposed subdivision.

8. Discharge of wastes from the subdivision will not result in the violation of existing requirements as prescribed by California Regional Water Quality Control Board.

9. The subject property is not land subject to contract pursuant to the California Land Conservation Act.

10. That the final map will be recorded after the City Attorney, City Engineer, and Community Development Director reviews and approves the Covenants, Codes, and Restrictions for the project.

Section 2. That the City of La Verne HEREBY APPROVES the Final Map for Tract 83064 subject to the posting of all standard bonds and/or cash deposits and inspection fees in amounts stipulated.

Section 3. That the City Council accepts easements for public utility purposes as shown on Final Tract Map No. 83064.

Section 4. That 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 **19TH day** of **September, 2022.**

_____
Tim Hepburn, Mayor

ATTEST:

_____
Lupe Gaeta Estrella, Assistant City Clerk

CERTIFICATION

I, Lupe Gaeta Estrella, Assistant City Clerk of the City of La Verne, DO HEREBY CERTIFY that Resolution No. 22-68 was duly passed and adopted by the said City Council at a regular meeting of the said Council held on the 19th day of September, 2022 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Lupe Gaeta Estrella, Assistant City Clerk

SUBDIVISION AGREEMENT

THIS AGREEMENT is made this _____ day of _____, _____ by and between KB HOME Greater Los Angeles Inc., a California corporation, hereinafter called the SUBDIVIDER and the City of La Verne, a California municipal corporation, hereinafter called CITY.

SUBDIVIDER has presented to CITY for approval a final subdivision map (hereinafter called "MAP") for Tract No. 83064. The map has been filed with the City Clerk of CITY for presentation to the City Council. SUBDIVIDER has requested approval of the MAP. Therefore, in consideration of the approval of the MAP and of the acceptance of the dedications therein offered, CITY and SUBDIVIDER agrees as follow:

1. Performance of Work. SUBDIVIDER, pursuant to the provisions of the Subdivision Map Act of the State of California and the Ordinance Code of the City of La Verne, hereby agrees at SUBDIVIDER's own cost and expense, to furnish all labor, material and equipment necessary to perform and complete, within one year of the date of this Agreement, in a good and workmanlike manner, all improvements in connection with said Tract according to the plans and profiles filed in the office of and approved by the City Engineer of La Verne and according to the standards, specifications, and applicable ordinances of said CITY. Said plans, profiles, standards and specifications are hereby by this reference made a part of this Agreement. All work shall be done to the satisfaction of the City Engineer. At least fifteen (15) calendar days before the commencement of work hereunder, SUBDIVIDER shall notify City Engineer in writing of the date work is to commence, so the City Engineer shall be able to provide services of inspection.

2. Contract Security. It is further agreed that SUBDIVIDER has filed a good and sufficient bond or posted cash with CITY in the amount of three million, two hundred seventy-four thousand, eight hundred thirty seven dollars & fifty six cents ($ $3,274,837.56) to guarantee the faithful performance of this Agreement; and SUBDIVIDER has filed a good and sufficient bond or posted cash with CITY as security for the payment of all persons performing labor and furnishing materials in connection with this Agreement.

3. Time of Essence – Extension. Time is of the essence of this Agreement. Provided, if good cause is shown, the City Council may extend the time for completion of the improvements hereunder. This extension may be granted without notice to the SUBDIVIDER's surety, and extension so granted shall not relieve the surety's liability on the bonds attached hereto. The City Council shall be the sole and final judge as to whether or not good cause has been shown.

4. Breach of Agreement: Performance by Surety or City. If SUBDIVIDER refuses or fails to prosecute the work, or any severable part of it, with such diligence as will insure its completion within the time specified, or if the SUBDIVIDER should be adjudged a bankrupt or make a general assignment for the benefit of SUBDIVIDER's creditors, or if a receiver should be appointed in the event of SUBDIVIDER's insolvency, or if SUBDIVIDER or any of SUBDIVIDER's contractors, subcontractors, agents or employees should violate any of the provisions of this Agreement, City Engineer or City Council may serve written notice upon SUBDIVIDER and his sureties of breach of this Agreement, or of any portion thereof, and default of SUBDIVIDER.

In the event of any such notice, the surety or sureties shall have the right to take over and complete the work, provided that if the surety or sureties do not commence performance within ten (10) days following written notice from CITY, the CITY may complete the work by any means it may deem advisable at the expense of the SUBDIVIDER and surety or sureties, and in such event, CITY, without liability for so doing, may take possession of and utilize in completing said work such materials, equipment, and other property belonging to SUBDIVIDER as may be on the site of work and necessary therefore.

5. Superintendence and Inspections. SUBDIVIDER shall personally supervise work on said improvement, or have a competent foreman as superintendent, satisfactory to the City Engineer, on the work at all times during progress, with authority to act for SUBDIVIDER. The name of such foreman and his address are: Chris Wake,25152 Springfield Ct., Suite 250, Valencia, CA 91355. Telephone number is 805-551-8880, emergency night telephone is 805-551-8880. SUBDIVIDER shall at all times maintain proper facilities, and provide safe access for inspection by CITY, to all parts of the work, and to the shops wherein such work is in preparation. SUBDIVIDER shall, at SUBDIVIDER's expense, obtain all necessary permits and licenses for the construction of the improvements, give all necessary notices, and pay all fees and taxes required by law.

6. Repairs and Replacements. SUBDIVIDER shall replace or have replaced, or repair, or have repaired, as the case may be, all pipes and monuments shown on the map which have been destroyed or damaged, and SUBDIVIDER shall replace or have replaced, repair, or have repaired, as the case may be, or pay to the owner, the entire cost of replacement or repairs, of any and all property damaged or destroyed by reason of any work done hereunder, whether such property be owned by the United States or any agency thereof, of the State of California, or any agency or political subdivision thereof, or by any CITY or by any public or private corporation, or by any person whosoever, or by any combination of such owners. Any such repair or replacement shall be to the satisfaction, and subject to the approval, of the City Engineer.

7. Utility Deposits – Statement. SUBDIVIDER shall file with the City Clerk, prior to the commencement of any work to be performed within the area delineated on the map, a written statement signed by SUBDIVIDER, and each public utility corporation involved, to the effect that SUBDIVIDER has made all deposits legally required by such public utility corporation for the connection of any and all public utilities to be supplied by such public utility corporation within the subdivision. In lieu of the written statement herein referred to, SUBDIVIDER, may cause the Faithful Performance Bond submitted with this Subdivision Improvement Agreement to include an amount equal to deposits required by the utility companies.

8. Evidence of Cash Payment.

A. SUBDIVIDER shall provide evidence from Los Angeles County Sanitation District No. 21 indicating payment to said District, for Sanitary Sewer Service to said Tract.

B. Street lights will be required to the satisfaction of the CITY. SUBDIVIDER shall contact the Southern California Edison Company regarding locations and fees for these street lights. SUBDIVIDER shall furnish CITY with proof from the Southern California Edison Company that these fees have been paid.

9. Permits, Fees and Charges – Compliance With Law. SUBDIVIDER shall, at SUBDIVIDER's expense, obtain all necessary permits and licenses for the construction of such improvements, give all necessary notices and pay all fees and taxes required by law.

10. Hold-Harmless Agreement. SUBDIVIDER hereby agrees to, and shall, hold CITY, its elective and appointive boards, commissions, officers, agents and employees, harmless from any liability for damage or claims for damage for personal injury, including death, as well as from claims for property damage which may arise from SUBDIVIDER's or SUBDIVIDER's contractors', subcontractors', agents' or employees' operations under this Agreement, whether such operations be by SUBDIVIDER or by any of SUBDIVIDER's contractors, subcontractors, or by any one or more person directly or indirectly employed by, or acting as agent for, SUBDIVIDER or any of SUBDIVIDER's contractors or subcontractors. SUBDIVIDER agrees to, and shall defend CITY and its elective and appointive boards, commissions, officers, agents and employees from any suits or actions at law or in equity for damages caused, or alleged to have been caused, by reason of any of the aforesaid operations; provided as follows:

A. That CITY does not, and shall not, waive any rights against SUBDIVIDER, which it may have by reason of the aforesaid Hold-Harmless Agreement, because of the acceptance by CITY, or the deposit with CITY by SUBDIVIDER, of any of the insurance policies described in paragraph 11 hereof.

B. That the aforesaid Hold-Harmless Agreement by SUBDIVIDER shall apply to all damages and claims for damages of every kind suffered, or alleged to have been suffered, by reason of any of the aforesaid operations referred to in this paragraph, regardless of whether or not City has prepared, supplied, or approved of plans and or specifications for the subdivision, or regardless of whether or not such insurance policies shall have been determined to be applicable to any of such damages or claims for damages.

11. SUBDIVIDER's Insurance. SUBDIVIDER shall not commence work under this Agreement until SUBDIVIDER shall have obtained all insurance required under this paragraph, nor shall SUBDIVIDER allow any contractor or subcontractor to commence work on his contract or subcontract until all similar insurance required of the contractor or subcontractor shall have been so obtained. All requirements herein provided shall appear either in the body of the insurance policies or as endorsements and shall specifically bind the insurance carrier.

A. Compensation Insurance. SUBDIVIDER shall maintain, during the life of this Agreement, Worker's Compensation Insurance for all SUBDIVIDER's employees employed at the site of improvement and in case any work is sublet, SUBDIVIDER shall require any contractor or subcontractor similarly to provide Worker's Compensation Insurance for all contractor's or subcontractor's employees, unless such employees are covered by the protection afforded by SUBDIVIDER. In case any class of employees engaged in work under this Agreement at the site of the project is not protected under any Worker's Compensation law, SUBDIVIDER shall provide, and shall cause each contractor and subcontractor to provide, adequate insurance for the protection of employees not otherwise protected. SUBDIVIDER hereby indemnifies CITY for any damage resulting to it from failure of either SUBDIVIDER or any contractor or subcontractor to take out or maintain such insurance.

B. Public Liability and Property Damage Insurance. SUBDIVIDER shall take out and maintain during the life of this Agreement such public liability and property damage insurance and shall insure CITY, its elective and appointive boards, commission officers, agents and employees, SUBDIVIDER and any contractor or subcontractor performing work covered by this Agreement from claims for damages for personal injury, including death, as well as claims for property damage which may arise from SUBDIVIDER's or any contractor's or subcontractor's operations hereunder, whether such operations be by SUBDIVIDER or any contractor or subcontractor, or by anyone directly or indirectly employed by either SUBDIVIDER or any contractor or subcontractor, and the amounts of such insurance shall be as follows:

1. Public Liability Insurance. In an amount not less than $1,000,000.00 for injuries, including, but not limited to, death, to any one person and, subject to the same limit for each person, in an amount not less than $2,000,000.00 on account of any one occurrence;

2. Property Damage Insurance. In an amount of not less than $1,000,000.00 for damage to the property of each person on account of any one occurrence.

12. Evidence of Insurance. SUBDIVIDER shall furnish CITY concurrently with the execution hereof, with satisfactory evidence of the insurance required, and evidence that each carrier is required to give CITY at least ten (10) days prior notice of the cancellation or reduction in coverage of any policy during the effective period of this Agreement.

13. Warranty and Agreement to Repair or Reconstruction of Defective Work. If, within a period of one (1) year after final acceptance of the work performed, under this Agreement, any structure or part of any structure furnished or installed or constructed or caused to be installed or constructed by SUBDIVIDER, or any of the work done under this Agreement, fails to fulfill any of the requirements of this Agreement or the specifications referred to herein, or is defective or was made with defective materials, SUBDIVIDER shall without delay and without any cost to CITY, repair or replace or reconstruct any defective or otherwise unsatisfactory part or parts of the work or structure. Should SUBDIVIDER fail to act promptly or in accordance with this requirement, or should the exigencies of the case require repairs or replacements to be made before SUBDIVIDER can be notified, CITY may, at its option, make the necessary repairs or replacements or perform the necessary work and SUBDIVIDER shall

pay to CITY the actual cost of such repairs plus fifteen percent (15%) for administrative overhead expense.

14. Payment of Costs and Attorneys' Fees. SUBDIVIDER agrees to pay and discharge all reasonable costs, attorneys' fees, and expenses, that shall be made or incurred by the CITY in enforcing the provisions of this Agreement, and such costs, fees and expenses may be taxed as costs in any suit or proceedings that may be brought to enforce any of such provisions.

15. Notices. All notices herein required shall be in writing, and delivered in person or sent by certified mail, postage prepaid.

Notice required to be given to CITY shall be addressed as follows:

La Verne City Hall
3660 'D' Street
La Verne, California 91750

Notice required to be given to KB HOME Greater Los Angeles Inc. shall be addressed as follows: c/o Keltie Cole, 25152 Springfield Court, Suite 250, Valencia, CA 91355

Notice required to be given surety of _____ shall be addressed as follows: _____

Provided that any party or the surety may change such address by notice in writing to the other party and thereafter notices shall be addressed and transmitted to the new address.

Dated this _____ day of _____, _____.

CITY OF LA VERNE

By_____
Mayor

Attest:

City Clerk

_____

KB HOME GREATER LOS ANGELES INC., a California corporation

By_____
Keltie B. Cole, President

(To be notarized and sealed)

California all purpose
Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles } ss

On August 10, 2022, before me, Toni E. Lopez, Notary Public, personally

Appeared Keltie Cole , who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

(Notary Seal)

TONI E. LOPEZ
Notary Public - California
Los Angeles County
Commission # 2403790
My Comm. Expires May 9, 2026

CITY OF LA VERNE

SUBDIVISION

SURVEY MONUMENT AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, by and between the City of La Verne, State of California, acting by and through its City Council, hereinafter called "City", and KB HOME Greater Los Angeles Inc, a California corporation hereinafter called "Developer".

WITNESSETH:

FIRST: That the Developer, for and in consideration of the approval of the City Council of the map of that certain division of land known as TR 83064 hereby agrees, at the

Developer's own cost and expense, to furnish all labor, material, and equipment necessary to perform and complete, and within twenty-four (24) months from the date of filing of said division, to perform and complete in a good workmanlike manner for the CITY OF LA VERNE for public use, the following work, to wit:

Setting of survey monuments and tie points and furnishing to the City Engineer of said City tie notes for said division, according to the provisions of the Municipal Code of the City of La Verne regulating division and mapping of land and paying any surveyor or engineer within five (5) days after completion of the work performed by him, as provided for in Chapter 2, Part 2, Division 4 of the Business and Professions Code, the Subdivision Map Act. That said work shall be done to the satisfaction of the City Engineer and shall not be deemed complete until approved and accepted as complete by the City Engineer on behalf of the City Council of the City. That the estimated cost of said work is in the sum of Nine thousand six hundred DOLLARS ($ 9,600).

SECOND: That the CITY shall not, nor shall any officer or employee thereof, be liable or responsible for any accident, loss, or damage happening or occurring to the work specified in this agreement prior to the completion and approval of same, nor shall the CITY, nor an officer or employee thereof, be liable for any persons or property injured by reason of the nature of said work or by reason of the acts or omissions of the Developer, his agents or employees, in performance of said work, but all said liabilities shall be assumed by the Developer. The Developer further agrees to protect and hold harmless the CITY, its officers and employees, from any and all claims, demands, arising out of the acts of omissions of the Developer, his agents and employees, in the performance of this agreement, or arising out of the use of any patent or patented article in the performance of said agreement.

THIRD: That it is further agreed that the Developer shall have such control of the ground reserved for the installation of such work and the streets in which they are to be placed, as is necessary to allow him to carry out this agreement.

FOURTH: It is further agreed that the Developer has filed with the CITY a good and sufficient bond in an amount not less than the estimated cost of the work, as above specified, for the faithful performance of the terms and conditions and guarantees of this agreement and for the payment of the amount of the bond to the CITY for the benefit of the surveyor or engineer who has not been paid by the Developer, as provided for in Chapter 2, Part 2, Division 4 of the Business and Professionals code of the Subdivision Map Act. Should the sureties of said bond, or any of them, become insufficient in the opinion of the CITY, the Developer agrees to renew said bond with good and sufficient sureties within ten days after receiving demand therefore.

IN WITNESS WHEREOF, the Developer has affixed his/its name and seal:

KB HOME GREATER LOS ANGELES INC.,
a California corporation

By: _____
Keltie B. Cole, President

California all purpose
Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles } ss

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Appeared Keltie Cole, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

(Notary Seal)



CITY OF LA VERNE

SIGNED: _____

_____, Mayor

ATTEST:

_____, City Clerk
(seal)

p:\- clients\la verne_forms\2000\surveymonumentagreement.doc

Bond No: 7901109649

CITY OF LA VERNE
PERFORMANCE BOND

Whereas, The City Council of the City of La Verne, State of California, and KB Home Great Los Angeles Inc. , A California Corporation, (hereinafter designated as "PRINCIPAL") have entered into an agreement whereby PRINCIPAL agrees to install and complete certain designated public improvements, which said Agreement, dated July 19, 2022, and identified as project Oakcrest (TR 83064) is hereby referred to and made a part hereof; and

Whereas, said PRINCIPAL is required under the terms of said agreement to furnish a bond for the faithful performance of said agreement.

Now, therefore, we, the principal and Nationwide Mutual Insurance Company, as surety, are held and firmly bound unto the City of La Verne, hereinafter called "CITY", in the penal sum of three million, two hundred seventy four thousand, eight hundre d thirty seven dollars & fifty-six cents ($ 3,274,837.56) lawful money of the United States, for the payment of which sum well and truly to be made, we bind ourselves, our heirs, successors, executors and administrators, jointly and severally, firmly by these presents.

The condition of this obligation is such that if the above bonded PRINCIPAL, his or its heirs, executors, administrators, successors or assigns, shall in all things stand to and abide by, and well and truly keep and perform the covenants, conditions and provisions in the said Agreement and any alteration thereof made as therein provided, on his or their part, to be kept and performed at the time and in the manner therein specified, and in all respects according to their true intent and meaning, and shall indemnify and save harmless the City of La Verne, its officers, agents and employees, as therein stipulated, then this obligation shall become null and void; otherwise it shall be and remain in full force and effect.

As a part of the obligation secured hereby and in addition to the face amount specified therefor, there shall be included costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by CITY in successfully enforcing such obligation, all to be taxed as costs and included in any judgement rendered.

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the Agreement or to the work to be performed thereunder or the specifications accompanying the same shall in anywise affect its obligations on this Bond, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of the Agreement or to the work or to the specifications.

In witness whereof, this instrument has been duly executed by the PRINCIPAL and surety above names on July 25, 2022.

PRINCIPAL: KB Home Great Los Angeles Inc., A California Corporation
(Type Name)

By: _____ (Signature)

By: _____ (Signature)

_____ (Type Name and Title)

Kelhe Cole, President (Type Name and Title)

Nationwide Mutual Insurance Company

Surety: _____
Brenda Wong, Attorney-in-Fact

California all purpose
Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles } ss

On 7/29/2022, before me, Kari Cattani, Notary Public, personally

Appeared Keltie B. Cole, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

(Notary Seal)

KARI CATTANI
Notary Public - California
Los Angeles County
Commission # 2316223
My Comm. Expires Dec 17, 2023

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE §1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On JUL 25 2022 before me, S. Evans, Notary Public, personally appeared Brenda Wong who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(seal) Signature S. Evans

S. Evans, Notary Public

MGC1 S. EVANS COMM. # 2299999 NOTARY PUBLIC - CALIFORNIA SACRAMENTO COUNTY COMM. EXPIRES AUG. 30, 2023 MGC1

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation

hereinafter referred to severally as the "Company" and collectively as "the Companies" does hereby make, constitute and appoint:
BRENDA WONG; KATHY R MAIR; MARTHA GONZALES; MECHELLE LARKIN; MY HUA; REGINA RANGEL; TENZER V CUNNINGHAM;

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf any and all bonds and undertakings, and other obligatory instruments of similar nature, in penalties not exceeding the sum of

UNLIMITED

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 20th day of August, 2021.

Antonio C. Albanese, **Vice President** of Nationwide Mutual Insurance Company

ACKNOWLEDGMENT

STATE OF NEW YORK COUNTY OF NEW YORK: ss
On this 20th day of August, 2021, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.

Stephanie Rubino McArthur
Notary Public, State of New York
No. 02MC6270117
Qualified in New York County
Commission Expires October 19, 2024

Notary Public
My Commission Expires
October 19, 2024

CERTIFICATE

I, Laura B. Guy, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Antonio C. Albanese was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of said Company this 25th day of July, 2022.

Assistant Secretary

Bond No: 7901109649

CITY OF LA VERNE
SUBDIVISION LABOR AND MATERIAL BOND

WHEREAS, City Council of the City of La Verne, State of California, and KB Home Greater Los Angeles Inc., A California Corporation (hereinafter designated as "PRINCIPAL") have entered into an Agreement whereby PRINCIPAL agrees to install and complete certain designated public improvements, which said Agreement, dated July 19, 2022, and identified as project Oakcrest (TR 83084) is hereby referred to and made a part hereof; and

WHEREAS, under the terms of said Agreement, PRINCIPAL is required before entering upon the performance of the work, to file a good and sufficient payment bond with the City of La Verne to secure the claims to which reference is made in Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code of the State of California;

Now, therefore, said PRINCIPAL and the undersigned as corporate surety, are held firmly bound unto the City of La Verne, and all contractors, subcontractors, laborers, materialmen and other persons employed in the performance of aforesaid Agreement and referred to in aforesaid Civil Code in the sum of three million, two hundred seventy four thousand, eight hundred thirty seven dollars, and fifty-six cents ($3,274,837.56) for materials furnished or labor thereon of any kind, or for amounts due under the Unemployment Insurance Act with respect to such work or labor, that said surety will pay the same in an amount not exceeding the amount hereinabove set forth, and also in case suit is brought upon this Bond, will pay, in addition to the face amount thereof, costs and reasonable expenses and fees, including reasonable attorney's fees, incurred by City in successfully enforcing such obligation, to be awarded and fixed by the court, and to be taxed as costs and to be included in the judgement therein rendered.

It is hereby expressly stipulated and agreed that this bond shall inure to the benefit of any and all persons, companies and corporations entitled to file claims under Title 15 (commencing with Section 3082) of Part 4 of Division 3 of the Civil Code, so as to give a right to action to them or their assigns in any suit brought upon this Bond.

Should the condition of this Bond be fully performed, then this obligation shall become null and void, otherwise it shall be and remain in full force and effect.

The surety hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of said Agreement, or the specifications accompanying the same shall in any manner affect its obligations on this Bond, and it does hereby waive notice of any such change, extension, alteration or addition.

In witness whereof, this instrument has been duly executed by the PRINCIPAL and surety above names on July 25, 2022.

PRINCIPAL: KB Home Greater Los Angeles Inc., A California corporation
(Type Name)

By: _____
Signature

_____
(Type Name and Title)

By: _____
Signature

Kelric Cole, President
(Type Name and Title)

Nationwide Mutual Insurance Company

SURETY: _____
Brenda Wong, Attorney-in-Fact

California all purpose
Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles } ss

On 7/20/2022, before me, Kari Cattani, Notary Public, personally

Appeared Keltie B. Cole, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

(Notary Seal)

KARI CATTANI
Notary Public - California
Los Angeles County
Commission # 2316223
My Comm. Expires Dec 17, 2023

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE §1189

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State of California

County of Los Angeles

On JUL 25 2022 before me, S. Evans, Notary Public, personally appeared Brenda Wong who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(seal) Signature S Evans

S. Evans, Notary Public

S. EVANS
COMM. # 2299999
NOTARY PUBLIC - CALIFORNIA
SACRAMENTO COUNTY
COMM. EXPIRES AUG. 30, 2023

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS THAT:

Nationwide Mutual Insurance Company, an Ohio corporation

hereinafter referred to severally as the "Company" and collectively as "the Companies" does hereby make, constitute and appoint:
BRENDA WONG; KATHY R MAIR; MARTHA GONZALES; MECHELLE LARKIN; MY HUA; REGINA RANGEL; TENZER V CUNNINGHAM;

each in their individual capacity, its true and lawful attorney-in-fact, with full power and authority to sign, seal, and execute on its behalf any and all bonds and undertakings, and other obligatory instruments of similar nature, in penalties not exceeding the sum of

UNLIMITED

and to bind the Company thereby, as fully and to the same extent as if such instruments were signed by the duly authorized officers of the Company; and all acts of said Attorney pursuant to the authority given are hereby ratified and confirmed.

This power of attorney is made and executed pursuant to and by authority of the following resolution duly adopted by the board of directors of the Company:

"RESOLVED, that the president, or any vice president be, and each hereby is, authorized and empowered to appoint attorneys-in-fact of the Company, and to authorize them to execute and deliver on behalf of the Company any and all bonds, forms, applications, memorandums, undertakings, recognizances, transfers, contracts of indemnity, policies, contracts guaranteeing the fidelity of persons holding positions of public or private trust, and other writings obligatory in nature that the business of the Company may require; and to modify or revoke, with or without cause, any such appointment or authority; provided, however, that the authority granted hereby shall in no way limit the authority of other duly authorized agents to sign and countersign any of said documents on behalf of the Company."

"RESOLVED FURTHER, that such attorneys-in-fact shall have full power and authority to execute and deliver any and all such documents and to bind the Company subject to the terms and limitations of the power of attorney issued to them, and to affix the seal of the Company thereto; provided, however, that said seal shall not be necessary for the validity of any such documents."

This power of attorney is signed and sealed under and by the following bylaws duly adopted by the board of directors of the Company.

Execution of Instruments. Any vice president, any assistant secretary or any assistant treasurer shall have the power and authority to sign or attest all approved documents, instruments, contracts, or other papers in connection with the operation of the business of the company in addition to the chairman of the board, the chief executive officer, president, treasurer or secretary; provided, however, the signature of any of them may be printed, engraved, or stamped on any approved document, contract, instrument, or other papers of the Company.

IN WITNESS WHEREOF, the Company has caused this instrument to be sealed and duly attested by the signature of its officer the 20th day of August, 2021.

Antonio C. Albanese, **Vice President** of Nationwide Mutual Insurance Company

ACKNOWLEDGMENT

STATE OF NEW YORK COUNTY OF NEW YORK: ss
On this 20th day of August, 2021, before me came the above-named officer for the Company aforesaid, to me personally known to be the officer described in and who executed the preceding instrument, and he acknowledged the execution of the same, and being by me duly sworn, deposes and says, that he is the officer of the Company aforesaid, that the seal affixed hereto is the corporate seal of said Company, and the said corporate seal and his signature were duly affixed and subscribed to said instrument by the authority and direction of said Company.

Stephanie Rubino McArthur
Notary Public, State of New York
No. 02MC6270117
Qualified in New York County
Commission Expires October 19, 2024

Notary Public
My Commission Expires
October 19, 2024

CERTIFICATE

I, Laura B. Guy, Assistant Secretary of the Company, do hereby certify that the foregoing is a full, true and correct copy of the original power of attorney issued by the Company; that the resolution included therein is a true and correct transcript from the minutes of the meetings of the boards of directors and the same has not been revoked or amended in any manner; that said Antonio C. Albanese was on the date of the execution of the foregoing power of attorney the duly elected officer of the Company, and the corporate seal and his signature as officer were duly affixed and subscribed to the said instrument by the authority of said board of directors; and the foregoing power of attorney is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto subscribed my name as Assistant Secretary, and affixed the corporate seal of said Company this 25th day of July, 2022.

Assistant Secretary

BDJ 1(08-21)00

42 LOTS
7 LETTERED LOTS
242,461 S.F.
(5.57 ACRES)

SHEET 1 OF 6 SHEETS

TRACT MAP NO. 83064

IN THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BEING THAT PORTION OF LOTS 7 AND 8 OF THE REPLAT OF E.T. PALMER'S SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 8 WEST, SAN BERNARDINO MERIDIAN, AS PER MAP RECORDED IN BOOK 60 PAGE 99 OF MISCELLANEOUS RECORDS, AND THAT PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 6, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

MIKE LOPEZ, L.S. 8995 VERTEX SURVEYING, INC DATE OF SURVEY: MARCH 2022

OWNER'S STATEMENT:

WE HEREBY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LANDS INCLUDED WITHIN THE SUBDIVISION SHOWN ON THIS MAP WITHIN THE DISTINCTIVE BORDER LINES, AND WE CONSENT TO THE PREPARATION AND FILING OF SAID MAP AND SUBDIVISION.

WE HEREBY DEDICATE TO THE PUBLIC USE ALL STREETS, HIGHWAYS AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

WE HEREBY DEDICATE TO THE CITY OF LA VERNE THE EASEMENTS FOR WATER PURPOSES, SANITARY SEWER PURPOSES, PUBLIC UTILITY PURPOSES, INGRESS AND EGRESS PURPOSES, ALL AS DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

KB HOMES GREATER LOS ANGELES INC., A CALIFORNIA CORPORATION

KELTIE COLE
DIVISION PRESIDENT

HAGGAI MAZLER
VICE PRESIDENT OF LAND AND ENTITLEMENTS

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF _____)

ON _____ BEFORE ME, _____,

PERSONALLY APPEARED _____,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

MY COMMISSION EXPIRES _____

NOTARY ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA)
COUNTY OF _____)

ON _____ BEFORE ME, _____,

PERSONALLY APPEARED _____,
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____

MY PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

MY COMMISSION EXPIRES _____

LOS ANGELES COUNTY TAX CERTIFICATES:

I HEREBY CERTIFY THAT ALL CERTIFICATES HAVE BEEN FILED AND DEPOSITS HAVE BEEN MADE THAT ARE REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA.

BY _____ DATE _____
DEPUTY

I HEREBY CERTIFY THAT SECURITY IN THE AMOUNT OF $_____ HAS BEEN FILED WITH THE EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES AS SECURITY FOR THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES ON THE LAND SHOWN ON MAP OF TRACT NO. 83064 AS REQUIRED BY LAW.

EXECUTIVE OFFICER, BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

BY _____ _____
DEPUTY DATE

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF KB HOMES GREATER LOS ANGELES ON _____. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS BEFORE 24 MONTHS FROM THE FILING DATE OF THIS MAP, AND THAT THE MONUMENTS ARE, OR WILL BE, SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED; AND THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. I HEREBY STATE THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN; AND THAT TIE NOTES FOR ALL CENTERLINE TIE MONUMENTS ARE, OR WILL BE, ON FILE IN THE OFFICE OF THE CITY ENGINEER BEFORE 24 MONTHS FROM THE FILING OF THIS MAP.

MIKE LOPEZ, L.S. 8995

DATE

PROFESSIONAL LAND SURVEYOR
MIKE LOPEZ
No. PLS 8995
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP; THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES OF THE CITY LA VERNE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

CODY A. HOWING
CITY ENGINEER – CITY OF LA VERNE
R.C.E. NO.: 86054

DATE

REGISTERED PROFESSIONAL ENGINEER
CODY A. HOWING
No. 86054
CIVIL
STATE OF CALIFORNIA

CITY SURVEYOR STATEMENT:

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS MAP AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DAVID G. GILBERTSON
L.S. NO.: 6941

DATE

PROFESSIONAL LAND SURVEYOR
DAVID G. GILBERTSON
No. 6941
STATE OF CALIFORNIA

CITY CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THE CITY COUNCIL OF THE CITY OF LA VERNE. ON _____ APPROVED THIS MAP.

SAID COUNCIL DID ACCEPT ON BEHALF OF THE PUBLIC, ALL STREETS, HIGHWAYS AND OTHER PUBLIC WAYS SHOWN ON SAID MAP.

SAID COUNCIL DID ACCEPT ON BEHALF OF THE CITY, THE EASEMENTS FOR WATER PURPOSES, SANITARY SEWER PURPOSES, PUBLIC UTILITY PURPOSES, INGRESS AND EGRESS PURPOSES, ALL AS DESIGNATED ON SAID MAP AND ALL USES INCIDENT THERETO, INCLUDING THE RIGHT TO MAKE CONNECTIONS THEREWITH FROM ANY ADJOINING PROPERTIES.

CITY CLERK – CITY OF LA VERNE

DATE

CITY TREASURER'S CERTIFICATE:

I HEREBY STATE THAT ALL SPECIAL ASSESSMENTS LEVIED UNDER THE JURISDICTION OF THE CITY OF LA VERNE, TO WHICH THE LAND INCLUDED IN THE WITHIN SUBDIVISION OR ANY PART THEREOF IS SUBJECT, AND WHICH MAY BE PAID IN FULL, HAVE BEEN PAID IN FULL.

CITY TREASURER – CITY OF LA VERNE

DATE

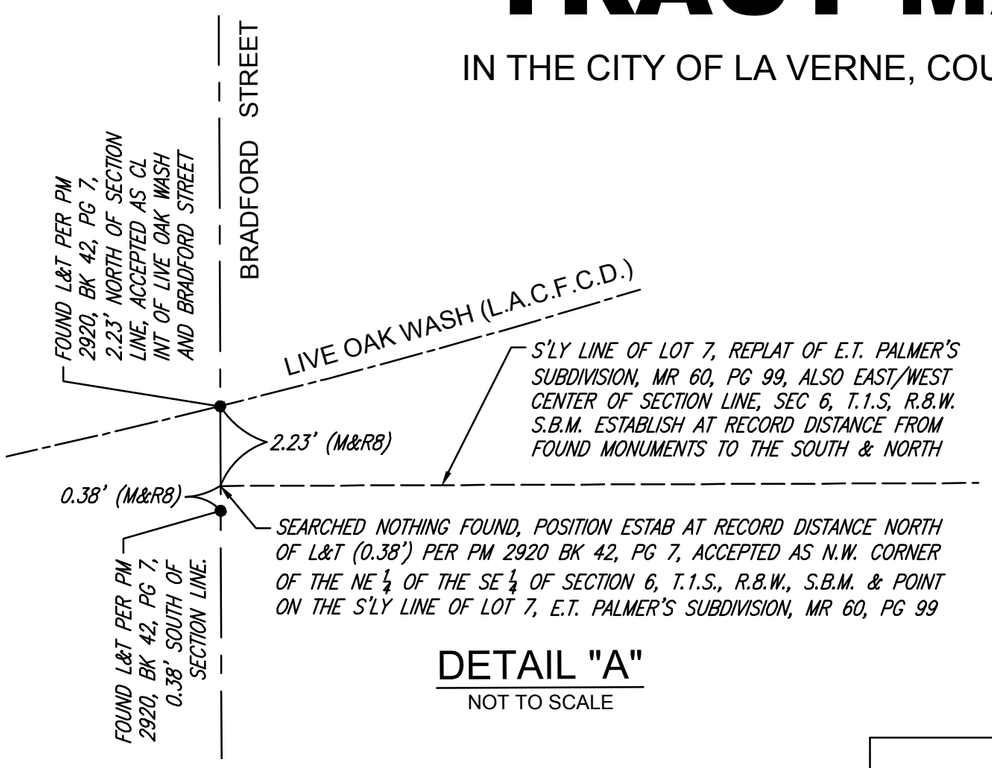
BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N89°43'35"E OF THE CENTERLINE OF AMHERST STREET AS SHOWN ON RECORD OF SURVEY MAP 20929, RECORDED IN BOOK 294, PAGE 45, OF RECORDS OF SURVEY, RECORDS OF LOS ANGELES COUNTY.

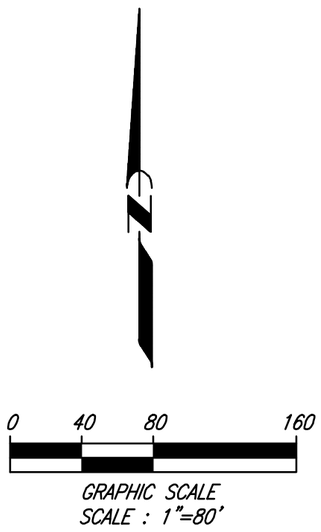
SHEET 2 OF 6 SHEETS

TRACT MAP NO. 83064

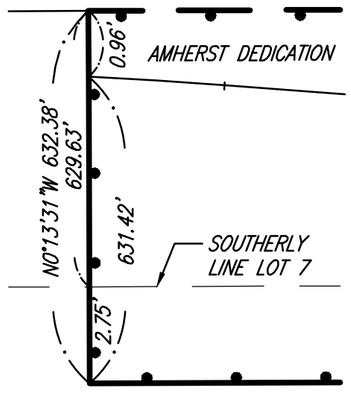
IN THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



DETAIL "A"
NOT TO SCALE



GRAPHIC SCALE
SCALE : 1"=80'



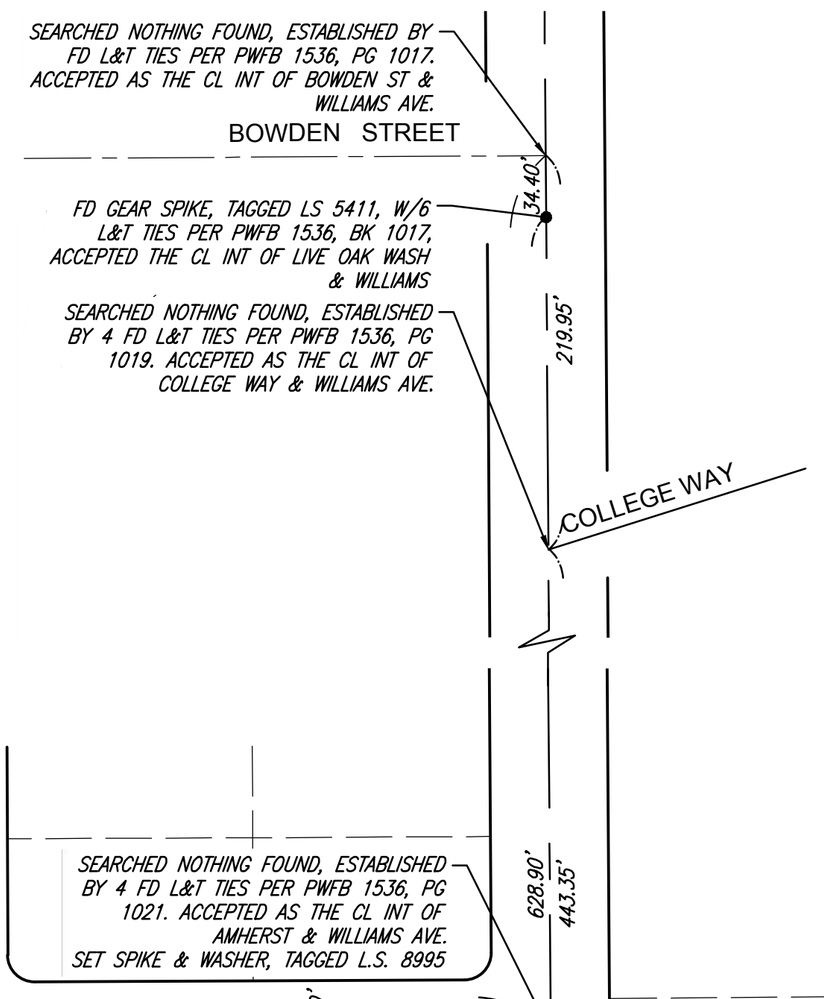
DETAIL "B"
NOT TO SCALE

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

R1..... RECORD DATA PER INSTRUMENT NO. 20211083581 O.R.
R2..... RECORD DATA PER TR 30917 BOOK 867, PG 61-62
R3.... RECORD DATA PER E.T. PALMERS SUBDIVISION BOOK 60, PG. 99
R4.... RECORD DATA PER TR 42959, BOOK 1047, PGD 36 & 37
R5.... RECORD DATA PER RS 11363, BOOK 177, PG 29
R6.... RECORD DATA PER RS 20929, BOOK 294, PG 45
R7.... RECORD DATA PER TR 71698, BOOK 1376, PG'S 90-92
R8.... RECORD DATA PER PM 2920, BOOK 42, PG 7
R9.... RECORD DATA PER LLA NO. 52-21, RECORDED 8-2-22, INST. NO. 20220779568 O.R.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°46'25"E	28.91 M (28.19 R1)
L2	N0°13'13"W	18.50 M (18.40 R1)
L3	N89°46'44"E	125.70 M & R1
L4	N89°46'44"E	45.00 M & R9
L5	S0°24'12"E	2.75 M & R9
L6	N0°13'13"W	2.75 M & R9



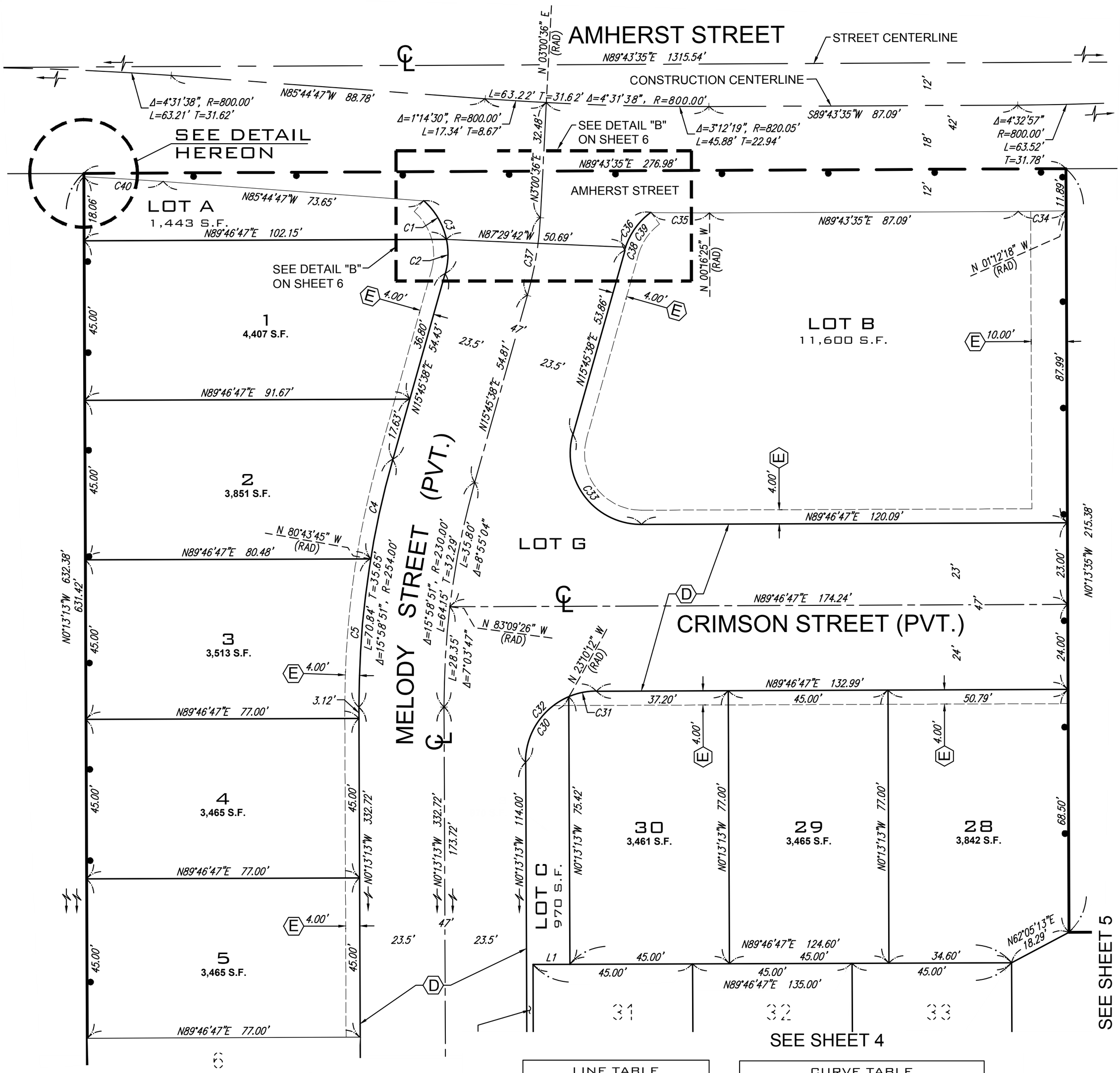
CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	TANGENT
C1	4°32'57"	800.00	63.52	31.78
C2	4°32'57"	800.00	63.52	31.78
C3	4°31'38"	800.00	63.21	31.62
C4	4°31'38"	800.00	63.21	31.62

SCALE: 1" = 20'

SHEET 3 OF 6 SHEETS

TRACT MAP NO. 83064

IN THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°46'47"E	10.40'

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	TANGENT
C1	36°46'05"	20.00'	12.83'	6.65'
C2	27°52'09"	20.00'	9.73'	4.96'
C3	64°38'14"	20.00'	22.56'	12.65'
C4	6°29'24"	254.00'	28.77'	14.40'
C5	9°29'27"	254.00'	42.07'	21.09'
C30	67°03'01"	20.00'	23.40'	13.25'
C31	22°56'59"	20.00'	8.01'	4.06'
C32	90°00'00"	20.00'	31.42'	20.00'
C33	105°58'51"	20.00'	36.99'	26.53'
C34	0°55'53"	830.00'	13.49'	6.75'
C35	1°08'11"	830.00'	16.46'	8.23'
C36	37°52'57"	20.00'	13.22'	6.86'
C37	12°45'03"	100.00'	22.25'	11.17'
C38	2°42'28"	20.00'	0.95'	0.47'
C39	35°10'29"	20.00'	12.28'	6.34'
C40	1°40'03"	770.00'	22.41'	11.21'

EASEMENT LEGEND:

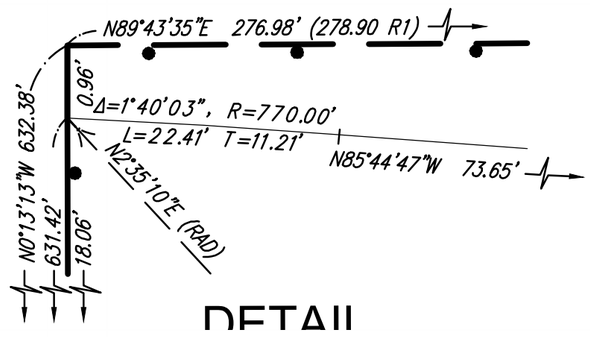
(C) DENOTES EASEMENT TO THE CITY OF LA VERNE FOR SANITARY SEWER LINE PURPOSES

(D) DENOTES EASEMENT TO THE CITY OF LA VERNE FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES

(E) DENOTES EASEMENT TO THE CITY OF LA VERNE FOR WATER PURPOSES

LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP



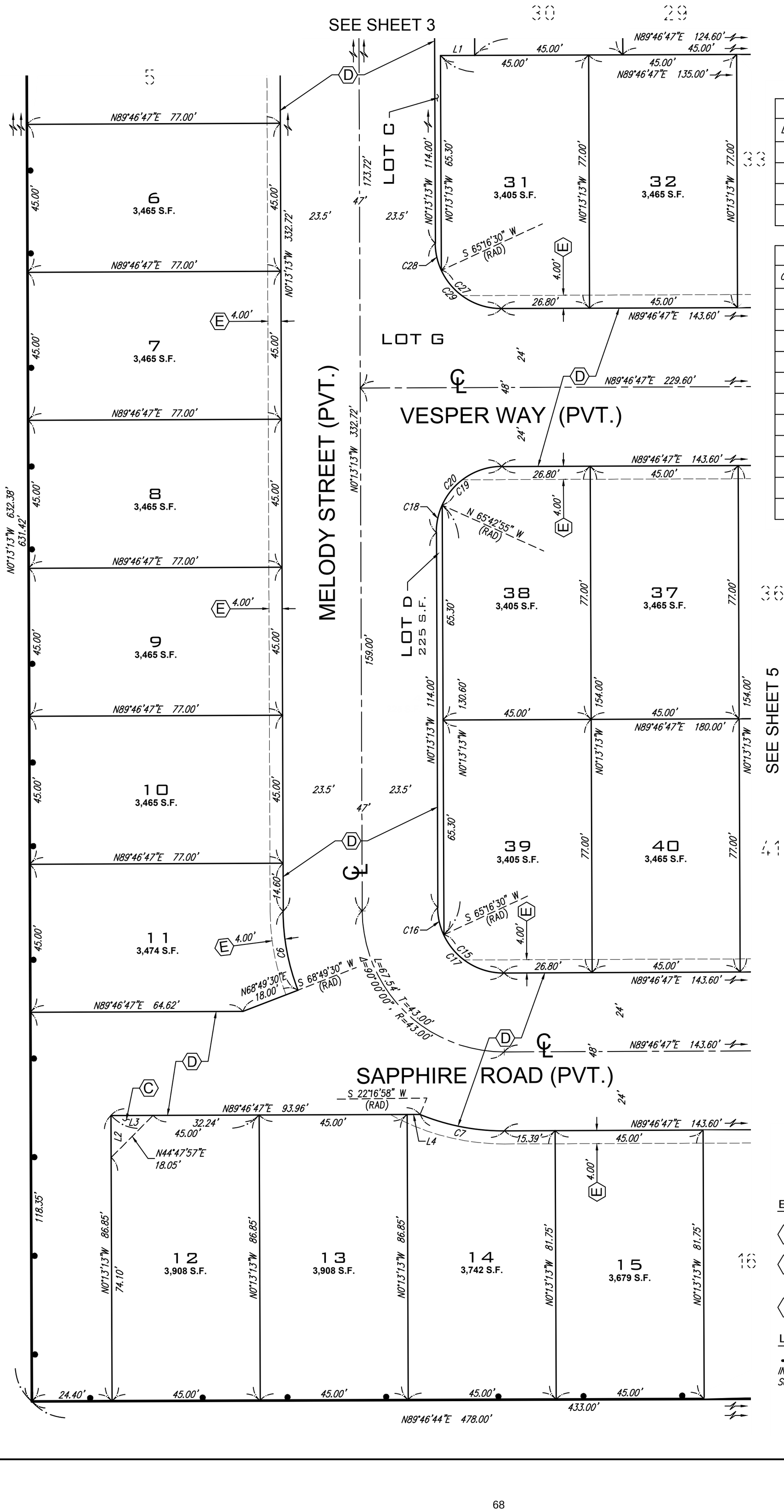
DETAIL

SCALE: 1" = 20'

SHEET 4 OF 6 SHEETS

TRACT MAP NO. 83064

IN THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°46'47"E	10.40'
L2	N0°13'13"W	12.75'
L3	N89°46'47"E	12.76'
L4	N89°46'47"E	3.96'

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	TANGENT
C6	20°57'17"	67.00'	24.50'	12.39'
C7	22°30'11"	67.00'	26.31'	13.33'
C15	65°29'42"	20.00'	22.86'	12.86'
C16	24°30'18"	20.00'	8.55'	4.34'
C17	90°00'00"	20.00'	31.41'	20.00'
C18	24°30'18"	20.00'	8.55'	4.34'
C19	65°29'42"	20.00'	22.86'	12.86'
C20	90°00'00"	20.00'	31.42'	20.00'
C27	65°29'42"	20.00'	22.86'	12.86'
C28	24°30'18"	20.00'	8.55'	4.34'
C29	90°00'00"	20.00'	31.41'	20.00'

EASEMENT LEGEND:

(C) DENOTES EASEMENT TO THE CITY OF LA VERNE FOR SANITARY SEWER LINE PURPOSES

(D) DENOTES EASEMENT TO THE CITY OF LA VERNE FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES

(E) DENOTES EASEMENT TO THE CITY OF LA VERNE FOR WATER PURPOSES

LEGEND:

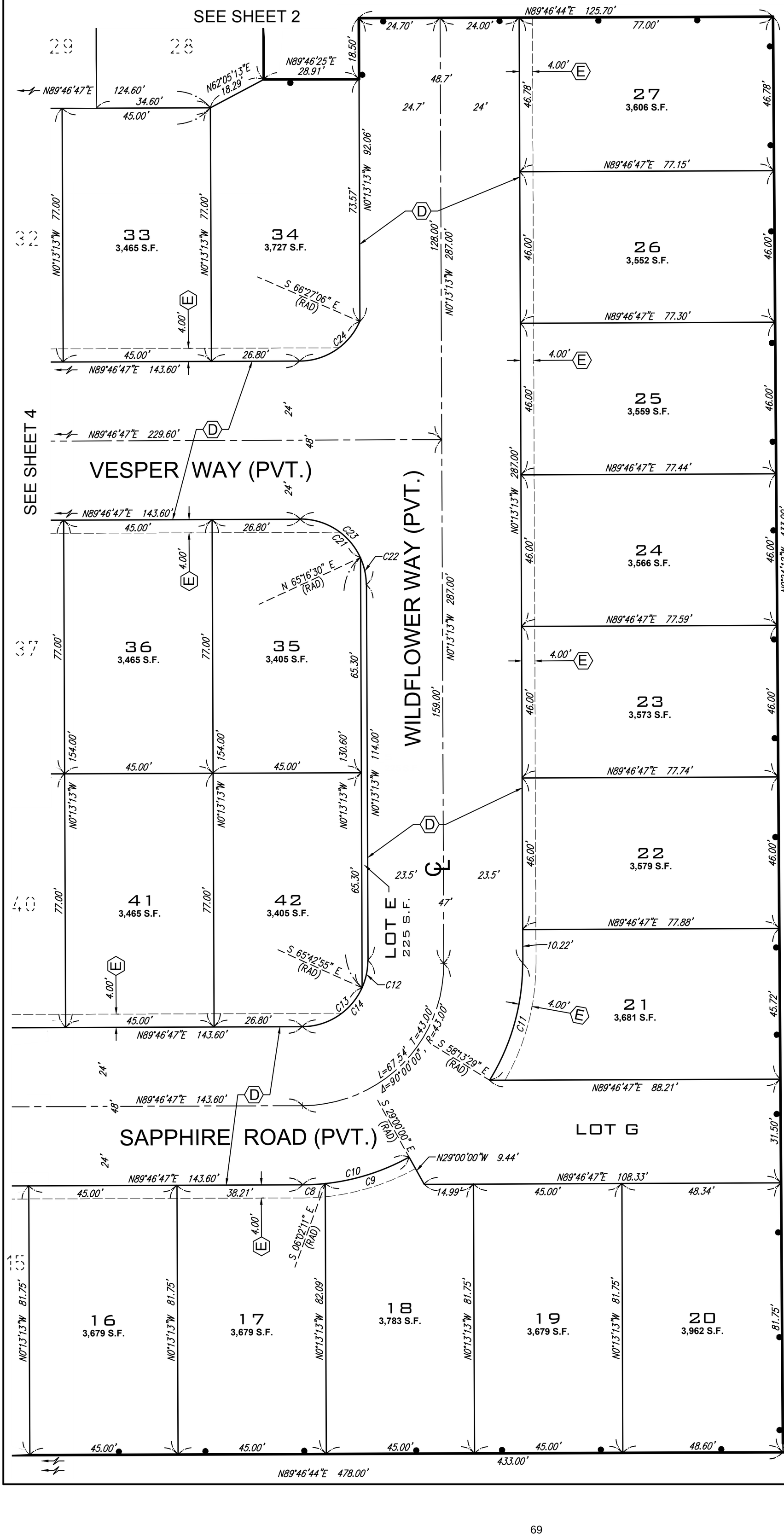
INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

SCALE: 1" = 20'

SHEET 5 OF 6 SHEETS

TRACT MAP NO. 83064

IN THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



LINE TABLE		
LINE #	BEARING	DISTANCE
L5	N0°24'12"W	2.75'
L6	N0°24'12"W	2.75'

CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	TANGENT
C8	5°48'58"	67.00'	6.80'	3.40'
C9	22°57'49"	67.00'	26.85'	13.61'
C10	28°46'47"	67.00'	33.65'	17.19'
C11	31°59'43"	67.00'	37.41'	19.21'
C12	24°30'18"	20.00'	8.55'	4.34'
C13	65°29'42"	20.00'	22.86'	12.86'
C14	90°00'00"	20.00'	31.41'	20.00'
C21	65°29'42"	20.00'	22.86'	12.86'
C22	24°30'18"	20.00'	8.55'	4.34'
C23	89°59'41"	20.00'	31.41'	20.00'
C24	66°13'54"	20.00'	23.12'	13.05'

EASEMENT LEGEND:

(C) DENOTES EASEMENT TO THE CITY OF LA VERNE FOR SANITARY SEWER LINE PURPOSES

(D) DENOTES EASEMENT TO THE CITY OF LA VERNE FOR INGRESS, EGRESS AND PUBLIC UTILITY PURPOSES

(E) DENOTES EASEMENT TO THE CITY OF LA VERNE FOR WATER PURPOSES

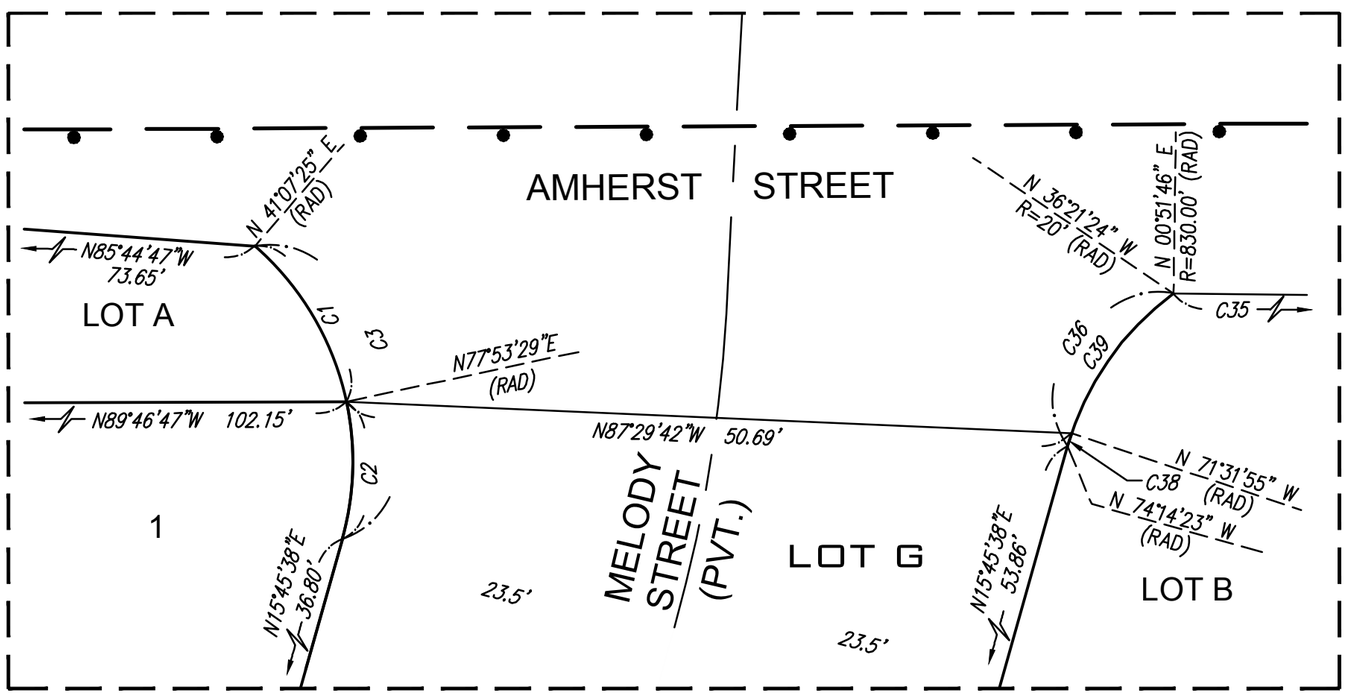
LEGEND:

INDICATES THE BOUNDARY OF THE LAND BEING SUBDIVIDED BY THIS MAP

SHEET 6 OF 6 SHEETS

TRACT MAP NO. 83064

IN THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



DETAIL "B"

NOT TO SCALE

SEE SHEET 3 FOR LINE & CURVE DATA TABLES.

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Agenda Report

CITY OF LA VERNE
Public Works Department

DATE: September 19, 2022

TO: Honorable Mayor and City Council

FROM: Cody A. Howing, City Engineer

SUBJECT: Award of Contract for the "E" Street and 2nd Street Improvement Project

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AGENDA SUMMARY:

The Public Works Department recently solicited bids for street improvement project along portions of E Street and 2nd Street. The planned improvements include demolition, new sidewalk, intersection bulb-outs, landscaping, lighting enhancements, water quality BMP installation, asphalt pavement, and decorative concrete crosswalks. The project was advertised on August 5th and August 12th, 2022 with bid proposals received and opened via electronic platform "Planet Bids" on September 7, 2022.

RECOMMENDATION:

Staff recommends that the City Council approve Resolution No. 22-69, which awards a public works contract to Gentry Brothers, Inc., the lowest, most responsible bidder, in the amount of $1,624,894.20 including additive bid items A-1 through A-3, and authorize staff to issue change orders not exceeding 10% of the construction budget.

This project is categorically exempt from the California Environmental Quality Act, Section 15301 – Existing Facilities, and City of La Verne environmental guidelines.

BACKGROUND:

On September 7, 2022 five sealed bids were opened for the E Street and 2nd Street Improvement Project. The work consists of furnishing all necessary materials, labor, tools, equipment and services to improve the Old Town La Verne streetscape at the intersection of E Street and 2nd Street.

Agenda Report
Award of Bid – E Street and 2nd Street Improvement Project
September 19, 2022

Following is a summary of the bid results:

BIDDER	TOTAL
Gentry Brothers, Inc.	$1,624,894.20
CT&T Concrete Paving Inc.	$1,959,409.00
AID Builders, Inc.	$2,017,788.75
Environmental Construction, Inc.	$2,311,965.00
All American Asphalt	$2,562,677.00

The engineer's estimate for the project was $1,950,000.00. As noted above, the bids ranged from $1,624,894.20 to $2,562,677.00. Staff has evaluated the bid of the apparent low bidder and found Gentry Brothers, Inc. to be the lowest, most responsible and responsive bid of the five received. The firm has recently completed projects in Glendora, Montclair, Ontario, Covina, Arcadia as well as past performance of similar work for the City of La Verne.

This project includes improvements to "E" Street from Arrow Highway to 2nd Street and on 2nd Street from "E" to "D" Street. The proposed improvements include widening the existing sidewalk to utilize the full existing Right-of-Way, removing the existing trees along the corridor, replacing existing trees and new landscape ground cover with drought tolerant species, new irrigation, installation of new lighting improvements, accessibility improvements including new curb ramps, intersection bulb-outs at the intersection of "E" Street and 2nd Street and water quality enhancing tree well units. The project also includes installation of "Sharrow" pavement markings to designate the project area as a Class III Bike way facility. Sharrow pavement markings are also proposed to extend along "E" Street north to Bonita Avenue to improve connectivity to the Class II Bike Lane facilities located on Bonita Avenue.

The proposed improvements are intended to enhance usability for both pedestrians and bicycle users in the area as this will be a primary corridor for connecting Old Town La Verne and the University of La Vern to the future Foothill Gold Line Station.

FISCAL

This project is funded by the City's Enhanced Infrastructure Finance District (EIFD) and will be the first project to utilize the EIFD as a funding source. The EIFD was establish to support funding infrastructure projects near the Foothill Gold Line Station and other identified sub areas included in the District. The approved 2022-2023 capital improvement program has $1,300,000 budgeted for this project.

Due to continued increase to construction costs caused by inflation, materials costs and labor shortages the budget for this project has grown beyond the amount budgeted in the 2022-2023 CIP budget. To balance the project budget, an appropriation of an additional $487,383.62 to cover additional costs and a construction contingency of 10%.

The City has entered into a lease agreement to finance work to be completed. This agreement has been established to be reimbursed by revenue from the EIFD. On June 6, 2022, City Council and the Joint Powers Financing Authority approved a site lease agreement which has yielded a principal amount of $3,500,000 for this project and others identified as priorities for the EIFD. Adequate funds are available to balance the full cost of this project.

COMPLETE STREETS POLICY COMPLIANCE

The City Council adopted a Complete Streets policy that seeks to develop a transportation system that serves all users in a safe and efficient manner regardless of their mode of travel (Resolution No. 17-71). Implementation of the policy for street maintenance activities requires the public works department plan, design, construct, operate and maintain appropriate facilities for pedestrians, bicyclists, transit riders, motorists, children, the elderly and people of all abilities in all new construction, reconstruction and repaving improvements. This project is compliant with the Complete Streets Policy.

RESOLUTION NO. 22-69

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AUTHORIZING EXECUTION OF A PUBLIC WORKS CONTRACT WITH GENTRY BROTHERS INC. FOR THE "E" STREET AND 2ND STREET IMPROVEMENT PROJECT.

WHEREAS, the City Council of the City of La Verne, County of Los Angeles, State of California, has heretofore advertised for bids for the construction of a public works project; and,

WHEREAS, said bids have been opened at the time designated and considered by the City Engineer of the City of La Verne; and,

WHEREAS, said City Engineer has recommended to said City Council that the bid of Gentry Brothers, Inc. in the amount of $1,64,894.20 is in accordance with plans, specifications and other data incidental to the obtaining of bids for such improvements, is the lowest and best responsible bid and should be accepted by the City Council; and,

WHEREAS, said bid has now been considered by the City Council;

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

Section 1. That said City Council does hereby find and determine that the bid of said Contractor is the lowest and best responsible bid for the construction of said project.

Section 2. That the contract for the construction of said project, as set forth, is in accordance with the plans, specifications and other data, and the same is hereby awarded to said Contractor subject to the following conditions:

a. That said Contractor execute and deliver an appropriate contract covering said work;
b. That the form of said contract shall be approved by the City Attorney for the City of La Verne;
c. That said Contractor post with the City of La Verne appropriate bonds covering Faithful Performance, and Labor and Materials, both in the amount of the contract, as required by said specifications; and,
d. That said Contractor provide the City of La Verne with certificates of insurance naming the City and the Engineer as additional insured in accordance with the contract documents.

Section 3. That the Mayor and City Clerk are hereby authorized on behalf of the City of La Verne to enter into a contract with said Contractor, for the construction of said project as set forth and in accordance with plans, specifications and other data therein referred to.

Section 4. That said City Council does hereby find and determine that this project is categorically exempt from the California Environmental Quality Act, Section 15301 – Existing Facilities, and the City of La Verne environmental guidelines and affirms the State's determination of a Categorical Exclusion under NEPA, 23 CFR 771.117(c): activity (c)(4)

Section 5. That the Mayor shall sign and the City Clerk shall certify to the passage and adoption of this Resolution and thereupon the same shall take effect and be in force.

PASSED, APPROVED AND ADOPTED this 19th day of September, 2022.

_____
Mayor Tim Hepburn

ATTEST:

_____
Lupe Gaeta Estrella, Assistant City Clerk

CERTIFICATION

I, Lupe Gaeta Estrella, Assistant City Clerk of the City of La Verne, Do HEREBY CERTIFY that Resolution No. 22-69 was duly passed and adopted by the said City Council at a meeting of the said Council held on the 19th day of September, 2022 and passed and adopted by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Lupe Gaeta Estrella, Assistant City Clerk

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Agenda Report

CITY OF LA VERNE
Community Services Department

DATE: September 19, 2022

TO: Mayor and City Council

FROM: Candice Bowcock, Principal Planner

SUBJECT: La Verne Wilderness Plan and Environmental Impact Report

---

Agenda Summary

In 2006, the City acquired 208 acres in north La Verne through State grant funds obtained in cooperation with the County of Los Angeles, the Trust for Public Land, and the La Verne Land Conservancy. This land was combined with 150 acres already owned by the City to create an open space preserve of 358 acres, collectively referred to as the Wilderness Area. The Wilderness Area Management and Public Access Plan includes selective habitat enhancement actions, the resolution of public safety hazards, and opportunities for limited controlled public access as part of the City's stewardship responsibilities for the Wilderness Area. The Management Plan includes goals for specific physical improvements or management policies that would implement the vision for the Wilderness Area.

Recommendation

Staff and the Planning Commission recommend City Council adopt Resolution Number 22-72, approving the Wilderness Area Management and Public Access Plan and certifying the Final Environmental Impact Report.

Background

The grant funds used to acquire the Wilderness Area were dedicated to the "*acquisition, development, improvement, rehabilitation, or restoration of real property for parks and park safety, senior recreation facilities, gang prevention, beaches, recreation, community, or cultural facilities, trails, wildlife habitat or natural land in order to establish open space areas"*. At the time the funds were allocated for purchasing the lands, the City agreed to maintain and operate the property. Conditions in the grant funding include specific stipulations requiring reasonable public access, except where such access would interfere with resource protection, and prohibiting flood control projects within the grant lands. In order to fulfill the requirements of the land acquisition grant, the La Verne Wilderness Area Management and Public Access Plan was prepared to address the resolution of wildlife conservation, public access, and habitat management issues.

In 2007 and 2008, the City began the planning process to develop a Draft Management Plan for the Wilderness Area. This planning was structured around three facilitated public workshops. An average of approximately 45 individuals, many of them neighbors to the Wilderness Area, attended each workshop. The workshops were conducted to solicit community perspectives about a "Vision" for the Wilderness Area and identify resource management and/or passive outdoor recreation and education activities to be evaluated for inclusion in the plan, to discuss management opportunities and constraints, present a framework for management alternatives, solicit individual views about

management alternatives, to review the preferred Draft Management Plan recommendations and solicit individual views about those recommendations.

In addition to the public workshops, the City conducted individual and small group interviews with government agencies, special interest groups, and immediate neighbors to the Wilderness Area to specifically discuss public access. The public access discussions took into account the legal requirements associated with the acquisition grant, management responsibilities, and alternative management methods and facilities that would be helpful in controlling public access.

In October, 2008 a Draft Management Plan was produced for the City's consideration that outlined recommendations for habitat resource enhancement, public safety actions, and controlled public access along with selected management alternatives. At that time, due to a lack of funds to complete an Environmental Impact Report, the City elected to postpone any action in advancing the review and refinement of the Draft Management Plan.

In 2015, at a City Council Workshop, staff presented Council with an overview of the open space project, the management plan findings, the cost of improvements, and recommended next steps. The City Council asked staff to prepare a Request for Proposal for the Open Space Project outlining an update of the Management Plan and the Environmental Impact Report. Staff reviewed the proposals received from consultants and recommended Rincon Consultants, Inc. to update the Management Plan and the preparation of an Environmental Impact Report. Also, two of the consultants who worked on the original management plan had been hired by Rincon to work on the update which provided good continuity between the original public process/document and the current effort.

In 2016, the City re-initiated review of the management options presented in the 2008 Draft Management Plan and determined to prepare an Environmental Impact Report for the management program consistent with the California Environmental Quality Act (CEQA) guidelines.

On September 20, 2016, a public scoping workshop was conducted to review the resources and public access management concepts being considered and to solicit direction from the community for how to best steward the Wilderness Area resources while also providing low-impact outdoor recreation and educational experiences. There were 26 people in attendance, primarily the neighbors immediately south of the Wilderness Area. A summary of each meeting can be reviewed in the attached La Verne Wilderness Area Management and Public Access Plan, Appendix B.

Since the City Attorney recused himself because of a conflict of interest, the City retained Barbara Leibold, from the law firm of Leibold, McClendon and Mann, to represent the City on this matter.

The Planning Commission conducted a meeting on October 10, 2018, where staff presented the Commission with the draft Wilderness Area Management and Public Access Plan and the Environmental Impact Report. The nearby residents attended the meeting and the vast majority voiced their concerns and objections to the proposed loop trail and increased public access into the existing open space area. After listening to the residents' concerns, the Planning Commission voted to continue the item so that staff could further research what level of "public access" was appropriate.

The item returned to the Planning Commission on January 9, 2019, where staff provided an update related to the meaning of "public access" from Mr. Wicker, Director of the Los Angeles County Department of Parks and Recreation, and the revised resolution proposing a two phased plan. Mr. Wicker stated, "The current level of public access to the Wilderness Area is sufficient to meet the

reasonable public access requirements." Many people attending that meeting, including a number of cyclists, voiced their concerns and the desire to have a trail connecting to the "Sunset Motor Ridge Trail", along with other general improvements to access the area. Also speaking at that meeting were the La Verne residents that live adjacent to the area on Monterey Street and Golden Hills Road. These residents continued to speak in opposition to Phase 2 of the plan (the loop trail) and to the increase of public access.

The Planning Commission had a split vote of 2-2 to recommend City Council adoption of the Plan and approval of the EIR. After the Planning Commission meeting, staff, along with the La Verne Land Conservancy, met with Adrienne Dunfee, Deputy Monument Manager with the United States Department of Agriculture, Forest Service. According to Ms. Dunfee's letter, (Attachment H) portions of the La Verne Wilderness Area fall within a special portion of the Angeles National Forest known as the San Dimas Experimental Forest. The "Sunset Motor Ridge Trail" is identified by the Forest Service as an administrative road used for management of the Experimental Forest area and to provide access to communication sites located within the forest area. Public access to this trail is not consistent with the current management of the Experimental Forest. The letter also states that the Forest Service does not have jurisdiction over private land within the Experimental Forest area and would not support new trails that connect to, or encourage, access to the Experimental Forest area. Therefore, the connection to the "Sunset Motor Ridge Trail" would not be supported.

Staff also met with the La Verne Land Conservancy again to discuss their ongoing concerns related to building more trails and opening the area up to more public access from La Verne. The Conservancy requested that an objective to the Resolution be added to ensure that the process continues into the near future. Objective 1.0 states:

> "The City will support and engage with the La Verne Land Conservancy to further evaluate and explore feasibility for possible trail and accessibility options within the limits of the existing Environmental Impact Report. It is intended that this effort would take place within the next 24 months."

There are two phases proposed within Resolution Number 22-72. Phase 1 consists of maintenance, security, fuel modification, planting, and protecting the wilderness area. Phase 2 includes the development of the loop trails and the increase of public access to the area. Conditions were also added that if there is ever a desire for Phase 2 to move forward, an update to the Environmental Impact Report (as necessary), a public workshop, and City Council approval would be required prior to implementation. This will ensure that Phase 2 will only move forward with proper notification to the residents and ultimately a vote of the City Council.

The letter from the Los Angeles County Department of Parks and Recreation also stated that, "If the proposed improvements detailed in the scope of the Development Project are infeasible, then the City may need to request termination of the grant and relinquish its claim to the $650,000 for the project. The City also has the option to request to amend the project scope." Staff believes this money will be spent on Phase 1 of the project, but may have to revise the scope of the project to be sure the grant money can be used properly.

Staff and special legal counsel felt that in light of some new information, requested changes to the resolution by the La Verne Land Conservancy, and the Forest Service's further explanations, that the item should return back to the Planning Commission for a new vote. The project went back to the Planning Commission a third time on April 10, 2019. At this meeting, Ms. Dunfee, with the Forest Service, addressed the Planning Commission. At this meeting the Planning Commission voted to recommend approval to the City Council.

There has been a gap of time since the Planning Commission recommended approval of the Plan to the City Council in April of 2019 due to various obstacles. There are also new City Council members that may not have been aware of the proposed plan and the work that has been completed over the years, therefore staff felt that it was necessary to conduct a study session to present the project in its entirety before going to a public hearing. On August 1, 2022, the City Council held a study session and staff presented the project in its' entirety.

ANALYSIS:

The Wilderness Area is located north of Golden Hills Road, east of Mountain Springs Ranch Road, and west of Stephens Ranch Road. The Wilderness Area is located partially within, and surrounded to the west/northwest, north, and east by the Angeles National Forest and the recently-designated San Gabriel Mountains National Monument. Residential developments are adjacent to the Wilderness Area along Divot Drive to the southwest and along Monterey Street, Calle Aragon, and Brydon Road to the south. The majority of the Wilderness Area consists of open space and mostly undeveloped land. The southwestern corner of the Wilderness Area, along Monterey Street, has been disturbed by mowing activities and a fire road (Sunset Peak Mountainway). The remainder of the Wilderness Area is relatively undisturbed and covered in dense vegetation, with the exception of a few disturbed areas along the southern edge of the Wilderness Area and along the fire road.

The Wilderness Area Management and Public Access Plan includes an 8 foot wide 0.6 mile loop trail located south of the open space area just north west of Monterey Street (previously referred to in this report as the Phase 2 component). There will be an access point, pedestrian access with day use only, trail related pedestrian activities only, and a phased public access program based on available staff resources and funding. Parking is encouraged to occur on the south side of Golden Hills Road with the pedestrian access easement from Golden Hills Road just south/west of loop trail.

The Wilderness Area is a place where natural resources are managed for diversity. Through controlled public access, it offers a sense of tranquility where individuals and small groups can safely visit to experience, enjoy, and learn. The Wilderness Area is a benefit to its immediate neighbors and the city as a whole. The Wildlife Conservation Board's grant terms requires the Wilderness Area to be managed "for the purposes of wildlife habitat preservation, restoration and management, wildlife-oriented education, habitat preservation, and protection of sensitive biological resources." Therefore, the Wilderness Area Management and Public Access Plan includes selective habitat enhancement actions, the resolution of public safety hazards and opportunities for limited controlled public access as part of the City's stewardship responsibilities for the Wilderness Area.

Goals:

The following goals are specific physical improvements or management policies that would implement the vision for the Wilderness Area. To the extent practicable and allowable by physical, biological, and social constraints, the City is committed to specific associated objectives for the Wilderness Area including:

Wildlife Habitat Conservation: addressing habitat enhancement and stewardship activities

Public Safety: addressing potential hazards including flooding and wildfire

Public Access: addressing provision of low-impact trail-related recreation and interpretive education

General Management Goals: addressing ongoing oversight, operation, and maintenance of the Wilderness Area

Flood/Runoff Hazard:

The Wilderness Area consists of vacant, natural open space encompassing several steep, relatively small canyons that drain into a single unimproved watercourse and end at an outlet located at Golden Hills Road. As a consequence, the Wilderness Area and land downstream have been subject to flooding during heavy rain events. Local hydrology studies suggest that prior to any development in the canyon, a system of debris basins be constructed to protect existing and future development downstream. However, pursuant to conditions contained in the grant funding agreement, no flood control improvements are allowed in the 208-acre portion of the Wilderness Area purchased using grant funds.

Locating a hiking trail in the floodplain of an intermittent drainage and then crossing the drainage is challenging relative to the ongoing maintenance of the trail. Careful design and choice of materials can be used to minimize any undercutting of the trail and avoid ongoing rehabilitation costs. A cautious approach in trail siting, design, and development will be used to start a trail route composed of natural materials involving minimal grading. After a sufficient annual monitoring period of runoff patterns, the trail location may be modified as appropriate.

The goal that addresses existing flood problems is based on considerations of issues primarily raised by immediate neighbors to the Wilderness Area. The City has explored the construction of a flood control debris basin in the Wilderness Area, as part of a management approach to alleviate the flood hazard onsite and downstream. However, the ability to respond to this issue is constrained by (1) the stipulations of the State grant that do not allow such improvements within the 208-acre portion of the Wilderness Area and, (2) the 150-acre portion of the Wilderness Area that has no such grant restrictions contains topography that makes locating such a debris basin structure infeasible. These improvements also have significant construction and on-going maintenance costs.

The City is may explore the possibility of installing and maintaining woody debris racks across three tributary drainages for purposes of reducing the amount of woody debris that could be carried downstream during heavy rainfall which can be seen in Objective 2.1 and Figure 6/7 of the Management Plan.

Fire Hazard:

The City of La Verne is one of 1,289 communities in California identified as a “community at risk” by the California Department of Forestry and Fire Protection (CAL FIRE). The City is also designated a Hazard Level Code of “3,” which indicates the highest fire threat level.

To address the potential for increased fire hazard associated with public use, the City is committed to programming and implementing necessary fuel modification activities whenever possible to protect nearby neighborhoods from wildfires which can be seen in more detail in Goal 3 of the plan. The City will also provide rules for use of the Wilderness Area that close the area during periods of potential flood risk and high and extreme fire danger, prohibit fires of any kind, and limit the number of access points for the public to enter.

In cooperation with the La Verne Fire Department and other fire authorities (CAL FIRE, Los Angeles County, U.S. Forest Service), a local Brush and Fuel Load Management Plan will be prepared.

The EIR was prepared in 2018, and since then there were two additional sections that were added within the CEQA Guidelines, Energy and Wildfire. Energy addresses wasteful energy associated with a project. This project will be responsible for no wasted energy, driving to the site is minimal and construction/maintenance related activities will be temporary. The added section of Wildfire was already addressed in the EIR in the Hazard Section in 2018 and addresses the intent on the checklist items, therefore no further study is required.

Public Access

Public use and enjoyment of the Wilderness Area's natural setting is understood to be a communitywide benefit, however some immediate neighbors have expressed concerns about the increased potential for wildfires and the interruption of their own quiet enjoyment of their backyard environments.

Considerations for public access and use include a wide range of options. These vary from no new public access to open access with hour restrictions. Expressed issues generally fell into the following areas: public safety, increased fire hazard, access options, parking at access points, the expansion of trail network and connectivity to adjacent Angeles National Forest lands versus no or limited new trails, the provision of restroom and water facilities, and security and maintenance costs.

In order to address these various perspectives, a number of goals and objectives are incorporated into the Management Plan. Overall, the goals and objectives, when taken as a whole, are aimed at providing an enjoyable outdoor recreation experience directed toward access to the adjacent Angeles National Forest with no or minimal impact to the environment and nearby neighborhoods.

Cost

Projected capital improvement costs to provide flood protection, enhance natural habitat values, and offer new and enhanced visitor experiences consistent with the goals and objectives of the Management Plan is detailed in Appendix C of the Management Plan. Projected costs are not absolute and should be reassessed as needed.

The estimated cost for the improvements for the first 1-2 years for the Wilderness Area total $849,990. The next 3-5 years of improvements total $246,629 and 5 years and beyond total $108,900. The City has obtained two (2) County of Los Angeles grants, one totaling $150,000 and the other totaling $500,000 for the Open Space improvements.

Environmental Impact Report

The primary objectives of the EIR process under the California Environmental Quality Act (CEQA) are to inform decision-makers and the public about a project’s potentially significant environmental effects, identify feasible ways to minimize significant effects, and consider a reasonable range of alternatives to the project. This Final EIR has been prepared by the environmental consultant; Rincon Consultants, Inc. and has been reviewed by City staff for completeness and adequacy in accordance with Public Resources Code (PRC) Sections 21000–21177 and the State CEQA Guidelines. All impacts were defined as less than significant or less than significant with mitigation incorporated. A table of all mitigation measures can be seen in the attached Draft Environmental Impact Report, page 4.

The attached Final Environmental Impact Report contains individual responses to each comment received during the public review period for the Draft Environmental Impact Report. As prescribed by the State CEQA Guidelines Sections 15088 and 15132, the lead agency, the City of La Verne is required to evaluate comments on significant environmental issues received during the public comment period from persons who have reviewed the Draft EIR and to prepare written responses to those comments. The attached Final Environmental Impact Report, together with the Draft Environmental Impact Report will comprise the Environmental Impact Report for this project. Pursuant to the requirements of CEQA, the City of La Verne must certify the EIR as complete and adequate prior to approval of the project or a project alternative.

One of the Land Use and Planning impacts identified is the amendment to the General Plan land use designation. The mitigation measure requires the City to re-designate the land use designation for the entirety of the Wilderness area from Hillside residential to open space within the next 5 years. This will be updated through the development of the City's current effort in updating the General Plan. The other mitigation measure states that the City shall revise the allowable land uses for the P-R zoning to allow for open space, this will be done through an update of the Municipal Code.

In conjunction with the adoption of the plan, staff will also amend the Municipal Code section 6.16.080 to allow for dogs in the wilderness area. City Council will review this request at that time.

Notice of Public Hearing

A notice of a public hearing before the City Council was published in the Inland Valley Daily Bulletin on August 25, 2022 and notices were mailed on August 29, 2022 to property owners within at least 300 feet of the site.

A. DRAFT CC Resolution No. 22-72
B. Draft Environmental Impact Report
C. Final Environmental Impact Report
D. Draft Wilderness Area Management and Public Access Plan
E. Planning Commission Resolution Number 1232
F. Letter from Matthew Bokach, Forest Service 05-01-17
G. Letter to LA County Parks and Recreation 10-18-18
H. Letter from LA County Parks and Recreation 11-26-18
I. Planning Commission Public Comments 08-16-18
J. Letter from Adrienne Dunfee, Forest Service 03-22-19

RESOLUTION NO. 22-72

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA APPROVING THE LA VERNE WILDERNESS AREA MANAGEMENT AND PUBLIC ACCESS PLAN WITH A PHASING PLAN AND CERTIFYING OF THE ENVIRONMENTAL IMPACT REPORT

WHEREAS, Sections 2.48.020 through 2.48.165 of the La Verne Municipal Code empowers 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 plans; and

WHEREAS, on April 10, 2019, the Planning Commission conducted a public hearing in which it recommended City Council adoption of the La Verne Wilderness Area Management and Public Access Plan, finding the plan to be in conformance with the goals and objectives on the La Verne General Plan; and

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

WHEREAS, the proposed plan has less than significant impacts or less than significant impacts on the environment after mitigation measures are in place and adopts the prepared Environmental Impact Report; and

WHEREAS, the City Council conducted a duly noticed public hearing on September 19, 2022 and considered public testimony in accordance with City and State requirements.

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

Section 1. **Environmental Determination**. The City Council HEREBY FINDS and DETERMINES that (i) the plan has less than significant impacts or less than significant impacts on the environment after mitigation measures are in place; (ii) the Environmental Impact Report ("EIR") reflects the City's, as the lead agency, independent review and analysis of the EIR; and (iii) the EIR, as presented, has been prepared in accordance with the CEQA.

Section 2. **Findings.** In approving the proposed plan, the City Council HEREBY FINDS AND DETERMINES:

1. The proposed plan, with the mitigation measures is in conformance with the goals and objectives of the General Plan.

2. Public necessity, general welfare, and effective city planning practice require and support the new plan.

3. The character, style, and uses contemplated in the new plan are harmonious with the natural setting.

Draft

4. The proposed plan would better serve the area considering the nature, use, and proposed uses of the adjacent properties.

5. Adoption of the plan would not negatively affect adjacent properties.

Section 3. **Approval.** Based upon the above findings, the City Council HEREBY APPROVES the proposed plan and accompanying environmental documents for the La Verne Wilderness Area Management and Public Access Plan subject to the accompanied phasing plan for the project as set forth below:

Phase 1: Staff shall explore the option to request to amend the project scope for use of the $650,000 grant obtained in 2016 from RPOSD to fund Phase 1. Phase 1 will begin when funding is obtained.

The following Actions will be included in Phase 1 of the Implementation Plan:

Objective 1.0:

The City will support and engage with the La Verne Land Conservancy to further evaluate and explore feasibility for possible trail and accessibility options within the limits of the existing Environmental Impact Report. It is intended that this effort would take place within the next 24 months.

Objective 1.1: Enhance and Protect All Habitat Areas:

Action 1.1.1: Remove any abandoned facilities

Action 1.1.2: Remove non-native tree species

Action 1.1.6: Avoid vegetation removal and management activities within the Coast Prickly Pear Scrub sensitive vegetation community (see Figure 2) and in areas that provide habitat to sensitive plant and wildlife species

Action 1.1.7: Should vegetation removal in sensitive areas be determined to be necessary and appropriate, special status species surveys will be conducted prior to any work commencing

Action 1.1.8: Avoid management activities that would prohibit wildlife movement through the Wilderness Area

Action 1.1.9: Coordinate with appropriate federal, state, or local agencies, such as the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or the Los Angeles Regional Water Quality Control Board, prior to conducting management activities in riparian areas

Action 1.1.10: Coordinate with the US Forest Service to ensure that management activities are consistent with the Forest Plan, San Gabriel National Monument Plan, and San Dimas Experimental Forest

Objective 1.2: Restore the Southern Wash Corridor as Riverside an Alluvial Fan Sage Scrub with a Surrounding Modified Coast Live Oak Woodland/Grassland Habitat:

Action 1.2.1: Remove non-native shrubs and trees

Action 1.2.2: Revegetate with appropriate native species

Draft

Action 1.2.3: Weed abatement shall occur in coast live oak woodland/grassland areas annually. Disking shall be prohibited.

