

City of La Verne  
Parks & Community Services Master Plan  
Second Update

Prepared for the

**City of La Verne**  
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## ACRONYMS, ABBREVIATIONS, AND DEFINITIONS

ADA: The Americans with Disabilities Act (ADA) was enacted on July 26, 1990. The legislation provides “comprehensive civil rights protection to individuals with disabilities in the areas of employment, public accommodations, state and local government services and programs, and telecommunications” (Spencer ADA Task Force, [www.spencerlibrary.com/adahistory.htm](http://www.spencerlibrary.com/adahistory.htm)). The ADA prohibits all state and local governments from discriminating on the basis of any disability. The ADA required public agencies with more than 50 employees to develop a transition plan by July 26, 1992. The Transition Plan must identify all structural modifications that are needed to buildings and facilities (including parks) to ensure that programs, services and activities are accessible to people with disabilities (Washington County ADA Transition Plan, [www.co.washington.or.us/DEPTMTS/sup\\_serv/fac\\_mgt/ada/ada\\_tran.htm](http://www.co.washington.or.us/DEPTMTS/sup_serv/fac_mgt/ada/ada_tran.htm)). The Transition Plan was a document that was to identify the ADA defined barriers, the steps needed to complete the necessary modifications, and a time frame for the completing the modifications.

Identifying all of the ADA barriers remaining within the City of La Verne parks and facilities is a very large task and is not part of the scope of this master plan. We recommend that the City review their ADA Transition Plan and Self Evaluation to identify the ADA barriers and modifications that have not yet been addressed. Newer parks in the City or parks recently renovated appear to comply with ADA standards. As the City continues to renovate the older parks, they should ensure that the park modifications meet ADA standards. In this document we have identified some of the improvements that must be made to meet the requirements of the ADA.

ASA: The Amateur Softball Association was founded in 1933 in Oklahoma City, OK. It is a not-for-profit, volunteer driven organization. They are considered the national governing body of softball in the United States and their responsibilities include regulating competition to ensure fairness and equal opportunity to the millions of softball players throughout the nation. The La Verne Girls Softball Association is sanctioned by the ASA.

AYSO: The American Youth Soccer Association is a nationwide non-profit organization that develops quality youth soccer programs in a fun, family environment based on their five philosophies: everyone plays, balanced teams, open registration, positive coaching, and good sportsmanship. The cities of La Verne and San Dimas have joined together with AYSO to form the La Verne/San Dimas Region 112 youth soccer organization.

Class II Bicycle Lane: A lane set aside in city streets exclusively for bikes. California traffic laws state cars may only pull into a path when within 200 feet of making a right turn. Lane striping and signage or a painted bicycle symbol designate this lane for cyclist use.

Class III Bicycle Lane: Also known as bike routes, these are shared facilities, either with vehicles on the street, or with pedestrians on sidewalks, and in either case the bicycle use is secondary. These routes are marked by placing Bike Route signage along streets.

CPSC: The Consumer Product Safety Commission is charged with protecting the public from unreasonable risks of serious injury or death from more than 15,000 types of products under the commission’s jurisdiction. They are committed to protecting families from products that pose a fire, electrical, chemical, or mechanical hazard. The CPSC’s work contributed to the 30%

decline in the rate of deaths and injuries associated with consumer products over the last 20 years. They promote safety by participating in voluntary standards activities for a wide range of consumer products including public playground equipment and playground surfacing.

LVGSA: The La Verne Girls Softball Association was founded in 2002 and is the newest youth sports organization in the City of La Verne. The LVGSA is a fast pitch softball league dedicated to providing a fun, positive, and competitive atmosphere for all the players and their families.

MWD: The Metropolitan Water District owns land within the City of La Verne, some of which it has leased and/or sold to the City for its use. Live Oak Park is on land that is leased from MWD. A portion of the land that houses Los Encinos Park was purchased from MWD. The land that was recently purchased by the City and the University of La Verne from the MWD for a proposed sports complex is currently subject of a separate master plan.

NRPA: For 40 years, the National Recreation and Park Association has advocated the importance of local park systems; the opportunity for all Americans to lead healthy, active lifestyles; and the preservation of great community places. The NRPA has created a set of standards, used in this document, as a guide to planning.

# EXECUTIVE SUMMARY

This executive summary is a quick reference guide that summarizes the main body of the report and what is contained in each of the respective sections. For ease of reference, each section within the executive summary is formatted in the same manner as the full length section within the report. This allows for direct access to the desired information within the report. For example, Section 1.3 Approach and Methodology in the executive summary provides a synopsis of the information that can be found in greater detail within the text body of the report in Section 1.3 Approach and Methodology. The information for this executive summary is listed below. For in-depth information and resources, please refer to the corresponding section within the main body of the report.

## ONE- INTRODUCTION

### 1.1 HISTORY OF LA VERNE

The township of Lordsburg was founded in 1887 by Isaac Wilson Lord, a businessman in Los Angeles and landholder. Lord convinced the Santa Fe Railroad to extend its lines through his land, in what is now known as La Verne, and then proceeded to divide and sell off lots of this land for development. Within a four month period of time, Lordsburg had developed homes, a post office, a town newspaper, a hotel, and stores. In 1889, M.M. Eshelman visited Lordsburg. With the help of his friend George McDonough and the Church of the Bretheren, Eshelman purchased the hotel and 100 lots of land with the intention of creating a Church college. A congregation of Bretheren was established and by the fall of 1891, the college opened with 8 faculty members and 135 students.

Though the majority of the town folk lived near the center of town, there were ranchers that were living and tending their orchards in the foothills to the north. The first of these ranchers was the L.H. Bixby family. Mrs. Bixby and her sister called the land in the foothills “La Verne”, a French term meaning “growing green” or “spring-like”. Although the City was incorporated in 1906, it wasn’t renamed La Verne until 1917. The success and size of the rancher’s orchards grew creating new jobs and an influx of workers. By the 1970’s and 1980’s, many of the remaining citrus groves were removed to make room for housing developments. Through all of the change, La Verne has been able to maintain a small college town ambiance. It is this appeal that brought people to the City and what keeps many generations of families in La Verne today.

### 1.2 HISTORY OF PARKS IN LA VERNE

Kuns Park is the oldest park in La Verne. Initially, in 1911, it was called Eoline Park when developer Henry L. Kuns purchased several tracts of land in the west part of Lordsburg beyond the existing City limits. The City Council arranged for the purchase of the land in 1939 for \$180, after the land was placed on public auction for delinquent taxes. At that time the park was renamed Kuns park and officially became a City park. The City owned a park prior to their purchase of Kuns Park. In 1927, the Lordsburg Hotel was razed and the City purchased the land to develop a park. This park site was sold in 1956 to make way for a supermarket. A 60-foot linear strip was set aside from the sale so that the Roque Club (short handled croquet) could keep their courts. Since that time, that linear strip of land has evolved to become what is now known as Mainiero Square. The park system in La Verne has grown significantly since the City’s founding as Lordsburg and it now has 19 public parks.

## **1.3 APPROACH AND METHODOLOGY**

The City's first Parks and Recreation Facilities Master Development Program was approved in 1989. The document identified long range strategies for the development of new parks and recreation facilities in La Verne. The 1998 Parks and Recreation Facilities Master Plan update was written to be used as a guide to the orderly development, renovation, and improvement of parks, recreation facilities, programs and services offered by the City of La Verne. It is the intention of this report to provide the City of La Verne with an updated implementation tool for the continued development and improvement to the park system. This document was created to assess the current and projected needs of the City of La Verne and its residents and to make recommendations to meet those needs. Physical inventory assessments of the existing parks were taken during numerous site visits to the parks and community programming information was gathered from publications provided by the City. Community input is an integral part of discovering and assessing the needs for any community, but especially so with the City of La Verne whose residents are involved with many aspects and activities going on within the City. The information collected and analyzed for this document is a compilation of input from a variety of sources: community members, sports user groups, City officials, and City staff.

## **TWO- COMMUNITY ANALYSIS**

### **2.1 CLASSIFICATION SYSTEM FOR PARKS**

A system of classification for parks was created by the National Recreation and Parks Association (NRPA) to help serve as a planning guide for municipalities. However, the unique characteristics of all cities (size, population, demographics, location, topography) combine to create municipalities that have their own particular needs. After reviewing the NRPA standards, the City decided to adopt a modified version of these standards that is better suited for the City of La Verne (see 1989 Parks and Recreation Facilities Master Plan Development Program, Section III- Background Analysis). [The City's modifications were made to the size of a park within a particular category (Mini-Park, Neighborhood Park, and Community Park) and with the overall park/open space goal of 4.0 acres of developed parkland for every 1,000 population.] Both sets of standards are presented, but the City's modified classification system was used for all analyses and references throughout this document.

### **2.2 EXISTING FACILITIES AND RESOURCES**

Nineteen (19) City-owned parks, recreational facilities, and 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. All of the existing City-owned parks and facilities were visited at various times during the master plan process to identify their use patterns and to obtain a detailed inventory of amenities within each of the parks and public open space facilities. In addition to the existing City-owned parks and facilities, the inventory includes detailed descriptions of all public school recreational facilities, private parks and facilities, private institution recreation facilities, trail systems, and neighboring regional parks that benefit the residents of La Verne.

La Verne has many private enterprises and associations that provide opportunities for physical activities and social engagement outside of the City owned facilities: parks and recreational facilities within gated communities and the facilities offered to residents of senior homes and/or mobile homes parks. There are also private enterprises that offer residents opportunities for educational and recreational activities such as: Mud Shack (pottery); La Verne Music and Piano Factory; Club West Volleyball; LA Fitness Sports Club; My Gym Childrens Fitness; Webby Dance Company; and Japan Karate System, along with many others.

All of these public and private facilities are part of the mosaic of solutions that support the City of La Verne in providing recreational amenities to the City's residents.

### **2.3 PARKS AND FACILITIES FOR RENT**

Rental facilities within the City exist at the following locations: La Verne Community Center, Veterans Hall, Wheeler Avenue Park (softball fields and basketball court), and the Las Flores Aquatics Center. The Parks and Community Services Department also lists the following parks as having shelter rentals available: Emerald Park, Heritage Park, Kuns Park, Las Flores Park, and Lowell Brandt Park.

### **2.4 RECREATION PROGRAMMING**

The City Newsletter and Recreation Guide lists events, classes, and activities available to the community. After reviewing the 2005-2006 guides, it appears that the City is adequately meeting the physical, creative, and social requirements for people with special needs by offering several physical activity classes as well as activities that encourage social participation and interaction. There are also social, creative and educational courses offered to senior citizens. Youth programs abound. The City has a wide array of activities for the children of La Verne, such as: dance classes, gymnastics, basketball, football, soccer, tennis, swimming, craft classes, and educational classes. For teens, there are sports activities available as well as a youth lounge at the Community Center; however the sports organizations targeting older teens (14-17 years) are limited to three (3) City tennis programs, an open gym session, and two (2) community youth soccer organizations. Adult programs are offered as well and include field sports, physical activity classes, and educational classes. Community activities are offered for all age groups and can involve league play with neighboring cities or local activities.

City programming for sports and recreation events hosted by the City were catalogued to better understand how the existing facilities were being utilized and recognize impacted and under utilized locations. A Physical Activity Programming matrix was created with the collected information to provide a quick reference guide as well as being a tool for program analysis. These matrices contain only information on City programming (see Exhibit 2.4-1, pages 75 & 76).

### **2.5 DEMOGRAPHIC ANALYSIS**

Information from the 1990 and 2000 Census and the State Department of Finance was assembled into various bar charts and demographic comparison charts to gain a better understanding of where the City was, is now, and where it may be in the future. The projections for population growth utilized for this document were taken from the City of La Verne's General Plan adopted in 1998. The projected 2015 population for the City is 38,390 people. La Verne is currently reaching its expansion capacity; however, growth could occur at some time in the future if the development of high density housing occurs. At the time of this writing, the City is in the process of updating their General Plan and the population projections will be adjusted by the City once the document is approved.

For the City of La Verne, the most significant growth has been in the middle age and senior age groups. For example, the 45-54 year age group has had an increase of 39.7% (1,356 people), the 55-64 year age group shows an increase of 25.5% (605 people), and even the 65+ age group has shown an increase in population (+194 people), although this is not as significant an increase as the previous groups mentioned. This could be due to many factors, such as: improved health care technologies, increased awareness of the benefits of physical activity, and healthier diets. In 1999, the Vintage Grove Senior

Apartments opened, adding 110 apartment units for seniors, but that is the only additional senior housing establishment in the City since the 1990 Census was taken. Hillcrest Homes, a senior housing establishment in La Verne, will be expanding their facilities by adding 100+ units over the next 10 years to provide new homes for seniors.

The two age groups showing a decrease in population were found to be children under 5 years of age with a 17.5% decrease (388 people) and the 25-34 year age group which decreased by 23.1% (1,061 people). This data supports the trend of younger individuals moving out of the City. This could be due to the fact that affordable housing isn't as readily available in La Verne as it is in some of the newer cities that still have vacant land for development. The 2000 Census data lists the median housing value in La Verne as \$242,100, which is 16% higher than median housing value in Los Angeles County (\$209,300). The median housing value in the neighboring communities for the year 2000 were lower than both La Verne and Los Angeles County. Current median sales in La Verne, obtained from a real estate agent for June, July, and August of 2006, list the median sales in the City at \$602,000. Recent sales data obtained from Data Quick Real Estate News (DQNews.com) list the following median sales for local and neighboring counties (for the month of July 2006 only): Los Angeles (\$522,500), Riverside (\$409,500), and San Bernardino (\$365,000). Census data comparisons for Los Angeles County and the City of La Verne can be found in the Demographic Trends in the City of La Verne table, Exhibit 2.5-2, page 80.

## **THREE- NEEDS ASSESSMENT**

### **3.1 PARK SPACE NEEDS ASSESSMENT**

The City adopted standard for park space acreage is 4.0 acres/1000 population. Calculations for the existing park system utilizing 2005 population data obtained from the California Department of Finance show that overall, the City of La Verne exceeds their goal of 133.9 acres by 7.6 acres. If the proposed Sports Complex and West Marshall Canyon Conservation Corridor were developed for park and recreation use, the City will have a surplus acreage of 245.6 acres. Projections for future needs are based on the City's projected population of 38,390 for the year 2015. The future needs projections show that the acreage of existing parks is not adequate to cover the potential growth of the City. Based on the City's park guidelines and open space goals, La Verne will need to develop an additional 12.1 acres of parkland. If the current undeveloped sites are developed into parks or public open space then the City will have a surplus of 377.4 acres.

The parks are also separated by category for individual analysis, based on the NRPA guidelines: Mini-Park, Neighborhood Park, and Community Park. Calculations for existing parks (based on the City standard for park space acreage and population data from the State Department of Finance) confirm that the City has a need for more Mini-Parks, has a surplus of Neighborhood Parks, and a shortage of Community Parks. If the proposed park/recreation sites are developed, there will only be a shortage of Mini-Parks and a surplus of acreage in the Neighborhood and Community Park categories. Future projections for park space needs mirror this conclusion (see Exhibit 3.1-1, page 82). Needs for additional parks are discussed and demonstrated by mapping the existing and proposed park site service areas which clearly delineate areas that would benefit from having additional park sites within them (see Exhibits 3.1-3 and 3.1-5, pages 85 and 87). There are; however, parks in the cities of Claremont, Pomona, and San Dimas that provide service coverage for those living near the borders of the City of La Verne. People utilize parks and businesses that are most convenient to them regardless of what City they are located.

### 3.2 COMMUNITY INPUT

According to the data collected in the community surveys, the residents are pleased with the parks and event programming that the City has created and organized. This survey was not a scientific survey, but an informal one used as a means for the community to provide input. The most common concern was the perceived lack of sports fields and courts for baseball/softball, soccer, and basketball. The most heavily used parks (Las Flores Park, Heritage Park, La Verne Sports Park, Oak Mesa Park, and Kuns Park) contain most of these amenities along with others that attract a diverse group of park users.

Other common requests were for more picnic shelters; upgraded playground equipment with swings; another pool or expansion of the Aquatic Center at Las Flores Park; a gymnasium; another community center with larger rooms and a stage for performances/recitals; and a jogging/walking/exercise route. The questions and responses are discussed in detail and the actual survey responses can be found in the Appendices Chapter Six, Section 6.4, page 148.

### 3.3 COMMUNITY SPORTS USER GROUPS- INTERVIEWS

The Council's action to build the La Verne Sports Park provided youth sports organizations within the City of La Verne the use of additional sports facilities. Because of this action, youth sports programs have flourished. Results of this can be seen in the successes of the sports teams at Bonita High School. Youth Sports teams are the single largest users of the La Verne Parks system, so it was important to gain information from this group to gain an understanding of how the city's sports facilities are currently meeting their needs and what facilities will be needed in the next 5-10 years. The youth sports group's information came from the American Youth Soccer Organization, La Verne Girls Softball Association, Lazer club soccer, Pop Warner football, La Verne Little League, the Citizen At Large of the Youth Sports Committee, and the City Council Members assigned to the Youth Sports Group Committee. The chart below lists the number of participants for the community youth sports organizations in the City of La Verne, the breakdown of City participants compared to the total number of participants, and the participant quantity by gender. This shows the growth in youth sport participation between 2004 and 2006.

YOUTH SPORTS ORGANIZATION PARTICIPANTS													
		Total No. Participants			La Verne Participants			Male			Female		
		2004	2005	2006	2004	2005	2006	2004	2005	2006	2004	2005	2006
Youth Sports Organization	AYSO, Est. 1976	1908	1890	1969	1064	1042	1120	967	979	998	941	911	971
	Lazer's Soccer Club, Est. 1984	144	187	190	N/A	99	54	N/A	49	23	N/A	50	31
	Little League, Est. 1958	521	590	642	521	590	642	445	506	546	76	84	96
	LVGSA, Est. 2002	109	142	223	95	104	151	0	0	0	95	104	151
	Pop Warner, Est. 1963	300	300	256	N/A	N/A	122	N/A	N/A	93	N/A	N/A	29

Note: Participant information was obtained from the Youth Sports Organization representatives surveyed and City staff.

A questionnaire was given to the user groups to gather information and additional follow up interviews were held with some of the youth sports group's key people. The questionnaires, interviews, and youth sports committee meetings identified that there is a current need for at least one lighted soccer field for practices, one softball field for practices, and a gymnasium.

To meet the anticipated needs of the sports user groups for the next two to five years the City will need to provide at least two lighted softball fields, two lighted soccer/football fields, and a gymnasium. One lighted synthetic turf multipurpose field would relieve the needs of AYSO soccer, Lazer club soccer and Pop Warner football as well as alleviating some of the scheduling constraints and wear on existing fields.

### **3.4 CITY COUNCIL INTERVIEWS**

Most of the La Verne City Council members have lived and served the community for many decades and have had a direct hand in shaping the community into what it is today. During Council member interviews it was very clear that the Council members were aware of the condition of the City's recreational facilities and current needs of the community. The number of parks developed within the City and the successes of the youth sports programs were a direct result of their actions. Now that La Verne has almost reached build-out capacity, it is time to reserve as much of the remaining open space as possible for recreational use. It is also necessary to review all of the existing facilities to determine what upgrades are needed to ensure that they are fully developed to maximize park utilization. Relieving the pressure on the existing sports fields by providing additional sports facilities and adding a teen center/gymnasium/community center were the City Council's most desired solutions.

### **3.5 STAFF INTERVIEWS**

The City of La Verne's Parks and Community Services staff work with various user groups, the general public, and the recreational facilities on a daily basis and have a special insight regarding the recreational needs of the community. During an interview with the staff members, it was made clear that without volunteers, many of the services that the Department provides would not be possible. A common sentiment from staff during the interviews was, "we could do so much more if we had more indoor meeting space, a gymnasium, a teen center and more sports fields" (softball and soccer/multi-purpose fields). The existing community center cannot accommodate all programming requests for senior activities, classes, and meetings. The existing teen lounge does not adequately meet the needs of the teens. More could be done for the teens as far as providing activities, homework assistance, after school programs, and mentoring. An additional teen center/community center/gymnasium would help to meet the existing and future recreational needs of the community.

## **FOUR- PARKS, FACILITY, AND PROGRAMMING RECOMMENDATIONS**

### **4.1 PARK IMPROVEMENT RECOMMENDATIONS- ACCESSIBILITY AND SAFETY**

It is important that the City of La Verne continue to update and improve their existing parks to meet both the ADA standards and the CPSC guidelines. Accessible paths, playground equipment upgrades, playground safety surfacing, and amenities should be updated so that all community members in La Verne have an equally enjoyable park experience with their friends and family. Safety is also an important issue to address, both in deterring crimes and catching those responsible for committing them. Through patrols, the La Verne Police Department has kept crime levels minimal in the City parks. Some cities have installed security cameras and/or security lighting in "problem" areas of their parks to reduce the instances of vandalism and crimes. La Verne has installed a security camera at the La Verne Skate Park during its construction as a crime deterrent. Crime rates in the City are relatively low, but if a significant increase in crime occurs within the City parks or recreational facilities, the City should consider the use of security cameras and/or security lighting on a case by case basis. See Appendices Chapter

Six, Section 6.5, page 156 for a compilation of the calls for service that occurred in or near the parks between August 2005 and August 2006.