Objective 1.3: Preserve Existing, and Where Appropriate, Enhance Northern Mixed Chaparral/Coast Live Oak Woodland

Action 1.3.1: Remove non-native shrubs and trees

Action 1.3.2: Revegetate with appropriate native species

Objective 1.4: Revegetate disturbed areas

Action 1.4.1: Rip and grade abandoned roads and social trails where appropriate

Action 1.4.2: Hydroseed with native erosion control mix

Action 1.4.3: Limit public access during establishment period

Objective 1.5: Preserve Significant and Heritage Trees

Action 1.5.1: Avoid trimming and removal of significant and heritage trees

Action 1.5.2: Tree replacement will be included in restoration activities as appropriate

Action 1.5.3: Tree trimming or removal will take place outside of nesting bird season

Objective 2.1: Manage Stormwater, Sediment, and Woody Debris

Action 2.1.1: Delineate and field stake the 100-year floodplain of the wash and a riparian buffer within the southern limits of the Wilderness Area. Manage as a Coast Live Oak Woodland habitat corridor to provide both habitat diversity and facilitate the transport of floodwaters (See also Goal #1)

Action 2.1.2: Coordinate with appropriate federal, state, or local agencies, such as the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or the Los Angeles Regional Water Quality Control Board, prior to conducting management activities in riparian areas

Objective 3.1: Clear Brush and Modify Fuel Load

Action 3.1.1: Weed abatement shall occur in low-lying areas of the wash in the southern portion of the Wilderness Area annually (See also Goals #1 and #2). Disking shall be prohibited.

Action 3.1.2: In cooperation with Los Angeles County, prepare a local *Brush and Fuel Load Vegetation Management Plan* in one year of the Wilderness Area opening to the public, and review the plan every five years

Objective 3.2: Prohibit Fires

Action 3.2.1: Prohibit any fires for recreation or maintenance in the Wilderness Area

Action 3.2.2: Prohibit smoking in the Wilderness Area

Draft

Objective 3.3: Provide for Public Safety

Action 3.3.3: In cooperation with other agencies, design, locate, and develop strategies for acquiring and improving emergency access to the Wilderness Area and facilitating evacuation in the event of a wildfire

Action 3.3.4: Notify the responsible agency of any identified fire road maintenance needs

Objective 6.1: Coordinate with other agencies / interest groups / volunteers / neighbors to complement City staff in implementing resource management activities and capital improvements

Action 6.1.1: Coordinate with appropriate federal, state, or local agencies, such as the Forest Service, U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or the Los Angeles Regional Water Quality Control Board, prior to conducting management activities in riparian areas

Action 6.1.2: Coordinate with the US Forest Service to ensure that management activities are consistent with the Forest Plan, San Gabriel Mountains National Monument Plan, and San Dimas Experimental Forest

Action 6.1.3: Where feasible, enter into inter-jurisdictional cooperative agreement with allied agencies such the Angeles National Forest, the San Gabriel Mountains National Monument, Los Angeles County Department of Parks and Recreation, the cities of Claremont and San Dimas, and non-governmental organizations, to implement resource management programs

Action 6.1.4: Consider entering an agreement with local non-profit organizations, such as the La Verne Land Conservancy, to assist in resource management activities

Objective 8.1: Assure the Management Plan remains current as conditions change.

Action 8.1.1: Review the Management Plan as needed and update as necessary

Objective 9.1: Secure funds for resource management

Action 9.1.1: Subsequent to any Management Plan actions, consider resource management enhancement actions for potential funding through City project mitigation requirements, or mitigation by others

Action 9.1.2: Apply for funding from watershed management and wildlife enhancement grant programs

Objective 9.2: Secure funds for capital improvements

Action 9.2.1: Apply for funding from watershed, watchable wildlife, and park/open space grant programs

Draft

Phase 2: At which time staff is directed by the City Council to move forward with the implementation of Phase 2 of the La Verne Wilderness Area Management and Public Access Plan, an update to the Environmental Impact Report (as necessary), a public workshop, and City Council approval is required prior to implementation.

The following Actions will be included in Phase 2 of the Implementation Plan:

Objective 1.1: Enhance and Protect All Habitat Areas

Action 1.1.3: Install public access control signing along selected locations of the trail (See Figures 8 and 9) and along Sunrise Ridge Road stating "Habitat Management Area - No Public Access"

Action 1.1.4: Based on results of annual monitoring (see also Objective 7.1), install public access control railings as necessary to inhibit off-trail use and creation of volunteer trails

Action 1.1.5: Based on results of annual monitoring (see also Objective 7.1), decommission, restore to a natural gradient, and/or stabilize any volunteer trails that have been created

Objective 2.1: Manage Stormwater, Sediment, and Woody Debris

Action 2.1.3: Explore the possibility of installing and maintaining up to three woody debris racks to discourage debris from moving downstream

Objective 2.2: Provide for Public Safety

Action 2.2.1: Close area to public access during potential rain, flood periods, and when the southern drainage crossing is wet

Objective 3.3: Provide for Public Safety

Action 3.3.1: Close area to public access during periods of extreme fire danger, as defined as Fire Weather Warning, announced by the United States National Weather Service

Action 3.3.2: No road or trail maintenance or fuel management activities shall occur during periods of extreme fire danger (Fire Weather Warning or Fire Weather Watch days, as posted by the United States National Weather Service)

Objective 4.1: Secure Access

Action 4.1.1: Employ a dedicated easement for public access from Golden Hills Road to the downstream end of the wash within the southern limits of the Wilderness Area

Draft

Objective 4.2: Develop Limited Use Facilities

Action 4.2.1: Identify space for and create parking spaces, one of which would be an accessible parking space, through striping and/or signage along Golden Hills Road for use to access the Wilderness Area

Action 4.2.2: Develop a foot trail to avoid and/or minimize resource impacts and related mitigation to include:

- An accessible trail/maintenance route from Golden Hills Road into the Wilderness Area
- An approximately 0.6-mile, 8-foot wide accessible trail/ maintenance route from Golden Hills Road leading into the Wilderness Area and forming a loop (conceptual trail shown in Figures 8 and 9), and composed of natural materials with a firm and stable surface

Action 4.2.3: Provide benches at key location(s) where there is shade or opportunities to plant trees for future shade

Action 4.2.4: Provide interpretive signs at key locations addressing wildlife habitat and use, and respect for privacy for adjacent neighbors

Action 4.2.5: Provide management and safety signs at the Golden Hills Road entrance to include information about general use regulations, a trail map, and universal access conditions. The following information would be conveyed to the trail user:

- Use restrictions
- Permit requirements
- Universal access information, including:
  - Degree of difficulty rating
  - Length of trail segment
  - Surface type
  - Typical and minimum tread width
  - Typical and maximum running slope
  - Typical and maximum cross slope
  - Change in elevation over the total trail length and maximum elevation obtained
- Presence and danger of mountain lions, bears, and rattlesnakes

Objective 5.1: Provide for Public Safety

Action 5.1.1: Prohibit bicycles and equestrians

Action 5.1.2: Require all dogs to be on leashes pursuant to La Verne Municipal Code Section 6.16.070 Leash Law

Objective 5.2: Provide a Single Access Point from the City

Action 5.2.1: Develop access entrance on Golden Hills Road

Draft

Action 5.2.2: Identify space for parking spaces along Golden Hills Road and post information regarding appropriate alternative overflow parking locations

Action 5.2.3: Install an open / lock gate at Golden Hills Road

Objective 5.3: Designate Wilderness Area as Pedestrian Access / Day Use Only (No Overnight Use)

Action 5.3.1: Install lockable gates and associated fencing at Golden Hills Road

Action 5.3.2: Install use and regulatory signs at Golden Hills Road (see also Action 4.2.4 and 4.2.5)

Action 5.3.3: Limit Wilderness Area use from one hour after sunrise to one hour before sunset

Objective 5.4: Limit Use to Trail-Related Pedestrian Activities

Action 5.4.1: Provide no picnic or restroom facilities

Action 5.4.2: Require groups of 10 or more individuals to obtain a special use permit

Action 5.4.3: Clearly inform the public / post all prohibited uses (see also Action 4.2.4 and 4.2.5)

Objective 5.5: Provide Phased Public Access Program Based on Available Staff Resources and Funding

Action 5.5.1: Phase 1: Allow initial access only to small groups (from 5 up to 20 individuals) through a special use permit system identifying one designated responsible individual (reviewed annually to determine Phase 2)

Phase 2: Based on results of annual use monitoring, issue special use group permits and individual access permits (once implemented, reviewed annually to determine Phase 3)

Phase 3: Based on results of annual use, allow individual access for general use without permits (once implemented, reviewed annually)

Action 5.5.2 Consider engaging and coordinating with local non-profit organizations, such as the La Verne Land Conservancy, to assist with staffing and patrolling the Wilderness Area

Objective 5.6: Protect Adjacent Private Property

Action 5.6.1: Maintain approximately 50 feet between the public access trail and existing backyard property lines along Monterey Street

Action 5.6.2: Install secure property line fencing parallel to Monterey Street where not already existing

Action 5.6.3: Install signs along boundary lines designating the “Wilderness Area Boundary”

Draft

Action 5.6.4: Public access to the Wilderness Area through private properties (including from Calle Aragon and Brydon Road) shall be prohibited

Action 5.6.5: Consult with immediate adjacent neighbors to detail the location and design of boundary line / public access control fencing parallel to Monterey Street and the Wilderness Area entrance

Objective 6.2: Community Involvement

Action 6.2.1: Consult with immediate adjacent neighbors to detail the location and design of boundary line / public access control fencing parallel to Monterey Street and the Wilderness Area entrance

Action 6.2.2: Consult with the community, including non-governmental organizations, such as the La Verne Land Conservancy, to develop the final trail design

Objective 7.1: Coordinate with other agencies / trail groups / volunteers / neighbors to complement City staff presence

Action 7.1.1: Monitor public access conditions at the beginning, middle, and end of the primary recreation season and after major storm events

Action 7.1.2: Provide onsite management presence on weekends and holidays during the prime use season once the Wilderness Area is open for general use (see Objective 5.5 Phase 3) with City staff as funding allows, or through management agreements, others (see also Objective 6.1)

Action 7.1.3: Establish a Wilderness Area Watch hot line

Objective 8.1: Assure the Management Plan remains current as conditions change.

Action 8.1.1: Review the Management Plan as needed and update as necessary (Continued from Phase 1)

Objective 9.1: Secure funds for resource management

Action 9.1.1: Subsequent to any Management Plan actions, consider resource management enhancement actions for potential funding through City project mitigation requirements, or mitigation by others (Continued from Phase 1)

Action 9.1.2: Apply for funding from watershed management and wildlife enhancement grant programs (Continued from Phase 1)

Objective 9.2: Secure funds for capital improvements

Action 9.2.1: Apply for funding from watershed, watchable wildlife, and park/open space grant programs (Continued from Phase 1)

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Objective 9.3: Secure funds for public access management

Action 9.3.1: Prior to opening the Wilderness Area to general use without permits (reference Objective 5.5 Phase 3), fund a position to monitor and manage the Wilderness Area and coordinate habitat management programs in the Wilderness Area

Section 3. **Approval.** Based upon the above findings, the City Council HEREBY APPROVES and ADOPTS the La Verne Wilderness Area Management Plan and accompanying environmental documents.

Section 4. The Mayor shall sign and the Assistant City Clerk shall attest to the passage and adoption of this Resolution.

PASSED, APPROVED AND ADOPTED this 19th day of September 2022 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Mayor, City of La Verne

ATTEST:

_____
Lupe Estrella, Assistant City Clerk

Draft



La Verne Wilderness Area Management and Public Access Plan

Draft Environmental Impact Report
SCH#2016091030

prepared by
City of La Verne
Community Development Department
3660 D Street
La Verne, California 91750
Contact: Bill Aguirre, Director of Community Services

prepared with the assistance of
Rincon Consultants, Inc.
180 North Ashwood Avenue
Ventura, California 93001

April 2018

Rincon Consultants, Inc.
Environmental Scientists Planners Engineers
www.rinconconsultants.com

La Verne Wilderness Area Management and Public Access Plan

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This report prepared on 50% recycled paper with 50% post-consumer content.

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Appendices

Appendix A La Verne Management and Public Access Plan
Appendix B NOP
Appendix C Biological Resources Assessment
Appendix D Fire Hazards Study Report
Appendix E Flood Hazards

Acronyms and Abbreviations

ALS	Advanced Life Support
AQMD	Air Quality Management Plan
BAT	Best Available Technology
BCT	Best Conventional Technology
BMP	Best Management Practices
BRA	Biological Resources Assessment
BUSD	Bonita Unified School District
Cal Fire	California Department of Forestry and Fire Protection
CAL OES	California Emergency Management Agency
CAR	Communities At Risk
CCR	California Code of Regulations
CDFW	California Department of Fish & Wildlife
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFR	Code of Federal Regulations
CGS	California Geological Survey
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CRHR	California Register of Historical Resources
CRPR	California Rare Plant Rank
CUPA	Certified Unified Program Agency
CWA	Clean Water Act
CWPP	Community Wildfire Protection Plan
DOC	California Department of Conservation
DTSC	Department of Toxic Substances Control
DWR	Department of Water Resources
ECOS	Environmental Conservation Online System
EIR	Environmental Impact Report

FC	Federal Candidate
FD	Federally Delisted
FE	Federally Endangered
FEMA	Federal Emergency Management Agency
FESA	Federally Endangered Species Act
FIFRA	Federal Insecticide, Fungicide, and Rodenticide Act
FMMP	Farmland Mapping and Monitoring Program
FP	Fully Protected
FT	Federally Threatened
GHG	Greenhouse Gas
HFC	Hydrofluorocarbons
HMBP	Hazardous Materials Business Plan
HR	Hydrologic Region
HSA	Hydrologic Subarea
HSC	Health and Safety Code
HU	Hydrologic Unit
LARWQCB	Los Angeles Region Water Quality Control Board
LOS	Level of Service
LRA	Local Responsibility Area
LVFD	La Verne Fire Department
MBTA	Migratory Bird Treaty Act
MCL	Maximum Contaminant Level
MLD	Most Likely Descendant
MRZ	Mineral Resource Zone
NAHC	Native American Heritage Commission
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
NOAA	National Oceanic and Atmospheric Administration
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
NPPA	Native Plant Protection Act

NPS	National Park Service
NRHP	National Register of Historic Places
NRPS	National Recreation and Parks Association
OSHA	Occupational Safety and Health Administration
PFC	Perfluorocarbons
PRC	Public Resources Code
RWQCB	Regional Water Quality Control Board
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SD	State Delisted
SE	State Endangered
SEA	Significant Ecological Area
SR	State Rare
SRP	Spill response Plan
SSC	Species of Special Concern
ST	State Threatened
SWPPP	Stormwater Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TMDL	Total Maximum Daily Loads
USACE	United States Army Corps of Engineers
USC	United States Code
U.S. EPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geologic Service
UST	Underground Storage Tank
VHFHSZ	Very High Fire Hazard Severity Zone
WDR	Waste Discharge Requirements
WUI	Wildland-Urban Interface

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Executive Summary

This section summarizes the characteristics of the La Verne Management and Public Access Plan (Management Plan) (Appendix A). It provides a discussion of the project alternatives assessed in this environmental impact report (EIR), and the environmental impacts, mitigation measures, and cumulative impacts associated with implementation of the proposed Management Plan combined with other development in adjacent areas.

Project Synopsis

Project Applicant

City of La Verne
Community Development Department
Bill Aguirre, Director of Community Services
3660 D Street
La Verne, California 91750

Project Location

The Wilderness Area is located north of Golden Hills Road, east of Mountain Springs Ranch Road, and west and northwest of Monterey Street, Calle Aragon, and Brydon Road in the City of La Verne (City). Elevation on-site ranges from 1,435 feet in the southwest corner to 3,165 feet in the northeast corner. The Wilderness Area is located within, and surrounded to the west/northwest, north, and east by the area of the Angeles National Forest designated in 2014 as the San Gabriel Mountains National Monument. Figure 2 depicts the location of the Wilderness Area boundaries in relation to the City. The Wilderness Area is made up of 10 City-owned parcels:

- 8678022900
- 8678022901
- 8678022902
- 8678015900
- 8678015901
- 8678015902
- 8678015903
- 8678015904
- 8678015905
- 8678015906

Project Description

In 2006, the City acquired 208 acres in north La Verne through State grant funds obtained in cooperation with the County of Los Angeles, the Trust for Public Land, and the La Verne Land Conservancy. This land was combined with 150 acres already owned by the City to create an open space preserve of 358 acres, collectively referred to as the Wilderness Area. The Wilderness Area Management and Public Access Plan includes selective habitat enhancement actions, the resolution of public safety hazards, and opportunities for limited controlled public access as part of the City's stewardship responsibilities for the Wilderness Area.

Project Goals and Objectives

The Management Plan includes goals for specific physical improvements or management policies that would implement the vision for the Wilderness Area. Objectives are subcomponents of the goals that translate the intended improvements into actions to be taken. To the extent practicable and allowable by physical, biological, and social constraints, the City is committed to the realization of nine overall management goals with specific associated objectives for the Wilderness Area, including:

- Preserve and enhance wildlife habitat corridors and diversity
- Provide flood hazard management
- Provide wildfire hazard management
- Provide a tranquil and safe visitor experience
- Provide controlled public access
- Cooperate with others in management of the Wilderness Area
- Provide sufficient on-site presence to manage the Wilderness Area
- Reflect changes in surrounding use and ownership conditions
- Obtain sufficient funds to assure full implementation of the Management Plan

Required Discretionary Approvals

Implementation of the Master Plan and any associated development would require the following discretionary approvals from the City of La Verne:

- Approval of the Management Plan
- Amendment of the underlying land use and zoning designations
- Amendment of La Verne Municipal Code Section 6.16.080 *Animals in parks* to include the Wilderness Area
- Removal of significant and/or protected heritage trees will require approval of a permit from the Director of Community Development
- A permit for any temporary construction trailers or other temporary construction-related uses, as applicable

- Ministerial and ancillary permits required to carry out individual projects under the Management Plan, such as demolition permits
- Lot mergers and/or lot line adjustments, as necessary

Alternatives

This EIR includes a discussion of three alternatives to the proposed Management Plan. They are as follows:

- **Alternative 1:** No Project
- **Alternative 2**: No Dogs Permitted
- **Alternative 3:** Trail to Lookout Point

The California Environmental Quality Act (CEQA) requires that an environmentally superior alternative be identified among those analyzed. It further states that if the No Project Alternative is identified as environmentally superior, the next most environmentally superior alternative must also be identified. For this project, Alternative 1, No Project, is considered environmentally superior because it would have the fewest impacts compared to the three possible alternatives. The next most environmentally superior alternative is Alternative 2, followed by the proposed Management Plan and Alternative 3.

Summary of Impacts and Mitigation Measures

Table 1 lists the environmental impacts of the proposed Management Plan, the proposed mitigation measures, and residual impacts or significance after mitigation. Impacts are categorized by class: Class I impacts are defined as significant, unavoidable adverse impacts that require a statement of overriding consideration, pursuant to Section 15093 of the *CEQA Guidelines* if the proposed Management Plan is approved; Class II impacts are significant, adverse impacts that can be feasibly mitigated to less than significant levels and that require findings to be made under Section 15091 of the *CEQA Guidelines*; Class III impacts are adverse, but less than those allowed by adopted significance thresholds; and Class IV impacts are those where there is no impact or the effect would be beneficial.

Table 1 Summary of Environmental Impacts and Mitigation Measures

Impact	Mitigation Measures	Significance After Mitigation
Biological Resources		
Impact BIO-1: Implementation of the proposed Management Plan and associated minor site improvements, such as the proposed foot trail, could cause an adverse effect through habitat modifications in the Wilderness Area, which contains special-status plant, special-status wildlife species, and a sensitive natural community. Impacts would be Class III, less than significant due to the limited size and accessibility of the proposed foot trail.	None Required	Less than significant without mitigation
Impact BIO-2: The Management Plan would not facilitate development that would directly impact riparian and wetland habitats. However, there would be potential for adverse indirect impacts from such development on wetlands and areas under the jurisdiction of the CDFW and USACE. The Management Plan identifies Action 1.1.9 which requires facilitators of the Management Plan to coordinate with appropriate federal, state, or local agencies, prior to conducting management activities in riparian areas to ensure wetlands are not impacted as a result of minor improvements in the Wilderness Area. Therefore, impacts would be Class III, less than significant.	None Required	Less than significant without mitigation
Impact BIO-3: Implementation of the proposed Management Plan would not include intrusive management activities. However, there would be potential for adverse indirect impacts to wildlife movement corridors in the Wilderness Area. Objectives and actions including in the Management Plan would ensure that impacts to all wildlife movement (short-range and potential long-range movement) are reduced to less than significant levels. Therefore, impacts would be Class III, less than significant.	None Required	Less than significant without mitigation

Impact	Mitigation Measures	Significance After Mitigation
Impact BIO-4: Implementation of the proposed Management Plan would potentially cause indirect impacts to biological resources within the Wilderness Area during construction of minor site improvements (i.e., foot trail, sitting benches, signage). However, goals and actions of the proposed Management Plan in combination with existing City policies would reduce potential impacts to protected biological resources to less than significant level. Therefore, impacts would be Class III, less than significant.	None Required	Less than significant without mitigation
Impact BIO-5: The Wilderness Area largely consists of undeveloped land and serves as a habitat for many special-status plant, special-status wildlife species, and sensitive natural communities within the San Gabriel Mountains National Monument and San Dimas Experimental Forest. Goals and actions of the proposed Management Plan, in combination with existing City policies, would reduce potential impacts from management activities to less than significant. Therefore, impacts would be Class III, less than significant.	None Required	Less than significant without mitigation
Cultural and Tribal Resources		
Impact CR-1: Implementation of minor site improvements associated with the proposed Management Plan (i.e., foot trail, sitting benches, signage) would not involve demolition, excavation, or grading activities as proposed. However, future improvements within the Wilderness Area may cause an adverse change in the significance of a known cultural resource or result in unanticipated discoveries of cultural resources. Impacts would be Class II, less than significant with mitigation incorporated.	**Mitigation Measure CR-1: Unanticipated Discovery of Cultural Resources.** If cultural resources are encountered during ground-disturbing activities, work in the immediate area should be halted and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (National Park Service 1983) should be contacted immediately to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for the California Register of Historical Resources (CRHR) eligibility. If the discovery proves to be significant under CEQA and cannot be avoided by the project, additional work	Less than significant with mitigation incorporated

Impact	Mitigation Measures	Significance After Mitigation
	such as data recovery excavation may be warranted to mitigate any significant impacts to cultural resources.	
Impact CR-2: Implementation of minor site improvements associated with the proposed Management Plan (i.e., foot trail, sitting benches, signage) would not involve demolition, excavation, or grading activities that would disturb human remains. However, future improvements within the Wilderness Area may result in unanticipated disturbance of human remains. Impacts would be Class II, less than significant with mitigation incorporated.	**Mitigation Measure CR-2: Human Remains Recovery Procedures.** The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Orange County coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the county coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.	Less than significant with mitigation incorporated
Impact TR-1: Implementation of minor site improvements associated with the proposed Management Plan (i.e., foot trail, sitting benches, signage) would not involve Demolition, excavation, or grading activities that would cause an adverse change in the significance of tribal cultural resources or result in unanticipated discoveries of tribal cultural resources. However, future improvements within the Wilderness Area may cause an adverse change in the significance of tribal cultural resource or result in unanticipated discoveries of tribal cultural resources. Impacts would be Class II, less than significant with mitigation incorporated.	**See Mitigation Measures CR-1 and CR-2 above.**	Less than significant with mitigation incorporated

Impact	Mitigation Measures	Significance After Mitigation
Hazards and Hazardous Materials		
Impact HAZ-1: Implementation of minor site improvements associated with the proposed Management Plan (e.g. foot trail, sitting benches, signage) would not involve transportation or release of hazardous materials. Therefore, impacts would be Class III, less than significant.	None Required	Less than significant without mitigation
Impact HAZ-2: While implementation of minor site improvements associated with the proposed Management Plan (e.g. foot trail, sitting benches, signage) would not expose people or structures to potential wildland fires, wildland fire and fire exposure risks would continue to exist, and be of concern to residences in the vicinity of the Wilderness Area. This impact is not a result of implementation of the Management Plan. Therefore, impacts would be Class III, less than significant.	None Required	Less than significant without mitigation
Hydrology and Water Quality		
Impact HWQ-1: Implementation of the Wilderness Management Plan would involve soil disturbance that would have the potential to create polluted runoff and violate water quality standards. However, existing regulations would reduce potential adverse effects and impacts would be Class II, less than significant with mitigation incorporated.	**Mitigation Measure HWQ-1: Accidental Spill Control and Environmental Training.** Prior to approval of the Wilderness Management Plan, the City shall develop a Spill Response Plan and Spill Prevention, Control and Countermeasure Plan and submit to the Planning Commission for review and approval. The Spill Response Plan (SRP) shall include procedures for quick and safe clean-up of accidental spills. The SRP shall prescribe hazardous materials handling procedures for reducing the potential for a spill during construction, and shall include an emergency response program to ensure quick and safe clean-up of accidental spills. Additionally, an environmental training program shall be established to communicate environmental concerns and appropriate work practices, including spill prevention and response measures to all field personnel. A monitoring program shall be implemented to ensure that the plans are followed during all construction	Less than significant with mitigation incorporated

Impact	Mitigation Measures	Significance After Mitigation
	activities. **Mitigation Measure HWQ-2: Maintain Vehicles and Equipment.** All vehicles and equipment, including all hydraulic hoses, shall be maintained in good working order to minimize leaks that could escape the vehicle or contact the ground. A vehicle and equipment maintenance log shall be updated and provided by the construction contractor to the City on a monthly basis for the duration of project construction.	
Impact HWQ-2: Implementation of the Wilderness Management Plan would involve soil disturbance, soil compaction, and vegetation clearance that would have the potential to alter drainage patterns and increase the amount of runoff, resulting in erosion, flooding, and the exceedance of stormwater drainage system capacity. However, existing regulations would reduce potential adverse effects and impacts would be Class III, less than significant.	None Required	Less than significant without mitigation
Impact HWQ-3: Implementation of the Wilderness Management Plan would increase the number of visitors in the Wilderness Area, which could expose people to significant risk of injury or death from mudflow. However, closure of the Wilderness Area during potential rain and flood periods would reduce potential adverse effects and impacts would be Class III, less than significant.	None Required	Less than significant without mitigation
Land Use and Planning		
Impact LU-1: With implementation of existing regulations and incorporation of mitigation measures identified throughout this EIR, the proposed Management Plan would be consistent with the City's adopted General Plan. However, the southwest portion of the Wilderness Area is currently designated for Hillside Residential use. In order to ensure that no development will occur within the Wilderness Area the land use designation must be changed to Open	**Mitigation Measure LU-1: Update General Plan Land Use Designation.** The City shall re-designate the Land Use Designation for the entirety of the Wilderness Area from Hillside Residential to Open Space in conjunction with the next planned update to the General Plan Land Use Designation map, or within five (5) years, whichever occurs first.	Less than significant with mitigation incorporated

Impact	Mitigation Measures	Significance After Mitigation
Space in accordance with the terms of the grant and the intended use of the land. Therefore, land use impacts relating to General Plan consistency would be Class II, less than significant with mitigation incorporated.		
Impact LU-2: The Wilderness Area is currently within two zoning districts: PR1/5D (one dwelling unit per 5 acres, detached) and MCSP (Marshall Canyon Estates Specific Plan). Under the existing PR1/5D zoning designation, the use of the Wilderness Area as open space is not explicitly permitted, although it is also not explicitly prohibited. However, allowing future development in the Wilderness Area as permitted in the PR1/5D zone would conflict with the objectives and goals of the Management Plan and the requirements of the open space grant. The allowable land uses for the underlying zoning designation of the Wilderness Area must be revised to specifically allow for Open Space Preserves in accordance with the terms of the grant and the intended use of the land. Therefore, land use impacts relating to Zoning Standards consistency would be Class II, less than significant with mitigation incorporated.	**Mitigation Measure LU-2: Update Allowable Land Uses within the P-R Zoning Designation.** The City shall revise the allowable land uses for the P-R Zoning Designation to explicitly allow for Open Space Preserves within five (5) years of approval of the Management Plan, or in conjunction with the next planned update to the Zoning Ordinance text, whichever occurs first.	Less than significant with mitigation incorporated
Impact LU-3: Implementation of the Management Plan would require an amendment to the Animals in Parks provision of the Municipal Code in order to allow for leashed dogs in the Wilderness Area. Therefore, land use impacts relating to Municipal Code consistency would be Class II, less than significant with mitigation incorporated.	**Mitigation Measure LU-3: Revise Municipal Code Section 6.16.080, Animals in Parks.** Prior to approval of the Management Plan, the City shall revise Municipal Code Section 6.16.080, Animals in Parks, to include the Wilderness Area trails.	Less than significant with mitigation incorporated
Public Services		
Impact PS-1: Implementation of minor site improvements associated with the proposed Management Plan (e.g. foot trail, sitting benches, signage) would not result in a need for new or altered facilities or services to maintain	None Required	No Impact

Impact	Mitigation Measures	Significance After Mitigation
acceptable fire and police protection services. Therefore, there would be a Class IV, no impact.		
Recreation		
Impact REC-1: Implementation of minor site improvements associated with the proposed Management Plan (e.g. foot trail, sitting benches, signage) would increase a recreational resource for residents of la Verne and would not result in a physical deterioration or construction of recreational facilities beyond the Wilderness Area. Therefore, there would be a Class IV, no impact.	None Required	No impact
Transportation and Traffic		
Impact T-1: Implementation of the proposed Management Plan includes the provision of parking spaces along Golden Hills Road, which may affect the safety of hikers accessing the Wilderness Area. Impacts would be Class II, less than significant with mitigation incorporated.	**Mitigation Measure T-1: Pedestrian Safety.** Consistent with implementation of Management Plan Action 4.2.1, the project applicant shall be responsible for ensuring the safety of visitors to the Wilderness Area by: i. Locating all parking spaces on the north side of Golden Hills Road to prevent visitors from crossing an unprotected street to access the Wilderness Area and trailhead. ii. If locating all parking spaces on the north side of Golden Hills Road is determined to be infeasible, a pedestrian crosswalk with visible signage, striping, and lights adjacent to designated parking areas and the proposed trailhead shall be installed prior to the striping of the parking spaces, as deemed appropriate by the City Engineer.	Less than significant with mitigation incorporated
Impact T-2: Implementation of minor site improvements associated with the proposed Management Plan (e.g. foot trail, sitting benches, signage) would not result in inadequate emergency access or interfere with existing emergency evacuation plans and routes. Therefore, Impacts would be Class III, less than significant.	None Required	Less than significant without mitigation

Impact	Mitigation Measures	Significance After Mitigation
Impact T-3: Implementation of minor site improvements associated with the proposed Management Plan (e.g. foot trail, sitting benches, signage) would not conflict with policies, plans, or programs for public transportation, and would not affect public transportation facilities. Therefore, Impacts would be Class IV, no impact.	None Required	No impact

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1 Introduction

This document is an Environmental Impact Report (EIR) that evaluates foreseeable physical environmental impacts that would result from adoption of the La Verne Wilderness Area Management and Public Access Plan (Management Plan). The EIR was prepared in accordance with the Guidelines for Implementation of the California Environmental Quality Act (CEQA), published by the Resources Agency of the State of California (Title 14, California Code of Regulations 15000 et. seq.) and the City's procedures for implementing CEQA and established CEQA thresholds of significance. Per Section 21067 of CEQA and Sections 15367 and 15050 through 15053 of the State CEQA Guidelines, the City of La Verne (City) is the lead agency under whose authority this document has been prepared. This EIR is intended for use by City of La Verne decision makers and members of the general public as an informational document in evaluating the potential environmental effects of the Project. This report was prepared by Rincon Consultants in conjunction with City of La Verne staff.

This section describes (1) the general background of the proposed Management Plan's EIR process; (2) the purpose and legal authority of the EIR; (3) the scope and content of the EIR; (4) the type of EIR; (5) lead, responsible, and trustee agencies; and (6) the environmental review process required under CEQA.

1.1 Environmental Impact Report Background

The City prepared an EIR Notice of Preparation (NOP) and distributed the NOP for agency and public review for the required 45-day review period between September 12, 2016 and October 11, 2016. During that period, the City received 19 comments from public agencies and other commenters. The NOP is provided in Appendix B along with the full text of the comments received.

A public EIR scoping meeting was held on September 20, 2016, at the City Council Chambers in La Verne. The intent of the scoping meeting was to provide interested individuals, groups, and public agencies a forum to provide input in an effort to assist in further refining the intended EIR scope and focus. Table 2 summarizes the comments received in response to the NOP and Table 3 summarizes the comments from the public scoping meeting. Selected comments were combined due to topic similarity.

Table 2 Notice of Preparation Comments and EIR Response

Commenter	Comment/Request	Where it was Addressed
Brian Bennett	Good-faith effort to engage and inform the community. Notification targeted only property owners.	EIR Section 1.6, *Environmental Review Process*
	Minimal impact development alternatives were not presented.	EIR Section 7, *Alternatives*
	Proposed trails with no exceptional natural features and no linkages to extensive trail network will be underutilized.	EIR Section 4.7, *Recreation*
	Trespassing incidents will increase as individuals involved tend to favor areas without public access.	Addressed in the Management Plan; refer to Table 4 of the EIR.
Bradley Butcher	Allowance for some amount of public access to the land described.	Addressed in the Management Plan; refer to Table 4 of the EIR.
	Concern about significant traffic generated	EIR Section 4.8, *Transportation and Traffic*
	Increased crime in the area and adjacent neighborhoods.	EIR Section 4.6, *Public Services* Addressed in the Management Plan; refer to Table 4 of the EIR.
	Increases fire risk.	EIR Section 4.3, *Hazards and Hazardous Materials*
	Mitigation of fuel in the wilderness area is likely prohibited, further increasing fire risk.	EIR Section 4.3, *Hazards and Hazardous Materials* Addressed in the Management Plan; refer to Table 4 of the EIR.
	Trails may detract from natural aesthetics.	Addressed in the Management Plan; refer to Table 4 of the EIR.
	Recommend supervised nature studies for children, access by other residents under Docent supervision, minimal parking especially in front of La Verne residents, and trails kept in natural form and follow vegetation and hillsides where possible.	EIR Section 2.0, *Project Description* Addressed in the Management Plan; refer to Table 4 of the EIR.
County of Los Angeles (Kevin T Johnson, Forestry Division)	No impact on emergency responsibilities of this Department.	EIR Section 4.6, *Public Services*
	Located outside jurisdictional area of the County of LA Fire Department. No comment.	EIR Section 4.6, *Public Services*

Commenter	Comment/Request	Where it was Addressed
	Potential impacts to: ▪ Erosion control ▪ Watershed management ▪ Rare and endangered species ▪ Vegetation fuel modification ▪ Archeological and cultural resources ▪ County Oak Tree Ordinance	EIR Section 4.1, *Biological Resources* EIR Section 4.2, *Cultural Resources* EIR Section 4.3, *Hazards and Hazardous Materials* EIR Section 4.4, *Hydrology and Water Quality* EIR Section 4.5, *Land Use and Planning* Addressed in the Management Plan; refer to Table 4 of the EIR.
	Health Hazardous Material Division has no comment.	EIR Section 4.3, *Hazards and Hazardous Materials*
County of Los Angeles Dept. of Parks and Recreation (Jui Ing Chien, Park Planner)	No effect on any Department facilities, including provision of controlled public access to the wilderness area, management of storm water, sediment, woody debris and wildlife hazards.	EIR Section 4.1, *Biological Resources* EIR Section 4.3, *Hazards and Hazardous Materials* EIR Section 4.4, *Hydrology and Water Quality* Addressed in the Management Plan; refer to Table 4 of the EIR.
Department of Transportation (Diana Watson, Branch Chief)	Does not expect direct adverse impact to State transportation facilities. Due to vicinity of La Verne biking trails, providing safe and convenient bicycle/pedestrian public access to site should be considered.	EIR Section 4.8, *Transportation and Traffic*
	Caltrans permit required for transportation of heavy construction equipment/materials which uses oversized-transport vehicles.	Addressed in the Management Plan; refer to Table 4 of the EIR.
	Discharge of clean run-off water is not permitted to be discharged onto State highway facilities.	EIR Section 4.4, *Hydrology and Water Quality*
Eric and Jennifer Simison	Maintain the understory/ground cover and tree canopies in such a manner that they protect not only the urban areas but also the wild land from potential fires.	EIR Section 4.1, *Biological Resources* EIR Section 4.3, *Hazards and Hazardous Materials* Addressed in the Management Plan; refer to Table 4 of the EIR.
	Specified use does not carry with it the need or authority to build trail and alter terrain that would impact habitat or riparian flora.	EIR Section 2.0, *Project Description* EIR Section 4.1, *Biological Resources* Addressed in the Management Plan; refer to Table 4 of the EIR.

Commenter	Comment/Request	Where it was Addressed
Byron and Roxanne Hampton	Increased fire danger	EIR Section 4.3, *Hazards and Hazardous Materials*
	Possible harm to wildlife and habitat	EIR Section 4.1, *Biological Resources* Addressed in the Management Plan; refer to Table 4 of the EIR.
	Increased traffic in surrounding areas and reduction of property value.	EIR Section 4.8, *Transportation and Traffic* Property values are not a CEQA topic; Not addressed as part of this EIR.
	Accumulation of trash and unsanitary conditions.	Addressed in the Management Plan; refer to Table 4 of the EIR.
	Already sufficient trail system through Marshall Canyon without increased impact on surrounding residential areas.	EIR Section 4.7, *Recreation*
Richard and Ruby Kaye Kelley	Recommendation to not include structures, such as more new homes.	EIR Section 2.0, *Project Description* Addressed in the Management Plan; refer to Table 4 of the EIR.
Robert Kress	Discuss public access, fuel modification, drainage structure, and impact on wildlife.	EIR Section 2.0, *Project Description* Addressed in the Management Plan; refer to Table 4 of the EIR.
	Discuss impacts on police and fire services.	EIR Section 4.6, *Public Services*
	Appropriate off-street parking to be included in proposal, as street parking will not suffice.	EIR Section 4.8, *Transportation and Traffic*
	Concern about public lawsuits from activity in open space area.	Lawsuits resulting from trail use are not a CEQA topic; Not addressed as part of this EIR.
Mike Mosakowski	Requests more information on the potential development scenarios as well as addendum and time extension for information.	EIR Section 1.6*, Environmental Review Process*
Paolo Perrone (TPL, Land and Water Project Manager)	No comment until preparation of EIR.	n/a
Gene Quinn	Recommendation to preserve open spaces as natural preserve and habitat for native wildlife, or equestrian and/or hiking trails for public use.	EIR Section 4.1, *Biological Resources* EIR Section 4.5, *Land Use and Planning* Addressed in the Management Plan; refer to Table 4 of the EIR.
Richard Sheppard	Concern about public use and traffic.	EIR Section 4.8, *Transportation and Traffic*

Commenter	Comment/Request	Where it was Addressed
Dan and Nancy Sperling	Concerns about dating on letters, U.S. EPA standard E.152-13, biophysical study on impacts, flooding, traffic and parking, crime, property value, AQDM, "past ground contaminations"	EIR Section 4.3, *Hazards and Hazardous Materials* EIR Section 4.4, *Hydrology and Water Quality*
	City should protect its residents as "priority 1 Environmental Conditions"	n/a
Steve Tiek	Concern about drainage and flood safety.	EIR Section 4.3, *Hazards and Hazardous Materials* EIR Section 4.4, *Hydrology and Water Quality*
	Concern about storm water run-off affecting the Pacific Ocean.	EIR Section 4.4, *Hydrology and Water Quality*
	Discuss how this will affect the quality and movement of ground water.	EIR Section 4.4, *Hydrology and Water Quality*
	Additional traffic and the air pollution that comes with it.	EIR Section 4.8, *Transportation and Traffic*
	Use of utilities and the effect on residents.	EIR Section 5.9, *Utilities and Service Systems*
	Concern about fire, additional lighting, noise, site access, construction noise, crime.	EIR Section 4.3, *Hazards and Hazardous Materials* EIR Section 4.6, *Public Services* EIR Section 5.1, *Aesthetics* EIR Section 5.7, *Noise*
	Concern for local habitat and wildlife.	EIR Section 4.1, *Biological Resources*
	Concern about diminishing property value.	Property values are not a CEQA topic; Not addressed as part of the EIR.
Arthur Vanderlinden	Discuss increase of traffic and noise. Argues steepness of hillside is not suitable for development.	EIR Section 4.8, *Transportation and Traffic* EIR Section 5.7, *Noise*
	Concerns for costs of management, protection, and loss of privacy.	Addressed in the Management Plan. See Appendix A.
La Verne Land Conservancy (Katherine Winsor)	Concern for the effect on citizens not in the direct proximity of the site.	Not addressed as part of this EIR.
	Recommends a phased approach to opening the wilderness area.	EIR Section 2.0, *Project Description* Addressed in the Management Plan. See Appendix A.
	Discuss heavy rainfall hazards and keeping people out of the area during such an occurrence.	EIR Section 4.3, *Hazards and Hazardous Materials* EIR Section 4.4, *Hydrology and Water Quality*

Commenter	Comment/Request	Where it was Addressed
	Recommend area along Golden Hills be used as main parking to mitigate increased traffic.	EIR Section 4.8, *Transportation and Traffic*
Jeanette Ziolkowski	Increased traffic would result in increased fire hazard.	EIR Section 4.3, *Hazards and Hazardous Materials*
	Harmful to wildlife habitat and wildlife.	EIR Section 4.1, *Biological Resources*
	Concern about increased traffic and parking.	EIR Section 4.8, *Transportation*

Table 3 Public Scoping Meeting Comments

Subject	Where it was Addressed
General	
Park users would not follow rules for hours of operation Mountain bikers would conflict with hikers Bow hunters would cross federal and city jurisdictional lines Drones in or near residential areas	Wilderness Area hours of operation and mountain bike accessibility are addressed in the Management Plan. See Appendix A.
Mitigated Negative Declaration would have been sufficient	EIR Section 1.4, *Type of Environmental Impact Report*
Aesthetics	
Signage	EIR Section 5.1, *Aesthetics*
Alternatives	
USFS Management of Wilderness Area	EIR Section 7.0, *Alternatives*
Focus on proactive wildlife habitat management and restoration (i.e., guzzlers) rather than public access	
Biological Resources	
Interference with wildlife corridors	EIR Section 4.1, *Biological Resources*
Hazards and Hazardous Materials	
Human exposure to wildfire hazards	EIR Section 4.3, *Hazards and Hazardous Materials*
Land Use and Planning	
Property values adjacent to the Wilderness Area	EIR Section 4.5, *Land Use and Planning*
Management and City Funding	
Resources to enforce the park rules Unanticipated costs as part of management Money should be spent on projects with greater community benefit Volunteers can be used for helping with enforcement and maintenance	Addressed in the Management Plan. See Appendix A.

Subject	Where it was Addressed
Public Services	
Police resources to patrol and enforce park rules General enforcement of rules regulating activities Trespassing into private property Increased crime in neighborhoods Litter and trash Restroom facilities	EIR Section 4.6, *Public Services*
Transportation/Circulation	
Increased traffic along San Dimas Canyon Road The effect of increased parking on neighborhood streets Guest parking permits	EIR Section 4.8, *Transportation and Traffic*

1.2 Purpose and Legal Authority

An EIR is an informational document used by a lead agency (in this case, the City of La Verne) when considering approval of a project. This EIR has been prepared in accordance with CEQA and in accordance with *CEQA Guidelines* Section 15121, and is intended to serve as an informational document that:

> "...will inform public agency decision makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project."

Therefore, the EIR is an informational document for use by decision makers, public agencies, and the general public. It is not a policy document that establishes City policy about the desirability of the Management Plan or any component within it.

Adoption and implementation of the Management Plan requires discretionary approvals from the City of La Verne (described in Section 2.6, *Required Discretionary Approvals*) and is therefore subject to the requirements of CEQA (Public Resources Code, Section 21000, et. seq.).

1.3 Scope and Content

CEQA Guidelines Section 15151 provides the standard of adequacy on which this document is based, stating:

> "An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of the proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of

disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good faith effort at full disclosure."

This EIR addresses the potential significant environmental impacts of the Management Plan in managing the Wilderness Area as determined by the City, expert consultation, and responses to the NOP. The issues addressed in the EIR include the following:

- Biological Resources
- Cultural Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Public Services and Recreation
- Transportation and Traffic
- Tribal Cultural Resources

Potential environmental impacts determined not to be significant are discussed in Section 5, *Effects Found Not to Be Significant* and include the following:

- Aesthetics
- Agricultural Resources
- Air Quality
- Geology and Soils
- Greenhouse Gas Emissions/ Climate Change
- Mineral Resources
- Noise
- Population and Housing
- Utilities and Service Systems

This EIR addresses the issue areas referenced above and identifies the potentially significant environmental impacts, including site-specific and cumulative effects, of the proposed Management Plan. The EIR recommends feasible mitigation measures that would eliminate or reduce adverse environmental effects. The EIR contains the following sections:

Executive Summary

This section summarizes the environmental consequences that would result from the Project, provides a summary table that lists the Project's anticipated significant environmental impacts, describes recommended mitigation measures, and indicates the level of significance of impacts after implementation of recommended mitigation measures.

Section 1: Introduction

This section provides an introduction and overview of the Project and describes the purpose of the EIR and the CEQA process.

Section 2: Project Description

This section details the Project components, including the Project's purpose and objectives, Project features, anticipated program development and necessary discretionary permits required for implementation of the Project.

Section 3: Environmental Setting

This section describes the existing Wilderness Area conditions and land uses, City La Verne General Plan, City of La Verne Municipal Code, Marshall Canyon Specific Plan, and City of La Verne Parks and Community Services Master Plan.

Section 4: Environmental Impacts

This section describes the existing conditions for each of the environmental topics, states the environmental issues identified for the Project by the City, and evaluates the potential significant environmental impacts of the Project and recommended mitigation measures to avoid or reduce the significance of potential impacts.

Section 5: Effects Found Not to Be Significant

This section analyzes potential environmental effects identified by the City that, after detailed analysis, were determined to have no impacts or not to be significant.

Section 6: Other CEQA Required Discussions

This section provides an analysis on growth inducing impacts of the Project, such as the ways in which the Project could foster economic or population growth, either directly or indirectly, in the surrounding area. This section also identifies the changes in the local environment that would result from implementation of the Project, and analyzes potential environmental effects identified by the City that, after detailed analysis, were determined unavoidable if the Project is implemented.

Section 7: Alternatives to the Project

This section considers alternatives to the Project that could reduce one or more of the significant environmental impacts identified in Section 4, and has been prepared in accordance with *CEQA Guidelines* Section 15126.6. The Alternatives discussion evaluates the CEQA-required “no project” alternative and two other alternative development scenarios for the Plan Area. It also identifies the environmentally superior alternative among the alternatives assessed.

Section 8: References

This section provides a list of the sources referenced in the EIR, as well as a listing of persons and organizations that participated in the preparation of the EIR.

Appendices

The Management Plan, the NOP/scoping comment letters and technical studies that were prepared for the Project are provided in the Appendices for public review.

1.4 Type of Environmental Impact Report

This EIR has been prepared as a Program EIR, pursuant to *CEQA Guidelines* Section 15168, which states the following:

> "A program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:
>
> - Geographically,
> - As logical parts in the chain on contemplated actions,
> - In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or
> - As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways."

Due to the scope and the long-term nature of implementing the proposed La Verne Wilderness Area Management and Public Access Plan, this EIR does not preclude the requirement for individual improvements within the Wilderness Area to undergo further environmental review.

1.5 Lead, Responsible, and Trustee Agencies

The City of La Verne is considered the lead agency in preparing this EIR and will be responsible for the discretionary approvals that would allow subsequent development.

CEQA Guidelines Section 15367 defines a "lead agency" as:

> "…the public agency which has the principal responsibility for carrying out or approving a project. The Lead Agency will decide whether an EIR or Negative Declaration will be required for the project and will cause the document to be prepared."

This EIR provides environmental information to County and California State agencies which may be involved in serving the Wilderness Area, or may otherwise have an interest in the Management Plan's potential environmental impacts. There are no responsible agencies for the proposed Management Plan. *CEQA Guidelines* Section 15381 defines a "responsible agency" as:

> "…a public agency which proposes to carry out or approve a project, for which a Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of CEQA, the term "Responsible Agency" includes all public agencies other than the Lead Agency which have discretionary approval power over the project."

Other neighboring jurisdictions, such as the cities of Glendora, San Dimas, Claremont, Upland, and Rancho Cucamonga and the counties of Los Angeles and San Bernardino, may have an interest in potential impacts within their jurisdictions. Other regional agencies such

as the Southern California Association of Governments (SCAG) and Los Angeles Regional Water Quality Control Board may have an interest in the proposed Management Plan. The City of La Verne has solicited the input of these agencies in the EIR process, starting with the circulation of the NOP.

Trustee agencies have jurisdiction over certain resources held in trust for the people of California, but do not have a legal authority over approving or carrying out the proposed Management Plan. CEQA Guidelines Section 15386 designates four agencies as trustee agencies: the California Department of Fish and Wildlife with regards to fish and wildlife, native plants designated as rare or endangered, game refuges, and ecological reserves; the State Lands Commission, with regard to state-owned “sovereign” lands, such as the beds of navigable waters and state school lands; the California Department of Parks and Recreation, with regard to units of the state park system; and the University of California, with regard to sites within the Natural Land and Water Reserves System. In addition, due to the Wilderness Area’s adjacency to the Angeles National Forest and vicinity to the San Bernardino National Forest, the U.S. Forest Service may also have an interest in the proposed Management Plan.

1.6 Environmental Review Process

The environmental impact review process required under CEQA is summarized below and illustrated in Figure 1. The steps appear in sequential order.

1 **Notice of Preparation Distributed.** Immediately after deciding that an EIR is required, the lead agency must file a Notice of Preparation soliciting input on the EIR scope to "responsible," "trustee," and involved federal agencies; to the State Clearinghouse, if one or more state agencies is a responsible or trustee agency; and to parties previously requesting notice in writing. The Notice of Preparation must be posted in the County Clerk's office for 30 days. A scoping meeting to solicit public input on the issues to be assessed in the EIR is not required, but may be conducted by the lead agency. The City of La Verne prepared a Notice of Preparation for an EIR and distributed the Notice of Preparation for agency and public review for the required 30-day review period from September 11, 2016 to October 20, 2016. A public scoping meeting was held on September 20, 2016, at the City Council Chambers in La Verne.

2 **Draft EIR Prepared.** The Draft EIR must contain: a) table of contents or index; b) summary; c) project description; d) environmental setting; e) significant impacts (direct, indirect, cumulative, growth-inducing, irreversible, and unavoidable impacts); f) alternatives; g) mitigation measures; h) effects not found to be significant; and i) a list of organizations and persons consulted.

3 **Public Notice and Review.** A lead agency must prepare a Public Notice of Availability of an EIR. The Notice must be placed in the County Clerk's office for 30 days (Public Resources Code Section 21092) and sent to anyone requesting it. Additionally, public notice of Draft EIR availability must be given through at least one of the following procedures: a) publication in a newspaper of general circulation; b) posting on and off

the project site; and c) direct mailing to owners and occupants of contiguous properties. The lead agency must consult with and request comments on the Draft EIR from responsible and trustee agencies, and adjacent cities and counties. The minimum public review period for a Draft EIR is 30 days. When a Draft EIR is sent to the State Clearinghouse for review, the public review period must be 45 days, unless a shorter period is approved by the Clearinghouse (Public Resources Code 21091). Distribution of the Draft EIR may be required through the State Clearinghouse.

4 **Notice of Completion.** A lead agency must file a Notice of Completion with the State Clearinghouse as soon as it completes a Draft EIR.

5 **Final EIR.** A Final EIR must include: a) the Draft EIR; b) copies of comments received during public review; c) list of persons and entities commenting; d) responses to comments; and e) any additional information added by the lead agency.

6 **Certification of Final EIR.** The lead agency shall certify: a) the Final EIR has been completed in compliance with CEQA; b) the Final EIR was presented to the decision-making body of the lead agency; and c) the decision-making body reviewed and considered the information in the Final EIR prior to approving a project.

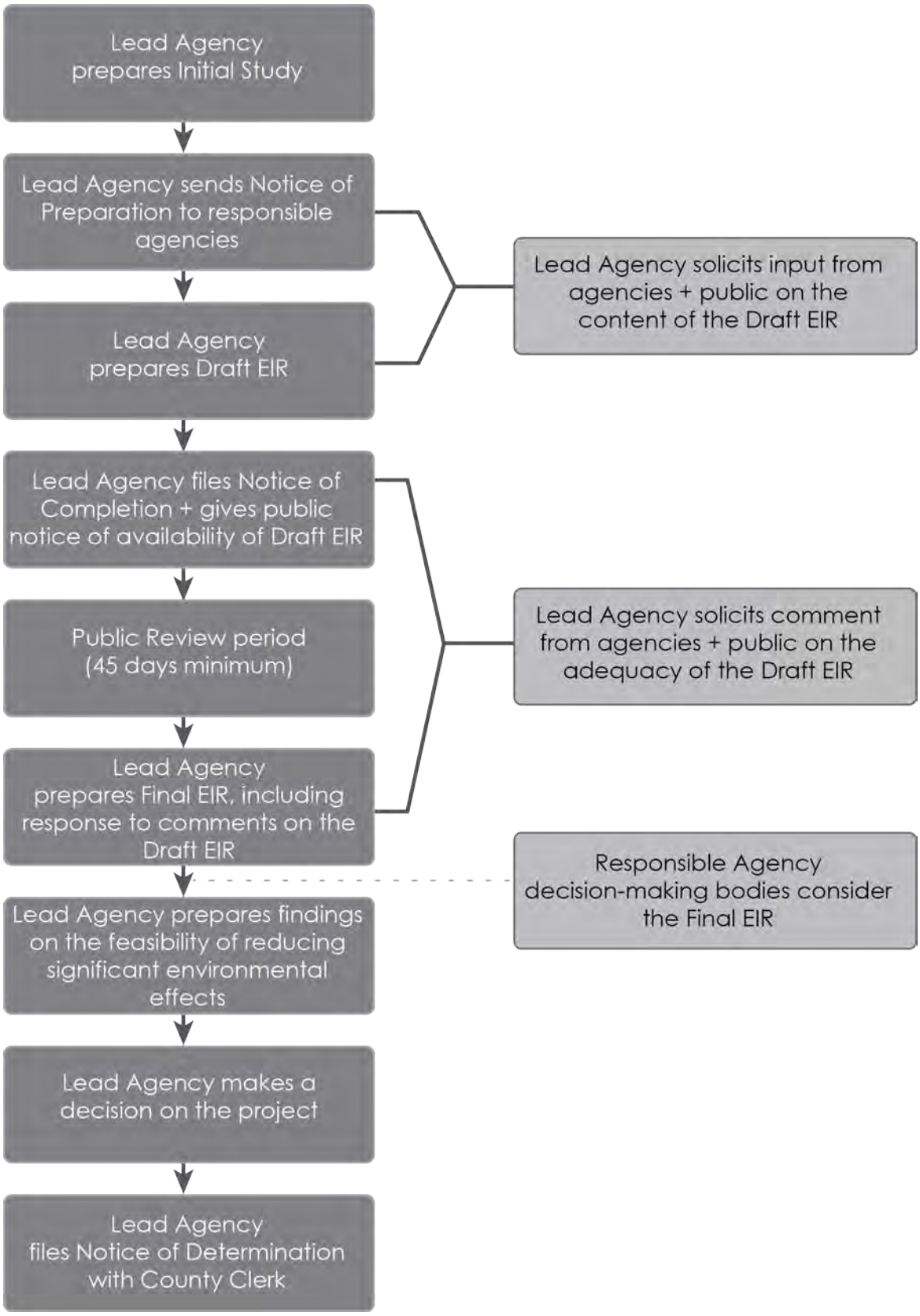
7 **Lead Agency Project Decision.** A lead agency may: a) disapprove a project because of its significant environmental effects; b) require changes to a project to reduce or avoid significant environmental effects; or c) approve a project despite its significant environmental effects, if the proper findings and statement of overriding considerations are adopted.

8 **Findings/Statement of Overriding Considerations**. For each significant impact of the project identified in the EIR, the lead or responsible agency must find, based on substantial evidence, that either: a) the project has been changed to avoid or substantially reduce the magnitude of the impact; b) changes to the project are within another agency's jurisdiction and such changes have or should be adopted; or c) specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible. If an agency approves a project with unavoidable significant environmental effects, it must prepare a written Statement of Overriding Considerations that set forth the specific social, economic or other reasons supporting the agency's decision.

9 **Mitigation Monitoring/Reporting Program.** When an agency makes findings on significant effects identified in the EIR, it must adopt a reporting or monitoring program for mitigation measures that were adopted or made conditions of project approval to mitigate significant effects.

10 **Notice of Determination.** An agency must file a Notice of Determination after deciding to approve a project for which an EIR is prepared. A local agency must file the Notice with the County Clerk. The Notice must be posted for 30 days and sent to anyone previously requesting notice. Posting of the Notice starts a 30-day statute of limitations on CEQA challenges.

Figure 1 Environmental Review Process



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2 Project Description

In 2006, the City of La Verne (City), acquired 208 acres in north La Verne through State grant funds obtained in cooperation with the County of Los Angeles, the Trust for Public Land, and the La Verne Land Conservancy. This land was combined with 150 acres already owned by the City to create an open space preserve of 358 acres, collectively referred to as the "Wilderness Area". The Wilderness Area Management and Public Access Plan includes selective habitat enhancement actions, the resolution of public safety hazards, and opportunities for limited controlled public access as part of the City's stewardship responsibilities for the Wilderness Area.

2.1 Project Proponent

City of La Verne
Community Development Department
Bill Aguirre, Director of Community Services
3660 D Street
La Verne, California 91750

2.2 Project Location

The Wilderness Area is located north of Golden Hills Road, east of Mountain Springs Ranch Road, and west and northwest of Monterey Street, Calle Aragon, and Brydon Road. Elevation in the Wilderness Area ranges from 1,435 feet in the southwest corner to 3,165 feet in the northeast corner. The Wilderness Area is located within, and surrounded to the west/northwest, north, and east by the area of the Angeles National Forest designated as the San Gabriel Mountains National Monument in 2014. Residential developments are adjacent to the Wilderness Area along Monterey Street, Calle Aragon, and Brydon Road to the southeast. Figure 2 depicts the location of the Wilderness Area boundaries in relation to the City. The Wilderness Area is made up of 10 City-owned parcels:

- 8678022900
- 8678022901
- 8678022902
- 8678015900
- 8678015901
- 8678015902
- 8678015903

- 8678015904
- 8678015905
- 8678015906

2.3 Project Background

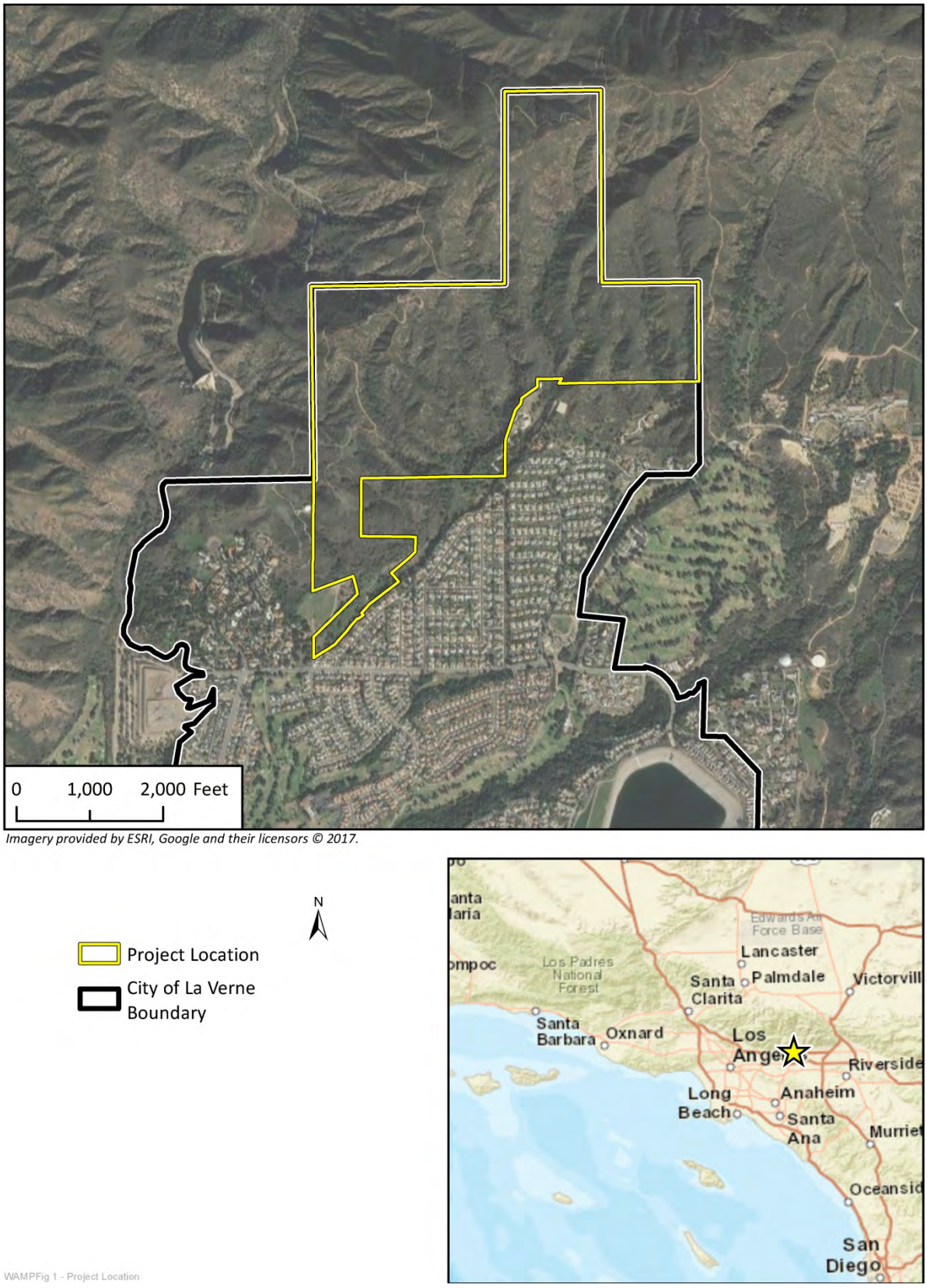
The grant funds used to acquire the Wilderness Area were dedicated to the “acquisition, development, improvement, rehabilitation or restoration of real property for parks and park safety, senior recreation facilities, gang prevention, beaches, recreation, community or cultural facilities, trails, wildlife habitat or natural land in order to establish open space areas” (County of Los Angeles 1996, 2005). At the time the funds were allocated for purchasing the lands, the City agreed to maintain and operate the property in perpetuity. Conditions in the grant funding include specific stipulations requiring reasonable public access, except where such access would interfere with resource protection (Sections 10c and 13), and prohibiting flood control projects within the grant lands (Section 17d). In order to fulfill the requirements of the land acquisition grant, the La Verne Wilderness Area Management and Public Access Plan ("Management Plan") was prepared to address the resolution of wildlife conservation, public access, and habitat management issues in an integrated program.

In late 2007 and early 2008, the City began to develop a Draft Management Plan for the Wilderness Area. This planning was structured around three facilitated public workshops. In addition to the public workshops, the City conducted individual and small group interviews with government agencies, special interest groups, and immediate neighbors to the Wilderness Area to specifically discuss public access.

The public access discussions took into account the legal requirements associated with the acquisition grant, management responsibilities, and alternative management methods and facilities that would be helpful in controlling public access. In October, 2008 a Draft Management Plan was produced for the City’s consideration that outlined recommendations for habitat resource enhancement, public safety actions, and controlled public access along with selected management alternatives. At that time, the City elected to postpone any action in advancing the review and refinement of the Draft Management Plan.

In 2016, the City re-initiated review of the management options presented in the 2008 Draft Management Plan. On September 20, 2016, a public scoping workshop was conducted to review the resource and public access management concepts being considered and to solicit direction from the community for how to best steward the Wilderness Area resources while also providing low-impact outdoor recreation and educational experiences. The Management Plan was completed in March 2017 and this EIR was prepared to review the potential environmental impacts associated with implementation of the Management Plan in the Wilderness Area.

Figure 2 Project Location



2.4 Existing Site Characteristics

The majority of the Wilderness Area consists of open space and mostly undeveloped land. The southwestern corner of the Wilderness Area, along Monterey Street, has been disturbed by mowing activities and a fire road (Sunset Peak Mountainway) traverses the western and northern portions of the Wilderness Area. The remainder of the Wilderness Area is relatively undisturbed and covered in dense vegetation.

2.4.1 Wildlife Habitat Conditions

The Wilderness Area consists of relatively undisturbed dense native vegetation with the exception of a few disturbed areas along the southern edge of the Wilderness Area and along the fire road. The biota of the Wilderness Area is characterized by of large expanses of chaparral, scrub and woodland habitats which provide suitable habitat for several general and special status wildlife species. Native trees (i.e., coast live oak, laurel sumac, California sycamore) and shrubs (i.e., chamise, California sagebrush) within the Wilderness Area and the immediate vicinity could provide suitable nesting habitat for several common avian species. The vegetation and wildlife species that potentially inhabit the Wilderness Area are further discussed in *Section 4.1 Biological Resources*.

2.4.2 Wildfire Conditions

The City of La Verne is one of 1,289 communities in California identified as a “community at risk” by the California Department of Forestry and Fire Protection (Cal Fire). The City is also designated a Hazard Level Code of “3,” which indicates the highest fire threat level. Cal Fire used three main factors to determine which communities were at risk and their level of fire threat. These factors were: 1) high fuel hazard, 2) probability of a fire, and 3) proximity of intermingled wildland fuels with urban environments. The greatest wildfire threat to the City comes from fires spreading from the Angeles National Forest or from undeveloped Los Angeles County lands east of the City, especially during the seasonal surge of Santa Ana winds. While the strong downslope Santa Ana winds present the clearest wildfire hazard to the City, vegetation conditions across the southern front of the San Gabriel Mountains place the community at risk even under typical on-shore wind conditions. The risk from wildfires in the Wilderness Area is further addressed in *Section 4.3 Hazards and Hazardous Materials*.

2.4.3 Watershed Conditions

This City of La Verne, including the Wilderness Area, lies in the San Gabriel River Watershed. The Wilderness Area consists of vacant, natural open space encompassing several steep, relatively small canyons that drain into a single unimproved watercourse and end at an outlet located at Golden Hills Road. Several riverine and freshwater forested/shrub wetlands are mapped throughout the Wilderness Area as well. The majority of the mapped features are located in dry upland areas of the watershed and do not contain evidence of

flows or riparian vegetation. These areas likely convey runoff during heavy storm events from the upper portions of the watershed to the drainage feature that runs northeast/ southwest along the southern portion of the Wilderness Area. As a consequence, the Wilderness Area and land downstream have been subject to flooding during heavy rain events. However, pursuant to conditions contained in the grant funding agreement, no flood control improvements are allowed in the 208-acre portion of the Wilderness Area purchased using grant funds. That is to say, the City would be liable to refund the State monies if it were to use any portion of the 208-acre portion for flood control facilities. Hydrologic impacts are further discussed in *Section 4.4, Hydrology and Water Quality*.

2.4.4 Public Access

Access to the Wilderness Area plateau is currently available from the west via an unimproved parking area off of San Dimas Road and a foot trail that connects with Sunset Ridge Road. From the northeast, Sunset Ridge Road travels down from Sunset Peak within the Angeles National Forest and along the border of the San Dimas Experimental Forest to the Wilderness Area. Access from the south to and through the lower portions of the Wilderness Area is closed to public use. An extension of Mountain Springs Ranch Road accesses a City water tank and then tracks uphill and connects with Sunset Ridge Road.

From Golden Hills Road, the City has vehicular access to the lower wash area of the Wilderness Area from Via Vista Court, which is gated and closed to public use. There is also a gate at the Wilderness Area boundary where Mountain Springs Ranch Road transitions to a dirt access route leading to a water tank. There is open access to the lower wash area of the Wilderness Area through private property, both at the downstream and upstream ends of the lower wash. There are no City-maintained trails from the wash area connecting uphill with Sunset Ridge Road. Public access controls and impacts are discussed throughout this EIR.

2.5 Project Goals and Objectives

The Management Plan includes goals for specific physical improvements or management policies that would implement the vision for the Wilderness Area. Objectives are subcomponents of the goals that translate the intended improvements into actions to be taken. To the extent practicable and allowable by physical, biological, and social constraints, the City is committed to the realization of nine overall management goals with specific associated objectives for the Wilderness Area.

Goals, and associated objectives, are organized into four categories: Wildlife Habitat Conservation, Public Safety, Public Access, and General Management. These are detailed in Table 4 below.

Table 4 Management Plan Goals and Objectives

Goal	Objective
Wildlife Habitat Conservation	
Goal #1: Preserve and Enhance Wildlife Habitat Corridors and Diversity	▪ Enhance and protect all habitat areas ▪ Restore the southern wash corridor as riversidean and alluvial fan sage scrub with a surrounding modified coast live oak woodland/grassland habitat ▪ Preserve existing, and where appropriate, enhance northern mixed chaparral/coast live oak woodland ▪ Revegetate disturbed areas ▪ Preserve significant and heritage trees
Public Safety	
Goal #2: Provide Flood Hazard Management	▪ Manage stormwater, sediment, and woody debris ▪ Provide for public safety
Goal #3: Provide Wildfire Hazard Management	▪ Clear brush and modify fuel load ▪ Prohibit fires ▪ Provide for public safety
Public Access	
Goal #4: Provide a Tranquil and Safe Visitor Experience	▪ Secure access ▪ Develop limited use facilities
Goal #5: Provide Controlled Public Access	▪ Provide for public safety ▪ Provide a single access point from the City ▪ Designate Wilderness Area as pedestrian access/day use only (no overnight use) ▪ Limit use to trail-related pedestrian activities ▪ Provide phased public access program based on available staff resources and funding ▪ Protect adjacent private property
General Management	
Goal #6: Cooperate with Others in Management of the Wilderness Area	▪ Coordinate with other agencies/interest groups/volunteers/neighbors to complement City staff in implementing resource management activities and capital improvements ▪ Community involvement
Goal #7: Provide Sufficient On-site Presence to Manage the Wilderness Area	▪ Coordinate with other agencies/trail groups/volunteers/neighbors to complement City staff presence
Goal #8: Reflect Changes in Surrounding Use and Ownership Conditions	▪ Assure the Management Plan remains current as conditions change
Goal #9: Obtain Sufficient Funds to Assure Full Implementation of the Management Plan	▪ Secure funds for resource management ▪ Secure funds for capital improvements ▪ Secure funds for public access management

Figure 3 Conceptual Public Access Trail



2.6 Required Approvals

Implementation of the Master Plan and any associated improvements would require the following discretionary approvals from the City of La Verne:

- Approval of the Management Plan
- Amendment of the underlying land use and zoning designations
- Amendment of La Verne Municipal Code Section 6.16.080 *Animals in parks* to include the Wilderness Area
- Removal of significant and/or protected heritage trees will require approval of a permit from the Director of Community Development
- A permit for any temporary construction trailers or other temporary construction-related uses, as applicable
- Ministerial and ancillary permits required to carry out individual projects under the Management Plan, such as demolition permits
- Lot mergers and/or lot line adjustments, as necessary

3 Environmental Setting

This section provides a general overview of the environmental setting of the Wilderness Area. More detailed descriptions of the environmental setting relevant to each environmental issue area can be found in Section 4, *Environmental Impact Analysis*.

3.1 Regional Setting

The City of La Verne is located in the foothills of the San Gabriel - Pomona Valleys in the eastern portion of Los Angeles County. The entire incorporated area measures approximately 9.09 square miles. La Verne is bordered by unincorporated portions of Los Angeles County to the north, the city of Claremont to the east, the city of Pomona to the south, and the city of San Dimas to the west. La Verne is located on a broad alluvial fan at the foot of the San Gabriel Mountains. The mountain range serves as a striking backdrop to the City on its northern edge. A variety of land holdings in the northern portions of La Verne are preserved as open space, and areas north of these areas are encompassed in the Angeles National Forest and the San Gabriel Mountains National Monument.

La Verne has mild winters and hot summers. As in most of southern California, most rainfall occurs from late fall to early spring. Winter days are moderately warm with an average high temperature in December and January of 68 degrees Fahrenheit (°F), and an average December low temperature of 41°F. Summer weather in La Verne is hot, with an average high temperature in July and August of 89 degrees Fahrenheit, and an average low temperature in July and August of 59°F. During the hottest months, daytime temperatures in La Verne can exceed 100°F (intellicast.com 2017).

Major vehicle circulation routes in the City include the Interstate 210 (Foothill Freeway) and east-west arterial roadways such as Baseline Road, Foothill Boulevard, Bonita Avenue, Puddingstone Drive, and Arrow Highway. Major north-south roadways include Wheeler Avenue, White Avenue, B Street, D Street, and Esperanza Drive. Other transportation modes serving La Verne include rail, air, bus, bicycle, and pedestrian accommodations. The closest Metrolink train station is on Garey Avenue in Pomona, California, approximately three and a half miles southeast of the Wilderness Area. The future La Verne Metro Gold Line station will be located north of Arrow Highway and east of E Street, just south of the southeastern boundary of the University of La Verne. La Verne is also near several airports, including Cable Airport, Brackett Field (within the City limits), and Ontario International Airport. Foothill Transit provides local bus service to the City, connecting La Verne to the rest of the Pomona and San Gabriel valleys, as well as to downtown Los Angeles. La Verne also contains an extensive network of bike lanes, sidewalks, and trails serving bicyclists and pedestrians.

3.2 Wilderness Area Setting

The Wilderness Area is located north of Golden Hills Road, east of Mountain Springs Ranch Road, and west and northwest of Monterey Street, Calle Aragon, and Brydon Road. Elevation on-site ranges from 1,435 feet in the southwest corner to 3,165 feet in the northeast corner. The Wilderness Area is located within, and surrounded to the west/northwest, north, and east by the area of the Angeles National Forest designated as the San Gabriel Mountains National Monument in 2014. Residential developments are adjacent to the Wilderness Area along Monterey Street, Calle Aragon, and Brydon Road to the southeast.

The Wilderness Area is also located in the San Dimas Experimental Forest, which is administered under the jurisdiction of the Pacific Southwest Research Station. The San Dimas Experimental Forest is managed as a field laboratory for ecosystem, watershed, and natural resource science research in chaparral and related Mediterranean-climate ecosystems and is an internationally recognized wildland-urban interface research facility. The entire Experimental Forest is closed to the public and entry requires the issue of a use permit for research or educational purposes (USFS 2017).

The majority of the Wilderness Area consists of open space and mostly undeveloped land. The southwestern corner of the Wilderness Area, along Monterey Street, has been disturbed by mowing activities and a fire road (Sunset Peak Mountainway) traverses the western and northern portions of the Wilderness Area. The remainder of the Wilderness Area is relatively undisturbed and covered in dense vegetation.

3.3 Cumulative Development

CEQA defines “cumulative impacts” as two or more individual events that, when considered together, are considerable or will compound other environmental impacts. Cumulative impacts are the changes in the environment that result from the incremental impact of implementation of the Management Plan in conjunction with development of other nearby projects. For example, traffic impacts of two nearby projects may be insignificant when analyzed separately, but could have a significant impact when analyzed together. Cumulative impact analysis in the EIR provides a reasonable forecast of future environmental conditions so it can precisely gauge the effects of a series of projects.

There are no other public parks or open space projects in development within the City of La Verne or in nearby communities. However, residential development in the area could contribute to the overall use of the Wilderness Area and may consequently result in cumulative impacts. Cumulative residential development would result in the future development of 55 units, which would conservatively add approximately 150 new residents to the City of La Verne. Table 5 lists the cumulative projects considered for this analysis.

Table 5 Cumulative Projects List

Project Name	Project Location	Description
Sage Canyon Residential Project	North of Golden Hills Road at Divot Drive in the northwest portion of the City of La Verne.	14 single family homes
Creekside Development	San Dimas Canyon and Golden Hills Road	22 single family homes
Emerald Collection	Emerald and Baseline Road	19 single family homes

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4 Environmental Impact Analysis

4.1 Biological Resources

This section addresses the existing biological conditions and resources in and adjacent to the Wilderness Area, identifies current applicable regulations, and evaluates potential biological resource impacts associated with implementation of the proposed Management Plan. Biological resources examined in this section include vegetation communities, sensitive plant and animal species, and wildlife habitats under the jurisdiction of state and federal resource protection agencies.

A general Biological Resources Assessment (BRA) was completed for the proposed Management Plan on February 10, 2017 (Rincon Consultants, Inc. 2017b). The BRA documents existing conditions and determines potential impacts to special-status biological resources based upon anticipated plans for the Wilderness Area. The BRA includes a summary of the literature review, maps of present vegetation communities and habitats in the Wilderness Area, databases containing locality information for sensitive biological resources, aerial photographs, and a discussion of biologically significant resources associated with the Wilderness Area. The BRA is included in Appendix C and is summarized in this section.

4.1.1 Setting

Regional Setting

The majority of the Wilderness Area is located in the Angeles National Forest and San Gabriel Mountains National Monument. The Wilderness Area is surrounded by the Angeles National Forest/San Gabriel Mountains National Monument to the west/northwest, north, and east and adjacent to residential development along Divot Drive to the southwest and along Monterey Street, Calle Aragon, Brydon Road and to the south. The climate in the region is characterized by warm and dry summers and relatively wet, mild winters, with average annual rainfall at 25.10 inches (WRCC 2016).

Regional Wildlife Corridor

Wildlife linkages and corridors function to increase the habitat value of blocks of habitat or to mitigate the effects of habitat fragmentation. Ecosystem and habitat linkages are generally considered to be any connective land between large blocks of habitat that promote movement of a variety of species and/or ecosystem processes. Such connections can facilitate the movement of larger animals and can serve as “live-in” habitat for smaller species, both of which improve genetic diversity among populations.

The Angeles National Forest, the first national Forest in California and a State historical landmark, contains the largest area of dedicated open space in Los Angeles County with over 650,000 acres of contiguous undeveloped public lands which serve as a wildlife corridor (Los Angeles County 2015a). Approximately two thirds of the Angeles National Forest contains slopes steeper than 60 percent, with elevations ranging from 1,200 to 10,000 feet above sea level. The San Gabriel Mountain Range, within the Angeles National Forest, occupies just over 1,000 square miles (or 25 percent of the land area within Los Angeles County). The Wilderness Area itself contains 358 acres of continuous blocks of chaparral and woodland habitats that overlap with the Angeles National Forest. As such, it is likely that the Wilderness Area facilitates short-range wildlife movement across the site from adjoining portions of the Angeles National Forest.

Significant Ecological Areas (SEA)

The Los Angeles County General Plan identifies land that contains valuable biological resources "considered to be rare or unique; are critical to the maintenance of wildlife; represent relatively undisturbed areas of County habitat types; or serve as linkages" and provides the Significant Ecological Areas (SEA) designation (Los Angeles County 2015a). The objective of the SEA Program is to conserve genetic and physical diversity by designating biological resources areas that are appropriately sized to support sustainable populations of component species in identified habitats.

The northern and eastern boundaries of the Wilderness Area itself are adjacent to the San Dimas Canyon / San Antonio Wash Significant Ecological Area (SEA), as designated and delineated by Los Angeles County and located along the foothills of the eastern San Gabriel Mountains (Los Angeles County 2015a). The San Dimas Canyon/San Antonio SEA is composed of two components: San Dimas Canyon with approximately 5,500 acres including portions of Live Oak, Marshall, and San Dimas canyons; and San Antonio Canyon with approximately 1,200 acres; for a total encompassment of 6,727 acres. Much like the majority of the San Gabriel Mountain range, the SEA contains rugged topography with steep-walled canyons and narrow ridgelines ranging from 451 feet above mean sea level in the San Antonio Wash to approximately 3,000 feet above mean sea level along San Dimas Canyon. A portion of the SEA extends into canyon forests and chaparral slopes within the Wilderness Area, and is under public and private ownership (Los Angeles County 2015b).

Site Specific Setting

The Wilderness Area is located in the City of La Verne, north of Golden Hills Road, east of Mountain Springs Ranch Road, and west of Stephens Ranch Road. As discussed in Section 2, *Project Description*, the Wilderness Area consists of 208 acres of land in North La Verne acquired through State grant funds (from the Wildlife Conservation Board) adjacent to 150 acres already owned by the City. The boundaries of the Wilderness area and location relative to the City are shown in Figure 2.

The Wilderness Area itself consists of open space and mostly undeveloped land, the majority of which is located within the Angeles National Forest in the San Gabriel Mountains. A fire road (Sunset Peak Mountainway) runs along the western and northern

portions of the Wilderness Area, and there are signs of recent disturbance from maintenance-related activities in the southwestern corner of the Wilderness Area along Monterey Street. The remainder of the Wilderness Area is relatively undisturbed and covered in dense vegetation. Based on a review of historic aerial photographs, the Wilderness Area has been in roughly the same condition as described above since at least 1994.

Residential development borders the Wilderness Area to the southwest along Divot Drive, and to the south along Monterey Street, Calle Aragon, and Brydon Road. Interstate 210 (I-210) is the closest major thoroughfare, which is approximately two miles south of the southern edge of the Wilderness Area.

Vegetation Communities and Cover Types

The Wilderness Area consists of relatively undisturbed dense vegetation with the exception of a few disturbed areas along the southern edge of the Wilderness Area and along the fire road that traverses the area. Nearly 90 percent of the Wilderness Area is comprised of chamise-laurel sumac scrub and coast live oak woodland vegetation communities. The communities are described below and acreages for each of the eight vegetation community types in the Wilderness Area are shown in Table 6.

Table 6 Vegetation Communities

Vegetation Community	Acreage
Annual Brome Grassland	7.8
California Sagebrush-Black Sage Scrub	7.6
Chamise-Black Sage Chaparral	7.3
Chamise-Laurel Sumac Scrub	251.1
Coast Live Oak Woodland	69.6
Coast Live Oak Woodland/Grass	4.1
Coast Prickly Pear Scrub*	2.9
Developed/Disturbed	12.7
Total	**363.1**[1]

*sensitive plant community

[1] Acreage counts are approximate as the vegetation communities do not stop and start at the exact boundary lines of the Wilderness Area

Chamise-Laurel Sumac Scrub

This vegetation community is dominated by chamise (*Adenostoma fasciculatum*) in the shrub canopy with laurel sumac dominant in the tree canopy. Other species observed in this community include toyon (*Heteromeles arbutifolia*), scrub oak (*Quercus berberidifolia*), black sage (*Salvia mellifera*), coast live oak (*Quercus agrifolia*), and sawtooth goldenbush (*Hazardia squarrosa*). Chamise-laurel sumac scrub covers the majority of the Wilderness

Area (251.1 acres) dominating the vegetation communities in the northern two-thirds of the Wilderness Area.

Chamise-Black Sage Chaparral

This vegetation community is co-dominated by chamise and black sage in the shrub canopy. Other species observed in this community include California sagebrush (*Artemisia californica*), sticky monkey flower (*Mimulus aurianticus*), sawtooth goldenbush, and poison oak (*Toxicodendron diversilobum*). Chamise-black sage chaparral comprises approximately 7.3 acres in the southwestern corner of the Wilderness Area in the vicinity of the water tower and fire road located just west of the Wilderness Area boundary.

California Sagebrush-Black Sage Scrub

This vegetation community is codominated by California sagebrush and black sage in the shrub canopy. Other species observed in this community include poison oak, sticky monkey flower, California buckwheat (*Eriogonum fasciculatum*), chaparral yucca (*Hesperoyucca whipplei*), scalebroom (*Lepidospartum squamatum*), hollyleaf redberry (*Rhamnus illicifolia*), manroot (*Marah fabacea*), and amsinkia (*Amsinckia* sp.). California sagebrush-black sage scrub comprises approximately 7.6 acres in the southwestern portion of the Wilderness Area, generally located in close proximity to the fire road traversing the Wilderness Area.

Coast Live Oak Woodland

This vegetation community is dominated by coast live oak in the tree canopy. Other trees found scattered throughout this vegetation community include toyon, California sycamore (*Platanus racemosa*), blue elderberry (*Sambucus nigra*), and laurel sumac. The shrub layer is extremely sparse but dominated by poison oak and prickly pear cactus (*Optunia* sp.) where present. Coast live oak woodland is the second-most abundant vegetation community within the Wilderness Area (69.6 acres) and is concentrated in the canyons between ridgelines.

Coast Live Oak Woodland/Grass

This vegetation community is dominated by coast live oak in the tree canopy. Other trees found scattered throughout this vegetation community include toyon, California sycamore, laurel sumac, and tree tobacco (*Nicotiana glauca*). The shrub layer is non-existent and the herbaceous layer is dominated by grasses including ripgut brome and red brome (*Bromus diandrus, B. madtritensis* ssp. *rubens*, respectively) and wild oats (*Avena fatua, A. barbata*). Coast live oak woodland/grass is limited to the southwestern tip of the Wilderness Area (4.1 acres) and is surrounded by developed/disturbed areas consisting of mowed grasses and non-native herbaceous species.

Annual Brome Grassland

This vegetation community is codominated by red brome and ripgut brome. Other species observed in this community include wild oats, tocalote (*Centaurea melitensis*), castor bean (*Ricinus communis*), wild mustard (*Hirshfeldia incana*), Russian thistle (*Salsola tragus*),

poison oak, bull thistle (*Cirsium vulgare*), and croton (*Croton setiger*). Annual brome grassland comprises approximately 7.8 acres of the Wilderness Area and is located adjacent to disturbed areas along the fire road that traverses the Wilderness Area. The annual brome grassland communities are dominated by non-native species and provide minimal habitat value to native plants and wildlife species. Therefore, these areas present an opportunity for habitat restoration under the proposed Management Plan.

Coast Prickly Pear Scrub

This vegetation community is dominated by prickly pear cactus (*Opuntia* sp.) in the shrub canopy. Other species observed in this community include chaparral yucca, black sage, California sagebrush, laurel sumac, and coast live oak. Coast prickly pear scrub comprises approximately 2.9 acres of the Wilderness Area and is limited to a single location in the southwestern portion of the Wilderness Area just south of a developed/disturbed area extending south from Sunset Peak Mountainway.

Developed/Disturbed

This vegetation community consists of areas of bare ground (unvegetated and mostly compacted dirt) and urban/developed lands that have been constructed upon or otherwise physically altered to an extent that native vegetation is no longer supported. Species observed in this community are primarily non-native, and include pigweed (*Amaranthus albus*), Russian thistle, tree tobacco, castorbean, puncturevine (*Tribulus terrestris*), Washington fan palm (*Washingtonia robusta*), and several ornamental shrubs. Native jimsonweed (*Datura wrightii*) and blackberry (*Rubus ursinus)* were also observed in this community. Developed/disturbed areas comprise 12.7 acres in the southern portion of the Wilderness Area in the vicinity of residential communities as well as along the fire road that traverses the site. The areas mapped as developed/disturbed are dominated by non-native species and provide minimal habitat value to native plants and wildlife species. Therefore, these areas present an opportunity for habitat restoration under the proposed Management Plan.

Common Wildlife

The Wilderness Area and immediate vicinity remain relatively undisturbed with little development other than residential homes along a limited portion of the southern boundary of the Area. As such, the Wilderness Area provides habitat for wildlife species that commonly occur in the San Gabriel Mountains. Complete lists of species detected on-site can be found in the BRA (see Appendix C).

Special Status Species

Special-status species include plants and animals that federal, state, or other agencies consider rare or vulnerable to habitat loss or population decline. Some of these species receive specific protections as defined by federal or state endangered species legislation. Others are designated as “sensitive” based on adopted policies, expertise, and guidance provided to and adopted by local governmental agencies such as counties, cities, and

special districts to meet local conservation objectives. Adherence to existing conservation policies and objectives is tantamount for maintenance and minor site improvements in the Wilderness Area due to its current primary role as a wildlife habitat conservation area.

A query of the United States Fish and Wildlife Service (USFWS) Environmental Conservation Online System (ECOS), the California Natural Diversity Database (CNDDB), and the CNPS Online Inventory of Rare, Threatened, and Endangered Plants of California were conducted to obtain background information regarding state and federally listed species, sensitive communities, and federally designated critical habitat known, or with potential, to occur within the vicinity of the Wilderness Area. The database query yielded 19 sensitive plant species, five sensitive plant communities, and 25 sensitive wildlife species within five miles of the Wilderness Area, which is reduced to 17 sensitive plant species, one sensitive plant community, and 17 sensitive wildlife species within the Wilderness Area itself.

The degree to which a special-status species has the potential to occur in the Wilderness Area was evaluated according to the following criteria:

- **No Potential.** Habitat on and adjacent to the site is clearly unsuitable for the species requirements (foraging, breeding, cover, substrate, elevation, hydrology, plant community, site history, disturbance regime).
- **Low Potential.** Few of the habitat components meeting the species requirements are present, and/or the majority of habitat on and adjacent to the site is unsuitable or of very poor quality. The species is not likely to be found on the site.
- **Moderate Potential.** Some of the habitat components meeting the species requirements are present, and/or only some of the habitat on or adjacent to the site is unsuitable. The species has a moderate probability of being found on the site.
- **High Potential**. All of the habitat components meeting the species requirements are present and/or most of the habitat on or adjacent to the site is highly suitable. The species has a high probability of being found on the site.
- **Present.** Species is observed on the site or has been recorded (e.g., CNDDB, other reports) on the site recently (within the last 5 years).

The Wilderness Area primarily consists of large expanses of relatively undisturbed chaparral, scrub and woodland habitats which provide suitable habitat for several sensitive plant species. Table 7 outlines the special-status plant species that occur in the vicinity of the Wilderness Area.

Table 7 Special-Status Plant Species in the Vicinity of the Wilderness Area

Scientific Name / Common Name	Status Fed / State ESA CRPR G-Rank / S-Rank	Habitat Preference / Requirements	Potential for Occurrence / Basis for Determination
Arctostaphylos glandulosa ssp. gabrielensis San Gabriel manzanita	-/- G5T2/S2 1B.2	Occurs in chaparral (rocky) Elevations: 1,952-4,922 feet Bloom period: Mar	**Moderate**. Rocky substrate and chaparral present on-site. However, majority of the site is dominated by scrub communities and coast live oak woodland.
Berberis nevinii Nevin's barberry	FE/SE G1/S1 1B.1	Occurs in sandy or gravelly riparian chaparral, foothill woodland, and coastal sage scrub. Elevations: 229-2,707 feet Bloom period: Feb-June	**Low**. Chaparral, woodland, and coastal sage scrub habitat present. However, no riparian present on-site.
Brodiaea filifolia Thread-leaved brodiaea	FT/SE G2/S2 1B.1	Occurs in chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland, and vernal pools; often clay. Elevation: 82-3,675 feet Bloom period: Mar-June	**Low**. Suitable chaparral, woodland, scrub, and grassland communities present on-site. However, clay soils absent.
California macrophylla Round-leaved filaree	-/- G3?/S3? 1B.2	Occurs in clay cismontane woodland and valley and foothill grasslands. Elevations: 49-3,937 feet Bloom period: Mar-May	**Low**. Suitable woodland and grassland habitats present on-site. However, clay soils absent.
Calochortus clavatus var. gracilis Slender mariposa-lily	-/- G4T2T3/S2S3 1B.2	Occurs in chaparral, coastal scrub and valley and foothill grasslands. Elevations: 1,049-3,281 feet Bloom period: Mar-Nov	**High**. Suitable habitat present throughout project site.

Scientific Name / Common Name	Status Fed / State ESA CRPR G-Rank / S-Rank	Habitat Preference / Requirements	Potential for Occurrence / Basis for Determination
Calochortus plummerae Plummer's mariposa-lily	-/- G4/S4 4.2	Occurs in granitic and rocky chaparral, cismontane woodland, coastal scrub, lower montane coniferous forest, and valley and foothill grasslands. Elevations: 328-5,578 feet Bloom period: May-July	**Present**. Suitable habitat present throughout site. CNDDB occurrence located in northwestern corner of project site.
Chorizanthe parryi var. parryi Parry's spineflower	-/- G3T3/S3 1B.1	Occurs in sandy or rocky openings in chaparral, cismontane woodland, coastal scrub, and valley and foothill grassland. Elevations: 902-4,003 feet Bloom period: Apr-June	**High**. Suitable habitat present throughout project site.
Dudleya multicaulis Many-stemmed dudleya	-/- G2/S2 1B.2	Occurs in chaparral, coastal scrub, and valley and foothill grasslands, often in clay. Elevation: 49-2,592 feet Bloom period: Apr-July	**Moderate**. Suitable chaparral, scrub, and grassland communities present on-site. However, clay soils absent. CNDDB occurrence located <1 mile north of project site.
Horkelia cuneatea var. puberula Mesa horkelia	-/- G4T1/S1 1B.1	Occurs in sandy or gravelly chaparral (maritime), cismontane woodland, and coastal scrub. Elevation: 229-2,658 feet Bloom period: Feb-Sept	**High**. Suitable woodland and coastal scrub habitat present throughout project site.
Imperata brevifolia California satintail	-/- G3/S3 2B.1	Occurs in mesic chaparral, coastal scrub, Mojavean desert scrub, meadows and seeps (often alkali), and riparian scrub. Elevation: 0-3,987 feet Bloom period: Sept-May	**Low**. Suitable chaparral and scrub communities present on-site. However, riparian areas, moisture, and alkali soils absent.

***Scientific Name* / Common Name**	**Status Fed / State ESA CRPR G-Rank / S-Rank**	**Habitat Preference / Requirements**	**Potential for Occurrence / Basis for Determination**
Lepidium virginicum var. robinsonii Robinson's pepper-grass	-/- G5T3/S3 4.3	Occurs in chaparral and coastal scrub. Elevation: 3-2,904 feet Bloom period: Jan-July	**High**. Suitable habitat present throughout project site.
Monardella macrantha ssp. hallii Hall's monardella	-/- G5T3/S3 1B.3	Occurs in broadleaf upland forest, chaparral, cismontane woodland, lower montane coniferous forest, and valley and foothill grasslands. Elevation: 2,395-7,202 feet Bloom period: June-Oct	**Moderate**. Suitable chaparral, woodland, and grassland habitat present on-site. However, majority of site is below species' elevation range.
Orobanche valida ssp. valida Rock Creek broomrape	-/- G4T2/S2 1B.2	Occurs in granitic chaparral and pinyon and juniper woodland. Elevation: 4,101-6,562 feet Bloom period: May-Sept	**None**. Project site is below species' elevation range. Pinyon and juniper woodland absent.
Pseudognaphalium leucocephalum White rabbit-tobacco	-/- G4/S2 2B.2	Occurs in sandy or gravelly chaparral, cismontane woodland, coastal scrub, and riparian woodland. Elevation: 0-6,890 feet Bloom period: July-Dec	**High**. Suitable habitat present throughout project site.
Senecio aphanactis Chaparral ragwort	-/- G3/S2 2B.2	Occurs in chaparral, cismontane woodland, and coastal scrub; sometimes alkaline. Elevation: 49-2,625 feet Bloom period: Jan-May	**Moderate**. Suitable chaparral, woodland, and scrub communities present on-site. However, alkali soils absent.
Sidalcea neomexicana Salt spring checkerbloom	-/- G4/S2 2B.2	Occurs in alkaline and mesic areas within chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub, and playas. Elevation: 49-5,020 feet Bloom period: Mar-June	**Low**. Suitable chaparral and scrub communities present on-site. However, mesic and alkaline soils absent.

Scientific Name / Common Name	Status Fed / State ESA CRPR G-Rank / S-Rank	Habitat Preference / Requirements	Potential for Occurrence / Basis for Determination
Symphyotrichum defoliatum San Bernardino aster	-/- G2/S2 1B.2	Occurs near ditches, streams, and springs within cismontane woodland, coastal scrub, lower montane coniferous forest, meadows and seeps, marshes and swamps, and valley and foothill grasslands (vernally mesic). Elevation: 6-6,693 feet Bloom period: July-Nov	**Low**. Suitable woodland, scrub, and grassland habitats present on-site. Water sources sparse. Streams, springs, meadows, seeps, marshes, and swamps absent.
Symphyotrichum greatae Greata's aster	-/- G2/S2 1B.3	Occurs in mesic broadleaf upland forest, chaparral, cismontane woodland, lower montane coniferous forest, and riparian woodland. Elevation: 984-6,595 feet Bloom period: June-Oct	**Moderate**. Suitable chaparral and woodland habitat present on site. However, mesic areas absent. CNDDB occurrence documented immediately adjacent to project site in vicinity of San Dimas Reservoir.
Thysanocarpus rigidus Rigid fringepod	-/- G1G2/S1 1B.2	Occurs on dry rocky slopes in pinyon and juniper woodlands. Elevation: 1,968-7,218 feet Bloom period: Feb-May	**None**. Suitable habitat absent.

Source: CNDDB, 2016; CNPS, 2016
Regional Vicinity refers to within a 5 mile radius of site.
FE = Federally Endangered FT = Federally Threatened SE = State Endangered ST = State Threatened SR = State Rare
G-Rank/S-Rank = Global Rank and State Rank as per NatureServe and CDFW's CNDDB RareFind3.

CRPR (CNPS California Rare Plant Rank):
1A = Presumed Extinct in California
1B = Rare, Threatened, or Endangered in California and elsewhere
2A = Plants presumed extirpated in California, but more common elsewhere
2B = Plants Rare, Threatened, or Endangered in California, but more common elsewhere
3 = Need more information (a Review List)
4 = Plants of Limited Distribution (a Watch List)

CRPR Threat Code Extension:
.1 = Seriously endangered in California (over 80% of occurrences threatened / high degree and immediacy of threat)
.2 = Fairly endangered in California (20-80% occurrences threatened)
.3 = Not very endangered in California (<20% of occurrences threatened)

In summary, there is high potential for six sensitive plant species in the Wilderness Area due to the presence of suitable habitat characteristics throughout the majority of the Wilderness Area: mariposa-lily (*Calochortus clavatus var. gracilis*), Plummer's mariposa lily (*Calochortus plummerae*), Parry's spineflower (*Chorizanthe parryi var. parryi*), mesa horkelia (*Horkelia cuneatea var. puberul*a), Robinson's pepper-grass (*Lepidium virginicum var. robinsonii*), and white rabbit tobacco (*Pseudognaphalium leucocephalum*). Plummer's mariposa lily has been documented in the northwest corner of the Wilderness Area (CNDDB 2016).

Moderate potential exists for five sensitive plant species on-site due to the presence of some suitable habitat characteristics present in the Wilderness Area: San Gabriel manzanita (*Arctostaphylos glandulosa ssp. glandulosa*), many-stemmed dudleya (*Dudleya multicaulis*), Hall's monardella (*Monardella macrantha ssp. hallii*), chaparral ragwort (*Senecio aphanactis*), and Greata's aster (*Symphyotrichum greatae*). Greata's aster has been documented immediately adjacent to the Wilderness Area in the vicinity of San Dimas Reservoir (CNDDB 2016). A non-specific CNDDB occurrence for many-stemmed dudleya overlaps with the southeastern corner of the Wilderness Area. Many-stemmed dudleya has also been documented by the CNDDB less than one mile north of the Wilderness Area.

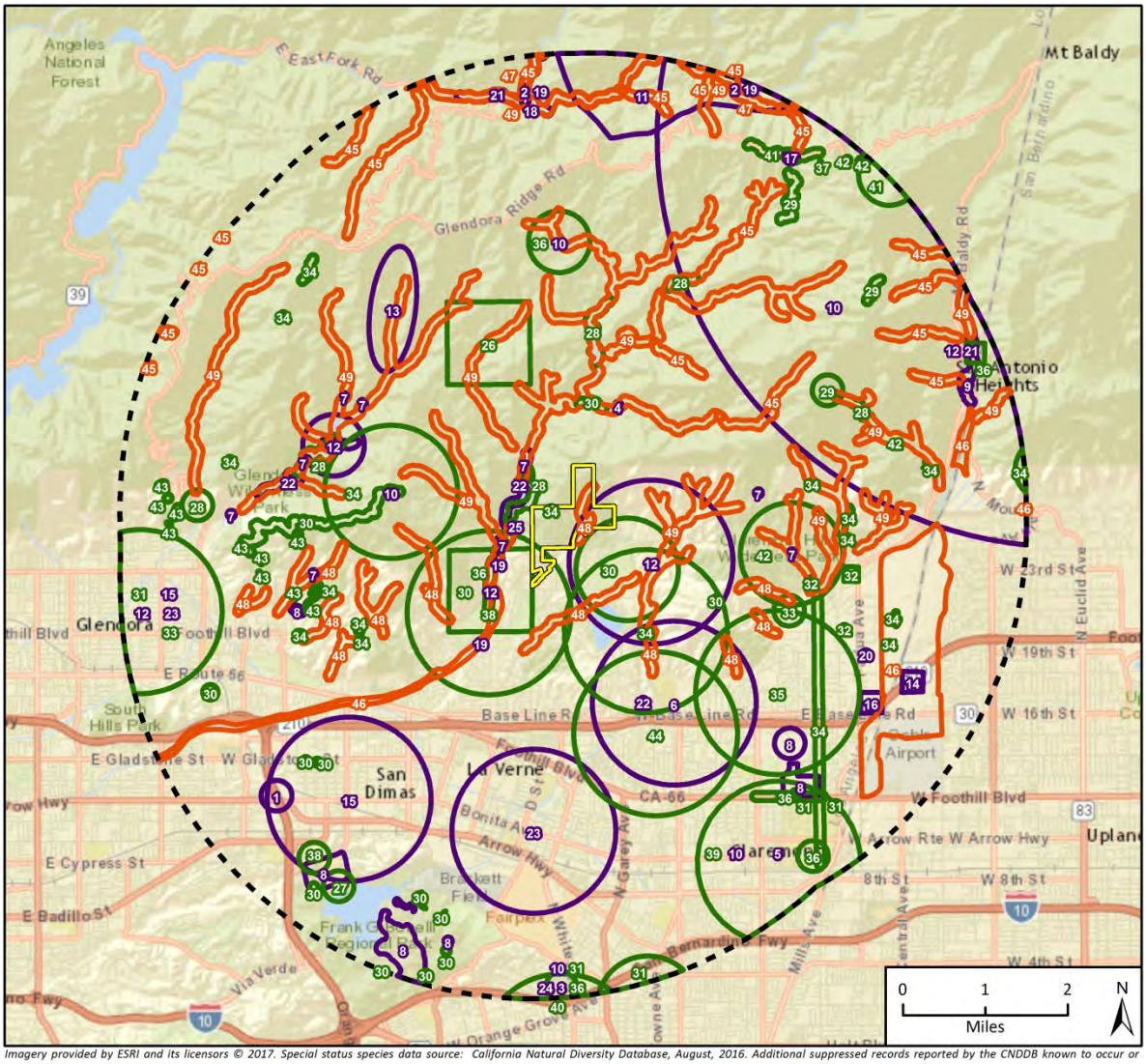
Low potential exists for six sensitive plant species due to the presence of some suitable habitat characteristics present in portions of the site: Nevin's barberry (*Berberis nevinii*), thread-leaved brodiaea (*Brodiaea filifolia*), round-leaved filaree (*California macrophylla*), California satintail (*Imperata brevifolia*), salt spring checkerbloom (*Sidalcea neomexicana*), and San Bernardino aster (*Symphyotrichum defoliatum*). A non-specific CNDDB occurrence for round-leaved filaree overlaps with the southwestern corner of the Wilderness Area.

Sensitive Plant Communities

Among the plant communities mapped in the Wilderness Area, coast prickly pear scrub is considered a sensitive plant community. In addition, the CNDDB mapped five sensitive natural communities within a five-mile radius of the Wilderness Area: Canyon Live Oak Ravine Forest, Riversidean Alluvial Fan Sage Scrub, Southern California Arroyo Chub/Santa Ana Sucker Stream, Southern Coast Live Oak Riparian Forest, and Southern Sycamore and Alder Riparian Woodland (Figure 4).

Of these sensitive natural communities, Southern Coast Live Oak Riparian Forest is mapped within the Wilderness Area following a ravine that traverses through the northeastern side of the Wilderness Area. However, based on the field survey, the area identified by the CNDDB as Southern Coast Live Oak Riparian Forest has been classified as coast live oak woodland, consistent with updated vegetation mapping standards outlined in the second edition of A Manual of California Vegetation (Sawyer et al. 2010). The coast live oak woodland did not appear to contain vegetation characteristics or species that would result in a characterization different than the other coast live oak woodland communities mapped on-site. In addition, coast live oak woodland is not considered a sensitive plant community. However, oak trees with a caliper of eight inches or more are protected under the City of La

Figure 4 Wilderness Area Vegetation



Imagery provided by ESRI and its licensors © 2017. Special status species data source: California Natural Diversity Database, August, 2016. Additional suppressed records reported by the CNDDB known to occur or potentially occur within this search radius include: Coast Range newt, two-striped gartersnake. For more information please contact the Department of Fish and Game.

Project Boundary
5 Mile Buffer

CNDDB

Animals
Plants
Natural Communities

1 - American badger
2 - arroyo chub
3 - big free-tailed bat
4 - black swift
5 - California diplectronan caddisfly
6 - coast horned lizard
7 - Coast Range newt
8 - coastal California gnatcatcher
9 - coastal whiptail
10 - Crotch bumble bee
11 - desert bighorn sheep
12 - hoary bat
13 - large-blotched salamander
14 - northwestern San Diego pocket mouse
15 - pallid bat
16 - San Diego desert woodrat
17 - San Gabriel Mountains elfin butterfly
18 - Santa Ana speckled dace
19 - Santa Ana sucker
20 - silvery legless lizard
21 - southern mountain yellow-legged frog
22 - two-striped gartersnake
23 - western mastiff bat
24 - western yellow bat
25 - Yuma myotis
26 - California satintail
27 - chaparral ragwort
28 - Greata's aster
29 - Hall's monardella
30 - many-stemmed dudleya
31 - mesa horkelia
32 - Nevin's barberry
33 - Parry's spineflower
34 - Plummer's mariposa-lily
35 - rigid fringepod
36 - Robinson's pepper-grass
37 - Rock Creek broomrape
38 - round-leaved filaree
39 - Salt Spring checkerbloom
40 - San Bernardino aster
41 - San Gabriel manzanita
42 - slender mariposa-lily
43 - thread-leaved brodiaea
44 - white rabbit-tobacco
45 - Canyon Live Oak Ravine Forest
46 - Riversidian Alluvial Fan Sage Scrub
47 - Southern California Arroyo Chub/Santa Ana Sucker Stream
48 - Southern Coast Live Oak Riparian Forest
49 - Southern Sycamore Alder Riparian Woodland

Verne Municipal Code Chapter 18.78 Preservation , Protection and Removal of Trees (refer to Protected Trees discussion below).

Special-status Wildlife Species

The Wilderness Area provides suitable habitat for several special status wildlife species. Table 8 outlines the special-status wildlife species known to occur in the vicinity of the Wilderness Area.

High potential for five sensitive wildlife species occurs in the Wilderness Area. These species include coastal California gnatcatcher (*Polioptila californica californica*), northwestern San Diego pocket mouse (Chaetodipus fallax fallax), San Diego desert woodrat (*Neotoma lepida intermedia*), crotch bumble bee (*Bombus crotchii*), and San Gabriel Mountains elfin butterfly (*Callophrys mossii hidakupa*). The coastal California gnatcatcher is a federally listed threatened species. The coastal California gnatcatcher, northwestern San Diego pocket mouse, and San Diego desert woodrat are California species of special concern (SSC).

Moderate potential for four sensitive wildlife species occurs in the Wilderness Area. These species include coastal whiptail (*Aspidoscelis tigris steinegeri*), coast horned lizard (*Phrynosoma blainvillii*), hoary bat (*Lasiurus cinereus*), and western yellow bat (*Lasiurrus xanthinus*).

Low potential for eight sensitive wildlife species occurs in the Wilderness Area. These species include silvery legless lizard (*Aniella pulchra pulchra*), two-striped gartersnake (*Thamnophis hammondii*), large-blotched salamander (*Ensatina klauberi*), Coast Range newt (*Taricha torosa*), black swift (*Cypseloides niger*), western mastiff bat (*Eumops perotis californicus*), Yuma myotis (*Myotis yumanensis*), and big free-tailed bat (*Nyctinomops macrotis*).

Table 8 Special-Status Wildlife Species Known to Occur in the Vicinity of the Wilderness Area

Scientific Name / Common Name	Status Fed / State ESA CDFW G-Rank / S-Rank	Habitat Requirements	Potential for Occurrence / Basis for Determination
Invertebrates			
Bombus crotchii Crotch bumble bee	-/- G3G4/S1S2 –	Inhabits open grassland and scrub habitats. Nesting occurs underground. Food plants include *Asclepias*, *Chaenactis*, *Lupinus*, *Medicago*, *Phacelia*, and *Salvia*.	**High**. Suitable grassland and scrub habitat present on-site. *Salvia mellifera* species present on-site. CNDDB includes records of five occurrences of crotch bumble bee within five miles of Wilderness Area, including three occurrences located adjacent to Wilderness Area in San Gabriel Mountains.
Callophrys mossii hidakupa San Gabriel Mountains elfin butterfly	-/- G4T1T2/S1S2 –	Found in the San Gabriel Mountains. Larval host plant is broadleaf stonecrop (*Sedum spathulifolium*).	**High**. Site is located within San Gabriel Mountains with suitable habitat for *Sedum spathulifolium* on-site.
Diplectrona californica California diplectronan caddisfly	-/- G1G2/S1S2 –	Found in benthic habitats, creeks, springs, brooks, shallow water and herbaceous wetlands. No information has been published on the larva of this species, but other larvae in the genus live in fast-flowing, cool streams.	**None**. Suitable habitat absent.
Fish			
Catostomus santaanae Santa Ana sucker	FT/- G1/S1 –	Habitat includes clear, cool rocky pools and runs of creeks and small to medium rivers. Usually found in shallow streams less than 7 meters wide, with high water quality and water temperatures less than 22°C, in unpolluted water; streams flood periodically and have high turbidity at times. Generally it is associated with coarse substrates of boulder, rubble, and gravel, but sometimes it occurs on sand/mud bottoms. Generally it does not inhabit reservoirs. Often is	**None**. Suitable habitat absent.

Scientific Name / Common Name	Status Fed / State ESA CDFW G-Rank / S-Rank	Habitat Requirements	Potential for Occurrence / Basis for Determination
		associated with algae but not with macrophytes. It prefers permanent streams with pools and riparian vegetation that provide cover and refuge from floods.	
Gilia orcuttii Arroyo chub	-/- G2/S2 SSC	Habitat includes headwaters, creeks, and small to medium rivers, often intermittent streams; permanent, small to moderate-sized, moderate to high gradient streams with more than 50% of the habitat as runs and pools.	**None**. Suitable habitat absent.
Rhinichthys osculus ssp. 3 Santa Ana speckled dace	-/- G5T1/S1 SSC	Occurs in many kinds of habitats: riffles, runs, and pools of cool flowing headwaters, creeks, and small to medium rivers with mostly rocky substrates; large and small lakes (rarely); warm, permanent and intermittent streams; and outflows of desert springs; usually found in shallow water (averaging about 0.5 m deep or less); in streams, often congregates below riffles and eddies. Young tend to occupy edges of streams in slower, shallow water. Larger adults generally are in relatively quiet water where cover (e.g., overhanging trees, deadfalls, boulders) is available.	**None**. Suitable habitat absent.
Amphibians			
Ensatina klauberi Large-blotched salamander	-/- G2G3/S3 WL	Inhabits moist shaded evergreen and deciduous forests and oak woodlands. Found under rocks, logs, other debris, especially bark that has peeled off and fallen beside logs and trees. Most common where there is a lot of coarse woody debris on the forest floor. In dry or very cold weather, stays inside moist logs, animal burrows, under roots, woodrat nests, under rocks.	**Low**. Suitable woodland habitat present on-site. Moisture absence throughout most of the year.
Rana muscosa Southern mountain yellow-legged frog	FE/SE G1/S1 WL	Inhabits lakes, ponds, meadow streams, isolated pools, and sunny riverbanks in the Sierra Nevada Mountains. Open stream and lake edges with a gentle slope up to a depth of 5-8 cm**.** seem to be preferred.	**None**. Suitable habitat absent.

Scientific Name / Common Name	Status Fed / State ESA CDFW G-Rank / S-Rank	Habitat Requirements	Potential for Occurrence / Basis for Determination
		Waters that do not freeze to the bottom and which do not dry up are required.	
Taricha torosa Coast Range newt	-/- G4/S4 SSC	Found in wet forests, oak forests, chaparral, and rolling grasslands. In southern California, drier chaparral, oak woodland, and grasslands are used.	**Low**. Suitable chaparral, oak woodland, and grassland habitat present on-site. Moisture absent throughout most of the year.
Reptiles			
Anniella pulchra pulchra Silvery legless lizard	-/- G3G4T3T4Q/S3 SSC	Occurs in moist warm loose soil with plant cover. Moisture is essential. Occurs in sparsely vegetated areas of beach dunes, chaparral, pine-oak woodlands, desert scrub, sandy washes, and stream terraces with sycamores, cottonwoods, or oaks. Leaf litter under trees and bushes in sunny areas and dunes stabilized with bush lupine and mock heather often indicate suitable habitat. Often can be found under surface objects such as rocks, boards, driftwood, and logs. Can also be found by gently raking leaf litter under bushes and trees. Sometimes found in suburban gardens in Southern California.	**Low**. Moisture absent from Wilderness Area through the majority of the year.
Aspidoscelis tigris steinegeri Coastal whiptail	-/- G5T5/S3 SSC	Found in a variety of ecosystems, primarily hot and dry open areas with sparse foliage - chaparral, woodland, and riparian areas.	**Moderate**. Chaparral and woodland habitat present on-site. Foliage is relatively dense in majority of project site.
Phrynosoma blainvillii Coast horned lizard	-/- G3G4/S3S4 SSC	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, abundant supply of ants & other insects.	**Moderate**. Suitable habitat present in southern edge of project site.

Scientific Name / Common Name	Status Fed / State ESA CDFW G-Rank / S-Rank	Habitat Requirements	Potential for Occurrence / Basis for Determination
Thamnophis hammondii Two-striped gartersnake	-/- G4/S3S4 SSC	Generally found around pools, creeks, cattle tanks, and other water sources, often in rocky areas, in oak woodland, chaparral, brushland, and coniferous forest.	**Low**. Suitable chaparral and brushland habitat present on-site. Water sources absence throughout the majority of the year.
Birds			
Cypseloides niger Black swift	-/- G4/S2 SSC	Open sky over mountains, coastal cliffs. Forages widely over any kind of terrain but is still very local in its occurrence, probably limited to regions with suitable nesting sites. Nests on ledges or in crevices in steep cliffs, either along coast or near streams or waterfalls in mountains.	**Low**. Suitable nesting habitat absent on-site, but likely present in nearby mountains. Foraging habitat present on-site.
Polioptila californica californica California coastal gnatcatcher	FT/- G4G5T2Q/S2 SSC	Obligate, permanent resident of coastal sage scrub below 2500 feet in Southern California. Low, coastal sage scrub in arid washes, on mesas & slopes.	**High**. Suitable habitat present on-site.
Mammals			
Antrozous pallidus Pallid bat	-/- G5/S3 SSC	Dense grasslands on rolling hills, lowland plains, in valleys & on hillsides on lower mountain slopes. Favors native grasslands with a mix of grasses, forbs & scattered shrubs. Loosely colonial when nesting.	**None**. Suitable habitat absent.
Chaetodipus fallax fallax Northwestern San Diego pocket mouse	-/- G5T3T4/S3S4 SSC	Occupies shrublands that vary from sparse desert shrublands to dense coastal scrub. It tends to be more abundant where rocks or shrubs provide cover. The species lives in a variety of habitats: desert slopes, agave, rocky areas, coastal sage scrub, etc.	**High**. Suitable habitat present on-site.
Eumops perotis californicus Western mastiff bat	-/- G5T4/S3S4 SSC	Occurs in a wide variety of habitats, including chaparral, coastal and desert scrub, coniferous and deciduous forest and woodland, in areas associated with roosting sites. Day roosts are established in crevices in rocky canyons and cliffs	**Low**. Suitable roosting habitat absent (no rocky canyons or cliffs). Trees on-site unsuitable for roosting habitat due to lack of

Scientific Name / Common Name	Status Fed / State ESA CDFW G-Rank / S-Rank	Habitat Requirements	Potential for Occurrence / Basis for Determination
		where the canyon or cliff is vertical or nearly vertical, as well as in trees and tunnels. Most roost sites are high above the ground (e.g., on cliff faces) with unobstructed approaches.	vertical launching area and nearby approach obstructions. Low potential for foraging on-site.
Lasiurus cinereus Hoary bat	-/- G5/S4 –	Roosts solitarily in dense vegetation. Prefers to roost in trees at the edges of clearings, about three to five meters above the ground, but will also use tree cavities, rock crevices and squirrel nests. Can be found in a wide variety of habitat types, from deserts to tropical forests. Generally hunts around tree tops, along streams and lakes, and in densely vegetated urban area.	**Moderate**. Suitable roosting habitat present in trees on-site surrounded by dense vegetation. Low potential for foraging on-site. CNDDB includes record of five occurrences of hoary bat within five miles of Wilderness Area, including one occurrence immediately adjacent to southwest and another occurrence of unspecified location which overlaps western portion of the Wilderness Area.
Lasiurus xanthinus Western yellow bat	-/- G5/S3 SSC	Occupies a range of habitats of extremely arid areas to dry areas. It inhabits savannas, secluded woodlands, regions dominated by pasture or croplands, and even tolerates residential areas. It often roosts in trees, where it generally hangs from the midrib of a leaf using its hind claws and possibly its thumbs.	**Moderate**. Suitable woodland habitat present with trees for roosting on-site. Located in close proximity to residential areas.
Myotis yumanensis Yuma myotis	-/- G5/S4 –	Found in a variety of habitats, ranging from juniper and riparian woodlands to desert regions near open water. Usually found near rivers, streams, ponds, lakes, etc. When not near water over which to forage, these animals can be found roosting in caves, attics, buildings, mines, underneath bridges, and other similar structures.	**Low**. Project does not contain water source throughout majority of the year, though water sources are present at nearby reservoirs. Suitable roosting habitat is absent but present in close proximity. Low potential for foraging on-site.

Scientific Name / Common Name	Status Fed / State ESA CDFW G-Rank / S-Rank	Habitat Requirements	Potential for Occurrence / Basis for Determination
Neotoma lepida intermedia San Diego desert woodrat	-/- G5T3T4/S3S4 SSC	Occurs in desert scrublands and coastal sage scrub habitats. Requires succulent vegetation, especially *Opuntia* and *Yucca*, as a source of water. Nests in these plants or in crevices of nearby rock outcroppings.	**High**. Suitable habitat present throughout project site. Woodrat nests observed on-site.
Nyctinomops macrotis Big free-tailed bat	-/- G5/S3 SSC	Found in urban areas, dry forests and pine forests from sea level up to 8,531 feet.	**Low**. Suitable habitat absent on-site. Low potential for foraging on-site due to proximity of urban areas.
Ovis Canadensis nelsoni Desert bighorn sheep	-/- G4T4/S3 FP	Found in desert, grasses and shrub mosaic, and shrublands. Important habitat requirements are topography (escape terrain), visibility, water, and forage quality and quantity. Terrain is typically rough, rocky and broken by canyons and washes. Depends on steep slopes for lambing and to escape predators. Uses cliff overhangs to rest from the hot desert sun and dry environment. Avoid low visibility areas with dense vegetation.	**None**. Suitable cliff habitat and water sources absent. Site is dominated by dense vegetation with low visibility.
Taxidea taxus American badger	-/- G5/S3 SSC	Prefers open areas and may also frequent brushlands with little ground cover. When inactive, occupies underground burrow. Occurs from below sea level to 11,812 feet, usually in relatively dry grasslands and open forests.	**None**. Suitable habitat absent. Site is dominated by dense vegetation and ground cover.

Regional Vicinity refers to within a 5 mile radius of site.

FT = Federally Threatened
FC = Federal Candidate Species
FE = Federally Endangered
FS=Federally Sensitive
SE = State Endangered
ST = State Threatened
SR = State Rare
SS=State Sensitive

G-Rank/S-Rank = Global Rank and State Rank as per NatureServe and CDFW's CNDDB RareFind3.

SC = CDFW Species of Special Concern
FP = Fully Protected

Source: CNDDB, 2016; Audubon Guide to North American Birds, 2016; California Herps, 2016; IUCN Red List of Threatened Species, 2016; U.S. Department of the Interior, 2012; NatureServe, 2016, CDFW 2016c

Sensitive Habitats

Jurisdictional Waters and Wetlands

The Wilderness Area is located in the northern portion of the San Gabriel River Watershed, southeast of the San Gabriel River in the foothills of the San Gabriel Mountains. Elevation on-site ranges from 1,435 feet in the southwest corner to 3,165 feet in the northeast corner. The Wilderness Area encompasses several ridges and steep canyons that drain into a single unimproved watercourse along the southern edge of the site. According to the National Wetlands Inventory (USFWS 2016c), several riverine and freshwater forested/shrub wetlands are mapped throughout the Wilderness Area (Figure 5). Based on field observations, it appears that the majority of the mapped features are located in dry upland areas of the watershed and do not contain evidence of flows or riparian vegetation. These areas likely convey runoff during heavy storm events from the upper portions of the watershed to the drainage feature that runs northeast/southwest along the southern portion of the Wilderness Area. The drainage feature along the southern portion of the Wilderness Area contains evidence of flows and scattered riparian vegetation (California sycamore, blue elderberry, mulefat) and connects to the City storm drain system after it leaves the Wilderness Area near Divot Drive and Melinda Lane. A formal jurisdictional delineation of waters and wetlands would be required to determine if the riverine and freshwater forested/shrub wetlands mapped by the National Wetlands Inventory are in United States Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and/or the Los Angeles Regional Water Quality Control Board (RWQCB) jurisdiction.

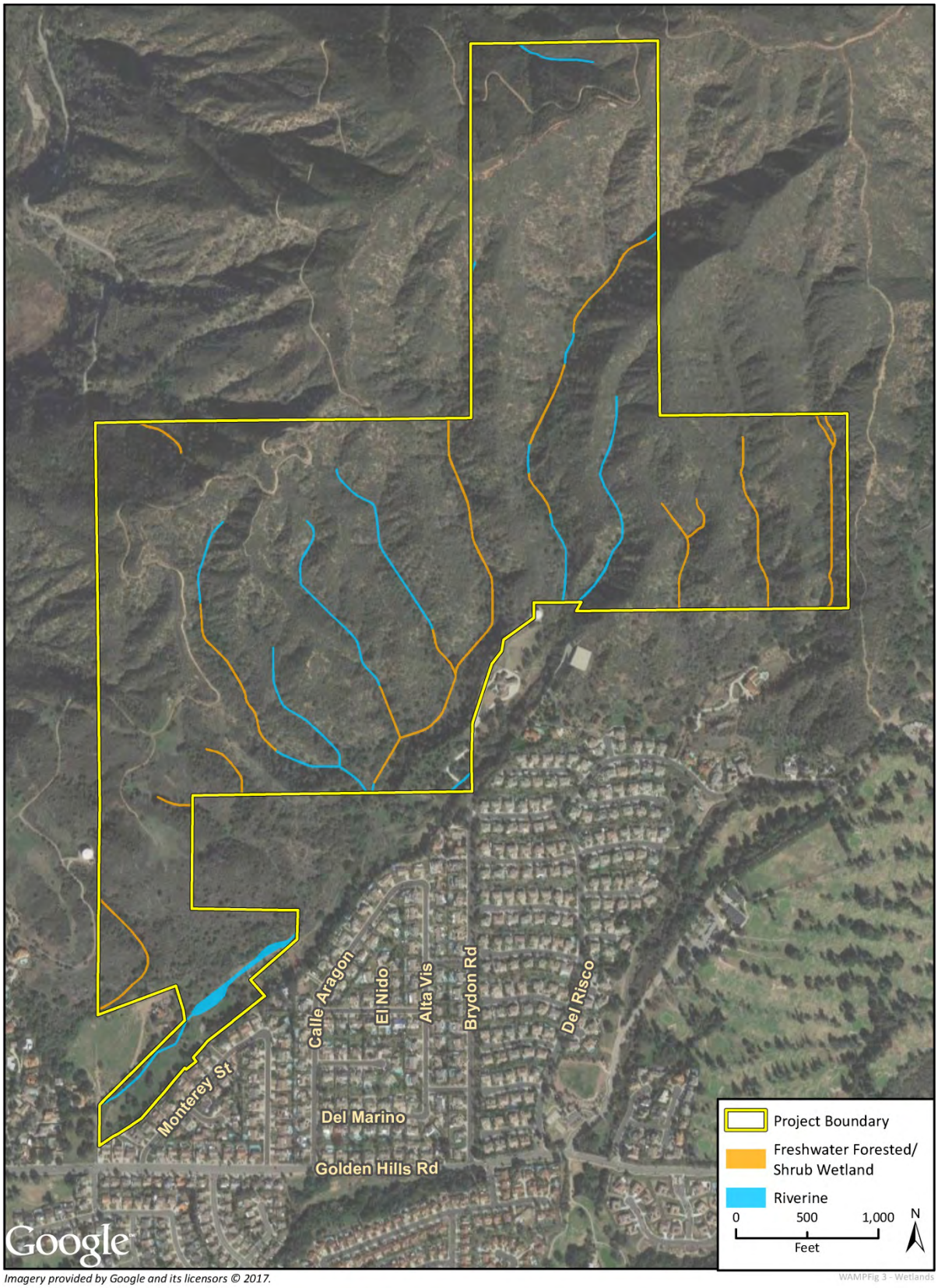
Nesting Birds

Native trees (i.e., coast live oak, laurel sumac, toyon, California sycamore, blue elderberry) and shrubs (i.e., chamise, black sage, California sagebrush) that could provide suitable nesting habitat for several common avian species occur within the BSA and the immediate vicinity. Nesting birds are protected by California Fish and Game Code 3503 and the Migratory Bird Treaty Act.

Wildlife Movement

The Wilderness Area is located in a natural landscape block and essential habitat connectivity area that extends between the San Gabriel Mountains to the west and San Bernardino Mountains to the east (CDFW BIOS, 2016b). The Wilderness Area is heavily vegetated, contains several drainages, and is surrounded by the Angeles National Forest to the west, north, and east. As such, it is likely that the Wilderness Area facilitates short-range movement from adjoining portions of the Angeles National Forest.

Figure 5 Wetlands



4.1.2 Regulatory Setting

The following is a summary of the regulatory context under which biological resources are managed at the federal, state, and local level.

U.S. Fish and Wildlife Service

The U.S. Fish and Wildlife Service (USFWS) implements the Bald and Golden Eagle Protection Act (16 United States Code [USC] Section 668) and the Migratory Bird Treaty Act ([MBTA] 16 USC Section 703-711) and. USFWS and the National Oceanic and Atmospheric Administration (also called NOAA Fisheries) share responsibility for implementing the Federal Endangered Species Act (FESA; 16 USC § 153 et seq). USFWS generally implements the FESA for land and freshwater species, while NOAA Fisheries implements the FESA for marine and anadromous species. Projects that would result in take of any federally listed threatened or endangered species are required to obtain permits from the USFWS or NOAA Fisheries through either Section 7 (interagency consultation with a federal nexus) or Section 10 (Habitat Conservation Plan) of FESA, depending on the involvement by the federal government in permitting or funding the project. The permitting process is used to determine if a project would jeopardize the continued existence of a listed species and what mitigation measures would be required to avoid jeopardizing the species.

Take under federal definition means to harass, harm (which includes habitat modification), pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct. Proposed or candidate species do not have the full protection of FESA; however, the USFWS and NOAA Fisheries advise project applicants that they could be elevated to listed status at any time.

The Migratory Bird Treaty Act of 1918 (MBTA), as amended in 1972, protects nesting migratory birds by making it unlawful to “take” (kill, harm, harass, etc.) any migratory bird listed in 50 CFR 10, including their nests, eggs, or products. Migratory birds include geese, ducks, shorebirds, raptors, songbirds, and many other species. It is possible that other state or federal sensitive or special-status avian species may also be adversely affected by new development in the City.

The FESA, which is administered and enforced by the USFWS and the National Marine Fisheries Service, would also prohibit any activity that kills or injures fish or wildlife, and emphasizes that such activities may include significant habitat modification or degradation that significantly impairs essential behavioral patterns of fish or wildlife.

U.S. Army Corps of Engineers

Under Section 404 of the Clean Water Act and Section 10 of the Rivers and Harbors Act, the USACE has authority to regulate activity that could discharge fill or dredge material or otherwise adversely modify wetlands or other waters of the United States. Perennial and intermittent creeks and adjacent wetlands are considered waters of the United States and are within the regulatory jurisdiction of the USACE. The USACE implements the federal policy embodied in Executive Order 11990, which, when implemented, is intended to result

in no net loss of wetland values or acres. In achieving the goals of the Clean Water Act, the USACE seeks to avoid adverse impacts and to offset unavoidable adverse impacts on existing aquatic resources. Any fill or adverse modification of waters of the United States or wetlands would require a permit from the USACE prior to the start of work. Typically, permits issued by the USACE are a condition of a project as mitigation to offset unavoidable impacts on wetlands and other waters of the United States in a manner that achieves the goal of no net loss of wetland acres or values.

California Department of Fish and Wildlife

The California Department of Fish and Wildlife (CDFW) derives its authority from the Fish and Game Code of California Species listed under the California Endangered Species Act (CESA; Fish and Game Code Section 2050 et seq,), which prohibits take of listed threatened or endangered species. Take under CESA is restricted to direct killing of a listed species and does not prohibit indirect harm by way of habitat modification.

Fish and Game Code Sections 3503, 3503.5, and 3511 describe unlawful take, possession, or needless destruction of birds, nests, and eggs. Fully protected birds (Section 3511) may not be taken or possessed except under specific permit. Section 3503.5 of the Code protects all birds-of-prey and their eggs and nests against take, possession, or destruction of nests or eggs.

Species of Special Concern (SSC) is a category used by CDFW for those species considered to be indicators of regional habitat changes or considered to be potential future protected species. Species of Special Concern do not have any special legal status except that afforded by the Fish and Game Code. The SSC category is intended by the CDFW for use as a management tool to include these species into special consideration when decisions are made concerning the development of natural lands.

CDFW also has authority to administer the Native Plant Protection Act ([NPPA] Fish and Game Code Section 1900 et seq). The NPPA requires CDFW to establish criteria for determining if a species, subspecies, or variety of native plant is endangered or rare. Under Section 1913(c) of the NPPA, the owner of land where a rare or endangered native plant is growing is required to notify the department at least 10 days in advance of changing the land use to allow for salvage of the plant.

Perennial and intermittent streams also fall under the jurisdiction of CDFW. Sections 1600 et. seq. of the Fish and Game Code (Streambed Alteration Agreements) gives CDFW regulatory authority over work within the stream zone (which could extend to the 100-year flood plain) consisting of, but not limited to, the diversion or obstruction of the natural flow or changes in the channel, bed, or bank of any river, stream or lake.

Regional Water Quality Control Board

The State Water Resources Control Board (SWRCB), and each of the nine local Regional Water Quality Control Boards (RWQCB), have jurisdiction over “waters of the State” pursuant to the Porter-Cologne Water Quality Control Act. The SWRCB has issued general Waste Discharge Requirements (WDRs) regarding discharges to “isolated” waters of the

State (Water Quality Order No. 2004-0004-DWQ, Statewide General Waste Discharge Requirements for Dredged or Fill Discharges to Waters Deemed by the U.S. Army Corps of Engineers to be Outside of Federal Jurisdiction). The local RWQCB, in this case the Los Angeles Regional Water Quality Control Board, enforces actions under this general order for isolated waters not subject to Federal jurisdiction. Additionally, the RWQCB is responsible for the issuance of water quality certifications pursuant to Section 401 of the Clean Water Act for waters subject to federal jurisdiction.

Angeles National Forest Management Plan (Forest Plan)

The Forest Plan was adopted in 2006 (amended in 2014) and is based upon the principles of adaptive management. The current plan has three parts: the Vision, the Strategy, and the Design Criteria, which together provide management direction to integrate multiple uses (recreation, conservation education, special uses, etc.) with protection and enhancement of natural resources (air and water quality, wildlife, soils, fuel reduction, native vegetation, etc.).

The Wilderness Area is located in the area of the Angeles National Forest designated as the San Gabriel Mountains National Monument. The Forest Service is proposing to amend the 2006 Angeles National Forest Land Management Plan (Forest Plan) with a management plan to provide for the protection of the objects of interest identified in the Presidential Proclamation establishing the San Gabriel Mountains National Monument. The purpose of the Monument Plan is to amend the existing Forest Plan (as amended, 2014) to administer the Monument in a manner that is protective of the objects of interest identified therein. Changes to the existing Forest Plan, as reflected in the Presidential Proclamation establishing the Monument, include direction for the protection of identified Monument objects, public access when consistent with natural resource protection, public engagement, a transportation plan, and withdrawal of lands from uses associated with mining laws, subject to valid existing uses.

San Dimas Experimental Forest

The Wilderness Area is also located in the San Dimas Experimental Forest, which is administered under the jurisdiction of the Pacific Southwest Research Station. The San Dimas Experimental Forest is managed as a field laboratory for ecosystem, watershed, and natural resource science research in chaparral and related Mediterranean-climate ecosystems and is an internationally recognized wildland-urban interface research facility. The entire Experimental Forest is closed to the public and entry requires the issue of a use permit for research or educational purposes (USFS 2017).

City of La Verne

City of La Verne Municipal Code Title 6 – Animals

Municipal Code Chapter 6.16.070 Leash Law requires all dogs under care or ownership of a person to be on a leash at all times when in public places, and states that any person violating the provisions of the Leash Law is guilty of a misdemeanor.

City of La Verne Municipal Code Title 18 - Zoning

PROTECTED TREES

Municipal Code Chapter 18.78 *Preservation , Protection and Removal of Trees* requires permits for the removal and pruning of significant and heritage trees except in emergencies and requires replacement planting when significant and heritage trees are removed.

“Heritage tree ” means any tree or group of trees identified as such by city council resolution upon the city council finding that the tree or group of trees:

1 Is of historical value because of its association with a place, building, natural feature, or event of local, regional, or national historic significance; or
2 Is it identified on any historic or cultural resources survey as a significant feature of landmark, historic site or historic district; or
3 Is representative of a significant period of the city’s growth or development; or
4 Is designated for protection or conservation in a specific plan, conditional use permit, precise plan of design or similar development approval; or
5 Is of significant size, age or rareness to warrant protection.

“Significant tree” means any tree that is identified or protected in a specific plan or is protected as a condition of approval of a precise plan, subdivision map, conditional use permit or variance; and any tree located on a parcel of private or public property that has a caliper of eight inches or more and is of the following species:

- Deodar Cedar (*Cedrus deodara*)
- Camphor Tree (*Cinnamomum camphor*)
- California Sycamore (*Platanus racemosa*)
- Southern California Black Walnut (*Juglans californica*)
- Oak Trees (*Quercus sp.*)

Section 18.78.190 lists exceptions to the permit requirements. One such exception is that permits are not required for City trees. Trees are present throughout the Wilderness Area and include species of oaks as well as California sycamore. Some oak and sycamore trees present on-site may have a caliper of eight inches or greater. A formal tree inventory was not conducted as part of this analysis and would be required to determine if significant trees are present on-site.

Unless it is determined that replacement is inappropriate, significant and heritage trees proposed to be removed must be replaced. Table 9 details tree replacement requirements.

Table 9 Tree Replacement Requirements

Caliper Width of Tree	Number Removed	Replace With	Minimum Size
10" and under	1	4	24" box
10-14"	1	4	36" box
15-29"	1	4	48" box
30" +	1	4	60" box

Where a significant or heritage tree is to be relocated on-site, a licensed professional describing the relocation method to be used for all trees slated for relocation, and must provide the City with a five-year survival guarantee. Should the tree(s) not survive the five-year period, replacement occurs in accordance with the table above.

City of La Verne General Plan (1998)

RESOURCE MANAGEMENT ELEMENT

Table 10 lists applicable General Plan policies and implementation measures designed to protect biological resources in the City:

Table 10 General Plan Policies to Protect Biological Resources

General Plan Policy – Resource Management	
Policy 2.3. Establish contiguous wildlife corridors.	a. Pursue opportunities with other organizations, such as the Wildlife Corridor Conservancy Authority. b. Remove existing physical barriers, where feasible, that restrict wildlife access to water and native habitat.
Policy 4.1. Preserve mature trees whenever possible.	a. Prohibit removal of significant or heritage trees without permit. b. Require mature trees to be replaced at the four-to-one ratio.
Policy 4.2. Protect and preserve our native plant communities and habitats.	a. Determine resource management policy based upon the areas identified on MAP RM-6. b. Include native plants in fuel modification zones when possible. c. Preserve the wide variety of plant communities in the hillside areas. d. Examine the greater effect of habitat loss on native wildlife species. e. Restrict habitat upset to non-nesting months in accordance with the Migratory Bird Treaty Act. f. Require replacement planting of native vegetation lost on cut and fill slopes during project grading. g. Consult an independent qualified biologist before constructing new trails. h. Preserve the original nature and form of streambeds and

General Plan Policy – Resource Management	
	drainage courses. i. Install bridges and culverts to permit wildlife movement and direct storm runoff. j. Fence, sandbag, and monitor adjacent construction Wilderness Areas.
Policy 4.3. Protect and preserve our Southern Mixed Chaparral and Coastal Sage Scrub communities.	a. Require biological surveys for the California gnatcatcher and sensitive native plants before grading in these communities. b. Consult with the U.S. Fish & Wildlife Service if a gnatcatcher is found in a project area.
Policy 4.4. Protect and preserve our Southern Oak Riparian Woodlands.	a. Require biological surveys for identified plants and animals before oak tree removal or grading in these woodlands. b. Require biological surveys for identified plants and animals before approval of any change to streambeds, such as those of Marshall Canyon. c. Obtain the required permits for any activities that may alter streams of these woodlands.
Policy 4.5. Protect and preserve our other Riparian Habitats.	a. Require biological surveys for identified plants and animals before grading in these habitats. b. Obtain the required permits for any activities that may alter the streams of these habitats.
Policy 4.6. Protect and restore our Ruderal-Disturbed habitats.	a. Replace Eucalyptus trees with native trees if removal is necessary. b. Limit Eucalyptus tree trimming to non-nesting months in accordance with the Migratory Bird Treaty Act. c. Consult an ornithologist to evaluate the need for burrowing owl surveys before any modification to open grassy habitats, such as those of Brackett Field and Live Oak Reservoir. d. Obtain the required permits for any activities that may alter open water habitats such as Live Oak Reservoir and Puddingstone Dam.

4.1.3 Impact Analysis

Methodology and Significance Thresholds

The proposed Management Plan does not involve demolition of structures, grading, or construction of new facilities at this time. The proposed alterations associated with the Management Plan are limited to minor site improvements, including foot trails, benches, and signage, which would not utilize heavy construction equipment. All future minor site improvements proposed through implementation of the Management Plan shall be reviewed through the City's development review process and CEQA process when warranted, and appropriate mitigation measures would be identified at that time.

Evaluation Criteria

The following thresholds are based on Appendix G of the *State CEQA Guidelines*. Impacts would be significant if implementation of the Management Plan would result in any of the following:

1 Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;

2 Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;

3 Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means;

4 Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites;

5 Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or

6 Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Thresholds 1 through 6 are addressed below.

Project Impacts

Threshold 1

Have a substantial adverse effect (i.e. significantly reduce species population, reduce species habitat, restrict reproductive capacity), either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, regulations, or by CDFW or USFWS?

Threshold 2

Have a substantial adverse effect (i.e. direct/indirect reduction) on any riparian habitat or other sensitive natural community identified in local or regional plans, policies regulations, or by the CDFW or USFWS?

IMPACT BIO-1: IMPLEMENTATION OF THE PROPOSED MANAGEMENT PLAN AND ASSOCIATED IMPROVEMENTS, SUCH AS THE PROPOSED FOOT TRAIL, COULD CAUSE AN ADVERSE EFFECT THROUGH HABITAT MODIFICATIONS IN THE WILDERNESS AREA, WHICH CONTAINS SPECIAL-STATUS PLANT, SPECIAL-STATUS WILDLIFE SPECIES, AND A SENSITIVE NATURAL COMMUNITY. HOWEVER, IMPACTS WOULD BE CLASS III, LESS THAN SIGNIFICANT, DUE TO THE LIMITED SIZE AND ACCESSIBILITY OF THE PROPOSED FOOT TRAIL.

The Wilderness Area contains suitable habitat for 17 sensitive plant species and 17 sensitive wildlife species. The Wilderness Area also contains one sensitive natural community, potentially jurisdictional aquatic resources and trees protected under the La Verne Municipal Code. The proposed alterations associated with the Management Plan are limited to minor site improvements, including a 0.6-mile-long, 8-foot-wide foot trail loop, benches, and signage, which would not utilize heavy construction equipment. Although the intensity of construction equipment utilized for the proposed alterations would likely be limited to hand tools, and potentially loading trucks and an occasional backhoe for large tree removal, temporary construction activities and permanent management activities associated with implementation of the Management Plan would still have the potential to interfere with existing plant and wildlife species, sensitive natural communities, aquatic resources, and protected trees.

As described in Section 4.1.2, Municipal Code Chapter 18.78 *Preservation, Protection and Removal of Trees*, requires replacement planting when significant and heritage trees are removed. Also listed in Section 4.1.2, the La Verne General Plan contains policies and implementation measures to preserve mature trees, protect and preserve native plant communities (including Southern Mixed Chaparral and Coastal Sage Scrub) and habitats, establish contiguous wildlife corridors, and protect and restore ruderal-disturbed habitats.

The Management Plan would permit recreational visitors to bring dogs onto the trails. The potential for dogs to become loose, go off trail, and go into sensitive habitats or chase after wildlife exists. Therefore, all dogs visiting the Wilderness Area would be required to be on leash, per Municipal Code Chapter 6.16.070 *Leash Law*.

The goal of the Management Plan is to preserve, enhance, and protect the wildlife habitat, corridors, and diversity of the Wilderness Area while including provisions for low-impact recreational use (e.g., trails) and wildlife-oriented education. The Management Plan identifies several objectives for the goal of preserving and enhancing wildlife habitat, corridors, and diversity, including:

Objective 1.1: Enhance and Protect all Habitat Areas

Action 1.1.1: Remove all abandoned facilities

Action 1.1.2: Remove non-native tree species

Action 1.1.3: Install public access control signing along selected locations of the trail and along Sunrise Ridge Road stating “Habitat Management Area - No Public Access”

Action 1.1.4: Based on results of annual monitoring (see also Objective 7.1), install public access control railings as necessary to inhibit off-trail use and creation of volunteer trails

Action 1.1.5: Based on results of annual monitoring (see also Objective 7.1), decommission, restore to a natural gradient, and/or stabilize any volunteer trails that have been created

Action 1.1.6: Avoid vegetation removal and management activities within the Coast Prickly Pear Scrub sensitive vegetation community and within areas that provide habitat to sensitive plant and wildlife species

Action 1.1.7: Should vegetation removal in sensitive areas is determined to be necessary and appropriate, special status species surveys will be conducted prior to any work commencing

Action 1.1.8: Avoid management activities that would prohibit wildlife movement through the Wilderness Area

Action 1.1.9: Coordinate with appropriate federal, state, or local agencies, such as the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or the Los Angeles Regional Water Quality Control Board, prior to conducting management activities in riparian areas

Action 1.1.10: Coordinate with the US Forest Service to ensure that management activities are consistent with the Forest Plan, San Gabriel National Monument Plan, and San Dimas Experimental Forest

Objective 1.2: Restore the Southern Wash Corridor as Riverside and Alluvial Fan Sage Scrub with a Surrounding Modified Coast Live Oak Woodland/Grassland Habitat

Action 1.2.1: Remove non-native shrubs and trees

Action 1.2.2: Revegetate with appropriate native species

Action 1.2.3: Weed abatement shall occur in coast live oak woodland/grassland areas annually. Disking shall be prohibited.

Objective 1.3: Preserve Existing, and Where Appropriate, Enhance Northern Mixed Chaparral/Coast Live Oak Woodland

Action 1.3.1: Remove non-native shrubs and trees

Action 1.3.2: Revegetate with appropriate native species

Objective 1.4: Revegetate Disturbed Areas

Action 1.4.1: Rip and grade abandoned roads and social trails where appropriate

Action 1.4.2: Hydroseed with native erosion control mix

Action 1.4.3: Limit public access during establishment period

Objective 1.5: Preserve Significant and Heritage Trees

Action 1.5.1: Avoid trimming and removal of significant and heritage trees

Action 1.5.2: Tree replacement will be included in restoration activities as appropriate

Action 1.5.3: Tree trimming or removal will take place outside of nesting bird season

Objective 4.1: Secure Access

Action 4.1.1: Employ a dedicated easement for public access from Golden Hills Road to the downstream end of the wash within the southern limits of the Wilderness Area

Objective 5.1: Provide for Public Safety

Action 5.1.2: Require all dogs to be on leashes pursuant to La Verne Municipal Code Section 6.16.070 Leash Law

In addition to current City standards in the Municipal Code and General Plan in place to protect and preserve biological resources, implementation of these objectives and actions in the Management Plan and the limited size and accessibility of the proposed foot trail, would further ensure that impacts to special-status plants, special-status wildlife species, sensitive natural communities, riparian habitats, and protected trees throughout the Plan Area would be less than significant.

Mitigation Measures

No mitigation measures are required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 3

Have a substantial adverse effect (i.e. direct/indirect reduction) on federally protected wetlands as defined by Section 404 of the Clean Water Act (including but not limited to, marsh vernal pool, coastal, etc.) through direct removal, filling, or hydrological interruption, or other means?

IMPACT BIO-2: THE MANAGEMENT PLAN WOULD NOT FACILITATE IMPROVEMENTS THAT WOULD DIRECTLY IMPACT RIPARIAN AND WETLAND HABITATS. HOWEVER, THERE WOULD BE POTENTIAL FOR ADVERSE INDIRECT IMPACTS FROM SUCH IMPROVEMENTS ON WETLANDS AND AREAS UNDER THE JURISDICTION OF THE CDFW AND USACE. THE MANAGEMENT PLAN IDENTIFIES ACTION 1.1.9, WHICH REQUIRES FACILITATORS OF THE MANAGEMENT PLAN TO COORDINATE WITH APPROPRIATE FEDERAL, STATE, OR LOCAL AGENCIES, PRIOR TO CONDUCTING MANAGEMENT ACTIVITIES IN RIPARIAN AREAS TO ENSURE WETLANDS ARE NOT IMPACTED AS A RESULT OF MINOR IMPROVEMENTS IN THE WILDERNESS AREA. THEREFORE, IMPACTS WOULD BE CLASS III, LESS THAN SIGNIFICANT.

Plan Area drainage features fall under the jurisdiction of the USACE, Los Angeles RWQCB, and CDFW. These features are found in the bottom of Marshall Canyon and along most of the tributary drainages. Protection of the watershed, wildlife, and general biological diversity in the Wilderness Area was a reason for the acquisition grant and community input.

No new structures beyond the benches, signage, and property-line fencing would be installed under the Wilderness Management Plan. The 2016 La Verne Wilderness Area Management Plan Flood Hazards report prepared for the project by Rivertech, Inc. (Appendix E) recommends the installation of woody debris basins at three locations to reduce the amount of woody debris that would be carried downstream during a storm event and potentially obstruct stream channels and result in flooding. However, construction of these basins is prohibited by stipulations in the State grant agreement that governs acquisition of the Wilderness Area. Therefore, implementation of the Wilderness Plan would not involve intrusive ground-disturbing activities. If an agreement to install woody debris basins is reached at a later date, installation of those basins would be addressed under a separate CEQA analysis.

The Management Plan identifies several objectives for the goal of preserving and enhancing wildlife habitat, corridors, and diversity including Action 1.1.9 which requires facilitators of the Management Plan to "Coordinate with appropriate federal, state, or local agencies, such as the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or the Los Angeles Regional Water Quality Control Board, prior to conducting management activities in riparian areas."

Therefore, the goals and actions of the proposed Management Plan in combination with existing federal and state regulations would reduce potential impacts to riparian areas as a result of minor improvements in the Wilderness Area remain less than significant levels.

Mitigation Measures

No mitigation measures are required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 4

Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

IMPACT BIO-3: IMPROVEMENTS CARRIED OUT UNDER THE PROPOSED MANAGEMENT PLAN WOULD NOT INCLUDE INTRUSIVE MANAGEMENT ACTIVITIES. HOWEVER, THERE WOULD BE POTENTIAL FOR ADVERSE INDIRECT IMPACTS TO WILDLIFE MOVEMENT CORRIDORS IN THE WILDERNESS AREA. OBJECTIVES AND ACTIONS INCLUDED IN THE MANAGEMENT PLAN WOULD ENSURE THAT IMPACTS TO ALL WILDLIFE MOVEMENT (SHORT-RANGE AND POTENTIAL LONG-RANGE MOVEMENT) ARE REDUCED TO A LESS THAN SIGNIFICANT LEVEL. THEREFORE, IMPACTS WOULD BE CLASS III, LESS THAN SIGNIFICANT.

As discussed in Section 4.1.1., the Wilderness Area is located in a natural landscape block and essential habitat connectivity area that extends between the San Gabriel Mountains to the west and San Bernardino Mountains to the east. The Wilderness Area is heavily vegetated, contains several drainages, and is surrounded by the Angeles National Forest to the west, north, and east. As such, it is highly likely that the Wilderness Area facilitates short-range movement across the site from adjoining portions of the Angeles National Forest, but is less important for longer-distance movements due to its position at the extreme edge of the forest adjacent to residential development in La Verne.

The Management Plan identifies several objectives for the goal of preserving and enhancing wildlife habitat, corridors, and diversity including Action 1.1.8 which requires facilitators of the Management Plan to "Avoid management activities that would prohibit wildlife movement through the Wilderness Area." In addition, Objective 1.2 of the Management Plan contains actions for restoring the Southern Wash Corridor with a surrounding modified Coast Live Oak Woodland/Grassland habitat, including removal of non-native shrubs and trees, revegetation of appropriate native species, and annual weed abatement activities.

The Management Plan would also allow recreational visitors to bring dogs on the trails to be implemented in the Wilderness Area. Dogs would be required to be on a leash at all times while on the trails, per the City's *Leash Law*. Action 5.1.2 of the Management Plan states the leash requirement, in order to maintain public safety and prevent dogs from potentially running into off-trail habitat areas or pursue wildlife.

These objectives and actions would ensure that impacts to wildlife movement (short-range and potential long-range movement) through the Plan Area are reduced to less than significant levels.

Mitigation Measures

No mitigation measures are required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 5

Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

IMPACT BIO-4: IMPLEMENTATION OF THE PROPOSED MANAGEMENT PLAN WOULD POTENTIALLY CAUSE INDIRECT IMPACTS TO BIOLOGICAL RESOURCES IN THE WILDERNESS AREA DURING CONSTRUCTION OF MINOR SITE IMPROVEMENTS (I.E., FOOT TRAIL, SITTING BENCHES, SIGNAGE). HOWEVER, GOALS AND ACTIONS OF THE PROPOSED MANAGEMENT PLAN IN COMBINATION WITH EXISTING CITY POLICIES WOULD REDUCE POTENTIAL IMPACTS TO PROTECTED BIOLOGICAL RESOURCES TO A CLASS III, LESS THAN SIGNIFICANT LEVEL.

As described in Section 4.1.2, Municipal Code Chapter 18.78 Preservation, Protection and Removal of Trees, requires permits for the removal and pruning of significant and heritage trees except in emergencies and requires replacement planting when significant and heritage trees are removed. Also listed in Section 4.1.2., the General Plan contains policies and implementation measures to preserve mature trees, protect and preserve native plant communities (including Southern Mixed Chaparral and Coastal Sage Scrub) and habitats, establish contiguous wildlife corridors, and protect and restore ruderal-disturbed habitats. As previously discussed, Objectives 1.1 to 1.4 of the Management Plan identifies several actions intended to preserve and enhance wildlife habitat, corridors, and diversity throughout implementation of the Management Plan. In addition, no new structures beyond the benches, signage, and property-line fencing would be installed under the Wilderness Management Plan. Although these are minor site improvements, the following objectives and actions of the Management Plan would further ensure that facilities within the Plan Area are limited to those that would avoid resource impacts.

Objective 4.2: Develop Limited Use Facilities

Action 4.2.2: Develop a foot trail to avoid and/or minimize resource impacts and related mitigation to include:

- An accessible trail / maintenance route from Golden Hills Road into the Wilderness Area
- An approximately 0.6-mile, 8-foot-wide accessible trail/ maintenance route from Golden Hills Road leading into the Wilderness Area and forming a loop. The trail loop would be composed of natural materials with a firm and stable surface.

Objective 5.4: Limit Use to Trail-Related Pedestrian Activities

Action 5.4.1: Provide no picnic or restroom facilities

Therefore, the goals and actions of the proposed Management Plan in combination with existing City policies would reduce potential impacts to protected biological resources to a less than significant level.

Mitigation Measures

No mitigation measures are required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 6

Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

IMPACT BIO-5: THE WILDERNESS AREA LARGELY CONSISTS OF UNDEVELOPED LAND AND SERVES AS A HABITAT FOR A NUMBER OF SPECIAL-STATUS PLANT, SPECIAL-STATUS WILDLIFE SPECIES, AND SENSITIVE NATURAL COMMUNITIES IN THE SAN GABRIEL MOUNTAINS NATIONAL MONUMENT AND SAN DIMAS EXPERIMENTAL FOREST. GOALS AND ACTIONS OF THE PROPOSED MANAGEMENT PLAN, IN COMBINATION WITH EXISTING CITY POLICIES, WOULD REDUCE POTENTIAL IMPACTS FROM MANAGEMENT ACTIVITIES TO LESS THAN SIGNIFICANT. THEREFORE, IMPACTS WOULD BE CLASS III, LESS THAN SIGNIFICANT.

As discussed in Section 4.1.3, the Wilderness Area is located within the area of the Angeles National Forest designated as the San Gabriel Mountains National Monument. The Wilderness Area is also located in the San Dimas Experimental Forest, which is administered under the jurisdiction of the Pacific Southwest Research Station.

Proposed management activities would involve a critical balance between preserving, enhancing, and protecting wildlife habitat and diversity while providing the general public with low-impact recreational uses and educational opportunities. Nonetheless, the goals and actions of the proposed Management Plan in combination with existing City policies would reduce potential impacts from management activities associated with the Plan. In particular, Action 1.1.10 would require facilitators of the Management Plan to "Coordinate with the US Forest Service to ensure that management activities are consistent with the Forest Plan, San Gabriel National Monument Plan, and San Dimas Experimental Forest Plan." Coordination with the jurisdictional agency would ensure that overall management activities governing the Wilderness Area are in compliance with the applicable habitat conservation plans for the greater San Gabriel National Monument and San Dimas Experimental Forest areas. Impacts would be less than significant.

Mitigation Measures

No mitigation measures are required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

4.1.4 Cumulative Impacts

There are no other public parks or open space projects in development within the City of La Verne or in nearby communities. As described in Section 3.3, cumulative planned residential development would result in 55 units split between three project sites, which would conservatively add approximately 150 new residents to the City of La Verne. The increase in population could incrementally contribute to public demand for open space recreational areas. Implementation of the proposed Management Plan would help meet the open space recreational use demands of the added population and would result in expanded public use of the Wilderness Area in the North La Verne Hillsides.

The proposed Management Plan contains policies to ensure habitat and wildlife protection, and the preservation and enhancement of wildlife corridors in the Wilderness Area due to its proximity to the San Gabriel Mountains and San Bernardino Mountains. The cumulative planned residential development projects would undergo individual environmental review to implement project-specific mitigation measures to address any biological resource impacts as needed. Implementation of the proposed Management Plan is intended to enhance biological resources in the Wilderness Area. There would be no cumulative significant impacts to biological resources with the implementation of the Management Plan and the development of the planned residential project.

4.2 Cultural Resources

The analysis in this section has been prepared in accordance with Section 15064.5 of the CEQA Guidelines, which considers potential impacts to archaeological, historic, and paleontological resources. This section includes a brief summary of cultural resources background information review of known archaeological, paleontological and built environment resources; and the Management Plan's potential impacts on these resources.

4.2.1 Setting

Regional Prehistory

The Wilderness Area is located in the traditional territory of the Native American group known as the Gabrielino. The name Gabrielino was applied by the Spanish to those natives that were attached to Mission San Gabriel (Bean and Smith 1978:538). Today, most contemporary Gabrielino prefer to identify themselves as Tongva, a term that will be used throughout the remainder of this section (King 1994:12).

Tongva territory included the Los Angeles basin and southern Channel Islands as well as the coast from Aliso Creek in the south to Topanga Creek in the north. Their territory encompassed several biotic zones, including Coastal Marsh, Coastal Strand, Prairie, Chaparral, Oak Woodland, and Pine Forest (Bean and Smith 1978).

The Tongva language belongs to the Takic branch of the Uto-Aztecan language family, which can be traced to the Great Basin region (Mithun 2004). This language family includes dialects spoken by the nearby Juaneño and Luiseño, but is considerably different from those of the Chumash people living to the north and the Diegueño (including Ipai, Tipai, and Kumeyaay) people living to the south.

Tongva society was organized along patrilineal non-localized clans, a common Takic pattern. Each clan had a ceremonial leader and contained several lineages. The Tongva established large permanent villages and smaller satellite camps throughout their territory. Recent ethnohistoric work (O'Neil 2002) suggests a total tribal population of nearly 10,000, considerably more than earlier estimates of around 5,000 people (Bean and Smith 1978:540).

Tongva subsistence was oriented around acorns supplemented by the roots, leaves, seeds, and fruits of a wide variety of plants. Protein sources included large and small mammals, freshwater and saltwater fish, shellfish, birds, reptiles, and insects. (Bean and Smith 1978; Kroeber 1925; Langenwalter et al. 2001; McCawley 1996). The Tongva employed a wide variety of tools and implements to gather and hunt food. The digging stick, used to extract roots and tubers, was frequently noted by early European explorers. Other tools included the bow and arrow, traps, nets, blinds, throwing sticks and slings, spears, harpoons, and hooks. Like the Chumash, the Tongva made oceangoing plank canoes (known as a ti'at) capable of holding six to 14 people and used for fishing, travel, and trade between the

mainland and the Channel Islands. Tule reed canoes were employed for near-shore fishing (Blackburn 1963; McCawley 1996:117-127).

Chinigchinich, the last in a series of heroic mythological figures, was central to Tongva religious life at the time of Spanish contact (Kroeber 1925:637–638). The belief in Chinigchinich was spreading south among other Takic-speaking groups at the same time the Spanish were establishing Christian missions. Elements of Chinigchinich beliefs suggest it was a syncretic mixture of Christianity and native religious practices (McCawley 1996:143-144).

Prior to European contact, deceased Tongva were either buried or cremated, with burial more common on the Channel Islands and the adjacent mainland coast and cremation on the remainder of the coast and in the interior (Harrington 1942; McCawley 1996:157). After pressure from Spanish missionaries, cremation essentially ceased during the post-contact period (McCawley 1996:157).

Regional History

Spanish exploration of California began when Juan Rodriguez Cabrillo led the first European expedition into the region in 1542. For more than 200 years after his initial expedition, Spanish, Portuguese, British, and Russian explorers sailed the California coast and made limited inland expeditions, but they did not establish permanent settlements (Bean 1968; Rolle 2003). By the 18th century, Spain developed a three-pronged approach of establishing a chain of presidios (military garrisons), missions and towns throughout what was then known as Alta (upper) California. In 1769 Gaspar de Portolá and Father Junipero Serra established the first Spanish settlement in Alta California at Mission San Diego de Alcalá. In 1771 Mission San Gabriel was founded as the fourth in the chain of 21 missions built between 1769 and 1823. However, in 1775, the mission was moved approximately three miles to its present location, which is approximately 20 miles west of the Wilderness Area. Mission San Gabriel became one of the most productive and affluent missions in Alta California, providing support for surrounding missions (California Missions Foundation, n.d.). At its peak, the mission population reached 1,701 people in 1817 (Bodkin 1910:10).

The Mexican Period for the region commenced when news of the success of the Mexican War of Independence (1810-1821) against the Spanish crown reached California in 1822. A secularization act was passed in 1833 which federalized the mission lands and converted the missions into parish churches. This enabled Mexican governors in California to distribute former mission lands to individuals in the form of land grants. Successive Mexican governors made approximately 700 land grants between 1833 and 1846, putting most of the state's lands into private ownership for the first time (Shumway 2007). The majority of land grants went to retired presidio soldiers or to well-connected families. During this time a class of wealthy landowners known as rancheros or Californios worked large ranches based on cattle hide and tallow production. Sixty land grants were made in what is today Los Angeles County (Beck and Haase 1974).

The City of La Verne was once part of the Rancho San José, which was originally granted to Ygnacio Palomares and Ricardo Vejar in 1837 by the Mexican governor Juan Alvarado.

Palomares and Vejar teamed with Luis Arenas, Palomares' brother-in-law, and they successfully petitioned for additional grazing land which was added to the rancho in 1840. Arenas sold his share to Henry Dalton in 1846 (Brackett 1920).

The Mexican Period for the Los Angeles County region ended in early January 1847. Mexican forces fought and lost to combined U.S. Army and Navy forces in the Battle of the San Gabriel River on January 8 and in the Battle of La Mesa on January 9 (Nevin 1978). On January 10, leaders of the pueblo of Los Angeles surrendered peacefully after Mexican General Jose Maria Flores withdrew his forces. Shortly thereafter, newly appointed Mexican Military Commander of California Andrés Pico surrendered all of Alta California to U.S. Army Lieutenant Colonel John C. Fremont in the Treaty of Cahuenga (Nevin 1978).

The American Period officially began with the signing of the Treaty of Guadalupe Hidalgo in 1848, in which the United States agreed to pay Mexico $15 million for conquered territory including California, Nevada, Utah, and parts of Colorado, Arizona, New Mexico, and Wyoming. Settlement of the Los Angeles region increased dramatically in the early American Period.

The discovery of gold in northern California in 1848 led to the California Gold Rush, despite the first California gold being previously discovered in Placerita Canyon in 1842 (Guinn 1977; Workman 1935). By 1853, the population of California exceeded 300,000. Thousands of settlers and immigrants continued to immigrate to the state, particularly after the completion of the First Transcontinental Railroad in 1869.

A severe drought during 1863-1864 had damaging consequences to ranchers' cattle herds and source of income, including Rancho San José. Ygnacio Palomares died in 1864 and his widow began selling ranch land the following year. In 1864 Ricardo Vejar lost his share of the rancho through foreclosure to two Los Angeles merchants, Louis Schlesinger and Heiman Tischler. Shortly afterwards, Schlesinger died and Tischler sold the rancho to Louis Phillips. The City of La Verne developed on the formerly Palomares-owned (northern) portion of Rancho San Jose (Hoover et al. 2002; Brackett 1920).

By the 1880s, the railroads had established networks from Los Angeles' port at San Pedro and throughout the county of Los Angeles, resulting in fast and affordable shipment of goods, as well as a means to transport new residents to the booming region (Dumke 1944). New residents included many health-seekers drawn to the area by the fabled southern California climate in the 1870s–1880s.

The town of Lordsburg was founded as a speculative railroad town in 1887 by Isaac Wilson Lord in what is now the southern portion of La Verne. Having persuaded the Santa Fe Railroad to run its line through the area where he owned a considerable amount of property, Lord had the land subdivided and held a large sale of lots. Lord also built a sizeable hotel in the new town of Lordsburg. The Lordsburg town site was laid out as a grid system of blocks parallel to the tracks of the Santa Fe Railroad. Streets running north and south were given alphabetical designations starting with A Street at the western edge of the City. The streets running east to west were numbered from one to eight. The railroad track

ran down the center of Palomares Avenue, along the north side of what is now Arrow Highway (City of La Verne 2013, Old Town La Verne Specific Plan).

The land boom in the southern California region ended and the town of Lordsburg acquired very few permanent residents. The hotel sat vacant until 1891. That year, members of the German Baptist Brethren (later called Church of the Brethren) opened Lordsburg College in the former hotel building, which they had offered to purchase in 1889. A campaign to bring members of the German Baptist Brethren to Lordsburg spurred the town's growth. Many Brethren families relocated to the town where their children could attend the Christian college. The foothill area to the north, where ranchers had established homes and citrus orchards, became known as La Verne, a name reportedly chosen by Mrs. Bixby of the L.H. Bixby family (La Verne Historical Society, n.d.; Church of the Brethren 2016). La Verne incorporated as a city in 1906 (California Association of Local Agency Formation Commissions 2011).

The two communities eventually united and in 1917, after the death of I.W. Lord, the town of Lordsburg and college took the name La Verne. The citrus industry, which was started in the area in the 1890s, flourished after the turn of the century. The growing, picking, packing and shipping of oranges, grapefruit and lemons engaged nearly all of the people in the community. By 1919 more than 1,000 carloads of fruit were being shipped by rail annually and output continued to increase. Chinese, Indian, Japanese, Filipino and Mexican immigrants provided labor for picking the citrus crop; Mexican laborers also worked in the packing houses (La Verne Historical Society, n.d.).

However, during the 1940s a disease affected citrus trees and the crop declined. As the area's population grew, land was sold for development and many of the orchards were uprooted (Brackett 1920; La Verne Historical Society, n.d.). Following World War II and the completion of Interstate 10, residential development increased in the area. The construction of Interstate 210 also benefitted the City's commercial and retail industries (CRM Tech 2008). The City has reached a population of over 31,000 people (United States Census Bureau 2010).

4.2.2 Regulatory Setting

Cultural resources, including built environment and archaeological resources, may be designated as historic by National, State or local authorities. In order for a resource to qualify for listing in the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR) or as a locally significant resource in the City of La Verne, it must meet one or more identified criteria of significance. The resource must also retain sufficient historic integrity, defined in National Register Bulletin 15 as the "ability of a property to convey its significance" (National Park Service [NPS] 1990). An explanation of these designations follows.

Cultural resources are considered during federal undertakings chiefly under Section 106 of the National Historic Preservation Act (NHPA) through one of its implementing regulations, 36 Code of Federal Regulations 800 (Protection of Historic Properties), as well as the

National Environmental Policy Act (NEPA). Properties of traditional religious and cultural importance to Native Americans are considered under Section 101(d)(6)(A) of the NHPA. Other relevant federal laws include the Archaeological Data Preservation Act of 1974, American Indian Religious Freedom Act of 1978, Archaeological Resources Protection Act of 1979, and Native American Graves Protection and Repatriation Act of 1989.

National Register of Historic Places

The NRHP was established by the National Historic Preservation Act NHPA of 1966 as “an authoritative guide to be used by Federal, State, and local governments, private groups and citizens to identify the Nation’s cultural resources and to indicate what properties should be considered for protection from destruction or impairment" (CFR 36 CFR 60.2). The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history;

Criterion B: It is associated with the lives of persons who are significant in our past;

Criterion C: It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; and/or

Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history.

California Register of Historic Resources

CEQA (Section 21084.1) requires that a lead agency determine whether a project could have a significant effect on historical resources. A historical resource is one listed in or determined to be eligible for listing in the CRHR (Section 21084.1), a resource included in a local register of historical resources (Section 15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (Section 15064.5[a][3]).

A historical resource is a resource listed in or determined to be eligible for listing in the CRHR (Section 21084.1), a resource included in a local register of historical resources (Section 15064.5[a][2]), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant (Section 15064.5[a][3]).

Public Resources Code (PRC) Section 5024.1, Section 15064.5 of the CEQA Guidelines, and PRC Sections 21083.2 and 21084.1 were used as the basic guidelines for the cultural

resources analysis. PRC Section 5024.1 requires an evaluation of historical resources to determine their eligibility for listing in the CRHR. The purpose of the register is to maintain listings of the state's historical resources and to indicate which properties are to be protected from substantial adverse change. The criteria for listing resources in the CRHR were expressly developed to be in accordance with previously established criteria developed for listing in the NRHP, enumerated below.

According to PRC Section 5024.1(c)(1–4), a resource is considered historically significant if it:

1 Retains substantial integrity, and

2 Meets at least one of the following California Register criteria:

   a. It is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

   b. It is associated with the lives of persons important in our past.

   c. It embodies the distinctive characteristics of a type, period, region or method of installation, or represents the work of an important creative individual, or possesses high artistic values.

   d. It has yielded or may be likely to yield information important in prehistory or history.

Impacts to significant cultural resources that affect the characteristics of any resource that qualify it for the NRHP or adversely alter the significance of a resource listed in or eligible for listing in the CRHR are considered a significant impact. These impacts could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired (CEQA Guidelines, Section 15064.5 [b][1]). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register (CEQA Guidelines, Section 15064.5[b][2][A]).

Codes Governing Human Remains

Section 15064.5 of the CEQA Guidelines also assigns special importance to human remains and specifies procedures to be used when Native American remains are discovered. The disposition of human remains is governed by Health and Safety Code Section 7050.5 and PRC Sections 5097.94 and 5097.98, and falls within the jurisdiction of the NAHC. If human remains are discovered, the County Coroner must be notified within 48 hours and there should be no further disturbance to the site where the remains were found. If the remains are determined by the coroner to be Native American, the coroner is responsible for contacting the NAHC within 24 hours. The NAHC, pursuant to PRC Section 5097.98, will immediately notify those persons it believes to be most likely descended from the deceased Native Americans so they can inspect the burial site and make recommendations for treatment or disposal.

City of La Verne

City of La Verne Municipal Code Title 16 - Subdivisions

The City of La Verne does not have a historic preservation ordinance; however Section 16.34.050 of the City's Municipal Code provides guidance and procedures for the protection of identified historic resources throughout the City. Individual properties can be designated as local landmarks by council resolution, with landmark nominations initiated by either property owner or the City. City-initiated nominations are limited to commercial buildings and owner consent is required.

City of La Verne General Plan (1998)

CULTURAL RESOURCES ELEMENT

Table 11 contains the General Plan policies and implementation measures designed to manage and protect cultural resources within the City:

Table 11 General Plan Policies to Protect Cultural Resources

General Plan Policy – Cultural Resources	
Policy 2.5. Pursue preservation of archeological resources.	a. Oversee continued discovery of Gabrielino Indian artifacts such as those recently unearthed on a north La Verne site. e. Require the following measures if an archaeological site is discovered during excavation or construction phases of development. ▪ An excavation plan shall be prepared according to CEQA – Appendix K. ▪ If it is impossible to avoid disturbing the site through revisions in project design, require salvage efforts according to the parameters outlined in Appendix K, Section VII of the CEQA Law and Guidelines. ▪ In the event of the discovery of human remains, follow procedures outlined in Section VIII of Appendix K contained in the CEQA Law and Guidelines.
Policy 2.6. Protect cultural resources through strategic use of California Environmental Quality Act provisions.	a. If a surveyed or unlisted property is 50 years old or older, or appears to meet the criteria for listing on the California Register, the City shall require further investigation by a qualified preservation professional before allowing major alteration or demolition. b. Mitigate significant effects of projects on cultural resources through: ▪ Creative programs for replacement; ▪ Enhancements of related cultural resources programs; ▪ Contributions that ensure preservation of similar resources; or ▪ Avoidance of negative effects altogether by choosing a

General Plan Policy – Cultural Resources	
	feasible alternative that preserves the resource in question.
Policy 2.9. Abide by adopted demolition policies to protect cultural resources from premature demolition.	a. Demolition or alteration of character-defining features of a structure or site listed on a table or map in this chapter shall not be permitted without review and approval by the City Council. No alternation shall occur in the absence of a valid precise plan, reviewed and approved by the Community Development Department and affirmed by Council. b. Require preservation plans for significant properties where demolition of structures including outbuildings, are proposed.
Policy 2.10. Protect and preserve cultural landscapes.	a. Follow Department of the Interior guidelines for preservation of historic landscapes. b. Assure that settings as well as individual buildings are preserved to the extent possible. c. Encourage retention of heritage trees on properties less than one acre.

The Cultural Resources Element also identifies structures that are either officially designated as local landmarks or state landmarks, listed on the State of California or County of Los Angeles Registers, listed as Points of Historic Interest, or placed on the National Register of Historic Places (see Map CR-1 in the General Plan). However, there are no designated landmarks or historic places within the Wilderness Area.

In addition, the General Plan also includes a list of documented archaeological sites within the City (see Table CR-1), which are listed below in Table 12 according to their recordation date, general location, artifacts found, and their condition. However, from these documented cases, only the general location of archeological sites and associated artifacts were considered as applicable information for the following impact analysis.

Table 12 Archaeological Sites in La Verne

Date Recorded	General Location	Artifacts	Status[1]
1951 1965 1980	Southwest	Prehistoric stone tools; historic debris	80% destroyed
1967	Northern hillsides	Large occupation site; stone tools	
1967 1988	Northern hillsides	Scattered stone tools	80% destroyed
1969 1989	North La Verne	Stone tools	Relocated in 1989; badly disturbed
1973	Northern hillsides	Stone tools	
1973	Northern hillsides	Stone tools	
1979	Northern hillsides	Scattered stone materials	Destroyed
1997	Downtown La Verne	Household, architectural, and school related items	In process of excavation
1998	Northern hillsides tract 50964	Scattered stone material	Relocated to University of La Verne in 1998

[1] The current General Plan was adopted in 1999; therefore, the listed status of these archaeological sites may not be representative of present-day conditions.

Source: City of La Verne General Plan, Cultural Resources Element, Table CR-1, 1999.

4.2.3 Impact Analysis

Methodology and Significance Thresholds

Evaluation Criteria

The following thresholds are based on Appendix G of the *State CEQA Guidelines*. Impacts would be significant if implementation of the Management Plan would result in any of the following:

1 Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5 of the CEQA Guidelines;

2 Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5 of the CEQA Guidelines;

3 Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature; or

4 Disturb any human remains, including those interred outside of formal cemeteries.

CEQA Guidelines Section 15064.5(a) states that the term "historical resources" shall include the following:

1 A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in, the California Register of Historical Resources (PRC Section 5024.1, Title 14 CCR, Section 4850 et. seq.).

2 A resource included in a local register of historical resources, as defined in PRC Section 5020.1(k) or identified as significant in an historical resource survey meeting the requirements of PRC Section 5024.1(g), shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

3 Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the California Register of Historical Resources (PRC Section 5024.1, Title 14 CCR, Section 4852) as follows:

   a. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;

   b. Is associated with the lives of persons important in our past;

   c. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or

   d. Has yielded, or may be likely to yield, information important in prehistory or history. (Guidelines Section 15064.5).

According to CEQA Guidelines Section 15064.5(b)(1), a "substantial adverse change" in the significance of a historical resource is defined as "physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired." CEQA Guidelines Section 15064.5(b)(2) also states that the significance of an historical resource is "materially impaired" when a project does any of the following:

a. Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources; or,

b. Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources... or its identification in an historical resources survey..., unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or,

c. Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

Implementation of the Management Plan would not involve demolition, excavation, or grading activities that would disturb cultural, archaeological, and paleontological resources or human remains. However, all thresholds are addressed below in the event such resources may exist in the Wilderness Area.

Project Impacts

Threshold 1

Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5 of the CEQA Guidelines

Threshold 2

Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5 of the CEQA Guidelines

Threshold 3

Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

IMPACT CR-1: IMPLEMENTATION OF MINOR SITE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED MANAGEMENT PLAN (I.E., FOOT TRAIL, SITTING BENCHES, SIGNAGE) WOULD NOT INVOLVE DEMOLITION, EXCAVATION, OR GRADING ACTIVITIES. HOWEVER, FUTURE IMPROVEMENTS IN THE WILDERNESS AREA MAY CAUSE AN ADVERSE CHANGE IN THE SIGNIFICANCE OF A KNOWN CULTURAL RESOURCE OR RESULT IN UNANTICIPATED DISCOVERIES OF CULTURAL RESOURCES. THEREFORE, IMPACTS WOULD BE CLASS II, LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED.