## **4.2 PARK IMPROVEMENT RECOMMENDATIONS- USABILITY AND MAINTENANCE**

There are several opportunities within the City's existing park system to improve park usability and reduce maintenance costs. Shade structures at parks will provide instant shade for park users comfort during the warmer times of the year. Trees are equally effective at providing shade, but take 15+ years to be large enough to create adequate shade.

Park maintenance staff have identified issues of concern for more efficient park maintenance. Areas that can be addressed are: turf reduction, use of mow curbs, artificial turf, combining building facilities to maximize construction funding, and a centralized irrigation control system. Implementation of these suggestions (discussed in detail in Section 4.2, page 100) may help reduce the labor required to maintain the parks, reduce water consumption, and conserve resources.

## **4.3 FACILITY IMPROVEMENT RECOMMENDATIONS**

A gymnasium was the most desired facility by both the community members (10 survey respondents) and the City Staff. Gymnasiums are very flexible venues that can be programmed any time of the day and in any weather. There is limited land available in La Verne, so it is important that the City combine facilities for future construction to maximize construction funding. Examples of this would be to combine restrooms with maintenance storage facilities in parks or a gymnasium can be combined with a teen/family center to create a space that the City can program with both educational classes and sports events.

Sports fields are another concern for 3 of 5 of the sports user groups and the City recreation staff due to the shortage of fields for AYSO, LVGSA, and the Lasers Soccer Club. Since the City began to encourage the formation of more youth sports, sports organizations and participants have grown rapidly, outpacing the rate at which the City can provide enough fields for use. Most of the sports organizations are expanding and need additional field use to accommodate this growth. The Pop Warner and AYSO organizations often vie for field time during the fall and winter seasons when there are fewer daylight hours for practice or games. The nature of these sports is very field intensive, and the fields must occasionally be closed for: regrading, reseeding turf, and aeration due to compacted soils. A solution for these situations would be to construct more lighted fields to extend play time into the evening hours and to construct lighted artificial turf fields for football and soccer organizations to extend play time and reduce wear on the fields.

Assembly Bill 2404, Government Code 53080 was enacted to prohibit discrimination by a city, county, or special district against either boys or girls regarding youth sports programs. The City has been responding to the youth sports organizations needs by offering shared facilities and also plans to address the needs for future recreational facilities for all youth sports organizations. To date, the City has made a conscious effort to support all boys and girls youth sports organizations and the City has determined that no inequities currently exist.

## **4.4 CONCLUDING REMARKS**

If the City chooses to utilize the modified NRPA park standards and service area coverage to guide park development in the City, there are still a few more opportunities for the City to create parks to help close the gap for portions of the City beyond the service area of the existing parks (see Exhibits 3.1-3 & 3.1-5, pages 85 and 87 for service areas). However, there are

parks in the cities of San Dimas, Pomona, and Claremont that can be utilized by the residents of La Verne that live in the areas lacking City park facilities. There are also many private residential areas and mobile home parks that provide recreational amenities for their residents.

With the current land constraints in the City, it could be considered a “best management practice” to combine facilities wherever possible to reduce the amount of land needed for separate facilities, reduce construction costs, and provide multiple amenities in one location.

## **FIVE- PARK IMPROVEMENT FUNDING**

### **5.1 CAPITAL COST ESTIMATES**

The estimated capital costs in 2006 dollars needed to implement the recommended new park amenities and improvements for the existing parks is estimated to cost \$3,525,000. The additional annual maintenance and operations costs required for the proposed park improvements are estimated to be \$580,640. A breakdown of recommended amenities for parks is listed in this section as well as the cost breakdown for new amenities, improvements, and the maintenance and operations costs (see Exhibit 5.1-1, page 114). In order to obtain more accurate cost estimate information, separate master plans would need to be completed for each park.

### **5.2 CAPITAL FUNDING SOURCES**

To implement the capital improvements recommended in Chapter Five, Section 5.1, the City will need an estimated \$255,500 for new amenities at existing parks and another \$3,269,500 for improvements to existing parks to meet the ADA standards and the CPSC guidelines. This price tag includes the addition of restrooms, replacement of older park equipment, and replacing the natural turf field with artificial turf at the existing La Verne Sports Park. The City could pursue a number of combinations of the funding options and development strategies listed in Chapter Five, Section 5.5 Revenue Generating Options to provide funding to implement the Capital Improvement Program. The suggested capital improvements are recommendations of the types of facilities and improvements that are needed in the community based on research, interviews, and analysis to meet community needs and desires.

### **5.3 CAPITAL IMPROVEMENT PLAN**

If the City appropriates an average of \$450,000 per year from the Park Fund and grants (the Parks and Community Services Operating Budget for 2006 for Capital Improvements was \$315,900), the City could upgrade its existing parks to meet the ADA standards and the CPSC guidelines and add the community desired amenities listed in Section 5.1 Capital Cost Estimates. Exhibit 5.3-1, page 115 shows the breakdown of costs by park and how they can be implemented within a eight year period of time if the City is able to appropriate the needed funds. If the City is unable to secure the required funds/financing for all of the recommended projects, the City can select the amenities and improvements that are within their budget and implement them.

### **5.4 REVENUE DEVELOPMENT/ASSET MANAGEMENT PROGRAM**

Asset management is defined as a private third party commercial use of City property or facilities for the purpose of raising

revenue to offset the City's maintenance and operational costs. There are revenue generating possibilities available to the City of La Verne through the use of advertising/informational kiosks, advertising banners, trash receptacle advertising, cell tower leases, partnerships/sponsorships, and naming rights. This chapter briefly discusses each of these options; however, the City codes and policies may have to be changed prior to implementation if the City chooses to utilize the asset management options.

## **5.5 REVENUE GENERATING OPTIONS**

Developing a comprehensive park and community services master plan update to determine the community's needs and priorities for community service facilities is an important planning tool; however, unless the City can find ways of implementing the plan financially, the master plan just becomes a wish list and not a true planning document. The pros and cons of the following options are outlined: bond financing, certificates of participation, assessment methods, lease purchase financing, grant programs, public-private partnerships, community foundations, and user fees. See the Proposed Capital Improvement Program Cost Breakdown Exhibit 5.1-1, page 114 for a breakdown of each of the existing park costs for improvements as they have been recommended in this master plan update.



# **ONE- INTRODUCTION**

The City of La Verne has adopted two previous master plans. The original “Parks and Recreation Facilities Master Development Program” was adopted in January of 1989 and the first update, the “Parks and Recreation Facilities Master Plan”, was adopted in the Spring of 1998. In the original master plan, there was a focus on increasing the number of parks located in the northern portion of the City as well as updating some existing parks. By the time the master plan update was adopted, the City had constructed four additional parks. The focus of the master plan update was on creating smaller facilities in underserved neighborhoods, developing a connected trail system, and providing passive recreation opportunities. Since then, several parks were developed to fill voids in the underserved areas, including the Golden Hills Wilderness Park (for passive recreation). The City of La Verne now maintains nineteen (19) public parks, providing both passive and active recreation opportunities. The City has recently acquired 208-acres of open space which is currently being studied. According to the City staff, the Public Works department does not support bicycle paths along existing vehicular corridors due to maintenance costs. However, under a cooperative effort between the cities of La Verne, San Dimas, and Claremont, the Citrus Regional Bikeway will be constructed from San Dimas through La Verne to Claremont. The bikeway will also connect to the Thompson Creek and Marshall Canyon trails. More information regarding this trail can be found in Chapter Two, Section 2.2.

This report is the second update to the original plan. The primary intention of this report is to provide the City of La Verne with a current snapshot of the existing parks, facilities, and activity programming that the City offers its residents and to follow up with realistic recommendations that address current issues for the City. The information provided in this document should be used as an implementation tool for the City that supports the philosophies and direction proposed in The City of La Verne General Plan adopted in 1998.

The City of La Verne borders the foothills of the San Gabriel Mountain Range to the north. The foothills and the canyons that are adjacent to the City offer a variety in topography and natural resources that the community values. This appreciation for natural resources has been incorporated into The City of La Verne General Plan and has shaped the City’s vision and the small town ambiance that characterizes the City of La Verne.

It should be understood that this document is meant to be flexible, reflecting current findings which are examined, corroborated and/or modified periodically as the City responds to unanticipated constraints and opportunities. Updates of this master plan should occur at approximately eight to ten year intervals or as the City deems necessary.

## **1.1 HISTORY OF LA VERNE**

The following information was obtained from the City of La Verne web site, History of La Verne:

As most cities in Southern California, the area now known as La Verne was home to Native American people. It wasn’t until 1887, though, that this community was formally founded. Isaac Wilson Lord, a businessman in Los Angeles and landholder of a large expanse of land in La Verne, convinced the Santa Fe Railroad to extend its line through the area. Lord then sold many lots of land for development and in a four month period of time, the town of “Lordsburg” grew exponentially with the addition of a hotel, post office, town newspaper, and stores ([www.ci.la-verne.ca.gov](http://www.ci.la-verne.ca.gov), The History of La Verne).

The town failed to prosper until 1889 when M.M. Eshelman visited Lordsburg on a Santa Fe excursion train from the Midwest. He, with the help of fellow Church of the Brethren member George McDonough, purchased 100 lots of land and the town's hotel with the intention of creating a Church college. With the prospect of a new Church college, it was easy to convince other Brethren members to move to the town and establish a congregation. By the fall of 1891, the college opened with eight faculty members and 135 students.

The majority of the townsfolk lived in or near the center of the town, but there were ranchers that were living and tending to their orchards in the foothills to the north. The first of these ranchers was the L.H. Bixby family. Mrs. Bixby and her sister called the land in the foothills area "La Verne", a French term meaning "growing green" or "spring-like". The land company that the Bixbys were members of became known by that name as well. Although the town was incorporated in 1906, the town name was not changed to La Verne until March of 1917.

Meanwhile, attempts were made by the ranchers to find crops that would survive in such a variable climate, but found that oranges were the most successful. The success and size of the orchards grew creating new jobs and an influx of workers. Then in the 1940's, a mysterious disease began to decimate their crops. In the late 1970's and 1980's, many of the remaining citrus groves were removed to make room for housing developments.

Through all of this, La Verne was still able to maintain that small college town community charm. It was this appeal that brought people to La Verne in the first place and what keeps many generations of families in the City today. Currently, La Verne has over 30,000 residents and is well balanced between residential, commercial, and industrial areas. La Verne is a "close knit" community with fine educational institutions and residents that are very active both physically and socially.

## 1.2 HISTORY OF PARKS IN LA VERNE

The following information was obtained from the book "La Verne, The Story of the People Who Made a Difference" by Evelyn Hollinger:

The oldest park in the area now known as La Verne was originally called Eoline Park. It was developed by Henry L. Kuns around 1911 on a tract of land west of Lordsburg beyond the existing city limits. Kuns offered the park land to the city when he began to develop the houses in the tract, but for unknown reasons, the city declined his offer. Eoline Park began with a central fountain with walkways radiating out from it. At one time, the park also had tennis courts in the center.

In 1939, Ray Schock, a resident that lived near the park, saw a notice that the park site was going to be sold at public auction because of delinquent taxes that had been in default for over five years. He contacted Walter W. Downs, the secretary of the La Verne Chamber of Commerce at that time, regarding this tract described as Block 4 of Eoline Tract of Lordsburg. Downs immediately contacted the other members of the City Council and it was mutually agreed that Downs should go to Los Angeles to bid on the property. Downs won the bid for the park and the property was purchased for \$180 in the name of J.E. Davis of the Farmers & Merchants Bank, who in May of 1939 transferred the property to the City of La Verne. The park was renamed Kuns Park at that time. It was more than three years before the City Council could begin to improve it by planting turf on one half of the property. The other half of the park was eventually sodded and improvements continued until the park had a ball field, picnic tables, children's play area, and restrooms.

La Verne's other park was located on the block that the original Lordsburg Hotel was built, between 2nd and 3rd Streets and C and D Streets. The property was purchased in 1928 after the hotel was razed the previous year. The park was remembered for the many community events, movies in the park on summer Saturday evenings, a concrete platform for roller skating or dancing, and roque courts (short handled croquet). In 1956, the citizens voted to allow the development of a supermarket on the park site, with the exception a 60-foot linear strip along D Street that was set aside for the Roque Club. This 60-foot strip has been modified over the years and the part of it that remains is called Mainiero Square.

Other parks were purchased and developed over time: Las Flores (1968), Pelota (1969), Los Encinos (1978), Rustic Canyon (1979), Lincoln (1979), Emerald (1981), Wheeler Avenue (1982), Mills (1987), Live Oak (1987), Heritage (1989), Challenger (1991), Oak Mesa (1991), La Verne Sports Park (1996), Price-Hayes (1996), Golden Hills Wilderness (1999), Valley Rancho (2000), Lordsburg (2001) and Lowell Brandt (2001).

### 1.3 APPROACH AND METHODOLOGY

The approach for producing a thorough, well-rounded update for the Parks and Recreation Facilities Master Plan was based on specific land resources within the City and its demographics. It was decided early in the process that it was imperative to obtain meaningful input from both the residents of La Verne and the City officials for a significant needs assessment that produced both qualitative and quantitative data for analysis.

The effort for the document was divided into separate phases: community analysis; needs assessment; parks and facility recommendations; and park improvement funding. During the community analysis phase, a thorough inventory of the existing parks (through site visits), facilities, and activity programming was collected and analyzed as well as the demographic profile of the City. Community input was obtained for the needs assessment portion of the document by conducting informal surveys throughout the City as well as interviewing community and youth sports organization leaders. After carefully compiling and analyzing the information, recommendations were made regarding the parks, facilities, and programming needs (both current and future) of the residents and the City of La Verne. The final phase in the document focuses on the potential costs of the recommendations made. Understanding the available funding options for projects is imperative if the City desires to make these projects a successful reality.



Kern County

Los Angeles County

San Bernardino County

Ventura County

City of La Verne

Pacific Ocean

Riverside County

Orange County

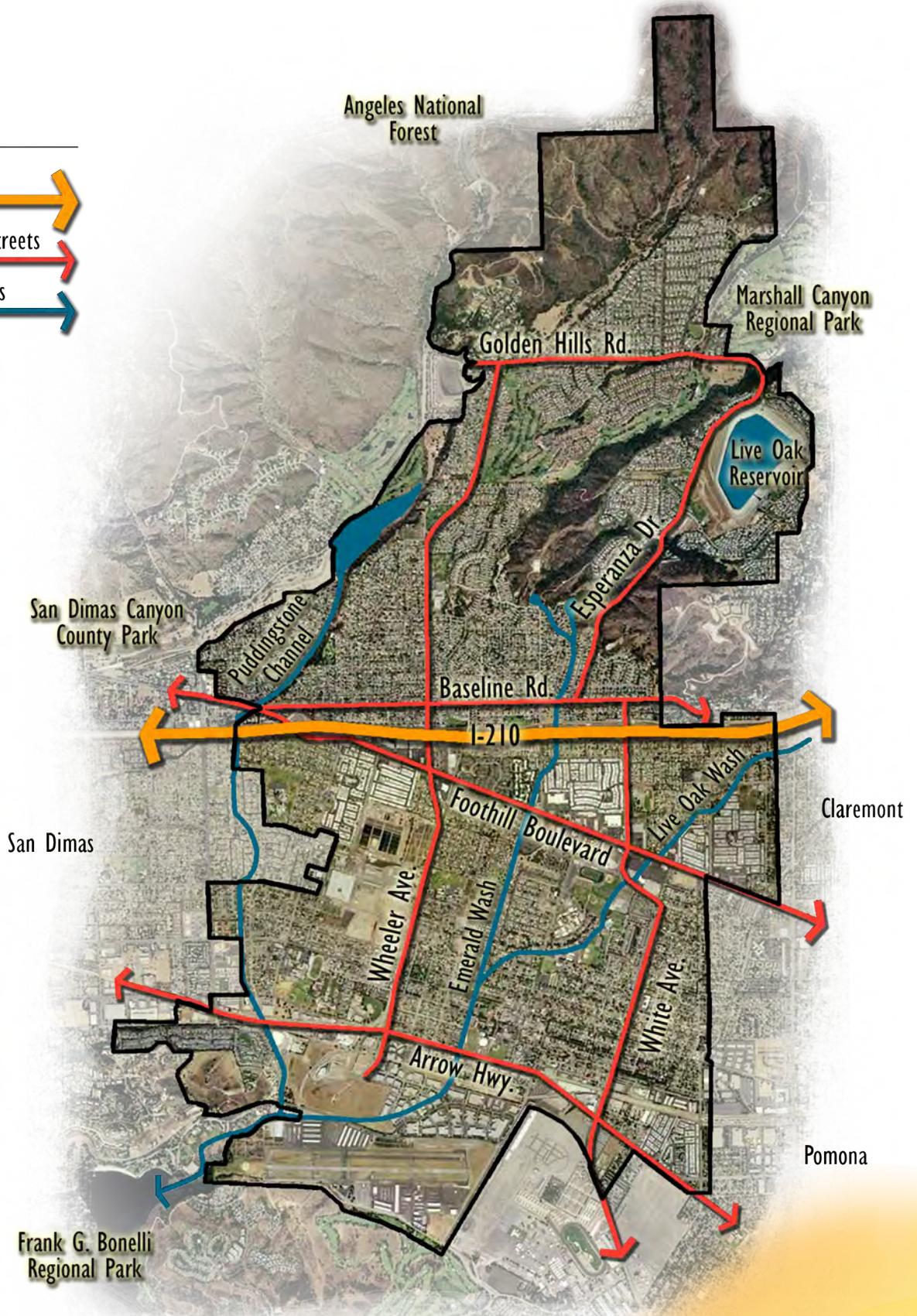


Los Angeles County

# LOCATION MAP

**LEGEND:**

- Interstate 
- Important Streets 
- Water Bodies 



# COMMUNITY CONTEXT MAP



## TWO- COMMUNITY ANALYSIS

Community analysis deals with the here and now of a municipality. In this document, the community analysis consists of a detailed inventory of amenities at: public parks, public recreational facilities, public and private schools with written joint use agreements with the City, private communities with parks, and the City's trail systems. An inventory was taken of activity programming and the facilities that these programs require to better understand the demand for facilities and identify opportunities or constraints (see Exhibit 2.4-1, page 76). Demographic analysis was used to better anticipate the potential needs of the residents of La Verne by understanding their cultural background, age group, and residential status (see Exhibit 2.5-2, page 80). Once the park information was collected, it was organized in categories based on a modified set of the National Recreation and Parks Association (NRPA) standards (see Exhibit 2.1-1, page 8). The data collected can be found on the following pages:

### 2.1 CLASSIFICATION SYSTEMS FOR PARKS

The National Recreation and Parks Association (NRPA) has created a set of standards for classification of park and recreation facilities to help serve as a guide to planning. This classification system is to be used as a boilerplate set of standards to be modified to fit the individual municipality's needs. According to the NRPA classification system, parks are usually categorized according to their service area, size, function, and acres/1,000 population. The 1989 City of La Verne Parks and Recreation Facilities Master Development Program and the 1998 Parks and Recreation Facilities Master Plan update, utilized a modified version of this classification system to plan for the future growth and recreation needs of the City. For this document, the same set of modified standards were used. Below are descriptions of the three categories of parks as defined by the NRPA as well as the standards created by the City of La Verne:

Mini-Park: These parks serve the recreational needs of a specific user group such as small children or senior citizens. These parks should be located within high density neighborhoods (condominium/apartment complexes, townhouse developments, or senior developments) in close proximity to the intended users.

#### NRPA Standards

Desirable Size:  $\leq 1.0$  acre  
Service Area:  $< 0.25$  mile radius  
Acres/Population: 0.25 to 0.5 acres/1,000 pop.

#### City Standards

Desirable Size: 0.5 to 1.0 acre  
Service Area:  $< 0.25$  mile radius  
Acres/Population: 0.25 to 0.5 acres/1,000 pop.

Neighborhood Park: Neighborhood parks are designed for intense recreational activities such as: field games, court games, crafts, playground areas, picnicking, etc. These parks should be easily accessible to the neighboring population and geographically centered with safe bicycling or walking access.

#### NRPA Standards

Desirable Size: 15.0+ acres  
Service Area: 0.25 to 0.5 mile radius  
Acres/Population: 1.0 to 2.0 acres/1,000 pop.

#### City Standards

Desirable Size: 1.0 to 10.0 acres  
Service Area: 0.25 to 0.5 mile radius  
Acres/Population: 1.0 to 2.0 acres/1,000 pop.

Community Park: This category of park generally 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 for outdoor recreation. Amenities in community parks may vary depending on the park setting and the needs of the surrounding community.

NRPA Standards

Desirable Size: 25.0+ acres  
Service Area: 1.0 to 2.0 mile radius  
Acres/Population: 5.0 to 8.0 acres/1,000 pop.

City Standards

Desirable Size: 10.0 to 25.0 acres  
Service Area: 1.0 to 2.0 mile radius  
Acres/Population: 5.0 to 8.0 acres/1,000 pop.

Within the City of La Verne, strict adherence to the NRPA classification system for park facilities is difficult because there are instances where parks may function as both neighborhood and community parks. Existing parks (both public and private) have been placed in one of the three land categories for the purpose of the needs assessment utilizing the City of La Verne's classification system and are listed in the following table (Exhibit 2.1-1, page 8).

EXISTING PARK CLASSIFICATION					
Land Category	Existing Parks		Potential Sites		Total (acres)
	Facility	Area (acres)	Facility	Area (acres)	
<b>Mini-Park</b>	Lincoln Park	0.6	N/A		3.2
	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			
		3.2			
<b>Neighborhood Park</b>	Puddingstone Village (Private)	1.8	Potential Beech Street Site	1.5	56.8
	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			
		55.3			
<b>Community Park/ Passive Open Space</b>	Golden Hills Wilderness Park	20.0	Potential Sports Complex	30.0	471.0
	Las Flores Park	16.0			
	La Verne Sports Park	21.0	West Marshall Canyon Conservation Corridor	208.0	
	Live Oak Park	13.0			
	Oak Mesa Park	13.0			
		83.0	Foothills Wilderness Area	150.0	
<b>Total Park Area (acres)</b>		<b>141.5</b>		<b>389.5</b>	<b>531.0</b>

Note: The acreage listed in the above table 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).

## **2.2 EXISTING FACILITIES AND RESOURCES**

La Verne's Parks & Community Services Department currently maintains nineteen (19) developed public parks and recreation facilities totaling 141.5 acres. Potential future sites may include a 30.0-acre parcel of land owned by the City and the University of La Verne that is currently being considered under a separate concept plan for a potential sports complex, a 208-acre parcel of open space that the City recently acquired that is subject to a separate conceptual master plan, a 150-acre parcel of land in the local foothills, and a 1.5-acre freeway right-of-way site owned by Caltrans that the City could acquire for park development. In addition to La Verne's public parks and facilities, the City is fortunate that its community members have access to several neighboring regional parks, national forests, and recreation facilities. To further supplement recreational opportunities for residents, the City has formed joint use agreements with the Bonita Unified School District, private institutions, and the University of La Verne that have proven beneficial to the City, the schools, and the residents utilizing them. In addition to all that the City of La Verne has to offer, there are many private businesses and associations that provide opportunities for physical and social activities.

### **Public Parks and Recreation Facilities Inventory Assessment:**

First hand experience and knowledge of the City's recreational system was obtained during site visits to all of the parks, public open spaces, and recreation facilities. All of the City's facilities were visited multiple times to gain a better understanding of how they were used, by whom, and at what time periods. Assessments based on individual visits cannot provide an accurate "snap shot" as to how a park or particular facility is utilized. The data from these extensive site visits was used to acquire a better understanding of all of the City of La Verne's parks, how they work individually and in conjunction with other parks or facilities.

Park utilization is a combination of many factors. Amenities provided will attract a particular user group. Field lighting will attract sports user groups that have evening practice sessions or games. A park located within easy access to residential development will primarily attract people within the neighborhood at various times of the day. A park that is unavailable for use due to a closure or activity taking place can create an increase in use for a neighboring park with similar amenities. The list of influential factors is extensive and those listed here are merely a sampling. The point of reiterating this information is to impress upon the importance of multiple visits to the City facilities and parks to obtain an accurate account of how these recreational resources are being utilized by both residents and non-residents of La Verne.

A map of the existing parks and schools with joint use agreements can be found on Exhibit 2.2-1 on the following page. The Inventory Assessment Sheets (pages 11-48) list detailed information for each of the public parks: park locations, classification, size of the park (in acres), park amenities, a brief history of the park, information about park users, and recommendations for park improvements. Along with the assessment sheets is a visual description of each park with supporting photographs to provide a better understanding of the character of the parks (see Exhibits 2.2-1 through 2.2-22, pages 8-50). A site inventory matrix was created as a quick reference guide for park amenities (see Exhibit 2.2-23, page 52).

**LEGEND:**

-  Existing Public Park Site
-  Existing Private Park Site
-  Public & Private Schools

**Public Parks:**

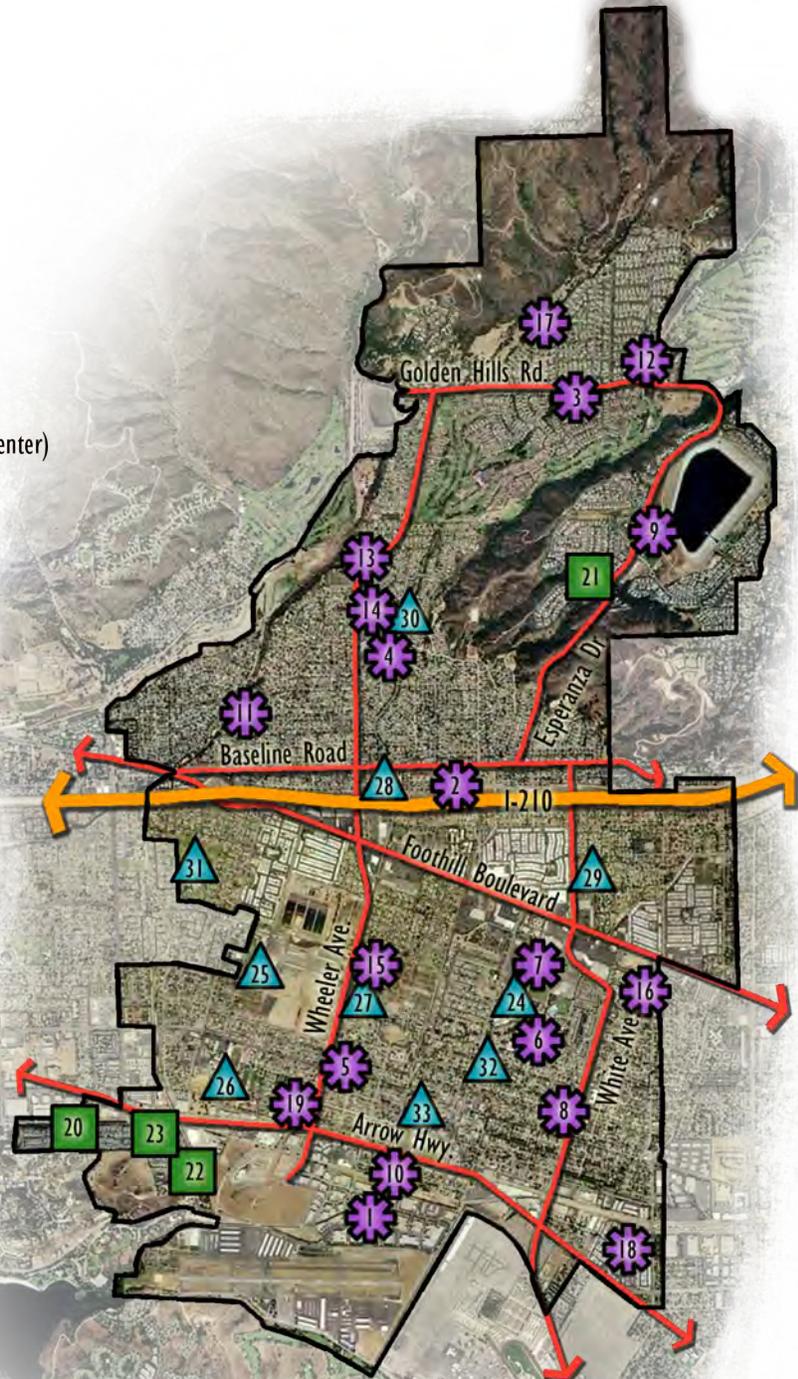
1. Challenger Park
2. Emerald Park
3. Golden Hills Wilderness Park
4. Heritage Park
5. Kuns Park
6. Las Flores Park (with Aquatic Center)
7. La Verne Sports Park
8. Lincoln Park
9. Live Oak Park
10. Lordsburg Park
11. Los Encinos Park
12. Lowell Brandt Park
13. Mills Park
14. Oak Mesa Park
15. Pelota Park
16. Price-Hayes Park
17. Rustic Canyon Park
18. Valley Rancho Park
19. Wheeler Avenue Park

**Private Parks:**

20. Puddingstone Village Park
21. La Verne Heights Park
22. Park La Verne Mini-Park
23. Park La Verne Park

**Public & Private Schools:**

24. Bonita High School
25. Calvary Baptist (Private)
26. Damien High School (Private)
27. Grace Miller Elementary
28. La Verne Heights
29. Lutheran High School (Private)
30. Oak Mesa School
31. Ramona Middle School
32. Roynon Elementary
33. University of La Verne (Private)



# EXISTING PARKS & SCHOOLS

## **Challenger Park:**

Address: 1909 Wright Avenue (corner of Wright Ave. & Yeager Ave.)

Size/Classification: 2.5-acre Neighborhood Park

### **Inventory of Site Amenities:**

The following amenities can be found within the park: entry monument signage; concrete picnic tables; concrete and exposed aggregate trash receptacles; an exposed aggregate drinking fountain; a half-court basketball court; an open turf area for informal recreation; and security lighting. The notable trees found on the site are: Jacaranda (*Jacaranda mimosifolia*), Chinese Flame Tree (*Koelreuteria bipinnata*), and Sweet Gum (*Liquidambar styraciflua*)

### **Park Information:**

The City acquired the land for Challenger Park from the Koll Business Center. The park opened to the public for the first time in 1991. Challenger Park is located within an area that is zoned for commercial businesses with low density housing in the vicinity. The primary users of the park are employees from the San Polo La Verne Business Park. The park is used most often during employee lunch hours and before/after their work day. Parking is available along Yeager Avenue as well as in the parking lot of the adjacent building complex. The park is covered predominantly in turf grass with shrubbery along the perimeter of the park. The concrete picnic tables are located throughout the turf area on concrete pads. In general, the park appears to be well maintained with the site amenities holding up well to use and the elements.

### **Recommendation:**

When funds become available, the City must make improvements, ensuring Challenger Park be compliant with the ADA standards. This would include an accessible path within the park from the curb-side parking available on Yeager Avenue, to the drinking fountain, one of the trash receptacles, the basketball court, and at least one of the picnic table pads. The estimated cost of the recommended improvements is \$16,500.



## **Emerald Park:**

Address: 1900 Genesse Drive (corner of Genesse Dr. & Chelsea Dr.)

Size/Classification: 3.0-acre Neighborhood Park

### **Inventory of Site Amenities:**

The following amenities can be found within Emerald Park: entry monument signage with tile mosaic; wooden picnic tables; barbecues; metal trash receptacles; wooden picnic shade shelters with composite shingles; a tot lot; a soccer field with goal posts, and an open turf area for informal recreation. Notable trees found on the site are: Pink Flowering Locust (*Gleditsia idahoensis*), Oak (*Quercus* sp.), London Plane (*Platanus x acerifolia*), and Alder (*Alnus rhombifolia*)

### **Park Information:**

The land for Emerald Park was acquired by the City from Caltrans in 1976. The park was then opened to the public in 1981. Emerald Park is located within a single-family residential tract with the I-210 as the parks' southern boundary. The park provides some passive recreation opportunities for the neighboring residents by providing a tot lot with sand safety surfacing as well as an expansive turf area for informal sports. There are three soccer goals in place, but the open space provided for playing is not regulation size. The shelters provide a great location for families to have birthday parties or picnics while the children run off some excess energy. Currently, the primary users of the park are the residents in the surrounding neighborhood, but AYSO also utilizes the field for their soccer practices.

### **Recommendation:**

New play equipment would benefit the children living in the area by creating a more interactive environment than they currently have with only swings. When funds become available, the City must make improvements, ensuring Emerald Park be compliant with the ADA standards. This would include creating an accessible path from the curb-side parking along either Chelsea Drive or Genesse Drive to one of the picnic shelters and to the play equipment. The picnic tables, barbecues, and picnic shelters need to be replaced. It is important that the playground equipment and play area safety surfacing be replaced with materials and equipment that meet the ADA standards and the CPSC guidelines. An aesthetic improvement that should be considered is to utilize planting material along the southern fence to visually screen the freeway sound wall and capture some of the airborne particulates that are prevalent along vehicular corridors. The estimated cost of the recommended improvements is \$235,500.



## **Golden Hills Wilderness Park:**

Address: 2300 Golden Hills Road

Size/Classification: 20.0-acre Community Open Space

### **Inventory of Site Amenities:**

Amenities found on site are as follows: entry monument signage with tile mosaic; a metal bench; a metal trash receptacle; an informational kiosk; and nature trails. Notable trees found on the site are Oak (*Quercus* sp.), Mexican Elderberry (*Sambucus mexicana*), and Black Walnut (*Juglans nigra*).

### **Park Information:**

The land for the Golden Hills Wilderness Park was acquired by the City from Larwin Homes and was subsequently developed into the existing park in 1999. The Golden Hills Wilderness Park is bordered on three sides by low density single family housing tracts and on the north by Golden Hills Road. This large community park offers a natural wildlife and native plant refuge for residents of La Verne. This site is relatively undisturbed and houses a variety of plants and wildlife. Activities along the trails include hiking, bird watching, wildlife observation (flora and fauna), and picnicking. This is a great area for getting back to nature without going far from home. It is also an ideal location for local school educational field trips for students of all ages. The Golden Hills Wilderness Park is used most often by the residents living in its vicinity. Many people use the park to walk for fitness and children can be found exploring the area.

### **Recommendation:**

Recommendations are to maintain this area as a natural open space. This would be a good location to establish a demonstration garden with native plant groupings along the trails. Oak woodlands and/or Riparian Corridor planting communities could be established and labeled for plant identification. Capital improvement funding is not necessary for this project because the City maintenance staff, with the help of volunteers, could plant the demonstration garden.



## **Heritage Park:**

Address: 5001 Via De Mansion

Size/Classification: 4.0-acre Neighborhood Park

### **Inventory of Site Amenities:**

The amenities found within the park are as follows: entry monument signage with tile mosaic; wooden picnic tables; barbecues; metal and wooden trash receptacles; an exposed aggregate drinking fountain; a wooden gazebo with wood shingles; a newly renovated tot lot; a concrete stage; citrus groves containing oranges, lemons, and grapefruit; the historic Weber House; the Sloan Barn; a rose garden; an open turf area for informal recreation; and security lighting. Notable trees found on site are: Sycamore (*Platanus racemosa*), Citrus (*Citrus sp.*), Sweet Gum (*Liquidambar styraciflua*), Pine (*Pinus sp.*), Oak (*Quercus sp.*), Jacaranda (*Jacaranda mimosifolia*), Evergreen Pear (*Pyrus kawakamii*), and Eucalyptus (*Eucalyptus sp.*).

### **Park Information:**

Heritage Park was completed and opened to the public in 1989. Located within the park is the historic Weber House, the Sloan Barn, and one of the only working citrus groves left in the City. Residents living near the park utilize it daily for play, relaxation, and picnicking. Even though Heritage Park is classified as a neighborhood park, many of the events held at the park serve the entire community: the Pumpkin Patch, Hands on History, Winter Wonderland, Vintage Car Display, Heritage Harley Rally, and Summer Concerts in the Park. The stage area can provide the venue for either small theatrical performances and/or musical performances. Parties, outdoor meetings, and community events of varying size can easily be accommodated at this park. The La Verne Heritage Foundation (an organization of volunteers whose mission is to “preserve a slice of La Verne’s history” for future generations), in cooperation with the City of La Verne, provides activity planning for events that are both social and educational.

### **Recommendation:**

The City has recently updated the play equipment and surfacing in the tot lot area to meet CPSC safety guidelines and ADA standards. When funds become available, the City must make improvements, ensuring Heritage Park be compliant with the ADA standards. This would include an accessible path through the site to the stage and at least one of the concrete picnic pads in the park. The estimated cost of the recommended improvements is \$17,000.



## **Kuns Park:**

Address: 1600 Bonita Avenue

Size/Classification: 2.5-acre Neighborhood Park

### **Inventory of Site Amenities:**

The following amenities are found within the park: entry monument signage with tile mosaic; wooden and metal picnic tables; wooden and metal benches; metal trash receptacles; exposed aggregate drinking fountains; a picnic shelter; a tot lot; an open turf area for informal recreation; restroom facilities; and security lighting. Notable trees found on the site are: Deodar Cedar (*Cedrus deodara*), Redwood (*Sequoia sempervirens*), Magnolia (*Magnolia grandiflora*), Carob (*Ceratonia siliqua*), and Italian Cypress (*Cupressus sempervirens*).

### **Park Information:**

The oldest park in the City of La Verne, Kuns Park was purchased in 1939 and developed in 1942. The park provides passive recreation opportunities for all ages. This is a great location for anything from Tai Chi or playing in the tot lot, to parties and large gatherings. The picnic shelter area can be reserved for special occasions and there is plenty of open space for impromptu events and activities. A variety of people visit this park: seniors from Hillcrest Homes, parents, young adults, and children of all ages. During the weekdays, individuals or small groups use the park to relax, visit with friends, and watch their children play in the tot lot. On weekends, holidays, and special occasions Kuns Park fills up with larger groups of people barbecuing and picnicking as well as individuals or smaller groups visiting and playing in the tot lot.

This park has been modified over the years to meet the needs of those that use it. It appears to be ADA compliant at the restroom facility, tot lot, and the picnic shelter.

### **Recommendation:**

There are no current recommendations for improving this park.



## Las Flores Park:

Address: 3175 Bolling Avenue

Size/Classification: 16.0-acre Community Park

### Inventory of Site Amenities:

The following amenities are found on the site: entry monument signage with tile mosaic; picnic tables; metal benches; metal trash receptacles; recycling bins at the aquatic center; drinking fountains; wooden picnic shelters; a concrete food station with water faucet and electrical outlet; two tot lots; softball fields; a game/practice soccer field; lighted tennis courts; a sand volleyball court; an aquatic center with a competition-size swimming pool; horseshoe pits; an open turf area for informal recreation; a restroom facility; security lighting in the parking lot; on site parking lot; and the Evelyn Hollinger Bicentennial Redwood Grove dedicated to the founders of La Verne. Notable trees found on site: Chinese Elm (*Ulmus parvifolia*), Magnolia (*Magnolia grandiflora*), Pine (*Pinus* sp.), Sweet Gum (*Liquidambar styraciflua*), Sycamore (*Platanus racemosa*), Evergreen Ash (*Fraxinus uhdei*), Redwood (*Sequoia sempervirens*), Deodar Cedar (*Cedrus deodara*), Olive (*Olea europaea*), Sydney Golden Wattle (*Acacia longifolia*), Mexican Fan Palm (*Washingtonia robusta*), Australian Flame Tree (*Brachychiton acerifolia*), Pecan (*Carya illinoensis*), Oak (*Quercus* sp.), and Mimosa (*Albizia julibrissin*).

### Park Information:

Las Flores Park was first developed in 1968. The aquatic center, as it currently stands, was rebuilt in 1998. There are a large variety of sporting activities that take place at this park as well as more passive, informal activities. There is also an expansive open turf area informal recreation. Picnic tables with barbecues are located throughout the park for small groups and larger picnic shelters with multiple tables for larger gatherings. The picnic shelters can be reserved for special occasions and can accommodate up to 300 people. In the middle of the picnic shelter area is a concrete pad for entertainment.

The Aquatic Center in this park is used year-round by water polo, swim teams, and City programs. It was built and is maintained through a joint-use agreement between the City of La Verne, the Bonita Unified School District, and the University of La Verne. When the above mentioned agencies are not using the facility, the pool becomes available for reservations. The large tot lot and the basketball courts near the southwestern portion of the park are part of the Roynon Elementary School site and can be used by the public when school is not in session.

Las Flores Park is a heavily utilized park. AYSO, ASA, Bonita High School softball teams, the Bonita High School and University of La Verne aquatics teams, and the La Verne Tennis Association use this park for games and practices. The residents of La Verne use the park as well for: fitness walking, observing sporting events, participating in informal sports, and family/group events at the group picnic shelters.

### Recommendation:

When funds become available, the City must make improvements, Las Flores Park be compliant with the ADA standards. This would include accessible paths leading to the softball fields, multi-purpose field, horseshoe pits, and picnic shelters. Lighting the soccer and softball fields is also recommended. Picnic tables and barbecues should be replaced. The existing picnic shelters need to be updated and more group picnic shelters should be added in the southeast end of the park. The estimated cost of the recommended improvements is \$830,000.