As discussed in Section 4.4.2., there are no designated landmarks or historic places in the Wilderness Area. The nearest listing is the historic Dewenter Ranch located southeast of the Wilderness Area within the northern La Verne hillside residential community. The Dewenter Ranch is listed on the NRHP and is significant for its Mission/Spanish Revival architectural style (American Dreams, Inc. 2017). In addition, the General Plan also includes a list of documented archaeological sites in the City, which are listed in Table 12. As shown in Table 12, the majority of document cases have been discovered in the northern La Verne area, which includes the Wilderness Area. However, the proposed Management Plan would not

involve ground-disturbing activities since associated minor site improvements consist of a foot trail, sitting benches, and signage. In addition, the proposed Management Plan does not involve demolition of structures, grading, or construction of new facilities at this time. . However, subsequent future improvements proposed through implementation of the Management Plan shall be reviewed through the City's development review process and CEQA process when warranted, and appropriate mitigation measures would be identified at that time. If demolition or grading activities were to occur as part of future improvements, then there is the potential to uncover buried cultural resources during ground-disturbing activities in which case impacts would be potentially significant unless mitigation is incorporated. Mitigation would be required if demolition or grading occurs as a result of future management activities associated with implementation of the Management Plan.

Mitigation Measure

CR-1 Unanticipated Discovery of Cultural Resources

If cultural resources are encountered during ground-disturbing activities, work in the immediate area should be halted and an archaeologist meeting the Secretary of the Interior's Professional Qualification Standards for archaeology (National Park Service 1983) should be contacted immediately to evaluate the find. If necessary, the evaluation may require preparation of a treatment plan and archaeological testing for the California Register of Historical Resources (CRHR) eligibility. If the discovery proves to be significant under CEQA and cannot be avoided, additional work such as data recovery excavation may be warranted to mitigate significant impacts to cultural resources.

Significance After Mitigation

The proposed Management Plan does not involve major construction activities that would disturb known cultural resources. However, if future improvements (as a result of implementation of the Management Plan) involve demolition or excavation, Mitigation Measure CR-1 would reduce potential impacts to a less than significant level in the event of an unanticipated discovery of a cultural resource.

Threshold 4

Disturb any human remains, including those interred outside of formal cemeteries?

IMPACT CR-2: IMPLEMENTATION OF MINOR SITE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED MANAGEMENT PLAN (I.E., FOOT TRAIL, SITTING BENCHES, SIGNAGE) WOULD NOT INVOLVE DEMOLITION, EXCAVATION, OR GRADING ACTIVITIES THAT WOULD DISTURB HUMAN REMAINS. HOWEVER, FUTURE IMPROVEMENTS IN THE WILDERNESS AREA MAY RESULT IN UNANTICIPATED DISTURBANCE OF HUMAN REMAINS. THEREFORE, IMPACTS WOULD BE CLASS II, LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED.

The proposed Management Plan would not involve ground-disturbing activities since associated minor site improvements consist of a foot trail, sitting benches, and signage. In addition, the proposed Management Plan does not involve demolition of structures, grading, or construction of new facilities. However, subsequent future improvement

projects proposed through implementation of the Management Plan shall be reviewed through the City's development review process and CEQA process when warranted, and appropriate mitigation measures would be identified at that time. If demolition or grading activities were to occur as part of future improvements, then there is the potential to uncover buried human remains during ground-disturbing activities in which case impacts would be potentially significant unless mitigation is incorporated. Mitigation would be required if demolition or grading occurs as a result of future management activities associated with implementation of the Management Plan.

Mitigation Measure

CR-2 Human Remains Recovery Procedures

The discovery of human remains is always a possibility during ground disturbing activities. If human remains are found, the State of California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the Orange County coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. In the event of an unanticipated discovery of human remains, the county coroner must be notified immediately. If the human remains are determined to be prehistoric, the coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a most likely descendant (MLD). The MLD shall complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

Significance After Mitigation

The proposed Management Plan does not involve major construction activities that would disturb human remains. However, if future improvements (as a result of implementation of the Management Plan) involve demolition or excavation, Mitigation Measure CR-2 would reduce potential impacts to a less than significant level in the event of an unanticipated discovery of human remains.

4.2.4 Cumulative Impacts

There are no other public parks or open space projects in development within the City of La Verne or in nearby communities. As described in Section 3.3, cumulative planned residential development would result in 55 units split between three project sites, which would conservatively add approximately 150 new residents to the City of La Verne. The increase in population could incrementally contribute to public demand for open space recreational areas. Implementation of the proposed Management Plan would help meet the open space recreational use demands of the added population and would result in expanded public use of the Wilderness Area in the North La Verne Hillsides.

Although limited in nature, ground-disturbing activities associated with the proposed Management Plan would require mitigation as described above to reduce potential impacts to cultural resources to less than significant levels. Improvements in the Wilderness Area

beyond those conceptualized in the Management Plan would be reviewed through the City and CEQA process, and appropriate mitigation measures would be identified at that time. Similarly, individual planned residential development projects would undergo environmental review to implement project-specific mitigation measures to address any cultural resource impacts as needed. There would be no cumulative significant impacts to cultural resources with the implementation of the Management Plan and the development of the planned residential project.

4.3 Hazards and Hazardous Materials

This section evaluates potential environmental impacts related to hazardous materials, public health, and safety, which could result as a consequence of implementing the proposed Management Plan. This section presents the environmental setting and potential impacts related to hazards and hazardous materials. Historical aerial photographs and topographic maps were reviewed for the Wilderness Area. Additional wildfire hazard information was provided in the 2017 La Verne Wilderness Management Plan Fire Hazards Study Report (Rincon Consultants 2017a; Appendix D). Information related to Flood hazards can be found in Section 4.4 Hydrology and Water Quality.

4.3.1 Setting

The 358-acre Wilderness Area contains two access points that connect to existing fire roads. Fire access to the southern portion of the Wilderness Area is from a dirt road off of Golden Hills Road, between Melinda Lane and Monterey Street. The northern portion of the Wilderness Area is accessible from Mountain Spring Ranch Road along the northwestern border (Rincon Consultants 2017a). The Williams Fire of 2002 caused the southern access road to be filled by debris and the road was never fully restored. The northern access road is highly eroded and in need of repair. A 50-foot wide fuel break north of the Via Del Sol neighborhood (south of the Wilderness Area) is maintained annually using hand tools for weed abatement (Russell 2016).

The Wilderness Area is largely undisturbed and covered in dense vegetation, with exception to the southwestern corner of the site, north of Monterey Street, which has been disturbed by weed abatement activities. Weed abatement in the southwestern portion of the Wilderness Area occurs annually as directed by the County of Los Angeles Department of Agricultural Commission/Weights and Measures (Commission), which conducts annual inspections and provides weed abatement instructions carried out by the City's Public Works Department (Rincon Consultants 2017a). Since 2015, the City has utilized an integrated management method that relies on goats for weed abatement rather than disking (Keesey 2016).

There are no built structures in the Wilderness Area. A low-density single-family residential neighborhood exists approximately zero to 1,000 feet from the southern and western boundaries of the Wilderness Area. Single family residences occur along the southern portion of the project boundary on Monterey Street. There is a proposed residential development (Sage Canyon) adjacent to the Wilderness Area along its southwestern boundary (Rincon Consultants 2017a).

The two airports located nearest to the Wilderness Area are Brackett Field Airport (approximately 7.3 miles to the south) and Cable Airport (approximately 10.5 miles southeast). There are no public airports within two miles of the Wilderness Area, and no private airports are located within the vicinity of the project site.

Wildland Fire

Wildland fires result from intentional and unintentional human activities, and natural processes. Wildland fire hazard in the Wilderness Area is exacerbated by climatic factors, limited access, topography, and flammable vegetation. Wildland fire hazard is of concern for the Wilderness Area as well as surrounding communities and residences, due to the wildland-urban interface (WUI) between the Wilderness Area and the adjacent residential neighborhoods in the City. WUI areas are defined in the City's Community Wildfire Protection Plan (CWPP) as areas where humans and development meet or intermix with wildland fuel, as is the case with areas adjacent to the southern and western portions of the Wilderness Area (La Verne 2014).

Fires spreading from the Angeles National Forest or undeveloped County lands east of the City present the greatest wildfire threat, especially during the seasonal surge of Santa Ana winds. While the strong downslope Santa Ana winds present the clearest wildfire hazard to the City, vegetation conditions across the southern front of the San Gabriel Mountains place the community at risk even under typical on-shore wind conditions (La Verne 2017b).

The California Department of Forestry and Fire Protection (Cal Fire) developed a list of "communities at risk" (CAR) using three main factors to determine which communities were at risk and their level of fire threat:

1 High fuel hazard;

2 Probability of a fire; and

3 Proximity of intermingled wildland fuels with urban environments (California Fire Alliance 2017).

Cal Fire determined the City of La Verne to be one of 1,329 communities in the State identified as a CAR, and is one of 843 of those communities that are adjacent to federal lands (Cal Fire 2017). The Wilderness Area is identified as a Very High Fire Hazard Severity Zone (VHFHSZ) under the City's Local Responsibility Area (LRA) (Cal Fire 2011). Despite numerous wildfires that occurred in the vicinity of the City and the Wilderness Area since 1992, La Verne has been fortunate to avoid direct impacts to the community from large fires.

The two most recent large fire events near the City were the 2002 Williams and 2003 Padua fires, which burned 38,094 and 10,466 acres, respectively (La Verne 2017b). Both fires started outside the City's boundary and spread towards La Verne under Santa Ana wind events (La Verne 2014). No damage to structures was reported in La Verne due to these fires. However, the Williams Fire burned a total of 62 homes and 14 outbuildings just outside of City boundaries, and required evacuation of approximately 100 City of La Verne residents (La Verne 2012 and 2014). Likewise, the Padua Fire required evacuation of approximately 400 City residents.

4.3.2 Regulatory Setting

Hazardous Materials

The management of hazardous materials and hazardous wastes is regulated at federal, state, and local levels. Programs are administered by the U.S. EPA; California Environmental Protection Agency and related agencies, such as the Department of Toxic Substances Control (DTSC); and the Los Angeles County Certified Unified Program Agency Health Hazardous Materials Division.

Federal

FEDERAL INSECTICIDE, FUNGICIDE, AND RODENTICIDE ACT (1910, REVISED 1972 AND 2003)

The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) provide the basis for regulation, sale, distribution, and use of pesticides in the U.S. The FIFRA authorizes the U.S. EPA to review and register pesticides for specified uses, and also confers authority to suspend or cancel the registration of a pesticide if subsequent information shows that continued use would prose unreasonable risks to public health or the environment.

TOXIC SUBSTANCES CONTROL ACT (1976)

The Toxic Substances Control Act empowers the U.S. EPA to require reporting, record-keeping, testing, and place restrictions on the use and handling of chemical substances and mixtures.

OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION

The Occupational Health and Safety Act was enacted in 1970 to ensure healthy working conditions in the U.S. The Act established the Occupational Safety and Health Administration (OSHA), to enforce workplace safety standards.

State

CALIFORNIA HEALTH AND SAFETY CODE (HSC), DIVISION 20, CHAPTER 6.11, SECTIONS 25404-25404.9, UNIFIED HAZARDOUS WASTE AND HAZARDOUS MATERIALS MANAGEMENT REGULATORY PROGRAM

Under the California Environmental Protection Agency, the Department of Toxic Substances Control and Enforcement and Emergency Response Program administer the technical implementation of California's Unified Program, which consolidates the administration, permit, inspection, and enforcement activities of several environmental and emergency management programs at the local level. Certified Unified Program Agencies (CUPAs) also implement the hazardous waste and materials management standards set through various state programs at the local level. The CUPA for the City of La Verne is the County of Los Angeles Fire Department, Health Hazardous Materials Division (Los Angeles County Fire Department 2017).

CALIFORNIA HSC DIVISION 20, CHAPTER 6.95, SECTIONS 25500-25520 AND CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 19, CHAPTER 2, SUBCHAPTER 3, SECTIONS 2729-2734

These regulations require the preparation of a Hazardous Material Business Plans (HMBPs) by facility operators. The HMBP identifies the hazards, storage locations, and storage quantities for each hazardous chemical stored on-site. The HMBP is submitted to the CUPA for emergency planning purposes.

CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT (1973)

Under the California Occupational Safety and Health Act, the California Occupational Safety and Health Administration (CalOSHA) is responsible for ensuring safe working conditions for California workers to protect their health. CalOSHA hazardous substances regulations include requirements for worker safety training, availability of safety equipment, hazardous substance exposure warnings, and emergency action and fire prevention plan preparation. CalOSHA also enforces hazard communication program regulations, which contain worker training and information requirements, including procedures for identifying and labeling hazardous substances. The hazard communication program also requires that Material Safety Data Sheets be available to employees and that employee information and training programs be documented.

Wildland Fire

Hazardous substances commonly used to manage vegetation include herbicides and petroleum products (such as gasoline, diesel fuel, or motor oil) for machinery used to trim and chip green waste. However, the Wilderness Area Management Plan states appropriate methodologies, such as hand-tool thinning or goats, will be applied to provide adequate protection from wildfire risks without compromising recreational experience or causing environmental impacts.

Wildfire risks are of greater concern to the Wilderness Area and surrounding WUI. There are federal, state, and local policies and regulations relevant to the management of wildfire risks. Due to the regional and local scale and impact of wildfires, Cal Fire plays an active role in assessing fire risks throughout the state and collaborates with municipalities to manage fire hazards in forest and wildlands.

Federal

DISASTER MITIGATION ACT (2000-PRESENT)

Section 104 of the Disaster Mitigation Act of 2000 (Public Law 106-390) enacted Section 322, Mitigation Planning of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, which created incentives for state and local entities to coordinate hazard mitigation planning and implementation efforts, and is an important source of funding for fuels mitigation efforts through hazard mitigation grants.

NATIONAL INCIDENT MANAGEMENT SYSTEM

The National Incident Management System provides a systematic, proactive approach to guide government agencies, nongovernmental organizations, and the private sector to work together to prevent, respond to, recover from, and mitigate the effects of incidents, regardless of cause, size, location, or complexity, in order to reduce the loss of life and property and harm to the environment. National Incident Management System improves a City's ability to prepare for and respond to potential incidents and hazard scenarios.

NATIONAL FIRE PLAN 2000

Administered by the United States Department of Agriculture Forest Service and the Department of the Interior, this plan places a priority on collaborative work within communities to reduce their risk from large-scale wildfires.

State

DEPARTMENT OF FORESTRY AND FIRE PROTECTION (CAL FIRE)

The State Board of Forestry and Fire Protection develops policies and programs to prevent and suppress fires. Non-federal, non-incorporated lands within the state covered by timber, brush, undergrowth or grass, and used primarily for range or foraging activities are classified and formally referred to as State Responsibility Areas (SRAs). Cal Fire is responsible for fire prevention and suppression in SRAs, and provides assistance to local jurisdictions in adjacent range, timber, and forestlands during fire events.

CALIFORNIA STRATEGIC FIRE PLAN (UPDATED 2012)

This statewide plan is a strategic document, which guides fire policy for much of California. The plan is aimed at reducing wildfire risk through pre-fire mitigation efforts tailored to local areas through assessments of fuels, hazards, and risks.

CALIFORNIA STATE MULTI-HAZARD MITIGATION PLAN, DRAFT (UPDATED 2013)

The purpose of the State Multi-Hazard Mitigation Plan is to significantly reduce deaths, injuries, and other losses attributed to natural and human-caused hazards in California. The State Multi-Hazard Mitigation Plan provides guidance for hazard mitigation activities emphasizing partnerships among local, state, and federal agencies as well as the private sector.

PUBLIC RESOURCES CODE SECTION 4290

Section 4290 of the California Public Resources Code (PRC) established authority for the State Board of Forestry and Fire Protection to adopt fire safety standards for structures constructed within SRAs. These regulations specify standards applicable to defensible space; road standards for fire equipment access; standards for signs identifying streets, roads, and buildings; minimum private water supply reserves for emergency fire use; and fuel breaks and greenbelts. These regulations do not supersede local regulations, which are equal to or exceed minimum State regulations.

PRC SECTION 4291

PRC Section 4291 defines defensible space requirements for any building or structure in, upon, or adjoining mountainous areas, forested lands, or otherwise covered by flammable vegetation. PRC Section 4291 requires implementation of the following:

1 Maintenance of defensible space through removal of all flammable vegetation and materials within not less than 100 feet on each side of any structure or to the property line, whichever is closest;

2 Removal of an additional 30 to 100 feet of brush, flammable vegetation, or combustible growth, when determined by a fire expert that extra hazardous conditions exist and fire break of 100 feet would not be sufficient;

3 Removal of any portion of a tree extending within ten feet of the outlet of a chimney or stovepipe;

4 Maintenance of a tree, shrub, or other plant adjacent to or overhanging a building free to dead or dying wood;

5 Maintenance of roofs to be free of leaves, needles, or other vegetative materials; and,

6 Acquisition of a certification from the local building official by the owner or project applicant, prior to construction that the construction or rebuilding of a dwelling or structure complies with all applicable state and local building standards.

2013 CALIFORNIA FIRE CODE

The 2013 California Fire Code established regulations affecting or relating to structures, processes, premises and safeguards regarding residences and historic buildings. The code includes: 1) hazards of fire and explosion arising from the storage, handling or use of structures, materials or devices; 2) conditions hazardous to life, property or public welfare in the occupancy of structures or premises; 3) fire hazards in the structure or on the premises from occupancy or operation; 4) matters related to the construction, extension, repair, alteration or removal of fire suppression or alarm systems; and 5) conditions affecting the safety of fire fighters and emergency responders during emergency operations.

GOVERNMENT CODE 51175: VERY HIGH FIRE HAZARD SEVERITY ZONES

This code section defines Very High Fire Hazard Severity Zones and designates lands considered by the State to be a very high fire hazard. These designations are adopted by municipalities.

GOVERNMENT CODE 51189: WILDLAND-URBAN INTERFACE BUILDING STANDARDS

This code section directs the Office of the State Fire Marshal to create building standards for wildland fire resistance. The code includes measures that increase the likelihood of a structure withstanding intrusion by fire (such as building design and construction requirements that use fire-resistant building materials) and provides protection of structure

projections (such as porches, decks, balconies and eaves), and structure openings (such as attics, eave vents, and windows).

Local Regulations for Hazardous Materials and Wildland Fires

LOS ANGELES COUNTY DEPARTMENT OF PUBLIC WORKS

The Los Angeles County Department of Public Works is a Unified Program Agency and a Participating Agency to the Los Angeles County Certified Unified Program Agency, which is managed by the Los Angeles County Fire Department Health Hazardous Materials Division. The Los Angeles County CUPA has jurisdiction in the City of La Verne.

The following agencies provide hazardous material services to the City of La Verne:

- The Los Angeles County Fire Department Health Hazardous Materials Division provides underground storage tank (UST), aboveground storage tank, hazardous waste generator, and unauthorized release assessment and reporting services. The Health Hazardous Materials Division also provides emergency response services to the City of La Verne.
- The Los Angeles County Department of Public Health provides groundwater monitoring well permitting services to the City of La Verne.

LOS ANGELES COUNTY ALL-HAZARD MITIGATION PLAN (2014)

The Los Angeles County All-Hazard Mitigation Plan serves as implementation program for hazard and disaster response planning within the County for major hazards such as earthquakes, wildfires, and floods, and minor hazards such as landslides, hazardous materials, and health epidemics.

CITY OF LA VERNE MUNICIPAL CODE TITLE 8 - FIRE DEPARTMENT AND FIRE PREVENTION REGULATIONS

This code section discusses non-compliance liability and the accumulation and storage of flammable waste material and storage of combustible materials.

CITY OF LA VERNE MUNICIPAL CODE TITLE 9 - HEALTH AND SAFETY

This code section discusses property maintenance such as landscaping and vegetation that are fire hazards, are considered a nuisance, and are declared to be unlawful.

CITY OF LA VERNE MUNICIPAL CODE CHAPTER 15 - BUILDING AND CONSTRUCTION

This code section provides direction on flammable roofs, fire codes, fire zones, and very high fire hazard severity zone regulations. In addition, it discusses the modifications to the Los Angeles County Building Code and 2013 California Fire Code as adopted by the City of La Verne. These codes are updated on a regular basis as required by State law.

CITY OF LA VERNE MUNICIPAL CODE TITLE 16 - SUBDIVISIONS

This code section addresses development capacity as it relates to fuel modification zones or green belts required by City ordnance for fire safety purposes.

CITY OF LA VERNE MUNICIPAL CODE TITLE 18 - ZONING

This code section provides supplemental standards for hillside development overlay zones around the City that include, but are not limited to, fire hazard standards, access requirements, water supply, perimeter protection, fire-resistant design and material guidelines, and landscaping. Title 18 also includes a section on the preservation, protection, and removal of trees.

CITY OF LA VERNE GENERAL PLAN (1998)

The City's General Plan governs land use, transportation, resource management, noise, cultural resources, community facilities, housing, public safety, economic development, and community design. Table 13 contains the General Plan policies and implementation measures designed to manage wildfire hazards and risk which apply to the Wilderness Area:

Table 13 General Plan Policies to Protect Public Safety

General Plan Policy – Resource Management	
Policy 1.1. Provide adequate fire protection.	a. Maintain the seven minute response time, or an acceptable response time, as determined by the fire chief. c. Maintain fire protection buffers between developed areas and natural areas in North La Verne and North La Verne Hillside neighborhoods. Fire protection buffers shall be maintained at private expense and on private property according to the applicable standards and regulations of the La Verne Fire Department.
Policy 1.2. Minimize risk of wildfire spread.	a. Prohibit development or require private reservoirs and water systems beyond the elevation of 1,780 feet. Due to excessive pumping costs, lack of reservoirs and the danger of hydropneumatic pumping stations, the city has not construction water facilities beyond the 1,780 service elevation. e. Discourage hillside development within the response time if the Fire Department cannot adequately protect it. f. Require two means of ingress/egress in all hillside developments with at least one means of ingress/egress into a collector street. g. Enforce the zoning standards for fuel modification zones. These standards include identification of acceptable techniques of fuel modification. h. Adopt, pursuant to the State Health and Safety Code, a Very High Fire Hazard Severity Zone Ordinance that will regulate hazardous fire conditions in the hillside areas. Incorporate the California Department of the Forestry and Fire Protection requirements. i. Ensure that all development in areas subject to wildfire will meet Very High Fire Hazard Zone standards as adopted by city ordinance. A California-registered landscape architect or a person with similar qualifications shall develop landscape plans.
Policy 5.5. Minimize fire threat through safe development.	a. Circulate all public and private proposed project plans to the fire department as part of the development review procedure. The department shall be consulted on all aspects of the project involving fire safety, including building materials, access, and circulation. This

General Plan Policy – Resource Management	
	review shall take place as early in the process as possible to permit any necessary changes to project design. b. Discourage hillside development within the response time if the Fire Department cannot adequately protect it.
Policy 5.6. Provide adequate emergency medical care.	a. Maintain adequate paramedic service in La Verne. If deficiency occurs, add personnel and paramedic units as needed.

CITY OF LA VERNE NATURAL HAZARD MITIGATION PLAN (2012)

The La Verne Natural Hazard Mitigation Plan provides pre-disaster mitigation strategies in order to prevent human and economic loss in the event of a natural disaster such as earthquakes, landslides, or wildfires. The City's Hazard Mitigation Plan includes resources and information to assist City residents, public and private agencies, and others interested in planning natural disaster mitigation and recovery.

CITY OF LA VERNE COMMUNITY WILDFIRE PROTECTION PLAN (2014)

The La Verne Community Wildfire Protection Plan provides guidance for the preparation of site-specific fire hazard mitigation for property and business owners, La Verne Fire Department, City staff, and other interested parties in their efforts to reduce wildfire threats to the City.

LA VERNE FIRE DEPARTMENT

The La Verne Fire Department (LVFD) provides fire protection and all-risk services for the City. The mission of the Fire Department is to preserve life, property, and the environment of the City in a safe, efficient, and cost effective manner (La Verne Fire Department 2017). The City's three fire stations are located at:

- Fire Station 1: 2061 Third Street, approximately 3.6 miles south of the Wilderness Area;
- Fire Station 2: 4785 Wheeler Avenue, approximately 2 miles south of the Wilderness Area; and,
- Fire Station 3: 5100 Esperanza Drive, approximately 1.2 miles south of the Wilderness Area (La Verne 2014).

The City's Public Works Department manages vegetation management programs for all City-owned land, including the Wilderness Area, while the City's CWPP contains fuel modification guidelines for private residential properties surrounding the Wilderness Area. Fuel modification and vegetation clearance activities implemented by the LVFD and Public Works Department are consistent with the standards and guidelines specified in the CWPP.

4.3.3 Impact Analysis

Methodology and Thresholds of Significance

Assessment of impacts is based on environmental conditions of the Wilderness Area, as well as other applicable laws and regulations related to hazards and hazardous materials issues.

The following thresholds are based on Appendix G of the *State CEQA Guidelines (Section VIII)*. A significant impact related to hazards and hazardous materials would occur if the project would do any of the following:

1 Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials

2 Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment

3 Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school

4 For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area

5 Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment

6 For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area

7 Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan

8 Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands

Implementation of the Management Plan would not affect schools, airports or airstrips and existing airport land use plans, be located on a hazardous site, or impair the City's ability to implement existing emergency response or evacuation plans. Therefore, only thresholds 1, 2, and 8 are addressed below.

Project Impacts

Threshold 1

Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Threshold 2

Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

IMPACT HAZ-1 IMPLEMENTATION OF MINOR SITE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED MANAGEMENT PLAN (E.G. FOOT TRAIL, SITTING BENCHES, SIGNAGE) WOULD NOT INVOLVE TRANSPORTATION OR RELEASE OF HAZARDOUS MATERIALS. THEREFORE, IMPACTS WOULD BE CLASS III, LESS THAN SIGNIFICANT.

The residential neighborhood along Mountain Springs Ranch Road faces threats from fires originating outside the sphere of influence of the City, along San Dimas Canyon Road. In an effort to reduce fire risk, the Mountain Springs Estates Homeowner's Association hired a private contractor in 2015 to apply fire retardant along portions of Golden Hills Road and San Dimas Canyon Road that border their community (Russell 2017). The fire retardant applied was Phos-Check LC95W (ammonium polyphosphate solution), a commonly used fire retardant with low human health toxicity and ecotoxicity (US EPA 2016). Targeted applications of fire retardants around the community of Mountains Springs Estates continue as a preventative measure, and remain independent of the Wilderness Area.

Implementation of the Management Plan would not require the routine transport, use, or disposal of hazardous materials. Further, potentially hazardous materials such as fuels, lubricants, and solvents are not anticipated to be used during the creation of the propose foot-trail or in the maintenance of the Wilderness Area. The Management Plan states that appropriate methodologies such as mechanical clearance, hand-tool thinning, and goats will be employed for weed abatement activities rather than relying on the use of hazardous materials such as herbicides. Therefore, implementation of the Management Plan would not create a hazard to the public or the environment through the transportation of hazardous materials, and would not have the potential to release hazardous materials into the environment. Impacts would be Class III, less than significant.

Mitigation Measures

No mitigation would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 8

Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

IMPACT HAZ-2 WHILE IMPLEMENTATION OF MINOR SITE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED MANAGEMENT PLAN (E.G. FOOT TRAIL, SITTING BENCHES, SIGNAGE) WOULD NOT EXPOSE PEOPLE OR STRUCTURES TO POTENTIAL WILDLAND FIRES, WILDLAND FIRE AND FIRE EXPOSURE RISKS WOULD CONTINUE TO EXIST, AND BE OF CONCERN TO RESIDENCES IN THE VICINITY OF THE WILDERNESS AREA. THIS IMPACT IS NOT A RESULT OF IMPLEMENTATION OF THE MANAGEMENT PLAN. THEREFORE, IMPACTS WOULD BE CLASS III, LESS THAN SIGNIFICANT.

Implementation of the Wilderness Area Management Plan would not alter the risk of wildland fires in the Wilderness Area, the San Gabriel Mountains, or the adjacent residential neighborhoods. Wildland fire and fire exposure risks would continue to exist, and be of concern to residences in the WUI. However, compliance with existing regulations and the policies in the proposed Management Plan for fuel and vegetation management and limitation of public access during periods of extreme fire danger, as described below, would ensure that potential impacts would be Class III, less than significant.

The uses envisioned under the proposed Management Plan are essentially aimed at conserving the existing conditions of the Wilderness Area with the exception of a 0.6-mile long trail loop for hikers. Much of the Wilderness Area would remain inaccessible for public use and recreation. Existing road networks would continue being utilized by City crews in order to manage fuel loads and vegetation to reduce fire risks, and to perform fire road maintenance activities before and after wildfire events.

Furthermore, implementation and adherence to the following objectives and actions in the proposed Management Plan would ensure that potential impacts from wildland fires and fire exposure for the public would be less than significant:

Objective 3.1: Clear Brush and Modify Fuel Load

Action 3.1.1: Weed abatement shall occur in low-lying areas of the wash in the southern portion of the Wilderness Area annually. Disking shall be prohibited

Action 3.1.2: In cooperation with Los Angeles County, prepare a local *Brush and Fuel Load Vegetation Management Plan* within one (1) year of the Wilderness Area opening to the public, and review the plan every five (5) years

Objective 3.2: Prohibit Fires

Action 3.2.1: Prohibit any fires for recreation or maintenance in the Wilderness Area

Action 3.2.2: Prohibit smoking in the Wilderness Area

Objective 3.3: Provide for Public Safety

Action 3.3.1: Close area to public access during periods of extreme fire danger, as defined as Fire Weather Warning, announced by the United States National Weather Service

Action 3.3.2: No road or trail maintenance or fuel management activities shall occur during periods of extreme fire danger (Fire Weather Warning or Fire Weather Watch days, as posted by the United States National Weather Service)

Action 3.3.3: In cooperation with other agencies, design, locate, and develop strategies for acquiring and improving emergency access to the Wilderness Area and facilitating evacuation in the event of a wildfire

Action 3.3.4: Notify the responsible agent of fire road maintenance needs as necessary or after a wildfire event

Mitigation Measures

No mitigation would be required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

4.3.4 Cumulative Impacts

There are no other public parks or open space projects in development within the City of La Verne or in nearby communities. As described in Section 3.3, cumulative planned residential development would result in 55 units split between three project sites, which would conservatively add approximately 150 new residents to the City of La Verne. The increase in population could incrementally contribute to public demand for open space recreational areas. Implementation of the proposed Management Plan would help meet the open space recreational use demands of the added population and would result in expanded public use of the Wilderness Area in the North La Verne Hillsides.

The proposed Management Plan contains policies to prohibit fires and manage fuel load to reduce wildfire risks and exposure to existing residential developments adjacent to the Wilderness Area. Current and future residents in the vicinity of the Wilderness Area would continue clearing vegetation to reduce the spread of wildfire threats, and measures resulting from the Management Plan would aid in reducing such threats as well. The cumulative planned residential development projects would undergo individual environmental review to implement project-specific mitigation measures to address any hazardous impacts as needed. There would be no cumulative significant impacts related to hazards and hazardous materials with the implementation of the Management Plan and the development of the planned residential projects.

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4.4 Hydrology and Water Quality

This section evaluates the potential environmental effects related to hydrology and water quality associated with implementation of the La Verne Wilderness Area Management and Public Access Plan. It discusses the regional and local watershed characteristics, including water quality, drainage and infiltration patterns, and flood hazards. Information for this section was taken from the Water Quality Control Plan for the Los Angeles Region, the National Hydrography Dataset, the Department of Water Resources' Bulletin 118, the Federal Emergency Management Agency (FEMA) National Flood Hazard Layer, the City's General Plan and Municipal Code, and the 2016 La Verne Wilderness Area Management Plan Flood Hazards report prepared by Rivertech Inc (Appendix E). The analysis includes a review of surface water, groundwater, flooding, stormwater, and water quality. Issues regarding wetlands and waters of the U.S. are discussed in Section 4.1, *Biological Resources*.

4.4.1 Setting

La Verne is located in the San Gabriel Valley, approximately 28 miles east of Downtown Los Angeles. The City lies almost entirely within the Peninsular Ranges geomorphic province, although the northernmost portion of the City (which includes the Wilderness Area) lies within the Transverse Ranges geomorphic province. The Peninsular Ranges geomorphic province occupies the southwest corner of California and contains the Laguna Mountains, the San Jacinto Mountains, the Santa Ana Mountains, and the Santa Rosa Mountains. The northern portion of the province includes the Los Angeles Basin and is bound on the east by the Colorado Desert and on the north by the transverse ranges, including the San Gabriel Mountains (CGS 2002). The Transverse Ranges trend east to west, in contrast to the northwest trend of the adjacent Coast Ranges and Peninsular Ranges, and include the prominent San Gabriel and San Bernardino Mountains (CGS 2002).

The topography of the City is characterized primarily by relatively flat alluvial plains in the south and steeper slopes associated with the foothills of the San Gabriel Mountains in the north. Elevation within the City ranges from approximately 1,000 feet in the south to approximately 3,165 feet in the foothills to the north (USGS 2017a). Due to the relatively flat topography within the southern and middle portions of the City, runoff typically forms as sheet flow that is then intercepted by stormwater conveyance systems. However, stormwater can form concentrated, channelized flows in the foothills to the north. Major drainages in the area, such as the San Gabriel River, flow to the southwest and eventually drain to the Pacific Ocean (USGS 2017b).

The plan area is characterized by a typical Mediterranean climate, generally dry in the summer with mild, wet winters. Average summer temperatures in degrees Fahrenheit are in the 70's, with highs in the upper 80's and lows in the upper 50's (IDcide 2017). Average winter temperatures are in the 50's, with highs in the upper 60's and lows in the low to mid 40's (IDcide 2017). Most rainfall occurs between December and March, with an average annual rainfall of approximately 17 inches. The wettest months of the year are January and February, with an average rainfall of 4.02 and 4.05 inches, respectively (IDcide 2017).

Surface Water

The California Department of Water Resources (DWR) divides surface watersheds in California into 10 hydrologic regions. The City of West Covina lies in the South Coast Hydrologic Region (HR), a large coastal watershed in southern California (Cal Fire 2004). The South Coast HR spans approximately seven million acres and is bounded on the west by the Pacific Ocean, on the north by the Transverse Ranges, on the east by the Colorado River HR, and on the south by the international boundary with Mexico (DWR 2003). The DWR subdivides Hydrologic Regions into Hydrologic Units (HUs), and further into Hydrologic Areas (HAs) and Hydrologic Subareas (HSAs). Within the South Coast HR, La Verne is located in the San Gabriel River HU (Cal Fire 2004). The Los Angeles Regional Water Quality Control Board (LARWQCB) governs basin planning and water quality within the San Gabriel River HU (LARWQCB 1994). In the San Gabriel River HU, the City is located in the San Gabriel Valley, Spadra, and Upper San Gabriel HAs (Cal Fire 2004). The Wilderness Area is split between the San Gabriel Valley and Spadra HAs. The portion of the Spadra HA in La Verne is divided into the Pomona HSA in the south and the Live Oak HSA in the north (Cal Fire 2004). The Wilderness Area is located in the Live Oak HSA portion of the Spadra HA (Cal Fire 2004).

La Verne includes both undeveloped open space with natural drainage features and urban development with highly altered drainage systems, such as concrete lined washes and underground stormwater systems. The three National Hydrography Dataset named streams that flow within the City's boundaries include Live Oak Wash, Marshall Creek, and San Dimas Wash (USGS 2017b). Thompson Wash borders the southeast corner of the City. As shown in Figure 6, these streams originate in the foothills of the San Gabriel Mountains and flow across the City towards the southwest. None of the named streams traverse the Wilderness Area. Runoff that occurs as overland flow in the City is intercepted by the stormwater drainage system and is routed via one of the drainages described above towards the San Gabriel Rivers and eventually to the Pacific Ocean. For a description of jurisdictional features, including wetlands, that are located within the City, see Section 4.1, *Biological Resources*.

Areas subject to flood risk are identified by the Federal Emergency Management Agency (FEMA) on the National Flood Hazard Layer. As shown in Figure 7, most of the City is classified as Flood Zone X (area of minimal flood hazard). The northern portion of the City in the foothills of the San Gabriel Mountains (including the Wilderness Area) is mapped as Flood Zone D, which represents areas where there are possible but undetermined flood hazards (FEMA 2017).

Figure 6 Major Drainages

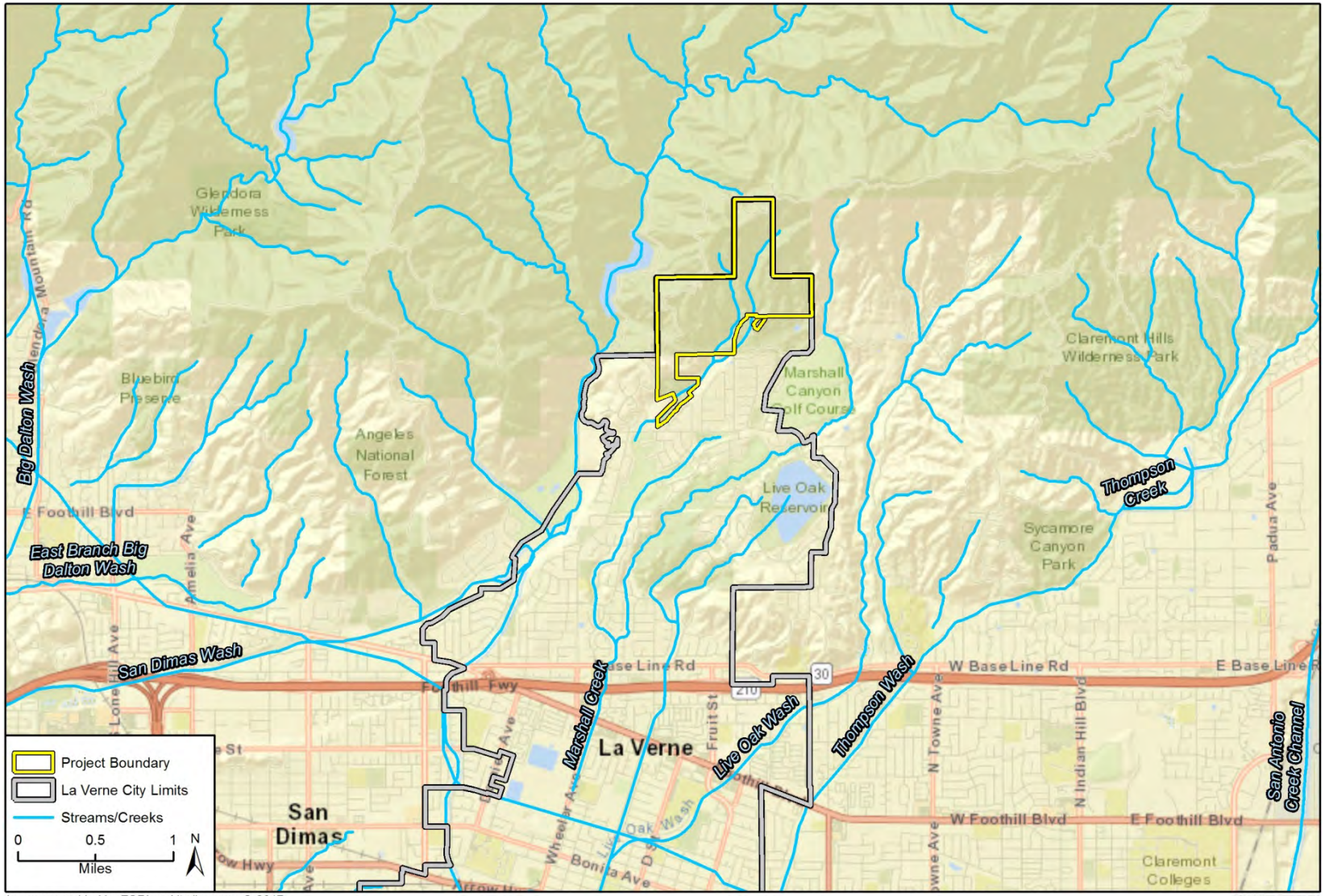
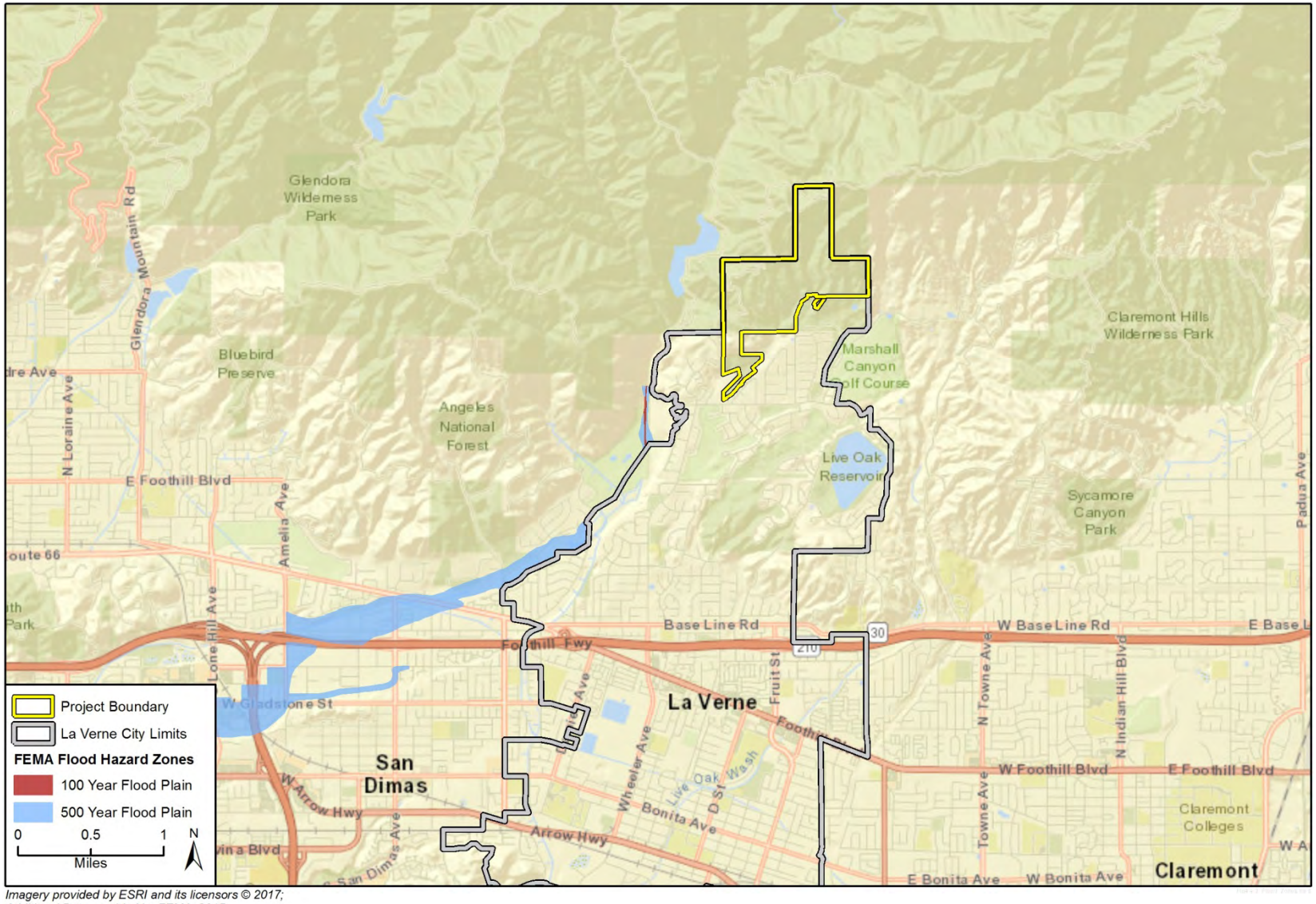


Figure 7 Flood Zones



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Additional Data provided by FEMA, 2015.

Groundwater

La Verne is underlain by the San Gabriel Valley Groundwater Basin (DWR 2004). The extent of the underlying groundwater basin within the City is shown in Figure 8. The basin includes water-bearing sediments that underlie most of the San Gabriel Valley and a portion of the upper Santa Ana Valley (DWR 2004). The northern boundary for the basin includes the Raymond fault and the San Gabriel Mountains. The basin is bound on the south and the west by the Repetto, Merced, and Puente Hills (DWR 2004). The Chino and San Jose faults form the eastern boundary of the basin (DWR 2004).

The San Gabriel Valley Groundwater Basin covers a surface area of 255 square miles and has an estimated storage capacity of approximately 10.7 million acre-feet (DWR 2004). Groundwater levels in the basin have fluctuated historically more than 95 feet in elevation. In 1999, groundwater levels were within approximately 10 feet of their 200-year mean (DWR 2004). Concerns about the sustainability of groundwater supply in the basin led to the adjudication of water rights and the establishment of a Main San Gabriel Basin Watermaster in 1973. At that time, the Watermaster estimated that the basin contained approximately 7.85 million acre-feet of water in storage (MSGBW 2015). The Watermaster estimated the amount of water in storage in 2015 at 7.45 million acre-feet, and attributed the decline compared to historic levels to the effects of the current drought (MSGBW 2015). Groundwater contamination is widespread throughout the basin. Volatile organic compounds are the most prevalent form of contamination (EPA 2014).

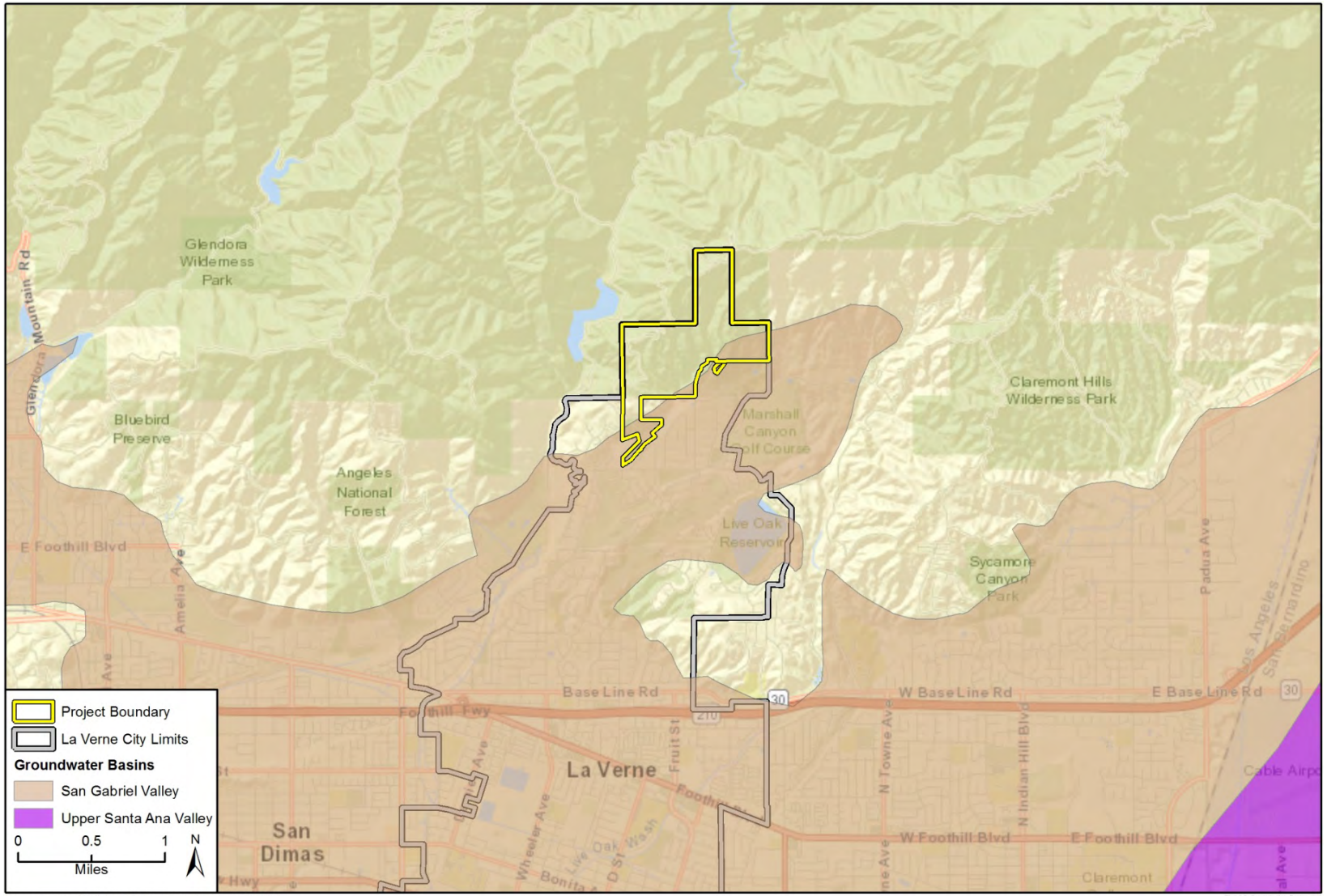
Water Supply

Approximately 70 percent of La Verne's potable water is State Water Project water purchased from the Three Valleys Municipal Water District. The remainder of the City's potable water comes from local groundwater supplies. Groundwater in the area contains elevated levels of nitrate and perchlorate. The groundwater is blended with imported water in order to keep levels below the Maximum Contaminant Level (MCL) standards. See Section 5.9, *Utilities and Service Systems*, for additional details about water supply and demand for the City.

Water Quality

Water quality in La Verne is governed by the LARWQCB, which sets water quality standards in the Water Quality Control Plan for the Los Angeles Region (Basin Plan). The Basin Plan identifies beneficial uses for surface water and groundwater and establishes water quality objectives to attain those beneficial uses. The identified beneficial uses and the water quality objectives to maintain or achieve those uses are together known as water quality standards. Within La Verne, the LARWQCB Basin Plan identifies beneficial uses for Live Oak Wash, Marshall Creek, and San Dimas Wash (LARWQCB 1994). Table 14 presents the beneficial uses for surface waters in the City.

Figure 8 Groundwater Basins



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Additional Data provided by California Department of Water Resources, 2016.

Table 14 Basin Plan Beneficial Uses

Waterbody	Beneficial Uses
Live Oak Wash	Municipal and Domestic Supply (MUN)[a], Ground Water Recharge (GWR)[c], Freshwater Replenishment (FRSH)[c], Warm Freshwater Habitat (WARM)[c], Wildlife Habitat (WILD)[a]
Marshall Creek and Wash (Puddingstone Reservoir to Via Arroyo)	MUN[a], GWR[c], WARM[c], WILD[a]
Marshall Creek and Wash (above Via Arroyo)	MUN[a], GWR[c], FRSH[c], WARM[c], WILD[a], Rare, Threatened, or Endangered Species (RARE)[a], Wetland Habitat (WET)[a]
San Dimas Wash (upper; above Ham Canyon)	MUN[b], GWR[a], WARM[c], WILD[a]

Source: LARWQCB Basin Plan for the Coastal Watersheds of Los Angeles and Ventura Counties, 1994

[a] Existing beneficial use

[b] Potential beneficial use

[c] Intermittent beneficial use

The Clean Water Act (CWA) 303(d) list is a register of impaired and threatened waters which the CWA requires all states to submit for Environmental Protection Agency approval. The list identifies all waters where the required pollution control measures have so far been unsuccessful in reaching or maintaining the required water quality standards. Waters that are listed are known as “impaired.” CWA Section 303(d) does not list any impaired waterbodies in La Verne (SWRCB 2010). Walnut Creek Wash, which is downstream southwest of the City, is listed as impaired by pathogens and is also listed for failure to achieve water quality standards for pH and benthic-macroinvertebrate community health (SWRCB 2010). A total maximum daily load (TMDL) is required for each of these impairments but none has been prepared. Thompson Wash, also known as San Jose Creek Reach 2, runs north to south along the southeastern corner of the City boundary. This stream is listed as impaired coliform bacteria (SWRCB 2010). A TMDL is required for this impairment but has not yet been prepared.

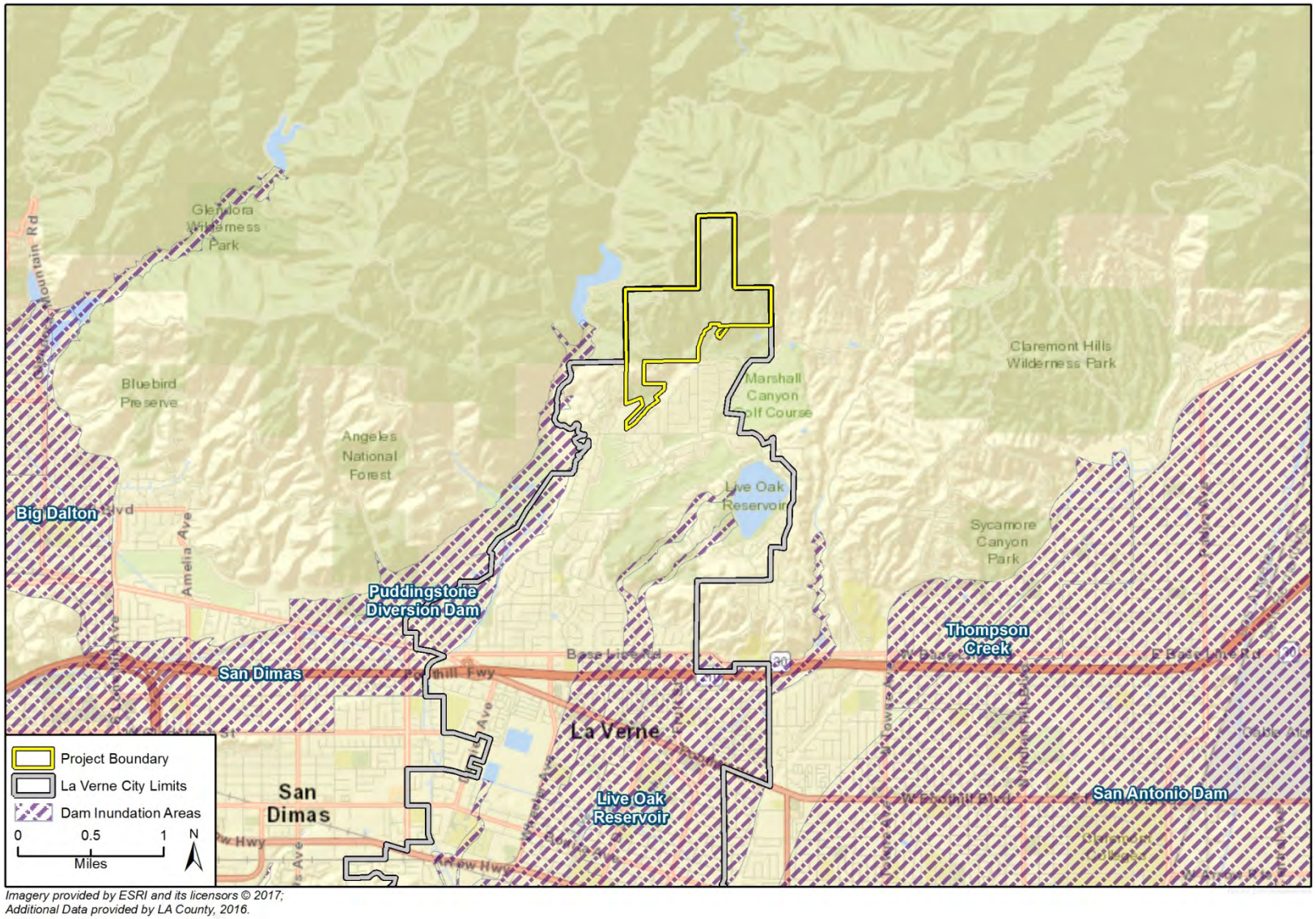
Stormwater runoff may play a role in the water quality impairments described above. Runoff that occurs as overland flow across yards, driveways, and public streets is intercepted by the stormwater drainage system and conveyed to local drainages before eventually being routed to the Pacific Ocean via the San Gabriel and Rio Hondo rivers. This stormwater can carry pollutants that can enter the local waterways and result in the types of water quality impairments described above. Common sources of stormwater pollution in the City include litter, trash, pet waste, paint residue, organic material (yard waste), fertilizers, pesticides, sediments, construction debris, metals from automobile brake pad dust, air pollutants that settle on the ground or attach to rainwater, cooking grease, illegally dumped motor oil, and other harmful fluids.

Flood Hazards

Flood hazards can occur when the amount of rainfall exceeds the infiltration capacity of the surrounding landscape or the conveyance capacity of the stormwater drainage system. Flood risk is defined as an annual percent-chance of flooding, or the probability that flooding would occur in any given year. Although a 100-year flood will, on average, occur once every 100 years, the probability of a 100-year flood is one percent for any particular year. Two 100-year floods could occur in the same year or even in the same month, but the likelihood that two 100-year flood events would occur consecutively is very small. As shown in Figure 7, most of the City is classified as Flood Zone X (area of minimal flood hazard). The northern portion of the City in the foothills of the San Gabriel Mountains (including the Wilderness Area) is mapped as Flood Zone D, which represents areas where there are possible but undetermined flood hazards (FEMA 2017). There is no history of significant flooding or damage caused by any of the main creeks in the City of La Verne. Creeks flow through the City in canyons, then into debris basins, which outlet into concrete channels and from there into a reservoir/lake with a controlled outlet structure. A secondary creek in the West Marshall Canyon has experienced some flooding and debris flows. To date, damages have been minor and are generally confined to 2 to 3 rear yards, public street right-of-way, and a private golf course built in the flood plain (City of La Verne 2012).

The City of La Verne could be affected by five dam failures: the Puddingstone Diversion Dam, the San Dimas Dam, the Weymouth Memorial Reservoir, the Live Oak Reservoir, and the Live Oak Dam. As shown on Figure 9, the Wilderness Area would not be affected by inundation following dam failure.

Figure 9 Dam Inundation



4.4.2 Regulatory Setting

Federal

Clean Water Act (1972)

Congress enacted the Clean Water Act (CWA), formerly the Federal Water Pollution Control Act of 1972, with the intent of restoring and maintaining the chemical, physical, and biological integrity of the waters of the United States. The CWA requires states to set standards to protect, maintain, and restore water quality through the regulation of point source and non-point source discharges to surface water. Those discharges are regulated by the National Pollutant Discharge Elimination System (NPDES) permit process (CWA Section 402). NPDES permitting authority is administered by the California State Water Resources Control Board (SWRCB) and its' nine Regional Water Quality Control Boards (RWQCB). The City is within a watershed administered by the LARWQCB.

Individual projects within the City that disturb more than one acre would be required to obtain NPDES coverage under the California General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit). The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP) describing Best Management Practices (BMPs) the discharger would use to prevent and retain stormwater runoff. The SWPPP must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a sediment monitoring plan if the site discharges directly to a waterbody listed on the 303(d) list for sediment.

Section 401 of the CWA requires that any activity that would result in a discharge into waters of the U.S. be certified by the RWQCB. This certification ensures that the proposed activity does not violate State and/or federal water quality standards. Section 404 of the CWA authorizes the U.S. Army Corps of Engineers to regulate the discharge of dredged or fill material to the waters of the U.S. and adjacent wetlands. Discharges to waters of the U.S. must be avoided where possible, and minimized and mitigated where avoidance is not possible. See Section 4.3, *Biological Resources*, for a description of jurisdictional waters within the City. Section 303(d) of the CWA requires states to establish TMDL programs for streams, lakes and coastal waters that do not meet certain water quality standards.

National Flood Insurance Act/Flood Disaster Protection Act (1968 and 1973)

The National Flood Insurance Act of 1968 made flood insurance available for the first time. The Flood Disaster Protection Act of 1973 made the purchase of flood insurance mandatory for the protection of property located in Special Flood Hazard Areas. These laws are relevant because they led to mapping of regulatory floodplains and to local management of floodplain areas according to guidelines that include prohibiting or restricting development in flood hazard zones.

State

California Porter-Cologne Water Quality Control Act (1967)

The Porter Cologne Water Quality Control Act of 1967 requires the SWRCB and the nine RWQCBs to adopt water quality criteria to protect State waters. These criteria include the identification of beneficial uses, narrative and numerical water quality standards, and implementation procedures. The criteria for State waters within the City are contained in the Water Quality Control Plan for the Los Angeles Region (LARWQCB 1994). The Water Quality Control Plan, or Basin Plan, protects designated beneficial uses of State waters through the issuance of Waste Discharge Requirements (WDRs) and through the development of TMDLs. Anyone proposing to discharge waste that could affect the quality of the waters of the State must make a report of the waste discharge to the RWQCB or SWRCB as appropriate, in compliance with Porter-Cologne.

California Streambed Alteration Agreement

Sections 1600–1616 of the California Fish and Game Code require that any entity that proposes an activity that would substantially divert or obstruct the natural flow of any river, stream or lake; substantially change or use any material from the bed, channel, or bank of, any river, stream, or lake; or, deposit or dispose of debris, waste, or other material containing crumbled, flaked, or ground pavement where it may pass into any river, stream, or lake, must notify the California Department of Fish and Wildlife (CDFW). The CDFW would require a Lake or Streambed Alteration Agreement if the Department determines that the alteration may adversely affect fish and wildlife resources. The Agreement includes conditions necessary to protect those resources. The Agreement applies to any stream, including ephemeral streams and desert washes.

Local

The City of La Verne is required to implement procedures to prevent non-storm water discharges into its municipal storm water system. La Verne regulates storm water discharge in accordance with the NPDES permit through Chapter 13.50 of the La Verne Municipal Code, *Storm water and Urban Runoff Pollution Control* (La Verne 2017a).

Erosion protection measures, as described in Section 13.50.090, *Urban Storm Water Runoff Mitigation for Construction Activity*, of the La Verne Municipal Code, are required during all construction activities and/or as part of the applicant's legal requirements to obtain coverage under the applicable NPDES General Construction Activities Storm Water Permit and State Water Board 401 Water Quality Certification. The NPDES permit requires the preparation and implementation of a SWPPP identifying BMPs to control surface runoff, erosion, and sedimentation. Section 13.50.150 requires that all BMPs required as a condition of approval for construction activity shall be maintained in full force and effect during the term of the project, unless otherwise authorized by the authorized enforcement officer, the Community Development Director or Building Official.

BMPs are defined in Chapter 13.60.040 of the La Verne Municipal Code as:

> "…practices or physical devices or systems designed to prevent or reduce pollutant loading from storm water or non-storm water discharges to receiving waters, or designed to reduce the volume of storm water or non-storm water discharged to the receiving water."

BMPs are also defined in Chapter 13.50.010 of the La Verne Municipal Code as

> "…storm water and urban runoff pollution control practices designed to reduce the pollutants contained in discharges to receiving waters or subsurface groundwaters."

Section 13.60.110, *Maintenance covenant*, states that:

> "…a maintenance covenant is required for all projects on private property and shall be submitted to the city for review by the city engineer and designee, and if necessary, city attorney. The designers may select any combination of storm water BMPs which meet the performance standards provided in this section and identified in the Los Angeles County Municipal Storm Water Permit No. R4-2012-0175 and any amendment, revision, or reissuance thereof. A formal maintenance plan shall be included in the maintenance covenant."

Discharge of pollutants from construction sites is restricted by provisions set by the SWRCB and the LARWQCB. All developers are required to ensure that pollutants are not discharged from a site unless the discharge is in compliance with the General Construction Activities Storm water Permit issued to the City of La Verne by the Board in compliance with the requirements of the NPDES program. Developers are also required to obtain State Water Board 401 Water Quality Certification, and comply with all provisions of Chapter 13.50, *Storm water and Urban Runoff Pollution Control*, of the La Verne Municipal Code.

Under the NPDES permit, developers are required to control pollutant discharge by utilizing BMPs such as the Best Available Technology Economically Achievable (BAT) and the Best Conventional Pollutant Control Technology (BCT) in order to avoid discharging pollutants into waterways. BMPs are required during general operation of projects to avoid the discharge of polluted storm water runoff to the maximum extent practicable.

4.4.3 Impact Analysis

Methodology and Significance Thresholds

This section describes the potential environmental impacts of implementing the Management Plan relevant to hydrology and water quality. The impact analysis is based on an assessment of baseline conditions for the Wilderness Area, including climate, topography, watersheds and surface waters, groundwater, and floodplains, as described in Section 4.8.1, *Setting*. This analysis identifies potential impacts based on the predicted interaction between the affected environment and construction, operation, and maintenance activities related to the predicted minor site improvements that would occur under the Management Plan. This section describes impacts in terms of location, context,

duration, and intensity, and recommends mitigation measures, when necessary, to avoid or minimize impacts.

The proposed Management Plan does not involve demolition of structures, grading, or construction of new facilities at this time. The proposed alterations associated with the Management Plan are limited to minor site improvements, including foot trails, benches, and signage, which would not utilize heavy construction equipment. All future improvement projects proposed through implementation of the Management Plan shall be reviewed through the City's development review process and CEQA process when warranted, and appropriate mitigation measures would be identified at that time.

The following thresholds of significance are based on Appendix G to the CEQA Statute and Guidelines. For the purposes of this EIR, implementation of the Management Plan may have a significant adverse impact if it would:

1 Violate any water quality standards or waste discharge requirements

2 Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g. the production rate of pre-existing nearby wells would drop to a level that would not support existing land uses or planned uses for which permits have been granted)

3 Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site

4 Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site

5 Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff

6 Otherwise substantially degrade water quality

7 Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map

8 Place within a 100-year flood hazard area structures which would impede or redirect flood flows

9 Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam

10 Expose people or structures to significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow

Implementation of the Management Plan would not use groundwater supplies or create a substantial amount of new impervious surfaces, would not place housing or structures in a

100-year flood hazard area, and would not be subject to flooding from the failure of a levee or dam. Therefore, only thresholds 1, 3, 4, 5, 6, and 10 are addressed below.

Project Impacts

Threshold 1

Violate any water quality standards or waste discharge requirements.

Threshold 6

Otherwise substantially degrade water quality.

IMPACT HWQ-1: IMPLEMENTATION OF THE WILDERNESS MANAGEMENT PLAN WOULD INVOLVE TEMPORARY SOIL DISTURBANCE THAT WOULD HAVE THE POTENTIAL TO CREATE POLLUTED RUNOFF AND VIOLATE WATER QUALITY STANDARDS. HOWEVER, EXISTING REGULATIONS WOULD REDUCE POTENTIAL ADVERSE EFFECTS AND IMPACTS WOULD BE CLASS II, LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED.

Implementation of the proposed Wilderness Management Plan would involve soil disturbance associated with creation and/or improvement of a 0.6-mile long trail loop, installation of benches, signage, and property-line fencing as needed, removal of non-native vegetation, and re-vegetation of disturbed or developed areas. The majority of soil disturbance, including construction and maintenance activities, would be accomplished using hand tools. Construction equipment, such as a backhoe and loading truck, may be used for a limited number of project components such as bench or property-line fence installation. Construction facilitated by the Management Plan could potentially result in the accidental release of hazardous materials such as diesel fuel, gasoline, lubricant oils, hydraulic fluid, antifreeze, transmission fluid, cement slurry, and other fluids required for the operation of construction vehicles or equipment. Motorized equipment used in the Wilderness Area during construction could also leak the previously described hazardous fluids due to inadequate or improper maintenance, unnoticed or unrepaired damage, improper refueling, or operator error. These accidentally released or leaked hazardous materials could directly or indirectly impact water quality. Direct contamination of surface water is unlikely because construction activities in riparian areas would be minimal and closely coordinated with the appropriate regulatory agencies. However, accidental spills or releases of hazardous materials could indirectly impact water quality through runoff during a subsequent storm event, when the spilled material could come in contact with or be washed into flowing water. The potential for direct or indirect contamination of surface water by accidentally released or leaked hazardous materials would be minimized through implementation of Mitigation Measures HWQ-1 and HWQ-2, which would require development and implementation of a Spill Response Plan and proper maintenance of construction equipment.

No new structures beyond the benches, signage, and property-line fencing mentioned above would be installed under the Wilderness Management Plan. Although the 2016 La Verne Wilderness Area Management Plan Flood Hazards report prepared by Rivertech Inc.

for this project recommends the installation of woody debris basins at three locations to reduce the amount of woody debris that would be carried downstream during a storm event and potentially obstruct stream channels and result in flooding, construction of those basins is prohibited by stipulations in the State grant agreement that governs acquisition of the Wilderness Area. If an agreement to install woody debris basins is reached at a later date, installation of those basins would be addressed under a separate CEQA analysis.

Soil disturbance associated with implementation of the Wilderness Management Plan would be minor and would not create a substantial source of polluted runoff. Soil that would be disturbed during construction of the 0.6-mile long trail loop would be compacted or otherwise stabilized during construction. Per Action 4.2.2 of the Wilderness Management Plan, the trail would be constructed based on the guidelines contained in the U.S. Forest Service Trail Construction and Maintenance Notebook. Adherence to these guidelines would minimize the amount of loose and unstable soil following construction and would minimize the potential for subsequent erosion and the creation of polluted runoff. Vegetation clearance would not be mechanized and would not involve clearance of large areas at any one time. Installation of benches, signage, and fencing would not involve substantial amount of soil disturbance. Per Action 2.1.2, the City would coordinate with appropriate federal, state, or local agencies prior to conducting management activities in riparian areas.

Although the City currently has goals and policies in place to protect environmental resources, the Wilderness Management Plan would further minimize the potential for soil disturbance to result in the creation of polluted runoff consistent with the Plan goals to Preserve and Enhance Wildlife Habitat Corridors and Diversity and to Provide Flood Hazard Management, as described in Section 2.5, Project Goals and Objectives. Implementation of these goals would reduce the potential for management activities to result in erosion or otherwise create polluted runoff.

Mitigation Measures

HWQ-1 Accidental Spill Control and Environmental Training

Prior to approval of the Wilderness Management Plan, the City shall develop a Spill Response Plan and Spill Prevention, Control and Countermeasure Plan and submit to the Planning Commission for review and approval. The Spill Response Plan (SRP) shall include procedures for quick and safe clean-up of accidental spills. The SRP shall prescribe hazardous materials handling procedures for reducing the potential for a spill during construction, and shall include an emergency response program to ensure quick and safe clean-up of accidental spills. Additionally, an environmental training program shall be established to communicate environmental concerns and appropriate work practices, including spill prevention and response measures to all field personnel. A monitoring program shall be implemented to ensure that the plans are followed during all construction activities.

HWQ-2 Maintain Vehicles and Equipment

All vehicles and equipment, including all hydraulic hoses, shall be maintained in good working order to minimize leaks that could escape the vehicle or contact the ground. A vehicle and equipment maintenance log shall be updated and provided by the construction contractor to the City on a monthly basis for the duration of project construction.

Significance After Mitigation

Impacts related to the violation of Water Quality Standards or Waste Discharge Requirements or other degradation of water quality would be less than significant with implementation of Mitigation Measures HWQ-1 and HWQ-2, and adherence to the goals, objectives, and actions of the Wilderness Management Plan.

Threshold 3

Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.

Threshold 4

Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

Threshold 5

Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

IMPACT HWQ-2: IMPLEMENTATION OF THE WILDERNESS MANAGEMENT PLAN WOULD INVOLVE SOIL DISTURBANCE, SOIL COMPACTION, AND VEGETATION CLEARANCE THAT WOULD HAVE THE POTENTIAL TO ALTER DRAINAGE PATTERNS AND INCREASE THE AMOUNT OF RUNOFF, RESULTING IN EROSION, FLOODING, AND THE EXCEEDANCE OF STORMWATER DRAINAGE SYSTEM CAPACITY. HOWEVER, EXISTING REGULATIONS WOULD REDUCE POTENTIAL ADVERSE EFFECTS AND IMPACTS WOULD BE CLASS III, LESS THAN SIGNIFICANT.

As described above under Impact HWQ-1, implementation of the Wilderness Management Plan would involve soil disturbance associated with creation and/or improvement of a 0.6-mile long trail loop, installation of benches, signage, and property-line fencing as needed, removal of non-native vegetation, and re-vegetation of disturbed or developed areas. These activities could alter the existing drainage pattern and increase the rate or amount of surface runoff due to the placement of structures within an existing flowpath and the reduction in surface roughness and infiltration capacity due to soil compaction and vegetation removal. The trails would be constructed by compacting existing soils and would not involve the installation of fully impervious surfaces such as concrete or asphalt. Although the compaction of existing soils would reduce the infiltration capacity of the area occupied by the hiking trails, this area would remain semi-permeable, and distributed over

0.6 mile loop and 0.4-mile trail extension stretches, and would represent a very small portion of the total drainage area. Per Action 4.2.2 of the Wilderness Management Plan, the trail would be constructed based on the guidelines contained in the U.S. Forest Service Trail Construction and Maintenance Notebook. Adherence to these guidelines would minimize the amount of loose and unstable soil following construction and would minimize the potential for subsequent erosion and the creation of polluted runoff.

Removal of non-native vegetation, if not quickly followed by revegetation, would result in a reduction in surface roughness that could result in decreased infiltration and increased runoff. However, removal of non-native vegetation would occur in small areas at any one time and would not alter the infiltration capacity of the underlying soil. Construction of the 0.6-mile long trail loop and removal of non-native vegetation would result in a minor reduction in infiltration capacity and surface roughness, which could result in minor increases in the rate and amount of surface runoff. However, these alterations would only affect a small portion of the total drainage area (and in the case of non-native vegetation removal would be temporary in nature), and would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site or that would exceed the capacity of existing or planned stormwater drainage systems.

The placement of benches, signage, and property-line fencing could alter the local drainage patterns at and downstream of those structures. However, the proposed structures would have small footprints and would not substantially block or divert surface flows in a manner that would result in substantial erosion or siltation on- or off-site or flooding on- or off-site. Impacts related to the alteration of drainage patterns and the increase in the rate or amount of surface runoff would be less than significant with adherence to the goals, objectives, and actions of the Wilderness Management Plan, as described below:

Objective 2.1: Manage Stormwater, Sediment, and Woody Debris

Action 2.1.1: Delineate and field stake the 100-year floodplain of the wash and a riparian buffer within the southern limits of the Wilderness Area. Manage as a Coast Live Oak Woodland habitat corridor to provide both habitat diversity and facilitate the transport of floodwaters

Action 2.1.2: Coordinate with appropriate federal, state, or local agencies, such as the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or the Los Angeles Regional Water Quality Control Board, prior to conducting management activities in riparian areas

Action 2.1.3: Explore the possibility of installing and maintaining up to three woody debris racks to discourage debris from moving downstream

Objective 2.2: Provide for Public Safety

Action 2.2.1: Close area to public access during potential rain, flood periods, and when the southern drainage crossing is wet.

Mitigation Measures

No mitigation measures are required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 10

Expose people or structures to significant risk of loss, injury or death involving inundation by seiche, tsunami, or mudflow.

IMPACT HWQ-3: IMPLEMENTATION OF THE WILDERNESS MANAGEMENT PLAN WOULD INCREASE THE NUMBER OF VISITORS IN THE WILDERNESS AREA, WHICH COULD EXPOSE PEOPLE TO SIGNIFICANT RISK OF INJURY OR DEATH FROM MUDFLOW. HOWEVER, CLOSURE OF THE WILDERNESS AREA DURING POTENTIAL RAIN AND FLOOD PERIODS WOULD REDUCE POTENTIAL ADVERSE EFFECTS AND IMPACTS WOULD BE CLASS III, LESS THAN SIGNIFICANT.

Implementation of the Wilderness Management Plan would not result in the construction of housing or habitable structures. The Wilderness Area is located approximately 34 miles from the Pacific Ocean and would not be affected by a tsunami. The nearest enclosed waterbody is Live Oak Reservoir, which is located approximately 0.8 mile to the southeast. The reservoir is located downstream of the Wilderness Area and a seiche in the reservoir would not expose people in the Wilderness Area to a risk of injury or death. Recreational users of the Wilderness Area could be exposed to a risk of injury or death from mudflow, especially if heavy or prolonged rains were to follow a fire in the surrounding forest. A forest fire would result in a loss of vegetation and soil stability, and subsequent heavy or prolonged rains could trigger a mudflow that could bury or otherwise injure recreational visitors in the Wilderness Area. However, per Action 2.2.1 of the Wilderness Management Plan, the Wilderness Area would be closed to the public during periods of potential rain, flood periods, and when the southern drainage crossing is wet. Implementation of Action 2.2.1 would ensure that potential impacts associated with mudflow would be less than significant.

Mitigation Measures

No mitigation measures are required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

4.4.4 Cumulative Impacts

There are no other public parks or open space projects in development within the City of La Verne or in nearby communities. As described in Section 3.3, cumulative planned residential development would result in 55 units split between three project sites, which would conservatively add approximately 150 new residents to the City of La Verne. The increase in

population could incrementally contribute to public demand for open space recreational areas. Implementation of the proposed Management Plan would help meet the open space recreational use demands of the added population and would result in expanded public use of the Wilderness Area in the North La Verne Hillsides.

The proposed Management Plan contains policies to manage stormwater, sediment, and woody debris to ensure drainage patterns in the Wilderness Area remain unaltered. Access to the Wilderness Area would also be closed to the public during potential rain and flood periods to protect public safety. The cumulative planned residential development projects would undergo individual environmental review to implement project-specific mitigation measures to address any hydrology or water quality impacts related to those individual projects as needed. There would be no cumulative significant impacts related to hydrology and water quality with the implementation of the Management Plan and the development of the planned residential projects.

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4.5 Land Use and Planning

This section analyzes potential land use compatibility impacts resulting from implementation of the proposed Management Plan, including its potential consistency with the City of La Verne General Plan land use programs and policies and other applicable Municipal Code provisions, as well as a general land use compatibility discussion.

4.5.1 Environmental Setting

As detailed in Section 2, *Project Description*, the City of La Verne is located in the San Gabriel Valley, in the eastern portion of Los Angeles County. The entire incorporated area is approximately 9.09 square miles. The City shares its boundaries with the unincorporated portion of Los Angeles County (to the north), the City of Claremont (to the east), the City of Pomona (to the south), and the City of San Dimas (to the west).

The Wilderness Area consists of ten parcels of open space totaling 358 acres located north of Golden Hills Road, east of Mountain Springs Ranch Road, and west and northwest of Monterey Street, Calle Aragon, and Brydon Road. The boundaries of the Wilderness Area and location relative to the City are shown in Figure 2. The entirety of the Wilderness Area is located in the North La Verne Hillsides neighborhood, which consists of 1,043 acres of residential uses and open space. Three separate jurisdictions coexist in this area: Los Angeles County, the Angeles National Forest and the City of La Verne. Development in the North La Verne Hillsides consists mainly of single-family detached homes on lots ranging from 10,000 to 15,000 square feet in size. Land uses surrounding the Wilderness Area broadly include the Angeles National Forest/San Gabriel Mountains National Monument to the west, northwest, north, and east and residential development to the southwest and south.

4.5.2 Regulatory Setting

The City of La Verne regulates land uses within its incorporated boundaries through its General Plan, Municipal Code, and Specific Plans. These regulatory documents establish policies that apply Citywide, or to specific subareas within the City. As described in Section 2.0, *Project Description*, the proposed Management Plan would require the following entitlements from the City of La Verne:

- Approval of the Management Plan
- Amendment of the underlying land use and zoning designations
- Amendment of La Verne Municipal Code Section 6.16.080 *Animals in parks* to include the Wilderness Area
- Removal of and significant or protected heritage trees will require approval of a permit from the Director of Community Development

- A permit for any temporary construction trailers or other temporary construction-related uses, as applicable
- Ministerial and ancillary permits required to carry out individual projects under the Management Plan, such as demolition permits
- Lot mergers and/or lot line adjustments, as necessary

City of La Verne General Plan (1998)

The General Plan is the fundamental planning policy document of the City, providing a "blueprint" for the identification of the location of land uses, the basic design and function of circulation, open space, economic development and infrastructure policies, and public service needs. The City of La Verne adopted a comprehensive update of its General Plan in December 1998. The document serves to guide decision makers with respect to development, resource management, public safety, community services, and the City's desired quality of life. The Wilderness Area has two General Plan land use designations: Hillside Residential (0-2 du/acre) and Open Space.

The General Plan describes the Hillside Residential designation as follows:

> "Single-family units may be built up to a density of two dwelling units per acre. However, due to environmental constraints (steep slopes, significant strands of oak and sycamore trees, fire hazard) some areas in this category may not be developable. All developments in this category must first undergo a detailed constraints analysis prepared by the applicant to determine the extent of development that would be feasible. Population density for this category could range from zero to six per acre, assuming an average household size of 2.85[1]."

The General Plan describes the Open Space designation as follows:

> "The Open Space category includes city parks, utilities, easements, flood control channels, and some hillside areas that will remain undeveloped due to environment/safety concerns."

The La Verne General Plan includes all of the elements mandated by State law and sets forth objectives, goals, policies, and implementation measures that provide guidelines to meet the existing and future needs and desires of the community. Included within the General Plan are numerous policies pertaining to open space preservation and enhancement, natural resource conservation, and land use compatibility that may be applicable to the proposed Management Plan. These guidelines are located within the following Elements of the La Verne General Plan: Land Use; Transportation; Resource Management; Noise; Cultural Resources; Community Facilities; Housing; Public Safety;

[1] The City's current General Plan was adopted in 1998; therefore, it utilizes the average household size of 2.85 according to the 1990 United States Census of the City. The most recent household size, according to the 2010 Census, is 2.70; however, this does not change the General Plan's determination of a population density of zero to six persons per acre for the Hillside Residential land use designation. Source: http://www.ci.la-verne.ca.us/index.php/about-la-verne/demographics.

Economic Development; and Community Design. A summary of each General Plan Element's goals and policies as it relates to the Management Plan is provided below.

Land Use Element

Generally, the goals and policies in this element are meant to ensure that new development in the City of La Verne is designed with a high level of quality and preserves existing neighborhoods and their surrounding environments. This element contains the following land use policy topics specifically applicable to the proposed Management Plan:

- Hillside Development
- Community Character of Neighborhood One – North La Verne Hillside

Transportation Element

Generally, the goals and policies in this element are meant to demonstrate the City's continuing commitment to developing an effective and sustainable circulation system that improves mobility. This element contains the following land use policy topics specifically applicable to the proposed Management Plan:

- Neighborhood Streets
- Safety
- Accommodating Pedestrians, Bicyclists, and Equestrians

Resource Management Element

Generally, the goals and policies in this element are meant to demonstrate the City's continuing commitment to open space preservation and enhancement, and natural resource conservation. This element contains the following land use policy topics specifically applicable to the proposed Management Plan:

- Parks and Recreation
- Open Space
- Scenic Vistas and Routes
- Biological Resources

Noise Element

Generally, the goals and policies in this element are meant to demonstrate the City's continuing commitment to providing a noise conscious and pleasant community. This element contains the following land use policy topics specifically applicable to the proposed Management Plan:

- Noise Standards

Cultural Resources

Generally, the goals and policies in this element are meant to demonstrate the City's continuing commitment to preserving the unique heritage of the community. This element

contains the following land use policy topics specifically applicable to the proposed Management Plan:

- Identify, Document, and Preserve Cultural Resources
- Preserve Archeological Resources

Community Facilities

Generally, the goals and policies in this element are meant to demonstrate the City's continuing commitment to serving the needs of the community through strong buildings and modern infrastructure. This element contains the following land use policy topics specifically applicable to the proposed Management Plan:

- Groundwater Quality
- Storm Drain System
- North La Verne Facilities

Housing

The Housing Element of the General Plan identifies and analyzes the City's existing and projected housing needs and contains a detailed outline and work program of the City's goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing for a sustainable future. The Housing Element land use policy is not applicable to the proposed Management Plan.

Public Safety

Generally, the goals and policies in this element are meant to demonstrate the City's continuing commitment to protecting the community from preventable accidents and unpredictable disasters. This element contains the following land use policy topics specifically applicable to the proposed Management Plan:

- Wildfire Prevention
- Geologic Hazards: Hillsides and Earthquakes
- Traffic Accidents
- Public Services: Police, Fire, and Medical
- Emergency Operations: Evacuation & Communications

Economic Development

Generally, the goals and policies in this element are meant to demonstrate the City's continuing commitment to sustainable economic development. The Economic Development land use policy is not applicable to the proposed Management Plan.

Community Design

Generally, the goals and policies in this element are meant to demonstrate the City's continuing commitment to protect and promote the La Verne's unique character. This

element contains the following land use policy topics specifically applicable to the proposed Management Plan:

- "Greening" of La Verne
- Natural Setting

City of La Verne Municipal Code Title 6 – Animals

The City of La Verne Municipal Code codifies regulations implementing the City's General Plan. Title 6 of the La Verne Municipal Code includes guidelines pertaining to the keeping of animals in the City. Section 6.16.070 establishes the City's *Leash Law*, wherein dogs must be kept on leashes 6 feet or shorter in length in public places at all times. Section 6.16.080 *Animals in Parks* specifies the four City parks where leashed dogs are permitted (Mills, Lowell Brandt, Kuns, and Lincoln parks).

City of La Verne Municipal Code Title 18 - Zoning

Title 18 of the La Verne Municipal Code includes numerous guidelines influencing land use within the City. Title 18 consists of two parts, a map dividing the City into zoning districts and text establishing development standards for each district. The western and southwestern regions of the Wilderness Area are zoned Planned Residential (PR1/5D), which is intended to provide for:

> "residential districts with a maximum number of one detached, single-family dwelling unit per five acres."

The east and northeastern regions of the Wilderness Area are zoned MCSP and are subject to the Marshall Canyon Estates Specific Plan, as described below. The SP specific plan zone is intended to provide for:

> "the classification and development of parcels of land as a coordinated, comprehensive project in order to create a superior environment resulting from site specific community planning. The uses, types of development, and development standards in an area zoned specific plan are those permitted by the specific plan for that area."

The Wilderness Area, in its entirety, is also a part of the Hillside Development Overlay Zone (H-D-O-Z). The City of La Verne's City Council has determined that special hillside provisions are needed for the protection of significant vegetation, riparian areas, wildlife, natural landforms, off-site views and the aesthetically pleasing appearance of the natural and built environment of the hillsides. According to Section 18.68.010 of the Municipal Code, the H-D-O-Z provides:

> "supplemental standards for the development of hillside areas of the city, including standards for fire protection, siting, circulation, grading and drainage, architecture, walls, fences, natural land forms, views, native vegetation, wildlife, and landscaping."

Marshall Canyon Estates Specific Plan

The Marshall Canyon Estates Specific Plan (MCSP) provides a comprehensive set of plans, policies, regulations, and programs for guiding and ensuring the orderly development of Marshall Canyon Estates. The MCSP planning area is bounded on the south by Golden Hills Road, on the west by Brydon Road, on the north by the Angeles National Forest and on the east by Stephens Ranch Road and Marshall Canyon Regional Park. Approximately half of the Wilderness Area is subject to the MCSP as illustrated in Figure 2.

The MCSP includes the following objective relevant to the proposed Wilderness Area.

> "Preservation of important environmental characteristics, resources, and open space. The development plan proposes approximately 162.6 acres or 55 percent of the site be maintained as dedicated open space. Additional open space area other than the 162.6 acres, include the 7.7 acres associated with the fire protection perimeters and the 7.9-acre linear neighborhood park. The park not only provide opportunities for local citizens to recreate by serves as a n environmental buffer protecting existing oak tree stands and the natural drainage course."

The development plan for the MCSP contains the following open space feature:

> "Natural Open Space. Approximately 162.6 acres of the site…are proposed to be left in their natural state. Preservation of these lands in the natural conditions will achieve a key objective of this plan which includes the protection of watershed, native vegetation, wildlife habitat and the primary aesthetic features of the property. A fuel modification zone (to be maintained by the Homeowners Association) will be provided between the development and the natural open space area. Natural Open space will be offered for dedication to the Forest Service upon approval of the Specific Plan. If the Forest Service does not accept the property, it shall be deed restricted to prohibit any future development and be designated as permanent open space."

The Open Space designation is meant to provide parks, trails, and open space networks to meet the needs of residents and to preserve important environmental characteristics and resources.

4.5.3 Impact Analysis

Methodology and Significance Thresholds

Land use impacts were assessed based upon the level of physical impact anticipated from the various Management Plan components and their potential to create conflicts between land uses. Impacts are considered significant if implementation of the proposed Management Plan would do any of the following:

1 Physically divide an established community

2 Conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect

3 Conflict with any applicable habitat conservation plan or natural community conservation plan

Aspects of the proposed Management Plan that would directly affect land use compatibility include those related to the natural landscaped environment and adjacent built environment, including proposed policies related to wildlife preservation and safe public access to the Wilderness Area. Though the intensity of open space use would increase incrementally, physical improvements and management policies proposed by the Management Plan would be conscious to the sensitivity of the Wilderness Area and responsive to the needs of the surrounding neighborhood. As detailed in Section 2.0, *Project Description*, the proposed Management Plan does not include specific development plans or building details beyond the creation of the 0.6-mile loop trail. Future improvement projects that are outside the scope of the Management Plan would be reviewed separately through the City's development review process for consistency with applicable adopted City policies. Such future improvements may also require additional CEQA analysis where warranted.