## La Verne Sports Park:

Address: 3102 "D" Street

Size/Classification: 21.0-acre Community Sports Facility

### Inventory of Site Amenities:

Amenities found on site are as follows: entry monument signage; signage banner (along Durward Way at the Freshman baseball field); wooden and metal benches; plastic, metal, and concrete trash receptacles; exposed aggregate and stainless steel drinking fountains; a skate park with shade shelter; lighted baseball fields; a lighted football/soccer stadium with bleachers, lighted soccer fields; lighted tennis courts; a lighted running track at perimeter of stadium field; a turf area for informal recreation; restroom facilities; a public pay phone; and security lighting. Notable trees found on the site are: Sycamore (*Platanus racemosa*) and Oak (*Quercus* sp.).

### Park Information:

The La Verne Sports Park was constructed on Bonita High School grounds and opened in June of 1996. The skate park portion of the Sports Park was completed three years later in 1999. This sports facility is operated through a joint use agreement with the City of La Verne and the Bonita Unified School District. Use of this facility by the public is restricted to hours when school is not in session and to particular courts when they are not being used by either the City or the School District. By design, this facility is primarily used for active recreation and sports.

This is the most heavily utilized sports facility in the City and is used by Bonita High School sports teams (soccer, baseball, football, track and field, hockey, and tennis), AYSO, Lazars Club Soccer, Pop Warner Football, and the City track meet. This facility is also used for special community events such as the fireworks program on the Fourth of July.

### Recommendation:

It is recommended that the City install an artificial turf field on the stadium field to: relieve pressure from the other soccer and football fields; reduce maintenance and water use; and provide a safe, high quality playing surface. More information on artificial turf can be found in Chapter Four, Section 4.2 Park Improvement Recommendations- Usability and Maintenance. It is also recommended that the City construct a concession/restroom/storage facility near the baseball and soccer fields. All new improvements must meet ADA standards. The estimated cost of the recommended improvements is \$1,700,000.



## **Lincoln Mini-Park:**

Address: 2525 White Avenue

Size/Classification: 0.6-acre Mini-Park

### **Inventory of Site Amenities:**

The following amenities can be found on the site: entry monument signage with tile mosaic; metal picnic tables; barbecues; a metal bench; metal trash receptacles; an exposed aggregate drinking fountain; a tot lot with spring riders; an open turf area for informal recreation; and security lighting. Notable trees found on the site are: London Plane (*Platanus x acerifolia*) and Brisbane Box (*Lophostemon confertus*).

### **Park Information:**

The lot that currently houses the Lincoln Mini-Park was at one time the City Yard. In 1979, a park was created on this site. The park has since been refurbished with park amenities that meet modern safety guidelines and accessibility standards. This mini-park is located in a densely populated neighborhood and is often used by parents and their small children that live within a few blocks radius of the park. This park is a great place for families to go if they want to get outside and spend some time together. There is enough space in this park for informal recreational activities like Frisbee, touch football, or kicking a ball around. The small size of the park and the design create a feeling of security, as it is easy for a parent or guardian to keep their eyes on all of the children.

This recently renovated park is in very good condition. The tot lot, picnic tables, and barbecues are compliant with the ADA standards even to the point of having a designated curb-side handicap parking space with ramp.

### **Recommendation:**

There are currently no recommendations for this park.



## **Live Oak Park:**

Address: 5701 Shemiran Street

Size/Classification: 13.0-acre Community Park

### **Inventory of Site Amenities:**

Amenities found on the site are as follows: entry monument signage; metal picnic tables (part of the future park development); wooden benches; metal and wood trash receptacles (3 of which are part of the new park development); exposed aggregate drinking fountains; a tot lot; a practice baseball field; a soccer field; lighted tennis courts; an open turf area for informal recreation; a restroom facility; security lighting; and an on-site parking lot. Notable trees found on the site are: Pine (*Pinus* sp.), Sweet Gum (*Liquidambar styraciflua*), Sycamore (*Platanus racemosa*), and Coast Live Oak (*Quercus agrifolia*).

### **Park Information:**

The park, created on land leased from MWD, was opened to the public in 1987. Live Oak Park is located within Live Oak Canyon and is bound by the Live Oak Reservoir to the northeast, single family residential tracts to the west, and to the south by a large open space area owned by MWD. The land that is currently used for Live Oak Park is in the process of being redeveloped. The northwest portion of the park is the location of the new parking lot. The existing parking lot is the location of a new Fire Station for the City, which is under construction at the time of this writing. To replace the parkland lost to this new development, the City has amended the lease with MWD to use a triangular portion of land across Shemiran Street as the picnic and barbecue area. The amenities for this new portion of the park are listed in the inventory above.

Live Oak Park is primarily used for informal recreation by residents living in the Northern La Verne area. On weekends, AYSO uses the soccer field for their young children's games and the La Verne Little League uses the backstop for practices. The lighted tennis courts are not currently programmed by the City, but well used by the residents.

### **Recommendation:**

This park is a great location for large and small informal gatherings. There is plenty of open space (in the baseball outfield and soccer field) to accommodate many different recreational opportunities and the amenities that the park offers are still in good condition. However, the tot lot needs to be renewed by replacing the play equipment and safety surfacing to meet the ADA standards and CPSC guidelines. It is also recommended that the City provide three shade shelters in the new picnic area because MWD has restricted the planting of large trees on the site. This site was considered for sports field lighting, but Las Flores Park has more sports fields and offers better opportunities. All improvements to the park must meet ADA standards. The estimated cost of the recommended improvements is \$200,000.



## **Lordsburg Park:**

Address: 1922 Walnut Street

Size/Classification: 0.9-acre Mini-Park

### **Inventory of Site Amenities:**

The following amenities are found on the site: entry monument Signage with tile mosaic; metal benches; metal trash receptacles; exposed aggregate drinking fountains; a half-court basketball court; an open turf area for informal recreation; and security lighting. Notable trees found on the site are: Citrus (*Citrus* sp.), Oak (*Quercus* sp.), Walnut (*Juglans* sp.), Maidenhair (*Ginkgo biloba*), and Brazilian Pepper (*Schinus terebinthifolius*).

### **Park Information:**

The City purchased the property for the park from the Metropolitan Transit Authority. The park opened in 2001 and was named after the original township of the City, Lordsburg. Lordsburg Mini-Park is bound on the south by the Metrolink train tracks and on all other sides by residential tracts. This is a great park for the local residents- it has something for children of all ages! The open turf area is a large enough area that children can play ball or Frisbee without having to go into the street. This is also a great park for picnics on the lawn or even small parties.

Lordsburg Park is used predominately by the neighborhood residents located around the park. This mini-park attracts both small children and teens due to the tot lot and the half basketball court.

### **Recommendation:**

There are currently no recommendations for this park.



## **Los Encinos Park:**

Address: 1101 West Aldersgate Drive

Size/Classification: 7.0-acre Neighborhood Park

### **Inventory of Site Amenities:**

Amenities found on the site are as follows: entry monument signage with tile mosaic; concrete and wooden picnic tables; metal trash receptacles; an exposed aggregate drinking fountain; tot lots (in the process of being refurbished); a basketball court; an open turf space for informal recreation; and nature trails. Notable trees found on the site are: Walnut (*Juglans* sp.), Oak (*Quercus* sp.), California Pepper (*Schinus molle*), Laurel Sumac (*Malosma laurina*), Sydney Golden Wattle (*Acacia longifolia*), Alder (*Alnus rhombifolia*), and Eucalyptus (*Eucalyptus* sp.).

### **Park Information:**

The land where Los Encinos Park now stands was purchased by the City from long-time resident Floyd Bunnelle and the Metropolitan Water District in 1976. The park was constructed and opened to the public in 1978. Los Encinos Park has a rustic appeal that is enhanced by the nature trails that traverse the western portion of the park, along the Puddingstone Diversion Channel. All other sides of the park are bound by residential housing tracts. Due to the park's layout and secluded location, it is virtually hidden to all but those familiar with the area. There are three park entrances: one is located on a narrow strip of land between two homes on West Aldersgate Drive, the second is located near the southern end of the park along Cabot Lane, and the third is located at the northwest corner of the park connecting to Canyon View Drive. The park grounds near the West Aldersgate Drive entry is covered with bark mulch and one has to look around for a few minutes to find a stairway leading down to the nature trails that run along the Puddingstone Channel. The entry on Cabot Lane is a more traditional park entry. Sweeping lawns with sporadic tree groupings characterize the southernmost area of the park. All of the park amenities, including the play equipment, support the rustic, back to nature ambiance of the park.

Because of the secluded location, Los Encinos Park is predominately used by the neighbors in the immediate vicinity of the park. However, the basketball court is used by the youth basketball programs for practice games.

### **Recommendation:**

The City is in the process of updating the two tot lots in the park to meet the ADA standards and CPSC guidelines. When funds become available, the City must make improvements that will make Los Encinos Park compliant with the ADA standards. This includes an accessible path from the Cabot Lane entrance to the West Aldersgate entrance. This path must connect to a minimum of one picnic pad, the basketball court, the drinking fountain, and one of the renovated play areas. It is also recommended that park signage be placed at the Aldersgate entrance to the park to create a visible entry statement. Overgrown planting along the nature trail should be trimmed or removed to improve visibility into the area. An aesthetic improvement would be to add low growing native planting along the trail. The estimated cost of the recommended improvements is \$100,000.



## **Lowell Brandt Park:**

Address: 7201 Stephens Ranch Road

Size/Classification: 15.0-acre Community Park

### **Inventory of Site Amenities:**

The following amenities are found on the site: entry monument signage with tile mosaic; metal picnic tables; barbecues; metal benches; stainless steel and concrete drinking fountains; metal shade structure; a tot lot with a play structure and spring riders; a practice baseball/softball field; a practice soccer field; a basketball court; a sand volleyball court; an open turf area for informal recreation, a restroom facility; security lighting; and an on-site parking lot. Notable trees found on the site are: Coast Live Oak (*Quercus agrifolia*), Holly Oak (*Quercus ilex*), Sweet Gum (*Liquidambar styraciflua*), Sydney Golden Wattle (*Acacia longifolia*), Maple (*Acer* sp.), Pine (*Pinus* sp.), Sycamore (*Platanus racemosa*), and Arroyo Willow (*Salix lasiolepis*).

### **Park Information:**

Lowell Brandt Park was built as part of the Marshall Canyon Estates housing tract. The park opened in 2001 and was named after a retired City employee (Lowell Brandt) who had worked for the City for 34 years. There are several entrances into the park: through the parking lot along Stephens Ranch Road, by pathway at the intersection of Stephens Ranch Road and Golden Hills Road, at the upper terrace (baseball/soccer field) along Stephens Ranch Road, and from two paths that lead to Del Risco in the gated community of Marshall Canyon Estates. Lowell Brandt Park complies with the current ADA standards for accessibility and is a great place for parties and informal games.

AYSO, ASA, and the La Verne Little League use the multi-purpose field for their soccer and baseball practice sessions and the youth basketball program uses the park's basketball court for practices. On weekends it is common to see large groups of people gathered in the park for a family get-togethers or birthday party.

### **Recommendation:**

There are currently no recommendations for this park.



## **Mills Park:**

Address: 5601 Wheeler Avenue

Size/Classification: 7.0-acre Neighborhood Park

### **Inventory of Site Amenities:**

Amenities found in the park are as follows: entry monument signage at both sides of the park; wooden picnic tables; barbecues; wooden benches; metal trash receptacles; an exposed aggregate drinking fountain; a bicycle rack; a tot lot; and an open turf area for informal recreation. Notable trees found on the site are: Sweet Gum (*Liquidambar styraciflua*), Deodar Cedar (*Cedrus deodara*), Sycamore (*Platanus racemosa*), Pine (*Pinus* sp.), Oak (*Quercus* sp.), and Purple-Leaf Plum (*Prunus* sp.).

### **Park Information:**

This passive park was originally named “Triangle Park”, but was refurbished and renamed Mills Park in 1987 after Hubert T. “Scubie” Mills, a City postal worker and volunteer firefighter. Bound on two sides by single family residential tracts and on one side by an orchard that runs along Old Wheeler Road, this neighborhood park has a large open turf area for informal recreation. In addition to the open space, the picnic tables, barbecues, and tot lot make this a great place for small gatherings.

On any given day, it is common to see neighboring residents taking a walk through Mills Park. The tot lot area attracts small children with their parents, while the older children will often play games in the turf area. The picnic areas are used for small gatherings.

### **Recommendation:**

When funds become available, the City must make improvements, ensuring Mills Park be compliant with the ADA standards. This would include an accessible ramp from the curbside parking to the path leading to the play area. An ADA accessible path must be extended to at least one of the picnic/barbecue pads. The City should replace the existing play equipment and surfacing with those that meet the ADA standards and CPSC safety guidelines. The estimated cost of the recommended improvements is \$86,000.



## **Oak Mesa Park:**

Address: 5400 Wheeler Avenue

Size/Classification: 13.0-acre Community Park

### **Inventory of Site Amenities:**

Amenities found in the park are as follows: entry monument signage; wooden picnic tables; metal benches; metal, concrete, and plastic trash receptacles; an exposed aggregate drinking fountain; a tot lot; baseball/softball fields; lighted soccer fields; an open turf area for informal recreation; a restroom facility; a recreation facility/preschool; access to the Riparian Channel Trail; security lighting; and on-site parking. Notable trees found on the site are: Pine (*Pinus* sp.), Red Iron Bark Gum (*Eucalyptus sideroxylon*), Sweet Gum (*Liquidambar styraciflua*), Coast Live Oak (*Quercus agrifolia*), Sydney Golden Wattle (*Acacia longifolia*), and Arroyo Willow (*Salix lasiolepis*).

### **Park Information:**

Located along Wheeler Avenue north of Oak Mesa School, this community park services a variety of people with varying needs. The park is a joint use partnership between the City of La Verne and the Bonita Unified School District. Oak Mesa School was completed in 1990 and the park was completed in 1991. The park is bound on two sides by residential tracts (one across Wheeler Avenue and the other on the top of the slope to the north of the park). The east side of the park runs along the Marshall Creek Riparian Channel Trail. The entrance to the trail can be found in the southeast portion of the park where the park and the school grounds meet. The recreation facility in the park is used to teach pre-school classes and is strategically located adjacent to the tot lot and picnic area. Lighting at the soccer fields allow for practice sessions in the evening hours. Practices can be held in the park until 8:30 p.m. when the lights are turned off. The basketball and hardcourt area of the school is available for public use when school is not in session (after 4:30 pm on weekdays and on weekends). The tot lot equipment and surfacing at this park appear to meet both the ADA accessibility standards and the CPSC safety guidelines.

Oak Mesa Park is used by the students at Oak Mesa School, AYSO, and the La Verne Little League for practices. The preschool and elementary school children can be found in the tot lot, which also attracts quite a few neighboring parents with their small children. Local residents can also be found using the backstops for batting practice and fitness walking along the perimeter of the park.

### **Recommendation:**

It is recommended that a paved walkway be constructed connecting the stairs at the north of the park to the sidewalk along Wheeler Avenue. This would provide better access to the school and the soccer fields for students and park users that live in the adjacent neighborhood. Two sheltered picnic areas with barbecues would be useful during special events, on weekends or after school. All amenities must be compliant with the ADA standards. The estimated cost of the recommended improvements is \$100,000.



## **Pelota Park:**

Address: 1505 Holly Oak Street

Size/Classification: 4.6-acre Neighborhood Park

### **Inventory of Site Amenities:**

Amenities found on the site are as follows: entry monument signage with tile mosaic; wooden and metal picnic tables; trash receptacles; drinking fountains; lighted baseball and softball fields; bleachers; a restroom facility; a concession stand; and score boards. Notable trees found on the site are: Queen Palm (*Syagrus romanzoffiana*), Mulberry (*Morus alba* 'fruitless'), Ash (*Fraxinus* sp.), Purple-Leaf Plum (*Prunus* sp.), Sycamore (*Platanus racemosa*), Eucalyptus (*Eucalyptus* sp.), Pine (*Pinus* sp.), and California Pepper (*Schinus molle*).

### **Park Information:**

Pelota Park was completed in 1969, but did not have the baseball and softball fields developed until 1971 when the La Verne Little League provided funding for the renovation. The La Verne Little League has worked with the City to develop the park by sharing the costs of construction with the City. In 1972, the Pop Warner football organization and Little League paid for the construction cost for the concession stand. In 1986, the La Verne Little League shared the cost with the City for the chain link fencing at the park as well as the sports field lighting (\$15,000 was paid by the Little League for the lighting). There are some open turf areas for informal play at the neighboring Grace Miller School that are available for use during times when school is not in session.

Students from the Grace Miller School and the La Verne Little League groups are the primary users of Pelota Park. Due to the heavily programmed field use, other park uses are minimal.

### **Recommendation:**

The people of La Verne are enjoying this park and using it often. As with all parks that are heavily utilized, it is necessary to be particularly diligent regarding maintenance of the facilities. When funds become available, the City must make improvements, ensuring Pelota Park be compliant with the ADA standards, which generally include: picnic table access, drinking fountain access, and accessible walkways to amenities in the park. The estimated cost of the recommended improvements is \$15,000.



## **Price-Hayes Park:**

Address: Residential Intersection of Price Drive and Columbia Drive

Size/Classification: 0.5-acre Mini-Park

### **Inventory of Site Amenities:**

Amenities found on site are as follows: a metal bench; an exposed aggregate trash receptacle; a tot lot with slides; and a small open turf area for informal recreation. The most notable tree found on the site: is the Goldenrain Tree (*Koelreuteria paniculata*).

### **Park Information:**

Price-Hayes Park is a mini park nestled into a corner lot at the intersection of Columbia Drive and Price Drive. It was developed as a partnership between the apartment property owners and the City, for use by the residents in the area. Price-Hayes Park was constructed in 1996. This is a very simple park that provides residents in the surrounding area with a passive recreation location close to home. There is enough open turf space here to throw a Frisbee or kick a ball around, but not enough for field sports. This park is most suited for parents with small children due to the size of the park and the amenities provided. There is access into this park from the alleyway to the northeast or from Columbia Drive/Price Drive (southwest).

Due to the location of the park, the primary users are the children that live in the immediate vicinity.

### **Recommendation:**

This park has been well maintained and the amenities appear in good condition. When funds become available, the City must make improvements, ensuring Price-Hayes Park be compliant with the ADA standards. This would include a curb ramp in the sidewalk and an accessible play surface material at the tot lot. The estimated cost of the recommended improvements is \$15,000.



## **Rustic Canyon Park:**

Address: 7311 North Calle Aragon

Site/Classification: 0.5-acre Mini-Park

### **Inventory of Site Amenities:**

The following amenities are found on the site: entry monument signage with tile mosaic; a wooden picnic table; a metal trash receptacle; a tot lot with swings and slides; a small open turf area for informal recreation; and security lighting. Notable trees found on the site are: Sycamore (*Platanus racemosa*), Bottle Tree (*Brachychiton populneus*), Evergreen Pear (*Pyrus kawakamii*), Oak (*Quercus* sp.), and Eucalyptus (*Eucalyptus* sp.).

### **Park Information:**

This mini-park was developed in 1979, on a small lot of the City's surplus land. The name Rustic Canyon Park came about through a community survey process. Rustic Canyon Park is located in the vicinity of single family residential tracts with the northwestern portion of the park bordering a wilderness area. The park was recently remodeled with the addition of a raised bed rose garden, a picnic table, and an "acorn" style security light. This park has the benefit of being situated with a beautiful natural (undeveloped) backdrop. Any future modifications to the park should keep this in mind and add to the rustic character of the site.

### **Recommendation:**

When funds become available, the City must make improvements, ensuring Rustic Canyon Park be compliant with the ADA standards. This would include creating a path that leads from the park entrance to the concrete picnic table pad as well as the tot lot area. The City is currently renovating the tot lot area to meet both ADA standards and the CPSC safety guidelines. An aesthetic improvement for the park could be to paint a mural on the concrete wall of the Booster Pump Station in the park. The estimated cost of the recommended improvements (not including the booster pump mural) is \$10,000.



## **Valley Rancho Mini-Park:**

Address: 2909 Arrow Highway

Size/Classification: 0.2-acre Mini-Park

### **Inventory of Site Amenities:**

Amenities in the park include the following: one tot lot with sand and rubber play area surfacing, four wooden picnic tables, and two metal trash receptacles. Notable trees found on the site include: Carolina Laurel Cherry (*Prunus Caroliniana*), Pine (*Pinus* sp.), Modesto Ash (*Fraxinus velutina* 'Modesto'), Fruitless Mulberry (*Morus alba* 'Fruitless'), Silver Maple (*Acer saccharinum*) and Avocado (*Persea americana*).