The proposed Management Plan would have no impact on division of an established community since the Plan Area encompasses 358 acres of vacant, natural open space. In addition, the Management Plan itself includes provisions for the selective habitat enhancement actions as part of the City's stewardship responsibilities for the Wilderness Area. As such, the plan would not conflict with any applicable habitat conservation plan or natural community conservation plan as discussed in Section 4.1. Therefore, these issues do not warrant further discussion in this EIR. Therefore, the following section focuses on assessing the proposed Management Plan's consistency with Threshold 2.

Project Impacts

Threshold 2

Conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

IMPACT LU-1: WITH IMPLEMENTATION OF EXISTING REGULATIONS AND INCORPORATION OF MITIGATION MEASURES IDENTIFIED THROUGHOUT THIS EIR, THE PROPOSED MANAGEMENT PLAN WOULD BE CONSISTENT WITH THE CITY'S ADOPTED GENERAL PLAN. HOWEVER, THE SOUTHWEST PORTION OF THE WILDERNESS AREA IS CURRENTLY DESIGNATED FOR HILLSIDE RESIDENTIAL USE. IN ORDER TO ENSURE THAT NO DEVELOPMENT WILL OCCUR WITHIN THE WILDERNESS AREA THE LAND USE DESIGNATION MUST BE CHANGED TO OPEN SPACE IN ACCORDANCE WITH THE TERMS OF THE GRANT AND THE INTENDED USE OF THE LAND. THEREFORE, LAND USE IMPACTS RELATING TO GENERAL PLAN CONSISTENCY WOULD BE CLASS II, LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED.

Consistent with the scope and purpose of this EIR, this discussion primarily focuses on those General Plan goals and policies that relate to avoiding or mitigating environmental impacts, and an assessment of whether any inconsistency with these standards creates a significant physical impact on the environment. The ultimate determination of whether the proposed

Management Plan is consistent with the General Plan lies with the decision-making bodies (Planning Commission and City Council). Table 15 discusses the ways in which the proposed Management Plan would be consistent with the City of La Verne's applicable General Plan goals and policies. Only policies relevant and applicable to the proposed Management Plan are included. Policies that are redundant between elements have been omitted.

Table 15 City of La Verne General Plan Policy Consistencies

General Plan Goal and Policy	Discussion
Land Use	
Goal 2: Ensure safe and subtle hillside development. **Policy 2.3**. Prohibit grading that damages our hillsides. **Policy 2.4**. Preserve our significant, native, and heritage trees. **Policy 2.5**. Protect our community from hillside wildfires.	**Consistent.** The proposed Management Plan entails maintaining much of the existing Wilderness Area as it currently appears, with the exception of the 0.6-mile long trail loop. There are no grading or development activities that would result from implementation of the Management Plan. The Management Plan outlines goals and actions for wildlife habitat conservation, including compliance with the City's tree ordinance, and wildfire risk management.
Goal 4: Protect hillside development and nature from each other. **Policy 4.2**. Protect and preserve the native habitat of our primary foothill neighborhood. **Policy 4.3**. Preserve the integrity of Marshall Canyon as an open space resource. **Policy 4.5**. Protect our community's ridgelines.	**Consistent.** The proposed Management Plan outlines goals and actions for wildlife habitat conservation, public safety and access, and management to retain the Wilderness Area as an open space resource to be enjoyed by the community. There would be no development under the Management Plan.
Transportation	
Goal 4: Improve our off-street parking areas. **Policy 4.2**. Relieve parking-impacted neighborhoods.	**Consistent.** The proposed Management Plan contains public access goals and actions for visitors wanting to use the proposed trail in the Wilderness Area. A total of 15 parking spaces along Golden Hills Road would be identified and marked with appropriate signage for Wilderness Area visitors.
Goal 5: Develop a safe transportation and circulation system. **Policy 5.1**. Provide optimal street use and access.	**Consistent.** Access to the proposed trail in the Wilderness Area would be from Golden Hills Road, between Melinda Lane and Monterey Street. Access to the trailhead would be limited to pedestrians only and designated parking spaces for the Wilderness Area would be identified along Golden Hills Road, in order to reduce traffic that

General Plan Goal and Policy	Discussion
	may be generated by park uses and impacts on existing residents.
Resource Management	
Goal 1: An attractive, safe and accessible parks and recreation system. **Policy 1.1**. Provide ample and accessible parks throughout our community. **Policy 1.2**. Develop a connecting trail system.	**Consistent.** Implementation of the proposed Management Plan would provide a 0.6-mile long trail loop limited to pedestrian use, while the remainder of the Wilderness Area would be actively managed to preserve wildlife habitat and reduce wildfire hazards. The provision of the foot trail would allow visitors to access the Wilderness Area, and its scenic and natural resources.
Goal 2: Preserve and protect our open space. **Policy 2.2**. Develop a natural buffer zone. **Policy 2.3**. Establish contiguous wildlife corridors.	**Consistent.** The proposed Management Plan contains goals and actions to preserve and enhance wildlife habitat within the Wilderness Area by maintaining habitat corridors and wildlife diversity. Implementation of the Management Plan would prevent development or degradation of the Wilderness Area.
Goal 3: Protect and promote our scenic vistas and routes. **Policy 3.1**. Preserve our scenic vistas. **Policy 3.2**. Improve our scenic routes.	**Consistent.** Implementation of the proposed Management Plan would preserve and improve scenic vistas within the Wilderness Area through the provision of the foot trail and wildlife habitat preservation actions.
Goal 4: Preserve our diversified plant and animal life. **Policy 4.1**. Preserve mature trees wherever possible. **Policy 4.2**. Protect and preserve our native plant communities and habitats. **Policy 4.3**. Protect and preserve our Southern Mixed Chaparral and Coastal Sage Scrub communities. **Policy 4.4**. Protect and preserve our Southern Oak Riparian Woodlands. **Policy 4.5**. Protect and preserve our other Riparian Habitats. **Policy 4.6**. Protect and preserve our Ruderal-Disturbed Habitats.	**Consistent.** The proposed Management Plan contains goals and actions to preserve and enhance wildlife habitat within the Wilderness Area by maintaining habitat corridors and wildlife diversity. Management of plants and habitats in the Wilderness Area would be coordinated with wildfire hazard management to reduce wildfire risks while maintaining and preserving habitat diversity.

General Plan Goal and Policy	Discussion
Noise	
Goal 1: Protect our community from excessive noise. **Policy 1.1**. Maintain or reduce noise levels citywide.	**Consistent.** The proposed Management Plan includes actions that ensure the Wilderness Area is for pedestrian access and day use only via installation of signs and lockable gates. The trail would be limited to pedestrian activities only, with no picnic or restroom facilities. The limited use would ensure excessive noise levels do not occur from use of the Wilderness Area.
Cultural Resources	
Goal 1: Take inventory of our past. **Policy 1.1**. Identify and document our cultural resources. **Policy 1.2**. Maintain and update our record of local cultural resources.	**Consistent.** The proposed Management Plan does not entail ground-disturbing activities. However, should such activities occur in order to implement specific actions outlined in the Management Plan, mitigation measures CR-1 and CR-2, included in Section 4.2, *Cultural Resources*, would ensure proper documentation of cultural resources discovered in the Wilderness Area such that impacts would be less than significant.
Goal 2: Act now to preserve and protect our cultural program. **Policy 2.5**. Pursue preservation of archeological resources. **Policy 2.10**. Protect and preserve cultural landscapes.	**Consistent.** The proposed Management Plan does not entail development activities. However, should such activities occur in order to implement specific actions outlined in the Management Plan, mitigation measures CR-1 and CR-2, included in Section 4.2, *Cultural Resources*, would ensure proper documentation of cultural resources discovered in the Wilderness Area such that impacts would be less than significant.
Community Facilities	
Goal 3: Prevent flooding and water contamination. **Policy 3.1**. Provide an efficient, attractive, environmentally sound storm drain system.	**Consistent.** The proposed Management Plan contains actions to delineate the 100-year floodplain in the Wilderness Area, to manage the Coast Live Oak Woodland habitat corridor to transport floodwaters, and coordinate riparian management activities with federal, state, and local agencies.

General Plan Goal and Policy	Discussion
Public Safety	
Goal 1: Protect our community from wildfires. **Policy 1.1**. Provide adequate fire protection. **Policy 1.2**. Minimize risk of wildfire spread.	**Consistent.** The proposed Management Plan contains several actions aimed at maintaining adequate wildfire management response from the La Verne Fire Department and other fire authorities, as well as fuel load management as preventative measures. Implementation of the Management Plan would not require additional water capacity, as the Wilderness Area is already protected by the La Verne Fire Department and partner authorities during wildfire events.
Goal 2: Protect our residents from geologic hazards. **Policy 2.1**. Reduce the risk of geologic and groundwater hazards.	**Consistent.** Implementation of the proposed Management Plan does not include construction of structures or plumbing in the Wilderness Area. Areas open for recreational activities would be limited to day use. The proposed Management Plan contains actions to delineate the 100-year floodplain in the Wilderness Area, to manage the Coast Live Oak Woodland habitat corridor to transport floodwaters, and coordinate riparian management activities with federal, state, and local agencies. The Wilderness Area would be closed to public access during potential rain, flood periods, and when the southern drainage crossing is wet.
Goal 5: Protect our community from crime, fire, and inadequate medical emergency care. **Policy 5.1**. Provide adequate police protection. **Policy 5.4**. Provide adequate fire protection. **Policy 5.5**. Minimize fire threat through safe development. **Policy 5.6**. Provide adequate emergency medical care.	**Consistent.** The proposed Management Plan contains actions to ensure public access and safety by limiting recreational activities for day use, closing access during potential rain or flood periods, prohibiting fires for recreation or maintenance, and closing access during periods of extreme fire danger.
Community Design	
Goal 2: Promote the greening of La Verne. **Policy 2.4**. Preserve our existing trees.	**Consistent.** The proposed Management Plan contains actions to remove non-native shrubs and tree species, and revegetate the southern wash corridor, northern mixed chaparral, and coast live oak woodland habitats with appropriate native species. Additional actions focus on the preservation of significant and heritage trees in the Wilderness Area.

The continued open space land use would be consistent with the Wilderness Area's General Plan designations of Hillside Residential and Open Space. The Open Space designation includes City parks, utilities, easements, flood control channels, and some hillside areas that will remain undeveloped due to environment/safety concerns. Portions of the Wilderness Area that are designated for low density Hillside Residential use. However, these areas are constrained due to steep slopes in excess of 25 percent, extreme flood and fire hazards, and the presence of biological resources. Pursuant to General Plan Policy 2.1, Implementation Measure C, development in these portions of the Wilderness Area would likely be prohibited. Despite the substantial constraints due to steep slopes, extreme flood and fire hazards, and the presence of biological resources, residential development would be permitted with the Wilderness Area in theory.

Mitigation Measures

Although the WAMP would be consistent with the General Plan Goals and Policies as described in Table 15, portions of the Wilderness Area are currently designated for low density Hillside Residential use. Therefore, in order to ensure that the use of the Wilderness Area be preserved as open space as intended and required under the terms of the open space grant, the following mitigation measure shall be implemented:

LU-1 Update General Plan Land Use Designation

The City shall re-designate the Land Use Designation for the entirety of the Wilderness Area from Hillside Residential to Open Space in conjunction with the next planned update to the General Plan Land Use Designation map, or within five (5) years, whichever occurs first.

Significance After Mitigation

With implementation of Mitigation Measure LU-1, impacts related to General Plan consistency would be less than significant.

IMPACT LU-2: THE WILDERNESS AREA IS CURRENTLY IN TWO ZONING DISTRICTS: PR1/5D (ONE DWELLING UNIT PER 5 ACRES, DETACHED) AND MCSP (MARSHALL CANYON ESTATES SPECIFIC PLAN). UNDER THE EXISTING PR1/5D ZONING DESIGNATION, THE USE OF THE WILDERNESS AREA AS OPEN SPACE IS NOT EXPLICITLY PERMITTED, ALTHOUGH IT IS ALSO NOT EXPLICITLY PROHIBITED. HOWEVER, ALLOWING FUTURE DEVELOPMENT IN THE WILDERNESS AREA AS PERMITTED IN THE PR1/5D ZONE WOULD CONFLICT WITH THE OBJECTIVES AND GOALS OF THE MANAGEMENT PLAN AND THE REQUIREMENTS OF THE OPEN SPACE GRANT. THE ALLOWABLE LAND USES FOR THE UNDERLYING ZONING DESIGNATION OF THE WILDERNESS AREA MUST BE REVISED TO SPECIFICALLY ALLOW FOR OPEN SPACE PRESERVES IN ACCORDANCE WITH THE TERMS OF THE GRANT AND THE INTENDED USE OF THE LAND. THEREFORE, LAND USE IMPACTS RELATING TO ZONING STANDARDS CONSISTENCY WOULD BE CLASS II, LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED.

Implementation of the proposed Management Plan would maintain the Wilderness Area as vacant, open space. The Wilderness Area is zoned PR1/5D (1 Dwelling Unit per 5 Acres, Detached) on its western half and MCSP (Marshall Canyon Estates Specific Plan) on its eastern half. The Wilderness Area, in its entirety, is also a part of the Hillside Development Overlay Zone (H-D-O-Z), which requires that special hillside provisions are met for the

protection of significant vegetation, riparian areas, wildlife, natural landforms, off-site views and the aesthetically pleasing appearance of the natural and built environment of the hillsides. As discussed in the General Plan Consistency discussion above, the areas of the Wilderness Area that are designated for low density Hillside Residential use are significantly constrained and development in these portions of the Wilderness Area would likely be prohibited.

Zoning Ordinance

The P-R zones are intended to provide for residential districts of single-family and multiple-family planned residential developments with various densities and a variety of housing types. The maximum number of dwelling units per acre permitted on parcels of land zoned P-R is indicated by the numerical character following the P-R designation. Parcels zoned P-R-(D) may be developed with detached living units only. Open space preserve land uses are not explicitly listed as a permitted land use pursuant to Table 18.6.020 of the La Verne Municipal Code. However, open space preserve land uses are also not explicitly prohibited within the P-R zones. This results in ambiguity in the La Verne Municipal Code. Therefore, the impacts related to consistency with the underlying Zoning Ordinance land use district could be potentially significant and mitigation is required.

Marshall Canyon Estates Specific Plan

Under the Marshall Canyon Estates Specific Plan, the Wilderness Area is designated as Natural Open Space. Impacts to consistency with the Marshall Canyon Estates Specific Plan would be less than significant; therefore, no mitigation is necessary.

Mitigation Measure

In order to ensure that the use of the Wilderness Area be preserved as open space as intended and required under the terms of the open space grant, the following mitigation measure shall be implemented:

LU-2 Update Allowable Land Uses within the P-R Zoning Designation

The City shall revise the allowable land uses for the P-R Zoning Designation to explicitly allow for Open Space Preserves within five (5) years of approval of the Management Plan, or in conjunction with the next planned update to the Zoning Ordinance text, whichever occurs first.

Significance After Mitigation

With implementation of Mitigation Measure LU-2, impacts related to zoning consistency would be less than significant.

IMPACT LU- 3: IMPLEMENTATION OF THE MANAGEMENT PLAN WOULD REQUIRE AN AMENDMENT TO THE ANIMALS IN PARKS PROVISION OF THE MUNICIPAL CODE IN ORDER TO ALLOW FOR LEASHED DOGS IN THE WILDERNESS AREA. THEREFORE, LAND USE IMPACTS RELATING TO MUNICIPAL CODE CONSISTENCY WOULD BE CLASS II, LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED.

Implementation of the proposed Management Plan includes Action 5.1.2, which would require all dogs to be on leashes, pursuant to the City's Leash Law, while on the Wilderness Area trails. This action would ensure public safety in controlled public access areas (proposed trails) in the Wilderness Area, and minimize potential impacts to loss of wildlife and habitat destruction by reducing the likelihood of dogs going off the trail. However, La Verne Municipal Code Section 6.16.080, *Animals in Parks*, specifies that leashed dogs are only permitted in four City parks, Mills, Lowell Brandt, Kuns, and Lincoln parks, with the exception of service animals. In order for the Management Plan to be in compliance with City regulations, the Municipal Code will need to be revised to include the Wilderness Area trails in the list of City parks where dogs are permitted on leashes. Therefore, the following mitigation measure is required.

Mitigation Measures

LU-3 Revise Municipal Code Section 6.16.080, Animals in Parks

Prior to, or in conjunction with, approval of the Management Plan, the City shall revise Municipal Code Section 6.16.080, *Animals in Parks*, to include the Wilderness Area trail.

Significance After Mitigation

With implementation of Mitigation Measure LU-3, impacts related to municipal code consistency would be less than significant.

4.5.4 Cumulative Impacts

There are no other public parks or open space projects in development within the City of La Verne or in nearby communities. As described in Section 3.3, cumulative planned residential development would result in 55 units split between three project sites, which would conservatively add approximately 150 new residents to the City of La Verne. The increase in population could incrementally contribute to public demand for open space recreational areas.

Implementation of the proposed Management Plan would help meet the open space recreational use demands of the added population and would result in expanded public use of the Wilderness Area in the North La Verne Hillsides. With the exception of the trail improvements and potential bench placement, no additional development is included in or foreseen by the Management Plan. However, the current residences in the North La Verne Hillsides neighborhood would see a general increase in visitors accessing the Wilderness Area. The Management Plan would be part of a citywide effort to implement measured public access to open space for the benefit of La Verne residents as well as surrounding cities. Increased demand for open space recreational opportunities due to an increase in

population from cumulative residential development would not have a cumulative impact related to land use.

As described above, the implementation of the Management Plan would require a change to the zoning and land use designation within the Wilderness Area boundary. This would not impact property outside the Wilderness Area. The cumulative planned residential development projects would undergo individual environmental review to implement project-specific mitigation measures to address any land use impacts related to those individual projects as needed. There would be no cumulative significant impacts related to land use and planning with the implementation of the Management Plan and the development of the planned residential projects.

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4.6 Public Services

This section assesses impacts related to public services, such as fire and police protection. Impacts related to water and wastewater infrastructure and solid waste collection and disposal are discussed in Section 5.9, *Utilities and Service Systems*. Impacts related to recreational facilities are discussed in Section 4.7, *Recreation*.

4.6.1 Setting

Fire

The City of La Verne receives fire protection and emergency services from the La Verne Fire Department (LVFD). Thirty-three full-time and five part-time personnel are employed by LVFD. They are supported by 24 apprentice firefighters and 30 fire explorers. The LVFD has three fire stations throughout the City:

- Fire Station 1 is located at 2061 Third Street;
- Fire Station 2 is located at 4785 Wheeler Avenue; and
- Fire Station 3 is located at 5100 Esperanza Drive

The equipment at Fire Station 1 includes a fire command vehicle, one Type 1 pumper (fire engine), and one Advanced Life Support (ALS) vehicle. The station also has one Type I pumper as a reserve vehicle and several support vehicles. An aerial platform truck is also cross-staffed as needed by the engine company. Fire Station 2 includes one Type I pumper and houses one Type III pumper as a reserve vehicle. It also has one utility vehicle in its fleet. Fire Station 3 includes one ALS Rescue ambulance and houses one reserve ambulance.

The City's Natural Hazards Mitigation Plan indicates that adequate firefighting infrastructure is supplied by the three fire stations, ample fire hydrants are installed throughout the City, and a sufficient water delivery system is in place to serve emergency needs for La Verne (La Verne 2012). The LVFD receives an average of 3,000 calls each year, the vast majority of which are for emergency medical services rather than firefighting services (La Verne Fire Department 2017). In addition to providing emergency response services and firefighting services, LVFD also is responsible for enforcing fire codes, providing fire inspections, assisting in planning and development standards for High Fire Hazard Areas (and enforcing such standards), community education and outreach, and incident management team support.

The Wilderness Area would be served by Fire Station 3, which is located one mile south.

Police

The Wilderness Area and surrounding uses are served by the La Verne Policy Department (La Verne PD). The La Verne police station is located at 2061 Third Street, in the same building as Fire Station 1. La Verne PD has 42 sworn officers, 18 professional staff members, a reserve force up to 25 officers and a retired, senior volunteer patrol program consisting of

35 members. The police station houses all divisions of the La Verne PD including patrol, traffic, detectives, records, communications, and the jail division. The facility also houses a Type I Jail and state of the art indoor shooting range (La Verne Police Department 2017).

Schools

There are six public schools, and three private schools in the City of La Verne. All public schools are in the Bonita Unified School District (BUSD). Oak Mesa Elementary School is the closest BUSD school to the Wilderness Area, located approximately two miles south.

The Afflerbaugh-Paige Camp School is a Los Angeles County juvenile probation facility for male wards ages 13 to 18. This school is operated by the Los Angeles County Office of Education and is located approximately 0.35 miles east of the Wilderness Area.

Public Libraries

Los Angeles County operates one public library in the City of La Verne. It is located at 3640 D Street, 2.5 miles south of the Wilderness Area. The La Verne Library is a 10,347 square foot facility with a meeting room, children's area, teen space and study room (Los Angeles County Public Library 2017). The library has over 30,000 titles available, including books, audio books, movies and music. The library is open Monday through Saturday.

4.6.2 Regulatory Setting

City of La Verne Parks & Community Services Master Plan (2006)

This Master Plan identifies long range strategies for the development of new parks and recreation facilities in La Verne that guide the orderly development, renovation, and improvement of parks, recreation facilities, programs, and services.

City of La Verne Strategic Plan (2012)

The Strategic Plan presents eight principles that guide the development of the City. These principles are service, small town virtues, quality of life, responsiveness, sound leadership, prudent financial management, teamwork, and pride.

City of La Verne Municipal Code, Chapter 18.78. Preservation, Protection and Removal of Trees

This code section establishes standards and guides for the management of significant and historic trees within the City.

City of La Verne General Plan (1998)

The City's General Plan governs land use, transportation, resource management, noise, cultural resources, community facilities, housing, public safety, economic development, and community design. The City's General Plan outlines several policies applicable to public services, which apply to the Wilderness Area.

4.6.3 Impact Analysis

Methodology and Thresholds of Significance

The following thresholds have been used to determine the impacts of the proposed Management Plan on fire protection services, police protection services, public libraries, and schools. Potential impacts to parks and other recreational facilities are discussed in Section 4.7, *Recreation*. In accordance with Appendix G of the State CEQA Guidelines (Section XIV), the proposed Management Plan would result in potentially significant impacts relating to public services if it would:

1 Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable services ratios, response times or other performance objectives for any of the public services:

   a. Fire protection
   b. Police protection
   c. Schools
   d. Parks
   e. Other public facilities

Impacts may be significant if implementation of the Management Plan would result in a need for new or physically altered facilities for the public services discussed above, the construction of which might have adverse environmental impacts, or increase the use of existing parks and recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

Implementation of the Management Plan would not impact service ratios or performance objectives for schools or other public services and facilities, such as storm drain usage (discussed in Section 4.4, *Hydrology and Water Quality*), and solid waste disposal or water usage and wastewater disposal (discussed in Section 5.9, *Utilities and Service Systems*) since implementation of the Management Plan would not result in development that would increase demand to these services. Threshold 1, section d is discussed in Section 4.7, *Recreation* of this EIR. Therefore, only Threshold 1 sections a and b are addressed below as they relate to public safety of visitors to the Wilderness Area.

Project Impacts

Threshold 1

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for:

a. Fire protection

b. Police protection

IMPACT PS-1: IMPLEMENTATION OF MINOR SITE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED MANAGEMENT PLAN (E.G. FOOT TRAIL, SITTING BENCHES, SIGNAGE) WOULD NOT RESULT IN A NEED FOR NEW OR ALTERED FACILITIES OR SERVICES TO MAINTAIN ACCEPTABLE FIRE AND POLICE PROTECTION SERVICES. THEREFORE, THERE WOULD BE A CLASS IV, NO IMPACT.

Fire Protection

Implementation of the proposed Wilderness Area Management Plan would not increase demand for fire protection services because the proposed 0.6-mile long trail loop would not facilitate additional growth beyond that anticipated by the City's General Plan. No residential dwelling units would be constructed as a part of the project. Implementation of the Management Plan would not generate a need for new of physically altered fire facilities in order to maintain acceptable service ratios, response times, or other performance objectives.

The following existing agreements and mechanisms for assistance with fire suppression operations are in place for La Verne:

- **Automatic Aid.** As a member of the California Office of Emergency Services Region 1, Operational Area B, the City has agreements in place with other local cities and Los Angeles County Fire Department to respond to wildland fires within the corporate boundary. In addition, a local agreement is in place for automatic aid from the U.S. Forest Service who will respond to any reported vegetation fire north of Baseline Road. Helicopters, air tankers, and "super scoopers" can be mobilized when available and as needed, and by the U.S. Forest Service and/or Los Angeles County.
- **Master Mutual Aid.** The California Disaster and Civil Defense Master Mutual Aid Agreement between the State of California, each of its counties and incorporated cities, create a formal structure for the provision of mutual aid. Once a local emergency has been declared, additional firefighting resources may be requested through the Operational Area Fire and Rescue Coordinator. If the emergency persists, additional resources may be made available from the regional or state-wide system.
- **California Fire Assistance Agreement.** This agreement between the State of California, California Office of Emergency Services (CAL OES) Management Agency and California Department of Forestry and Fire Protection, and the five federal fire agencies (U.S. Forest Service, USDI National Park Service, Bureau of Land Management, Fish and Wildlife Services, and Bureau of Indian Affairs) provides the framework for coordinating the use of and reimbursement for local government fire and rescue resources used at wildfire incidents. Firefighting resources can be mobilized through the California Fire Assistance Agreement; however, reimbursement of the expenses incurred in support of the City may be required (La Verne 2014).

Furthermore, the proposed Management Plan contains the following objectives and actions to ensure public safety from fire risks:

Objective 3.3: Provide for Public Safety

Action 3.3.1: Close area to public access during periods of extreme fire danger, as defined as Fire Weather Warning, announced by the United States National Weather Service

Action 3.3.2: No road or trail maintenance or fuel management activities shall occur during periods of extreme fire danger (Fire Weather Warning or Fire Weather Watch days, as posted by the United States National Weather Service.)

Action 3.3.3: In cooperation with other agencies, design, locate, and develop strategies for acquiring and improving emergency access to the Wilderness Area and facilitating evacuation in the event of a wildfire

Action 3.3.4: Notify the responsible agent of fire road maintenance needs as necessary or after a wildfire event.

Furthermore, implementation of minor site improvements associated with the proposed Management Plan (e.g. foot trail, sitting benches, signage) would not result in a need for new or altered fire facilities or services to maintain acceptable fire protection services. Therefore, impacts would be Class IV, no impact.

Police Protection

The City has established a desired service goal of 1.25 officers per 1,000 civilians. The City's population is approximately 33,000 and La Verne PD is sufficiently staffed with a service ratio of 1.27 officers per 1,000 civilians which exceeds the City's standards. The Department maintains a 3.5-minute emergency response time, which is sufficient to serve the City (Paz 2016).The City of La Verne and City of Claremont are comparable in population size, density, and total area. The Claremont Hills Wilderness Park is a 2,000-acre park owned and managed by the City of Claremont, located to the east of the Wilderness Area. Established in 1996, the Claremont Hills Wilderness Park contains similar topography and vegetation as the Wilderness Area, has a limited number of access points, and is bordered by residential development to the south of the Park boundary (Claremont 2016). Based on Los Angeles County crime data, a total of three incidents were recorded from the vicinity of Claremont Hills Wilderness Park between 2014 and 2016. One of the three reports was made in 2015 for vandalism along Palmer Canyon Road. Two reports were made in 2016: one for non-criminal activities and one domestic welfare check (Los Angeles County 2017; Walls 2017). These three incidents account for less than 1 percent of the 2,979 crime incidents recorded by the Claremont Police Department between 2014 and 2016 (Claremont Police Department 2016).

The Claremont Hills Wilderness Park is much larger in size than the Wilderness Area, and also contains a five-mile walking loop with smaller trails accessible via hiking, biking, and

horseback riding. As such, the Claremont Hills Wilderness Park may experience greater numbers of visitors than the La Verne Wilderness Area. A review of Los Angeles County crime data between 2014 and 2016 resulted in zero reported incidents in the Wilderness Area (Los Angeles County 2017). There were several recorded incidents of varying events from the Afflerbaugh-Paige Camp School on Stephens Ranch Road, which is 0.35 mile east and outside of the Wilderness Area.

Based on the above, implementation of the Management Plan would not incrementally increase the demand for police protection services compared to existing conditions since comparable uses in the adjacent City of Claremont generate less than one percent of the total incidents recorded by the Claremont Police Department. The Wilderness Area is located in an open space area that is already served by the La Verne PD. Implementation of the Management Plan would not increase demand of police protection services or additional policy staff to a level that would require expansion of existing facilities or construction of new facilities. Therefore, impacts would be Class IV, no impact.

Mitigation Measures

No mitigation would be required.

Significance After Mitigation

There would be no impact without mitigation.

4.6.4 Cumulative Impacts

There are no other public parks or open space projects in development within the City of La Verne or in nearby communities. As described in Section 3.3, cumulative planned residential development would result in 55 units split between three project sites, which would conservatively add approximately 150 new residents to the City of La Verne. The increase in population could incrementally contribute to public demand for open space recreational areas. Implementation of the proposed Management Plan would help meet the open space recreational use demands of the added population and would result in expanded public use of the Wilderness Area in the North La Verne Hillsides.

The proposed Management Plan contains policies to maintain existing fire assistance agreements with local, neighboring, and state agencies. Implementation of the Management Plan would have no impact on other public services such as police protection, schools, and public facilities since no residential development would occur in the Wilderness Area. The cumulative planned residential development projects would undergo individual environmental review to implement project-specific mitigation measures to address any public service impacts as needed. There would be no cumulative significant impacts related to public services with the implementation of the Management Plan and the development of the planned residential projects.

4.7 Recreation

This section assesses impacts related to recreational facilities, including parks.

4.7.1 Setting

The City of La Verne's Parks and Community Service Department maintains 19 City-owned parks and recreational facilities totaling 141.5 acres. City residents also have access to several neighboring regional parks, national forests, and recreation facilities. The City has formed joint use agreements with the BUSD, private institutions, and the University of La Verne (La Verne 2006) to provide even more recreational space. Joint-use agreement facilities, combined with neighboring regional parks, comprise a vast network of passive and active recreational opportunities for the residents of La Verne. The closest parks to the Wilderness Area are:

Rustic Canyon Park

Rustic Canyon Park, located at 7311 North Calle Aragon, was developed in 1979 as a 0.5 acre mini-park on the City's surplus land based on a community survey. Located in the vicinity of single family residential homes, approximately 500 feet east of the Wilderness Area, the park was remodeled in 2005 and 2006 to include a raised-bed rose garden, a picnic table, and security lighting.

Marshall Canyon Regional Park

Marshall Canyon Regional Park, located at 6550 Stephens Ranch Road, is approximately 0.7 mile east of the Wilderness Area. It is a 640-acre regional park located in an unincorporated area of Los Angeles County. The Regional Park contains a 180-acre golf course, three-acre nursery, an equestrian center, nature trails, and picnic areas. The Marshall Canyon Trail connects to trails in the Angeles National Forest and allows hikers to traverse into the City of La Verne.

Golden Hills Wilderness Park

Golden Hills Wilderness Park, located at 2300 Golden Hills Road, was developed in 1999 and contains 20 acres of community park space. The park is located approximately 0.25 mile south of the Wilderness Area. The park is relatively undisturbed and contains a variety of plants and wildlife. Park activities include hiking trails, bird watching, wildlife observation, and picnicking.

4.7.2 Regulatory Setting

California Government Code, Section 66477 (Quimby Act)

The Quimby Act was enacted in 1975 in an effort to promote the availability of park and open space areas in response to the need for such facilities by residential development. The

Quimby Act authorizes cities and counties to enact ordinances requiring the dedication of land and/or the payment of fees for park and/or recreational facilities for projects involving residential subdivisions. The Act states that "the dedication of land or the payment of fees, or both, shall not exceed the proportionate amount necessary to provide three acres of park area per 1,000 persons residing within a subdivision subject to this section, unless the amount of existing neighborhood and community park area, as calculated pursuant to this subdivision, exceeds that limit, in which case the legislative body may adopt the calculated amount as a higher standard not to exceed five acres per 1,000 persons residing in a subdivision subject to this section." In addition to Quimby fees, facilities can be provided by grants, donations, user fees, community fund raising events, joint ventures, and joint use agreements.

City of La Verne

City of La Verne General Plan (1998)

The General Plan contains the following applicable policies and implementation measures designed to manage recreational resources in the City:

Table 16 General Plan Policies to Manage Recreational Resources

General Plan Policy	
Land Use	
Policy 4.2. Protect and preserve the native habitat of our primary foothill neighborhood.	a. Require a minimum open space preservation standard of 6 acres (including public and private recreation and open space areas) per 1,000 population, as recommended by the 1998 Parks & Recreation Facilities master Plan.
Policy 5.1. Preserve the physical character of our foothills.	d. Preserve and maintain open space for the enjoyment of our entire community.
Policy 5.2. Protect our natural open space areas	a. Preserve the following areas as open space: Marshall Canyon – east and west forks; frontal slopes of the San Gabriel Mountains; natural canyons and features.
Resource Management	
Policy 1.1. Provide ample and accessible parks throughout our community.	b. Discourage commercial development on regional parkland that serves both the city of La Verne and other cities in the surrounding region. c. Target new park development in neighborhoods that are underserved. f. Ensure major park developments are reviewed by the Development Review Committee, the Planning Commission and/or the City Council for the project's impacts on existing parks. The level of review will be determined by the scope of the project. i. Develop and maintain parks and recreation facilities at a minimum standard of four (4.0) acres per 1,000 persons.

General Plan Policy	
	This standard does not include open space areas used for recreational purposes, sensitive habitats, and other natural resource preserves. j. Explore innovative ways and means of financing the maintenance of existing and future parks.
Policy 1.2. Develop a connecting trail system.	a. Develop trails to connect our parks and open space. d. Design trails to connect with regional trails.
Policy 1.4. Design safe parks.	a. Design with defensible space criteria. b. Provide clear lines of sign into the facility for police and fire personnel. c. Design facilities to minimize risk or injury.
Policy 2.2. Develop a natural buffer zone.	a. Maintain the minimum open space requirement as stated in the preservation standard of ten acres per 1,000 population (including public and private recreation and open spaces).
Policy 2.3. Establish contiguous wildlife corridors.	a. Pursue opportunities with other organizations, such as the Wildlife Corridor Conservancy Authority.
Policy 3.1. Preserve our scenic vistas.	d. Encourage the preservation of the existing native plant and heritage resources in our city.

Parks & Community Services Master Plan (1998, Second Update 2006)

With passage of the Parks and Recreation Facilities Master Plan Development Program, the City adopted a modified version of the National Recreation and Parks Association (NRPA) standards that is better suited for the City of La Verne (La Verne 2006). The NRPA provides a classification system for parks and serves as a planning guide for municipalities. The City modified the size of a park within a particular category (Mini-Park, Neighborhood Park, and Community Park) and established an overall park/open space goal of 4.0 acres of developed parkland for every 1,000 residents based on the NRPA standards.

The most recent population estimate for the City of La Verne is 33,200 residents (Department of Finance 2017). The City currently has 141.5 acres of parkland. Therefore, by current population estimates, the City provides approximately 4.3 acres of developed parkland for every 1,000 residents, thereby exceeding its service standard. Table 19 provides details of existing park classifications.

Table 17 Existing Park Classifications

Land Category	Existing Park	Acres (acres)
Mini Park Located in high density neighborhoods in close proximity to intended uses, specifically small children and senior citizens. Size: 0.5 to 1.0 acre Service Area: <0.25 mile radius Acres/Population: 0.25 to 0.5 acres/1,000 pop	Lincoln Park	0.6
	Lordsburg Park	0.9
	Price/Hayes Park	0.5
	Park La Verne (private)	0.5
	Rustic Canyon Park	0.5
	Valley Rancho Park	0.2
Neighborhood Park Designed for intense recreational activities such as field games, court games, crafts, playground areas, and picnicking. These parks should be easily accessible to the neighboring population and geographically centered with safe bicycling or walking access. Size: 1.0 to 10.0 acre Service Area: 0.25 to 0.5 mile radius Acres/Population: 1.0 to 2.0 acres/1,000 pop	Puddingstone Village (private)	1.8
	Challenger Park	2.5
	Emerald Park	3.0
	Heritage Park	4.0
	Kuns Park	2.5
	La Verne Heights Park (private)	1.2
	Los Encinos Park	7.0
	Lowell Brandt Park	15.0
	Mills Park	7.0
	Pelota Park	4.6
	Park La Verne (private)	1.0
	Wheeler Avenue Park	5.7
Community Park/Passive Open Space Offers a wide range of recreational amenities and facilities including athletic complexes, swimming pools, arenas, sheltered picnic areas, playground facilities, and/or areas of natural quality or outdoor recreation. Amenities may vary depending on the park setting and needs of the surrounding community. Size: 10.0 to 25.0 acre Service Area: 1.0 to 2.0 mile radius Acres/Population: 5.0 to 8.0 acres/1,000 pop	Golden Hills Wilderness Park	20.0
	Las Flores Park	16.0
	La Verne Sports Park	21.0
	Live Oak Park	13.0
	Oak Mesa Park	13.0
Total Park Area (acres)		**141.5**

Source: La Verne 2006

Note: The acreage listed above references parks only and does not include public plazas or privately owned space available for public use (private schools with written agreements with the City).

4.7.3 Impact Analysis

Methodology and Thresholds of Significance

In accordance with Appendix G of the *State CEQA Guidelines (XV)*, the proposed Master Plan would result in potentially significant impacts relating to recreation if it would do either of the following:

1 Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or

2 Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment

Thresholds 1 and 2 are addressed below.

Project Impacts

Threshold 1

Increase the use of existing neighborhood facilities such that substantial physical deterioration of the facility would occur or be accelerated; or,

Threshold 2

Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

IMPACT REC-1: IMPLEMENTATION OF MINOR SITE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED MANAGEMENT PLAN (E.G. FOOT TRAIL, SITTING BENCHES, SIGNAGE) WOULD INCREASE A RECREATIONAL RESOURCE FOR RESIDENTS OF LA VERNE, AND WOULD NOT RESULT IN PHYSICAL DETERIORATION OR CONSTRUCTION OF RECREATIONAL FACILITIES BEYOND THE WILDERNESS AREA. THEREFORE, THERE WOULD BE CLASS IV, NO IMPACT.

Implementation of the Management Plan would add an eight-foot wide, 0.6-mile long trail loop for hiking, which equates to approximately 25,300 square feet or 0.6 acres. The remaining 357.4-acre Wilderness Area would be managed for wildlife conservation, wildfire fuel load and vegetation, and public safety. The provision of project features such as posting of trail rules,parking signage, and controlled public access per the proposed Management Plan, may increase use of the Wilderness Area over time; however, the increase in use is not anticipated to require new park facilities and no such facilities are planned for the Wilderness Area under the proposed Management Plan. Therefore, impacts related to park facilities would be Class IV, no impact.

Inclusion of the Wilderness Area as a City-managed recreational park would increase the parkland to resident ratio by approximately 250 percent, from the current standard of 4.3 acres per 1,000 residents (as discussed in Section 4.7.1) to 15 acres per 1,000 residents. However, since much of the Wilderness Area would remain undeveloped, as it curently is,

and only the proposed 0.6-mile long trail loop would be available for recreational use, the actual additional recreational acreage increase would be approximately 0.6 acres and the current standard of 4.3 acres per 1,000 residents would remain unchanged. In addition, implementation of minor site improvements associated with the proposed Management Plan (e.g. foot trail, sitting benches, signage) would increase a recreational resource for residents of La Verne, and would not result in physical deterioration or construction of recreational facilities beyond the Wilderness Area. Therefore, there would be Class IV, no impact.

Mitigation Measures

No mitigation would be required.

Significance After Mitigation

There would be no impact without mitigation.

4.7.4 Cumulative Impacts

There are no other public parks or open space projects in development within the City of La Verne or in nearby communities. As described in Section 3.3, cumulative planned residential development would result in 55 units split between three project sites, which would conservatively add approximately 150 new residents to the City of La Verne. The increase in population could incrementally contribute to public demand for open space recreational areas. Implementation of the proposed Management Plan would help meet the open space recreational use demands of the added population and would result in expanded public use of the Wilderness Area in the North La Verne Hillsides.

The proposed Management Plan would include minor trail improvements and potential bench placement. Implementation of the Management Plan would have no impact on recreational resources since no residential development would occur in the Wilderness Area. Rather, the Management Plan would result in the provision of additional recreational opportunities for City residents, who would have controlled access to the Wilderness Area along designated trails. The cumulative planned residential development projects would undergo individual environmental review to implement project-specific mitigation measures to address any recreational resource impacts as needed. There would be no cumulative significant impacts related to recreation with the implementation of the Management Plan and the development of the planned residential projects.

4.8 Transportation and Traffic

This section evaluates the potential impacts on the local and regional circulation system from implementation of the proposed Wilderness Area Management and Public Access Plan.

4.8.1 Setting

Existing Roadway Network

Several regionally and locally significant roadways are in the vicinity of the Wilderness Area. The key roadways that form the existing roadway network for the Wilderness Area are discussed below.

Freeways

The nearest freeway is State Route 210 (Foothill Freeway), and its centerline is approximately 2 miles south of the Wilderness Area. No direct on/off ramp is provided to the Wilderness Area.

Local Roadways

The following roadways are located throughout the residential communities adjacent to the southern portion of the Wilderness Area, and are shown in Figure 10.

BRYDON ROAD

Brydon Road, located east of the Wilderness Area, is a north-south two-lane undivided residential roadway that turns into an east-west private road north of Vista Del Sol and Martes. Brydon Road has a posted speed limit of 25 miles per hour (mph), and does not provide direct access to the Wilderness Area.

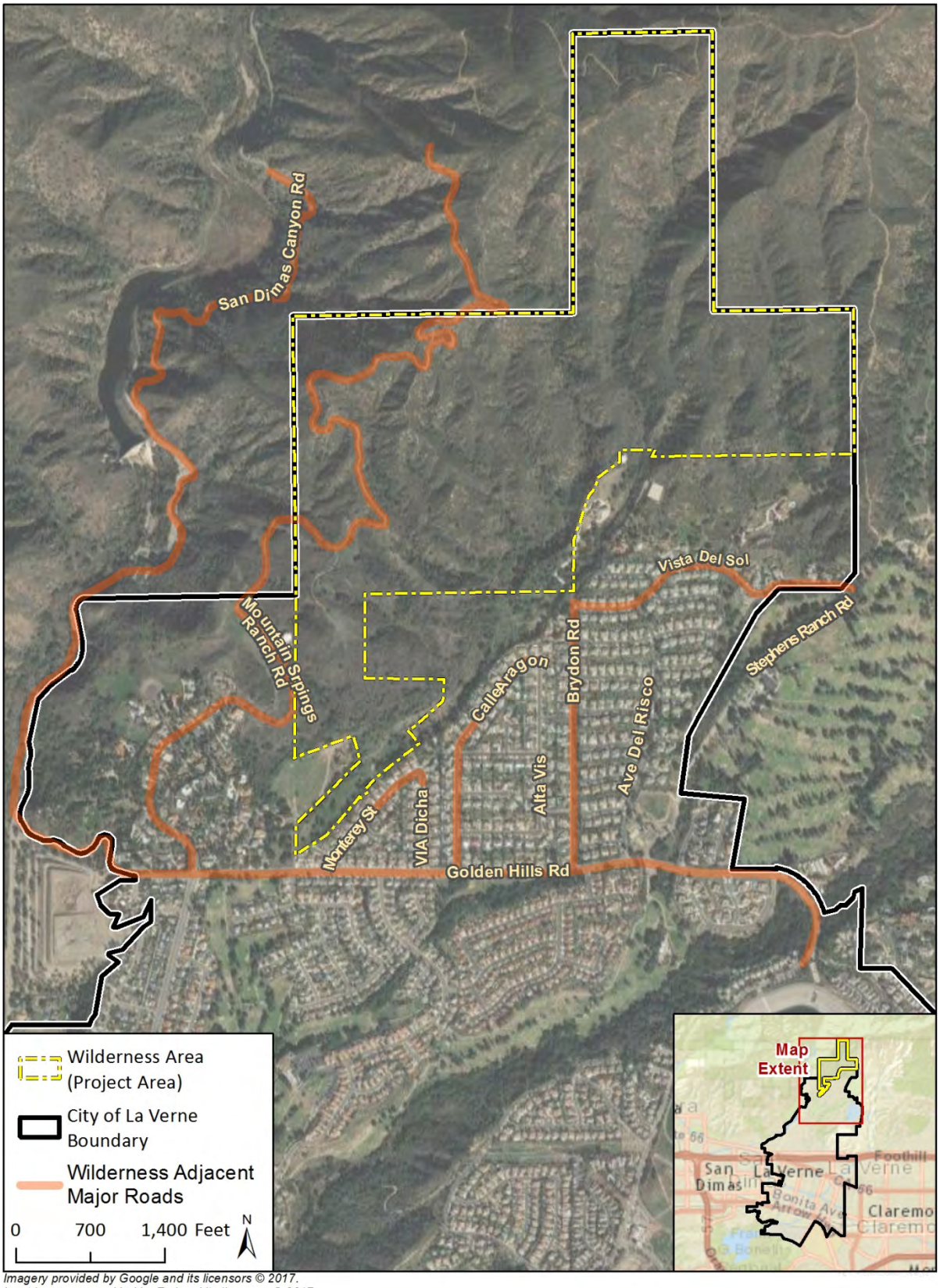
CALLE ARAGON

Calle Aragon is a north-south two-lane undivided residential roadway, located southeast of the Wilderness Area, parallel to the southern portion of Brydon Road. Calle Aragon intersects with Golden Hills Road to the south, terminates at Alta Vista to the north. Calle Aragon has a posted speed limit of 25 mph, and does not provide direct access to the Wilderness Area.

GOLDEN HILLS ROAD

Golden Hills Road is an east-west two-land undivided secondary arterial roadway to the south of the Wilderness Area. Golden Hills Road has a posted speed limit of 40 mph. A small southern part of the Wilderness Area is accessible via a dirt road on the northside of Golden Hills Road, across from Divot Drive. Golden Hill Road terminates at San Dimas Canyon Road to the west, and a roadblock is in place at the intersection to prevent access to San Dimas

Figure 10 Local Roadways near the Wilderness Area



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Inset basemap provided by Esri and its licensors © 2017.

Canyon Road from Golden Hills Road. Golden Hills Road does not provide direct access to the Wilderness Area.

MONTEREY STREET

Monterey Street is a north-south two-lane undivided residential roadway, located southeast of the Wilderness Area, south of the northern portion of Calle Aragon. Monterey Street intersects with Golden Hills Road to the south, and terminates at Via Dicha to the north. It has a posted speed limit of 25 mph, and does not provide direct access to the Wilderness Area.

MOUNTAIN SPRINGS RANCH ROAD

Mountain Springs Ranch Road is a north-south two-lane divided roadway with a painted median, located south of the Wilderness Area. Mountain Springs Ranch Road is not publicly accessible due to the private residential gate located at the intersection of Wheeler Avenue (which turns into Mountain Springs Ranch Road) on the north side of Golden Hills Road. Mountain Spring Ranch Road has a posted speed limit of 25 mph, continues into the Wilderness Area as a dirt road, and connects to Sunset Ridge Road (also called Sunset Peak Mountainway).

SAN DIMAS CANYON ROAD

San Dimas Canyon Road is a north-south two-lane divided major arterial roadway with a painted median, located east of the Wilderness Area. The posted speed limit for San Dimas Canyon Road is 35 mph, and does not provide direct access to the Wilderness Area.

VISTA DEL SOL

Vista Del Sol is a private east-west two-lane undivided residential roadway, between Brydon Road to the west to Stephens Ranch Road to the east. It is located southeast of the Wilderness Area and northeast of Brydon Road. Vista Del Sol has a posted speed limit of 25 mph, and does not provide direct access to the Wilderness Area.

Maintenance Access

Access from the south, to and through the lower portions of the Wilderness Area, is closed to the public. The City has vehicular access to the lower wash area of the Wilderness Area from Via Vista Court off of Monterey Street (La Verne 2017b). This City access point is gated and closed to public use. Sunset Ridge Road, which traverses the western and northern portions of the Wilderness Area, serves as the main fire access and maintenance road used by the City.

Pedestrian Access

Access to the Wilderness Area plateau from the west is available via an unimproved parking area off of San Dimas Road and a foot trail that connects with Sunset Ridge Road (sometimes referred to as Sunset Ridge Truck Trail or Sunset Peak Motorway). From the northeast, Sunset Ridge Road travels down from Sunset Peak within the Angeles National

Forest and along the border of the San Dimas Experimental Forest to the Wilderness Area. Sunset Ridge Road is a 12- to 16-foot-wide dirt fire road. There are no restrictions on recreational use of Sunset Ridge Road. Access from the south to and through the lower portions of the Wilderness Area is currently closed to public use.

Alternative Transportation

Bicycle

The Federal and State transportation system recognizes three primary bikeway facilities: Bicycle Paths (Class I), Bicycle Lanes (Class II), and Bicycle Routes (Class III). Bicycle Paths (Class I) are exclusive car free facilities that are typically not located within a roadway area. Bicycle Lanes (Class II) are part of the street design that is dedicated only for bicycles and identified by a striped lane separating vehicle lanes from bicycle lanes. Bicycle Routes (Class III) are preferably located on collector and lower volume arterial streets. There are no existing bicycle facilities in the Wilderness Area vicinity. Based on the City of La Verne General Plan, Golden Hills Road is identified as a proposed bicycle route.

Public Transportation

The City of La Verne is serviced by several public transportation methods including bus service through Foothill Transit and rail service provided by Metrolink. However, service is limited to the downtown area and there are no public transportation services in the vicinity of the Wilderness Area. The nearest transit stop is located two miles southwest of the Wilderness Area at Foothill Boulevard and Damien Avenue, for service along Route 187 by Foothill Transit.

Existing Intersection Levels of Service

The operating conditions of intersections are described with the term level of service ("LOS"), a qualitative description of traffic flow based on such factors as speed, travel time, delay, and freedom to maneuver. The City of La Verne General Plan, Circulation Element (1998) defines six levels of service from LOS A, operating conditions with little to no delay, to LOS F, when traffic volumes exceed the intersection capacity and stop-and-go conditions result. More complete definitions of the individual categories of LOS for signalized and unsignalized intersections are shown in Table 20.

Table 18 Level of Service Criteria for Intersections

LOS	Signalized Intersections (ICU V/C ratio)	LOS Description	Unsignalized Intersections (HCM Delay Value sec/veh)	LOS Description
A	≤ 0.600	**Excellent.** No vehicle waits longer than one red light, and no approach phase is fully used.	< 10	Little or no delay
B	0.601 – 0.700	**Very Good.** An occasional approach phase is fully utilized; many drivers begin to feel somewhat restricted within groups of vehicles.	> 10 and ≤ 15	Short traffic delays
C	0.701 – 0.800	**Good.** Occasionally drivers may have to wait through more than one red light; backups may develop behind turning vehicles.	> 15 and ≤ 25	Average traffic delays
D	0.801 – 0.900	**Fair.** Delays may be substantial during portions of the rush hours, but enough lower volume periods occur to permit clearing of developing lines, preventing excessive backups.	> 25 and ≤ 35	Long traffic delays
E	0.901 – 1.000	**Poor.** Represents the most vehicles intersection approaches can accommodate; may be long lines of waiting vehicles through several signal cycles.	> 35 and ≤ 50	Very long traffic delays
F	> 1.000	**Failure.** Backups from nearby locations or on cross streets may restrict or prevent movement of vehicles out of the intersection approaches. Potentially very long delays with continuously increasing queue lengths.	> 50	Severe congestion

Source: Adapted from La Verne 1998; Linscott, Law & Greenspan Engineers 2016

Trip Generation

The City of La Verne General Plan, Circulation Element defines trip generations based on existing land use. Table 21 provides estimated trip generation summaries for Open Space and Hillside Residential uses.

Table 19 Trip Generation/Existing Land Use Compared to General Plan

Land Use[1]	Existing/General Plan Land Use	Descriptor	Daily Trips per Descriptor	Daily Trips
Hillside Residential	625 acre	0.2 du/acre	10	1,250
Open Space	767 acre			N/A

Source: Adapted from La Verne 1998

[1]City Proper (does not include Sphere of Influence)

4.8.2 Impact Analysis

Methodology and Thresholds of Significance

Consistent with *CEQA Guidelines (Section XVI)*, impacts related to transportation and circulation would be considered potentially significant if implementation of the proposed Wilderness Area Management Plan would:

1 Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.

2 Conflict with an applicable congestion management program, including, but not limited to level of services standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.

3 Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

4 Substantially increase traffic-related hazards due to a design feature or incompatible uses.

5 Result in inadequate emergency access.

6 Conflict with adopted policies, plans, or programs supporting alternative transportation.

Implementation of the Management Plan would not contribute traffic to the area that would conflict with the performance of the City's circulation system or an applicable congestion management plan. The project would not affect air traffic patterns or levels of

air traffic. Finally, the project would not conflict with adopted policies, plans, or programs supporting alternative transportation. Therefore, only thresholds 4, 5, and 6 are addressed below.

Project Impacts

Threshold 4

Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

IMPACT T-1: IMPLEMENTATION OF THE PROPOSED MANAGEMENT PLAN INCLUDES THE PROVISION OF PARKING SPACES ALONG GOLDEN HILLS ROAD, WHICH MAY AFFECT THE SAFETY OF HIKERS ACCESSING THE WILDERNESS AREA. IMPACTS WOULD BE CLASS II, LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED.

The Management Plan includes public access objectives for recreational day use of a 0.6-mile long trail loop for hikers. The trail would be located completely within the Wilderness Area, and would not include new roadway design features. However, the Management Plan also specifies a segment along the south side (east bound) of Golden Hills Road that may be designated as parking spaces for trail access to the Wilderness Area. The following pertinent public access and safety objectives and actions are included in the proposed Management Plan:

Objective 4.1: Secure Access

Action 4.1.1: Employ a dedicated easement for public access from Golden Hills Road to the downstream end of the wash within the southern limits of the Wilderness Area

Objective 4.2: Develop Limited Use Facilities

Action 4.2.1: Identify space for and create parking spaces, one of which would be an accessible parking space, through striping and/or signage, along Golden Hills Road for use to access the Wilderness Area

Action 4.2.2: Develop a foot trail to avoid and/or minimize resource impacts and related mitigation to include:

- An and accessible trail / maintenance route from Golden Hills Road into the Wilderness Area
- An approximately 0.6-mile, 8-foot-wide accessible trail/ maintenance route from Golden Hills Road leading into the Wilderness Area and forming a loop (conceptual trail shown in Figures 8 and 9). The trail loop would be composed of natural materials with a firm and stable surface

Action 4.2.5: Provide management and safety signs at both the Golden Hills Road entrance and at the two Sunset Ridge Road entrances to include

information about general use regulations, a trail map, and universal access conditions. The following information would be conveyed to the trail user:

- Use restrictions
- Permit requirements
- Universal access information, including:
  - Degree of difficulty rating
  - Length of trail segment
  - Surface type
  - Typical and minimum tread width
  - Typical and maximum running slope
  - Typical and maximum cross slope
  - Change in elevation over the total trail length and maximum elevation obtained
- Presence and dangers of mountain lions, bears, and rattlesnakes

Objective 5.1: Provide for Public Safety

Action 5.1.1: Prohibit bicycles and equestrians

Objective 5.2: Provide a Single Access Point from the City

Action 5.2.1: Develop access entrance on Golden Hills Road

Action 5.2.2: Identify space for parking spaces along Golden Hills Road and post information regarding appropriate alternative overflow parking locations

Action 5.2.3: Install an open / lock gate at Golden Hills Road

Objective 5.3: Designate Wilderness Area as Pedestrian Access / Day Use Only (No Overnight Use)

Action 5.3.1: Install lockable gates and associated fencing at Golden Hills Road

Action 5.3.2: Install use and regulatory signs at Golden Hills Road (see also Action 4.2.4 and 4.2.5)

Action 5.3.3: Limit Wilderness Area use from one hour after sunrise to one hour before sunset

Implementation of these actions would mostly ensure placement, design, maintenance, and access to the proposed foot trail for the public and neighboring residences to be less than significant. However, Management Plan Objectives 4.2, 5.1, and 5.2 do not list safety provisions for trail users who may cross Golden Hills Road to reach the trail access point. In addition to adherence to the above stated objectives and actions, implementation of

Mitigation Measure T-1 would ensure impacts related to potentially hazardous design features of parking space placement would be reduced to a less than significant level.

Mitigation Measures

T-1 Pedestrian Safety

Consistent with implementation of Management Plan Action 4.2.1, the City shall be responsible for ensuring the safety of visitors to the Wilderness Area by:

i. Locating all parking spaces on the north side of Golden Hills Road to prevent visitors from crossing an unprotected street to access the Wilderness Area and trailhead.

ii. If locating all parking spaces on the north side of Golden Hills Road is determined to be infeasible, a pedestrian crosswalk with visible signage, striping, and lights adjacent to designated parking areas and the proposed trailhead shall be installed prior to the striping of the parking spaces, as deemed appropriate by the City Engineer.

Significance After Mitigation

Potential accidents between drivers and trail users crossing the street may be prevented if designated parking spaces are located on the north side of Golden Hills Road. If designated parking must be placed on the south side of Golden Hills Road, implementation of additional safety features, such as a highly visible crosswalk with signage or lighting, may reduce the likelihood of pedestrian accidents. Therefore, implementation of Mitigation Measure T-1 would further ensure the safety of visitors to the Wilderness Area. With implementation of Mitigation Measure T-1, impacts related to hazardous design features would be reduced to a less than significant level with mitigation.

Threshold 5

Result in inadequate emergency access?

IMPACT T-2: IMPLEMENTATION OF MINOR SITE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED MANAGEMENT PLAN (E.G. FOOT TRAIL, SITTING BENCHES, SIGNAGE) WOULD NOT RESULT IN INADEQUATE EMERGENCY ACCESS OR INTERFERE WITH EXISTING EMERGENCY EVACUATION PLANS AND ROUTES. THEREFORE, IMPACTS WOULD BE CLASS III, LESS THAN SIGNIFICANT.

Land uses surrounding the Wilderness Area include undeveloped open space to the west, east, and north, and low-density residential development to the south. As described in Section 2.4.4, *Public Access*, and shown in Figure 10, Mountain Springs Ranch Road traverses the western portion of the Wilderness Area and provides access from the south. An extension of Mountain Springs Ranch Road provides access to a City water tank, and then tracks uphill to connect with Sunset Ridge Road, which is used for vegetation management and wildfire management.

The City has several evacuation routes that allow residents to quickly depart the northern portion of the City in the event of wildfires. The La Verne PD implements and is responsible for evacuating residents, and the LVFD works closely with the La Verne PD to ensure that

wildfire evacuations are timely and necessary (La Verne 2012). Evacuation routes identified for residents in the northern portion of the City are southbound on Wheeler Avenue and Esperanza Road, which are both located approximately 0.5 mile south of the Wilderness area on the west and east end of Golden Hills Road, respectively (La Verne 2014). With the exception of Mountain Springs Ranch Road, there are no additional roads that provide direct access from the City to the Wilderness Area. As residential development is located south of the Wilderness Area, Mountain Spring Ranch Road does not interfere with emergency access for the remaining areas of the City.

Implementation of the proposed Management Plan would not involve development of roads or structures that would interfere with emergency access routes. City crews would continue using existing access roads (Sunset Ridge Road and Sunset Peak Mountainway) during routine fuel load modification and vegetation maintenance activities as to not interfere with residents' or emergency vehicle access to adjacent residential neighborhoods. Therefore, impacts would be Class III, less than significant.

Mitigation Measures

No mitigation measures are required.

Significance After Mitigation

Impacts would be less than significant without mitigation.

Threshold 6

Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

IMPACT T-3: IMPLEMENTATION OF MINOR SITE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED MANAGEMENT PLAN (E.G. FOOT TRAIL, SITTING BENCHES, SIGNAGE) WOULD NOT CONFLICT WITH POLICIES, PLANS, OR PROGRAMS FOR PUBLIC TRANSPORTATION, AND WOULD NOT AFFECT PUBLIC TRANSPORTATION FACILITIES. THEREFORE, IMPACTS WOULD BE CLASS IV, NO IMPACT.

As discussed in Section 4.8.1 under *Alternative Transportation*, there are no bicycle facilities or public transportation routes in the vicinity of the Wilderness Area. Implementation of the proposed Management Plan would create a foot trail for hikers and a designated street parking area along Golden Hills Road for Wilderness Area visitors, and therefore, changes would be limited to site-specific improvements and would not damage the performance or safety of public transit, bikeway, or pedestrian facilities. The foot trail would be limited to hikers and pedestrian access, and the use of bicycles on the trail would be prohibited. Conversely, implementation of the Management Plan would increase the amount of available recreational pedestrian facilities in the area. The project would have no impact with respect to adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, and would not otherwise substantially reduce the performance or safety of such facilities. Implementation of minor site improvements associated with the proposed Management Plan (e.g. foot trail, sitting benches, signage) would not conflict with

policies, plans, or programs for public transportation, and would not affect public transportation facilities. Therefore, impacts would be Class IV, no impact.

Mitigation Measures

No mitigation would be required.

Significance after Mitigation

There would be no impact to alternative transportation networks without mitigation.

4.8.3 Cumulative Impacts

There are no other public parks or open space projects in development within the City of La Verne or in nearby communities. As described in Section 3.3, cumulative planned residential development would result in 55 units split between three project sites, which would conservatively add approximately 150 new residents to the City of La Verne. The increase in population could incrementally contribute to public demand for open space recreational areas. Implementation of the proposed Management Plan would help meet the open space recreational use demands of the added population and would result in expanded public use of the Wilderness Area in the North La Verne Hillsides.

The proposed Management Plan would include the designation of parking spaces along Golden Hills Road for visitor use to access the Wilderness Area. Implementation of the Management Plan would have no impact on traffic and transportation since no new roads would be created as a result of the Management Plan. The cumulative planned residential development projects would undergo individual environmental review to implement project-specific mitigation measures to address any traffic and transportation impacts as needed. There would be no cumulative significant impacts related to transportation with the implementation of the Management Plan and the development of the planned residential projects.

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4.9 Tribal Cultural Resources

This section evaluates potential effects on tribal cultural resources related to implementation of the proposed Management Plan.

4.9.1 Setting

The Wilderness Area is located in the traditional territory of the Native American group known as the Gabrielino. Section 4.2, *Cultural Resources*, of this EIR provides a full description of the prehistoric and historic setting of the City of La Verne.

4.9.2 Regulatory Setting

State

Senate Bill 18

Enacted on March 1, 2005, Senate Bill 18 (SB18) (California Government Code Sections 65352.3 and 65352.4) requires cities and counties to notify and consult with California Native American tribal groups and individuals regarding proposed local land use planning decisions for the purpose of protecting traditional tribal cultural places (sacred sites), prior to adopting or amending a General Plan or designating land as open space. Tribal groups or individuals have 90 days to request consultation following the initial contact.

Assembly Bill 52

California Assembly Bill 52 (AB 52), enacted on July 1, 2015, expands CEQA by establishing a formal consultation process for California tribes within the CEQA process. The bill specifies that any project that may affect or cause a substantial adverse change in the significance of a tribal cultural resource would require a lead agency to "begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project." According to the legislative intent for AB 52, "tribes may have knowledge about land and cultural resources that should be included in the environmental analysis for projects that may have a significant impact on those resources." Section 21074 of AB 52 also defines a new category of resources under CEQA called "tribal cultural resources." Tribal cultural resources are defined as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and is either listed on or eligible for the California Register of Historical Resources or a local historic register, or if the lead agency chooses to treat the resource as a tribal cultural resource. See also PRC Section 21074(a)(1)(A)-(B).

City of La Verne

Native American Scoping

As part of the process of identifying tribal cultural resources issues within or near the project site, the City prepared and mailed letters to two tribe contacts on April 5, 2017. As of the date of this EIR, no response had been received from either contact.

4.9.3 Impact Analysis

Methodology and Significance Thresholds

Evaluation Criteria

The following thresholds are based on Appendix G of the *State CEQA Guidelines*. Impacts would be significant if implementation of the Management Plan would result in any of the following:

1 Cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

   a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

   b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Implementation of the Management Plan would not involve demolition, excavation, or grading activities that would disturb tribal cultural resources. However, Threshold 1 is addressed below in the event such resources may exist in the Wilderness Area.

Project Impacts

Threshold 1

Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k); or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of PRC Section 5024.1. In applying the criteria set forth in subdivision (c) of PRC Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

IMPACT TR-1: IMPLEMENTATION OF MINOR SITE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED MANAGEMENT PLAN (I.E., FOOT TRAIL, SITTING BENCHES, SIGNAGE) WOULD NOT INVOLVE DEMOLITION, EXCAVATION, OR GRADING ACTIVITIES THAT WOULD CAUSE AN ADVERSE CHANGE IN THE SIGNIFICANCE OF TRIBAL CULTURAL RESOURCES OR RESULT IN UNANTICIPATED DISCOVERIES OF TRIBAL CULTURAL RESOURCES. HOWEVER, FUTURE DEVELOPMENT IN THE WILDERNESS AREA MAY CAUSE AN ADVERSE CHANGE IN THE SIGNIFICANCE OF TRIBAL CULTURAL RESOURCES OR RESULT IN UNANTICIPATED DISCOVERIES OF TRIBAL CULTURAL RESOURCES. IMPACTS WOULD BE CLASS II, LESS THAN SIGNIFICANT WITH MITIGATION INCORPORATED.

No tribal cultural resources listed on or eligible for listing on the California Register of Historical Resources (CRHR) or a local register or significant tribal cultural resources were identified within the Wilderness Area as a result of the cultural resources records search, SLF search, Native American scoping, and pedestrian survey. The proposed Management Plan would not involve ground-disturbing activities since associated development consists of a foot trail, sitting benches, and signage. In addition, the proposed Management Plan does not involve demolition of structures, grading, or construction of new facilities at this time. Impacts would be less than significant.

Subsequent future development projects proposed through implementation of the Management Plan shall be reviewed through the City's development review process and CEQA process when warranted, and appropriate mitigation measures would be identified at that time. If demolition or grading activities were to occur as part of future development, then there is the potential to uncover buried archeological or tribal cultural resources during ground-disturbing activities in which case impacts would be potentially significant unless mitigation is incorporated. Mitigation would be required if demolition or grading occurs as a result of future management activities associated with the Management Plan.

Mitigation Measures

In the event of demolition, excavation, or grading for future development associated with implementation of the proposed Management Plan, Mitigation Measures CR-1,

Unanticipated Discovery of Cultural Resources, and CR-2, Human Remains Recovery Procedures, would reduce potential impacts to a less than significant level.

Significance After Mitigation

The proposed Management Plan does not involve major construction activities that would disturb tribal cultural resources; therefore, impacts would be less than significant. However, if future development (as a result of implementation of the Management Plan) involves demolition or excavation, Mitigation Measures CR-1 and CR-2 would reduce potential impacts to less than significant levels in the event of an unanticipated discovery of tribal cultural resources.

4.9.4 Cumulative Impacts

There are no other public parks or open space projects in development within the City of La Verne or in nearby communities. As described in Section 3.3, cumulative planned residential development would result in 55 units split between three project sites, which would conservatively add approximately 150 new residents to the City of La Verne. The increase in population could incrementally contribute to public demand for open space recreational areas. Implementation of the proposed Management Plan would help meet the open space recreational use demands of the added population and would result in expanded public use of the Wilderness Area in the North La Verne Hillsides.

Although limited in nature, ground-disturbing activities associated with the proposed Management Plan would require mitigation as described above to reduce potential impacts to tribal cultural resources to less than significant levels. Improvements in the Wilderness Area beyond those conceptualized in the Management Plan would be reviewed through the City and CEQA process, and appropriate mitigation measures would be identified at that time. Similarly, individual planned residential development projects would undergo environmental review to implement project-specific mitigation measures to address any cultural resource impacts as needed. There would be no cumulative significant impacts to tribal cultural resources with the implementation of the Management Plan and the development of the planned residential project.

5 Effects Found Not to Be Significant

Section 15128 of the State CEQA Guidelines requires an EIR to briefly describe any possible significant effects that were determined not to be significant and were therefore not discussed in detail. This section addresses the potential environmental effects of implementing the Management Plan that were determined not to be significant. The topics listed below that were found not to be significantly affected by implementation of the Management Plan are drawn from the environmental checklist form included in Appendix G of the State CEQA Guidelines. Any items not addressed in this section are addressed in Sections 4.1 through 4.9 of this EIR.

5.1 Aesthetics

CEQA Guidelines Appendix G (Section I) states that a significant impact on agricultural or forestry resources may result if the project would:

1 Have a substantial adverse effect on a scenic vista;

2 Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;

3 Substantially degrade the existing visual character or quality of the site and its surroundings; or

4 Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

According to the Resource Management Element of the of the City's General Plan, La Verne has several streets in the northern part of the City with unobstructed views of scenic vistas, predominately the San Gabriel Mountains and its foothills. Development that is proposed within the scenic vista areas should be designed so views of the mountains or canyons are not compromised (La Verne, General Plan 1998).

1 Would the project have a substantial adverse effect on a scenic vista?

The Wilderness Area consists of 358 acres of land in northern La Verne that was undeveloped prior to the City's acquisition in 2006, and has remained unchanged. Currently, the majority of the Plan Area consists of open space and relatively undisturbed land covered in dense vegetation. The Management Plan would involve minor site improvements and construction activities associated with striping/signage for off-site parking spaces along Golden Hills Road; a 0.6-mile long trail loop; implementation of sitting benches and lockable gates; and installment of public safety and educational signage. Installation of these features would involve minor construction equipment such as a backhoe, pickup truck, and hand tools and would cause a temporary effect on the scenic vista of the Wilderness Area as construction activity would likely be visible from the

foothills. However, these minor changes would not interfere with permanent views of the City's open space and foothills.

The Management Plan would enhance the City's existing trails system, and provide additional opportunities for visitors to view the scenic resources of the City's prominent hillsides. No buildings or structures are proposed that would project into the skyline or impede views of the Wilderness Area from the foothills. Therefore, impacts to scenic vistas would be Class IV, no impact.

2 Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The nearest state scenic highways to the Wilderness Area State Route-2 (California Scenic Highway Mapping System 2011); however, the Wilderness Area would be located approximately four miles south from the nearest segment of the highway and would not cause damage to scenic resources , including significant trees or rock outcroppings, along a state scenic highway. Therefore, impacts to scenic resources or historic buildings along a state scenic highway would be Class IV, no impact.

3 Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

The purpose of the Management Plan is to preserve, enhance, and protect the wildlife habitat, corridors, and diversity of the Wilderness Area while including provisions for low-impact recreational use (e.g., trails) and wildlife-oriented education. The Management Plan would involve minor site improvements and construction activities associated with striping/signage for off-site parking spaces along Golden Hills Road; a 0.6-mile long trail loop; implementation of sitting benches and lockable gates; and installment of public safety and educational signage. Temporary construction activities of the proposed trail, gates, and signage would cause a temporary effect on the visual character of the Wilderness Area.

Goal 1, Preserve and Enhance Wildlife Habitat Corridors and Diversity, of the Management Plan identifies several objectives for the goal of preserving and enhancing wildlife habitat, corridors, and diversity. Objectives targeted at enhancing valued habitats (and particularly alluvial fan sage scrub, chaparral, and oak woodlands) are focused on restoration of disturbed areas. Trail development would potentially involve minor vegetation removal to clear a path; however, development activities would be complaint with Action 1.1.6 and Action 1.1.7 of Goal 1 of the Management Plan.

Objective 1.1: Enhance and Protect all Habitat Areas

Action 1.1.6: Avoid vegetation removal and management activities within the Coast Prickly Pear Scrub sensitive vegetation community and within areas that provide habitat to sensitive plant and wildlife species.

Action 1.1.7: Should vegetation removal in sensitive areas is determined to be necessary and appropriate, special status species surveys will be conducted prior to any work commencing.

Overall, proposed improvements would be compatible with the existing sensitive biological community in the Wilderness Area and recreational use of the Wilderness Area would be regulated by the Management Plan. Therefore, impacts would be Class IV, no impact.

4 Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Changes in the Wilderness Area associated with the Management Plan would not include the use of night lighting. No shiny or reflective materials are proposed for the trail corridor. Therefore, impacts would be Class IV, no impact.

5.2 Agriculture and Forestry Resources

CEQA Guidelines Appendix G (Section II) states that a significant impact on agricultural or forestry resources may result if the project would:

1 Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use;

2 Conflict with existing zoning for agricultural use, or a Williamson Act contract;

3 Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g));

4 Result in the loss of forest land or conversion of forest land to non-forest use; or,

5 Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

The Wilderness Area has two General Plan land use designations: Hillside Residential and Open Space. In addition, the Area is zoned PR1/5D (1 Dwelling Unit per 5 Acres, Detached) on its western half and MCSP (Marshall Canyon Estates Specific Plan) on its eastern half. The Wilderness Area, in its entirety, is also a part of the Hillside Development Overlay Zone (H-D-O-Z), which requires that special hillside provisions are met for the protection of significant vegetation, riparian areas, wildlife, natural landforms, off-site views and the aesthetically pleasing appearance of the natural and built environment of the hillsides. The Management Plan includes goals for specific minor physical improvements and management policies that would implement the vision for the Wilderness Area. Implementation of the Management Plan would maintain the Wilderness Area as vacant, open space.

The Wilderness Area is not mapped within the survey boundary of the Farmland Mapping and Monitoring Program (FMMP) Los Angeles County Important Farmland 2014 map (California Department of Conservation [DOC] 2016), and is not subject to a Williamson Act

Contract (California DOC 2015). The Wilderness Area does not meet the definition of forest land or timberland under PRC Section 12220(g), PRC Section 4526, or Government Code section 51104(g). In addition, implementation of the proposed Management plan would not significantly modify the Wilderness Area. Therefore, the Wilderness Plan would not lead to the loss or conversion of farmland, forest land, or timberland, and would not produce changes in the existing environment which, due to their location or nature, could result in conversion of farmland to non-agricultural use or conversion of forestland to non-forest use. Impacts would be Class IV, no impact.

5.3 Air Quality

CEQA Guidelines Appendix G (Section III) states that a significant impact related to air quality may result if the project would:

1 Conflict with or obstruct implementation of the applicable air quality plan;

2 Violate any air quality standard or contribute substantially to an existing or projected air quality violation;

3 Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors);

4 Expose sensitive receptors to substantial pollutant concentrations; or

5 Create objectionable odors affecting a substantial number of people.

The Wilderness Area is within the South Coast Air Basin (the Basin), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The local air quality management agency is required to monitor air pollutant levels to ensure that applicable air quality standards are met and, if they are not met, to develop strategies to meet the standards.

The Management Plan would not involve emission-producing construction activity or operational activities. Rather, the goal of the Management Plan is to preserve, enhance, and protect the wildlife habitat, corridors, and diversity of the Wilderness Area while including provisions for low-impact recreational use (e.g., trails) and wildlife-oriented education.

1 Would the project conflict with or obstruct implementation of the applicable air quality plan?

2 Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

3 Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal

or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?

According to the SCAQMD Guidelines, to be consistent with the Air Quality Management Plan (AQMP), a project must conform to the local General Plan and must not result in or contribute to an exceedance of the City's projected population growth forecast. Implementation of the Management Plan would preserve, restore, and manage the existing wildlife habitat; provide opportunities for wildlife-oriented education and research, and be compatible for low-impact recreational use. The project would not contribute to population growth within the City of La Verne. In addition, the Wilderness Area has two General Plan land use designations: Hillside Residential (0-2 du/acre) and Open Space. However, the project would not involve the construction of dwelling units. Therefore, the proposed use is consistent with the Open Space General Plan land use designation and the goals, objectives and policies of the Open Space and Recreation Element. Therefore, the project would not conflict with the SCAQMD'S AQMP.

Emissions generated during construction are typically associated with the operation of heavy diesel equipment and grading. Construction associated with the project would involve minor changes, including, but not limited to: striping/signage for off-site parking spaces along Golden Hills Road; a 0.6-mile long trail loop; implementation of sitting benches and lockable gates; and installment of public safety and educational signage. Proposed development is anticipated to involve minor construction equipment (i.e. backhoe, pickup truck, hand tools). Potential emissions during construction activity would be minor and temporary.

Operational emissions from energy use (electricity and natural gas) for the project would be negligible, as the project would not include buildings that utilize lighting, HVAC or other appliances that use energy. Emissions from waste generation and water/wastewater would also be negligible as the project would not include restroom facilities or other buildings/structures that would be occupied by people. Operational emissions from vehicle trips would be limited to periodic maintenance activities, such as vegetative clearing. Emissions associated with these activities would be temporary and infrequent.

Overall, the project would not involve heavy construction activities or the use of construction machinery that would cause emissions. In addition, and emissions associated with operation of the Wilderness Area would be negligible. Impacts would be Class IV, no impact.

4 Would the project expose sensitive receptors to substantial pollutant concentrations?

5 Would the project create objectionable odors affecting a substantial number of people?

Certain population groups, such as children, the elderly, and people with health problems, are particularly sensitive to air pollution and odors. Sensitive receptors are defined as land uses that are more likely to be used by these population groups and include health care facilities, retirement homes, school and playground facilities, and residential areas. The

sensitive receptors nearest to the Wilderness Area include residential development along Monterey Street, Calle Aragon, and Brydon Road to the southeast. However, the project would not involve construction emissions and emissions associated with operation of the Wilderness Area would be negligible. Therefore, impacts would be Class IV, no impact.

5.4 Geology and Soils

CEQA Guidelines Appendix G (Section VI) states that a significant impact related to geology and soils may result if the project would:

1 Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

   i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault;

   ii. Strong seismic ground shaking;

   iii. Seismic-related ground failure, including liquefaction;

   iv. Landslides.

2 Result in substantial soil erosion or the loss of topsoil;

3 Be located on a geologic unit or soil that is unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse;

4 Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code, creating substantial risks to life or property; or

5 Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water.

The Management Plan would not involve ground-disturbing construction or operational activities. Rather, the goal of the Management Plan is to preserve, enhance, and protect the wildlife habitat, corridors, and diversity of the Wilderness Area while including provisions for low-impact recreational use (e.g., trails) and wildlife-oriented education. Minor site improvements include the placement of a 0.6-mile long trail loop. Implementation of the proposed trail and management activities are not expected to result in additional seismic hazards or decrease geologic stability in the Wilderness Area.

1.i Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?

1.ii Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

1.iii Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

1.iv Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

The Wilderness Area is located within, and surrounded to the west/northwest, north, and east by, the area of the Angeles National Forest designated as the San Gabriel Mountains National Monument. As part of the San Gabriel Mountain frontal fault system, the Sierra Madre Fault zone has been responsible for uplift of mountains by reverse faulting in response to north-south compression. This fault zone encompasses essentially all major faults within the foothill area (La Verne 2012). The Wilderness Area is located in the seismically active region of Southern California, which produces earthquakes that can be felt throughout the region. As such, a strong seismic event on the Sierra Madre fault zone, as well as any other fault in the Southern California Region, could produce strong seismic ground shaking in the Wilderness Area.

Earthquake damage occurs because structures (e.g., buildings, airports, schools, highways, and utility lines) suffer damage and cannot withstand severe shaking, which can cause death or injury to humans. However, the Wilderness Plan would not involve the construction of dwelling units or other structures or expose people to substantial adverse effects of rupture of a known fault or a strong ground shaking event. Therefore, impacts would be Class IV, no impact.

Liquefaction is a process whereby soil is temporarily transformed to fluid form during intense and prolonged ground shaking or because of a sudden shock or strain. Liquefaction typically occurs in areas where the groundwater is less than 30 feet from the surface and where the soils are composed of poorly consolidated fine to medium sand. The Wilderness Area is not located within an area identified as having historic occurrence of liquefaction or local geological and subsurface water conditions that indicate the potential for liquefaction (CGS 1999). Again, the project would not involve the construction of structures or expose people to the adverse effects of seismic related ground failure, such as liquefaction. Therefore, impacts would be Class IV, no impact.

In addition, most of the northern half of the Wilderness Area and a few locations in the southern region are identified as being susceptible to seismically induced landslides (CGS 1999). However, the project does not involve the construction of structures or residences within these areas that would expose people to the adverse effects of landslides. Therefore, impacts would be Class IV, no impact.

2 Would the project result in substantial soil erosion or the loss of topsoil?

As noted in Section 5.3, *Air Quality*, construction associated with the project would involve minor changes, including striping/signage for off-site parking; a 0.6-mile long trail loop;

implementation of sitting benches and lockable gates; and installment of public safety and educational signage. Proposed development is anticipated to involve minor construction equipment (i.e. backhoe, pickup truck, hand tools) that would not cause substantial soil erosion or the loss of topsoil. Impacts would be Class IV, no impacts.

3 Would the project be located on a geologic unit or soil that is unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Most of the northern half of the Wilderness Area and a few locations in the southern region are identified as being susceptible to seismically induced landslides (CGS 1999). However, the Management Plan would involve minor changes to the area, including foot trails, benches, and signage. Construction activities associated with these structures would not induce landslides, lateral spreading, subsidence, liquefaction, or collapse. Since the project would not construct bathroom facilities or dwelling units, no major structures would be damaged as a result of unstable soil conditions. Therefore, the Management Plan would not expose people to the adverse effects of unstable soil conditions. Impacts would be Class IV, no impact.

4 Would the project be located on expansive soil, as defined in Table 1-B of the Uniform Building Code, creating substantial risks to life or property?

According to Section 15.04.110 of the La Verne Municipal Code, foundation systems in the City of La Verne are considered to be on expansive soil unless otherwise specified by a registered geotechnical engineer. However, the Management Plan would not involve construction of structures within the Wilderness Area that would require protective measures against damage caused by soil movement. Therefore, impacts would be Class IV, no impact.

5 Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

The Management Plan does not involve the installment of septic tanks or wastewater treatment systems. Therefore, impacts would be Class IV, no impact.

5.5 Greenhouse Gas Emissions

CEQA Guidelines Appendix G (Section VII) states that a significant impact related to greenhouse gas emissions may result if the project would:

1 Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment; or

2 Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Climate change is the observed increase in the average temperature of the earth's atmosphere and oceans along with other substantial changes in climate (such as wind patterns, precipitation, and storms) over an extended period. Climate change is the result of numerous, cumulative sources of greenhouse gases (GHG), which contribute to the "greenhouse effect," a natural occurrence that helps regulate the temperature of the planet. The majority of radiation from the sun hits the Earth's surface and warms it. The surface in turn radiates heat back towards the atmosphere, known as infrared radiation. Gases and clouds in the atmosphere trap and prevent some of this heat from escaping into space and re-radiate it in all directions. This process is essential to support life on Earth because it warms the planet by approximately 60° Fahrenheit. Emissions from human activities since the beginning of the industrial revolution (approximately 250 years ago) are adding to the natural greenhouse effect by increasing the gases in the atmosphere that trap heat and contribute to an average increase in Earth's temperature.

GHGs occur naturally and from human activities. Human activities that produce GHGs include fossil fuel burning (coal, oil, and natural gas for heating and electricity, gasoline and diesel for transportation); methane generated by landfill wastes and raising livestock; deforestation activities; and some agricultural practices. GHGs produced by human activities include carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), hydrofluorocarbons (HFC), perfluorocarbons (PFC), and sulfur hexafluoride (SF_6). Since 1750, estimated concentrations of CO_2, CH_4, and N_2O in the atmosphere have increased over by 36 percent, 148 percent, and 18 percent respectively, primarily due to human activity. Emissions of GHGs affect the atmosphere directly by changing its chemical composition. Changes to the land surface indirectly affect the atmosphere by changing the way the Earth absorbs gases from the atmosphere. Potential impacts in California of global warming may include loss of snow pack, sea level rise, more extreme heat days per year, more high ozone days, more large forest fires, and more drought years (California Energy Commission [CEC] 2009).

The goal of the Management Plan is to preserve, enhance, and protect the wildlife habitat, corridors, and diversity of the Wilderness Area while including provisions for low-impact recreational use (e.g., trails) and wildlife-oriented education. Operational emissions of the Wilderness Area would be negligible, such as those associated with energy use, solid waste generation, or vehicle trips. In addition, operation of the Wilderness Area would not result in an increase in population within the City of La Verne. In addition, construction associated with the Management Plan would include minor changes achievable with a backhoe, pickup truck, and hand tools. Overall, the project would not involve heavy construction activities or the use of construction machinery that would cause emissions. As such, there would be negligible emissions associated with construction of minor site improvements in the Wilderness Area. Therefore, the project would not generate GHG emissions that would have a significant impact on the environment. Impacts would be Class IV, no impact.

5.6 Mineral Resources

CEQA Guidelines Appendix G (Section XI) states that a significant impact on mineral resources may result if the Project would:

1 Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or,

2 Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

The Wilderness Area is designated as Mineral Resource Zone (MRZ) 1 classification area and Urban Area by the Department of Conservation, California Geological Survey (CGS) (California Geological Survey 2007). MRZ-1 areas are defined as areas with no significant mineral deposits or areas considered highly unlikely for mineral deposits to exist. The Wilderness Area is not utilized for mineral extraction, and would not be used for such purposes under the Management Plan. The Wilderness Area is not delineated as a locally important mineral resource site by the CGS, Los Angeles County, or in the Resource Management chapter of the City's General Plan. Implementation of the project would not result in the loss of known mineral resources or substantially limit the availability of mineral resources over the long term. Therefore, impacts would be Class IV, no impact.

5.7 Noise

CEQA Guidelines Appendix G (Section XII) states that a significant noise impact may result if the Project would:

1 Expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

2 Expose persons to or generate excessive groundborne vibration or groundborne noise levels?

3 Cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

4 Cause a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

5 For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

6 For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Implementation of the project would not alter the existing noise conditions present at the Wilderness Area, nor would it expose people or structures to groundborne vibration or

noise, substantial permanent increase in ambient noise levels, or substantial temporary increase in ambient noise levels because much of the Wilderness Area would remain undeveloped with the exception of the foot trail. Use of the foot trail would constitute passive recreation engaged by hikers that would not generate substantial noise or groundborne vibration. Recreational visitors may use the proposed trails with leashed dogs, which may occasionally bark. However, dog barking would be isolated incidents and the noise would be buffered by existing treelines, resulting in minimal impacts to residential homes bordering the Wilderness Area. Maintenance of the Wilderness Area consists of manual labor, with no use of machinery with the exception of crew vehicles along fire access roads, which would continue under implementation of the Management Plan. Therefore, there would be no impact.

The Wilderness Area is not located within two miles of a public airport, is not within an airport land use plan, and implementation of the project would have no impacts to airport safety. The nearest airport is Brackett Air Field, located approximately three and a half miles to the south. Therefore, impacts would be Class IV, no impact.

5.8 Population and Housing

CEQA Guidelines Appendix G (Section XIII) states that a significant impact on population and housing may result if the Project would:

1 Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

2 Displace substantial numbers of existing housing, necessitating the construction or replacement housing elsewhere?

3 Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

The Wilderness Area consists of open space and mostly undeveloped land, and implementation of the project is intended to ensure the continued maintenance and conservation of the Wilderness Area, with the exception of the foot trail for passive recreational use by hikers. The Wilderness Area does not contain housing or associated permanent population that could be displaced upon implementation of the project, and no structures would be built as a result of the project. Similar to existing conditions and operations pertaining to the maintenance of the Wilderness Area, there would be temporary work crews throughout the year to manage vegetation and fuel to prevent wildfires, existing fire access roads, and to maintain the proposed foot trail.

The project would not generate new housing and, therefore, would not impact regional or local population projections for Los Angeles County or the City of La Verne, respectively. The project would not induce growth in the area by extending major infrastructure into an undeveloped area, and would not displace existing housing or disrupt other existing land uses in the vicinity of the existing trail site. Therefore, impacts would be Class IV, no impact.

5.9 Utilities and Service Systems

CEQA Guidelines Appendix G (Section XVIII) states that a significant noise impact may result if the Project would:

1 Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

2 Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

3 Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

4 Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

5 Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

6 Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

7 Comply with federal, state, and local statutes and regulations related to solid waste?

Stormwater generated in the Wilderness Area would flow across the City toward the southwest and eventually drain to the Pacific Ocean; existing stormwater runoff patterns would not be altered by the project. The project would not introduce new impervious surfaces and would not increase stormwater runoff from existing conditions. The project does not include construction of drainage features, and no mitigation measures would be required to implement the project.

The Wilderness Area does not contain build structures or plumbing features, and would remain undeveloped after implementation of the project. Therefore, no potable water service would be provided to the site and no long-term increase in water demand would occur. Therefore, the project would not require new or expanded water entitlements and there would be no impacts.

The 0.6-mile trail loop would not generate solid waste through its operation aside from pet waste from leashed dogs, and trail users would be required to carry out pet waste generated during trail use. Construction of the trail may generate a minimal volume of green waste from clearing vegetation. The City of La Verne is part of the Los Angeles County Sanitation District, and has a contract with Waste Management to provide refuse and recycling collection services to the City's residents and businesses. The California Integrated Waste Management Act of 1989 (AB 939), requires each city or county's source reduction and recycling element to include an implementation schedule showing that a city or county

must divert 50 percent of solid waste from landfill disposal or transformation on and after January 1, 2000. SB 1016, passed in 2008, now requires the 50 percent diversion requirement to be calculated in a per capita disposal rate equivalent. The City has maintained a diversion rate of over 50 percent since 2007.

The nearest active landfill that serves the City of La Verne, Azusa Land Reclamation County Landfill located 10 miles southwest of the Wilderness Area, had a remaining capacity of 71 million tons as of 2014 (Waste Management, Inc. 2014). However, the Azusa Land Reclamation County Landfill does not accept green waste, which would most likely be generated from the Wilderness Area during construction of the foot trail. Rather, the Olinda Alpha Landfill located 15 miles south of the Wilderness Area, accepts shredded green waste and has enough capacity to serve residents and businesses until 2030 (Orange County Waste & Recycling 2017). Waste generated during construction of the proposed foot trail would be negligible and temporary, and therefore, would not exceed the capacity of local landfills. Therefore, impacts would be Class III, less than significant.

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6 Other CEQA Required Discussions

6.1 Growth Inducing Effects

Section 15126(d) of the *CEQA Guidelines* requires a discussion of a proposed project's potential to foster economic or population growth, including ways in which a project could remove an obstacle to growth. Growth does not necessarily create substantial physical changes to the environment. However, depending upon the type, magnitude, and location of growth, it can result in significant adverse environmental effects. A proposed project's growth effects are considered significant if they could result in significant physical effects in one or more environmental issue areas. The most commonly cited example of how a growth effect might create a physical change is where economic growth in one area could create blight conditions elsewhere by causing existing competitors to go out of business and the buildings to be left vacant.

6.1.1 Economic and Population Growth

As discussed in Section 2.0, *Project Description*, implementation of the proposed Wilderness Area Management Plan consists of improvements in the form of wildlife conservation, public access and safety, and wildland fire risk management. Much of the Wilderness Area would remain unchanged and inaccessible for public recreation with the exception of the proposed 0.6-mile long trail loop for hikers and associated designated street parking along Golden Hill Road. The Management Plan would not entail construction of buildings or infrastructures.

As described in Section 5.8, *Population and Housing*, implementation of the Management Plan would not generate new housing in or displace existing populations from the Wilderness Area. The project would not induce growth in the City by extending major infrastructure into an undeveloped area, or impact employment opportunities in the City.

6.1.2 Removal of Obstacles to Growth

The proposed Management Plan would allow much of the Wilderness Area to remain unchanged, but better managed to increase wildlife habitat conservation, reduce wildfire hazards, and increase public access and safety. There are no infrastructural improvements, construction of buildings, or expansion of public safety services and utilities services necessary as a result of implementing the Management Plan. Therefore, the Management Plan would not create or remove obstacles to growth, but would rather improve existing conditions of the Wilderness Area.

6.2 Irreversible Environmental Effects

The CEQA Guidelines require that EIRs evaluating projects involving amendments to public plans, ordinances, or policies contain a discussion of significant irreversible environmental changes. CEQA also requires decision makers to balance the benefits of a proposed project against its unavoidable environmental risks in determining whether to approve a project. This section addresses non-renewable resources, the commitment of future generations to the proposed uses, and irreversible impacts associated with the proposed development.

Construction activities associated with the proposed Management Plan would involve the use of building materials and energy, some of which are non-renewable resources. Consumption of these resources would occur with any development in the region and are not unique to the Wilderness Area. The addition of 0.6-mile long trail loop would require trail-building materials (such as gravel and/or wood logs) which would be carried in and placed by crews from City's Public Works Department. Lockable gates for public safety, signage for the trailhead and designated parking area, and associated parking striping paint would also be required as initial materials to implement the proposed trail head and parking area. The Management Plan contains actions that would ensure continued fuel modification and vegetation management in the Wilderness Area, wherein crews would drive in on designated fire roads and perform vegetation clearing activities with minor equipment such as backhoes and hand tools. Therefore, the development and management envisioned by the proposed Management Plan would not significantly affect local or regional energy supplies.

Growth associated with the proposed Management Plan would not require an irreversible commitment of law enforcement and fire protection (Section 4.6), water supply (Section 4.4), and wastewater treatment and solid waste disposal services (Section 5.9).

6.3 Energy

Appendix F of the CEQA Guidelines requires that EIRs analyze energy conservation consistent with Public Resources Code section 21100(b)(3). According to the CEQA Guidelines, energy impacts that have already been analyzed need not be repeated in later EIRs and EIRs do not need to address "lifecycle emissions," such as those embedded in the production of building materials used in projects. Lifecycle emissions under CEQA would normally represent "emissions beyond those that could be considered indirect effects of a project as that term is defined in section 15358 of the State CEQA Guidelines" (California Natural Resources Agency 2009).

There are no energy uses in the Wilderness Area, and implementation of the Management Plan would not increase energy use since no proposed buildings or infrastructure are proposed. Therefore, there would be no impacts to energy uses.

7 Alternatives

As required by Section 15126.6 of the *CEQA Guidelines*, this section of the EIR examines a range of reasonable alternatives to the proposed Management Plan that would feasibly attain most of its basic objectives but would avoid or substantially lessen any of its significant effects on the environment. Section 15126.6 also requires consideration of the "No Project" alternative, regardless of whether it would achieve the project objectives or lessen its environmental effects.

The Management Plan includes selective habitat enhancement actions, the resolution of public safety hazards, and opportunities for limited controlled public access as part of the City's stewardship responsibilities for the Wilderness Area. To the extent practicable and allowable by physical, biological, and social constraints, the City is committed to the realization of nine overall management goals with specific associated objectives for the Wilderness Area, including:

- Preserve and enhance wildlife habitat corridors and diversity
- Provide flood hazard management
- Provide wildfire hazard management
- Provide a tranquil and safe visitor experience
- Provide controlled public access
- Cooperate with others in management of the Wilderness Area
- Provide sufficient on-site presence to manage the Wilderness Area
- Reflect changes in surrounding use and ownership conditions
- Obtain sufficient funds to assure full implementation of the Management Plan.

Implementation of the proposed Management Plan would result in potentially significant impacts related to cultural and tribal resources, hydrology and water quality, land use planning, and transportation and traffic. Alternatives were selected for analysis that could potentially reduce these impacts as well as other impacts determined to be less than significant in this EIR, either with or without mitigation incorporated. The following alternatives are evaluated in this EIR:

- Alternative 1: No Project
- Alternative 2: No Dogs Permitted
- Alternative 3: Trail to Lookout Point

A detailed description of the alternatives is included in the impact analysis for each alternative provided in the following sub-sections. As required by CEQA, this section also includes a discussion of the "environmentally superior alternative" among those studied.

7.1 Alternative 1: No Project

7.1.1 Description

The State grant funds used to acquire the Wilderness Area were dedicated to the "acquisition, development, improvement, rehabilitation or restoration of real property for parks and park safety, senior recreation facilities, gang prevention, beaches, recreation, community or cultural facilities, trails, wildlife habitat or natural land in order to establish open space areas" (County of Los Angeles 1996, 2005). At the time the funds were allocated for purchasing the lands, the City agreed to maintain and operate the property in perpetuity. Conditions in the grant funding include specific stipulations requiring reasonable public access, except where such access would interfere with resource protection (Sections 10c and 13), and prohibiting flood control projects within the grant lands (Section 17d). In order to fulfill the requirements of the land acquisition grant, the Management Plan was prepared to address the resolution of wildlife conservation, public access, and habitat management issues in an integrated program.

The No Project Alternative assumes that the proposed Management Plan would not proceed. If the Management Plan does not proceed, the City would not be fulfilling the requirements set forth in the State grant in 2006 and would therefore have to return the 208 acres acquired through the State grant funds. This would eliminate the requirement for the City to officially re-designate the Wilderness Area to Open Space. Under the No Project Alternative, the 150 acres originally owned by the City would retain the Open Space designation under the Marshall Canyon Estates Specific Plan.

The No Project Alternative would avoid environmental impacts associated with the habitat management and minor site improvements included in the proposed Management Plan and thus, would avoid associated environmental effects to cultural resources, hydrology and water quality, land use and planning, public services, traffic and circulation, and tribal resources. However, the No Project Alternative would have greater impacts to biological resources, wildfire and flooding hazards, and recreational resources due to the lack of habitat and hazard management activities and public access foot trails. The No Project Alternative would not achieve any of the project objectives because it would not include any of the elements of the proposed Management Plan designed to achieve those objectives.

7.1.2 Impact Analysis

Biological Resources

The No Project Alternative would not include the goals and actions pertaining to wildlife habitat conservation, flood and wildfire hazard management as proposed in the Management Plan, and the Wilderness Area would remain in its current condition. This alternative would result in fewer physical changes to the Wilderness Area than under the proposed Management Plan since the proposed trail and habitat conservation actions would not be implemented, and would retain the Wilderness Area's existing biological

resources, such as dense vegetation that pose wildfire risks. However, the proposed Management Plan would enhance and protect habitat areas by removing abandoned facilities and non-native tree species, preserving significant and heritage trees, and revegetating select areas with appropriate native vegetation. The No Project Alternative would therefore have a potentially greater impact on biological resources than those of the proposed Management Plan.

Cultural Resources

Because the No Project Alternative would not include the minor site improvements or management actions proposed in the Management Plan, there would be no potential ground disturbing activities that may impact known or unanticipated discoveries. Thus, it would eliminate the requirement for Mitigation Measures CR-1 and CR-2. Overall, the No Project Alternative would have less impact on cultural resources than the proposed Management Plan.

Hazards and Hazardous Materials

The No Project Alternative would not include habitat and hazard management activities as proposed in the Management Plan, which would result in the Wilderness Area remaining in present day conditions. Without implementation of the proposed Management Plan, the Wilderness Area would remain unmanaged and retain similar levels of wildfire and flood risks for residential communities in the vicinity. Transportation, use, and generation of hazardous materials and waste would not occur under the No Project Alternative or the proposed Management Plan. The No Project Alternative would have a potentially greater impact on wildfire and flood risks than those of the proposed Management Plan.

Hydrology and Water Quality

The No Project Alternative would not include the habitat and hazard management activities and minor improvements as proposed in the Management Plan and therefore, it would have no impact on hydrology and water quality. The No Project Alternative would not contain management and trail improvements that would potentially result in vegetation clearance, soil disturbance, and soil compaction which may create polluted runoff and could violate water quality standards. Thus, it would eliminate the requirement for Mitigation Measures HWQ-1 and HWQ-2. Overall, the No Project Alternative would have less impact on hydrology and water quality than the proposed Management Plan because it would avoid proposed habitat and hazard management activities and minor site improvements.

Land Use and Planning

As discussed in Section 4.5, *Land Use and Planning*, the southern portion of the Wilderness Area has a General Plan land use designation of Hillside Residential, which permits up to two dwelling units per acre, while the remainder of the Wilderness Area is designated as Open Space. Likewise, the western half of the Wilderness Area has a zoning designation of Planned Residential that permits one detached dwelling unit per five acres, while the eastern half is designated as Open Space under the Marshall Canyon Estates Specific Plan.

Implementation of the No Project Alternative would potentially allow residential development to occur on appropriately designated parcels, which is incompatible with the land grant used to purchase the Wilderness Area.

The No Project Alternative would not require amendments of the underlying land use and zoning designation land use allowances in order to ensure the Wilderness Area is Open Space and uses are consistent with the land grant. Thus, mitigation measures LU-1 and LU-2 would not be necessary under the No Project Alternative. Therefore, this alternative would have fewer impacts related to existing land use compatibility issues. Overall, the No Project Alternative would have less impact on land use and planning impacts than the proposed Management Plan, though the City would lose the 208 acres of land acquired through the grant.

Public Services

Since the No Project Alternative would not include the management and minor site improvements proposed in the Management Plan, it would have no impact on public services, similar to the less than significant impact of the proposed Management Plan. The No Project Alternative would not create additional demand for public services (such as fire and police protective services, schools, and libraries) because it would not increase the residential population in the Wilderness Area, though the potential for such development exists under current land use and zoning designations. Overall, the No Project Alternative's impacts on public services would be comparable to the proposed Management Plan.

Recreation

The No Project Alternative would not include impacts to recreational resources, similar to the proposed Management Plan. The No Project Alternative would not create additional recreational resources or increase demand for such facilities. The Wilderness Area would remain inaccessible to the public, which is incompatible with the land grant agreement. Implementation of the Management Plan would increase recreational resources for residents of La Verne. Therefore, the No Project Alternative would have no impact on recreational resources, though the City would lose the 208 acres of land acquired through the land grant.

Traffic/Circulation

The No Project Alternative would have no traffic impacts because it would not include the creation of the public access trail that is proposed in the Management Plan. Therefore, traffic impacts for the No Project Alternative would be less than those of the proposed Management Plan. In addition, there would be no need to incorporate new parking along Golden Hills Road for visitors to the Wilderness Area and thus, Mitigation Measure T-1 would not be required. Overall, impacts of the No Project Alternative on transportation and circulation would be incrementally less than those of the proposed Management Plan.

Tribal Resources

The No Project Alternative would not involve the management or minor improvement activities as proposed in the Management Plan. The No Project Alternative would also avoid future improvements in the Wilderness Area that may occur under the proposed Management Plan. Thus, it would eliminate the requirement for Mitigation Measures CR-1 and CR-2. Overall, the No Project Alternative would have less impact on tribal resources than the proposed Management Plan because it would avoid proposed habitat and hazard management activities and minor public access improvements.

7.2 Alternative 2: No Dogs Permitted

7.2.1 Description

As proposed, the Management Plan would allow dogs on the trails in the Wilderness Area, pursuant to the City's *Leash Law* (La Verne Municipal Code Section 6.16.070). Under Alternative 2, No Dogs Permitted, visitors to the Wilderness Area would be prohibited from bringing dogs on site, even on a leash. Implementation of Alternative 2 would reduce potential loss of wildlife and habitat destruction from dogs that may get become loose and run off designated trails in the Wilderness Area. Pet waste and noise from dog barking would also be eliminated as potential issues under Alternative 2. Furthermore, an amendment to Section 6.16.080, *Animals in Parks*, of the La Verne Municipal Code would not be required since dogs would not be permitted in the Wilderness Area under Alternative 2.

7.2.2 Impact Analysis

Biological Resources

Alternative 2 would prohibit all dogs from entering the Wilderness Area with recreational users, and would therefore, eliminate potential for loss of wildlife or habitat damage from dogs that may go off trail. Therefore, Alternative 2 would have incrementally less impact on biological resources than the proposed Management Plan.

Cultural Resources

The presence or absence of dogs on the trail, and in the Wilderness Area at large, would have no impact on cultural resources. Alternative 2 entails the same management and minor site improvements as the project, and would have similar impacts as those resulting from implementation of the proposed Management Plan.

Hazards and Hazardous Materials

The presence or absence of dogs on the trail, and in the Wilderness Area at large, would have no impact on the presence, transport, storage, or generation of hazards or hazardous materials. Alternative 2 entails the same management and minor site improvements as the

project, and would have similar impacts as those resulting from implementation of the proposed Management Plan.

Hydrology and Water Quality

The presence or absence of dogs on the trail, and in the Wilderness Area at large, would have no impact on hydrology or water quality. The trails developed under Alternative 2 would still potentially result in soil disturbance, vegetation clearance, and soil compaction which may create polluted runoff and could violate water quality standards. Thus, Mitigation Measures HWQ-1 and HWQ-2 would be required for Alternative 2, as it would for the project. Alternative 2 entails the same management and minor site improvements as the project, and would have impacts similar to those of the proposed Management Plan.

Land Use and Planning

Alternative 2 would not require an amendment to La Verne Municipal Code Section 6.16.080, *Animals in Parks*, because leashed dogs would be prohibited from the Wilderness Area. All other land use and planning impacts under Alternative 2 would be comparable to the project, as analyzed in Section 4.5, *Land Use and Planning*. Therefore, impacts of Alternative 2 would be incrementally less than those of the proposed Management Plan.

Public Services

The presence or absence of dogs on the trail, and in the Wilderness Area at large, would have no impact on public services. Alternative 2 entails the same management and minor site improvements as the project, and would have impacts similar to those resulting from implementation of the proposed Management Plan.

Recreation

The presence or absence of dogs on the trail, and in the Wilderness Area at large, would have no impact on recreational resources. Alternative 2 entails the same management and minor site improvements as the project, and would have impacts similar to those resulting from implementation of the proposed Management Plan.

Traffic/Circulation

The presence or absence of dogs on the trail, and in the Wilderness Area at large, would have no impact on traffic or circulation since the dogs would arrive and leave the Wilderness Area with recreational visitors. Mitigation measure T-1, which ensures public safety in determining the placement of parking spaces along Golden Hills Road for recreational access to the Wilderness Area, would apply to Alternative 2. Alternative 2 entails the same management and minor site improvements as the project, and would have impacts similar to those resulting from implementation of the proposed Management Plan.

Tribal Resources

The presence or absence of dogs on the trail, and in the Wilderness Area at large, would have no impact on tribal resources. Alternative 2 entails the same management and minor site improvements as the project, and would have impacts to those resulting from implementation of the proposed Management Plan.

7.3 Alternative 3: Trail to Lookout Point

7.3.1 Description

Alternative 3 would include the same management and minor site improvements as proposed in the Management Plan except that instead of the 8-foot wide, 0.6-mile loop trail, the project would include a 4-foot wide, 0.75-mile trail leading through the southern portion of the Wilderness Area and up the hill to a vista point. Ground disturbance under Alternative 3 would total approximately 0.4 acres. Alternative 3 would reduce the amount of time recreational visitors would spend in the southern portion of the Wilderness Area, better preserving the privacy of the neighboring homes.

7.3.2 Impact Analysis

Biological Resources

Alternative 3 would eliminate the loop in the lower portion of the Wilderness Area and change the total length of the trail from 0.6 miles to 0.75 miles. However, since the trail to a vista point would only be four feet wide, the area of potential disturbance would be less than that under the Management Plan. The loop trail would result in 0.6 acres of disturbance, whereas the reconfigured trail would result in 0.4 acres of disturbance. The reconfiguration of the trail would decrease potential impacts to biological resources that may occur while grading and building the loop trail, while achieving the same public accessibility as would be provided by implementing the Management Plan. Leashed dogs would still be permitted in the Wilderness Area, and habitat and hazard management activities would also be carried out under Alternative 3. Overall, Alternative 3 would have incrementally less impact on biological resources with a trail that leads directly to a vista point than compared to the trail included in the proposed Management Plan.

Cultural Resources

The reconfiguration of the trail under Alternative 3 would decrease potential impacts to cultural resources that may occur while grading and building the loop trail, while achieving the same public accessibility as would be provided by implementing the Management Plan. Less ground area would be disturbed in implementing the direct trail under Alternative 3, though Mitigation Measure CR-1 and CR-2 would still apply. Under the Management Plan, 0.6 acres of land would be disturbed, whereas under Alternative 3, 0.4 acres of land would be disturbed for trail enhancements. Alternative 3 would entail the same habitat and hazard management activities as those provided in the Management Plan. Overall,

Alternative 3 would have incrementally less impact on cultural resources due to the shorter trail that leads directly to a vista point than compared to the trail included in the proposed Management Plan.

Hazards and Hazardous Materials

The reconfigured trail in Alternative 3 would have no effect on the presence, transport, storage, or generation of hazards or hazardous materials. Alternative 3 entails the same management and minor site improvements as the project, and would have impacts similar to those resulting from implementation of the proposed Management Plan.

Hydrology and Water Quality

The reconfigured trail in Alternative 3 would retain more permeable surface area in the southern portion of the Wilderness Area by residential homes, thereby absorbing and conveying more runoff than if the loop trail were implemented under the proposed Management Plan. All other management and minor site improvements under Alternative 3 would remain the same as in the proposed Management Plan. The trail developed under Alternative 3 would still potentially result in soil disturbance, vegetation clearance, and soil compaction which may create polluted runoff and could violate water quality standards. Thus, Mitigation Measures HWQ-1 and HWQ-2 would be required for Alternative 3, as it would for the project. Overall, hydrology and water quality impacts of Alternative 3 would be incrementally less than those resulting from implementation of the proposed Management Plan.

Land Use and Planning

Alternative 3 would entail the same habitat management and minor site improvements as those provided in the Management Plan. Implementation of the reconfigured trail in Alternative 3 would be comparable in impact to the project, as leashed dogs would still be allowed to visit the Wilderness Area with recreational users, which would require an amendment to Section 6.16.080 of the City's Municipal Code. Implementation of the management and minor site improvements under Alternative 3 would also require amendments of the underlying land use and zoning designation land use allowances, in order to ensure the Wilderness Area is Open Space and uses are consistent with the land grant. Therefore, Alternative 3 would have land use compatibility impacts comparable to those of the proposed Management Plan.

Public Services

The reconfigured trail in Alternative 3 would have no impact on public services. Alternative 3 entails the same management and minor site improvements as the project, and would have impacts similar to those resulting from implementation of the proposed Management Plan.

Recreation

Alternative 3 would increase the total trail length by eliminating the 0.6-mile loop trail and implementing a 0.75-mile trail to a vista point. Though the total acreage of the Wilderness Area would not change, Alternative 3 would provide a slightly longer trail network for recreational use. Public access to the Wilderness Area would still be achieved and consistent with the land grant. Therefore, the overall impact of Alternative 3 on recreational resources would be comparable to that of the proposed Management Plan.

Traffic and Circulation

The reconfigured trail in Alternative 3 would have no impact on traffic and circulation because recreational visitors would still arrive and leave in the same manner as they would under the project. Mitigation measure T-1, which ensures public safety in determining the placement of parking spaces along Golden Hills Road for recreational access to the Wilderness Area, would apply to Alternative 3. Alternative 3 entails the same management and minor site improvements as the project, and would have impacts similar to those resulting from implementation of the proposed Management Plan.

Tribal Resources

The reconfigured trail in Alternative 3 would decrease potential impacts to tribal resources that may occur while grading and building the loop trail, while achieving the same public accessibility as would be provided by implementing the Management Plan. Less ground area would be disturbed in implementing the direct trail under Alternative 3, though Mitigation Measure CR-1 and CR-2 would still apply. Under the Management Plan, 0.6 acres of land would be disturbed, whereas under Alternative 3, 0.4 acres of land would be disturbed for trail enhancements. Alternative 3 would entail the same habitat and hazard management activities as those provided in the Management Plan. Overall, Alternative 3 would have incrementally less impact on tribal resources due to the shorter trail that leads directly to a vista point as compared to the trail included in the proposed Management Plan.

7.4 Alternative Sites

The California Supreme Court, in *Citizens of Goleta Valley v. Board of Supervisors* (1990), indicated that a discussion of alternative sites is needed if a project “may be feasibly accomplished in a successful manner considering the economic, environmental, social, and technological factors involved” at another site. As suggested in *Goleta*, several criteria form the basis of whether alternative sites need to be considered in detail. These criteria take the form of the following questions:

1 Could the size and other characteristics of another site physically accommodate the project?

2 Is another site reasonably available for acquisition?

3 Is the timing of carrying out development on an alternative site reasonable for the applicant?
4 Is the project economically feasible on another site?
5 What are the land use designation(s) of alternative sites?
6 Does the lead agency have jurisdiction over alternative sites?
7 Are there any social, technological, or other factors that may make the consideration of alternative sites infeasible?

The City of La Verne is pursuing the proposed Management Plan in order to respond to the stipulations of the land grant which requires public access to the Wilderness Area. The land grant funds were used for the purchasing of the La Verne Wilderness Area and there are no alternative locations for which the Management Plan could be implemented. Therefore, analysis of alternative sites is not warranted.

7.5 Alternatives Considered but Rejected

Section 15126.6 (c) of the CEQA Guidelines requires that an EIR identify those alternatives that were considered but rejected by the lead agency because they either did not meet the objectives of the project, were considered infeasible, or could not avoid or substantially lessen one or more significant effects of implementation of the Management Plan.

As noted in Section 1.1, *Environmental Impact Report Background*, a public EIR scoping meeting was held on September 20, 2016 for interested individuals, groups, and public agencies a forum to provide input in an effort to assist in refining the intended EIR scope and focus. Based on public input, the three following comments were considered in developing alternatives, but rejected for reasons described below.

7.5.1 USFS Management of Wilderness Area Alternative

The sole management of the Wilderness Area by the United State Forest Service (USFS) was discussed during the scoping meeting and considered during the development of potential alternatives to the project. However, the City determined that such a role taken on by USFS would be infeasible since ownership of the Wilderness Area is under the City, per the grant agreement. One of the main goals and multiple objectives of the project stipulate that the City will collaborate with others in management of the Wilderness Area. To this end, the proposed Management Plan contains actions to coordinate management efforts with appropriate federal, state, or local agencies, such as USFS, to ensure management activities are consistent with plans implemented by neighboring areas such as the San Gabriel National Monument and San Dimas Experimental Forest.

7.5.2 Habitat Management Only Alternative

The grant funds used to acquire the Wilderness Area require the City to prepare and implement the proposed Management Plan, and to specifically address wildlife

conservation, public access, and habitat management issues. Excluding the public access component from the proposed Management Plan would be inconsistent with stipulations of the land grant agreement, and would cause the City to relinquish the 208 acres of land acquired through the grant.

7.5.3 Equestrian and Bicycle Use Alternative

Equestrian and bicycle uses on the Wilderness Area trails were considered. Though such uses are encouraged under implementation measure 1.2.b of the City's General Plan Resource Management Element ("Encourage multiple trail use for biking, jogging, and equestrian use"), public access and recreational use of the Wilderness Area was determined to be limited due to the presence of sensitive habitats, seasonal risks from wildfires and floods, and steep topography.

The conceptual location for the proposed trail loop was determined based on an existing unofficial trail previously used as a maintenance access route, thereby minimizing potential disturbance or damage to additional habitat areas. The 0.6-mile trail loop would be 8 feet wide. The American Association of State Highway and Transportation Officials' design guidelines, which is often used by trail designers, recommend a minimum of ten feet for multi-use trails. A 10-foot wide trail to accommodate equestrian and bicycle uses was deemed infeasible when determining design and placement of the proposed trails and likely to disturb a greater amount of vegetation during trail construction than the proposed trails. Furthermore, the topography along the trail extension portion has the potential to create safety issues for multiple users, even if the trail were wide enough to accommodate all uses. Therefore, though additional multi-uses for the trails would be ideal and consistent with the public access goals of the land grant, physical and environmental constraints present at the Wilderness Area limit the amount of trail development that can occur for safe recreational use.

Therefore, these alternatives would pose no advantage to the alternatives chosen for analysis in this EIR, and have therefore been rejected for inclusion in this EIR. No other alternatives were identified that would feasibly attain most of the basic project objectives and would also avoid or substantially lessen the significant effects of the project.

7.6 Environmentally Superior Alternative

CEQA requires the identification of the environmentally superior alternative among the options studied. When the "No Project" alternative is determined to be environmentally superior, CEQA also requires identification of the environmentally superior alternative among the development options.

The primary objective of the Management Plan is to facilitate the public use of the Wilderness Area as required by the land grant and therefore, the No Project Alternative is not a feasible alternative. The other alternatives would meet most, but not all of the project objectives. Alternatives 2 and 3 would reduce but not avoid the proposed Management

Plan's significant impacts related to cultural resources, land use and planning, and tribal resources.

Table 20 indicates whether each alternative's environmental impact is greater than, less than, or similar to those of the proposed Management Plan. As shown in Table 22, when taking every environmental impact area into account, the No Project Alternative is the environmentally superior alternative, followed by Alternative 2, and finally, Alternative 3. Using this method of analysis, the No Project Alternative and Alternative 2 are environmentally superior to the proposed Management Plan and Alternative 3 is equal to the Proposed Management Plan.

Table 20 Impact Comparison of Alternatives

Issue	Management Plan: Highest Impact Classification	Alternative 1: No Project	Alternative 2: No Dogs Permitted	Alternative 3: Trail to Lookout Point
Biological Resources	III	-	+	=
Cultural Resources	II	+	=	=
Hazards and Hazardous Materials	III	-	=	=
Hydrology and Water Quality	II	+	=	=
Land Use and Planning	II	+	+	=
Public Services	IV	=	=	=
Recreation	IV	-	-	=
Traffic and Circulation	II	+	=	=
Tribal Resources	II	+	=	=

+ Superior to the proposed Master Plan (reduced level of impact)

- Inferior to the proposed Master Plan (increased level of impact)

= Similar level of impact to the proposed Master Plan (same level of impact)

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8.2 List of Preparers

This EIR was prepared by Rincon Consultants, Inc. under contract to the City of La Verne.

Rincon Consultants, Inc.

Stephen Svete, AICP, LEED AP ND, Principal in Charge
Sally Schifman, Senior Environmental Planner/Project Manager
Lynette Leighton, MEM, Associate Environmental Planner
Matthew Long, MESc, Senior Environmental Scientist
Christina McAdams, Senior Biologist
Vanessa Villanueva, Associate Environmental Planner

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Appendix A

La Verne Management and Public Access Plan

Appendix B

NOP

Appendix C

Biological Resources Assessment

Appendix D

Fire Hazards Study Report

Appendix E

Flood Hazards



La Verne Wilderness Area Management and Public Access Plan

Final Environmental Impact Report
SCH#2016091030

prepared by

City of La Verne
Community Development Department
3660 D Street
La Verne, California 91750
Contact: Bill Aguirre, Director of Community Services

prepared with the assistance of

Rincon Consultants, Inc.
250 East 1st Street, Suite 301
Los Angeles, California 90012

September 2018

Rincon Consultants, Inc.
Environmental Scientists Planners Engineers
www.rinconconsultants.com

La Verne Wilderness Area Management and Public Access Plan

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This report prepared on 50% recycled paper with 50% post-consumer content.

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Appendix E Flood Hazards

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1 Introduction

1.1 The EIR Process

This Final Environmental Impact Report (Final EIR) is an informational document prepared by the City of La Verne to evaluate the potential environmental impacts that would result from adoption of the La Verne Wilderness Area Management and Public Access Plan (Management Plan). The primary objectives of the EIR process under the California Environmental Quality Act (CEQA) are to inform decision-makers and the public about a project's potentially significant environmental effects, identify feasible ways to minimize significant effects, and consider a reasonable range of alternatives to the project. This Final EIR has been prepared with assistance from the City of La Verne's planning and environmental consultant, Rincon Consultants, Inc. The Final EIR has been reviewed by City staff for completeness and adequacy in accordance with Public Resources Code (PRC) Sections 21000–21177 and the State CEQA Guidelines.

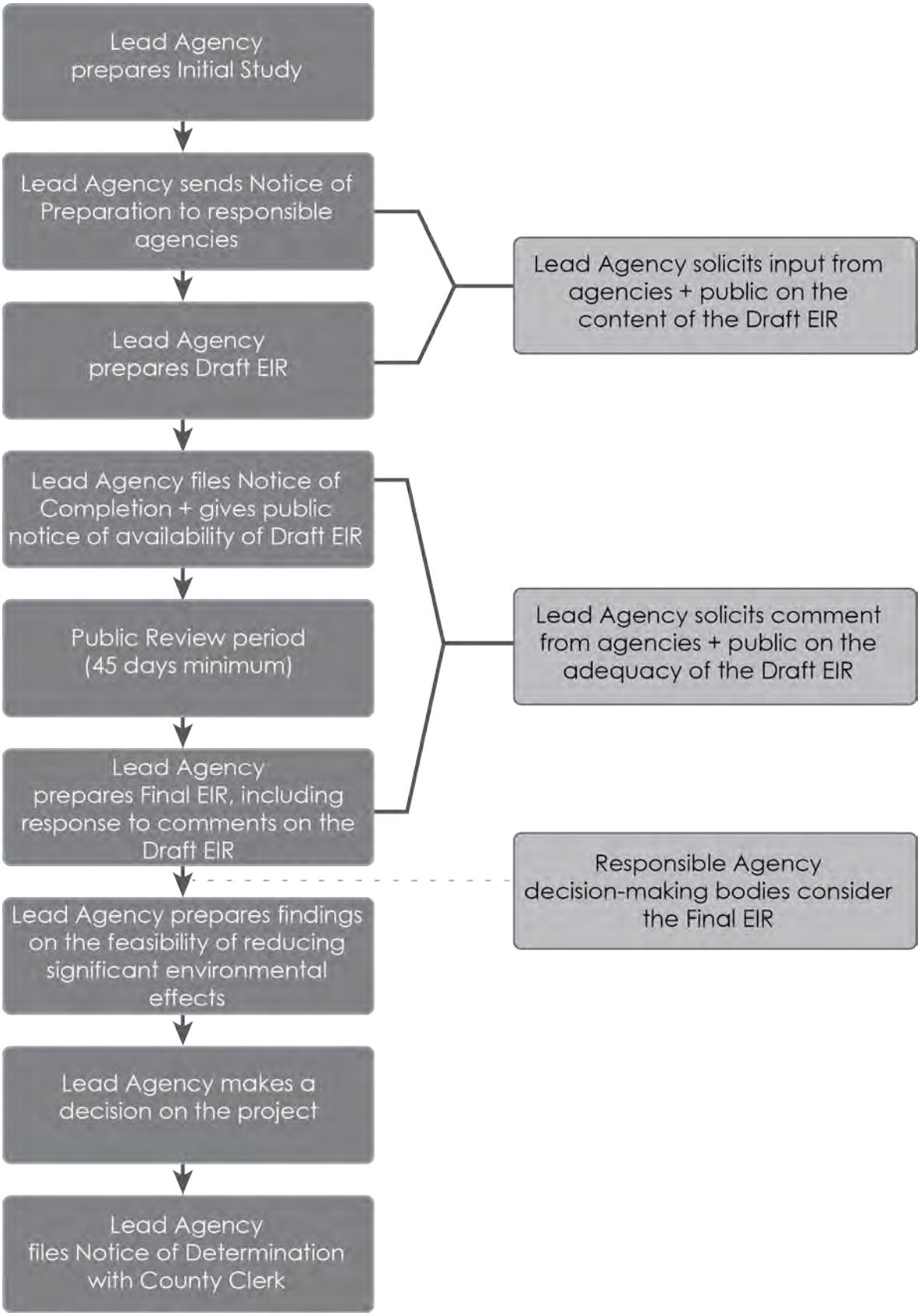
As prescribed by the State CEQA Guidelines Sections 15088 and 15132, the lead agency, the City of La Verne, is required to evaluate comments on significant environmental issues received during the public comment period from persons who have reviewed the Draft EIR and to prepare written responses to those comments. This Final EIR, together with the Draft EIR (incorporated by reference in accordance with State CEQA Guidelines Section 15150) will comprise the Environmental Impact Report (EIR) for this project. Pursuant to the requirements of CEQA, the City of La Verne must certify the EIR as complete and adequate prior to approval of the project or a project alternative.

This Final EIR contains individual responses to each comment received during the public review period for the Draft EIR. In accordance with State CEQA Guidelines Section 15088(b), the written responses describe the disposition of significant environmental issues raised.

1.2 EIR Certification Process and Project Approval

In accordance with the requirements of CEQA (see Figure 1) and the procedures of the City of La Verne, the EIR must be certified as complete and adequate prior to any action on the proposed project. Once the EIR is certified and all information considered, using its independent judgment, the City can take action to go forward with the proposed project, make changes, or select an alternative to the proposed project. While the information in the EIR does not constrain the City's ultimate decision under its land use authority, the City of La Verne must respond to each significant effect and mitigation measure identified in the EIR as required by CEQA by making findings supporting its decision.

Figure 1 Environmental Review Process



2 Response to Comments

2.1 Summary of Comments Received

This section includes the comments received during the 45-day public comment period of the Draft EIR for the proposed Wilderness Area Management and Public Access Plan and responses to all comments that raise significant environmental issues as required under CEQA. Where a comment resulted in a change to the Draft EIR text, a notation is made in the response indicating that the text is revised. Changes in text are signified by strikeouts (strikeouts) where text is removed and by underlined font (underlined) where text is added. As indicated more fully below, these changes do not introduce significant new information or otherwise affect the analysis or conclusions of the EIR such that recirculation would be required under State CEQA Guidelines § 15088.5. Rather, this additional information merely clarifies and amplifies the analysis set forth in the Final EIR.

The Draft EIR was circulated for a 45-day public review period that began on June 30, 2018 and ended on August 14, 2018. The City received eleven written comment letters during this period, including one letter from the State Clearinghouse confirming that the City of La Verne has complied with the State Clearinghouse public review requirements pursuant to CEQA.

The commenters and the page number on which each commenter's letter appear are listed below.

Letter No. and Commenter		Page No.
1	Scott Morgan, Director, State Clearinghouse	4
2	Erinn Wilson, Environmental Program Manager I, California Department of Fish and Wildlife	7
3	Scott P. Harris, Environmental Scientist, California Department of Fish and Wildlife	20
4	Julie Yom, Park Planner, County of Los Angeles Department of Parks and Recreation	22
5	Katherine Winsor, La Verne Land Conservancy	25
6	John Tarrant, Public	31
7	John Tyre, Public	33
8	Monte and Carole Beesley, Public	35
9	Carolyn Tyre, Public	38
10	Sabina Sullivan, Public	40
11	Anne and Ed Larkin, Public	43

The comment letters and responses follow. The comment letters have been numbered sequentially and each separate issue raised by the commenter, if more than one, has been assigned a number. The responses to each comment identify first the number of the comment letter, and then the number assigned to each issue (Response 1.1, for example, indicates that the response is for the first issue raised in comment Letter 1).

Letter 1

STATE OF CALIFORNIA

GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH

EDMUND G. BROWN JR.
GOVERNOR

KEN ALEX
DIRECTOR

August 15, 2018

RECEIVED
AUG 20 2018
COMMUNITY
DEVELOPMENT
DEPARTMENT

Candice Bowcock
City of La Verne
3660 D Street
La Verne, CA 91750

Subject: La Verne Wilderness Area Management and Public Access Plan
SCH#: 2016091030

Dear Candice Bowcock:

The State Clearinghouse submitted the above named Draft EIR to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on August 14, 2018, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

> "A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

1.1

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

Document Details Report
State Clearinghouse Data Base

SCH# 2016091030
Project Title La Verne Wilderness Area Management and Public Access Plan
Lead Agency La Verne, City of

Type EIR Draft EIR

Description Note: Review Per Lead

In early 2006, the City, through State grant funds obtained in cooperation with the Trust for Public Land and the La Verne Land Conservancy, acquired 208 acres in north La Verne adjacent to 150 acres already owned by the City. This land was combined with 150 acres already owned by the city to create an open space preserve of 358 acres, collectively referred to as the Wilderness Area. The Wilderness Area Management and public access plan includes selective habitat enhancement actions, the resolution of public safety hazards, and opportunities for limited controlled public access as part of the city's stewardship responsibilities for the wildness area. The MP includes goals for specific physical improvements or management policies that would implement the vision for the wilderness area.

Lead Agency Contact

Name Candice Bowcock
Agency City of La Verne
Phone 909-596-8737 **Fax**
email cbowcock@ci.la-verne.ca.us
Address 3660 D Street
City La Verne **State** CA **Zip** 91750

Project Location

County Los Angeles
City La Verne
Region
Lat / Long
Cross Streets Brydon Road, Calle Aragon, and Monterey Street, Golden Hills Road, and Mountain Springs Road
Parcel No. 8678022900 thru 02, 8678015900
Township **Range** **Section** **Base**

Proximity to:

Highways SR 210
Airports
Railways
Waterways
Schools Afflerbaugh-Paige Cam
Land Use OS/PR1/5D and Marshall Canyon Estates SP/OS and Hills

Project Issues Water Quality; Landuse; Toxic/Hazardous; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Public Services; Recreation/Parks; Soil Erosion/Compaction/Grading; Traffic/Circulation; Vegetation; Wetland/Riparian

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 5; Cal Fire; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 7; Regional Water Quality Control Board, Region 4; Office of Emergency Services, California; Department of General Services; Air Resources Board, Transportation Projects; State Water Resources Control Board, Division of Drinking Water, District 6; Native American Heritage Commission; San Gabriel & Lower Los Angeles Rivers & Mountains Conservancy

Date Received 06/26/2018 **Start of Review** 06/26/2018 **End of Review** 08/14/2018

Note: Blanks in data fields result from insufficient information provided by lead agency.

Letter 1

COMMENTER: Scott Morgan, Director, State Clearinghouse

DATE: August 15, 2018

Response 1.1

The commenter confirmed that the Draft EIR was circulated to selected state agencies for review during the 45-day public review period. This letter also acknowledges that the City of La Verne has complied with the State Clearinghouse review requirements pursuant to CEQA. This comment is acknowledged and has been incorporated into the administrative record. No changes to the EIR are necessary to address this comment.

The comment letter notes that comments from a responding agency have been forwarded to the City of La Verne. The responding agency is the California Department of Fish and Wildlife, whose letter is included in this section as Letter 2.

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director

August 14, 2018

Candice Bowcock, Senior Planner
City of La Verne Community Development
3660 D Street
La Verne, California 91750
E-mail: cbowcock@cityoflaverne.org

Subject: Draft Environmental Impact Report (DEIR) for the La Verne Wilderness Area and Public Access Management Plan, Los Angeles County, SCH # 2016091030

Dear Ms. Bowcock:

The California Department of Fish and Wildlife (CDFW or Department) received a Notice of Availability of a DEIR from the City of La Verne (City), as lead agency, for the La Verne Wilderness Area and Public Access Management Plan (project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE 2.1

CDFW is California's Trustee Agency for fish and wildlife resources and holds them in trust by statute for all the people of the state (Fish & Game Code, §§ 711.7, subd. [a] & 1802; Public Resources Code § 21070; CEQA Guidelines § 15386, subd. [a]). As trustee, CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Id., § 1802). For purposes of CEQA, CDFW is mandated to provide, as available, biological expertise during public agency environmental review, focusing on projects/activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a Responsible Agency under CEQA (Public Resources Code § 21069; CEQA Guidelines § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code, including lake and streambed alteration (LSA) regulatory authority (Fish & Game Code, § 1600 et seq.). To the extent implementation of the project as proposed may result in "take" as defined by state law of any species protected under the California Endangered Species Act (CESA; Fish & Game Code, § 2050 et seq.) or state-listed rare plant pursuant to the Native Plant Protection Act (NPPA; Fish and Game Code §1900 et seq.) authorization from CDFW as provided by the applicable Fish and Game Code will be required.

PROJECT DESCRIPTION SUMMARY

Proponent: City of La Verne

Objective: The Project encompasses 208 acres of land acquired through state grant funds from the Wildlife Conservation Board (WCB) in cooperation with the County of Los Angeles, the Trust for Public Land, and the La Verne Land Conservancy. This grant-acquired land was combined with 150 acres already owned by the City to create an open space preserve totaling 358 acres, collectively referred to as the Wilderness Area. The project provides goals/policies for management and specific physical improvements to implement the vision for the Wilderness Area, including selective habitat enhancement, the resolution of public safety hazards, and providing controlled public access as part of the City's stewardship responsibilities. Project activities are limited to minor site improvements such as foot trails, benches, and signage, and would not involve demolition of structures, grading, construction of new facilities, or use of heavy construction equipment. Implementation of all future minor site improvements in the Management Plan will require further evaluation through the City's development review process and CEQA process when warranted, and appropriate mitigation measures would be identified at that time. 2.2

This DEIR includes a discussion of three alternatives to the proposed Management Plan. They are as follows:

- **Alternative 1:** No project
- **Alternative 2**: No Dogs Permitted
- **Alternative 3:** Trail to Lookout Point

Location: The Wilderness Area consists of ten City-owned parcels that is located north of Golden Hills Road, east of Mountain Springs Ranch Road, and west and northwest of Monterey Street, Calle Aragon, and Brydon Road in the City of La Verne, Los Angeles County. Elevation on-site ranges from 1,435 feet in the southwest corner to 3,165 feet in the northeast corner of the site. The Wilderness Area is located within, and surrounded to the west/northwest, north, and east by the 2014 San Gabriel Mountains National Monument portion of the Angeles National Forest.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the City in adequately identifying and/or mitigating the project's significant, or potentially significant, direct and indirect impacts on fish, wildlife, and botanical (biological) resources. Editorial comments or other suggestions may also be included to improve the document.

I. Project Description and Related Impact Shortcoming

Impacts to Riparian Resources 2.3

Comment # 1: The project Management Plan, under Goal 3, Objective 3.1, Action 3.1.1, Page 21, describes that weed abatement shall occur in low-lying areas of the wash in the southern portion of the Wilderness Area annually.

Issue: CDFW is concerned that the project includes activities that may significantly impact streams subject to notification under Fish and Game code section 1600 *et seq.* CDFW has observed that impacts to riparian/stream resources from implementation of weed abatement activities identified in the Management Plan are generally are not adequately characterized or otherwise addressed.

Specific impacts: The project may result in the loss and/or degradation of streams and associated watershed function and biological diversity.

Why impacts would occur: Ground and vegetation disturbing activities associated with weed abatement including, but not limited to grubbing, trampling, use of herbicides, and driving vehicles would physically remove vegetation or disturb ground surfaces resulting in erosion or otherwise alter existing streams or their watershed function and associated riparian habitat. Up- and down-stream drainages and associated biological resources beyond the project area footprint may also be impacted by project-related sediment or altered storm water runoff.

Evidence impacts would be significant: The project may substantially adversely affect existing habitat and topography at the project site through the alteration of a stream, which absent specific avoidance or mitigation, could result in substantial loss of biological resources and significant erosion or siltation on-site or off-site of the project.

Recommended Potentially Feasible Mitigation Measure(s)

Mitigation Measure #1: CDFW has concluded that the project and related activities may result in the substantial alteration of streams. For any such activities, the project applicant (or "entity") must provide written notification to CDFW pursuant to section 1600 et seq. of the Fish and Game Code. Based on this notification and other information, CDFW determines whether a LSA agreement with the applicant is required prior to conducting the proposed activities. A notification package for a LSA agreement may be obtained by accessing CDFW's web site at www.wildlife.ca.gov/habcon/1600.

CDFW's issuance of a LSA agreement for a project that is subject to CEQA will require CEQA compliance actions by CDFW as a Responsible Agency. As a Responsible Agency, CDFW may consider the CEQA document of the Lead Agency for the project. However, the DEIR currently does not meet CDFW's standard currently because it does not adequately delineate/map, characterize or inventory existing stream or riparian resources on-site or identify/quantify project impacts to such resources. To minimize additional requirements by CDFW pursuant to section 1600 *et seq.* and/or under CEQA, the final CEQA document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of a LSA agreement.

Mitigation measure #2: Any LSA agreement issued for the project by CDFW will condition measures to protect streambeds on-site and up- and down-stream of the project, including erosion and pollution control measures. The LSA may also be conditioned to include resource avoidance and/or on-site or off-site creation, enhancement or restoration of mitigation lands (with protection and management in perpetuity) to compensate for any direct and/or indirect impacts to stream or riparian resources.

Impacts to Special Status Species.

Comment #1: Page 9 of the project Management Plan describes fire hazard risks and states, "[l]landowners, and in many cases HOAs, are responsible for meeting fire hazard reduction standards on privately owned open spaces within established neighborhoods. Existing woodland understory within 200 feet of existing residences south of the Wilderness Area has been altered by annual vegetation removal since the early 1980s. The City's Public Works Department manages vegetation management programs for all City-owned land, which includes the Wilderness Area. In addition, the City's Community Wildfire Protection Plan contains fuel modification guidelines for residential properties in this area and continued adherence to that plan should continue to protect these neighborhoods from fire risks, to the extent possible. Continued inter-agency coordination between the City of La Verne, Los Angeles County, and neighboring foothill cities for future fire management would also help lower fire risks." 2.4

The project Management Plan, under Goal 3, Objective 3.1, Action 3.1.2, Page 21 states, "[i]n cooperation with Los Angeles County, prepare a local *Brush and Fuel Load Vegetation Management Plan* in one year of the Wilderness Area opening to the public, and review the plan every five years."

Issue: CDFW is concerned that, generally, protection of biological resources by entities performing weed abatement are not sufficient, and as a result sensitive biological resources may be adversely impacted by such activity. CDFW is concerned that the DEIR and/or Management Plan do not appear to fully describe: 1) if weed abatement activities may remove or disturb special status vegetative communities or special status species; 2) if the City will authorize or does authorize private residences or their agents to conduct weed abatement in the Wilderness Area; and, 3) if preconstruction surveys, avoidance and mitigation measures are or will be utilized during weed abatement activities conducted within the Wilderness Area. In addition, the DEIR and Management Plan should include evaluation of alternatives (including no encroachment) to reduce impacts from brush clearing, including targeted thinning, placement of walls, and structural/building features (boxed eves, fire-rated walls and windows, sprinklers, etc.), especially where development occurs adjacent to the Wilderness Area. Portions of the Wilderness Area were acquired using grant funding from the WCB to protect native habitat; activities that are destructive to biological resources on the Wilderness Area may be contrary to the purpose of the intent of the grand funding agreement with WCB.

For example, the project site supports coastal prickly pear (*Opuntia spp.*) scrub and associated biological resources that could be adversely impacted by weed abatement activities. Project impacts to coastal prickly pear scrub should be considered a direct and cumulative impact under CEQA. Coastal cactus scrub is imperiled throughout its range including the project area along the San Gabriel Foothills as a result of development, wildfire, and unregulated brush clearing activities. Some coast prickly pear scrub alliances are also considered rare (Sawyer et al. 2008) and should be analyzed as such in the DEIR in determining impact significance, avoidance, minimization, and mitigation measures. Also, cactus and succulents are often considered fire-resistant plants that are appropriate within fuel management areas, reducing the need to remove these species for fire protection purposes.

Because the project site supports coast prickly pear scrub, the potential for the site to also support coastal cactus wren (*Campylorhynchus brunneicapillus)* is high. Coastal cactus wren is considered a California species of special concern (SSC). Coastal cactus wren is also

considered by CDFW as a sensitive bird species of greatest conservation need in San Diego, Orange, Los Angeles, and Ventura County because it is solely dependent upon cactus patches for reproduction. Pockets of cactus patches also provide vital refugia habitat for coastal cactus wren dispersing to other areas of habitat in southern California and is critical in buffering the effects of habitat losses which can lead to genetic isolation and local extirpation.

Specific impact: Population declines of special status species and vegetation communities resulting in direct localized extirpation and/or contribution to their cumulative extinction.

Why impact would occur: The DEIR does not provide information on pre-construction surveys for special status species and vegetative communities during weed abatement activities. The DEIR does not appear to include a policy and/or measure that personnel who perform weed abatement be qualified to recognize and avoid special status biological resources when removing or otherwise managing vegetation. Weed abatement may result in direct mortality or injury to special status biological resources from activities such as trampling by equipment and personnel, herbicide use, direct removal of special status plant species, and altering bird nesting behavior.

Evidence impact would be significant: The project may have a substantial adverse effect, either directly or through habitat modifications, on a species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or relations, or by CDFW or the United States Fish and Wildlife Service (FWS). Loss of breeding, foraging and movement (dispersal) habitat for coastal cactus wren or other special status species should be considered a significant direct and cumulative adverse effect under CEQA without implementing appropriate avoid and/or mitigation measures (CEQA Guidelines §§ 15064, 15065, 15125[c] and 15380).

Recommended Potentially Feasible Mitigation Measure(s):

Mitigation Measure #1: CDFW recommends that prior to any proposed weed abatement activities, the DEIR identify a requirement to conduct a biological resources survey and implement avoidance/mitigation measures for sensitive species (e.g., cactus wren, coastal gnatcatcher) that are consistent with the resource protective measures described in the DEIR and Management Plan for all the other proposed project activities.

Mitigation measures should include (but not be limited to) having qualified biologists perform pre-project surveys for special status species, employing a biological monitor during all weed abatement activities to direct avoidance of nesting birds and special status species and vegetation communities, and the restoration or enhancement of habitat for biological resources disturbed by weed abatement activities. For example, there may be many opportunities for enhancement, restoration and creation of native *Opuntia spp.* cactus scrub and coastal sage scrub habitat to offset unavoidable project impacts or through the habitat enhancement goals described in the Management Plan.

Mitigation Measure #2: Private property landowners should not be authorized by the City or other entities to perform weed abatement or other activities that would impact biological resource within the Wilderness Area without following the biological resource protective measures described above in Mitigation Measure #1.

Comment #2: The DEIR describes efforts to survey for special status species to inform avoidance and restoration measures resulting from various proposed project activities. 2.5

Issue: CDFW is concerned that survey efforts described in the DEIR may not include measures for the San Gabriel chestnut snail (*Glyptostoma gabrielense*), which may occur in the Wilderness Area where suitable habitat exists. San Gabriel chestnut snail has a state rarity ranking of S2 or imperiled in the state because of rarity due to a very restricted endemic range in Los Angeles County. San Gabriel Chestnut Snail has been documented in several areas in the San Gabriel Mountains including the City of Bradbury and may escape detection by survey biologists because of its small size and secretive behavior.

Specific impact: The project may result in direct and/or indirect take or injury of San Gabriel chestnut snail or the loss its habitat resulting in direct local and cumulative extirpation or extinction of this species (CEQA Guidelines §§ 15064, 15065, 15125[c] and 15380).

Why impact would occur: Impacts to San Gabriel chestnut snail could result from vegetation clearing and other ground disturbing activities resulting in in crushing, filling, or desiccation of active snail refugia habitat.

Evidence impacts would be significant: Project impacts may continue to result in substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW or FWS. Adverse impacts to San Gabriel chestnut snail or their occupied habitat could continue to be significant because the DEIR does not provide measures to fully detect for presence of this species and provide adequate take avoidance and habitat mitigation for loss of occupied habitat if present.

Recommended Potentially Feasible Mitigation Measure(s):

Mitigation Measure #1: CDFW recommends the City require that survey measures be performed on the project site by qualified malacologists with experience in detecting San Gabriel chestnut snail to maximize detection and avoidance of this species.

Mitigation Measure #2: The Center for Biological Diversity (CBD) has petitioned the United States Fish and Wildlife Service to list the San Gabriel Chestnut snail under the Federal Endangered Species Act (CBD. 2017). The petition provides useful information on the habitat requirements, threats and management recommendations that the City may find useful in adequately planning project activities to avoid significant impacts under CEQA for this species (see website: https://www.biologicaldiversity.org/species/invertebrates/pdfs/2017_San_Gabriel_Chestnut_ESA_Petition.pdf). Specifically, the petition states, existing occupied sites should be protected from all activities that would alter microsite characteristics, including buffer areas large enough to moderate fluctuations in humidity, temperature, and other environmental characteristics of critical importance to terrestrial mollusks. Care should be taken to maintain refugia such as downed wood and debris piles. Native plant communities should be maintained around occupied sites to provide shade, food sources, and substrates for fungi. Care should be taken to avoid soil compaction and maintain vegetative litter. Pesticides and herbicides should not be applied in or near snail habitat. Educational signs should be installed and site closures should be considered to protect the San Gabriel chestnut snail from recreational impacts on the Angeles National Forest."

General Consideration for Native Nesting Birds

Comment #1: The DEIR on page 58 describes native vegetation that could provide suitable nesting habitat for avian species occurring within the project area and the immediate vicinity and states, nesting birds are protected by California Fish and Game Code 3503 and the Migratory Bird Treaty Act." 2.6

The DEIR describes measures to avoid impacting native nesting birds. One measure included is Policy 4.2. (page 64) titled "*Protect and preserve our native plant communities and habitats*" which states in 4.2.e. to restrict habitat upset to non-nesting months in accordance with the Migratory Bird Treaty Act."

Issue: CDFW is concerned that the DEIR primarily focuses protective measures for native nesting bird on project related activities conducted within native vegetative communities only. The Department is concerned that project activities may result in incidental take of native birds if no additional take avoidance measures are proposed within disturbed, nonnative vegetation where the majority of the proposed weed abatement and habitat restoration will take place. Citing the Migratory Bird Treaty Act as a protective measure to avoid incidental take of native bird species should be clarified in the DEIR considering the Department of Interior's recent interpretation of strictly enforcing incidental take of native birds under the Act (see https://www.doi.gov/sites/doi.gov/files/uploads/m-37050.pdf).

Specific impact: The project may result in death and injury to native bird eggs or young and the disruption of natural bird breeding behavior.

Why impact would occur: Focusing avoidance/minimization measures for native birds during project activities to areas only within native vegetation may result in inadequate detection efforts and take avoidance of active nests during project activities conducted within non-native vegetation. Project activities that could adversely impact nesting birds includes (but are not limited to) vegetation removal/disturbances, ground disturbances, or any other project related disturbances within or adjacent to nonnative vegetation that could result in incidental take of native birds.

Evidence impact would be significant: Project impacts may result in substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW or the USFWS, and. The project may also impede the use of native wildlife nursery sites.

Recommended Potentially Feasible Mitigation Measure(s):

Mitigation Measure: To reduce project impacts to native birds to less than significant under CEQA, CDFW recommends that the City include, as a condition of project approval, that clearing/disturbing of any vegetation, building demolition and construction within any habitat that could support native nesting birds, occur outside of the peak avian breeding season, which generally runs from February 1st through September 1st (as early as January 1 for some raptors). If project construction is unavoidable during the bird breeding season, a qualified biologist with experience in conducting bird breeding surveys should conduct weekly bird surveys for nesting birds during work in the area with the first survey commencing within three days prior to initiation of work to ensure that no nesting birds in the project area would be

impacted by the project. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. The buffer should be a minimum width of 300-feet (500-feet for raptors) and delineated using temporary fencing and remain in effect as long as construction is occurring or until the nest is no longer active. No project activities shall occur within the fenced nest zone until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be impacted by the project. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or other factors.

Comment #5: General Measures for Wildlife

To minimize impacts to wildlife species, CDFW recommends that the City include the following measure a condition of project approval: 2.7

Entrapment Hazard Minimization Measures: CDFW recommends that open pipes be capped in a way to prevent wildlife entrapment and mortality. Fence posts and other vertical open pipes such as vent pipes found on restrooms at park settings may create a continuous mortality risk by entrapping wildlife. Hallow pipe structures mimic the natural cavities preferred by various wildlife for nesting and other shelter needs. Raptor's talons can become entrapped within the boltholes of metal fence stakes resulting in mortality. Metal fence stakes should be plugged with bolts or other plugging materials to avoid this hazard. Further information on this subject may be found at http://kern.audubon.org/death_pipes.htm.

Comment #6: General Measures for Public Access

2.8

Access Minimization Measures: To minimize impacts to biological resources from public access, we recommend that the DEIR and Management Plan identify allowable uses and specify that trails are conditionally compatible uses within Wilderness Area subject to a trails assessment/study to determine the least sensitive location for access. Seasonal restrictions on access and limitations on the extent and type of public use (e.g., hiking, biking and equestrian) may be necessary to avoid/minimize impacts to biological resources. The Management Plan should also include a policy/requirement to close and restore unauthorized trails; eliminate redundant access; monitor the extent, intensity, duration and frequency of public access where trails are allowed; and, implement adaptive management measures based on access monitoring and other studies.

III. ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. [e]). Accordingly, please report any special status species and natural communities detected during project surveys to the California Natural Diversity Database (CNDDB). The CNNDB field survey form can be found at the following link: http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/CNDDB_FieldSurveyForm.pdf. The completed form can be mailed electronically to CNDDB at the following email address: CNDDB@wildlife.ca.gov. The types of information reported to CNDDB can be found at the following link: http://www.dfg.ca.gov/biogeodata/cnddb/plants_and_animals.asp. 2.9

FILING FEES

2.10

The project, as proposed, would have an impact on fish and/or wildlife resources, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the lead agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final (Cal. Code Regs, tit. 14, § 753.5; Fish & Game Code, § 711.4; Public Resources Code, § 21089).

CONCLUSION

CDFW appreciates the opportunity to comment on the DEIR to assist the City in identifying and mitigating project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Scott Harris, Environmental Scientist at (805) 644-6305 or e-mail scott.p.harris@wildlife.ca.gov.

Sincerely,

Erinn Wilson
Environmental Program Manager I
South Coast Region

ec: Ms. Erinn Wilson, CDFW, Los Alamitos
Mr. Scott Harris, CDFW, Ventura
Office of Planning and Research, State Clearinghouse, Sacramento

References

Center for Biological Diversity. 2017. Petition to the USFWS to Protect the San Gabriel Ghestnut Snail under the Endangered Species Act. 41pp.

Sawyer, J. O., Keeler-Wolf, T., and Evens J.M. 2008. *A manual of California Vegetation*, 2nd ed. ISBN 978-0-943460-49-9.

Letter 2

COMMENTER: Erinn Wilson, Environmental Program Manager I, California Department of Fish and Wildlife (CDFW)

DATE: August 14, 2018

Response 2.1

The commenter describes the regulatory authority of CDFW in relation to the proposed project. The commenter states that CDFW is California's Trustee Agency for fish and wildlife resources, and is a Responsible Agency under CEQA for the proposed project, and as such, may need to exercise regulatory authority regarding impacts to wildlife. No response is necessary to this comment.

Response 2.2

The commenter summarizes the project and states that CDFW will provide comments and recommendations to assist the City in adequately identifying and/or mitigating the project's impacts on biological resources. No response is necessary to this comment.

Response 2.3

The commenter provides information regarding the risk of impacts to riparian resources as a result of weed abatement activities and states that the impacts from weed abatement activities are not adequately characterized or addressed. The commenter provides two recommended mitigation measures including notification to CDFW to determine whether a Lake and Streambed Alteration (LSA) agreement would be required for the proposed activities and implementation of the LSA if issued.

The Management Plan includes goals, objectives and actions which provide the framework for physical improvements or management policies that would implement the vision for the Wilderness Area. Specific physical improvements or management actions that will be guided by the plan have not been defined at this time. The Management Plan prohibits disking and generally proposes weed abatement within coast live oak woodland/grassland areas and low-lying areas of the wash in the southern portion of the Wilderness Area; however, the specific methods and locations of weed abatement have not been established at this time and as such are not defined in the plan or EIR. In addition, Action 3.1.2 of the Management Plan requires facilitators of the Management Plan to prepare a local *Brush and Fuel Load Vegetation Management Plan* in cooperation with Los Angeles County. The *Brush and Fuel Load Vegetation Management Plan* will further define specific methods and locations of weed abatement/fuel modification with the Plan Area.

The Draft EIR is clarified as follows to include a general discussion of impacts to riparian resources resulting from weed abatement:

Page 67, Paragraph 1:

> The proposed alterations associated with the Management Plan are limited to minor site improvements, including a 0.6-mile-long, 8-foot-wide foot trail loop, benches, ~~and~~ signage, <u>weed abatement, and fuel modification,</u> which would not utilize heavy construction equipment. Although the intensity of construction equipment utilized for the proposed alterations would likely be limited to hand tools, and potentially loading trucks and an occasional backhoe for large tree removal, temporary construction activities and permanent management activities

associated with implementation of the Management Plan would still have the potential to interfere with existing plant and wildlife species, sensitive natural communities, aquatic resources, and protected trees.

Page 69, Paragraph 1:

In addition to current City standards in the Municipal Code and General Plan in place to protect and preserve biological resources, implementation of these objectives and actions in the Management Plan and the limited size and accessibility of the proposed foot trail, as well as limited size of areas proposed for weed abatement and fuel modification, would further ensure that impacts to special-status plants, special-status wildlife species, sensitive natural communities, riparian habitats, and protected trees throughout the Plan Area would be less than significant.

Page 70, new paragraph after Paragraph 2:

The Management Plan includes weed abatement to restore the southern wash corridor and provide wildfire and flood hazard management which may impact riparian resources. Specifically, Action 3.1.1 of the Management Plan states that weed abatement shall occur in low-lying areas of the wash in the southern portion of the Wilderness Area annually. While the specific methods and locations of weed abatement have not been established at this time, weed abatement activities are designed to improve habitat quality of the wash and surrounding wilderness area. Weed abatement activities would be implemented consistent with current City standards in the Municipal Code and General Plan as well as objectives and actions in the Management Plan designed to protect and preserve biological resources. Specifically, Action 1.1.7 requires special status species surveys prior to any work in sensitive areas,

The Management Plan identifies several objectives for the goal of preserving and enhancing wildlife habitat, corridors, and diversity including Action 1.1.9 which requires facilitators of the Management Plan to "coordinate with appropriate federal, state, or local agencies, such as the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or the Los Angeles Regional Water Quality Control Board, prior to conducting management activities in riparian areas." And Action 1.2.2 requires revegetation with appropriate native species.

Therefore, the goals and actions of the proposed Management Plan in combination with existing federal and state regulations would reduce potential impacts to riparian areas as a result of minor improvements in the Wilderness Area ~~remain~~to less than significant levels.

Impacts to riparian resources would remain less than significant as detailed in the EIR.

Response 2.4

The commenter provides information regarding the risk of impacts to special-status vegetation communities (i.e., coast prickly pear scrub) and associated special-status species (i.e., coastal cactus wren and coastal gnatcatcher) as a result of weed abatement activities. The commenter expresses concern that the EIR does not sufficiently address the potential impacts of weed abatement activities or require sufficient pre-construction surveys for special-status species. The commenter provides two recommended mitigation measures including conducting pre-construction surveys and implementing avoidance /mitigation measures for sensitive species prior to weed abatement activities and prohibiting private property landowners from performing weed abatement in the Wilderness Area without conducting pre-construction surveys and implementing avoidance/ mitigation measures for sensitive species.

Please refer to Response 2.3 above which describes weed abatement as currently identified in the Management Plan and clarified the Draft EIR (Page 67, Paragraph 1 and Page 69, Paragraph 1) to include a general discussion of impacts to special-status vegetation communities and special-status species resulting from weed abatement. Please also refer to Action 1.1.6 of the Management Plan which requires avoidance of vegetation removal and management activities within the Coast Prickly Pear Scrub sensitive vegetation community and within areas that provide habitat to sensitive plant and wildlife species and Action 1.1.7 of the Management Plan which requires special status species surveys to be conducted prior to any vegetation removal in sensitive areas. As discussed in the EIR, impacts to special-status plants, special-status wildlife species, and sensitive natural communities, throughout the Plan Area would be less than significant.

Response 2.5

The commenter expresses concern that the EIR does not address impacts on the San Gabriel chestnut snail, which may be present in the plan area. The commenter provides two recommended mitigation measures including requiring biological surveys to be conducted by a qualified malacologist and citing a Center for Biological Diversity petition to list the San Gabriel Chestnut snail under the Federal Endangered Species Act.

San Gabriel chestnut snail is not addressed in the EIR as it was not identified by the United States Fish and Wildlife Service (USFWS) Environmental Conservation Online System (ECOS), or the California Natural Diversity Database (CNDDB) as known, or with potential, to occur within the vicinity of the Wilderness Area. In addition, San Gabriel chestnut snail is not a state or federally threatened or endangered species, nor is it a California Species of Special Concern (SSC). As described in the EIR, implementation of the Management Plan would be consistent with current City standards in the Municipal Code and General Plan as well as objectives and actions in the Management Plan in place to protect and preserve biological resources. Specifically, Action 1.1.7 of the Management Plan which requires special status species surveys to be conducted prior to any vegetation removal in sensitive areas. Compliance with current City standards and implementation of the objectives and actions in the Management Plan and the limited size and accessibility of the proposed foot trail, as well as limited size of areas proposed for weed abatement and fuel modification, would further ensure that impacts to special-status species (including San Gabriel chestnut snail) throughout the Plan Area would be less than significant.

Response 2.6

The commenter expresses concern that the DEIR primarily focuses on protective measures for native nesting birds within native vegetative communities, and does not address impacts to nesting birds within disturbed, nonnative vegetation where the majority of the weed abatement and habitat restoration activities are proposed. The commenter provides a recommended mitigation measure to avoid project activities during the peak of the avian breeding season or to conduct a preconstruction nesting bird survey within three days of initiation of work and weekly during work activities with implementation of no work buffers as needed.

As described in the EIR, weed abatement and habitat restoration activities would be implemented consistent with current City standards in the Municipal Code and General Plan as well as objectives and actions in the Management Plan designed to protect and preserve biological resources. Please refer to General Plan Policy 4.2(e) which restricts habitat upset to non-nesting months in accordance with the Migratory Bird Treaty Act and Action 1.5.3 of the Management Plan which requires tree trimming or removal to take place outside of nesting bird season.

Response 2.7

The commenter recommends that the City include a measure as a condition of project approval that open pipes be capped and metal fence stakes be plugged to prevent wildlife entrapment and mortality.

Wildlife habitat conservation is one of the four goals of the Wilderness Plan. Several objectives are identified for the goal of preserving and enhancing wildlife habitat, corridors, and diversity. As such the Wilderness Plan will be implemented to enhance wildlife habitat in the Plan Area. In addition, Action 1.1.8 of the Management Plan restricts management activities that would prohibit wildlife movement through the Wilderness Area.

Response 2.8

The commenter provides recommendations regarding minimizing impacts to biological resources from public access including season trail restrictions, closure/restoration of unauthorized trails, monitoring of public access and implementation of adaptive management.

Please refer to Actions 1.1.3, 1.1.4, 1.1.5, 2.2.1 of the Management Plan which include installation of public access control signing and railings, decommissioning and restoration of volunteer trails, and restricting public access during rain, flooding, periods of extreme fire danger. Please also refer to Goal #5 (Actions 5.1.1 – 5.6.5) and Action 7.1.1 which establish criteria for controlled public access including adaptive management through phased public access and annual use monitoring.

Response 2.9

The commenter provides information regarding CEQA requirements to report any special status species and natural communities detected during project surveys to the California Natural Diversity Database (CNDDB). No response is necessary to this comment.

Response 2.10

The commenter provides information on the payment of filing fees payable upon filing of the Notice of Determination by the lead agency and to help defray the cost of environmental review by CDFW. No response is necessary to this comment.

Letter 3

Candice Bowcock

From: Harris, Scott P.@Wildlife <Scott.P.Harris@wildlife.ca.gov>
Sent: Wednesday, July 11, 2018 4:37 PM
To: Candice Bowcock
Subject: La Verne Wilderness Area Mgt. Plan DEIR

Hi Candice,

I'm reviewing the subject DEIR and wanted to know if there is a discussion in the Biological Resources Impact section (or anywhere else) on how fuel modification is expected to impact biological and botanical resources. Also I was wondering if any adjacent private developments will be allowed to use the Wilderness Area as part of their required fuel modification. I did read something about the Marshall Canyon S.P. fuel mod. but I think that it will be kept w.i. the development areas and not enter the Wilderness Park? It is often the fuel mod. activities that can have the greatest impacts on bio. resources in natural open space management areas so I was wondering where that is discussed in the DEIR. For example, some cities use personnel that do a great job of clearing brush but they do not have the expertise to perform preconstruction surveys for special status species before they remove vegetation and this can be quite damaging. I read that the City Fire Dept. staff will perform ongoing fuel mod in the Park? Also I noticed that cactus scrub is located in the Wilderness Park. Is there a discussion on surveying for Coastal Cactus Wren w.i. the coast prickly pear scrub described within the Park (if Project proposals including fuel mod. will impact this)? I did a word search for cactus wren but nothing came up. I noticed that CA Gnatcatcher was called out as a species to be surveyed for. Thank you. 3.1 3.2

Scott P. Harris
Environmental Scientist
California Department of Fish and Wildlife Habitat Conservation Planning
308 S. Dunning St.
Ventura, CA 93003
Scott.p.harris@wildlife.ca.gov
(805) 644-6305

CDFW is California's Trustee Agency for fish and wildlife resources, and holds those resources in trust by statute for all the people of the State. CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species.

SaveOurWater.com * Drought.CA.gov

Letter 3

COMMENTER: Scott P. Harris, Environmental Scientist, California Department of Fish and Wildlife Habitat Conservation Planning

DATE: July 11, 2018

Response 3.1

The commenter notes that fuel modification activities can impact biological resources, and requests clarification on fuel management and mitigation of the impacts of fuel management.

Please refer to Response 2.3 above.

Response 3.2

The commenter asks if Coastal Cactus Wren is discussed, including discussion of fuel management impacts on the species.

Please refer to Response 2.4 above.

Letter 4

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"

John Wicker, Director — Norma E. Garcia, Chief Deputy Director

July 25, 2018

Ms. Candice Bowcock
Senior Planner
Community Development Department
City of La Verne
3660 D Street
La Verne, CA 91750

Dear Ms. Bowcock:

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE LA VERNE WILDERNESS AREA MANAGEMENT AND PUBLIC ACCESS PLAN

Thank you for the opportunity to review the Draft Environmental Impact Report (EIR) for the La Verne Wilderness Area Management and Public Access Plan (project). The Draft EIR has been reviewed for potential impacts on facilities operated and maintained by the Los Angeles County Department of Parks and Recreation (DPR). Please see our comments below:

Page 145, 4.7 Recreation
Please revise the paragraphs in this section as follows:

Marshall Canyon Regional Park and Nursery
Marshall Canyon Regional Park and Nursery, located at 6550 Stephen Ranch Road, is approximately 0.7 wile east of the Wilderness Area. It is a ~~640~~ 118.74-acre regional park located in an unincorporated area of Los Angeles County, managed by the County Department of Parks and Recreation. The ~~Regional~~ Park contains ~~a 180-acre golf course, three-acre nursery, an equestrian center, nature trails, and picnic areas~~ a trail staging area with performance arena, horse trail, hiking trail, tree nursery, volleyball court, group camping site, an outdoor stage and a picnic area. 4.1

Please add the following paragraphs because Marshall Canyon Golf Course, Marshall Canyon Equestrian Center, and Marshall Canyon Staging Area are separate facilities, not combined with Marshall Canyon Regional Park and Nursery. 4.2

Marshall Canyon Golf Course
Marshall Canyon Golf Course is located at 6100 North Stephens Ranch Road. It is a 186.15-acre golf course in an unincorporated area of Los Angeles County, managed by

the County Department of Parks and Recreation. It is categorized as a special use facility and contains a 18-hole course featuring rolling terrain and scenic sites nestled in the San Gabriel Mountains.

Marshall Canyon Equestrian Center
Marshall Canyon Equestrian Center is located at 7000 Esperanza Road in an unincorporated area of Los Angeles County and managed by the County Department of Parks and Recreation. It is a 5.8-acre special use facility, which contains an equestrian facility with boarding facilities, trail staging area with performance arena, and horse trail.

Marshall Canyon Staging Area
Marshall Canyon Staging Area is located at 6300 block of Stephens Ranch Road in an unincorporated area of Los Angeles County and managed by the County Department of Parks and Recreation. It is 1.9-acres in size and categorized as a pocket park/ special use.

Thank you for including this Department in the review of this document. Should you have any questions or require additional information, please feel free to contact me at (626) 588-5311 or jyom@parks.lacounty.gov

Sincerely,

Julie Yom, AICP
Park Planner

JY:CL:jy

c: Parks and Recreation (K, King, C. Lau)

Letter 4

COMMENTER: Julie Yom, Park Planner, County of Los Angeles Department of Parks and Recreation

DATE: July 25, 2018

Response 4.1

The commenter provides corrections of erroneous information in the EIR regarding the description of Marshall Canyon Regional Park, and provides additional information about the park. The Draft EIR is corrected as follows:

Marshall Canyon Regional Park and Nursery, located at 6550 Stephens Ranch Road, is approximately 0.7 mile east of the Wilderness Area. It is a ~~640~~ 118.74-acre regional park located in an unincorporated area of Los Angeles County, managed by the County Department of Parks and Recreation. The ~~Regional~~ Park contains a trail staging area with performance arena, horse trail, tree nursery, volleyball court, group camping site, an outdoor stage and a picnic area. ~~a 180-acre golf course, three-acre nursery, an equestrian center, nature trails, and picnic areas. The Marshall Canyon Trail connects to trails in the Angeles National Forest and allows hikers to traverse into the City of La Verne.~~

Response 4.2

The commenter points out that Marshall Canyon Regional Park and Nursery, Marshall Canyon Golf Course, Marshall Canyon Equestrian Center, and Marshall Canyon Staging Area are separate facilities, and provides descriptions of each. The information provided by the commenter is included in the Final EIR by inclusion of the full text of the comment letter.

Letter 5

THE LA VERNE LAND CONSERVANCY

August 14, 2018

Ms. Candice Bowcock
Senior Planner
Community Development Department
City of La Verne
3660 "D" Street
La Verne, CA 91750

Re: **Comments Regarding the La Verne's Draft Environmental Impact Report and Wilderness Area Management and Public Access Plan**

Dear Candice,

The La Verne Land Conservancy (LVLC) has reviewed the *La Verne Wilderness Area Management and Public Access Plan* (Management Plan) dated May 2018 and corresponding *Draft Environmental Impact Report* (DEIR) dated April 2018. LVLC has been consistently and actively involved in the La Verne Wilderness Area from the initial acquisition of the parcels in 2005 through the current efforts by the City to evaluate options for the continued protection and possible enjoyment of the open space by the community. It has been our goal over the past 11 years, to not only ensure the protection and preservation of the valuable biological resources within the wilderness area, but to come up with a viable plan that would provide members of the community with opportunities to enjoy the wonderful area through a variety of passive recreational pursuits.

We appreciate the efforts, time and funds expended by the City to develop the Management Plan and the DEIR; it has been 10 years since the last effort to develop a management strategy for the open space, so we are happy to be moving forward! We also understand the difficulty in attempting to create a plan that addresses all of the various, and at times opposing, objectives and needs for the open space.

We agree with the findings of the DEIR with some exceptions. Our concerns and comments regarding both documents are provided below.

1) The DEIR was completed after the City had created a draft of the Management Plan, and it appears it was written to help bolster the strategies and outcomes presented in the Management Plan. By attempting to *fit* the DEIR into the confines of the "goals" of the Management Plan, the merits of the DEIR are lessened, i.e., findings that should have been unbiased are now biased. 5.1

2) The Management Plan identifies flood control as an objective, and as consequence, the DEIR addresses flood control. Both documents clearly state that while flooding may be an issue in the foothills above La Verne, "managing" those flood waters (i.e., construction of flood control features such as debris basins) is not allowed on the parcels purchased with State and County grant funds. The DEIR should focus on "managing the open space" not managing floods. We do not believe that discussing options or opportunities for managing 5.2

potential flood waters is appropriate in either document. The documents should be focused on the environmental threats associated with allowing some limited human access in the wilderness areas, not on controlling a flood event that may happen regardless of whether people are allowed in the open space or not. We suggest that the City address managing potential floods in a separate study/document.

3) On page 3 of the DEIR, three alternatives to the Management Plan are presented: Alternative 1: No Project, Alternative 2: No Dogs Permitted, and Alternative 3: Trail to Lookout Point. The DEIR addresses the "No Project" alternative and concludes that while this alternative may be environmentally superior, it "would not achieve any of the project objectives" and because the primary objective of the Management Plan is to "facilitate the public use of the Wilderness Area as required by the land grant," the No project Alternative is not a feasible alternative. Alternative 2, No Dogs Allowed, would not change the usage of the open space, and any concerns would be mitigated by dogs being leashed. 5.3

   Alternative 3, Trail to Look Out Point, appears to be the best alternative reviewed: the trail would essentially require the same amount of soil disturbance (0.4 acres), it would reduce the amount of time visitors would spend in the southern portion of the Wilderness Area better preserving the privacy of the neighboring homes; it would decrease potential impacts to biological resources that may occur while grading and building the loop trail, while achieving the same public accessibility; it would retain more permeable surface area in the southern portion of the Wilderness Area by residential homes thereby absorbing and conveying more runoff than if the loop trail were implemented, and it would entail the same habitat management and minor site improves as those provided in the Management Plan.

   This alternative also meets the City of La Verne's General Plan (1998) Policy 1.2, under Resource Management: Develop a connecting trail system. While this alternative was identified in DEIR as being preferable to the "No Project" alternative and environmentally similar to the Management Plan (i.e., the loop trail), no details were provided in either the Management Plan or the DEIR regarding where the "lookout point" was or what the trail would look like – no maps or descriptions were provided in either document. We support Alternative 3 but would like to have seen some details regarding the alternative presented both documents.

3) The Management Plan has described creating a "loop trail" that is 6 feet wide behind the homes on Monterey. This area, which is degraded, will not provide the "hikers" or trail users with an experience that warrants spending City funds to develop, maintain or manage. It is highly unlikely that trail enthusiasts would venture onto the loop trail to merely walk in a circle, on a dirt "track," behind houses (and soon to be sandwiched between the homes on Monterey and the planned Sage Canyon development), in an area that is unattractive, and will only provide limited shaded areas. 5.4

4) The loop trail does not provide the community "reasonable public access" as required by the grant documents. The 5 acres where the loop would be built represent only 2.4% of the open space that was given to the City in 2005 (purchased using County and State funds) or only 1.4% of the total open space in north La Verne. As stated above, one of the City's own General Plan objectives was to "connect trails." The loop trail does not constitute a trail 5.5

connection. We recommend that if this trail is constructed, it be done with the intention of connecting it at later date with trails that extend further into the wilderness area.

5) DEIR: Impact HWQ-1: Hydrology & Water Quality: Soil disturbance may create polluted run-off. Construction is not allowed on the protected open space; installation of trails and benches will not require the development of a Spill, Prevention, Control and Countermeasures (SPCC) plan. The plan prescribes "hazardous materials handling procedures for reducing the potential for a spill during construction." Because construction is not allowed, such a plan is not needed. 5.6

6) DEIR Impact T-1: Transportation and Traffic: Locating all parking spaces on the north side of Golden Hills Road significantly reduces the number of parking spaces available. Installation of a crosswalk, with striping and lights seems excessive. 5.7

Finally, the LVLC has been in discussions with the Trust for Public Land (TPL) and the Watershed Conservation Authority (WCA) [part of the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC)] about the possibility of expanding the protected areas in North La Verne, and the potential for transferring the City-owned open space to the WCA as part of regional plan aimed at connecting open space areas across the San Gabriel Mountain foothills. TPL is actively engaged in talking with property owners and both TPL and WCA are interested in discussing the possibilities with the City of La Verne. Acquisition of one or two additional parcels in North La Verne could dramatically improve the potential for connecting trails, and the same time would ensure the protection of some very unique riparian habitat. We recommend that the City be available for future discussions with TPL and WCA, and be open to the possibility of expanding the open space areas and extending the trail network. 5.8

We appreciate the opportunity to submit our comments regarding the Draft Environmental Impact Report and Wilderness Area Management and Public Access Plan, and look forward to working with the City as this project progresses.

Sincerely,

Katherine Winsor
President
La Verne Land Conservancy

cc: Members of the La Verne Land Conservancy, via e-mail

1407 Foothill Boulevard, PMB 173
La Verne, California 91750
(909) 223-1293

Letter 5

COMMENTER: Katherine Winsor, La Verne Land Conservancy (LVLC)

DATE: August 14, 2018

Response 5.1

The commenter states that the EIR was completed after the Management Plan was drafted, and is therefore biased.

The EIR was prepared in the typical order of events for a project that is in the CEQA environmental review process. This process involves evaluating the potential environmental impacts of a proposed project. In this case, the proposed project is implementation of the Management Plan, which is what the EIR specifically addresses. Updates to the Management Plan were prepared and reviewed by City staff prior to commencing the CEQA analysis. As demonstrated in this Comments and Responses section, the Management Plan has been further amended as a result of information provided by various commenters.

Response 5.2

The commenter expresses the opinion that the EIR should focus on managing open space and that discussing flood management is not appropriate in the EIR or the Management Plan, because flooding may occur regardless of whether or not human access is allowed in the plan area.

Stipulations within the state grant that allowed for the purchase of the plan area prohibit flood control projects within the grant lands. However, due to concerns raised by immediate neighbors to the Wilderness Area, the Management Plan includes a goal to address flooding hazards for the reasonable purposes of providing a safe user experience for the public and to protect downstream neighborhoods, particularly after wildfire events. The Management Plan therefore provides a conceptual plan for constructing basins to manage heavy loads of woody debris that could be carried downstream and result in flooding, even though construction of these basins is currently prohibited. Any agreement at a later date to allow for debris basins would require additional CEQA analysis.

The EIR discusses flooding as part of a comprehensive analysis of environmental impacts of the proposed project. Flooding is discussed in the EIR whenever it is pertinent to impact analysis, and is specifically discussed, as required, in relation to the impact significance thresholds listed in Section 4.4, *Hydrology and Water Quality.*

Response 5.3

The commenter expresses a preference for Alternative 3 over the proposed project and the other alternatives.

The commenter's preference for Alternative 3 is noted and is herewith shared with the City's decision makers for their consideration.

Response 5.4

The commenter states that the loop trail is proposed for an area that is degraded, unattractive, and unshaded, and that trail enthusiasts will not be interested in the trail.

This opinion does not conflict with or challenge the analysis and conclusions of the EIR. However, the commenter's statements regarding the quality of the trail site are herewith shared with the City's decision makers for their consideration.

Response 5.5

The commenter expresses the opinion that the proposed loop trail does not access enough of the plan area to constitute providing the community with "reasonable public access." The commenter adds that the trail does not meet the City General Plan objective of connecting trails, and recommends that if the City constructs the proposed trail, that there should be an intention to connect it at a later date with trails that extend further into the plan area.

As the commenter notes, the trail in the proposed project does not connect to other trails. However, the EIR analysis determined the Management Plan to be consistent with the City of La Verne General Plan Policy 1.2, "develop a connecting trail system," under Resource Management Goal 1, "an attractive, safe, and accessible parks and recreation system." Discussion of consistency notes that the loop trail provides access to the Wilderness Area while preserving and managing the area's wildlife habitat. Further, the policy regarding development of a connecting trail system does not mandate specific trail connections. The comment is herewith shared with the City's decision makers for their consideration.

Response 5.6

The commenter states that a Spill Prevention, Control and Countermeasure Plan is not necessary because construction is not allowed in the plan area.

Mitigation Measure HWQ-1, requiring a Spill Response Plan and Spill Prevention, Control and Countermeasure Plan addresses the pollution risks associated with the following activities: soil disturbance associated with creation and/or improvement of the loop trail; installation of benches, signage, and property-line fencing; removal of non-native vegetation; and re-vegetation activities. These activities may involve construction equipment, such as a backhoe or a loading truck. While direct contamination of surface water is unlikely, there is a potential for creating polluted runoff that violates water quality standards. The mitigation measure helps to reduce impacts to a less than significant level.

Response 5.7

The commenter states that locating all parking spaces on the north side of Golden Hills Road reduces the number of parking spaces, and that installation of a crosswalk with striping and lights seems excessive.

Locating parking spaces on the north side of Golden Hills Road would allow visitors to access the plan area without crossing a street after parking. The installation of a crosswalk with additional safety features would occur if locating all of the parking spaces on the north side of Golden Hills Road is determined not to be feasible. In such a case, the City Engineer would be consulted to help determine what safety features are necessary. It can be further noted that a crosswalk would also benefit users that choose to access the Wilderness Park on foot from areas south of Golden Hills Road.

Response 5.8

The commenter informs the city that the LVLC has been in discussions regarding expanding the protected areas in North La Verne and transferring the City-owned open space to the Watershed Conservation Authority. The commenter recommends that the city participate in discussions about expanding open space areas and extending the trail network.

This comment does not conflict with or challenge the analysis and conclusions of the EIR. However, the comment is herewith shared with the City's decision makers for their consideration.

Letter 6

Candice Bowcock

From: John Tarrant <johnt@toyotechservice.com>
Sent: Monday, July 02, 2018 4:02 PM
To: Candice Bowcock
Subject: La Verne Wilderness Area Management

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Candice,
Overall I must say that I like the plan as submitted. I would much prefer that it included a trail leading up to Sunset Ridge Motorway. Even if it is phase II in the process. I believe we need to give community legal access to this beautiful wilderness. 6.1
Thanks...