### **Park Information:**

This mini-park is located within the Valley Rancho Mobile Park, one of two City-owned mobile home parks in La Verne. The City purchased the mobile home park in 2001 and installed the tot lot in 2002. Within the next 5 to 10 years, the City plans to expand the small park within the mobile home park by adding turf areas and walkways.

### **Recommendation:**

As funding becomes available, or when the City moves forward with the plan to complete this small park, it is required that the City of La Verne create an entryway that meets ADA standards. This entry would include an accessible path that extends to the picnic tables and tot lot. The existing picnic tables need to be replaced and a drinking fountain should be added. When the park is expanded, planting and irrigation will need to be provided and the turf area will need to be expanded. It is also recommended that the play area surfacing be replaced with a material that meets both the ADA standards and CPSC guidelines. The estimated cost of the recommended improvements is \$85,000.



## **Wheeler Avenue Park:**

Address: 1499 Palomares Avenue

Size/Classification: 5.7-acre Neighborhood Park

### **Inventory of Site Amenities:**

Amenities in the park include the following: entry monument signage with tile mosaic; wooden picnic tables; metal trash receptacles; stainless steel drinking fountains; a tot lot; lighted softball fields, an outfield soccer field; a basketball court; a batting cage; an open turf area for informal recreation; a restroom facility; a concession stand; and on-site parking. Notable trees found on the site are: Lemon Bottlebrush (*Callistemon citrinus*), London Plane (*Platanus x acerifolia*), Pine (*Pinus* sp.), and Eucalyptus (*Eucalyptus* sp.).

### **Park Information:**

The land on which Wheeler Avenue Park is located was purchased by the City from Ethelyn Edith Willhite in 1978 and was opened to the public in 1979. Wheeler Avenue Park, formerly known as the La Verne Recreation Park, is bound by multi-family residential homes to the north, a business complex to the west, Wheeler Avenue to the east, and Arrow Highway to the south (below Palomares). The park was designed as an active sports park. Both organized and informal activities occur in the park. When softball games are not being played, the outfield area can be used as a soccer field. There is also a tot lot located near the apartment complex which is primarily used by children who live in the apartments.

Wheeler Avenue Park is used primarily by the La Verne Girls Softball League, the University of La Verne softball teams, Adult Softball, Lutheran High School Softball, Women's Soccer, and the City Basketball League.

### **Recommendation:**

The amenities within the park are in good condition. Paths provide access to most park amenities and appear to be ADA compliant. There are currently no paths leading to tot lot or the basketball court. When funds become available, the City must make improvements, ensuring Wheeler Avenue Park be compliant with the ADA standards. This would include extending an accessible path to the basketball court and the tot lot area, and replacing the play equipment and safety surfacing with those that meet the ADA standards and CPSC guidelines. It is also recommended that Wheeler Avenue Park be master planned to provide the maximum number of lighted sports facilities the site will accommodate. The estimated cost of the recommended improvements is \$115,000.



## Public Open Space Facilities:

Public open spaces have been an integral part of a democratic society for hundreds of years in the United States and have provided a public forum for activities, presentations, and political and social discourse. Though the public open space facilities in La Verne are at a much smaller scale than that of the plazas in Washington D.C., they still serve an important function for both the City and the residents of La Verne.

Mainiero Square: This downtown open space (bounded by 2nd and 3rd Streets and C and D Streets) was originally part of a park that was purchased by the City in 1928 on land that at one time held the Lordsburg Hotel. In 1956, the citizens agreed to sell the land to a supermarket, but reserved a 60 foot linear strip along D Street. This strip of land was redeveloped in 1972 by the La Verne City Beautiful Committee into a public plaza known as the La Verne Plazita. This 0.2-acre downtown square (redeveloped and renamed Mainiero Square in 1995, after “Skip” Mainiero, a local college educator) is located at the intersection of D Street and Third Street on the southwest corner. An attractive rest area with a fountain, an arbor, and benches are provided for residents and visitors to the downtown area. This location is often used as a central point for City events like the Family Fun Festival, Cool Cruise car show, the Holiday Open House, and Old Town Harvest Festival and Craft Fair. A stage can be set up in the square for musical performances or civic announcements and ceremonies (see Exhibit 2.2-21, page 50).

Recommendations for this site include visually screening the fountain filter/pump equipment. This can be done with planting and/or decorative fencing at minimal cost.

Old Town Plaza/Transportation Center: This 0.2-acre plaza operates as an informational center for transportation to and from La Verne. Transportation and redevelopment funds were used to create this public space. Some of the features found are: benches; a transportation mural; and a transportation kiosk that provides transportation information and a depiction of the visual history of the Lordsburg Historic District, the original township in the City of La Verne (see Exhibit 2.2-22, page 51).

There are no recommendations for improvements at this site.



## **Undeveloped Potential Public Parks and Recreation Sites:**

Beech Street Site: The City of La Verne is interested in the acquisition of surplus freeway right-of-way property on Beech Street, between Almond Street and Dawn Avenue. The cities of La Verne and Claremont would like to develop both properties into a park as a joint development agreement. In 2004, the City of La Verne hired a consultant to develop conceptual designs for the lot to identify the potential development opportunities for the site for use in grant applications. One of their proposed designs for this potential 1.5-acre park site contained the following amenities (La Verne site only): a basketball court, benches, security lighting, and landscaping (see Exhibit 2.2-24, page 54). If the City acquires this land, it could be considered for a City dog park. Prior to any decisions regarding the potential development of this site, the plans will be subject for public review.

Sports Complex: The City of La Verne and the University of La Verne jointly purchased 30+ acres of surplus land from the Metropolitan Water District. This potential development, if pursued by the City, will be another joint use facility between the City and the University and might have the following amenities: soccer fields, softball fields, tennis courts, baseball field, restroom facilities, concession stand, gymnasium, roller hockey rink, tot lot, and a trail system (see Exhibit 2.2-25, page 55). At the time of this writing, the proposed use of this space is being considered by the City.

## **Undeveloped Potential Public Open Space Sites:**

West Marshall Canyon Conservation Corridor: The City of La Verne, in conjunction with the Trust for Public Land (TPL) and the La Verne Land Conservancy has purchased 208 acres of wilderness in northern La Verne (see Exhibit 2.2-26, page 56). At the time of this writing, the use of this space will be subject to a separate master plan.

Marshall Canyon Estates Open Space: East of the W. Marshall Canyon Conservation Corridor is an undeveloped area of open space (approximately 150 acres) referred to, in this document, as the Marshall Canyon Estates Open Space. The land was acquired by the City from Hughes Development after the construction of the Marshall Canyon Estates under the condition that the land was to be deeded to the U.S. Department of Forestry. If accepted by the U.S. Department of Forestry, the City of La Verne will no longer own the land. If the U.S. Department of Forestry is not interested in acquiring the land, the City shall retain ownership, the land will remain deed restricted to prohibit any future development, and it will be designated as permanent open space (1990 City Council Resolution No. 90-95 Exhibit B). Acceptance by the U.S. Department of Forestry is a long process, so the land is currently not open for public access at this time; however, it can be categorized as potential/future recreational open space. The general location of this site, in relation to the W. Marshall Canyon Conservation Corridor, can be found on Exhibit 2.2-26, page 56.



## **Public School Recreational Facilities:**

La Verne Heights Elementary: This 5.3-acre school is located at 1550 Baseline Road. The recreational facilities at the school consist of a soccer field, a baseball field, basketball courts, and playground equipment.

Grace Miller Elementary: Grace Miller is located at 1629 Holly Oak Street, adjacent to Pelota Park. On the school's 8.3-acres the following amenities can be found: several baseball fields, a soccer field, a basketball court, and playground equipment. The Bonita Unified School District has a joint use agreement with the La Verne Little League for utilization of the sports fields after school hours.

Oak Mesa Elementary: Located adjacent to Oak Mesa Park at 5400 Wheeler Avenue, this school's 8.2-acre area houses basketball courts, handball courts, and playground equipment. The soccer and baseball/softball fields with backstops at Oak Mesa Park are included in the joint use agreement between the City and the Bonita Unified School District for use by students and residents.

Roynon Elementary: This 14.7-acre school is located at 2715 E. Street. The recreational amenities for the students include a large multi-use field for soccer, football, and baseball, as well as basketball courts and two sets of playground equipment.

Ramona Middle School: Located at 3490 Ramona Avenue, this 19.8-acre recreational area has the following facilities for use by students and other community members through a joint use agreement with the City of La Verne and the Bonita Unified School District: four soccer fields, basketball courts, and baseball/softball practice fields with backstops.

Bonita High School: Bonita High School is located at 3102 D Street. The sports fields of this 21.0-acre facility that are subject to a joint use agreement with the City and the Bonita Unified School District include the following (previously listed under the La Verne Sports Park): two lighted baseball fields, a gymnasium, five lighted football/soccer/multi-use fields, nine track lanes, long jump area, eight lighted tennis courts, and a skate park.

## **Community Center Facilities:**

Community Center: Located at 3680 D Street behind the La Verne City Hall and adjacent to the library. The City purchased the land for this facility in 1982 and the center was constructed in 1989. Interior furnishing for the Community Center was provided by The Friends of La Verne Community Services Organization. Since the Community Center opened, it has hosted hundreds of wedding receptions, banquet parties, and business meetings. Rental locations can accommodate groups from 25 to 250 people. Services provided include, but are not limited to, the following: dance, fitness, and art classes for those with special needs; meeting location for City organized excursions; location for the Senior Post Office Day event; free notary services for seniors; discussion groups for seniors; senior companion training; Red Cross blood pressure check; hearing aid cleaning and adjustments; senior lounge; senior meal programs; bingo; Chinese New Year celebration; driver safety programs; senior dance, art, fitness, and craft classes; theater adventures; music lessons; acting classes; craft lessons; dance classes; martial art sessions; and cooking classes to name a few. Organizations that hold meetings at the Community Center include, but are not limited to, the following: Senior Macintosh Users Group, the Pomona Valley Camellia Society; the Senior Bridge Club; the Senior Citizen Social Club; the Senior Citizens Advisory Committee; the Golden Investment Club Special Interest Group (SIG); the Graphics SIG; the

Genealogy SIG; and the Hardware SIG. For more information on services at the Community Center, refer to the City Newsletter & Recreation Guide or contact the Community Center directly.

Oak Mesa Park Facility: Located at 5400 Wheeler Avenue at Oak Mesa Park, this facility is utilized to house the City preschool program. Restrooms and storage are also available in this building. The facility was originally the entrance house at the Mt. Springs community. Homeowners donated the entrance house to the City and after reviewing their needs, the City relocated the building to Oak Mesa Park.

Veteran's Hall: This community meeting space is located at 1550 Bonita Avenue on the southeast corner of Wheeler and Bonita. The facility, built in 1934 with volunteer labor, was once known as the American Legion Hall and was dedicated on Armistice Day in 1934. In 1980, the membership at the Post had decreased to the extent that the veterans decided to disband. The facility was then donated to the City for use as a community center (La Verne, The Story of the People Who Made a Difference, 269). This versatile facility is home for: preschool, gymnastics, community cheerleading, parent education program, Contra dance, the Veterans of Foreign Wars (VFW) post monthly meeting, and a variety of adult dance classes. Veterans Hall has a remodeled stage and modern kitchen facility. Facilities that hold up to 80 people are available for rent. City staff is currently researching the opportunities for placing a memorial at the site.

Services that the VFW members provide throughout the community include: color guard participation, narrating service experiences at schools, promotion of the ROTC program at high schools and colleges, memorial services of deceased veterans, Buddy Poppy sales, collecting and properly disposing of American Flags, emotional support and psychological counseling for fellow veterans when needed, assisting with housing for homeless veterans, and job placement for veterans (Winter-Spring 2006 City Newsletter and Recreation Guide, 7,14,28).

### **Trail System:**

The existing trail system in La Verne consists of a primary trail (L.A. County owned and maintained Marshall Canyon Trail) with a few connecting bicycle paths and hiking trails in the foothills of northern La Verne. The Marshall Canyon Trail is the “spine” in the trail system as it traverses the City from the northeast (connecting to trails that lead to Mt. Baldy) to the southwest as it joins the Puddingstone Lake trail system. The trail is considered a multi-use trail and can accommodate equestrians, hikers, and cyclists. Another multi-use trail forms a loop around the Live Oak Reservoir, east of Esperanza Drive (see Exhibit 2.2-25, page 60).

The Citrus Regional Bicycle Path currently being developed is a combined effort of the cities of La Verne, Claremont, San Dimas, and Pomona. It is a multi-use Class II (signed and striped) and Class III (un-striped) bike trail along Bonita Avenue from San Dimas to the county line in Claremont. The route will begin at Cataract Road and continue to Fulton Street, where it will then head south to the Pomona Metrolink Station. From there, it will continue along the railroad right-of-way until it reaches the Claremont Village Expansion area and then along 1st Street to Claremont Boulevard and the county line. A proposed “loop” at E Street in La Verne will provide a detour option for cyclists travelling along the path. This detour will take them through a portion of the Old Town and the City’s historic residential district in Lordsburg. The current design has the Citrus Regional Bicycle Path connecting to the Thompson Creek trail in Claremont and the Marshall Canyon trail that traverses La

Verne. Transportation planners hope that it will eventually connect to an extensive 'Rails to Trails' network in San Bernardino County from Montclair to Rialto.

The Riparian Channel Trail is a decomposed granite multi-use trail in Rancho La Verne that follows the Puddingstone Channel from Birdie Drive to Heritage Park. This trail also connects to Oak Mesa Park.

Other hiking trails (other than sidewalks provided for the "urban hiker") are currently limited to the Marshall Canyon Trail and the Live Oak Reservoir Trail. There are presently "beaten paths" established in the foothills of northern La Verne, but these are not designated trails.

**LEGEND:**

Existing Trail



Proposed Citrus Regional Bikeway



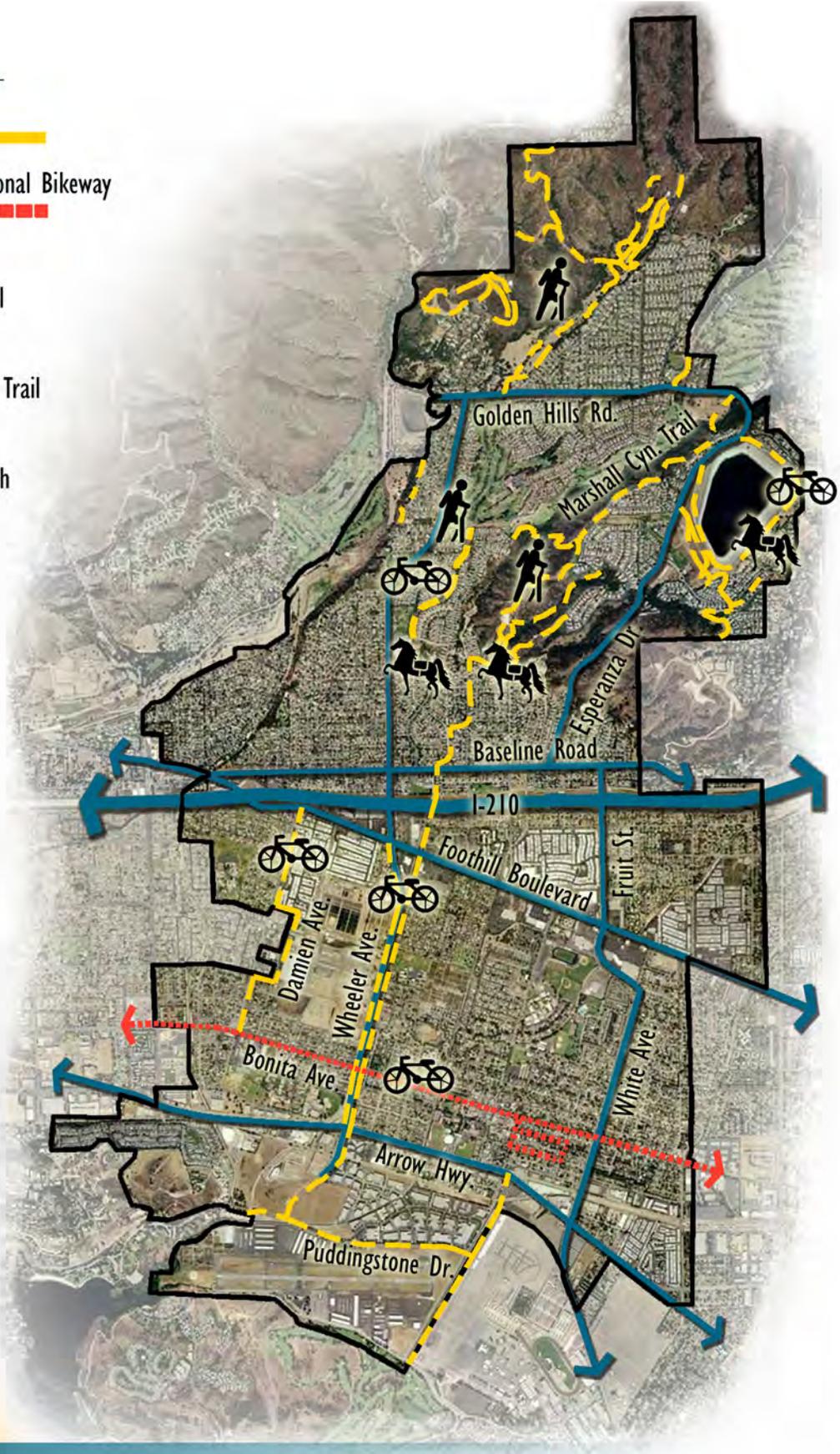
Hiking Trail



Equestrian Trail



Bicycle Path



# TRAIL SYSTEM

## Private Residential Parks & Recreational Facilities:

There are several private parks and/or recreational facilities located within gated communities, mobile home parks, and senior housing facilities for private use by the community's residences. Though these parks are not public, it is important to take note of them as they do serve the needs of a large number of people that live within these private facilities. The private parks alone supply an additional 4.5-acres to the City's park and recreation system. These facilities are part of the mosaic of solutions that support the City of La Verne in providing recreational amenities to the City's residents. Some of the gated communities, mobile home parks, and senior housing facilities that maintain a park or other recreational facility are listed below:

Puddingstone Village Park: Located within Puddingstone Village, south of Sunrose Street, this 1.8-acre private, passive neighborhood park offers its community members a tot lot, walking paths, picnic tables, barbecues, and restroom facilities.

La Verne Heights Park: This 1.2-acre private neighborhood park located in the La Verne Heights community has facilities for both passive and active recreation: six picnic tables, two lighted tennis courts, a restroom facility, one swing set (with two swings), and a lawn area with a fountain.

Park La Verne Park: Located south of Arrow Highway on Arbor Circle in the gated community of Park La Verne (east of Puddingstone Village), this 1.0-acre neighborhood park provides the community members of Park La Verne many passive and active recreational options: three picnic tables, two barbecues, a swing set and playground equipment, two tether ball courts, a four-square and hopscotch area, a large turf area, and a volleyball court. There is another passive mini-park located along Van Dusen Road in the Park La Verne community. It is 0.5-acre in size and it has an ADA accessible tot lot.

Park La Verne (Ramona Ave.): This private community located on Ramona Avenue provides a gated pool and spa for its residents.

Edgewater at Live Oak: These two communities (east and west) are located in northern La Verne off of Esperanza Drive. Passive recreational opportunities at Edgewater West are: a gated pool, spa, restroom facility with outdoor showers, and a picnic table. At Edgewater East, a gated pool is provided.

Bradford Place: Located near Chelsea and Foothill Boulevard, this community has two swimming pools and a clubhouse for passive activities.

Copacabana Mobile Home Park: This family mobile home park is located along Arrow Highway and offers its residents a swimming pool and a clubhouse for recreation.

Casitas La Verne: This senior mobile home park, located on Bradford St., has a swimming pool; spa; recreation room for games and billiards; shuffle board area; and clubhouse for its residents enjoyment.

Hillcrest Homes: Located on "A" Street, this senior community has a 10,500 square foot state-of-the-art fitness center equipped with a swimming pool, spa, and exercise room, clinic, and a therapy room for use by its residents. Personal fitness evaluations

and tailor-made exercise programs are available for all residents. Hillcrest homes is a private community, but it has recently begun allowing the public to use their facilities.

Foothill Terrace Mobile Homes: This senior mobile home park is located along Fruit Street. It offers the following amenities to its residents: two swimming pools, two spas, two clubhouses, a library, and a sauna.

Fountains Mobile Home Park: Located on Damien Ave., this senior mobile home park has a swimming pool, clubhouse, and shuffleboard area for the residents' enjoyment.

Kings Way Gardens: This family mobile home park is located along Arrow Highway. The following amenities are offered to its residents: a swimming pool, spa, and a clubhouse.

La Verne Mobile Country Club: Located on Moreno Avenue, this City-owned senior mobile home park has a swimming pool, spa, library, and two clubhouses for its residents. One clubhouse has a kitchen facility and is used primarily for pot lucks and get togethers; the other clubhouse is used for games like bunko and bingo.