John Tarrant
5166 Mountain Springs Ranch Road
La Verne, Ca. 91750

Letter 6

COMMENTER: John Tarrant

DATE: July 2, 2018

Response 6.1

The commenter states support for the Management Plan and for providing public access to the plan area. The commenter expresses a preference for a trail that leads to the Sunset Ridge Motorway.

These comments do not conflict with or challenge the analysis and conclusions of the EIR. However, the comments are herewith shared with the City's decision makers for their consideration.

JOHN D. TYRE

TYRE

LAW OFFICES

SAMUEL E. TYRE

August 9, 2018

Candice Bowcock Senior Planner

Community Development Department

3660 D. St.

La Verne, CA 91750

Re: Wilderness Restoration

Ms. Bowcock and the City Managers of La Verne

I am totally opposed to the project that is being proposed in the watershed area above Golden Hills and West of Monterey St. When we purchased our house, we were told that this area would be untouched because of the waterflow and Oak trees that are there. By building a walking area, you are destroying our privacy and our beautiful view from the back yard of the oaks there. The noise, trash and destruction of the area by allowing people free reign in the area would be devastating. They would kill the oaks and the animals that have free reign in the area. It would cause irreparable damage. I would love to see what would happen next major rain storm too. I think our money would be better spent putting a rest room at other parks in the area instead of developing an area that is certain to be destroyed the next major storm we get. 7.1 7.2 7.3

Sincerely,

John Tyre

5200 N. IRWINDALE AVENUE, SUITE 170
IRWINDALE, CALIFORNIA 91706
OFFICE: 626-960-0061 FAX: 626-337-3593
WWW.TYRELAWFIRM.COM

Letter 7

COMMENTER: John Tyre

DATE: August 9, 2018

Response 7.1

The commenter expresses opposition to the Management Plan, and states that as an adjacent homeowner, the loop trail will destroy his privacy and backyard view.

To protect the privacy of adjacent neighbors, the Management Plan includes a number of design features and mitigation measures. These include: designated parking spaces and overflow parking signage; property line fencing, where not already existing, to separate the public access area from private property; signage addressing respect for neighbors; limited hours of public access use; prohibiting bicycles and equestrians; and requiring dogs to be leashed.

CEQA analysis of aesthetics does not involve analysis of views from individual homes. However, as described in Section 5.1 of the Draft EIR, *Aesthetics,* the Management Plan involves minor site improvements and construction activities that are not anticipated to cause significant permanent adverse impacts on the plan area's aesthetics.

Response 7.2

The commenter states that noise, trash, and destruction from increased visitation will kill the plan area's trees and animals.

Section 4.1 of the EIR, *Biological Resources,* assesses the potential impacts of the project on wildlife. Because of increased visitation to the plan area, there would be a potential for adverse impacts to wildlife. However, due to the limited size and accessibility of the proposed loop trail and the limitations on access (pedestrian activities only, day use only, leashes required for dogs), impacts on habitats and special-status species would be less than significant. In addition, the Management Plan includes several objectives for the goal of preserving and enhancing wildlife habitat, corridors, and diversity, including monitoring and restoration activities, and the California Department of Fish and Wildlife has provided recommendations for reducing impacts to biological resources.

Response 7.3

The commenter states that a major rain storm will destroy the trail area.

Section 4.4 of the EIR discusses flood hazard management and acknowledges that trail construction would involve soil compaction, which can reduce infiltration capacity. However, the compacted area would remain semi-permeable and be distributed over only a very small portion of the total drainage area. Adherence to best practices and coordination with appropriate agencies would further reduce the flood hazard impacts associated with the proposed project.

Letter 8

August 10, 2018

Candice Bowcock, Senior Planner
Community Development Department
3660 D Street
LaVerne California 91750

Subject: Draft Environmental Impact Report

We are writing to you in regards to the above Report and plans for opening up the wilderness area to the public behind our home on Monterey St. in LaVerne.

We are very concerned with many things regarding this project as we will explain in the points below:

1. Our privacy will definitely be infringed upon with people coming and going behind our home. 8.1
2. Our concern also for this wall or fence being placed directly behind our wall. 8.2
3. Parking on Golden Hills and Monterey when Golden Hills is full. 8.3
4. Concern about taxpayers having to pay for this project maintainance and liability. 8.4
5. The value plus money paid with a ratio for value. 8.5
6. Signs being posted. 8.6

We are absolutely opposed to this project and plead with you to reconsider. We are sure if you we in our position you would feel the same as our property values will definitely decrease. This project is not necessary.

In conclusion we would like to know what would be done to protect from fires etc. With people going back there and careless regard for the property our properties are at risk. In the past we have seen very little attention given to this area.....we have ugly k rails that have been placed and never adjusted for floods. Care of the field consists of goats grazing which leaves much ground subject again to fires. Now with this project we predict more negligence and again the property owners are at risk. 8.7 Also this in not an equal opportunity project for all citizens. 8.8

Signed

Monte and Carole Beesley
7127 Monterey St.
LaVerne, CA 91750

Letter 8

COMMENTER: Monte and Carole Beesley

DATE: August 10, 2018

Response 8.1

The commenters state that their privacy as neighboring homeowners will be infringed upon due to increased visitation.

This comment does not conflict with or challenge the analysis and conclusions of the EIR. However, the comment is herewith shared with the City's decision makers for their consideration.

Response 7.1 provides information regarding protection of privacy for adjacent neighbors.

Response 8.2

The commenter expresses concerns about construction of walls or fences that would be built behind preexisting walls or fences.

The Management Plan proposes property line fencing as needed, where it does not already exist. Action 5.6.5 of the Management Plan calls for consultation with immediate adjacent neighbors to plan the location and design of fencing.

Response 8.3

The commenter expresses concerns about where visitors will park.

The Management Plan proposes new parking spaces for visitors and signage identifying appropriate overflow parking.

Response 8.4

The commenter expresses concern about taxpayers having to pay for the project's maintenance and liability.

This comment does not conflict with or challenge the analysis and conclusions of the EIR. However, the comment is herewith shared with the City's decision makers for their consideration.

Response 8.5

The commenter expresses concern about the cost and value of the project.

This comment does not conflict with or challenge the analysis and conclusions of the EIR. However, the comment is herewith shared with the City's decision makers for their consideration.

Response 8.6

The commenter expresses concerns about signage on the project site.

The Management Plan proposes signage to direct visitors to the public access area, as well as management and safety signs that address wildlife habitat, respect for neighbors, and access restrictions.

Response 8.7

The commenter expresses concern about maintenance of the project, including unattractive features, vegetation management, and fire hazards.

The Management Plan describes maintenance and management of the plan area in Goal #6, which addresses coordination with agencies and interested parties, and Goal #7, which addresses providing sufficient onsite presence for management needs. Smoking and fires would be prohibited in the plan area, and a *Brush and Fuel Load Vegetation Management Plan* will be prepared within one year of the Wilderness Area opening to the public.

Response 8.8

The commenter states that the project is not an equal opportunity project for all citizens.

The Management Plan provides public access to the plan area. Providing public access was a condition in the grant funding agreement that allowed for the purchase of the land.

Letter 9

Candice Bowcock

From: Carolyn Tyre <carolynsuess@yahoo.com>
Sent: Monday, August 13, 2018 12:14 PM
To: Candice Bowcock
Subject: DEIR Project

Candice Bowcock Senior Planner

Aug 12th 2018
Dear Sirs,
This letter is to relate my feelings and thoughts on the DEIR Project.
I am very much against it. My house backs up to the wilderness area and I am concerned about the noise, pollution, my backyard privacy and environment deterioration . The parking, traffic and security are also concerning. 9.1
Please consider this a "NO" vote and I will see you at the meeting in October.
Thank you

Carolyn Tyre

Letter 9

COMMENTER: Carolyn Tyre

DATE: August 12, 2018

Response 9.1

The commenter expresses opposition to the Management Plan. The commenter states that as an adjacent neighbor to the plan area, there are concerns about noise, pollution, privacy, environmental damage, parking, traffic, and security.

This comment does not conflict with or challenge the analysis and conclusions of the EIR. However, the comment is herewith shared with the City's decision makers for their consideration.

Comments on DEIR: La Verne Wilderness Area Management and Public Access Plan

Submitted by: Sabina Sullivan, 5140 Parkfield Land, La Verne, CA

1) BIO – Path construction materials are not stated so the impact of trail construction is unclear. DG or treated clay would provide for those with limited mobility. If used for accessibility, these materials are non-native and their impact not addressed in the DEIR. 10.1

2) BIO – The MP does not include perimeter fencing to the north or east. If not included; then, the DEIR must address off-site impacts due to visitors leaving the footpath to hike the hills to the north. 10.2

3) REC – The proposed MP indicates a limited barrier at the east end of the site. Visitors are easily able to walk around it and access private properties farther east. This was not addressed in the DEIR. 10.3

4) Aesthetics – Perimeter fencing is to be selected and sited in consultation with adjacent residents. Signage too is required; however, it is not included in the consultation directives or addressed specifically in the DEIR. 10.4

5) HAZ – The statement wildland fire and fire exposure will continue to exist is true; however, the finding that implementation of the MP will not directly impact fire exposure is false. Fire exposure increases with increased public access. This was not addressed in the DEIR. 10.5

6) HAZ – Bow hunting during the fall and winter months is permitted in the hills above the proposed site. The probability of high velocity arrows entering the MP area will be a hazard to visitors. This was not addressed in the DEIR. 10.6

Letter 10

COMMENTER: Sabina Sullivan

DATE: August 13, 2018

Response 10.1

The commenter states because it is unclear what materials would be used on the paths, the impacts of trail construction are unclear.

The composition of the trail surface would consist of natural materials with a firm and stable surface. While a more specific determination of materials has not yet been made, the trail would be constructed based on the guidelines contained in the U.S. Forest Service Trail Construction and Maintenance Notebook. Adherence to these guidelines would minimize the amount of loose and unstable soil following construction, reducing the potential for erosion and polluted runoff.

Response 10.2

The commenter states that because the Management Plan does not include perimeter fencing to the north or east, the EIR should address the impacts of visitors leaving the footpath to hike the hills to the north.

Signage at key locations will inform visitors of where public access is allowed and prohibited. The EIR analysis does not assume that visitors will not abide by public access limits.

Response 10.3

The commenter states that the Management Plan calls for a limited barrier at the east end of the site, and that the impacts of visitors walking around the barrier to access private properties should be addressed.

Signage at key locations will include statements regarding respect for the privacy of adjacent neighbors. Signage will also include a trail map to inform visitors what areas are available for public access.

Response 10.4

The commenter states that the EIR does not call for consultation with neighboring residents regarding selection and placement of signage.

This comment does not conflict with or challenge the analysis and conclusions of the EIR. However, the comment is herewith shared with the City's decision makers for their consideration.

Response 10.5

The commenter states that increased public access will increase the risk of wildfire.

The Management Plan describes actions to address wildfire risks, including: banning fires for recreation or maintenance; prohibiting smoking; weed abatement and fuel management; and preparation of a local *Brush and Fuel Load Vegetation Management Plan.*

Response 10.6

The commenter states that bow hunting occurs in the hills above the project site, and that there is a risk of arrows entering the Management Plan area.

The commenter's safety concerns regarding bow hunting are herewith shared with the City's decision makers for their consideration. At the City's direction, the plan can be amended to prohibit bow hunting equipment on the park property.

Letter 11

Candice Bowcock

From: Anne Larkin <annelarkin@roadrunner.com>
Sent: Tuesday, August 14, 2018 6:18 PM
To: Candice Bowcock
Subject: La Verne Wilderness Area Management and Public Access Plan proposed project

To: La Verne Planning Commission

Project: La Verne Wilderness Area Management and Public Access Plan

We hope that the TEN city-owned parcels of land plus the 150 acres already owned by La Verne in the San Gabriel Mountains National Monument **will remain as wilderness.** 11.1

We ask that you continue to leave the land as an open space preserve – available to wildlife and not human life.

Negative possibilities: 11.2

- Insurance liability
- Risk of accidents to human life
- Risk of accidents to animal life
- Trampling of important grasses, etc.
- Rescues of human life
- Fire dangers

Necessities for adding humans to the area: 11.3

- Parking lot
- Safe enclosures for hiking, walking, etc
- Picnic safe areas
- Marking of boundaries
- Trash pick up
- Policing for possible drug havens

In the past six months, we who live at 2306 del Marino have noted that one young mountain lion strolled through the back yard. Bobcats have been seen in our back yard on several occasions. 11.4

Let's not take away any more of the area that they need for their survival.

Thank you,
Anne and Ed Larkin
2306 del Marino
La Verne, CA 91750

annelarkin@roadrunner.com

Letter 11

COMMENTER: Anne and Ed Larkin

DATE: August 14, 2018

Response 11.1

The commenters state a preference for the plan area to remain as a wilderness, without human intrusion.

One of the conditions attached to the grant funding that allowed for the purchase of the plan area was to allow public access. Therefore, the City was obligated to develop a plan that would provide visitation opportunities. The Management Plan allows public access on a small peripheral portion of the plan area, while keeping the vast majority of the land undisturbed.

Response 11.2

The commenters list the following as potential negative impacts of the proposed project: insurance liability, risk of accidents to human life, risk of accidents to animal life, trampling of important grasses, rescues of human life, and fire dangers.

This comment does not conflict with or challenge the analysis and conclusions of the EIR. However, the comment is herewith shared with the City's decision makers for their consideration.

Response 11.3

The commenters list the following as necessities for dealing with increased visitation to the plan area: parking lot; safe enclosures for hiking, walking, etc.; picnic safe areas; marking of boundaries; trash pick-up; policing for drug havens.

This comment does not conflict with or challenge the analysis and conclusions of the EIR. However, the comment is herewith shared with the City's decision makers for their consideration.

Response 11.4

The commenters note that mountain lions and bobcats have been sighted in the plan area, and state support for preserving the habitat for such animals.

The Management Plan includes goals related to both wildlife habitat conservation and public access. The location and siting of the public access to the plan area will reduce impacts to wildlife, while meeting the public access condition described in Response 3.1.

3 Corrections and Additions to the Draft EIR

The following section provides a summary record of all proposed text corrections, changes, and additions to the Draft EIR. These changes are the result of document review during the public review period. These changes serve to clarify and amplify the content of the EIR. None of the changes would result in alterations to degree of impact or conclusions presented in the Draft EIR, and therefore do not constitute significant new information, in accordance with CEQA Guidelines section 15088.5. Rather, the changes serve to clarify and strengthen the content of the EIR. Accordingly recirculation is not warranted. Revisions to the Draft EIR text are shown using strikethrough to show where text has been deleted and underline font to show where text has been added.

Section 4.1 Biological Resources

Section 4.1.3 Impact BIO-1 (Page 67)

> The proposed alterations associated with the Management Plan are limited to minor site improvements, including a 0.6-mile-long, 8-foot-wide foot trail loop, benches, ~~and~~ signage, weed abatement, and fuel modification, which would not utilize heavy construction equipment. Although the intensity of construction equipment utilized for the proposed alterations would likely be limited to hand tools, and potentially loading trucks and an occasional backhoe for large tree removal, temporary construction activities and permanent management activities associated with implementation of the Management Plan would still have the potential to interfere with existing plant and wildlife species, sensitive natural communities, aquatic resources, and protected trees.

Section 4.1.3 Impact BIO-1 (Page 69)

> In addition to current City standards in the Municipal Code and General Plan in place to protect and preserve biological resources, implementation of these objectives and actions in the Management Plan and the limited size and accessibility of the proposed foot trail, as well as limited size of areas proposed for weed abatement and fuel modification, would further ensure that impacts to special-status plants, special-status wildlife species, sensitive natural communities, riparian habitats, and protected trees throughout the Plan Area would be less than significant.

Section 4.1.3 Impact BIO-2 (Page 70)

> The Management Plan includes weed abatement to restore the southern wash corridor and provide wildfire and flood hazard management which may impact riparian resources. Specifically, Action 3.1.1 of the Management Plan states that weed abatement shall occur in low-lying areas of the wash in the southern portion of the Wilderness Area annually. While the specific methods and locations of weed abatement have not been established at this time, weed abatement activities are designed to improve habitat quality of the wash and surrounding wilderness area. Weed abatement activities would be implemented consistent with current City standards in the Municipal Code and General Plan as well as objectives and actions in the

Management Plan designed to protect and preserve biological resources. Specifically, Action 1.1.7 requires special status species surveys prior to any work in sensitive areas.

The Management Plan identifies several objectives for the goal of preserving and enhancing wildlife habitat, corridors, and diversity including Action 1.1.9 which requires facilitators of the Management Plan to "coordinate with appropriate federal, state, or local agencies, such as the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or the Los Angeles Regional Water Quality Control Board, prior to conducting management activities in riparian areas." And Action 1.2.2 requires revegetation with appropriate native species.

Therefore, the goals and actions of the proposed Management Plan in combination with existing federal and state regulations would reduce potential impacts to riparian areas as a result of minor improvements in the Wilderness Area ~~remain~~to less than significant levels.

Section 4.7 Recreation

Section 4.7.1 Setting (Page 145)

Marshall Canyon Regional Park and Nursery, located at 6550 Stephens Ranch Road, is approximately 0.7 mile east of the Wilderness Area. It is a ~~640~~ 118.74-acre regional park located in an unincorporated area of Los Angeles County, managed by the County Department of Parks and Recreation. The ~~Regional~~ Park contains a trail staging area with performance arena, horse trail, tree nursery, volleyball court, group camping site, an outdoor stage and a picnic area. ~~a 180-acre golf course, three-acre nursery, an equestrian center, nature trails, and picnic areas. The Marshall Canyon Trail connects to trails in the Angeles National Forest and allows hikers to traverse into the City of La Verne.~~



La Verne Wilderness Area Management and Public Access Plan

City of La Verne
Community Service Department and Community Development Department
3660 D Street . La Verne, California . 91750

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La Verne Wilderness Area Management and Public Access Plan

City of La Verne
Community Service and Community Development Departments
3660 D Street
La Verne, California 91750

prepared with the assistance of

Rincon Consultants
250 East 1st Street, Suite 301
Los Angeles, California 90012

2M Associates
Box 7036
Landscape Station
Berkeley, California 94707

June 2018

Rincon Consultants, Inc.
Environmental Scientists Planners Engineers
www.rinconconsultants.com

Cover image: Northern Mixed Chaparral community at the western edge of the La Verne Wilderness Area, facing southwest
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Vision

The Wilderness Area is a place where natural resources are managed for diversity. Through controlled public access, it offers a sense of tranquility where individuals and small groups can safely visit to experience, enjoy, and learn. The Wilderness Area is a benefit to its immediate neighbors and the city as a whole.



View of Northern Mixed Chaparral along western portion of La Verne Wilderness Area, facing west. ©Rincon Consultants, Inc. 2016.

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Existing Conditions

Regional Setting

The city of La Verne is located in the foothills of the San Gabriel and Pomona calleys in the eastern portion of Los Angeles County. The entire incorporated area measures approximately 9.09 square miles. La Verne is bordered by unincorporated portions of Los Angeles County to the north, Claremont to the east, Pomona to the south, and San Dimas to the west. La Verne is located on a broad alluvial fan at the foot of the San Gabriel Mountains. The mountain range serves as a striking backdrop to the City on its northern edge. A variety of land holdings in the northern portions of La Verne are preserved as open space, and areas north of these areas are encompassed in the Angeles National Forest and the San Gabriel Mountains National Monument.

The Angeles National Forest was established by Executive Order in December 1892 and covers approximately 700,000 acres. The Forest, including the San Gabriel Mountains National Monument, provides open space to more than 15 million people living within 90 minutes of the area, and provides a portion of the drinking water to Los Angeles. The land within the Forest is as diverse in appearance and terrain as it is in the opportunities it provides for enjoyment. Elevations range from 1,200 feet to the 10,064-foot Mt. San Antonio, nicknamed Mt. Baldy. Much of the Forest is covered with dense chaparral that shifts to pine and fir-covered slopes at the higher elevations.



San Gabriel Mountains National Monument sign, image courtesy USDA Forest Service.

The San Gabriel Mountains National Monument (Monument) is located primarily in the Angeles National Forest and measures 346,177 acres. The Antiquities Act of 1906 grants the President or Congress the authority to designate national monuments in order to protect "objects of historic or scientific interest." The Monument was established in 2014 and is the eighth Forest Service-managed national monument. The Monument is the heaviest used area in the Angeles National Forest, which receives more than four million visitors per year. Hiking, biking, horseback riding, off-highway vehicle use, fishing, hang-gliding, hunting and picnicking are just a few of the recreational activities in the Monument.

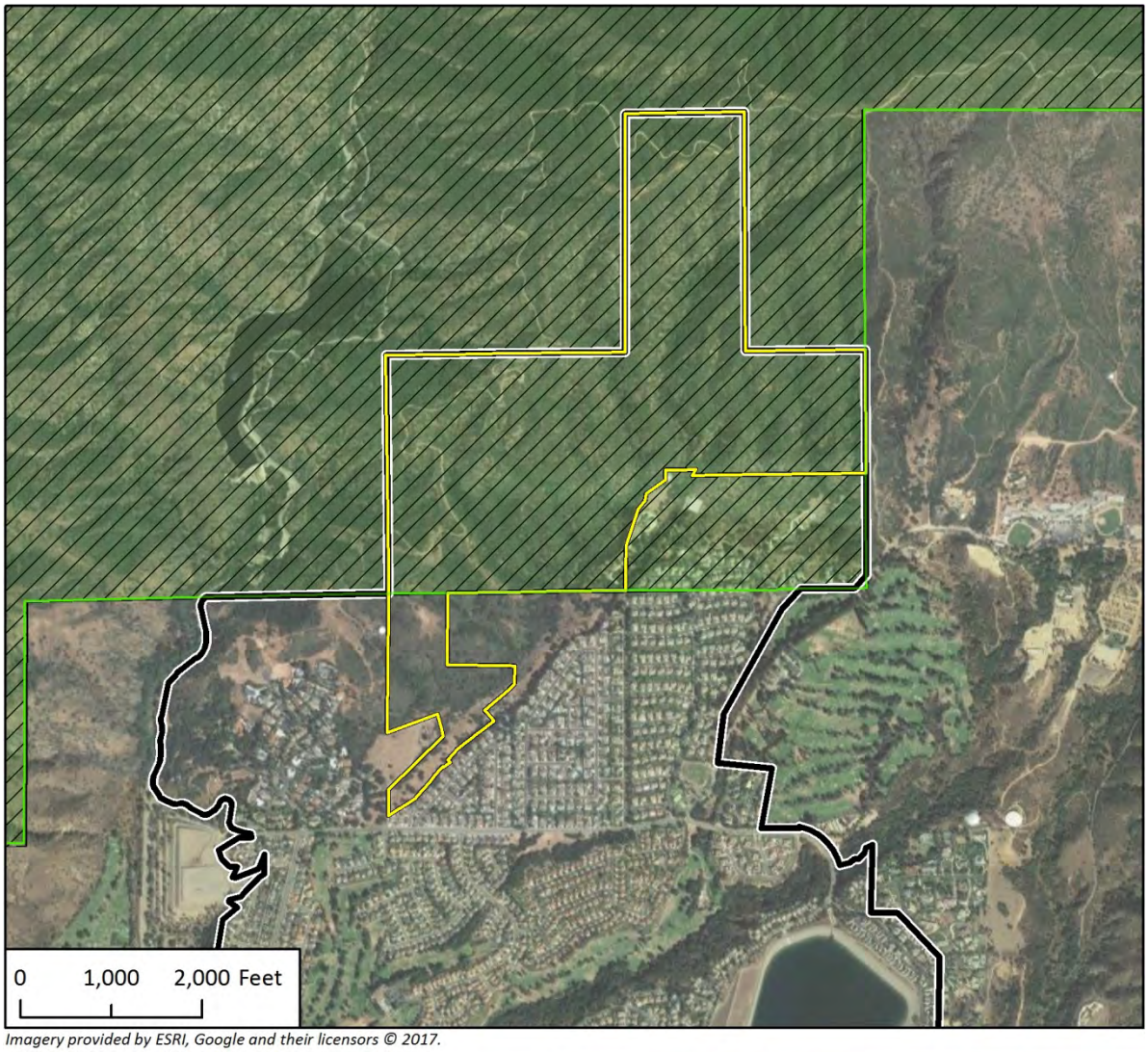
Deep canyons, many with perennial streams, provide crucial habitat for rare and unique wildlife, including the California condor, the California spotted owl, bighorn sheep, and 1,000-year-old limber pines. The Monument is also rich with cultural and historic sites. Within the Monument, more than 600 archeological sites exist including several rock art and cupules features exist, the concentration of which is unique to southern California. Two Native American rock art sites are listed on the National Register of Historic Places.

La Verne Wilderness Area

In 2006, the City of La Verne (City), acquired 208 acres in north La Verne through State grant funds obtained in cooperation with the County of Los Angeles, the Trust for Public Land, and the La Verne Land Conservancy. This land was combined with 150 acres already owned by the City to create an open space preserve of 358 acres, collectively referred to as the Wilderness Area. Figure 1 depicts the location of the Wilderness Area boundaries in relation to the City.

The Wilderness Area is located north of Golden Hills Road, east of Mountain Springs Ranch Road, and west of Stephens Ranch Road. Elevation onsite ranges from 1,435 feet in the southwest corner to 3,165 feet in the northeast corner. Based on a review of historic aerial photographs, the Wilderness Area has been maintained in the same largely natural condition since at least 1994. The Wilderness Area is located partially within, and surrounded to the west/northwest, north, and east by the Angeles National Forest and the recently-designated San Gabriel Mountains National Monument. Residential developments are adjacent to the Wilderness Area along Divot Drive to the southwest and along Monterey Street, Calle Aragon, and Brydon Road to the south. The majority of the Wilderness Area consists of open space and mostly undeveloped land. The southwestern corner of the Wilderness Area, along Monterey Street, has been disturbed by mowing activities and a fire road (Sunset Peak Mountainway) traverses the western and northern portions of the Wilderness Area. The remainder of the Wilderness Area is relatively undisturbed and covered in dense vegetation.

Figure 1 Project Location



Imagery provided by ESRI, Google and their licensors © 2017. Additional data provided by National Forest Service, 2017; and Los Angeles County, 2017.

WAMPFig 1 - Project Location

Wildlife Habitat Conditions

The Wilderness Area consists of relatively undisturbed dense native vegetation with the exception of a few disturbed areas along the southern edge of the Wilderness Area and along the fire road. As shown in Table 1 and depicted in Figure 2 below, eight vegetation communities or land cover types were mapped within the Wilderness Area.

Table 1 Vegetation Communities

Vegetation Community	Acreage
Annual Brome Grassland	7.8
California Sagebrush-Black Sage Scrub	7.6
Chamise-Black Sage Chaparral	7.3
Chamise-Laurel Sumac Scrub	251.1
Coast Live Oak Woodland	69.6
Coast Live Oak Woodland/Grass	4.1
Coast Prickly Pear Scrub*	2.9
Developed/Disturbed	12.7
Total Vegetation	**363.1**[1]

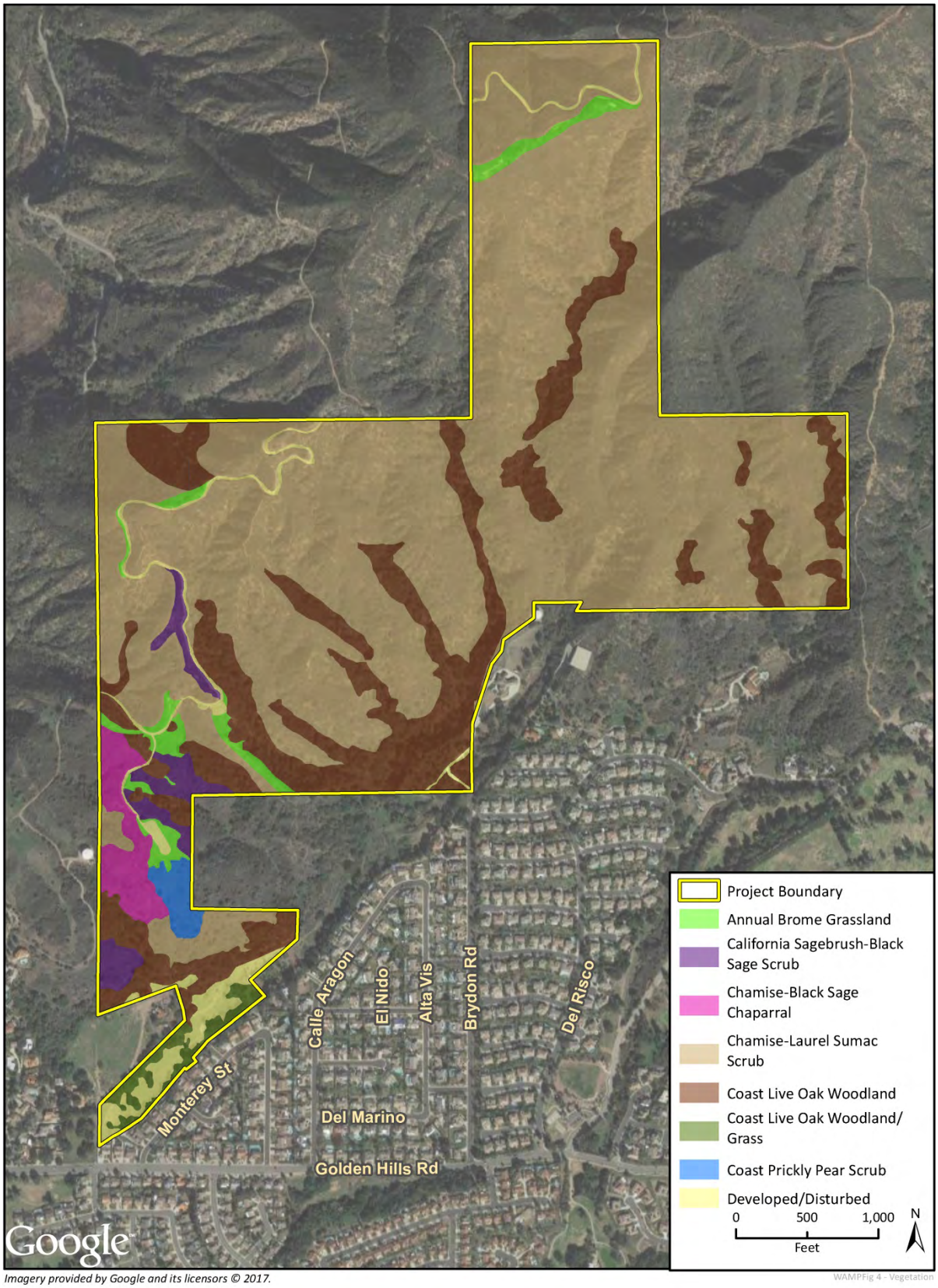
Notes:

*sensitive plant community

[1] Acreage counts are approximate as the vegetation communities do not stop and start at the exact boundary lines of the Wilderness Area

The biota of the Wilderness Area is characterized by of large expanses of chaparral, scrub and woodland habitats that provide suitable habitat for several general and special status wildlife species. A full list of vegetation and wildlife species that potentially inhabit the Wilderness Area is included in Appendix A. Native trees (e.g., coast live oak, laurel sumac, California sycamore) and shrubs (e.g., chamise, California sagebrush) that could provide suitable nesting habitat for several common avian species occur within the Wilderness Area and the immediate vicinity. Among the communities mapped with the Wilderness Area, coast prickly pear scrub is considered a sensitive plant community. The California Natural Diversity Database (CNNDB) records 19 sensitive plant species, five sensitive plant communities, 25 sensitive wildlife species, and four sensitive natural communities either in the boundaries of or within the five–mile search radius of the Wilderness Area (CA Department of Fish and Wildlife 2016a and 2016b). The four sensitive natural communities include: Canyon Live Oak Ravine Forest, Riversidean Alluvial Fan Sage Scrub, Southern California Arroyo Chub/Santa Ana Sucker Stream, and Southern Sycamore and Alder Riparian Woodland.

Figure 2 Wilderness Area Vegetation



Watershed Conditions

The City of La Verne lies in the San Gabriel River Basin between the San Jose Hills to the south and the San Gabriel Mountains to the north and is surrounded by creeks, washes, and drainages flowing southward off the northern mountains. Three main drainages, San Dimas Wash, Live Oak Creek, and San Jose Wash, collect in a small basin at the northeast of the San Jose Hills, which contains Puddingstone Reservoir. The Emerald Flood Control Channel runs north-south, along "B" Street.

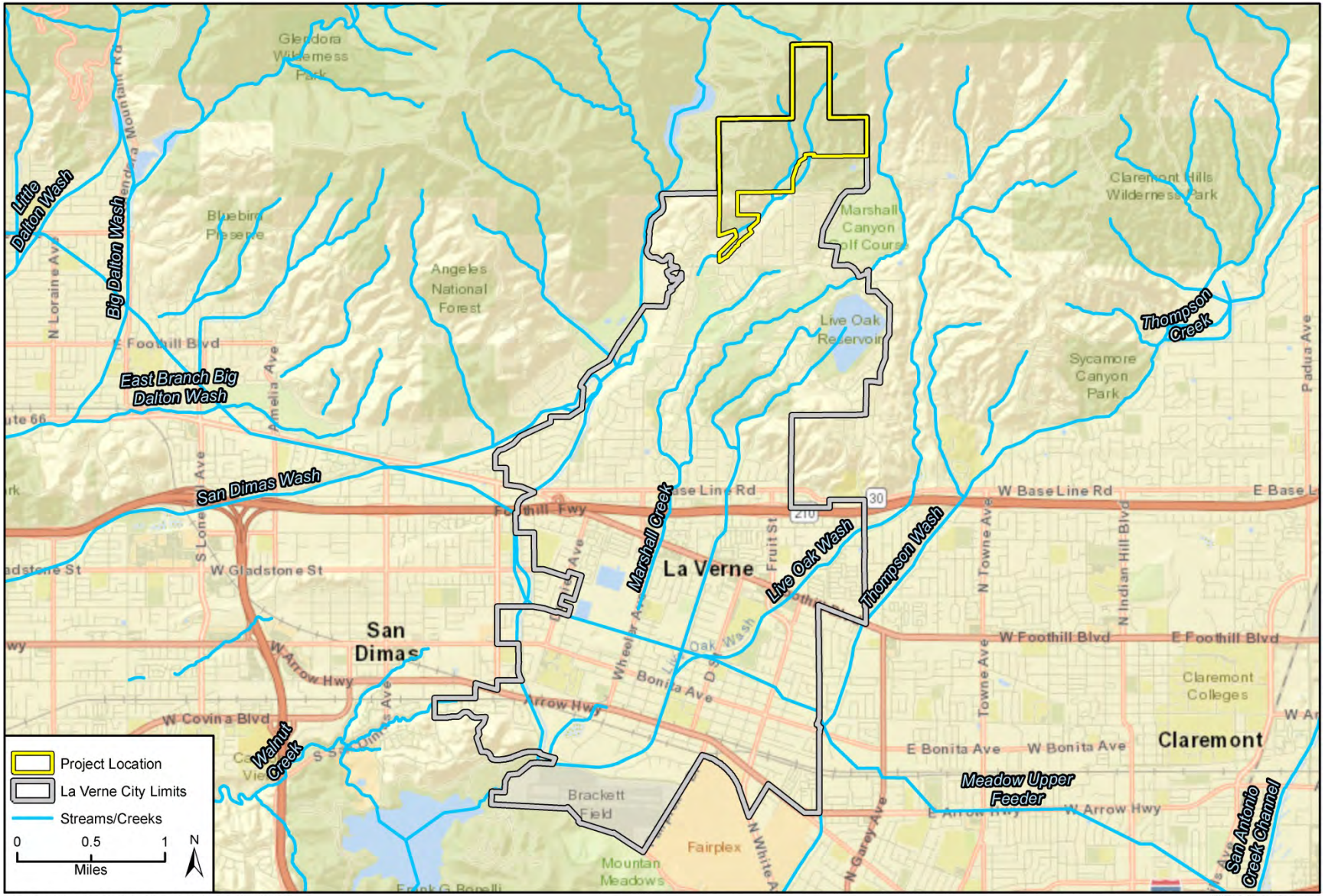
The City of La Verne, including the Wilderness Area, lies in the San Gabriel River Watershed. The watershed drains into the San Gabriel River from the San Gabriel Mountains flowing 58 miles south until its confluence with the Pacific Ocean. Major tributaries to the San Gabriel River include Walnut Creek, San Jose Creek, Coyote Creek, and numerous storm drains entering from the 19 cities that the San Gabriel River passes through. Figure 3 depicts the rivers and major tributaries of the City.

The Wilderness Area consists of vacant, natural open space encompassing several steep, relatively small canyons that drain into a single unimproved watercourse and end at an outlet located at Golden Hills Road. As a consequence, the Wilderness Area and land downstream have been subject to flooding during heavy rain events. Local hydrology studies suggest that prior to any development in the canyon, a system of debris basins be constructed to protect existing and future development downstream. However, pursuant to conditions contained in the grant funding agreement, no flood control improvements are allowed in the 208-acre portion of the Wilderness Area purchased using grant funds.

Jurisdictional Waters and Wetlands

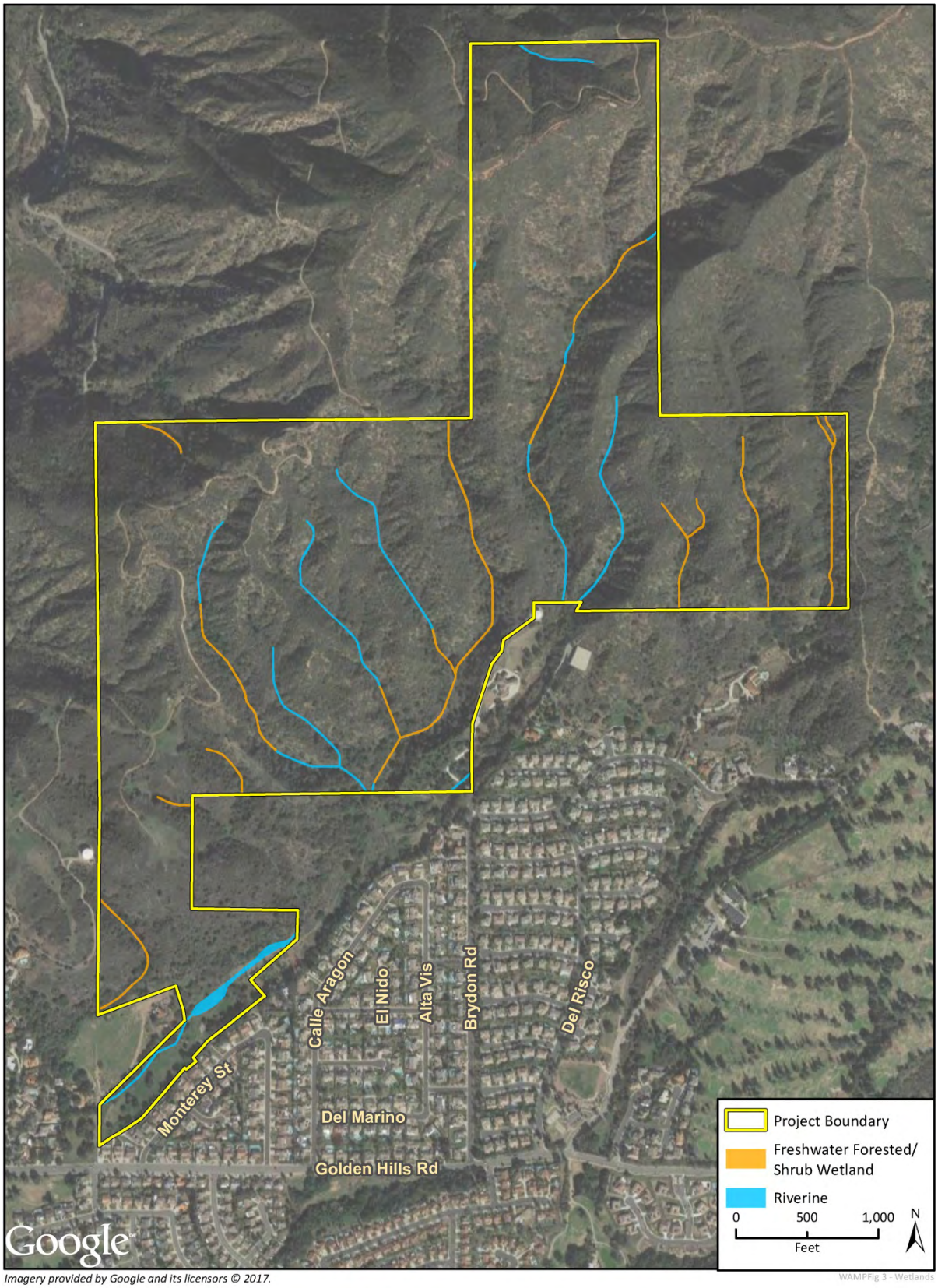
According to the National Wetlands Inventory (USFWS 2016), several riverine and freshwater forested/shrub wetlands are mapped throughout the Wilderness Area (Figure 4). The majority of the mapped features are located in dry upland areas of the watershed and do not contain evidence of flows or riparian vegetation. These areas likely convey runoff during heavy storm events from the upper portions of the watershed to the drainage feature that runs northeast/southwest along the southern portion of the Wilderness Area. The drainage feature along the southern portion of the Wilderness Area contains evidence of flows and scattered riparian vegetation (California sycamore, blue elderberry, mulefat) and connects to the storm drain system after it leaves the Wilderness Area at a private drive, which extends north of Divot Drive at Golden Hills Road. A formal jurisdictional delineation of waters and wetlands is required to comprehensively identify potential jurisdictional aquatic resources within the Wilderness Area and to determine whether the riverine and freshwater forested/shrub wetlands mapped by the National Wetlands Inventory are subject to United States Army Corps of Engineers (USACE), California Department of Fish and Wildlife (CDFW), and/or the Los Angeles Regional Water Quality Control Board (RWQCB) jurisdiction.

Figure 3 City of La Verne Rivers and Major Tributaries



Imagery provided by Google and its licensors © 2017.

Figure 4 Wilderness Area Riverine and Freshwater Forested/Shrub Wetlands



Wildfire Conditions

The City of La Verne is one of 1,289 communities in California identified as a "community at risk" by the California Department of Forestry and Fire Protection (CAL FIRE). The City is also designated a Hazard Level Code of "3," which indicates the highest fire threat level. CAL FIRE used three main factors to determine which communities were at risk and their level of fire threat. These factors were: 1) high fuel hazard, 2) probability of a fire, and 3) proximity of intermingled wildland fuels with urban environments.

There are many types of ignition sources resulting in wildland fires including natural (e.g., lightning strikes) and human (accidental or deliberate). The highest risk of fire occurrence comes from human activity, as lightning is a rare event in the lower elevations of the San Gabriel Mountains. Vegetative clusters, which are fuel for ignitions, can be noted along San Dimas Canyon Road, Live Oak Canyon Road, throughout portions of unincorporated La Verne, and near Sycamore Canyon in San Dimas. Arson fires originating along San Dimas Canyon Road to the north of the Project Site are a concern and have the potential to rapidly impact the Wilderness Area and residential neighborhoods to the south.

The greatest wildfire threat to the City comes from fires spreading from the Angeles National Forest or from undeveloped Los Angeles County lands east of the City, especially during the seasonal surge of Santa Ana winds. While the strong downslope Santa Ana winds present the clearest wildfire hazard to the City, vegetation conditions across the southern front of the San Gabriel Mountains place the community at risk even under typical on-shore wind conditions.

Low-density single-family residential neighborhoods have been developed along the southern and western boundaries of the project site, approximately zero to 1,000 feet from the project area boundary. Single-family residences occur along the southern portion of the project boundary on Monterey Street. There is a proposed residential development (Sage Canyon) adjacent to the Wilderness Area along its southwestern boundary.

Landowners, and in many cases HOAs, are responsible for meeting fire hazard reduction standards on privately owned open spaces within established neighborhoods. Existing woodland understory within 200 feet of existing residences south of the Wilderness Area has been altered by annual vegetation removal since the early 1980s. The City's Public Works Department manages vegetation management programs for all City-owned land, which includes the Wilderness Area. In addition, the City's Community Wildfire Protection Plan contains fuel modification guidelines for residential properties in this area and continued adherence to that plan should continue to protect these neighborhoods from fire risks, to the extent possible. Continued inter-agency coordination between the City of La Verne, Los Angeles County, and neighboring foothill cities for future fire management would also help lower fire risks.

Existing Public Access Conditions

From the west, access to the Wilderness Area plateau is currently available via an unimproved parking area off San Dimas Road and a foot trail that connects with Sunset Ridge Road (sometimes referred to as Sunset Ridge Truck Trail or Sunset Peak Motorway). From the northeast, Sunset Ridge Road travels down from Sunset Peak within the Angeles National Forest and along the border of the San Dimas Experimental Forest to the Wilderness Area. Sunset Ridge Road is a 12- to 16-foot wide

dirt fire road. Access from the south to and through the lower portions of the Wilderness Area is closed to public use.

The City has vehicular access to the lower wash area of the Wilderness Area off Via Vista Court, which is gated and closed to public use. There is open access to the lower wash area of the Wilderness Area through private property, both at the downstream and upstream ends of the lower wash. There are no City-maintained trails from the wash area connecting uphill with Sunset Ridge Road.



View of dry drainage and surrounding Coastal Live Oak woodland in southwestern corner of La Verne Wilderness Area, facing northeast. ©Rincon Consultants, Inc. 2016.

Management and Public Access Plan History

Background

The grant funds used to acquire the Wilderness Area were dedicated to the "*acquisition, development, improvement, rehabilitation or restoration of real property for parks and park safety, senior recreation facilities, gang prevention, beaches, recreation, community or cultural facilities, trails, wildlife habitat or natural land in order to establish open space areas*"(County of Los Angeles 1996, 2005). At the time the funds were allocated for purchasing the lands, the City agreed to maintain and operate the property in perpetuity. Conditions in the grant funding include specific stipulations requiring reasonable public access, except where such access would interfere with resource protection (Sections 10c and 13), and prohibiting flood control projects within the grant lands (Section 17d). In order to fulfill the requirements of the land acquisition grant, the La Verne Wilderness Area Management and Public Access Plan ("Management Plan") was prepared to address the resolution of wildlife conservation, public access, and habitat management issues in an integrated program.

In 2007 and 2008, the City began the planning process to develop a Draft Management Plan for the Wilderness Area. This planning was structured around three facilitated public workshops. An average of approximately 45 individuals, many of them neighbors to the Wilderness Area, attended each workshop. The workshop objectives were as follows:

- November 2007: to solicit community perspectives about a "Vision" for the Wilderness Area and identify resource management and/or passive outdoor recreation and education activities to be evaluated for inclusion in the Management Plan.
- January 2008: to overview management opportunities and constraints, present a framework for management alternatives, and solicit individual views about management alternatives.
- March 2008: to overview preferred Draft Management Plan recommendations and solicit individual views about those recommendations.

In addition to the public workshops, the City conducted individual and small group interviews with government agencies, special interest groups, and immediate neighbors to the Wilderness Area to specifically discuss public access. The public access discussions took into account the legal requirements associated with the acquisition grant, management responsibilities, and alternative management methods and facilities that would be helpful in controlling public access.

In October, 2008 a Draft Management Plan was produced for the City's consideration that outlined recommendations for habitat resource enhancement, public safety actions, and controlled public access along with selected management alternatives. At that time, the City elected to postpone any action in advancing the review and refinement of the Draft Management Plan.

In 2016, the City re-initiated review of the management options presented in the 2008 Draft Management Plan and determined to prepare an Environmental Impact Report for the management program consistent with the California Environmental Quality Act (CEQA) guidelines. On September 20, 2016, a public scoping workshop was conducted to review the resource and public access management concepts being considered and to solicit direction from the community for how to

best steward the Wilderness Area resources while also providing low-impact outdoor recreation and educational experiences. There were 26 people in attendance, primarily the neighbors immediately south of the Wilderness Area. A summary of this meeting, as well as those from 2007 and 2008, can be found in Appendix B. All public scoping meeting comments have been incorporated into the 2017 La Verne Wilderness Area Management and Public Access Plan.

Intent and Purpose

The Wildlife Conservation Board's grant terms requires the Wilderness Area to be managed "*for the purposes of wildlife habitat preservation, restoration and management, wildlife-oriented education and research, and for compatible public or private uses, all as may be consistent with wildlife habitat preservation and protection of sensitive biological resources*." Therefore, the Wilderness Area Management and Public Access Plan includes selective habitat enhancement actions, the resolution of public safety hazards, and opportunities for limited controlled public access as part of the City's stewardship responsibilities for the Wilderness Area.



Northern Mixed Chaparral in western corner of La Verne Wilderness Area, facing west.
©Rincon Consultants, Inc. 2016

Goals, Objectives, and Actions

For the purpose of this Management Plan, stated goals are specific physical improvements or management policies that would implement the Vision for the Wilderness Area. Objectives are subcomponents of the goals that translate the intended improvements into actions to be taken. Each objective entails taking two or more actions, some of which are common among the objectives, in order to meet the intended goal. To the extent practicable and allowable by physical, biological, and social constraints, the City is committed to the realization of multiple management goals with specific associated objectives for the Wilderness Area.

Goals are organized into the following categories:

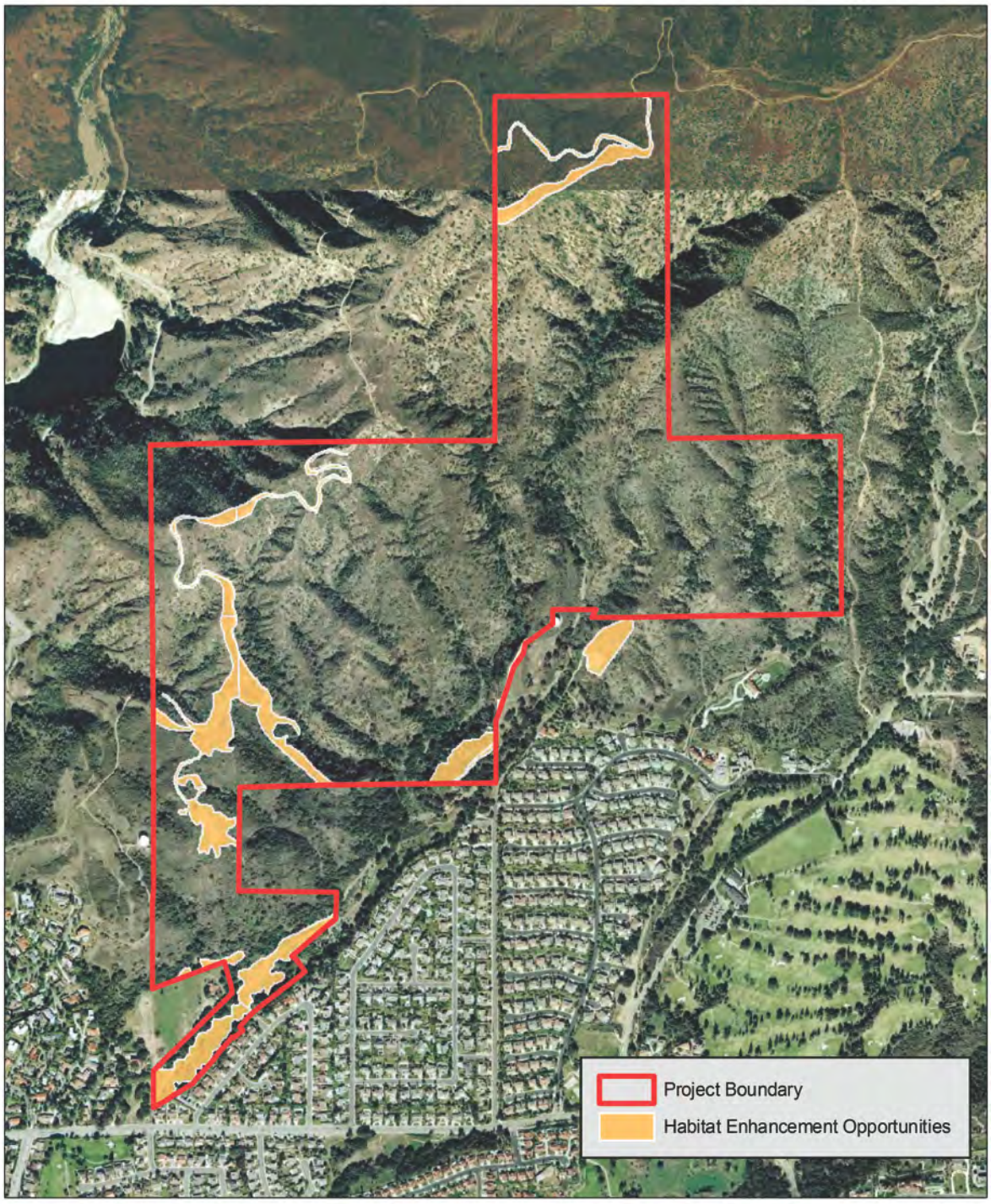
- **Wildlife Habitat Conservation**: addressing habitat enhancement and stewardship activities
- **Public Safety**: addressing potential hazards including flooding and wildfire
- **Public Access**: addressing provision of low-impact trail-related recreation and interpretive education
- **General Management Goals**: addressing ongoing oversight, operation, and maintenance of the Wilderness Area

Wildlife Habitat Conservation Goals

The Wilderness Area is located in the foothills of the San Gabriel Mountains and supports native vegetation characteristic of the region, including chaparral and oak woodland over the majority of its extent and patches of alluvial fan sage scrub and cactus scrub vegetation occur in localized areas (see Figure 2). In addition, annual grassland is scattered on ridgelines and in the canyon bottom where disturbances cleared native vegetation at some point in the past. This mosaic of vegetation types provides a varied habitat structure for wildlife populations that are expected to be relatively abundant and diverse.

In particular, oak woodland is an important habitat for many wildlife species that require trees for roosting and nesting and acorns as a food source. This importance, combined with its restricted distribution, often makes oak woodland a habitat targeted for conservation in southern California. Under the City Preservation, Protection, and Removal of Trees Ordinance (No. 999), the City protects native trees. Other regulated biological resources that occur on site are drainage features that fall under the jurisdiction of the USACE, Los Angeles RWQCB, and CDFW, found in the bottom of Marshall Canyon and most of the tributary drainages. Protection of the watershed, wildlife, and general biological diversity in the Wilderness Area was a significant reason for the acquisition grant and community input. Therefore, it is appropriate that multiple objectives were identified under a preservation goal.

Figure 5 Wilderness Area Habitat Enhancement Opportunities



Source: PCR Services Corporation.
2008 Draft La Verne Wilderness Area Management Plan.

Several objectives are identified for the goal of preserving and enhancing wildlife habitat, corridors, and diversity. Objectives targeted at enhancing valued habitats (and particularly alluvial fan sage scrub, chaparral, and oak woodlands) are focused on restoration of disturbed areas. Specific areas targeted for habitat enhancement are illustrated in Figure 5.

The City should consider leveraging its management resources through the use of community volunteer labor and partnerships with government and non-government entities to provide funding for enhancement programs and private and public mitigation projects. For example, use of the Wilderness Area restoration and enhancement actions could be tied to conditions of approval at the local (e.g., compliance with CEQA), State (e.g., compliance with CDFW Lake and Streambed Alteration Agreements), or federal (e.g., compliance with USACE Section 404 Permits) levels.

Goal #1: Preserve and Enhance Wildlife Habitat Corridors and Diversity

Objective 1.1: Enhance and Protect All Habitat Areas

Action 1.1.1: Remove any abandoned facilities

Action 1.1.2: Remove non-native tree species

Action 1.1.3: Install public access control signing along selected locations of the trail (See Figures 8 and 9) and along Sunrise Ridge Road stating “Habitat Management Area - No Public Access”

Action 1.1.4: Based on results of annual monitoring (see also Objective 7.1), install public access control railings as necessary to inhibit off-trail use and creation of volunteer trails

Action 1.1.5: Based on results of annual monitoring (see also Objective 7.1), decommission, restore to a natural gradient, and/or stabilize any volunteer trails that have been created

Action 1.1.6: Avoid vegetation removal and management activities within the Coast Prickly Pear Scrub sensitive vegetation community (see Figure 2) and in areas that provide habitat to sensitive plant and wildlife species

Action 1.1.7: Should vegetation removal in sensitive areas be determined to be necessary and appropriate, special status species surveys will be conducted prior to any work commencing

Action 1.1.8: Avoid management activities that would prohibit wildlife movement through the Wilderness Area

Action 1.1.9: Coordinate with appropriate federal, state, or local agencies, such as the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or the Los Angeles Regional Water Quality Control Board, prior to conducting management activities in riparian areas

Action 1.1.10: Coordinate with the US Forest Service to ensure that management activities are consistent with the Forest Plan, San Gabriel National Monument Plan, and San Dimas Experimental Forest

Objective 1.2: Restore the Southern Wash Corridor as Riversidean Alluvial Fan Sage Scrub with a Surrounding Modified Coast Live Oak Woodland/Grassland Habitat

Action 1.2.1: Remove non-native shrubs and trees

Action 1.2.2: Revegetate with appropriate native species

Action 1.2.3: Weed abatement shall occur in coast live oak woodland/grassland areas annually. Disking shall be prohibited.

Objective 1.3: Preserve Existing, and Where Appropriate, Enhance Northern Mixed Chaparral/Coast Live Oak Woodland

Action 1.3.1: Remove non-native shrubs and trees

Action 1.3.2: Revegetate with appropriate native species

Objective 1.4: Revegetate Disturbed Areas

Action 1.4.1: Rip and grade abandoned roads and social trails where appropriate

Action 1.4.2: Hydroseed with native erosion control mix

Action 1.4.3: Limit public access during establishment period

Objective 1.5: Preserve Significant and Heritage Trees

Action 1.5.1: Avoid trimming and removal of significant and heritage trees

Action 1.5.2: Tree replacement will be included in restoration activities as appropriate

Action 1.5.3: Tree trimming or removal will take place outside of nesting bird season

Public Safety Goals

Locating a hiking trail in the floodplain of an intermittent drainage and then crossing the drainage can be challenging relative to the ongoing maintenance of the trail (see Goal #2). Careful design and choice of materials are required to minimize any undercutting of the trail and avoid ongoing rehabilitation costs that may be onerous. A cautious approach in trail siting, design, and development will be used to start a trail route composed of natural materials involving minimal grading. After a sufficient annual monitoring period of runoff patterns, the trail location may be modified and the trail tread upgraded as appropriate.

To address the potential for increased fire hazard associated with public use, the City is committed to programming and implementing fuel modification activities necessary to protect nearby neighborhoods from wildfires (see Goal #3). In addition, as discussed further below, the City will provide rules for use of the Wilderness Area that close the area during periods of potential flood risk and high and extreme fire danger, prohibit fires of any kind, and limit the number of access points for the public to enter (see Objectives 2.2, 3.2, and 3.3).

Flood Risk

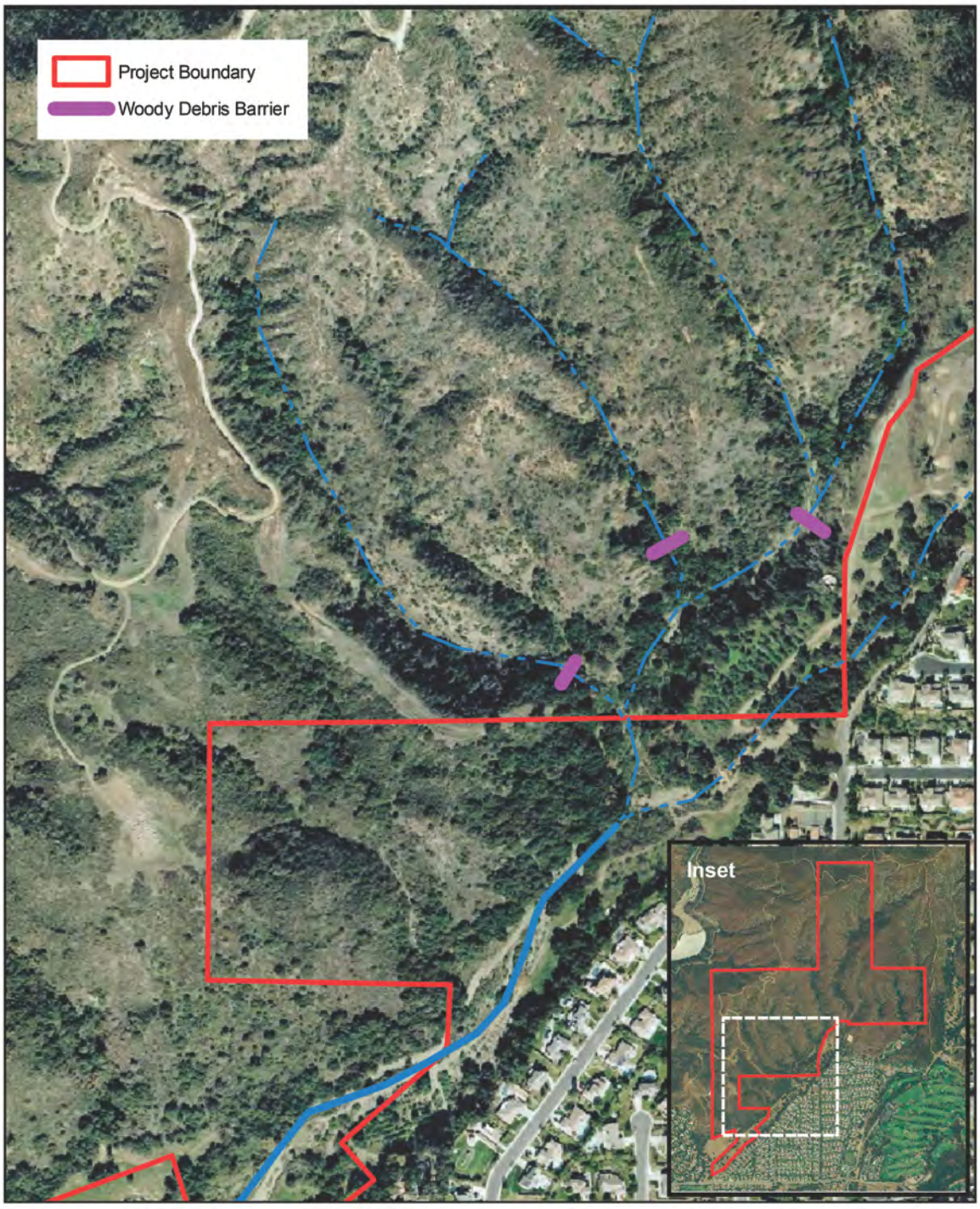
The goal that addresses existing flood problems is based on considerations of issues primarily raised by immediate neighbors to the Wilderness Area. The City has explored the construction of a flood control debris basin in the Wilderness Area, as part of a management approach to alleviate the flood hazard onsite and downstream. However, the City's ability to respond to this issue is constrained by the stipulations of the State grant that do not allow such improvements within the 208-acre portion of the Wilderness Area. The 150-acre portion of the Wilderness Area that has no such grant restrictions contains topography that makes locating such a debris basin structure infeasible. There are also questions about the City's ability to adequately budget for the capital improvements and on-going maintenance costs of such structures.

Nevertheless, the City is committed to exploring the possibility of installing and maintaining woody debris racks across three tributary drainages for purposes of reducing the amount of woody debris that could be carried downstream during heavy rainfall, particularly following wildfires in the upstream watershed (see Objective 2.1). The recommended location of these racks is shown in Figure 6 and a schematic diagram showing their conceptual design is provided in Figure 7. The design and construction of these racks would be minor facilities. They are not intended to detain water flow, which is not permitted under the grant funding for the acquisition of the Wilderness Area, and they would have only minimal capability to detain sediment transport. Rather, they are intended to prevent larger woody debris from reaching downstream areas where the debris could become lodged in the channel or at culvert entrances to “block / dam” water flow and cause subsequent damage to the Wilderness Area and adjacent properties.



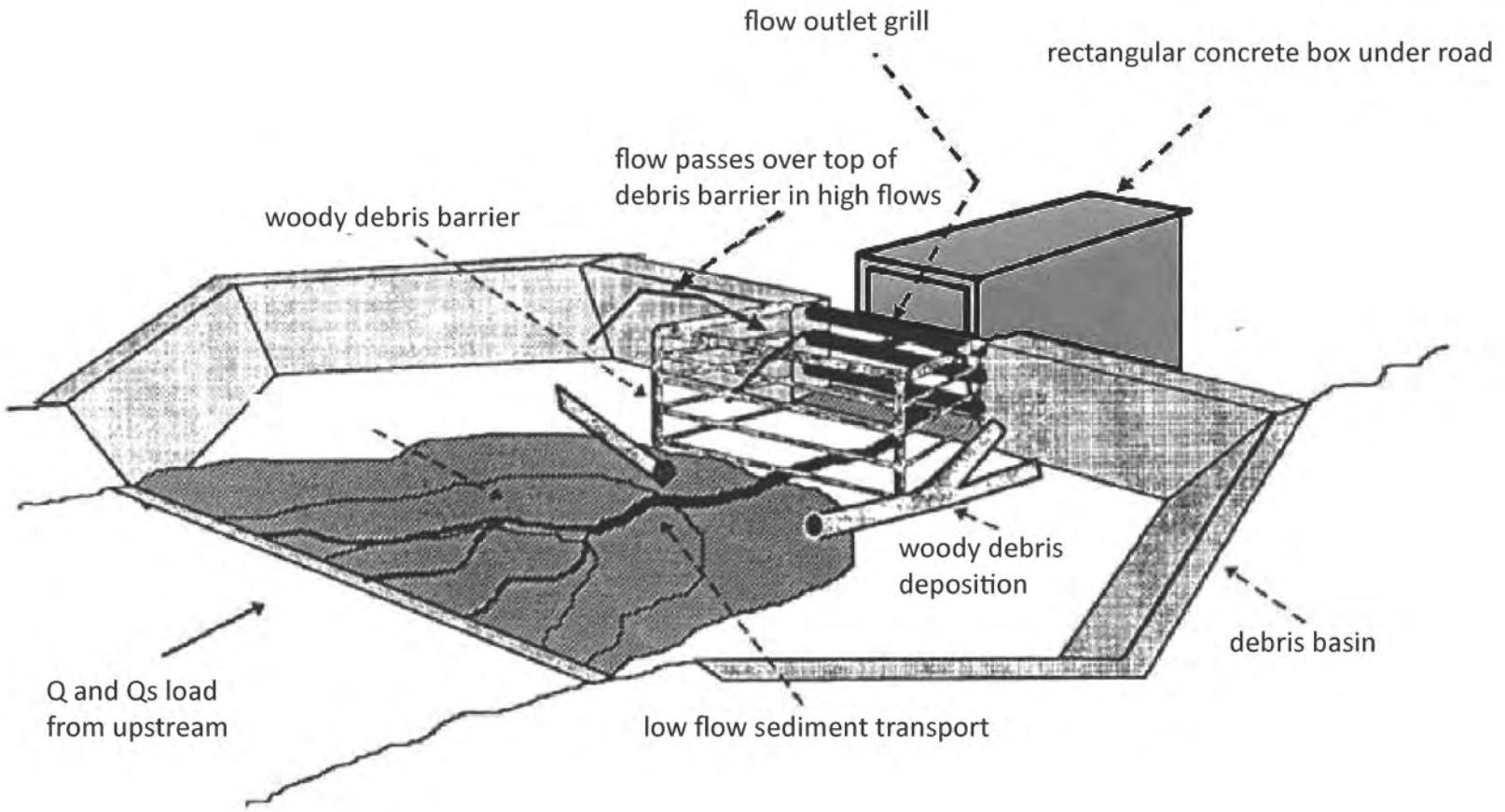
View of dry drainage in Coastal Live Oak woodland in southwestern corner of La Verne Wilderness Area, facing northeast.
©Rincon Consultants, Inc. 2016.

Figure 6 Recommended Locations of Woody Debris Racks



Source: PCR Services Corporation.
2008 Draft La Verne Wilderness Area Management Plan.

Figure 7 Conceptualized Woody Debris Rack



Source: PCR Services Corporation.
2008 Draft La Verne Wilderness Area Management Plan.

Goal #2: Provide Flood Hazard Management

Objective 2.1: Manage Stormwater, Sediment, and Woody Debris

Action 2.1.1: Delineate and field stake the 100-year floodplain of the wash and a riparian buffer within the southern limits of the Wilderness Area. Manage as a Coast Live Oak Woodland habitat corridor to provide both habitat diversity and facilitate the transport of floodwaters (See also Goal #1)

Action 2.1.2: Coordinate with appropriate federal, state, or local agencies, such as the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or the Los Angeles Regional Water Quality Control Board, prior to conducting management activities in riparian areas

Action 2.1.3: Explore the possibility of installing and maintaining up to three woody debris racks to discourage debris from moving downstream

Objective 2.2: Provide for Public Safety

Action 2.2.1: Close area to public access during potential rain, flood periods, and when the southern drainage crossing is wet

Wildfire Risk

To reduce wildfire risk to the extent possible, the Wilderness Area will be closed during periods of high and extreme fire danger, prohibit fires and smoking of any kind, and limit the number of public access points to the Wilderness Area along its southern boundary to one location.

It is recognized that resource management activities related to the provision of a coast live oak woodland wildlife corridor (Goal #1) and floodplain of the creek in the lower portions of the Wilderness Area (Goal #2) result in a de-facto modification of fuel loads adjacent to existing residences along Monterey Road consistent with California's Wildland-Urban Interface Code requirements for designated areas. Wildfire hazard management within the Wilderness Area requires specialized management provisions. In cooperation with the La Verne Fire Department and other fire authorities (CAL FIRE, Los Angeles County, U.S. Forest Service), a local Brush and Fuel Load Management Plan will be prepared and will include:

- vegetative treatments of native scrub and chaparral along trails (if necessary)
- appropriate methods (mechanical clearance, hand-tool thinning, goats, etc.) to provide adequate protection without compromising user experience or causing undo environmental impacts

Goal #3: Provide Wildfire Hazard Management

Objective 3.1: Clear Brush and Modify Fuel Load

Action 3.1.1: Weed abatement shall occur in low-lying areas of the wash in the southern portion of the Wilderness Area annually (See also Goals #1 and #2). Disking shall be prohibited.

Action 3.1.2: In cooperation with Los Angeles County, prepare a local *Brush and Fuel Load Vegetation Management Plan* in one year of the Wilderness Area opening to the public, and review the plan every five years

Objective 3.2: Prohibit Fires

Action 3.2.1: Prohibit any fires for recreation or maintenance in the Wilderness Area

Action 3.2.2: Prohibit smoking in the Wilderness Area

Objective 3.3: Provide for Public Safety

Action 3.3.1: Close area to public access during periods of extreme fire danger, as defined as Fire Weather Warning, announced by the United States National Weather Service

Action 3.3.2: No road or trail maintenance or fuel management activities shall occur during periods of extreme fire danger (Fire Weather Warning or Fire Weather Watch days, as posted by the United States National Weather Service)

Action 3.3.3: In cooperation with other agencies, design, locate, and develop strategies for acquiring and improving emergency access to the Wilderness Area and facilitating evacuation in the event of a wildfire

Action 3.3.4: Notify the responsible agency of any identified fire road maintenance needs

Public Access Goals

Public use and enjoyment of the Wilderness Area's natural setting is understood to be a community-wide benefit. Nevertheless, some immediate neighbors have expressed concerns about the increased potential for wildfires and the interruption of their own quiet enjoyment of backyard environments. These concerns guide the public access goals of the Management Plan.

Considerations for public access and use include a wide range of options. These vary from no public access at any time to open access with hour restrictions. Expressed issues generally fell into the following topical areas: public safety, increased fire hazard, access options, parking at access points, the expansion of trail network and connectivity to adjacent Angeles National Forest lands versus no or limited new trails, the provision of restroom and water facilities, and security and maintenance costs.

In order to address these various perspectives, a number of goals and objectives are incorporated into the Management Plan. Overall, the goals and objectives, when taken as a whole, are aimed at

providing an enjoyable outdoor recreation experience directed toward access to the adjacent Angeles National Forest with no or minimal impact to the environment and nearby neighborhoods.

Public access and use of the Wilderness Area will require active management and maintenance, and implies added responsibilities for the City. Specific goals and objectives are crafted to minimize capital improvement and maintenance costs, but provide for sufficient features and staffing for Management Plan implementation. To the extent feasible, the City will pursue opportunities to share and reduce these obligations and their associated costs. Conceptual public access program features are provided in Figure 8 and Figure 9.



Examples of restricted access mechanisms that may be used to manage public access in the La Verne Wilderness Area
Top left Golden Hills Wilderness Park, La Verne ©Rincon Consultants, Inc. 2016; top right Marshall Canyon Staging Area courtesy of County of Los Angeles Department of Parks and Recreation; bottom La Verne Wilderness Area restricted access at Via Vista Court. ©Rincon Consultants, Inc. 2016.

Figure 8 Conceptual Public Access

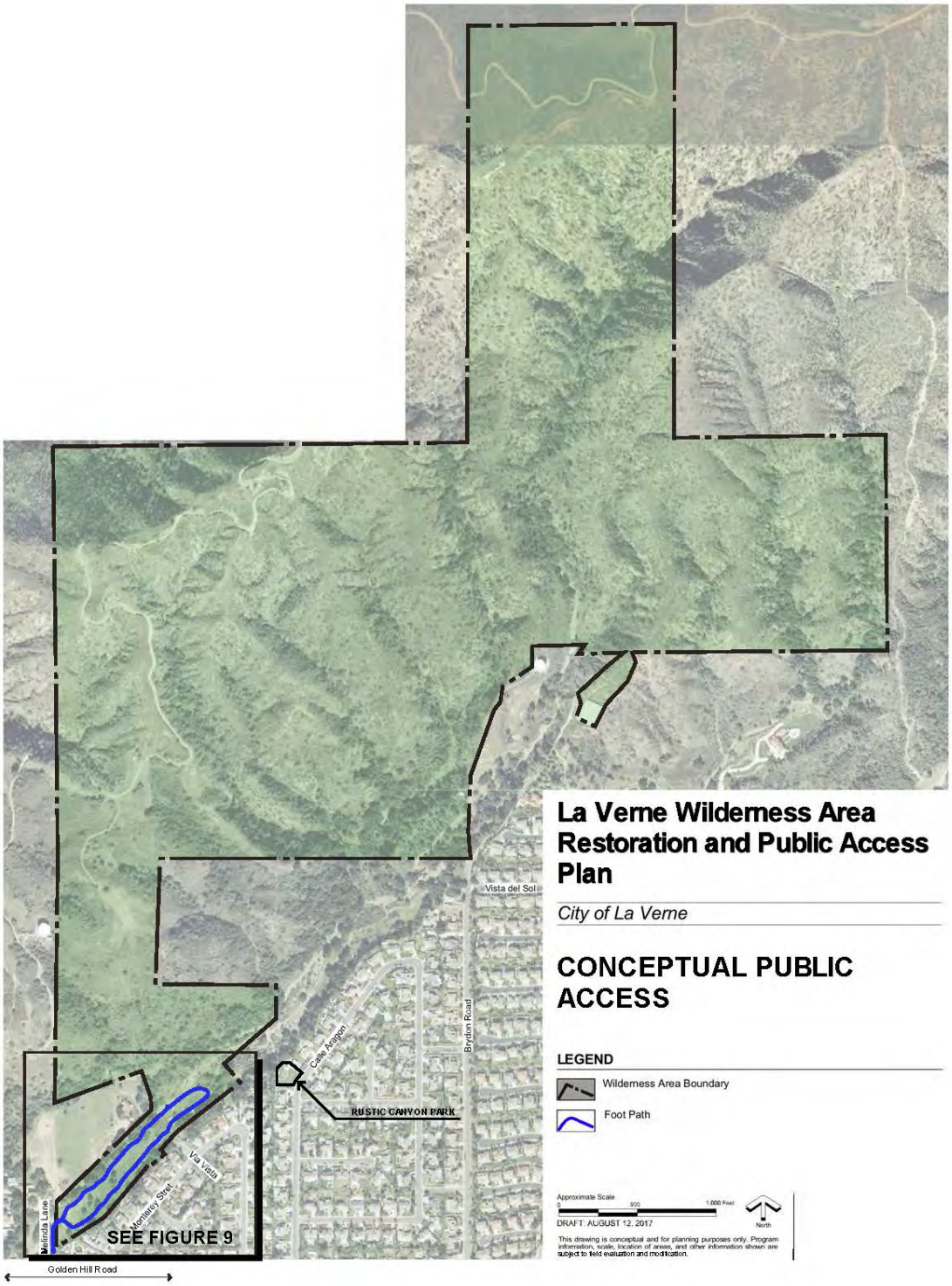
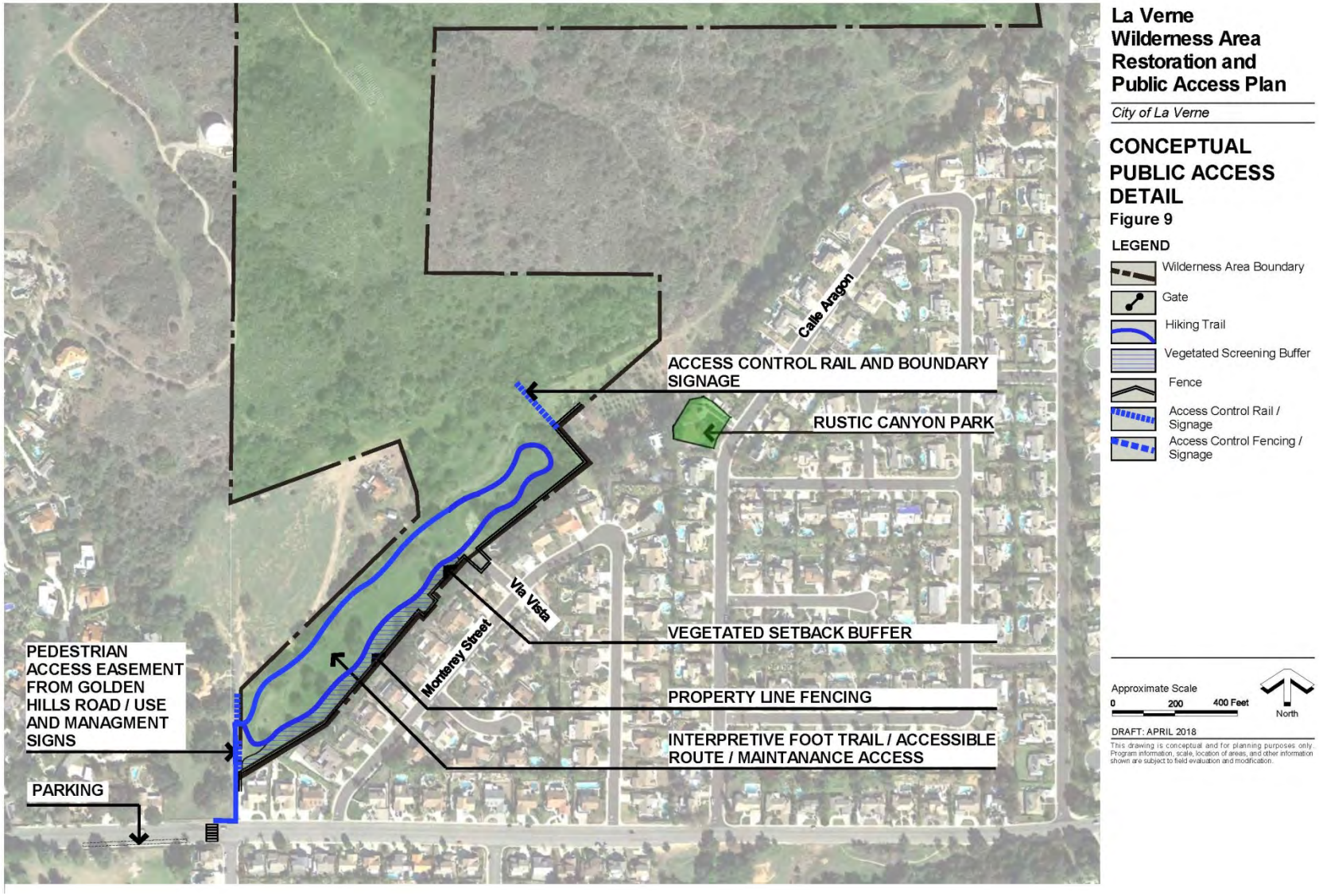


Figure 9 Conceptual Public Access: Inset



Goal #4: Provide a Tranquil and Safe Visitor Experience

OBJECTIVE 4.1: SECURE ACCESS

Action 4.1.1: Employ a dedicated easement for public access from Golden Hills Road to the downstream end of the wash within the southern limits of the Wilderness Area[1]

OBJECTIVE 4.2: DEVELOP LIMITED USE FACILITIES

Action 4.2.1: Identify space for and create parking spaces, one of which would be an accessible parking space, through striping and/or signage along Golden Hills Road for use to access the Wilderness Area

Action 4.2.2: Develop a foot trail to avoid and/or minimize resource impacts and related mitigation to include:

- An accessible trail/maintenance route from Golden Hills Road into the Wilderness Area
- An approximately 0.6-mile, 8-foot wide accessible trail/ maintenance route from Golden Hills Road leading into the Wilderness Area and forming a loop (conceptual trail shown in Figures 8 and 9), and composed of natural materials with a firm and stable surface

Action 4.2.3: Provide benches at key location(s) where there is shade or opportunities to plant trees for future shade

Action 4.2.4: Provide interpretive signs at key locations addressing wildlife habitat and use, and respect for privacy for adjacent neighbors

Action 4.2.5: Provide management and safety signs at the Golden Hills Road entrance to include information about general use regulations, a trail map, and universal access conditions. The following information would be conveyed to the trail user:

- Use restrictions
- Permit requirements
- Universal access information, including:
  - Degree of difficulty rating
  - Length of trail segment
  - Surface type
  - Typical and minimum tread width
  - Typical and maximum running slope
  - Typical and maximum cross slope
  - Change in elevation over the total trail length and maximum elevation obtained
- Presence and danger of mountain lions, bears, and rattlesnakes

[1] Reference: Conditions of Approval #34; Case Nos. 35-15TTM, 36-15ZC, 37-15ZA, and 38-15TR Proposed Residential Subdivision (Sage Canyon) – 1977 Golden Hills Road.

Goal #5: Provide Controlled Public Access

Objective 5.1: Provide for Public Safety

Action 5.1.1: Prohibit bicycles and equestrians

Action 5.1.2: Require all dogs to be on leashes pursuant to La Verne Municipal Code Section 6.16.070 Leash Law

Objective 5.2: Provide a Single Access Point from the City

Action 5.2.1: Develop access entrance on Golden Hills Road

Action 5.2.2: Identify space for parking spaces along Golden Hills Road and post information regarding appropriate alternative overflow parking locations

Action 5.2.3: Install an open / lock gate at Golden Hills Road

Objective 5.3: Designate Wilderness Area as Pedestrian Access / Day Use Only (No Overnight Use)

Action 5.3.1: Install lockable gates and associated fencing at Golden Hills Road

Action 5.3.2: Install use and regulatory signs at Golden Hills Road (see also Action 4.2.4 and 4.2.5)

Action 5.3.3: Limit Wilderness Area use from one hour after sunrise to one hour before sunset

Objective 5.4: Limit Use to Trail-Related Pedestrian Activities

Action 5.4.1: Provide no picnic or restroom facilities

Action 5.4.2: Require groups of 10 or more individuals to obtain a special use permit

Action 5.4.3: Clearly inform the public / post all prohibited uses (see also Action 4.2.4 and 4.2.5)

Objective 5.5: Provide Phased Public Access Program Based on Available Staff Resources and Funding

Action 5.5.1: Phase 1: Allow initial access only to small groups (from 5 up to 20 individuals) through a special use permit system identifying one designated responsible individual (reviewed annually to determine Phase 2)

Phase 2: Based on results of annual use monitoring, issue special use group permits and individual access permits (once implemented, reviewed annually to determine Phase 3)

Phase 3: Based on results of annual use, allow individual access for general use without permits (once implemented, reviewed annually)

Action 5.5.2 Consider engaging and coordinating with local non-profit organizations, such as the La Verne Land Conservancy, to assist with staffing and patrolling the Wilderness Area

Objective 5.6: Protect Adjacent Private Property

Action 5.6.1: Maintain approximately 50 feet between the public access trail and existing backyard property lines along Monterey Street

Action 5.6.2: Install secure property line fencing parallel to Monterey Street where not already existing

Action 5.6.3: Install signs along boundary lines designating the "Wilderness Area Boundary"

Action 5.6.4: Public access to the Wilderness Area through private properties (including from Calle Aragon and Brydon Road) shall be prohibited

Action 5.6.5: Consult with immediate adjacent neighbors to detail the location and design of boundary line / public access control fencing parallel to Monterey Street and the Wilderness Area entrance

General Management Goals

In implementing the Management Plan, the City must consider applicable regulatory compliance, related capital improvement, and on-going maintenance costs.

Selected Management Plan actions may require compliance with regulatory programs at the State and Federal levels. Through the CEQA process and the incumbent identification of any potentially significant adverse impacts, mitigation above and beyond the Management Plan actions will be provided for and documented. Following certification of the document by the City, the mitigation measures will be incorporated into the Plan and monitored to pursuant to State law.

The State may also claim its jurisdiction over any drainages and the associated riparian habitat encroached upon by any elements of the Management Plan. For instance, the placement of woody debris racks in tributary drainages, any trail crossings of drainages and related habitat enhancement activities could trigger the need to obtain a Lake and Streambed Alteration Agreement with the CDFW pursuant to Section 1600 of the State Fish and Game Code. Similarly, any alterations to drainages claimed to be jurisdictional by the USACE (normally the area within the ordinary high water mark of a drainage) may trigger federal regulation pursuant to Section 404 of the federal Clean Water Act. Depending on the size of jurisdictional area affected, either a pre-construction notification or nation-wide permit is likely to be required.

Goal #6: Cooperate with Others in Management of the Wilderness Area

Objective 6.1: Coordinate with other agencies / interest groups / volunteers / neighbors to complement City staff in implementing resource management activities and capital improvements

Action 6.1.1: Coordinate with appropriate federal, state, or local agencies, such as the Forest Service, U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or the Los Angeles Regional Water Quality Control Board, prior to conducting management activities in riparian areas

Action 6.1.2: Coordinate with the US Forest Service to ensure that management activities are consistent with the Forest Plan, San Gabriel Mountains National Monument Plan, and San Dimas Experimental Forest

Action 6.1.3: Where feasible, enter into inter-jurisdictional cooperative agreement with allied agencies such the Angeles National Forest, the San Gabriel Mountains National Monument, Los Angeles County Department of Parks and Recreation, the cities of Claremont and San Dimas, and non-governmental organizations, to implement resource management programs

Action 6.1.4: Consider entering an agreement with local non-profit organizations, such as the La Verne Land Conservancy, to assist in resource management activities

Objective 6.2: Community Involvement

Action 6.2.1: Consult with immediate adjacent neighbors to detail the location and design of boundary line / public access control fencing parallel to Monterey Street and the Wilderness Area entrance

Action 6.2.2: Consult with the community, including non-governmental organizations, such as the La Verne Land Conservancy, to develop the final trail design

Goal #7: Provide Sufficient Onsite Presence to Manage the Wilderness Area

Objective 7.1: Coordinate with other agencies / trail groups / volunteers / neighbors to complement City staff presence

Action 7.1.1: Monitor public access conditions at the beginning, middle, and end of the primary recreation season and after major storm events

Action 7.1.2: Provide onsite management presence on weekends and holidays during the prime use season once the Wilderness Area is open for general use (see Objective 5.5 Phase 3) with City staff as funding allows, or through management agreements, others (see also Objective 6.1)

Action 7.1.3: Establish a Wilderness Area Watch hot line

Goal #8: Reflect Changes in Surrounding Use and Ownership Conditions

Objective 8.1: Assure the Management Plan remains current as conditions change.