Twin Oaks Mobile Home Park Unlimited: Located on Bradford Street in the south-east portion of La Verne, this senior mobile home park serves its residents by offering the following amenities: a swimming pool, spa, and a clubhouse for recreation.

### **Private Institution Recreational Facilities:**

There are four private institutions in La Verne that encompass a total of 25.1-acres of recreational area. The City of La Verne has a written agreement with some of these private institutions for the use of their recreational space by residents of the City. All of these sites are considered active recreation sites and are as follows:

Lutheran High School: Located on Fruit Street, north of Foothill Boulevard, the 5.11-acre recreational area for this private educational facility encompasses: a softball/football field, two outdoor basketball courts, and a gymnasium. The City of La Verne has a written agreement that allows the City to use the gymnasium basketball courts for overflow use by the youth basketball organizations. In return, the school will have the opportunity to use the softball field at Wheeler Avenue Park.

Damien High School: There are approximately 8.0-acres of recreational area available at this private educational facility located on Damien Avenue, south of Bonita Avenue. The amenities on the school grounds include: three baseball fields, a football field, basketball courts in the two gymnasiums, a swimming pool, and six tennis courts.

University of La Verne: The University of La Verne is also a private institution that allows limited access. The campus is spread over several blocks and is bound by Bonita Avenue (north), F Street (east), Arrow Highway (south), and B Street (west). Some of the fields available for shared use between the City and the University at this 9.0-acre higher education facility are: a baseball field, a soccer field, a football field, a gymnasium, a track and six tennis courts. There is also a joint use agreement between the City of La Verne and the University of La Verne that allows the University to use the Wheeler Avenue Park softball fields in exchange for the City Youth Basketball Programs use of a University gymnasium.

Calvary Baptist School: This private educational facility is located on Damien Avenue, north of Bonita Avenue. On the 3.0-acres of recreational space at this facility, the following courts/fields are available: a basketball court in the gymnasium, two volleyball courts, a tot lot, and a baseball field.

LeRoy Haynes Center (formerly LeRoy's Boys Home): This non-public educational facility/home is located on Baseline Road, east of Fruit Street. They have the following amenities available to the children at their facility: Olympic-size swimming pool, a baseball field, an open turf space for informal sports, and a gymnasium with indoor basketball court. All amenities are for use only by the residents and participants of the facility with the exception of the gymnasium, which can be rented by schools or other organizations for use.

David and Margaret Home: This non-public behavioral treatment and educational facility is located on Third Street, south of Bonita Avenue. They offer the following recreational amenities to children and teens at their facility: a softball field, a multi-use turf open space, a combination basketball/tennis court facility, and a workout room. These facilities are not available for use by the general public, but the David and Margaret Home is in the process of preparing and submitting for approval a master plan for their facility that includes a gymnasium. This may be an opportunity for the City to establish a joint use agreement in the future for partial use of the gymnasium.

### **Private Recreational Facilities:**

There are many private recreation facilities (both passive and active) located throughout the City of La Verne that are available to residents, such as: Mud Shack (pottery), La Verne Music and Piano Factory, Club West Volleyball, LA Fitness Sports Club, My Gym Childrens Fitness, Webby Dance Company, So. Cal. Baseball/Softball Academy and Fitness Center, and Japan Karate System, along with many others. These private facilities are essential for any city to meet the needs of all residents. Listed below is a description of some of these facilities and the amenities they offer:

Club West Volleyball: This is a 47,000 square foot facility that contains six volleyball courts, a weight room, a snack bar, and a mezzanine viewing area. This facility will also be the home of the Plyometrics training facility that trains athletes to reach their optimum performance. Club West Volleyball teaches student-athletes about competitive volleyball and the importance of health and wellness. This is a co-ed facility that has both girls and boys teams with the student participant range between the 4th and 12th grades. Summer camp sessions are also available for people of all ages and skill levels.

My Gym Children's Fitness Center: Located on Foothill Boulevard at White Avenue, this fitness center focuses on the physical, cognitive, and emotional development of children between the ages of three months to nine years. Age-appropriate weekly classes are held, some with parent participation and others for the children only, and incorporate the use of music, dance, relays, games, gymnastics, sports, and other activities into the class. All classes are co-educational.

So. Cal. Baseball/Softball Academy and Fitness Center: This facility is located on Palomares Street and has batting cages along with a fitness center that has: free weights, strength equipment, and a cardio room. Spinning classes/workout programs are also offered through the fitness center's Club Spinergy. This co-ed facility is for teens and adults, but young teens under eighteen must be accompanied by an adult.

LA Fitness Sports Club: This facility is located on Foothill Boulevard, west of Wheeler Avenue. The amenities offered at this sports club include: a basketball court, a swimming pool, a spa, a sauna, raquetball courts, free weight equipment, circuit equipment, personal training, and a variety of fitness classes.

## **Golf Courses:**

There are four regional golf courses located within, or in the vicinity of, the City of La Verne. Three of them are open to the public, while one is private. All golf courses combined cover 690 acres of land.

Marshall Canyon Golf Course: Located on Stephens Ranch Road, this L.A. County owned 18-hole course is situated on 180-acres within the Marshall Canyon Regional Park. Other facilities on site include a clubhouse and a restaurant.

Mountain Meadows Golf Course: This 200-acre, 18-hole regulation golf course is located in Bonelli Regional Park and is owned by the County of Los Angeles. It is located along Ganesha Boulevard near the Los Angeles County Fairplex.

San Dimas Canyon Golf Course: This 18-hole public golf course is owned by both the City of La Verne and the City of San Dimas, but is operated primarily by the City of San Dimas. This 200-acre parcel of land is located on Terrebonne Avenue. The golf course includes a public clubhouse.

Sierra La Verne Golf Course: This privately owned golf course is located in Northern La Verne, along Country Club Drive. It is an 18-hole regulation course, 110-acres in size. Other facilities on site include a restaurant, a clubhouse, and a pro shop.

## **Regional Parks:**

The City of La Verne is advantageously situated within close proximity to three regional parks, providing the residents of the City the opportunity to participate in a wide range of activities not available to residents of many other cities. The combined acreage of the three regional parks totals 2,699.6 acres and amenities combine both passive and active recreational options. Descriptions of the parks are as follows:

Frank G. Bonelli Park: Located in San Dimas at 120 Via Verde Park Road, this 1,957-acre park encompasses the Puddingstone Reservoir and the Raging Waters water park. On the reservoir, some activities commonly occurring are: swimming, water skiing, wind surfing, sailing and fishing. Other amenities found within the park are: group and individual picnic areas; camping and RV facilities (534 sites), an equestrian center with stables and trails; hiking and cycling trails; hot tubs; play equipment; gazebos; and concession stands. The park is enjoyed by approximately 17,000 people per year, many of which are residents of the neighboring cities of Pomona and La Verne.

San Dimas Canyon Park: This 102.6-acre regional park is relatively small compared to the acreage of Bonelli Park and Marshall Canyon Regional Park, but there are quite a few amenities that this park has to offer: swing sets, a tot lot with a slide, a baseball field, five picnic areas with barbecues, two restrooms, camping areas, nature trails, and a new nature center with a natural history museum and zoo. The park is located at 1628 N. Sycamore Canyon Road.

Marshall Canyon Regional Park: This 640.0-acre regional park is located in an unincorporated area of Los Angeles County. Within the park boundaries are a golf course, 3.0-acre nursery, equestrian center, and nature trails. Some of the Marshall Canyon facilities are available by reservation only and include: picnic area, bandstand, equestrian facilities, and a corral. The Marshall Canyon Trail connects to trails within the Angeles National Forest and the City of Claremont Wilderness Park as well as allowing hikers to traverse the land into the City of La Verne.

## **National Parks:**

Angeles National Forest: Covering a large portion of the San Gabriel Mountain Range, the 694,187 acres of the Angeles National Forest have many amenities that are available for public use: 500+ miles of nature trails (bicycling, hiking, and equestrian), boating, fishing, picnicking, sightseeing, skiing, hunting, camping, target shooting, and an area for off-road vehicles.

## **2.3 PARK AND FACILITY RENTALS**

Providing the residents of La Verne with recreational opportunities through the use of the City's park system helps to ensure a healthier, more prosperous community. Successful parks need a thorough and consistent maintenance program to keep the facilities and fields in a safe and functional condition for all park participants. Park and facility rentals are one way the City of La Verne can generate revenue for the Parks and Community Services Department to offset maintenance and other recreational costs while providing a valuable service to the community. The following is a compilation of rental facilities available in the City:

Las Flores Aquatics Center: Located at 3175 Bolling Avenue in Las Flores Park, the Aquatic Center pool area is available for rent for anything from casual swimming to pool related activities.

La Verne Community Center: Located at 3680 D Street next to the Library, the La Verne Community Center has been rented out for wedding receptions, banquet parties, and business meetings. Rental facilities can accommodate between 25-250 people.

Veterans Hall: Located at 1550 Bonita Avenue at the southeast corner of Bonita and Wheeler, Veterans Hall is able to accommodate many different events. Its current programming includes: preschool, gymnastics facility, community cheerleading, parent education program, contra dance, VFW post, and a variety of adult dance classes. Veterans Hall has recently remodeled the stage and has modern kitchen facilities that can accommodate parties of up to 80 people.

Wheeler Avenue Park: This sports facility is located at 1499 Palomares Avenue and contains two lighted adult softball fields and a basketball court. This facility is the venue for City softball leagues, youth sports organizations, and private tournaments. Discount rates are offered to non-profit organizations.

Park Shelter Rentals: The Parks and Community Services Department has a Park Shelter Rental Program for community members that allow them to rent park picnic shelters or other park facilities for events like: birthday parties, company or group picnics, family reunions, and business meetings. There are currently eighteen (18) shelters that the City rents: twelve (12) at Las Flores Park, one (1) at Kuns Park, one (1) at Lowell Brandt Park, one (1) at Heritage Park, and three (3) at Emerald Park. The parks are open, and must remain open, to the public, but sections of the parks are available for reservations.

## **2.4 RECREATION PROGRAMMING**

Not only does the City of La Verne set aside parks and open space for use by the City residents, but it offers activity programming for both educational and physical activities. These programmed events take place throughout the community at a wide variety of venues (see Exhibit 2.4-1, pages 75 and 76). The programming is meant to provide a variety of activities and events for all members of the community. Not all activities are listed, only those that utilize the City parks or open space facilities, but information on all other activities and educational classes can be obtained through the Parks and Community Services Department or the City of La Verne Newsletter and Recreation Guide.

### **Inclusive Activities for People with Special Needs:**

Fitness Class: Activities for special needs students that emphasize physical fitness and skill development.

Co-ed Winter/Spring, Fall program for ages 18+

Time: 8:30 AM to 11:30 AM

Location: Community Center Dance Studio, 3680 D Street

Mobility Through Exercise: This class enables students to increase their balance, coordination, strength, flexibility, and memory function through a fitness program using music for skill development.

Co-ed Winter/Spring program for ages 18+

Time: 9:30 AM to 10:30 AM

Location: Community Center Dance Studio, 3680 D Street

AYSO VIP Program: This program provides a quality soccer experience for those whose mental and physical disabilities make it difficult to successfully participate on mainstream teams. Players can be blind or visually impaired, amputees, mentally or emotionally challenged, Autism, Downs Syndrome, Cerebral Palsy, etc

Co-ed Year-Round program for all ages

Location: To be determined

Adapted/Therapeutic Martial Arts Program: Students with many disabilities are welcome to attend this class: Autism, blindness, paralysis, wheelchair bound, and hearing impairments. This class is designed to foster positive behavior and to build and strengthen character, to enhance academic performance and to create healthy and supportive relationships.

Co-ed program for all ages

Location: Contact the School of Hope

Captioned Theatre Movies at Regal Cinemas La Verne: This program allows hearing impaired individuals to enjoy an evening out at the movies.

Co-ed program for all ages

Show times vary

Location: Regal Cinemas in La Verne

Sweethearts Dance: This program provides an opportunity for those in the special needs population to dance and socialize with their peers. Chaperones are comprised of volunteers from various groups as well as City staff.

Co-ed program for all ages

Location: Community Center Main Hall, 3660 D Street

## **Youth Sports/Activities:**

Skate Park: Ramps, rails, slants, pyramids, and more are available at the Skate Park. Safety gear (helmets, elbow pads, and kneepads) are required.

Co-ed program for all ages

Skate Park Hours: 2:45 PM to Dusk while school is in session, 8:00 AM to Dusk during non-school hours

Location: Skate Park at La Verne Sports Park, 3102 D Street

Skateboarding- Beginner Level: This class is for boys and girls that have little or no experience riding a skateboard. Safety, balance, pushing, riding, and skateboard components are taught.

Co-ed Summer program for ages 7 to 15 years

Time: Saturdays, 11:00 AM to 12:00 PM

Location: Skate Park at La Verne Sports Park, 3102 D Street

Skateboarding- Intermediate Level: This class is for boys and girls that have already developed the basic riding and balance skills and would like to learn some of the basic skate tricks and maneuvers such as: the manual, nose manual, ollie, and shuvit.

Co-ed Summer program for ages 7 to 15 years

Time: Saturdays, 12:15 PM to 1:15 PM

Location: Skate Park at La Verne Sports Park, 3102 D Street

T-ball League: This is a non-competitive instructional league for both boys and girls.

Co-ed Summer program for ages 4 to 6 years

Time: Games- Saturdays, 8:00 AM to 12:00 PM

Practices: Once a week, time determined by individual coaches

Location: Roynon Elementary School, 2175 E Street

Basketball League: This is an organized basketball league with approximately nine children per team. Both boys and girls are encouraged to participate and are taught the fundamentals of basketball, sportsmanship, and fair play.

Co-ed Winter/Spring program for 5<sup>th</sup> grade to 8<sup>th</sup> grade students

Time: Games- Saturdays. Times to be determined by individual coaches

Locations: Lutheran H.S. Gym, Bonita H.S. Gym, and University of La Verne Gym

La Verne Mighty Mites Basketball: Both boys and girls can participate in this non-competitive instructional league. The children are coached by volunteer coaches.

Co-ed Fall program for ages 5 to 7 years

Time: Games-Saturdays. Times to be determined by individual coaches

Locations: Lutheran H.S. Gym, Bonita H.S. Gym, and University of La Verne Gym

La Verne Youth Basketball for Girls: This is an organized basketball league with approximately nine girls per team. Instruction includes the fundamentals of basketball in an atmosphere of sportsmanship and fair play.

Girls Fall program for girls born between 1993-1995 (Division A), born between 1996-1998 (Div. B)

Time: Games-Saturdays. Times to be determined by individual coaches

Locations: Lutheran H.S. Gym, Bonita H.S. Gym, and University of La Verne Gym

La Verne Youth Basketball for Boys: This is an organized basketball league with approximately nine boys per team. Instruction includes the fundamentals of basketball in an atmosphere of sportsmanship and fair play.

Boys Fall program for boys born in 1993 & 1994 (Div. A), 1995 & 1996 (Div. B), 1996 & 1997

Time: Games-Saturdays. Times to be determined by individual coaches

Locations: Lutheran H.S. Gym, Bonita H.S. Gym, and University of La Verne Gym

Track and Field Meet: Track teams will be representing La Verne Heights, Grace Miller, Roynon, Oak Mesa, Ramona Middle School, and LeRoys Boys Home.

Co-ed Winter/Spring program for boys and girls born between 1992-1996

Registration is done through the school physical education teachers

Youth Tennis: Three different courses for tennis are offered to fit all ages and skill levels. Emphasis is on the importance of ball control while providing a social atmosphere for the youth. Sessions typically run for eight weeks.

Co-ed Winter/Spring, Summer program for ages 8 to 18 years

Time: between 4:00 PM and 7:00 PM (varies depending on session)

Locations: Las Flores Park and Bonita High School Tennis Courts (varies depending on session)

Youth Beginning Tennis- Level 1: Children will learn the various grips and strokes for forehand, backhand, and volley. Basic footwork and strokes will be introduced in a fun and relaxing atmosphere.

Co-ed Fall program for ages 8 to 12 years

Time: 4:00 PM to 5:00 PM

Location: Las Flores Park, 3175 Bolling Avenue

Youth Tennis- Levels 2 & 3: This class will learn both singles and doubles and the basic strategy of each. All grips and strokes will be reviewed and improved through match play.

Co-ed Fall program for ages 9 to 12 years

Time: 5:00 PM to 6:00 PM

Location: Las Flores Park, 3175 Bolling Avenue

Teen Advanced Tennis- Level 4: Children taking this class must have completed several sessions from levels 1, 2, and 3. This class is for the serious student who will begin to play in local tournaments at the appropriate age division.

Co-ed Fall program for ages 12 to 13 years

Teen/Adult Beginning Tennis- Level 1: This course provides an introduction to basic strokes, grips, court terms, and etiquette in a fun atmosphere.

Co-ed Summer program for ages 13+, Fall program for ages 18+

Time: Tuesdays & Thursdays, 6:00 PM to 7:00 PM

Las Flores Park, 3175 Bolling Avenue

Teen/Adult Beginning Tennis- Level 2: This course is for students who have successfully completed at least one Level 1 session or have a prior knowledge of the forehand, backhand, and volley strokes. Match play will be taught.

Co-ed Summer program for ages 13+

Time: Tuesdays, 6:00 PM to 7:00 PM

Location: Las Flores Park, 3175 Bolling Avenue

Healthy Fun: This course provides an activity period for children that need extra physical exercise. Activities are non-threatening, but will increase a child's metabolism and burn extra calories.

Co-ed Winter/Spring program for ages 9 to 11 years

Time: 4:00 PM to 5:00 PM

Location: Las Flores Park (north end), 3175 Bolling Avenue

Youth Open Gym: Free-play basketball, dodge ball, nerf soccer, or "hanging-out", are the events available during the Open Gym period. Supervision is provided by a Community Services Department staff member.

Co-ed year-round program for ages 8 to 18 years of age

Time: 12:00 PM to 3:00 PM

Location: Bonita High School Gym, 3102 D Street

La Verne/San Dimas AYSO Soccer: This soccer experience is for both boys and girls and has currently over 1,500 players registered in more than 115 teams. Everyone is guaranteed participation in at least half of the game.

Co-ed Winter/Spring, Fall program for ages 5 to 18

Time and Location is to be determined by the AYSO organization in cooperation with the City of La Verne and San Dimas.

La Verne Little League Baseball and Softball: This league has been serving the La Verne community for more than 50 years providing youth with a safe environment to develop baseball or softball skills, fair play, sportsmanship, and to create new friendships.

Co-ed Winter/Spring, Fall program for ages 5 to 12 with tryouts beginning in January

Times: to be decided

Location: Games are held at Pelota Park, practices to be determined

La Verne Girls Softball Association: The LVGSA is a fast-pitch softball league whose goal is to provide girls with a fun, positive, and competitive atmosphere. All levels of experience can join. The LVGSA is sanctioned by the Amateur Softball Association (ASA).

Girls Winter/Spring program for divisions: 6U (tee-ball), 8U, 10U, and 12U.

Location: Home field is located at Wheeler Avenue Park, 1499 Palomares

La Verne/San Dimas Pop Warner Football and Cheerleading: Pop Warner Football is a youth program that practices the ideals of sportsmanship, scholarship, and physical fitness. Boys and girls can participate in one of 5 divisions (based on age and weight).

Co-ed Winter/Spring, Fall program for ages 7 to 14 with registration from April through July

Times to be determined

Location: La Verne Sports Park, 3102 D Street

La Verne Lazers Soccer Club: Part of the Coast Soccer League, this competitive soccer club is for both boys and girls. Professional trainers teach soccer skills and tactics.

Co-ed Winter/Spring, Fall program for ages 9 to 17 with tryouts in March and June

Times to be determined

Location: Home field is at the La Verne Sports Park, 3102 D Street

## **Adult Sports:**

Women's Thursday Night Soccer League: This soccer program is for women looking for a less intensive, non-contact style of soccer. Beginning players are also welcome to join and will be assigned to one of four teams. Sessions are for twelve weeks.

Women's Winter/Spring, Fall program for ages 30+

Time: Games- Thursdays, 7:00 PM and 8:20 PM

Location: La Verne Sports Park (3102 D Street) and/or Wheeler Avenue Park (1499 Palomares)

Women's Sunday Soccer League: This league has a ten week session of play

Women's Winter/Spring, Fall program for ages 25+ (max 3 players between 22 and 25 years)

Time: Games- Sundays, between 1:00 PM and 8:30 PM

Location: Fields to be determined

Sunday 6 x 6 Soccer League: This is a summer women's league that runs for six weeks of play

Women's Summer program for ages 25+ (max 3 players between 22 and 25 years)

Time: Games- Sundays, between 3:00 PM and 8:30 PM

Location: Las Flores Park, 3175 Bolling Avenue

Adult Slow-Pitch Softball: These leagues have both coed and men's teams with sessions lasting for ten weeks of play.