Action 8.1.1: Review the Management Plan as needed and update as necessary

Goal #9: Obtain Sufficient Funds to Assure Full Implementation of the Management Plan

OBJECTIVE 9.1: SECURE FUNDS FOR RESOURCE MANAGEMENT

Action 9.1.1: Subsequent to any Management Plan actions, consider resource management enhancement actions for potential funding through City project mitigation requirements, or mitigation by others

Action 9.1.2: Apply for funding from watershed management and wildlife enhancement grant programs

OBJECTIVE 9.2: SECURE FUNDS FOR CAPITAL IMPROVEMENTS

Action 9.2.1: Apply for funding from watershed, watchable wildlife, and park/open space grant programs

OBJECTIVE 9.3: SECURE FUNDS FOR PUBLIC ACCESS MANAGEMENT

Action 9.3.1: Prior to opening the Wilderness Area to general use without permits (reference Objective 5.5 Phase 3), fund a position to monitor and manage the Wilderness Area and coordinate habitat management programs in the Wilderness Area



Scalebroom in northwestern portion of La Verne Wilderness Area. ©Rincon Consultants, Inc. 2016

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Implementation

Estimated Cost

Projected capital improvement costs to provide flood protection, enhance natural habitat values, and offer new and enhanced visitor experiences consistent with the goals and objectives of the Management Plan are detailed in Appendix C of this Management Plan. Projected costs are not absolute and should be reassessed as needed.

Priorities

General implementation priorities for individual goals are presented in the table below. Recommended priorities are not absolute and should be modified based on opportunities that may occur over time.

Table 2 Implementation Priorities for Individual Goals

	Priority		
General	**Year 1 to 2**	**Year 3 to 5**	**Beyond 5 years**
Regulatory Compliance (CEQA and permitting)	x		
Goal			
1. Preserve and enhance habitat, corridors, and diversity	x	x	
2. Provide flood hazard management		x	
3. Provide wildfire hazard management	x	x	
4. Provide a tranquil and safe visitor experience		x	x
5. Provide controlled public access		x	x
6. Cooperate with others in management of Wilderness Area		Ongoing	
7. Provide sufficient onsite presence to manage Wilderness Area		Ongoing	
8. Reflect changes in surrounding use and ownership conditions		Ongoing	
9. Obtain sufficient funds to implement Management Plan		Ongoing	

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Document Preparation

Rincon Consultants, Inc. prepared the La Verne Wilderness Area Management Plan under contract to the City of La Verne. Bill Aguirre is the Community Service Director for the City of La Verne and oversaw the project planning efforts. Persons involved in data gathering analysis, project management, and quality control include the following.

Rincon Consultants, Inc.

Stephen Svete, AICP, LEED AP ND, Vice President and Director of Planning
Sally Schifman, Senior Environmental Planner and Lead Author
April Durham, PhD, Senior Technical Editor and Graphic Designer
Christina McAdams, Senior Biologist
Matthew Long, MESc, Senior Environmental Scientist
Lilly Rudolph, AICP, Senior Planner

2M Associates

Patrick Miller, FASLA

Appendix A

Wilderness Area Vegetation and Wildlife Species

Appendix B

Public Workshop Summaries

Appendix C

Estimated Implementation Costs

RESOLUTION NO. 1232

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA RECOMMENDING APPROVAL OF THE LA VERNE WILDERNESS AREA MANAGEMENT AND PUBLIC ACCESS PLAN WITH A PHASING PLAN AND CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT

WHEREAS, on April 10, 2019, the Planning Commission conducted a public hearing in which it recommended adoption of the La Verne Wilderness Area Management and Public Access Plan, finding the plan to be in conformance with the goals and objectives on the La Verne General Plan; and

WHEREAS, Sections 2.48.020 through 2.48.165 of the La Verne Municipal Code empowers 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 plans; and

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

WHEREAS, the proposed plan has less than significant impacts or less than significant impacts on the environment after mitigation measures are in place and adopts the prepared Environmental Impact Report; and

WHEREAS, the Planning Commission has previously conducted duly noticed public hearings on October 10, 2018, December 12, 2018 and January 9, 2019.

WHEREAS, the Planning Commission conducted a duly noticed public hearing on April 10, 2019 and considered additional public testimony in accordance with City and State requirements.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of La Verne as follows:

Section 1. **Environmental Determination**. The Planning Commission HEREBY FINDS and DETERMINES that (i) the plan has less than significant impacts or less than significant impacts on the environment after mitigation measures are in place and recommends City Council approval of the prepared Environmental Impact Report ("EIR"), (ii) EIR reflects the City's, as the lead agency, independent review and analysis of the EIR; and (iii) the EIR, as presented, has been prepared in accordance with the CEQA.

Section 2. **Findings.** In recommending the approval of the proposed plan, the Planning Commission HEREBY FINDS AND DETERMINES:

1. The proposed plan, with the mitigation measures is in conformance with the goals and objectives of the General Plan.

2. Public necessity, general welfare, and effective city planning practice require and support the new plan.

3. The character, style, and use of materials harmonize with the natural setting.

4. The proposed plan would better serve the area considering the nature, use, and proposed uses of the adjacent properties.

5. Adoption of the plan would not negatively affect adjacent properties.

Section 3. **Approval.** Based upon the above findings, the Planning Commission HEREBY RECOMMENDS THE CONDITIONAL APPROVAL of the proposed plan and accompanying environmental documents for the La Verne Wilderness Area Management and Public Access Plan with the accompanied phasing plan for the project as set forth below:

Phase 1: Staff shall explore the option to request to amend the project scope for use of the $650,000 grant obtained in 2016 from RPOSD to fund Phase 1. Phase 1 will begin when funding is obtained.

The following Actions will be included in Phase 1 of the Implementation Plan:

Objective 1.0: Community Engagement:

The City will support and engage with the La Verne Land Conservancy, and all interested stakeholders to create a committee or to further evaluate and explore the feasibility of creating trail and accessibility options, relying on the existing Environmental Impact Report (EIR). It is intended that this effort take place within the next 24 months to ensure that data upon which the EIR is based remains valid.

Objective 1.1: Enhance and Protect All Habitat Areas:

Action 1.1.1: Remove any abandoned facilities

Action 1.1.2: Remove non-native tree species

Action 1.1.6: Avoid vegetation removal and management activities within the Coast Prickly Pear Scrub sensitive vegetation community (see Figure 2) and in areas that provide habitat to sensitive plant and wildlife species

Action 1.1.7: Should vegetation removal in sensitive areas be determined to be necessary and appropriate, special status species surveys will be conducted prior to any work commencing

Action 1.1.8: Avoid management activities that would prohibit wildlife movement through the Wilderness Area

Action 1.1.9: Coordinate with appropriate federal, state, or local agencies, such as the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or the Los Angeles Regional Water Quality Control Board, prior to conducting management activities in riparian areas

Action 1.1.10: Coordinate with the US Forest Service to ensure that management activities are consistent with the Forest Plan, San Gabriel National Monument Plan, and San Dimas Experimental Forest

Objective 1.2: Restore the Southern Wash Corridor as Riverside an Alluvial Fan Sage Scrub with a Surrounding Modified Coast Live Oak Woodland/Grassland Habitat:

Action 1.2.1: Remove non-native shrubs and trees

Action 1.2.2: Revegetate with appropriate native species

Action 1.2.3: Weed abatement shall occur in coast live oak woodland/grassland areas annually. Disking shall be prohibited.

Objective 1.3: Preserve Existing, and Where Appropriate, Enhance Northern Mixed Chaparral/Coast Live Oak Woodland

Action 1.3.1: Remove non-native shrubs and trees

Action 1.3.2: Revegetate with appropriate native species

Objective 1.4: Revegetate disturbed areas

Action 1.4.1: Rip and grade abandoned roads and social trails where appropriate

Action 1.4.2: Hydroseed with native erosion control mix

Action 1.4.3: Limit public access during establishment period

Objective 1.5: Preserve Significant and Heritage Trees

Action 1.5.1: Avoid trimming and removal of significant and heritage trees

Action 1.5.2: Tree replacement will be included in restoration activities as appropriate

Action 1.5.3: Tree trimming or removal will take place outside of nesting bird season

Objective 2.1: Manage Stormwater, Sediment, and Woody Debris

Action 2.1.1: Delineate and field stake the 100-year floodplain of the wash and a riparian buffer within the southern limits of the Wilderness Area. Manage as a Coast Live Oak Woodland habitat corridor to provide both habitat diversity and facilitate the transport of floodwaters (See also Goal #1)

Action 2.1.2: Coordinate with appropriate federal, state, or local agencies, such as the U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or the Los Angeles Regional Water Quality Control Board, prior to conducting management activities in riparian areas

Objective 3.1: Clear Brush and Modify Fuel Load

Action 3.1.1: Weed abatement shall occur in low-lying areas of the wash in the southern portion of the Wilderness Area annually (See also Goals #1 and #2). Disking shall be prohibited.

Action 3.1.2: In cooperation with Los Angeles County, prepare a local *Brush and Fuel Load Vegetation Management Plan* in one year of the Wilderness Area opening to the public, and review the plan every five years

Objective 3.2: Prohibit Fires

Action 3.2.1: Prohibit any fires for recreation or maintenance in the Wilderness Area

Action 3.2.2: Prohibit smoking in the Wilderness Area

Objective 3.3: Provide for Public Safety

Action 3.3.3: In cooperation with other agencies, design, locate, and develop strategies for acquiring and improving emergency access to the Wilderness Area and facilitating evacuation in the event of a wildfire

Action 3.3.4: Notify the responsible agency of any identified fire road maintenance needs

Objective 6.1: Coordinate with other agencies / interest groups / volunteers / neighbors to complement City staff in implementing resource management activities and capital improvements

Action 6.1.1: Coordinate with appropriate federal, state, or local agencies, such as the Forest Service, U.S. Army Corps of Engineers, California Department of Fish and Wildlife, and/or the Los Angeles Regional Water Quality Control Board, prior to conducting management activities in riparian areas

Action 6.1.2: Coordinate with the US Forest Service to ensure that management activities are consistent with the Forest Plan, San Gabriel Mountains National Monument Plan, and San Dimas Experimental Forest

Action 6.1.3: Where feasible, enter into inter-jurisdictional cooperative agreement with allied agencies such the Angeles National Forest, the San Gabriel Mountains National Monument, Los Angeles County Department of Parks and Recreation, the cities of Claremont and San Dimas, and non-governmental organizations, to implement resource management programs

Action 6.1.4: Consider entering an agreement with local non-profit organizations, such as the La Verne Land Conservancy, to assist in resource management activities

Objective 8.1: Assure the Management Plan remains current as conditions change.

Action 8.1.1: Review the Management Plan as needed and update as necessary

Objective 9.1: Secure funds for resource management

Action 9.1.1: Subsequent to any Management Plan actions, consider resource management enhancement actions for potential funding through City project mitigation requirements, or mitigation by others

Action 9.1.2: Apply for funding from watershed management and wildlife enhancement grant programs

Objective 9.2: Secure funds for capital improvements

Action 9.2.1: Apply for funding from watershed, watchable wildlife, and park/open space grant programs

Phase 2: At which time, staff is directed by the City Council to move forward with Phase 2 of the La Verne Wilderness Area Management and Public Access Plan and/or if any new access points and trails are identified in Phase 1, staff will include those during Phase 2, noting that an update to the Environmental Impact Report (as necessary), a public workshop, and City Council approval may also be required prior to implementation.

The following Actions will be included in Phase 2 of the Implementation Plan:

Objective 1.1: Enhance and Protect All Habitat Areas

Action 1.1.3: Install public access control signing along selected locations of the trail (See Figures 8 and 9) and along Sunrise Ridge Road stating "Habitat Management Area - No Public Access"

Action 1.1.4: Based on results of annual monitoring (see also Objective 7.1), install public access control railings as necessary to inhibit off-trail use and creation of volunteer trails

Action 1.1.5: Based on results of annual monitoring (see also Objective 7.1), decommission, restore to a natural gradient, and/or stabilize any volunteer trails that have been created

Objective 2.1: Manage Stormwater, Sediment, and Woody Debris

Action 2.1.3: Explore the possibility of installing and maintaining up to three woody debris racks to discourage debris from moving downstream

Objective 2.2: Provide for Public Safety

Action 2.2.1: Close area to public access during potential rain, flood periods, and when the southern drainage crossing is wet

Objective 3.3: Provide for Public Safety

Action 3.3.1: Close area to public access during periods of extreme fire danger, as defined as Fire Weather Warning, announced by the United States National Weather Service

Action 3.3.2: No road or trail maintenance or fuel management activities shall occur during periods of extreme fire danger (Fire Weather Warning or Fire Weather Watch days, as posted by the United States National Weather Service)

Objective 4.1: Secure Access

Action 4.1.1: Employ a dedicated easement for public access from Golden Hills Road to the downstream end of the wash within the southern limits of the Wilderness Area[1]

Objective 4.2: Develop Limited Use Facilities

Action 4.2.1: Identify space for and create parking spaces, one of which would be an accessible parking space, through striping and/or signage along Golden Hills Road for use to access the Wilderness Area

Action 4.2.2: Develop a foot trail to avoid and/or minimize resource impacts and related mitigation to include:

- An accessible trail/maintenance route from Golden Hills Road into the Wilderness Area
- An approximately 0.6-mile, 8-foot wide accessible trail/ maintenance route from Golden Hills Road leading into the Wilderness Area and forming a loop (conceptual trail shown in Figures 8 and 9), and composed of natural materials with a firm and stable surface

Action 4.2.3: Provide benches at key location(s) where there is shade or opportunities to plant trees for future shade

Action 4.2.4: Provide interpretive signs at key locations addressing wildlife habitat and use, and respect for privacy for adjacent neighbors

Action 4.2.5: Provide management and safety signs at the Golden Hills Road entrance to include information about general use regulations, a trail map, and universal access conditions. The following information would be conveyed to the trail user:

- Use restrictions
- Permit requirements
- Universal access information, including:
  - Degree of difficulty rating
  - Length of trail segment
  - Surface type
  - Typical and minimum tread width
  - Typical and maximum running slope
  - Typical and maximum cross slope
  - Change in elevation over the total trail length and maximum elevation obtained
- Presence and danger of mountain lions, bears, and rattlesnakes

Objective 5.1: Provide for Public Safety

Action 5.1.1: Prohibit bicycles and equestrians

Action 5.1.2: Require all dogs to be on leashes pursuant to La Verne Municipal Code Section 6.16.070 Leash Law

Objective 5.2: Provide a Single Access Point from the City

Action 5.2.1: Develop access entrance on Golden Hills Road

Action 5.2.2: Identify space for parking spaces along Golden Hills Road and post information regarding appropriate alternative overflow parking locations

Action 5.2.3: Install an open / lock gate at Golden Hills Road

Objective 5.3: Designate Wilderness Area as Pedestrian Access / Day Use Only (No Overnight Use)

Action 5.3.1: Install lockable gates and associated fencing at Golden Hills Road

Action 5.3.2: Install use and regulatory signs at Golden Hills Road (see also Action 4.2.4 and 4.2.5)

Action 5.3.3: Limit Wilderness Area use from one hour after sunrise to one hour before sunset

Objective 5.4: Limit Use to Trail-Related Pedestrian Activities

Action 5.4.1: Provide no picnic or restroom facilities

Action 5.4.2: Require groups of 10 or more individuals to obtain a special use permit

Action 5.4.3: Clearly inform the public / post all prohibited uses (see also Action 4.2.4 and 4.2.5)

Objective 5.5: Provide Phased Public Access Program Based on Available Staff Resources and Funding

Action 5.5.1: Phase 1: Allow initial access only to small groups (from 5 up to 20 individuals) through a special use permit system identifying one designated responsible individual (reviewed annually to determine Phase 2)

Phase 2: Based on results of annual use monitoring, issue special use group permits and individual access permits (once implemented, reviewed annually to determine Phase 3)

Phase 3: Based on results of annual use, allow individual access for general use without permits (once implemented, reviewed annually)

Action 5.5.2 Consider engaging and coordinating with local non-profit organizations, such as the La Verne Land Conservancy, to assist with staffing and patrolling the Wilderness Area

Objective 5.6: Protect Adjacent Private Property

Action 5.6.1: Maintain approximately 50 feet between the public access trail and existing backyard property lines along Monterey Street

Action 5.6.2: Install secure property line fencing parallel to Monterey Street where not already existing

Action 5.6.3: Install signs along boundary lines designating the "Wilderness Area Boundary"

Action 5.6.4: Public access to the Wilderness Area through private properties (including from Calle Aragon and Brydon Road) shall be prohibited

Action 5.6.5: Consult with immediate adjacent neighbors to detail the location and design of boundary line / public access control fencing parallel to Monterey Street and the Wilderness Area entrance

Objective 6.2: Community Involvement

Action 6.2.1: Consult with immediate adjacent neighbors to detail the location and design of boundary line / public access control fencing parallel to Monterey Street and the Wilderness Area entrance

Action 6.2.2: Consult with the community, including non-governmental organizations, such as the La Verne Land Conservancy, to develop the final trail design

Objective 7.1: Coordinate with other agencies / trail groups / volunteers / neighbors to complement City staff presence

Action 7.1.1: Monitor public access conditions at the beginning, middle, and end of the primary recreation season and after major storm events

Action 7.1.2: Provide onsite management presence on weekends and holidays during the prime use season once the Wilderness Area is open for general use (see Objective 5.5 Phase 3) with City staff as funding allows, or through management agreements, others (see also Objective 6.1)

Action 7.1.3: Establish a Wilderness Area Watch hot line

Objective 8.1: Assure the Management Plan remains current as conditions change.

Action 8.1.1: Review the Management Plan as needed and update as necessary (Continued from Phase 1)

Objective 9.1: Secure funds for resource management

Action 9.1.1: Subsequent to any Management Plan actions, consider resource management enhancement actions for potential funding through City project mitigation requirements, or mitigation by others (Continued from Phase 1)

Action 9.1.2: Apply for funding from watershed management and wildlife enhancement grant programs (Continued from Phase 1)

Objective 9.2: Secure funds for capital improvements

Action 9.2.1: Apply for funding from watershed, watchable wildlife, and park/open space grant programs (Continued from Phase 1)

Objective 9.3: Secure funds for public access management

Action 9.3.1: Prior to opening the Wilderness Area to general use without permits (reference Objective 5.5 Phase 3), fund a position to monitor and manage the Wilderness Area and coordinate habitat management programs in the Wilderness Area

Section 4. The Chairman shall sign and the Secretary shall attest to the passage and adoption of this Resolution.

APPROVED AND ADOPTED this 10th day of April, 2019, by the Planning Commission at La Verne, California.

Chairman, Planning Commission

ATTEST:

Secretary, Planning Commission

USDA United States Department of Agriculture Forest Service
Angeles National Forest
San Gabriel River Ranger District
110 North Wabash Avenue
Glendora, CA 91741
626-335-1251
TDD: 626-447-8992

File Code: 1500
Date: May 1, 2017

Mr. Bill Aguirre
Community Services Director
City of La Verne
3660 D Street
La Verne, CA 91750-3559

Dear Mr. Aguirre:

I am writing in response to an undated letter in which you asked for my input on two concepts related to the City of La Verne's Wilderness Area Master Plan and associated Environmental Impact Report.

The map attached to your letter indicates that the La Verne Wilderness Area is within a special portion of the Angeles National Forest known as the San Dimas Experimental Forest (SDEF). National Forest System lands adjacent to the City's property are managed by the USDA Forest Service Pacific Southwest Research Station (PSW), a separate agency branch from mine. I will respond to your concepts to the best of my knowledge, but PSW officials retain the authority for administrative decisions within the Experimental Forest.

Your first concept is a trail leading from City of La Verne property to the Sunset Motor Ridge Trail. Public use is prohibited in the SDEF due to the special mission of the lands for research. Public trail use on these lands would not be consistent with PSW's current management.

The second concept is transferring a portion of the City's lands to the USDA Forest Service. The Forest Service has authority to purchase or accept donated land. Our realty program has limited resources, and at this time we have not identified the City's parcel as a priority. Since City lands are within the SDEF, PSW would need to identify it as a priority, then seek assistance with the process work from my staff based on their priority workload.

I will discuss your concept of a land transfer with the local Program Manager for PSW, Joshua Wilson, in Riverside, and inform you if PSW identifies potential for a future priority land acquisition. You may also contact Joshua directly at (951) 680-1558, or joshuawilson@fs.fed.us.

Thank you for your interest in the Angeles National Forest and SDEF. Under separate cover, I have mailed you a publication about the SDEF for your reference. I value our agency relationships with local cities and look forward to continued dialog.

Sincerely,

Matthew J. Bokach

MATTHEW J. BOKACH
Monument Manager

cc: Joshua Wilson, Pacific Southwest Research Station

CITY OF LA VERNE
CITY HALL
3660 "D" Street, La Verne, California 91750-3599
www.ci.la-verne.ca.us

October 18, 2018

Los Angeles County Department of Parks and Recreation
Attn: John Wicker
433 South Vermont Avenue, 4th Floor
Los Angeles, CA 90020

RE: La Verne Wilderness Plan and Environmental Impact Report

Dear Mr. Wicker,

I am writing concerning the La Verne Wilderness Area. As you may know, the La Verne Wilderness Area comprises approximately 286 acres adjacent to the Angeles National Forest. Most of the Wilderness Area is quite rugged and designated a Hazard Level Code of "3," which indicates the highest fire threat level. A map of the area is attached for your reference. In connection with the City's acquisition of the Wilderness Area, the City received Proposition A grant funding from the Department. For over a decade, the City has worked to achieve a wilderness plan that meets the requirements of the grant, preserves wildlife, protects the area's natural resources consistent with the conservation demands of local resource agencies, and is a valued asset to the community.

The Draft La Verne Wilderness Plan and associated Environmental Impact Report were considered by the City's Planning Commission on October 10, 2018. In a well-attended meeting, many community residents [and others] spoke against the public access component of the plan. Objections included arguments that the proposed loop trail design would not be inviting to users and would require significant on-going maintenance due to storm water flows. Others argued that the proposed public access would overly burden nearby residences with traffic and parking impacts. Concerns were also raised regarding public safety, and the increased potential for wild fires in this area due to this area being designated a Hazard Level Code of "3," which indicates the highest fire threat level. Adding to this, the proposed loop trail was also opposed by The La Verne Land Conservancy, who was the proponent who secured the grant funds in 2006. The California Department of Fish and Wildlife has also weighed in, strongly criticizing the environmental impacts posed by the loop trail.

Faced with no vocal support for the public access component contained in the plan, the Planning Commission continued the hearing to December 12, 2018 and requested staff to obtain addition information regarding the required threshold of "public access" for these wilderness lands in order to satisfy the grant funding requirements.
The Wilderness Area was acquired by the City with a combination of Proposition A (Safe Neighborhood Parks Proposition of 1996) and California Proposition 50 funds. The requirement of public access is set out in the Project Agreement (Grant No. 58MI-06-2075). Section J.3 provides:

> *"Grantee agrees to provide for reasonable public access to lands acquired in fee with grant monies, including the provision of parking and public restrooms, except where that access may interfere with resource protection."*

The La Verne Wilderness Area currently has existing public access by way of an unpaved road and trails. Access to the Wilderness Area plateau is currently available from the west via an unimproved parking area off of San Dimas Canyon Road and a well-used foot trail that connects with Mountain Springs Ranch Road to the east (See #1 on Map). Heading south, Mountain Springs Roads leads directly into the Wilderness Area. Additionally, from the northeast, Sunset Ridge Road travels down from Sunset Peak within the Angeles National Forest and along the border of the San Dimas Experimental Forest to the Wilderness Area, merging into the aforementioned Mountain Springs Ranch Road. While the southern access to Mountain Springs Ranch Road accesses a City water tank, this southern access first tracks through a gated community. The City possesses only a limited easement through the community and, although often accessed by mountain bike users going through the community without permission, this is not considered a feasible public access point from the south.

The Wilderness Plan proposes one additional public access at the southern boundary of the Wilderness Area by way of a pedestrian easement next to Golden Hills Road, a paved collector road. The pedestrian easement connects to a proposed loop trail.

While this additional access and proposed loop trail would enhance public access, the City's Planning Commission raised concerns that those gains are potentially offset by both environmental and community concerns related to the Golden Hills Road access and the proposed loop trail.

The Planning Commission has asked for clarification as to whether the additional public access from Golden Hills Road into this high fire zone is necessary in order to satisfy the terms of the grant, noting that public access points already exist and the City has no plans to restrict use at those points.

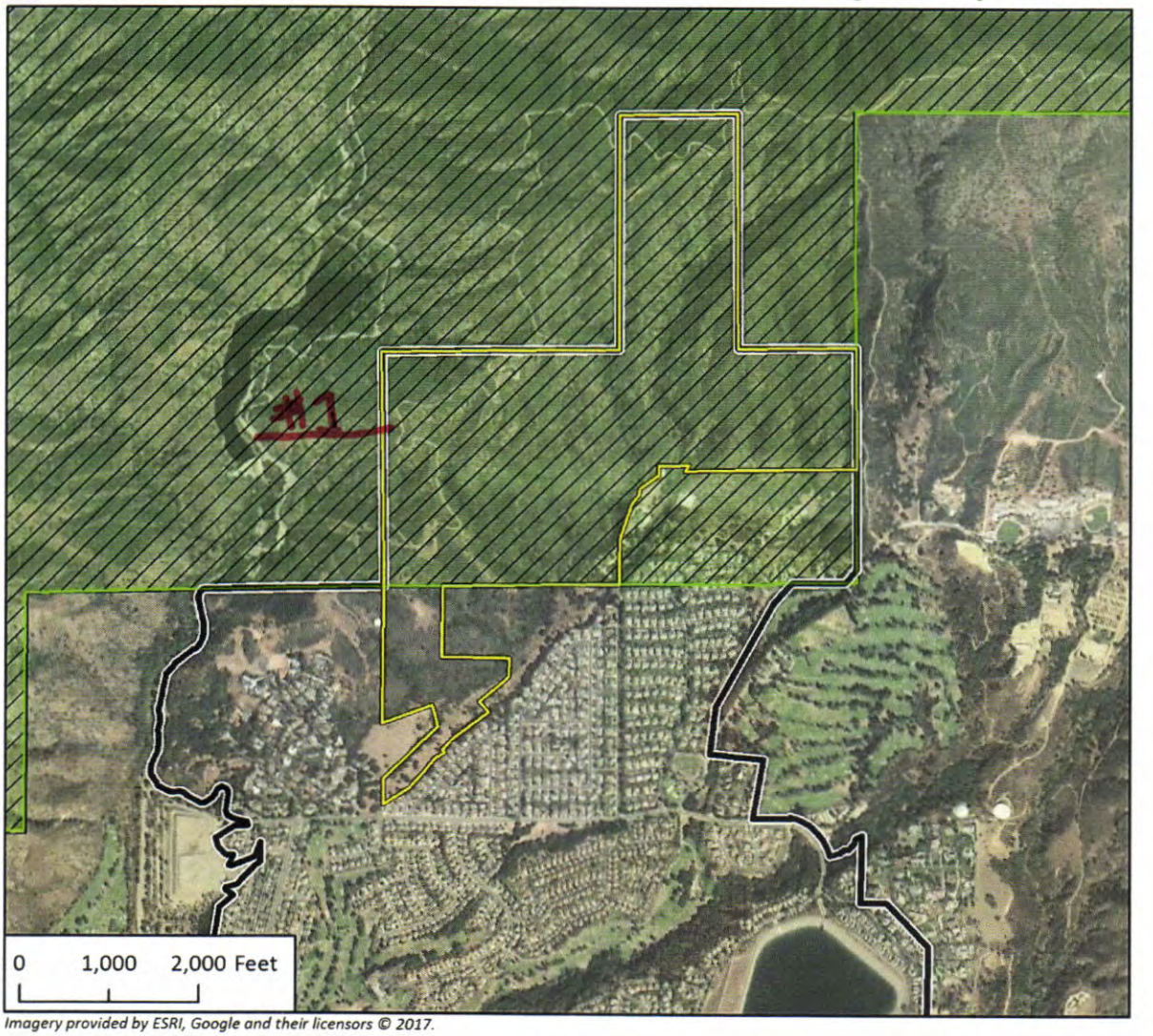
The Commission has also asked if the Department has any guidance or definitions as to the scope of the "public access" requirement contained in the grant so that we can better advise the City in considering public access alternatives. For instance, does the Department consider docent lead groups as meeting the public access requirement when compared to largely unfettered public access?

Thank you for considering the City's concerns. We would be please to meet with you or other Department representatives to discuss any additional details of the Wilderness Plan or to address your questions. I can be contacted by email at cbowcock@cityoflaverne.org or by phone at (909) 596-8706.

Sincerely,

Candice Bowcock
Senior Planner

Figure 1 Project Location



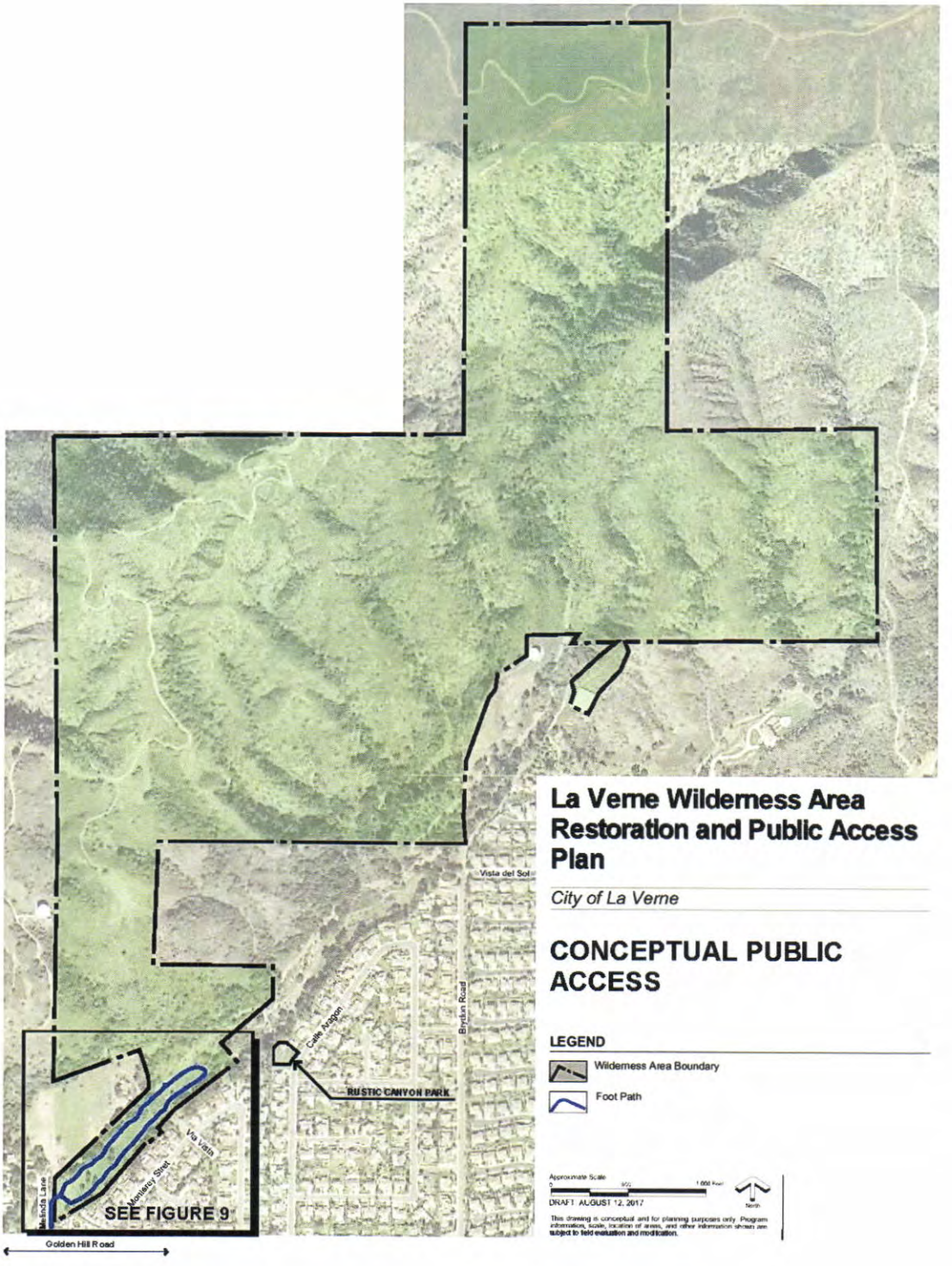
Imagery provided by ESRI, Google and their licensors © 2017. Additional data provided by National Forest Service, 2017; and Los Angeles County, 2017.

Project Location
City of La Verne Boundary
Angeles National Forest
San Gabriel Mountains National Monument

N



Figure 8 Conceptual Public Access



LOS ANGELES COUNTY
REGIONAL PARK AND
OPEN SPACE DISTRICT

RPOSD.lacounty.gov
ParksProjects.lacounty.gov
twitter.com/RPOSD

1000 S. Fremont Ave., Unit #40 • Building A-9 East, Ground Floor • Alhambra, CA 91803 (626) 588-5060

November 26, 2018

Ms. Candice Bowcock
Senior Planner
City of La Verne
3660 "D" Street
La Verne, CA 91750

Dear Ms. Bowcock:

LA VERNE WILDERNESS PLAN AND EIR

I am writing in response to your letter, dated October 18, 2018, regarding the La Verne Wilderness Area, and opposition faced by the City of La Verne (City) to proposed improvements to land in the area.

Our records indicate, that the Trust for Public Land (TPL) entered into a Project Agreement for a grant from the Regional Park and Open Space District (RPOSD) on October 27, 2005, for the Marshall Canyon Conservation Corridor Acquisition Project, Grant No. 58M1-06-2075 (Acquisition Project). The total amount of the grant was $294,145 and the scope of work completed was the purchase of 236 acres of unimproved real property located in the Marshall Canyon area of the City and adjacent unincorporated area, now known as the La Verne Wilderness Area. The Project Agreement was assigned to and assumed by the City in April of 2011 through an Assignment and Assumption agreement between the City, TPL, and RPOSD.

On December 6, 2016, the City entered into a Project Agreement for a grant from RPOSD for the La Verne Wilderness Area General Improvements Project, Grant No. 58F2-17-2626 (Development Project). The total amount of the grant is $650,000 and the scope of work to be completed includes, but is not limited to site preparation, signage, construction of a loop trail and debris barriers, and the native plant landscaping within the La Verne Wilderness Area. The City has yet to claim any reimbursements and the entire $650,000 remains in the grant.

In your letter, you assert that the City is facing opposition (environmental and community concerns) to completing the proposed improvements for the Development Project.

Furthermore, the City has requested for guidance on public access requirements and the level of public access required to satisfy the grant terms.

The current level of public access to the Wilderness Area is sufficient to meet the reasonable public access requirements of both the Acquisition Project and the Development Project. Docent led tours are also sufficient.

However, the scope in the Development Project includes trail development and the creation of an additional public access point along with other improvements. If the proposed improvements detailed in the scope of the Development Project are infeasible, then the City may need to request termination of the grant and relinquish its claim to the $650,000 for the project. The City also has the option to request to amend the project scope; however, a scope change must be mutually agreed between the City and RPOSD.

For additional questions or concerns, please contact Mr. Albert Ablaza, your RPOSD Grant Officer for both grants, at (626) 588-5040 or by e-mail at aablaza@rposd.lacounty.gov.

Sincerely,

John Wicker
Director, RPOSD

JW:JIB:WRO:AJ:lr

c: City of La Verne (B. Russi, B. Aguirre, D. Keesley)
Board of Supervisors, Fifth District (S. Nemer)
RPOSD (J. Beesley, A. Jordan, W. Ontiveros)

Candice Bowcock

From: Anne Larkin <annelarkin@roadrunner.com>
Sent: Tuesday, August 14, 2018 6:18 PM
To: Candice Bowcock
Subject: La Verne Wilderness Area Management and Public Access Plan proposed project

To: La Verne Planning Commission

Project: La Verne Wilderness Area Management and Public Access Plan

We hope that the TEN city-owned parcels of land plus the 150 acres already owned by La Verne in the San Gabriel Mountains National Monument **will remain as wilderness.**

We ask that you continue to leave the land as an open space preserve – available to wildlife and not human life.

Negative possibilities:

Insurance liability
Risk of accidents to human life
Risk of accidents to animal life
Trampling of important grasses, etc.
Rescues of human life
Fire dangers

Necessities for adding humans to the area:

Parking lot
Safe enclosures for hiking, walking, etc
Picnic safe areas
Marking of boundaries
Trash pick up
Policing for possible drug havens

In the past six months, we who live at 2306 del Marino have noted that one young mountain lion strolled through the back yard. Bobcats have been seen in our back yard on several occasions.

Let's not take away any more of the area that they need for their survival.

Thank you,
Anne and Ed Larkin
2306 del Marino
La Verne, CA 91750

annelarkin@roadrunner.com

THE LA VERNE LAND CONSERVANCY

August 14, 2018

Ms. Candice Bowcock
Senior Planner
Community Development Department
City of La Verne
3660 "D" Street
La Verne, CA 91750

Re: **Comments Regarding the La Verne's Draft Environmental Impact Report and Wilderness Area Management and Public Access Plan**

Dear Candice,

The La Verne Land Conservancy (LVLC) has reviewed the *La Verne Wilderness Area Management and Public Access Plan* (Management Plan) dated May 2018 and corresponding *Draft Environmental Impact Report* (DEIR) dated April 2018. LVLC has been consistently and actively involved in the La Verne Wilderness Area from the initial acquisition of the parcels in 2005 through the current efforts by the City to evaluate options for the continued protection and possible enjoyment of the open space by the community. It has been our goal over the past 11 years, to not only ensure the protection and preservation of the valuable biological resources within the wilderness area, but to come up with a viable plan that would provide members of the community with opportunities to enjoy the wonderful area through a variety of passive recreational pursuits.

We appreciate the efforts, time and funds expended by the City to develop the Management Plan and the DEIR; it has been 10 years since the last effort to develop a management strategy for the open space, so we are happy to be moving forward! We also understand the difficulty in attempting to create a plan that addresses all of the various, and at times opposing, objectives and needs for the open space.

We agree with the findings of the DEIR with some exceptions. Our concerns and comments regarding both documents are provided below.

1) The DEIR was completed after the City had created a draft of the Management Plan, and it appears it was written to help bolster the strategies and outcomes presented in the Management Plan. By attempting to *fit* the DEIR into the confines of the "goals" of the Management Plan, the merits of the DEIR are lessened, i.e., findings that should have been unbiased are now biased.

2) The Management Plan identifies flood control as an objective, and as consequence, the DEIR addresses flood control. Both documents clearly state that while flooding may be an issue in the foothills above La Verne, "managing" those flood waters (i.e., construction of flood control features such as debris basins) is not allowed on the parcels purchased with State and County grant funds. The DEIR should focus on "managing the open space" not managing floods. We do not believe that discussing options or opportunities for managing

potential flood waters is appropriate in either document. The documents should be focused on the environmental threats associated with allowing some limited human access in the wilderness areas, not on controlling a flood event that may happen regardless of whether people are allowed in the open space or not. We suggest that the City address managing potential floods in a separate study/document.

3) On page 3 of the DEIR, three alternatives to the Management Plan are presented: Alternative 1: No Project, Alternative 2: No Dogs Permitted, and Alternative 3: Trail to Lookout Point. The DEIR addresses the "No Project" alternative and concludes that while this alternative may be environmentally superior, it "would not achieve any of the project objectives" and because the primary objective of the Management Plan is to "facilitate the public use of the Wilderness Area as required by the land grant," the No project Alternative is not a feasible alternative. Alternative 2, No Dogs Allowed, would not change the usage of the open space, and any concerns would be mitigated by dogs being leashed.

   Alternative 3, Trail to Look Out Point, appears to be the best alternative reviewed: the trail would essentially require the same amount of soil disturbance (0.4 acres), it would reduce the amount of time visitors would spend in the southern portion of the Wilderness Area better preserving the privacy of the neighboring homes; it would decrease potential impacts to biological resources that may occur while grading and building the loop trail, while achieving the same public accessibility; it would retain more permeable surface area in the southern portion of the Wilderness Area by residential homes thereby absorbing and conveying more runoff than if the loop trail were implemented, and it would entail the same habitat management and minor site improves as those provided in the Management Plan.

   This alternative also meets the City of La Verne's General Plan (1998) Policy 1.2, under Resource Management: Develop a connecting trail system. While this alternative was identified in DEIR as being preferable to the "No Project" alternative and environmentally similar to the Management Plan (i.e., the loop trail), no details were provided in either the Management Plan or the DEIR regarding where the "lookout point" was or what the trail would look like – no maps or descriptions were provided in either document. We support Alternative 3 but would like to have seen some details regarding the alternative presented both documents.

3) The Management Plan has described creating a "loop trail" that is 6 feet wide behind the homes on Monterey. This area, which is degraded, will not provide the "hikers" or trail users with an experience that warrants spending City funds to develop, maintain or manage. It is highly unlikely that trail enthusiasts would venture onto the loop trail to merely walk in a circle, on a dirt "track," behind houses (and soon to be sandwiched between the homes on Monterey and the planned Sage Canyon development), in an area that is unattractive, and will only provide limited shaded areas.

4) The loop trail does not provide the community "reasonable public access" as required by the grant documents. The 5 acres where the loop would be built represent only 2.4% of the open space that was given to the City in 2005 (purchased using County and State funds) or only 1.4% of the total open space in north La Verne. As stated above, one of the City's own General Plan objectives was to "connect trails." The loop trail does not constitute a trail

1407 Foothill Boulevard, PMB 173
La Verne, California 91750
(909) 223-1293

connection. We recommend that if this trail is constructed, it be done with the intention of connecting it at later date with trails that extend further into the wilderness area.

5) DEIR: Impact HWQ-1: Hydrology & Water Quality: Soil disturbance may create polluted run-off. Construction is not allowed on the protected open space; installation of trails and benches will not require the development of a Spill, Prevention, Control and Countermeasures (SPCC) plan. The plan prescribes "hazardous materials handling procedures for reducing the potential for a spill during construction." Because construction is not allowed, such a plan is not needed.

6) DEIR Impact T-1: Transportation and Traffic: Locating all parking spaces on the north side of Golden Hills Road significantly reduces the number of parking spaces available. Installation of a crosswalk, with striping and lights seems excessive.

Finally, the LVLC has been in discussions with the Trust for Public Land (TPL) and the Watershed Conservation Authority (WCA) [part of the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy (RMC)] about the possibility of expanding the protected areas in North La Verne, and the potential for transferring the City-owned open space to the WCA as part of regional plan aimed at connecting open space areas across the San Gabriel Mountain foothills. TPL is actively engaged in talking with property owners and both TPL and WCA are interested in discussing the possibilities with the City of La Verne. Acquisition of one or two additional parcels in North La Verne could dramatically improve the potential for connecting trails, and the same time would ensure the protection of some very unique riparian habitat. We recommend that the City be available for future discussions with TPL and WCA, and be open to the possibility of expanding the open space areas and extending the trail network.

We appreciate the opportunity to submit our comments regarding the Draft Environmental Impact Report and Wilderness Area Management and Public Access Plan, and look forward to working with the City as this project progresses.

Sincerely,

Katherine Winsor
President
La Verne Land Conservancy

cc: Members of the La Verne Land Conservancy, via e-mail

1407 Foothill Boulevard, PMB 173
La Verne, California 91750
(909) 223-1293

State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director

August 14, 2018

Candice Bowcock, Senior Planner
City of La Verne Community Development
3660 D Street
La Verne, California 91750
E-mail: cbowcock@cityoflaverne.org

Subject: Draft Environmental Impact Report (DEIR) for the La Verne Wilderness Area and Public Access Management Plan, Los Angeles County, SCH # 2016091030

Dear Ms. Bowcock:

The California Department of Fish and Wildlife (CDFW or Department) received a Notice of Availability of a DEIR from the City of La Verne (City), as lead agency, for the La Verne Wilderness Area and Public Access Management Plan (project) pursuant to the California Environmental Quality Act (CEQA) and CEQA Guidelines.

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources and holds them in trust by statute for all the people of the state (Fish & Game Code, §§ 711.7, subd. [a] & 1802; Public Resources Code § 21070; CEQA Guidelines § 15386, subd. [a]). As trustee, CDFW has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species (Id., § 1802). For purposes of CEQA, CDFW is mandated to provide, as available, biological expertise during public agency environmental review, focusing on projects/activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a Responsible Agency under CEQA (Public Resources Code § 21069; CEQA Guidelines § 15381). CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code, including lake and streambed alteration (LSA) regulatory authority (Fish & Game Code, § 1600 et seq.). To the extent implementation of the project as proposed may result in "take" as defined by state law of any species protected under the California Endangered Species Act (CESA; Fish & Game Code, § 2050 et seq.) or state-listed rare plant pursuant to the Native Plant Protection Act (NPPA; Fish and Game Code §1900 et seq.) authorization from CDFW as provided by the applicable Fish and Game Code will be required.

PROJECT DESCRIPTION SUMMARY

Proponent: City of La Verne

Objective: The Project encompasses 208 acres of land acquired through state grant funds from the Wildlife Conservation Board (WCB) in cooperation with the County of Los Angeles, the Trust for Public Land, and the La Verne Land Conservancy. This grant-acquired land was combined with 150 acres already owned by the City to create an open space preserve totaling 358 acres, collectively referred to as the Wilderness Area. The project provides goals/policies for management and specific physical improvements to implement the vision for the Wilderness Area, including selective habitat enhancement, the resolution of public safety hazards, and providing controlled public access as part of the City's stewardship responsibilities. Project activities are limited to minor site improvements such as foot trails, benches, and signage, and would not involve demolition of structures, grading, construction of new facilities, or use of heavy construction equipment. Implementation of all future minor site improvements in the Management Plan will require further evaluation through the City's development review process and CEQA process when warranted, and appropriate mitigation measures would be identified at that time.

This DEIR includes a discussion of three alternatives to the proposed Management Plan. They are as follows:

- **Alternative 1:** No project
- **Alternative 2**: No Dogs Permitted
- **Alternative 3:** Trail to Lookout Point

Location: The Wilderness Area consists of ten City-owned parcels that is located north of Golden Hills Road, east of Mountain Springs Ranch Road, and west and northwest of Monterey Street, Calle Aragon, and Brydon Road in the City of La Verne, Los Angeles County. Elevation on-site ranges from 1,435 feet in the southwest corner to 3,165 feet in the northeast corner of the site. The Wilderness Area is located within, and surrounded to the west/northwest, north, and east by the 2014 San Gabriel Mountains National Monument portion of the Angeles National Forest.

COMMENTS AND RECOMMENDATIONS

CDFW offers the comments and recommendations below to assist the City in adequately identifying and/or mitigating the project's significant, or potentially significant, direct and indirect impacts on fish, wildlife, and botanical (biological) resources. Editorial comments or other suggestions may also be included to improve the document.

I. Project Description and Related Impact Shortcoming

Impacts to Riparian Resources

Comment # 1: The project Management Plan, under Goal 3, Objective 3.1, Action 3.1.1, Page 21, describes that weed abatement shall occur in low-lying areas of the wash in the southern portion of the Wilderness Area annually.

Issue: CDFW is concerned that the project includes activities that may significantly impact streams subject to notification under Fish and Game code section 1600 *et seq.* CDFW has observed that impacts to riparian/stream resources from implementation of weed abatement activities identified in the Management Plan are generally are not adequately characterized or otherwise addressed.

Specific impacts: The project may result in the loss and/or degradation of streams and associated watershed function and biological diversity.

Why impacts would occur: Ground and vegetation disturbing activities associated with weed abatement including, but not limited to grubbing, trampling, use of herbicides, and driving vehicles would physically remove vegetation or disturb ground surfaces resulting in erosion or otherwise alter existing streams or their watershed function and associated riparian habitat. Up- and down-stream drainages and associated biological resources beyond the project area footprint may also be impacted by project-related sediment or altered storm water runoff.

Evidence impacts would be significant: The project may substantially adversely affect existing habitat and topography at the project site through the alteration of a stream, which absent specific avoidance or mitigation, could result in substantial loss of biological resources and significant erosion or siltation on-site or off-site of the project.

Recommended Potentially Feasible Mitigation Measure(s)

Mitigation Measure #1: CDFW has concluded that the project and related activities may result in the substantial alteration of streams. For any such activities, the project applicant (or "entity") must provide written notification to CDFW pursuant to section 1600 et seq. of the Fish and Game Code. Based on this notification and other information, CDFW determines whether a LSA agreement with the applicant is required prior to conducting the proposed activities. A notification package for a LSA agreement may be obtained by accessing CDFW's web site at www.wildlife.ca.gov/habcon/1600.

CDFW's issuance of a LSA agreement for a project that is subject to CEQA will require CEQA compliance actions by CDFW as a Responsible Agency. As a Responsible Agency, CDFW may consider the CEQA document of the Lead Agency for the project. However, the DEIR currently does not meet CDFW's standard currently because it does not adequately delineate/map, characterize or inventory existing stream or riparian resources on-site or identify/quantify project impacts to such resources. To minimize additional requirements by CDFW pursuant to section 1600 *et seq.* and/or under CEQA, the final CEQA document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of a LSA agreement.

Mitigation measure #2: Any LSA agreement issued for the project by CDFW will condition measures to protect streambeds on-site and up- and down-stream of the project, including erosion and pollution control measures. The LSA may also be conditioned to include resource avoidance and/or on-site or off-site creation, enhancement or restoration of mitigation lands (with protection and management in perpetuity) to compensate for any direct and/or indirect impacts to stream or riparian resources.

Impacts to Special Status Species.

Comment #1: Page 9 of the project Management Plan describes fire hazard risks and states, "[l]landowners, and in many cases HOAs, are responsible for meeting fire hazard reduction standards on privately owned open spaces within established neighborhoods. Existing woodland understory within 200 feet of existing residences south of the Wilderness Area has been altered by annual vegetation removal since the early 1980s. The City's Public Works Department manages vegetation management programs for all City-owned land, which includes the Wilderness Area. In addition, the City's Community Wildfire Protection Plan contains fuel modification guidelines for residential properties in this area and continued adherence to that plan should continue to protect these neighborhoods from fire risks, to the extent possible. Continued inter-agency coordination between the City of La Verne, Los Angeles County, and neighboring foothill cities for future fire management would also help lower fire risks."

The project Management Plan, under Goal 3, Objective 3.1, Action 3.1.2, Page 21 states, "[i]n cooperation with Los Angeles County, prepare a local *Brush and Fuel Load Vegetation Management Plan* in one year of the Wilderness Area opening to the public, and review the plan every five years."

Issue: CDFW is concerned that, generally, protection of biological resources by entities performing weed abatement are not sufficient, and as a result sensitive biological resources may be adversely impacted by such activity. CDFW is concerned that the DEIR and/or Management Plan do not appear to fully describe: 1) if weed abatement activities may remove or disturb special status vegetative communities or special status species; 2) if the City will authorize or does authorize private residences or their agents to conduct weed abatement in the Wilderness Area; and, 3) if preconstruction surveys, avoidance and mitigation measures are or will be utilized during weed abatement activities conducted within the Wilderness Area. In addition, the DEIR and Management Plan should include evaluation of alternatives (including no encroachment) to reduce impacts from brush clearing, including targeted thinning, placement of walls, and structural/building features (boxed eves, fire-rated walls and windows, sprinklers, etc.), especially where development occurs adjacent to the Wilderness Area. Portions of the Wilderness Area were acquired using grant funding from the WCB to protect native habitat; activities that are destructive to biological resources on the Wilderness Area may be contrary to the purpose of the intent of the grand funding agreement with WCB.

For example, the project site supports coastal prickly pear (*Opuntia spp.*) scrub and associated biological resources that could be adversely impacted by weed abatement activities. Project impacts to coastal prickly pear scrub should be considered a direct and cumulative impact under CEQA. Coastal cactus scrub is imperiled throughout its range including the project area along the San Gabriel Foothills as a result of development, wildfire, and unregulated brush clearing activities. Some coast prickly pear scrub alliances are also considered rare (Sawyer et al. 2008) and should be analyzed as such in the DEIR in determining impact significance, avoidance, minimization, and mitigation measures. Also, cactus and succulents are often considered fire-resistant plants that are appropriate within fuel management areas, reducing the need to remove these species for fire protection purposes.

Because the project site supports coast prickly pear scrub, the potential for the site to also support coastal cactus wren (*Campylorhynchus brunneicapillus)* is high. Coastal cactus wren is considered a California species of special concern (SSC). Coastal cactus wren is also

considered by CDFW as a sensitive bird species of greatest conservation need in San Diego, Orange, Los Angeles, and Ventura County because it is solely dependent upon cactus patches for reproduction. Pockets of cactus patches also provide vital refugia habitat for coastal cactus wren dispersing to other areas of habitat in southern California and is critical in buffering the effects of habitat losses which can lead to genetic isolation and local extirpation.

Specific impact: Population declines of special status species and vegetation communities resulting in direct localized extirpation and/or contribution to their cumulative extinction.

Why impact would occur: The DEIR does not provide information on pre-construction surveys for special status species and vegetative communities during weed abatement activities. The DEIR does not appear to include a policy and/or measure that personnel who perform weed abatement be qualified to recognize and avoid special status biological resources when removing or otherwise managing vegetation. Weed abatement may result in direct mortality or injury to special status biological resources from activities such as trampling by equipment and personnel, herbicide use, direct removal of special status plant species, and altering bird nesting behavior.

Evidence impact would be significant: The project may have a substantial adverse effect, either directly or through habitat modifications, on a species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or relations, or by CDFW or the United States Fish and Wildlife Service (FWS). Loss of breeding, foraging and movement (dispersal) habitat for coastal cactus wren or other special status species should be considered a significant direct and cumulative adverse effect under CEQA without implementing appropriate avoid and/or mitigation measures (CEQA Guidelines §§ 15064, 15065, 15125[c] and 15380).

Recommended Potentially Feasible Mitigation Measure(s):

Mitigation Measure #1: CDFW recommends that prior to any proposed weed abatement activities, the DEIR identify a requirement to conduct a biological resources survey and implement avoidance/mitigation measures for sensitive species (e.g., cactus wren, coastal gnatcatcher) that are consistent with the resource protective measures described in the DEIR and Management Plan for all the other proposed project activities.

Mitigation measures should include (but not be limited to) having qualified biologists perform pre-project surveys for special status species, employing a biological monitor during all weed abatement activities to direct avoidance of nesting birds and special status species and vegetation communities, and the restoration or enhancement of habitat for biological resources disturbed by weed abatement activities. For example, there may be many opportunities for enhancement, restoration and creation of native *Opuntia spp.* cactus scrub and coastal sage scrub habitat to offset unavoidable project impacts or through the habitat enhancement goals described in the Management Plan.

Mitigation Measure #2: Private property landowners should not be authorized by the City or other entities to perform weed abatement or other activities that would impact biological resource within the Wilderness Area without following the biological resource protective measures described above in Mitigation Measure #1.

Comment #2: The DEIR describes efforts to survey for special status species to inform avoidance and restoration measures resulting from various proposed project activities.

Issue: CDFW is concerned that survey efforts described in the DEIR may not include measures for the San Gabriel chestnut snail (*Glyptostoma gabrielense*), which may occur in the Wilderness Area where suitable habitat exists. San Gabriel chestnut snail has a state rarity ranking of S2 or imperiled in the state because of rarity due to a very restricted endemic range in Los Angeles County. San Gabriel Chestnut Snail has been documented in several areas in the San Gabriel Mountains including the City of Bradbury and may escape detection by survey biologists because of its small size and secretive behavior.

Specific impact: The project may result in direct and/or indirect take or injury of San Gabriel chestnut snail or the loss its habitat resulting in direct local and cumulative extirpation or extinction of this species (CEQA Guidelines §§ 15064, 15065, 15125[c] and 15380).

Why impact would occur: Impacts to San Gabriel chestnut snail could result from vegetation clearing and other ground disturbing activities resulting in in crushing, filling, or desiccation of active snail refugia habitat.

Evidence impacts would be significant: Project impacts may continue to result in substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW or FWS. Adverse impacts to San Gabriel chestnut snail or their occupied habitat could continue to be significant because the DEIR does not provide measures to fully detect for presence of this species and provide adequate take avoidance and habitat mitigation for loss of occupied habitat if present.

Recommended Potentially Feasible Mitigation Measure(s):

Mitigation Measure #1: CDFW recommends the City require that survey measures be performed on the project site by qualified malacologists with experience in detecting San Gabriel chestnut snail to maximize detection and avoidance of this species.

Mitigation Measure #2: The Center for Biological Diversity (CBD) has petitioned the United States Fish and Wildlife Service to list the San Gabriel Chestnut snail under the Federal Endangered Species Act (CBD. 2017). The petition provides useful information on the habitat requirements, threats and management recommendations that the City may find useful in adequately planning project activities to avoid significant impacts under CEQA for this species (see website: https://www.biologicaldiversity.org/species/invertebrates/pdfs/2017_San_Gabriel_Chestnut_ESA_Petition.pdf). Specifically, the petition states, existing occupied sites should be protected from all activities that would alter microsite characteristics, including buffer areas large enough to moderate fluctuations in humidity, temperature, and other environmental characteristics of critical importance to terrestrial mollusks. Care should be taken to maintain refugia such as downed wood and debris piles. Native plant communities should be maintained around occupied sites to provide shade, food sources, and substrates for fungi. Care should be taken to avoid soil compaction and maintain vegetative litter. Pesticides and herbicides should not be applied in or near snail habitat. Educational signs should be installed and site closures should be considered to protect the San Gabriel chestnut snail from recreational impacts on the Angeles National Forest."

General Consideration for Native Nesting Birds

Comment #1: The DEIR on page 58 describes native vegetation that could provide suitable nesting habitat for avian species occurring within the project area and the immediate vicinity and states, nesting birds are protected by California Fish and Game Code 3503 and the Migratory Bird Treaty Act."

The DEIR describes measures to avoid impacting native nesting birds. One measure included is Policy 4.2. (page 64) titled "*Protect and preserve our native plant communities and habitats*" which states in 4.2.e. to restrict habitat upset to non-nesting months in accordance with the Migratory Bird Treaty Act."

Issue: CDFW is concerned that the DEIR primarily focuses protective measures for native nesting bird on project related activities conducted within native vegetative communities only. The Department is concerned that project activities may result in incidental take of native birds if no additional take avoidance measures are proposed within disturbed, nonnative vegetation where the majority of the proposed weed abatement and habitat restoration will take place. Citing the Migratory Bird Treaty Act as a protective measure to avoid incidental take of native bird species should be clarified in the DEIR considering the Department of Interior's recent interpretation of strictly enforcing incidental take of native birds under the Act (see https://www.doi.gov/sites/doi.gov/files/uploads/m-37050.pdf).

Specific impact: The project may result in death and injury to native bird eggs or young and the disruption of natural bird breeding behavior.

Why impact would occur: Focusing avoidance/minimization measures for native birds during project activities to areas only within native vegetation may result in inadequate detection efforts and take avoidance of active nests during project activities conducted within non-native vegetation. Project activities that could adversely impact nesting birds includes (but are not limited to) vegetation removal/disturbances, ground disturbances, or any other project related disturbances within or adjacent to nonnative vegetation that could result in incidental take of native birds.

Evidence impact would be significant: Project impacts may result in substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by CDFW or the USFWS, and. The project may also impede the use of native wildlife nursery sites.

Recommended Potentially Feasible Mitigation Measure(s):

Mitigation Measure: To reduce project impacts to native birds to less than significant under CEQA, CDFW recommends that the City include, as a condition of project approval, that clearing/disturbing of any vegetation, building demolition and construction within any habitat that could support native nesting birds, occur outside of the peak avian breeding season, which generally runs from February 1st through September 1st (as early as January 1 for some raptors). If project construction is unavoidable during the bird breeding season, a qualified biologist with experience in conducting bird breeding surveys should conduct weekly bird surveys for nesting birds during work in the area with the first survey commencing within three days prior to initiation of work to ensure that no nesting birds in the project area would be

impacted by the project. If an active nest is identified, a buffer shall be established between the construction activities and the nest so that nesting activities are not interrupted. The buffer should be a minimum width of 300-feet (500-feet for raptors) and delineated using temporary fencing and remain in effect as long as construction is occurring or until the nest is no longer active. No project activities shall occur within the fenced nest zone until the young have fledged, are no longer being fed by the parents, have left the nest, and will no longer be impacted by the project. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or other factors.

Comment #5: General Measures for Wildlife

To minimize impacts to wildlife species, CDFW recommends that the City include the following measure a condition of project approval:

Entrapment Hazard Minimization Measures: CDFW recommends that open pipes be capped in a way to prevent wildlife entrapment and mortality. Fence posts and other vertical open pipes such as vent pipes found on restrooms at park settings may create a continuous mortality risk by entrapping wildlife. Hallow pipe structures mimic the natural cavities preferred by various wildlife for nesting and other shelter needs. Raptor's talons can become entrapped within the boltholes of metal fence stakes resulting in mortality. Metal fence stakes should be plugged with bolts or other plugging materials to avoid this hazard. Further information on this subject may be found at http://kern.audubon.org/death_pipes.htm.

Comment #6: General Measures for Public Access

Access Minimization Measures: To minimize impacts to biological resources from public access, we recommend that the DEIR and Management Plan identify allowable uses and specify that trails are conditionally compatible uses within Wilderness Area subject to a trails assessment/study to determine the least sensitive location for access. Seasonal restrictions on access and limitations on the extent and type of public use (e.g., hiking, biking and equestrian) may be necessary to avoid/minimize impacts to biological resources. The Management Plan should also include a policy/requirement to close and restore unauthorized trails; eliminate redundant access; monitor the extent, intensity, duration and frequency of public access where trails are allowed; and, implement adaptive management measures based on access monitoring and other studies.

III. ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. [e]). Accordingly, please report any special status species and natural communities detected during project surveys to the California Natural Diversity Database (CNDDB). The CNNDB field survey form can be found at the following link: http://www.dfg.ca.gov/biogeodata/cnddb/pdfs/CNDDB_FieldSurveyForm.pdf. The completed form can be mailed electronically to CNDDB at the following email address: CNDDB@wildlife.ca.gov. The types of information reported to CNDDB can be found at the following link: http://www.dfg.ca.gov/biogeodata/cnddb/plants_and_animals.asp.

FILING FEES

The project, as proposed, would have an impact on fish and/or wildlife resources, and assessment of filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the lead agency and serve to help defray the cost of environmental review by CDFW. Payment of the fee is required in order for the underlying project approval to be operative, vested, and final (Cal. Code Regs, tit. 14, § 753.5; Fish & Game Code, § 711.4; Public Resources Code, § 21089).

CONCLUSION

CDFW appreciates the opportunity to comment on the DEIR to assist the City in identifying and mitigating project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Scott Harris, Environmental Scientist at (805) 644-6305 or e-mail scott.p.harris@wildlife.ca.gov.

Sincerely,

Erinn Wilson
Environmental Program Manager I
South Coast Region

ec: Ms. Erinn Wilson, CDFW, Los Alamitos
Mr. Scott Harris, CDFW, Ventura
Office of Planning and Research, State Clearinghouse, Sacramento

References

Center for Biological Diversity. 2017. Petition to the USFWS to Protect the San Gabriel Ghestnut Snail under the Endangered Species Act. 41pp.

Sawyer, J. O., Keeler-Wolf, T., and Evens J.M. 2008. *A manual of California Vegetation*, 2nd ed. ISBN 978-0-943460-49-9.



Comments on DEIR: La Verne Wilderness Area Management and Public Access Plan

Submitted by: Sabina Sullivan, 5140 Parkfield Land, La Verne, CA

1) BIO – Path construction materials are not stated so the impact of trail construction is unclear. DG or treated clay would provide for those with limited mobility. If used for accessibility, these materials are non-native and their impact not addressed in the DEIR.

2) BIO – The MP does not include perimeter fencing to the north or east. If not included; then, the DEIR must address off-site impacts due to visitors leaving the footpath to hike the hills to the north.

3) REC – The proposed MP indicates a limited barrier at the east end of the site. Visitors are easily able to walk around it and access private properties farther east. This was not addressed in the DEIR.

4) Aesthetics – Perimeter fencing is to be selected and sited in consultation with adjacent residents. Signage too is required; however, it is not included in the consultation directives or addressed specifically in the DEIR.

5) HAZ – The statement wildland fire and fire exposure will continue to exist is true; however, the finding that implementation of the MP will not directly impact fire exposure is false. Fire exposure increases with increased public access. This was not addressed in the DEIR.

6) HAZ – Bow hunting during the fall and winter months is permitted in the hills above the proposed site. The probability of high velocity arrows entering the MP area will be a hazard to visitors. This was not addressed in the DEIR.

Candice Bowcock

From: Carolyn Tyre <carolynsuess@yahoo.com>
Sent: Monday, August 13, 2018 12:14 PM
To: Candice Bowcock
Subject: DEIR Project

Candice Bowcock Senior Planner

Aug 12th 2018
Dear Sirs,
This letter is to relate my feelings and thoughts on the DEIR Project.
I am very much against it. My house backs up to the wilderness area and I am concerned about the noise, pollution, my backyard privacy and environment deterioration . The parking, traffic and security are also concerning.
Please consider this a "NO" vote and I will see you at the meeting in October.
Thank you

Carolyn Tyre

August 10, 2018

Candice Bowcock, Senior Planner
Community Development Department
3660 D Street
LaVerne California 91750

Subject: Draft Environmental Impact Report

We are writing to you in regards to the above Report and plans for opening up the wilderness area to the public behind our home on Monterey St. in LaVerne.

We are very concerned with many things regarding this project as we will explain in the points below:

1. Our privacy will definitely be infringed upon with people coming and going behind our home.
2. Our concern also for this wall or fence being placed directly behind our wall.
3. Parking on Golden Hills and Monterey when Golden Hills is full.
4. Concern about taxpayers having to pay for this project maintainance and liability.
5. The value plus money paid with a ratio for value.
6. Signs being posted.

We are absolutely opposed to this project and plead with you to reconsider. We are sure if you we in our position you would feel the same as our property values will definitely decrease. This project is not necessary.

In conclusion we would like to know what would be done to protect from fires etc. With people going back there and careless regard for the property our properties are at risk. In the past we have seen very little attention given to this area.....we have ugly k rails that have been placed and never adjusted for floods. Care of the field consists of goats grazing which leaves much ground subject again to fires. Now with this project we predict more negligence and again the property owners are at risk. Also this in not an equal opportunity project for all citizens.

Signed

Monte and Carole Beesley
7127 Monterey St.
LaVerne, CA 91750

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"
John Wicker, Director
Norma E. Garcia, Chief Deputy Director

July 25, 2018

Ms. Candice Bowcock
Senior Planner
Community Development Department
City of La Verne
3660 D Street
La Verne, CA 91750

Dear Ms. Bowcock:

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE LA VERNE WILDERNESS AREA MANAGEMENT AND PUBLIC ACCESS PLAN

Thank you for the opportunity to review the Draft Environmental Impact Report (EIR) for the La Verne Wilderness Area Management and Public Access Plan (project). The Draft EIR has been reviewed for potential impacts on facilities operated and maintained by the Los Angeles County Department of Parks and Recreation (DPR). Please see our comments below:

Page 145, 4.7 Recreation
Please revise the paragraphs in this section as follows:

Marshall Canyon Regional Park and Nursery
Marshall Canyon Regional Park and Nursery, located at 6550 Stephen Ranch Road, is approximately 0.7 wile east of the Wilderness Area. It is a ~~640-~~ 118.74-acre regional park located in an unincorporated area of Los Angeles County, managed by the County Department of Parks and Recreation. The ~~Regional~~ Park contains ~~a 180-acre golf course, three-acre nursery, an equestrian center, nature trails, and picnic areas~~ a trail staging area with performance arena, horse trail, hiking trail, tree nursery, volleyball court, group camping site, an outdoor stage and a picnic area.

Please add the following paragraphs because Marshall Canyon Golf Course, Marshall Canyon Equestrian Center, and Marshall Canyon Staging Area are separate facilities, not combined with Marshall Canyon Regional Park and Nursery.

Marshall Canyon Golf Course
Marshall Canyon Golf Course is located at 6100 North Stephens Ranch Road. It is a 186.15-acre golf course in an unincorporated area of Los Angeles County, managed by

the County Department of Parks and Recreation. It is categorized as a special use facility and contains a 18-hole course featuring rolling terrain and scenic sites nestled in the San Gabriel Mountains.

Marshall Canyon Equestrian Center
Marshall Canyon Equestrian Center is located at 7000 Esperanza Road in an unincorporated area of Los Angeles County and managed by the County Department of Parks and Recreation. It is a 5.8-acre special use facility, which contains an equestrian facility with boarding facilities, trail staging area with performance arena, and horse trail.

Marshall Canyon Staging Area
Marshall Canyon Staging Area is located at 6300 block of Stephens Ranch Road in an unincorporated area of Los Angeles County and managed by the County Department of Parks and Recreation. It is 1.9-acres in size and categorized as a pocket park/ special use.

Thank you for including this Department in the review of this document. Should you have any questions or require additional information, please feel free to contact me at (626) 588-5311 or jyom@parks.lacounty.gov

Sincerely,

Julie Yom, AICP
Park Planner

JY:CL:jy

c: Parks and Recreation (K, King, C. Lau)

Candice Bowcock

From: Harris, Scott P.@Wildlife <Scott.P.Harris@wildlife.ca.gov>
Sent: Wednesday, July 11, 2018 4:37 PM
To: Candice Bowcock
Subject: La Verne Wilderness Area Mgt. Plan DEIR

Hi Candice,

I'm reviewing the subject DEIR and wanted to know if there is a discussion in the Biological Resources Impact section (or anywhere else) on how fuel modification is expected to impact biological and botanical resources. Also I was wondering if any adjacent private developments will be allowed to use the Wilderness Area as part of their required fuel modification. I did read something about the Marshall Canyon S.P. fuel mod. but I think that it will be kept w.i. the development areas and not enter the Wilderness Park? It is often the fuel mod. activities that can have the greatest impacts on bio. resources in natural open space management areas so I was wondering where that is discussed in the DEIR. For example, some cities use personnel that do a great job of clearing brush but they do not have the expertise to perform preconstruction surveys for special status species before they remove vegetation and this can be quite damaging. I read that the City Fire Dept. staff will perform ongoing fuel mod in the Park? Also I noticed that cactus scrub is located in the Wilderness Park. Is there a discussion on surveying for Coastal Cactus Wren w.i. the coast prickly pear scrub described within the Park (if Project proposals including fuel mod. will impact this)? I did a word search for cactus wren but nothing came up. I noticed that CA Gnatcatcher was called out as a species to be surveyed for. Thank you.

Scott P. Harris
Environmental Scientist
California Department of Fish and Wildlife Habitat Conservation Planning
308 S. Dunning St.
Ventura, CA 93003
Scott.p.harris@wildlife.ca.gov
(805) 644-6305

CDFW is California's Trustee Agency for fish and wildlife resources, and holds those resources in trust by statute for all the people of the State. CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species.

SaveOurWater.com * Drought.CA.gov

Candice Bowcock

From: John Tarrant <johnt@toyotechservice.com>
Sent: Monday, July 02, 2018 4:02 PM
To: Candice Bowcock
Subject: La Verne Wilderness Area Management

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Candice,
Overall I must say that I like the plan as submitted. I would much prefer that it included a trail leading up to Sunset Ridge Motorway. Even if it is phase II in the process. I believe we need to give community legal access to this beautiful wilderness.
Thanks...

John Tarrant
5166 Mountain Springs Ranch Road
La Verne, Ca. 91750

USDA United States Department of Agriculture
Forest Service
Angeles National Forest
San Gabriel Mountains National Monument
110 North Wabash Avenue
Glendora, CA 91741
626-335-1251
TDD: 626-447-8992

File Code: 1500
Date: March 22, 2019

Bill Aguirre
Community Services Director
City of La Verne
3660 D Street
La Verne, CA 91750-3559

Dear Mr. Aguirre:

I am writing in response to your letter of January 15, 2019 and our subsequent meeting on February 28, 2019. This correspondence and meeting was regarding Master Planning for the City of La Verne's Wilderness Area as it relates to the United States Forest Service.

As we acknowledged in correspondence sent to your agency dated May 1, 2017 and discussed in our February 2019 meeting, portions of the La Verne Wilderness Area fall within a special portion of the Angeles National Forest (ANF) known as the San Dimas Experimental Forest (SDEF). Public use is prohibited in the SDEF due to the special mission of the lands for research. I have enclosed a copy of this letter for reference as the information contained within this letter is still valid.

Your project concept involves a trail leading from the City of La Verne property to what you deem the "Sunset Motor Ridge Trail". This route is not on the Forest Service trail system. It is considered an administrative road used for management of the ANF and SDEF and to provide access to communications sites located within the forest. Public trail use on this route is not consistent with the current management of the SDEF.

The Forest Service does not have jurisdiction on City of La Verne lands located within the proclaimed boundary of the ANF and the SDEF. However since your project would provide additional public access to the "Sunset Motor Ridge Trail" located on National Forest System land contained within the SDEF, the Forest Service cannot support your project at this time. Additionally, if the City wishes to build new trails fully contained within their property, the Forest Service would request to review the proposed trail locations to ensure they do not encourage access to the SDEF or provide a connection to the "Sunset Motor Ridge Trail". We look forward to working with your agency to find alternative recreational opportunities for the public that are consistent with the land management objectives of all impacted agencies.

Sincerely,

ADRIENNE DUNFEE
Deputy Monument Manager

USDA United States Department of Agriculture
Forest Service
Angeles National Forest
San Gabriel River Ranger District
110 North Wabash Avenue
Glendora, CA 91741
626-335-1251
TDD: 626-447-8992

File Code: 1500
Date: May 1, 2017

Mr. Bill Aguirre
Community Services Director
City of La Verne
3660 D Street
La Verne, CA 91750-3559

Dear Mr. Aguirre:

I am writing in response to an undated letter in which you asked for my input on two concepts related to the City of La Verne's Wilderness Area Master Plan and associated Environmental Impact Report.

The map attached to your letter indicates that the La Verne Wilderness Area is within a special portion of the Angeles National Forest known as the San Dimas Experimental Forest (SDEF). National Forest System lands adjacent to the City's property are managed by the USDA Forest Service Pacific Southwest Research Station (PSW), a separate agency branch from mine. I will respond to your concepts to the best of my knowledge, but PSW officials retain the authority for administrative decisions within the Experimental Forest.

Your first concept is a trail leading from City of La Verne property to the Sunset Motor Ridge Trail. Public use is prohibited in the SDEF due to the special mission of the lands for research. Public trail use on these lands would not be consistent with PSW's current management.

The second concept is transferring a portion of the City's lands to the USDA Forest Service. The Forest Service has authority to purchase or accept donated land. Our realty program has limited resources, and at this time we have not identified the City's parcel as a priority. Since City lands are within the SDEF, PSW would need to identify it as a priority, then seek assistance with the process work from my staff based on their priority workload.

I will discuss your concept of a land transfer with the local Program Manager for PSW, Joshua Wilson, in Riverside, and inform you if PSW identifies potential for a future priority land acquisition. You may also contact Joshua directly at (951) 680-1558, or joshuawilson@fs.fed.us.

Thank you for your interest in the Angeles National Forest and SDEF. Under separate cover, I have mailed you a publication about the SDEF for your reference. I value our agency relationships with local cities and look forward to continued dialog.

Sincerely,

Matthew J. Bokach

MATTHEW J. BOKACH
Monument Manager

cc: Joshua Wilson, Pacific Southwest Research Station

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Agenda Report

CITY OF LA VERNE
City Manager's Office

DATE: September 19, 2022

TO: Honorable Mayor and City Council

FROM: JR Ranells, Assistant City Manager

SUBJECT: Affirming Christy Lopez as Director of Finance for a Term of No Less than Two Years and Reinstating Previous Benefits - Resolution 22-70

AGENDA SUMMARY

The City of La Verne's Finance Department has experienced significant instability in the past several years creating organizational challenges. The City Council has unanimously provided their endorsement for interim City Manager Duff to offer former key Finance Department employee Christy Lopez the permanent Director of Finance position. Resolution 22-68 affirms the action, commits the City to Ms. Lopez for at least two years of employment, and authorizes the reinstatement of benefits for Ms. Lopez.

RECOMMENDATION

Staff recommends the City Council approve Resolution No. 22-70, affirming Christy Lopez as the Director of Finance for a term of no less than two years and reinstating her previous benefits.

BACKGROUND

Shortly after the COVID-19 pandemic began in early 2020, the City's Finance Manager departed for another agency. The departure of such a crucial position at any time would be difficult for an organization but coinciding with the strains of a new and unknown pandemic, the impacts were intensified. The City was able to retain an experienced interim Director of Finance to provide oversight and leadership for the department as a temporary measure, albeit limited due to restrictions on CalPERS retired annuitants. The stop gap measure was specifically successful as the result of the City benefitting from long tenured employee Christy Lopez, who was the department's next highest classification as the Senior Management Analyst. Ms. Lopez's experience, knowledge, and aptitude provided for a seamless phase between permanent leadership keeping the City's financial services performing at a high level. She was involved in virtually every aspect of the Finance Department and was notably the primary contact for supervision of other department employees, audit processes, City wide accounting, and especially the budget process.

Regarding the subsequent recruitments for Director of Finance completed through 2021, there was optimism in the abilities of several candidates. However, efforts to identify a permanent successor were not as fruitful as hoped. The City did identify a candidate and brought them aboard in July 2021. Unfortunately, the pairing between the organization and

the employee was not a successful match leading to the departure of two very capable and dependable long term employees including Ms. Lopez.

The City has been without a permanent Director of Finance since June 13, 2022, and has been working with retired annuitant Mike Yelton to facilitate oversight of the department. This has been a challenging task considering the vacancies in multiple positions as well as the unfamiliarity of recent hires to their new positions. However, the innerworkings of finance have been maintained and functioning in large part due to Ms. Lopez coming back as a part-time Finance Manager working on weekends and after regular business hours on her own time. This has been a significant relief to the City and is an example of Ms. Lopez's dedication and loyalty. As noted in a July memorandum provided to City Council from Mr. Yelton, there has been a tremendous impact related to the departure of key employees, specifically Ms. Lopez. Mr. Yelton assessed that Ms. Lopez was Finance's longest serving employee and was considered its most knowledgeable and capable.

The opportunity to bring back Ms. Lopez was presented in August to the City Council during closed session. There was unanimous support as a result of Ms. Lopez's qualifications and ability to re-build the department. Ms. Lopez's knowledge of the required functions will also provide needed stability and resolution to many of the challenges the department is currently facing, especially when it comes to training newer staff.

There is professional risk for Ms. Lopez to leave her current agency to come back to La Verne which is why there is the request for a two-year commitment from the City as well as a formal affirmation from the City Council. Additionally, since Ms. Lopez has been separated from full-time employment for over six months, the City Council needs to authorize the reinstatement of benefits she was previously provided which will not be greater than what would be allowed for other similarly classified executive level employees.

Pending City Council's formal approval, Ms. Lopez has indicated she will be able to start effective immediately.

Attachments: Resolution 22-70

RESOLUTION NO. 22-70

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AFFIRMING CHIRSTY LOPEZ AS DIRECTOR OF FINANCE FOR A TERM OF NO LESS THAN TWO YEARS AND AUTHORIZING THE REINSTATEMENT OF PREVIOUS BENEFITS

WHEREAS, in order to secure stability and essential leadership in the La Verne Finance Department; and

WHEREAS, at its closed session meeting on August 15, 2022, the City Council unanimously voted to affirm Christy Lopez as the next Director of Finance.

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

Section 1. The City Council certifies that this designation is necessary to provide leadership and stability to the City of La Verne Finance Department.

Section 2. The City Council certifies the City of La Verne's commitment to Christy Lopez as the Director of Finance for a term of no less than two years.

Section 3. That the City Manager of the City of La Verne is hereby authorized to reinstate Christy Lopez to the full benefit and compensation package afforded to Executive Management employees as if there was no previous separation in her full-time employment status.

Section 4. 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.

PASSED, APPROVED AND ADOPTED this 19th day of September, 2022.

_____
Tim Hepburn, Mayor

ATTEST:

_____
Lupe Gaeta Estrella, Assistant City Clerk

CERTIFICATION

I hereby certify that the foregoing **Resolution No. 22-70** was duly and regularly adopted by the City Council of the City of La Verne at a meeting thereof held on the 19th **day of September, 2022,** by the follow:

AYES:
NOES:
ABSENT: .
ABSTAIN:

_____
Lupe Gaeta Estrella, Assistant City Clerk

Agenda Report

CITY OF LA VERNE
City Manager's Office

DATE: September 19, 2022

TO: Honorable Mayor and City Council

FROM: JR Ranells, Assistant City Manager

SUBJECT: Agreement for Temporary Employment (Anthony Ciotti) – Resolution No 22-71

AGENDA SUMMARY

Former Director of Public Works Shawn Igoe has recently separated employment from the City of La Verne. The City is interested in entering into an agreement with retired Deputy Director of Public Works Anthony Ciotti to fill the City's current gap as an interim while a recruitment process for a permanent replacement is completed. In order to be compliant with California Law and the 2013 Pension Reform Act, it is necessary for the City Council to take an action affirming the execution of such employment arrangements. The attached resolution and agreement satisfy those requirements.

RECOMMENDATION

Staff recommends the City Council approve the Resolution No. 22-71, authorizing the City Manager to execute an agreement with Anthony Ciotti to provide temporary, part-time employment.

BACKGROUND

With the recent departure of Shawn Igoe and the resulting vacancy in the Director of Public Works position, staff is desirous to provide an arrangement where Mr. Ciotti can temporarily fill the role of interim director for an estimated 6 months and no more than 960 hours. Mr. Ciotti's vast experience and expertise with the City's public works functions will allow for a smooth transition of projects as well as fill the immediate need.

Section 7522.56 of the California Government Code states that a retiree can only be rehired by an agency for a maximum of 960 hours in a fiscal year. While it is likely the City will complete the recruitment to permanently fill the director vacancy prior to January, there is desired flexibility of making the agreement effective through June 2023 as allowed under CalPERS restrictions. The recruitment process has already

formally been opened and interested applicants may apply through the City's website.

The City has confirmed with CalPERS that the reasons for retaining Mr. Ciotti satisfy the required standards and is bringing forward the agreement for Council's consideration.

Aside from overseeing the operations of the Public Works Department, Mr. Ciotti's primary scope of work will be focused on coordinating critical duties including oversite of the City's water and sewer system, street improvement projects, park maintenance activities, continued management of the Capital Improvement Plan, recruitment for the Director of Public Works position, and perform other duties as directed by the City Manager.

It is important to note that on a fiscal perspective, the arrangement provides a savings of approximately $25,000 as Mr. Ciotti will only receive an hourly rate and will not be eligible for other employee benefits.

Attachments: Resolution 22-71
Employment Agreement

RESOLUTION NO. 22-71

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LA VERNE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AUTHORIZING AN AGREEMENT WITH "RETIRED ANNUITANT" ANTHONY CIOTTI FOR INTERIM DIRECTOR OF PUBLIC WORKS AND AUTHORIZING THE CITY MANAGER TO EXECUTE SAME

WHEREAS, the Director of Public Works position will become vacant pending a recruitment process and permanent appointment; and

WHEREAS, Retired Annuitant Anthony Ciotti is uniquely qualified to serve as the City's Interim Director of Public Works; and

WHEREAS, California Government Code Section 21221(h) allows, the City Council to appoint a CalPERs retiree to fill a position which is vacant for a period not to exceed one year and found by the governing body to require specialized skills; and

WHEREAS, the City Council of the City of La Verne certifies that Anthony Ciotti has not and will not receive a Golden Handshake or any other retirement-related incentive; and

WHEREAS, the entire employment agreement document between Anthony Ciotti and the City of La Verne has been reviewed by this body and is attached hereto; and

WHEREAS, the employment shall be limited to 960 hours per fiscal year; and

WHEREAS, subject to earlier termination as provided for in the employment agreement document, Ciotti shall be employed for a term beginning September 20, 2022, and ending no later than June 30, 2023; and

WHEREAS, the compensation paid to retirees cannot be less than the minimum nor exceed the maximum monthly base salary paid to other employees performing comparable duties; and

WHEREAS, the minimum monthly base salary for the Director of Public Works classification is $80.47/hour and the maximum monthly base salary is $97.81/hour; and

WHEREAS, the hourly rate to be paid to Anthony Ciotti will be $97.81/hour; and

WHEREAS, Anthony Ciotti has not and will not receive any other benefit, incentive, compensation in lieu of benefit, or other form of compensation in addition to this hourly pay rate.

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

Section 1. The City Council certifies the nature of the appointment of Anthony Ciotti as described herein and that this appointment is necessary to continue to provide service to the citizens and visitors to La Verne and to ensure leadership and continuity during a recruitment and permanent appointment.

Section 2. That the City Manager of the City of La Verne is hereby authorized to execute an Agreement with Anthony Ciotti for Interim Director of Public Works 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 3. That said action was taken during a regular meeting of the La Verne City Council and considered as part of the non-consent portion of the agenda.

Section 4. 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.

PASSED, APPROVED AND ADOPTED this 19th day of September, 2022.

_____
Mayor Tim Hepburn

ATTEST:

_____
Lupe Gaeta Estrella, Assistant City Clerk

CERTIFICATION

I hereby certify that the foregoing **Resolution No. 22-71** was duly and regularly adopted by the City Council of the City of La Verne at a meeting thereof held on the **19th day of September, 2022,** by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Lupe Gaeta Estrella, Assistant City Clerk

EMPLOYMENT AGREEMENT

This employment agreement is effective as of September 20, 2022, between the City of La Verne ("Employer") and Anthony Ciotti ("Ciotti").

1. Employer desires to engage the services of Ciotti in order to utilize his experience, abilities and knowledge as Interim Director of Public Works under the terms and conditions set forth below and allowed for under Government Code sections 7522.56 and 21221(h).

2. Ciotti desires to enter into the employ of Employer and is willing to do so under the terms and conditions set forth below.

   THEREFORE, in consideration of the above recitals and of mutual promises and conditions in this AGREEMENT, it is agreed as follows:

3. **TERM OF EMPLOYMENT**. Subject to earlier termination as provided for in this AGREEMENT, Ciotti shall be employed for a term beginning September 20, 2022, and ending no later than June 30, 2023.

4. **DUTIES AND AUTHORITY**. Employer shall employ Ciotti as Interim Director of Public Works, and Ciotti shall be vested with full power and authority to manage and conduct all the business of the Public Works Department as is provided for by the La Verne Municipal Code and other applicable statutory provisions.

5. **REASONABLE TIME AND EFFORT**. During his employment, Ciotti shall devote such time, interest and effort to the performance of this AGREEMENT as is necessary. However, absent a mandated schedule, Ciotti shall be expected to devote approximately 100 hours a month to the performance of these described duties.

6. **WAGES**. During the term of this AGREEMENT, Employer agrees to pay Ciotti the hourly rate of $97.81, payable in bi-weekly installments subject to all applicable withholdings and deductions.

7. **ADDITIONAL BENEFITS**. Except as provided for above, or as required by State and Federal law, during the employment term, Ciotti shall not be entitled to receive other benefits of employment generally available to Employer's other employees.

8. **TERMINATION OF AGREEMENT**. Employer may terminate Ciotti's employment during the term of this AGREEMENT, on provision to Ciotti of thirty (30) days written notice of such action.

9. **INDEMNIFICATION BY EMPLOYER**. Employer shall, to the maximum extent permitted by the law, indemnify and hold Ciotti harmless for any acts or decisions made by him in the course and scope of employment. To the same extent, Employer will pay and advance all expenses, including reasonable attorney's fees and costs of court approved settlements, actually and necessarily incurred by Employer in connection with the defense of any action, suit or proceeding and in connection with any appeal, which has been brought against Ciotti by reason of his performance of services as an officer or agent of the Employer.

10. **TERMINATION OR RESIGNATION**. Ciotti may terminate this AGREEMENT by giving Employer prior written notice of resignation. Unless otherwise agreed to by the parties, termination of employment by resignation shall result in no post-resignation compensation being paid to Ciotti.

11. **CONFORMANCE WITH RETIREMENT LAW**. This AGREEMENT may only be modified, including extension of term, in writing by Ciotti and City Manager or their designee provided that changes are in conformance with current California Public Employee's Retirement law involving post retirement employment.

Executed on this 19th day of September 2022, in the City of La Verne, Los Angeles County.

CITY OF LA VERNE

_____	_____
Jesse Duff	Anthony Ciotti
; Interim City Manager	