Co-ed Winter/Spring, Fall, and Summer programs for ages 16+

Times: Spring- Tuesdays & Wednesdays 7:40 PM and 8:40 PM

Summer- Monday through Thursday (varies by league) 6:30 PM, 7:40 PM, and 8:50 PM

Location: Wheeler Avenue Park, 1499 Palomares

Adult 5 on 5 Basketball: This basketball league runs for 10 weeks of play.

Co-ed Winter/Spring, Fall and Summer programs for ages 16+

Times: Games- (both sessions) Sundays, 3:00 PM to 9:00 PM

Location: Bonita High School Gym, 3102 D Street

Jazzercise: This class includes a variety of aerobics, dance, kick boxing, strength training, Pilates, and Yoga movements. Choreography to music provides a complete fitness program.

Co-ed Fall, Summer program for ages 16+

Time: Monday and Wednesday, 6:15 PM to 7:15 PM

Location: Community Center, Main Hall, 3680 D Street

Pilates Mat Class: A fitness program incorporating stretching and strengthening the “core” muscle groups (including abdominal and back). Through this program, the body is lengthened and the spine realigns to its natural alignment and balance. This is an easily adapted program for all fitness levels.

Co-ed Fall, Summer program for ages 14+

Time: Monday, 7:30 PM to 8:30 PM

Location: Community Center, Large Meeting Room, 3680 D Street

Kundailini Yoga and Meditation: These yoga techniques can be practiced by anyone, regardless of age or physical ability. It strengthens the body and promotes flexibility, structural alignment, a strong nervous system, and a balanced glandular system.

Co-ed Fall, Summer program for ages 14+

Time: Wednesday, 7:30 PM to 9:00 PM

Location: Community Center, 3680 D Street

Teen/Adult Beginning Tennis- Level I: Students are introduced to basic strokes, grips, court terms, and etiquette. This is a class for the adult that has never had tennis instruction or needs a refresher course after many years of not playing. Students are encouraged to meet with one another and practice together between classes.

Co-ed Fall program for ages 18+

Time: Monday, 6:00 PM to 7:00 PM

Location: Las Flores Park, 3175 Bolling Avenue

La Verne Tennis Association: This association is designed for intermediate and advanced players to promote regular tennis play between members with the same ability.

Co-ed year-round program for ages 18+

Time: Saturday

Location: La Verne Sports Park, 3102 D Street

Adult Intermediate Tennis- Levels 2 & 3: This class is for students that are beyond the basics taught in the Level I class. Improvement of technique and shot selection is emphasized. The use of spin for better placement and ball control will be covered.

Co-ed Fall program for ages 13+  
Time: Tuesday, 7:00 PM to 8:00 PM  
Location: Las Flores Park, 3175 Bolling Avenue

Adult Intermediate Tennis- Level 3: Focus in this class is to improve technique and shot selection. The use of spin is emphasized for better placement and ball control.

Co-ed Summer program for ages 18+  
Time: Thursdays, 7:00 PM to 8:00 PM  
Location: Las Flores Park, 3175 Bolling Avenue

Adult Martial Arts/Japanese Karate: Basic self-defense and improved self-confidence are what students come away with from this program.

Co-ed Fall program for purple to jr. black belts and adults  
Time: Tuesday and Thursday, 7:30 PM to 8:15 PM  
Location: Community Center Main Hall, 3680 D Street

Trail Trekker Hiking Program: Enjoy local trails and hiking with others. Occasional weekend campouts and day long hikes to nearby hiking trails are planned as well as hikes that last less than a half day.

Co-ed year-round program for adults in good physical condition, seniors and children accompanied by an adult  
Time: Early morning  
Location: Local foothills and Mt. Baldy

## **Aquatics Activities:**

La Verne Gators Swim Team: Competitive swimming for those that have graduated from swimming lessons. Swimmers may compete with other city teams. This is an eight week session.

Co-ed Winter/Spring program for ages 5 to 18  
Time: Tuesday and Thursday, 5:00 PM to 7:00 PM  
Location: Aquatics Center at Las Flores Park, 3175 Bolling Avenue

Adult Open Lap Swim: Open pool for either lap swimming or just relaxing.

Co-ed Winter/Spring and Summer programs for ages 18+  
Time: Monday through Friday  
April 3-June 23, 6:00 PM to 8:00 PM  
June 26-August 25, 5:00 PM to 7:00 PM  
August 28-Oct 27, 5:00 PM to 7:00 PM  
Location: Aquatics Center at Las Flores Park, 3175 Bolling Avenue

Life Guarding Class: Students will be trained as certified Red Cross lifeguards. Participants must pass a pre-test consisting of the following: swimming 500 yards (20 lengths of the pool to include 100 freestyle, 100 breast stroke, 100 side stroke, and 200 any style), treading water for two minutes with hands in armpits, and diving for brick in 9 feet of water in 15 seconds.

Co-ed Winter/Spring program for ages 15+

Time: Friday, 5:00 PM to 8:30 PM; Saturday, 9:00 AM to 5:00 PM; Sunday, 9:00 AM to 5:00 PM

Location: Aquatics Center at Las Flores Park, 3175 Bolling Avenue

Water Safety Instructor (WSI) Class: Students will be trained as a certified Red Cross water safety instructor. Students must pass a written pre-test of 50 multiple-choice questions. Red Cross lifeguard certificate highly recommended.

Co-ed Winter/Spring program for ages 15+

Time: Friday, 5:00 PM to 8:30 PM; Saturday, 9:00 AM to 5:00 PM; Sunday, 9:00 AM to 5:00 PM

Location: Aquatics Center at Las Flores Park, 3175 Bolling Avenue

## **Senior Citizen Activities:**

There are many assistance programs and social activities offered to senior citizens in La Verne. Though there is extensive programming for many aspects of senior life, those listed below are a few of the opportunities that combine both fitness and social activities.

Senior Fitness Opportunities: Senior citizens are offered several co-educational fitness opportunities at either a no-cost or low-cost fee basis. The track and tennis courts located at the La Verne Sports Park are an example for what is available. The City regularly solicits ideas for other programs.

Senior Strutters: This is an ongoing community walking program that offers a social atmosphere with an emphasis on physical fitness. Other age groups are welcome free of charge.

Co-ed year-round program for ages 18+

Time: Monday, Wednesday, Friday at 7:00 AM

Location: Meet at the La Verne Community Center Parking Lot

Senior Talent Showcase: This is a cooperative effort between Inter Valley Health Plan, La Verne, San Dimas, Claremont, and Pomona senior centers. This will be an emceed talent event showcasing senior performances.

Co-ed Winter/Spring program for seniors, all ages may attend the performance

Time: March 18, 10:00 AM to 12:00 PM

Location: La Verne Community Center, 3680 D Street

Senior Citizens Prom: This event is sponsored by the Bonita High School Associated Student Body to provide a memorable dinner dance for senior citizens.

Co-ed Winter/Spring program for senior citizens

Time: March 26, 4:00 PM to 7:00 PM

Location: La Verne Community Center, 3680 D Street

Mobility Through Exercise/ Physical Conditioning: This course is designed for the older adult interested in improving their physical conditioning. Focus is on all the major muscles to promote strength and toning, improve range of motion and flexibility, and to increase endurance and coordination.

Co-ed Winter/Spring, Summer program for ages 55+

Time: 8:00 AM to 9:30 PM

Location: La Verne Community Center Main Hall, 3680 D Street

Mobility Through Exercise/ Physical Fitness Using Music To Enhance Skill Development: The focus of this class is to enable students to increase their balance, coordination, strength, flexibility, and memory function through a fitness program that incorporates music.

Co-ed Winter/Spring, Summer program for ages 55+

Time: 10:30 AM to 12:00 PM

Location: La Verne Community Center Dance Hall, 3680 D Street

Senior Golf League of La Verne: Seniors can enjoy a round of golf with their friends without having to call in reservations. All skill levels are welcome and handicaps are not necessary. Monthly attendance is not necessary to maintain membership.

Co-ed year-round program for ages 50+

Time: 8:30 AM, second Tuesday of every month

Location: Marshall Canyon Golf Course

## 2.5 DEMOGRAPHIC ANALYSIS

Collecting and analyzing demographic information is the most common way for municipalities to gather an overall understanding of the trends taking place within their city limits. It is also interesting to compare and contrast those findings with the County's demographics to become better aware of the trends taking place in the larger context (see Exhibit 2.5-2, page 80). Although the U.S. Decennial Census data is often subjected to criticism, it is the most comprehensive and precise database available. The 1990 and 2000 Census data served as the basis for the analysis in this document and the data utilized in this report can be found in the Appendices, Chapter Six, Section 6.2, page 118.

The 1998 City of La Verne General Plan, Resource Management chapter listed a projected population of 38,390 in the year 2015 with a build-out population of 40,498 in the year 2020. The Southern California Association of Governments (SCAG) population projections for the year 2015 are higher, listing the population of La Verne at 41,367 (see Appendices Chapter Six, Section 6.1, page 120). These calculations are based on a percentage of projected growth within the County of Los Angeles and do not necessarily reflect the unique nature of individual cities. These calculations do not take into consideration the amount of land available for development, zoning, and the many other variables that effect population growth within a city. At the time of this writing, the City is in the process of updating their General Plan. They will be updating the population projections to reflect the current state of the City and their plans for any future developments. The projection calculations for this document used the 1998 General Plan population projection of 38,390 for the year 2015.

According to population data gathered from the California Department of Finance, there was a steady increase in the City's population in the earlier portion of this decade (see Exhibit 2.5-1, this page) that appears to be continuing at an average of 0.83%/year. This actual population trend is indicative of the fact that the City is slowing its development due to limited available land for building new single family homes. In the coming years; however, the Metro Gold Line route may be expanded

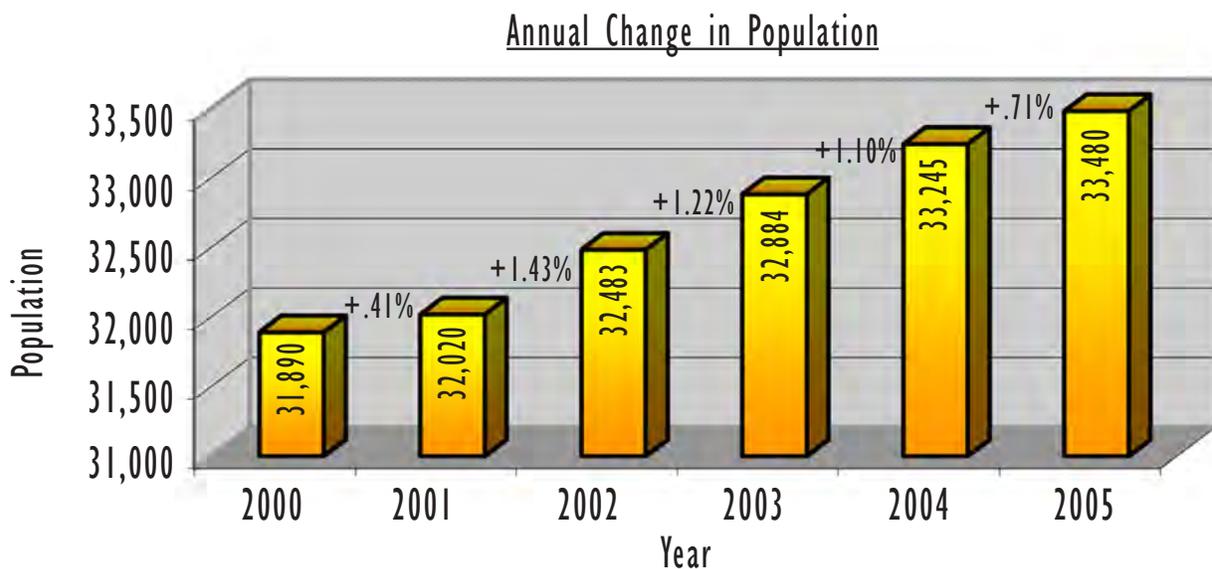


Exhibit 2.5-1

to include a line through La Verne. Along with this potential light-rail expansion, there is a possibility of higher density infill housing in the vicinity of the proposed station. The time frame that the projected growth will occur is dependant upon the rate and quantity of high density housing developed within the City and the Metro rail expansion through the City.

Population growth within the City of La Verne is significantly less than the growth occurring in the County of Los Angeles. This is due, in part, to the fact that, over all, Los Angeles County has a large quantity of high density housing, whereas the City of La Verne has a large number of single family housing units. During the ten-year period between 1990 and 2000, the population in the City grew by 2.4% (741 people) while the population countywide saw a 7.4% increase (656,174 people). The City is nearing its physical limitations for growth, while the County has quite a bit more expansion and infill options possible. The number of persons per household in La Verne actually decreased by 1.1% over the last decade, supporting the data that indicates that there are more single-person households (and increase of 4.8% or 99 households) and fewer households with children under 18 years of age (a decrease of 5.8% or 242 households). This is an interesting contrast to the County of Los Angeles data which demonstrates an increase in persons per household (2.4%). Even though the single-person households in the County increased by 3.5% (25,918 people), the number of households for families with children under 18 years of age increased by 11.4% (117,693 people) which explains the increase in persons per household.

For the City of La Verne, the most significant growth has been found in the middle age and senior age groups. For example, the 45-54 year age group has had an increase of 39.7% (1,356 people), the 55-64 year age group shows an increase of 25.5% (605 people), and even the 65+ age group has shown an increase in population (194 people), although this is not as significant an increase as the previous groups mentioned. This could be due to many factors, such as: improved health care technologies, increased awareness of the benefits of (and participation in) physical activity, and healthier diets. In 1999, the Vintage Grove Senior Apartments opened, adding 110 apartment units for seniors, but that is the only additional senior housing establishment in the City since the 1990 Census was taken. According to the Construction Director at Hillcrest Homes senior community in La Verne, the number of residents at Hillcrest have been relatively steady with 370 to 400 residents over the past twenty years. There are plans to expand Hillcrest Homes by adding 100+ apartments over the next 10 years, but believes that the explanation for growth in the senior population of La Verne can be attributed to the aging population within the City. Many of these seniors have lived in La Verne, no longer have a mortgage, and are planning to stay to enjoy their retirement years in the City.

The two age groups showing the most significant decrease in population were found in children under 5 years of age with a 17.5% decrease (388 people) and the 25-34 year age group which decreased by 23.1% (1,061 people). This data supports the trend of younger adults and families moving out of the City. This could be due to the fact that affordable housing isn't as readily available in La Verne as it is in some of the newly incorporated cities that are still developing. The 2000 Census data lists the median housing value in La Verne as \$242,100, which is 16% higher than median housing value in Los Angeles County (\$209,300). Current median sales in La Verne, obtained from a real estate agent for June, July, and August of 2006, list the median sales in the City at \$602,000. Recent sales data obtained from Data Quick Real Estate News (DQNews.com) list the following median sales for local and neighboring counties (for the month of July 2006 only): Los Angeles (\$522,500), Riverside (\$409,500), and San Bernardino (\$365,000). Census data comparisons for Los Angeles County and La Verne can be found in the Demographic Trends in the City of La Verne table, Exhibit 2.5-2, page 80.

Median Household Income in La Verne is 45.4% greater than it is in Los Angeles County. The Median Household Income in La Verne for the year 2000 was \$61,326 (a 31.6% increase over the 1990 data) and in the County it was listed at \$42,189 (a 20.7% increase over the 1990 data). There are also more household owners and fewer renters in the City compared to Los Angeles County. The trend over the 10-year span in La Verne illustrates an increase in ownership (6.6% or 528 owners) with a decrease in renting (<7.4%> or 198 fewer renters), while Los Angeles County has an increase in both owners (4.1% or 58,914 owners) and renters (5.5% or 85,308 renters).

The ethnic mix in La Verne is relatively stable. There is a small shift showing a decrease in the White population (<5.0% or 1,279 people), an increase in the Black or African American population (9.7% or 90 people), and increase in Asian/Pacific Islander population (5.9% or 141 people), and a significant increase in the “Other” category. The 2000 Census collected the “Population by Race” data in a different manner than in the 1990 Census, allowing respondents to identify with more than one ethnic group. This difference in data collection could account for the significant increases in the “Other” category as this is the category that contains those respondents. In the year 2000, the Hispanic population in La Verne accounted for 23.1% (7,315 people) of the City’s total population which is an increase of 28.9% (1,640 people) from the 1990 population data. The ethnic mix in Los Angeles County shows a slightly different pattern with a decrease in both the White (<7.9%> or 398,041 people) and Black or African American (<6.2%> or 62,017 people) population. There is a significant increase in the Asian/Pacific Islander population (16.6% or 165,624 people) as well as the “Other” category (47.7%). The Hispanic population in the year 2000 comprised 44.6% (4,242,213 people) of the County’s total population, which was an increase of 26.6% (890,971 people) over the data collected in 1990.

DEMOGRAPHIC TRENDS IN THE CITY OF LA VERNE						
Item	CITY OF LA VERNE			COUNTY OF LOS ANGELES		
	1990	2000	% Change	1990	2000	% Change
Total Population:	30,897	31,638	2.4	8,863,164	9,519,338	7.4
Occupied Housing Units:	10,740	11,070	3.1	2,989,552	3,133,774	4.8
Persons Per Household:	2.82	2.79	<1.1>	2.91	2.98	2.4
Median Household Income:	46,587	61,326	31.6	34,965	42,189	20.7
Population by Age:						
Under 5 years	2,218	1,830	<17.5>	736,285	737,631	0.2
5 to 9 years	2,311	2,229	<3.5>	647,729	802,047	23.8
10 to 14 years	2,323	2,423	4.3	585,318	723,652	23.6
15 to 19 years	2,321	2,612	12.5	638,079	683,466	7.1
20 to 24 years	2,085	1,965	<5.8>	807,735	701,837	<13.1>
25 to 34 years	4,600	3,539	<23.1>	1,757,799	1,581,722	<10.0>
35 to 44 years	5,279	5,125	<2.9>	1,336,669	1,517,478	13.5
45 to 54 years	3,418	4,774	39.7	845,355	1,148,612	35.9
55 to 64 years	2,376	2,981	25.5	647,608	696,220	7.5
65 years and over	3,966	4,160	4.9	860,587	926,673	7.7
Median Age:	N/A	37.7	-	N/A	32.0	-
Population by Race:						
White	25,658	24,379	<5.0>	5,035,103	4,637,062	<7.9>
Black or African American	926	1,016	9.7	992,974	930,957	<6.2>
Asian/Pacific Islander	2,395	2,536	5.9	999,993	1,165,617	16.6
Other	1,918	3,707	93.3	1,835,094	2,709,778	47.7
Hispanic Origin:	5,675	7,315	28.9	3,351,242	4,242,213	26.6
Quantity of Households That Are:						
Families:	8,160	8,344	2.3	2,013,926	2,136,977	6.1
Families with Children <18	4,169	3,927	<5.8>	1,034,809	1,152,502	11.4
Non-Families:	2,580	2,726	5.7	975,626	996,797	2.2
One Person/Household	2,071	2,170	4.8	745,936	771,854	3.5
Quantity of Households That Are:						
Owners	8,054	8,582	6.6	1,440,830	1,499,744	4.1
Renters	2,686	2,488	<7.4>	1,548,722	1,634,030	5.5
Median Housing Value:	253,200	242,100	<4.4>	223,800	209,300	<6.5>
Median Rent:	675	856	26.8	626	704	12.5

Source: 1990 and 2000 Censuses of Population and Housing

## **THREE- NEEDS ASSESSMENT**

The purpose of this needs assessment is to find solutions or opportunities for the City of La Verne and their Parks and Community Services Department based on input gathered from the residents of La Verne and the City officials. Input gathered in the form of surveys and interviews is a vital component when attempting to take the “pulse” of a city. This community based input, along with mapping and park space needs calculations, has provided a strong base for analysis and discovery. However, it is not the only information that should be considered as there is limited City-owned property left that is suited (by topography or location) for new parks or other recreation facilities. There are also private enterprises that provide recreational, educational, and social outlets for the residents of La Verne as well as private communities that provide recreational amenities to their residents (see Chapter Two, Section 2.2- Private Parks and Recreation Facilities, page 61). The following chapters will describe the process used to gather information, what was found, and the recommendations for the City.

### **3.1 PARK SPACE NEEDS ASSESSMENT**

The City standard for park acreage is 4.0 acres/1000 pop. (see Exhibit 3.1-1, page 82). Considering all of the existing parks and open space facilities with the current population data from the California Department of Finance, the City exceeds their goal of 133.9 acres by 7.6 acres. With the undeveloped sites added into the equation, the City (if the proposed parks and open spaces become available for public use) will have a surplus of 397.1 acres of public parkland and recreational open space. Calculations for the parks and open space future needs were based on the estimated 2015 population of 38,390 from the 1998 City of La Verne General Plan, Resource Management chapter. Calculations using data for the 2015 population with the existing parks and open space acreage find that the City will be short 12.1 acres of their overall goal of 153.6 acres. However, if the proposed undeveloped sites are taken into consideration, the City will have a surplus of 377.4 acres. The proposed 30+-acre Sports Complex is in the conceptual stage and the City has not yet confirmed that it will be constructed. The 208-acre site known as the West Marshall Canyon Conservation Corridor is subject to a separate master plan to determine actual use of the site. The 150-acre Marshall Canyon Estates Open Space is currently owned by the City, pending deed acceptance by the U.S. Department of Forestry. The land for the proposed Beech Street site is not yet owned by the City, but could be developed into a park if the City did choose to purchase the land from Caltrans. If these sites are not constructed for recreational use, and if the City chooses to base their park needs on the modified NRPA standards alone, the City will need to develop alternative areas if they are to meet the projected park citywide needs of 153.6 acres.

This broad overview is not the only snapshot to consider when assessing the recreational needs for the City. The NRPA's standards, which the City has modified and adopted, break down the acreage/1000 pop. for each of the different park classifications: Mini-Parks 0.25 acres/1000 pop.; Neighborhood Parks 1.0 acres/1000 pop.; and Community Park/Passive Open Space 5.0 acres/1000 pop. In view of this breakdown of categories, the City should currently have 8.4 acres of Mini-Parks, but is deficient by 5.2 acres. The minimum requirement for the City is 33.5 acres for Neighborhood Parks and they actually have 55.3 acres, creating a surplus of land dedicated to Neighborhood Parks. 167.4 acres of Community Parks are needed according to the NRPA standards and the City presently has 83.0 acres, however, if the proposed Sports Complex facility and the proposed West Marshall Canyon Conservation Corridor are made available for use, La Verne will have a surplus of 153.6 acres. Projected needs for the park classification breakdown (existing parks) looks similar, with a surplus of Neighborhood Park acreage and a deficiency in Community Park and Mini-Park acreage.

At this point, the data provides a clear picture regarding the types of parks needed, but in order to decide where to locate the parks, mapping the service areas of the existing parks, open spaces, and facilities with joint-use agreements was necessary. Creating an existing Parks Service Area maps was very helpful in determining the adequacy of coverage for the park system. (see Exhibits 3.1-3 and 3.1-5, pages 85 and 87) The major transportation corridors were considered barriers that prevented some users from accessing the parks. This is not true in all cases, especially for adults, but it is a primary consideration for children who are often not allowed to cross streets without parental supervision. Children need to have a safe passage to the parks, principally to mini-parks and neighborhood parks, as the majority of these parks are intended to be used by residents in the immediate vicinity. According to the NRPA, neighborhood parks should be accessible to the neighboring population and geographically centered with safe bicycling or walking access. The following chart (Exhibit 3.1-1) is based on NRPA guidelines and includes the public parks that are owned and maintained by the City. It does not include any of the private recreational facilities or businesses that provide a recreational or educational outlet for residents of the City.

EXISTING AND PROJECTED PARK SPACE NEEDS ASSESSMENTS											
Park Category	Existing Area (in acres)			City Standards ac./1000 pop.		Park Area Needed to Meet Min. Standards (acres)	Current* Deficient/ Surplus Acreage		Projected** Park Area Needed to Meet Min. Standards (acres)	Projected** Deficient/ Surplus Acreage	
	Developed Parks	Unimproved Sites	Total (Developed and Unimproved)	Min.	Max.		Developed Parks	With Unimproved Sites		Developed Sites	With Unimproved Sites
Mini-Parks	3.2	0.0	3.2	0.25	0.5	8.4	<5.2>	<5.2>	9.8	<6.6>	<6.6>
Neighborhood	55.3	1.5	56.8	1.0	2.0	33.5	21.8	23.3	38.4	16.9	18.4
Community Park/Passive Open Space	83.0	388.0	471.0	5.0	8.0	167.4	<84.4>	303.6	192.0	<109.0>	279.0
Total	141.5	389.5	531.0								
Citywide	141.5	389.5	531.0	4.0		133.9	7.6	397.1	153.6	<12.1>	377.4

\* Current deficiencies and surplus acreage based on population data from 2005 California Department of Finance

\*\*Projected deficiencies and surplus acreage based on estimated 2015 population of 38,390 from the 1998 City of La Verne General Plan, Resource Management chapter

### Exhibit 3.1-1

Over the years, City of La Verne has worked toward creating a park system that meets the needs of the community. When the construction of the I-210 was completed, the service area coverage changed because the interstate created an access barrier not present in the previous master plans. The park service coverage maps (see Exhibits 3.1-3 and 3.1-5, pages 85 and 87) highlight the areas in La Verne that are not located within the service areas of the existing parks. If the City purchases and develops the Beech Street site into a park (see Exhibit 2.2-24, page 54) one of the currently underserved areas would be addressed. There are several parks in Pomona, Claremont and San Dimas that provide service coverage for these areas in La Verne and provide a wide array of amenities that the residents of La Verne can enjoy. Many people living near a city boundary will use nearby public parks and other businesses that are not located within their city, as long as it is convenient. The following parks are located in San Dimas, Pomona, and Claremont and provide additional service coverage to La Verne residents that live along the borders in the southeast and southwest areas of the City.

Merchant Park in San Dimas is an active park located on Juanita Avenue north of Arrow Highway (near the southwest area of La Verne). This park has tennis courts, a basketball court, baseball fields, a tot lot, and picnic shelters. Willie White Park in Pomona is a few blocks outside the La Verne border near Grove Avenue. It has a tot lot, a community center, barbecue and picnic areas, and a basketball court. Palomares Park in Pomona is located on Arrow Highway, several blocks east of La Verne (between Garey Ave. and Towne Ave.). Its amenities include a restroom, a tot lot, baseball field, soccer field, basketball court, tennis court, a community center, picnic and barbecue areas. Ganesha Park in Pomona is south of La Verne, adjacent to White Avenue. This large community park has restrooms, a tot lot, basketball court, tennis courts, a community center, a swimming pool, an amphitheater style bandshell, picnic and barbecue areas. Griffith Park in Claremont services the area of East La Verne located between the I-210 and Foothill Boulevard. The amenities in this park include: baseball fields, a basketball court, a tot lot, restrooms, a soccer field, and picnic areas. San Dimas Canyon Regional Park and Frank G. Bonelli Regional Park, in San Dimas, are also used by the residents of La Verne (see Regional Parks section, page 64).

**LEGEND:**



Existing Public Park Site



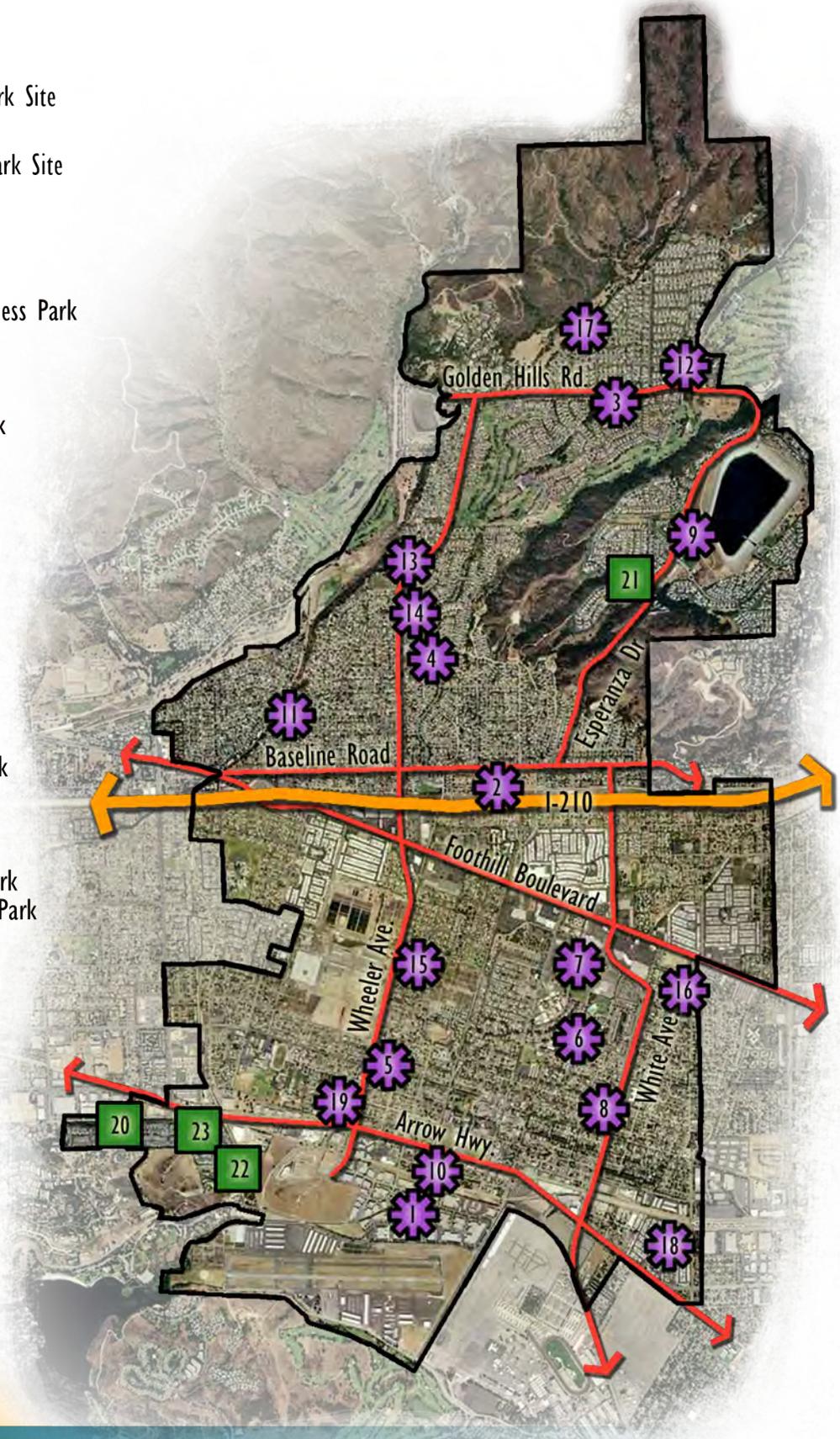
Existing Private Park Site

**Public Parks:**

1. Challenger Park
2. Emerald Park
3. Golden Hills Wilderness Park
4. Heritage Park
5. Kuns Park
6. Las Flores Park
7. La Verne Sports Park
8. Lincoln Park
9. Live Oak Park
10. Lordsburg Park
11. Los Encinos Park
12. Lowell Brandt Park
13. Mills Park
14. Oak Mesa Park
15. Pelota Park
16. Price-Hayes Park
17. Rustic Canyon Park
18. Valley Rancho Park
19. Wheeler Avenue Park

**Private Parks:**

20. Puddingstone Village
21. La Verne Heights Park
22. Park La Verne Mini-Park
23. Park La Verne Park



# EXISTING PARKS

**LEGEND:**

**Park Symbols**



Existing Public Park



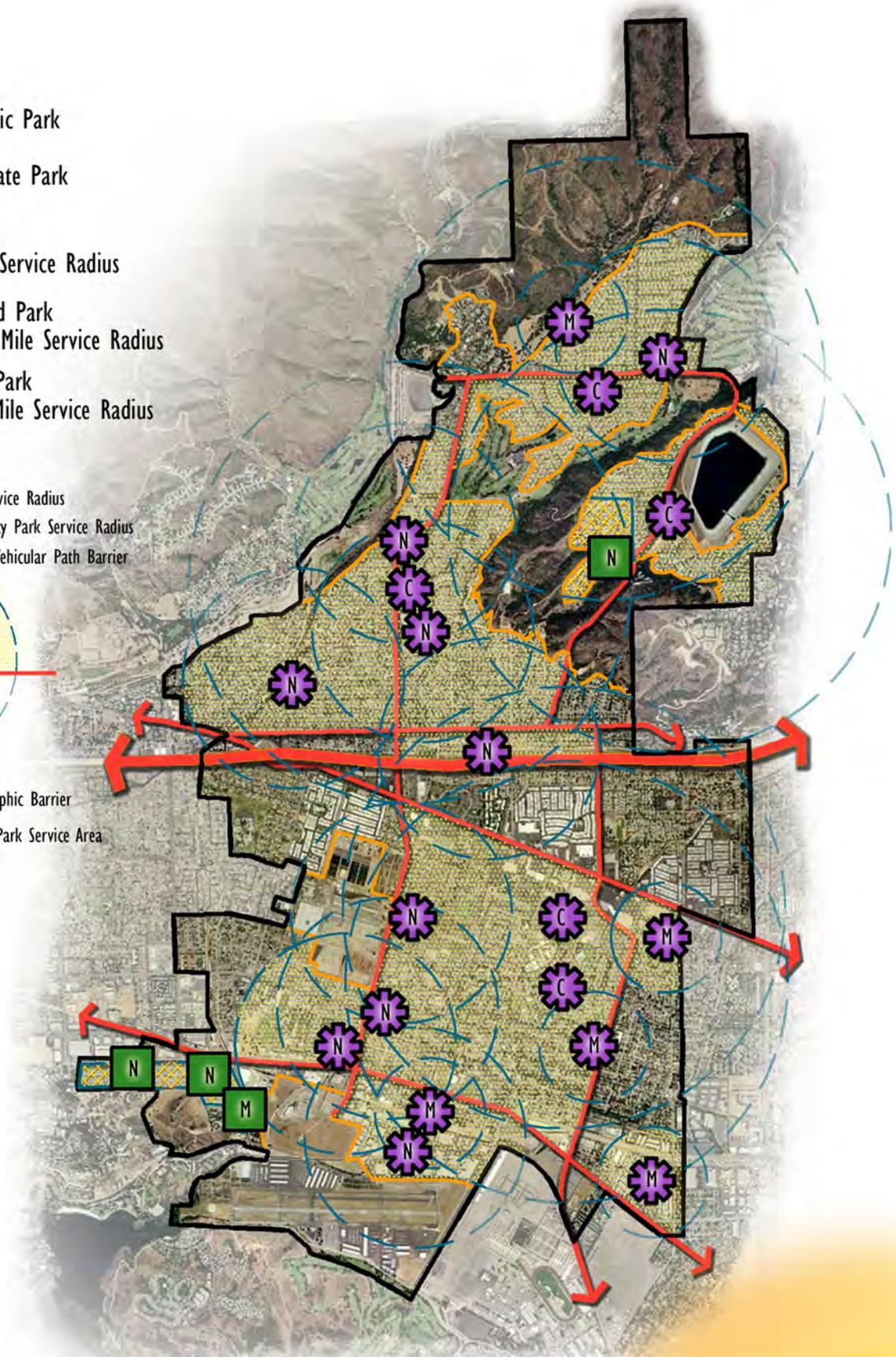
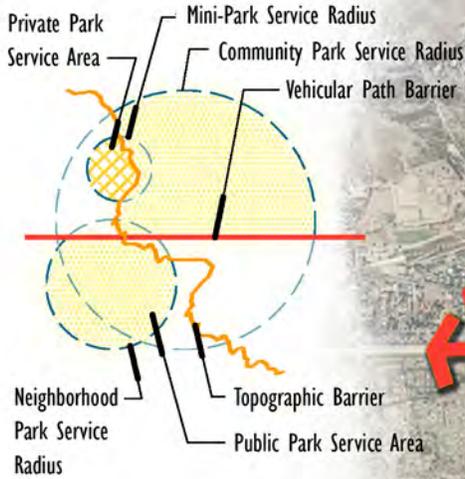
Existing Private Park

M- Mini-Park  
<0.25 Mile Service Radius

N- Neighborhood Park  
0.25 to 0.5 Mile Service Radius

C- Community Park  
1.0 to 2.0 Mile Service Radius

**Service Area**



# EXISTING PARKS SERVICE AREA

Exhibit 3.1-3

**LEGEND:**

-  Existing Public Park Site
-  Existing Private Park Site
-  Potential Park Site
-  Schools- Joint Use Agreements

**Public Parks:**

1. Challenger Park
2. Emerald Park
3. Golden Hills Wilderness Park
4. Heritage Park
5. Kuns Park
6. Las Flores Park
7. La Verne Sports Park
8. Lincoln Park
9. Live Oak Park
10. Lordsburg Park
11. Los Encinos Park
12. Lowell Brandt Park
13. Mills Park
14. Oak Mesa Park
15. Pelota Park
16. Price-Hayes Park
17. Rustic Canyon Park
18. Valley Rancho
19. Wheeler Avenue Park

**Private Parks:**

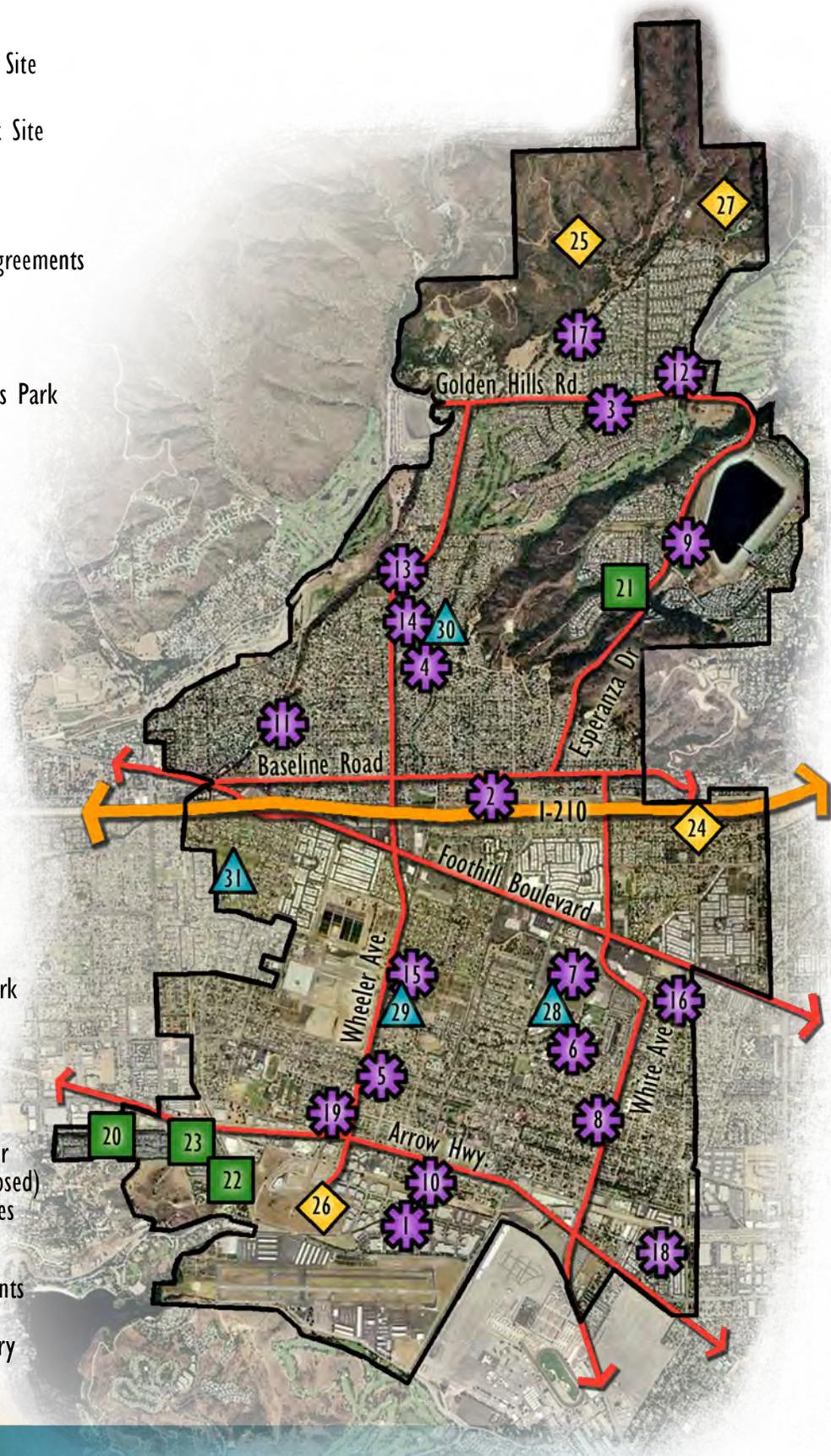
20. Puddingstone Village
21. La Verne Heights Park
22. Park La Verne Mini-Park
23. Park La Verne

**Potential Park Sites:**

24. Beech Street Park
25. W. Marshall Canyon Conservation Corridor
26. Sports Complex (proposed)
27. Marshall Canyon Estates Open Space

**Schools- Joint Use Agreements**

28. Bonita High School
29. Grace Miller Elementary
30. Oak Mesa School
31. Ramona Middle School



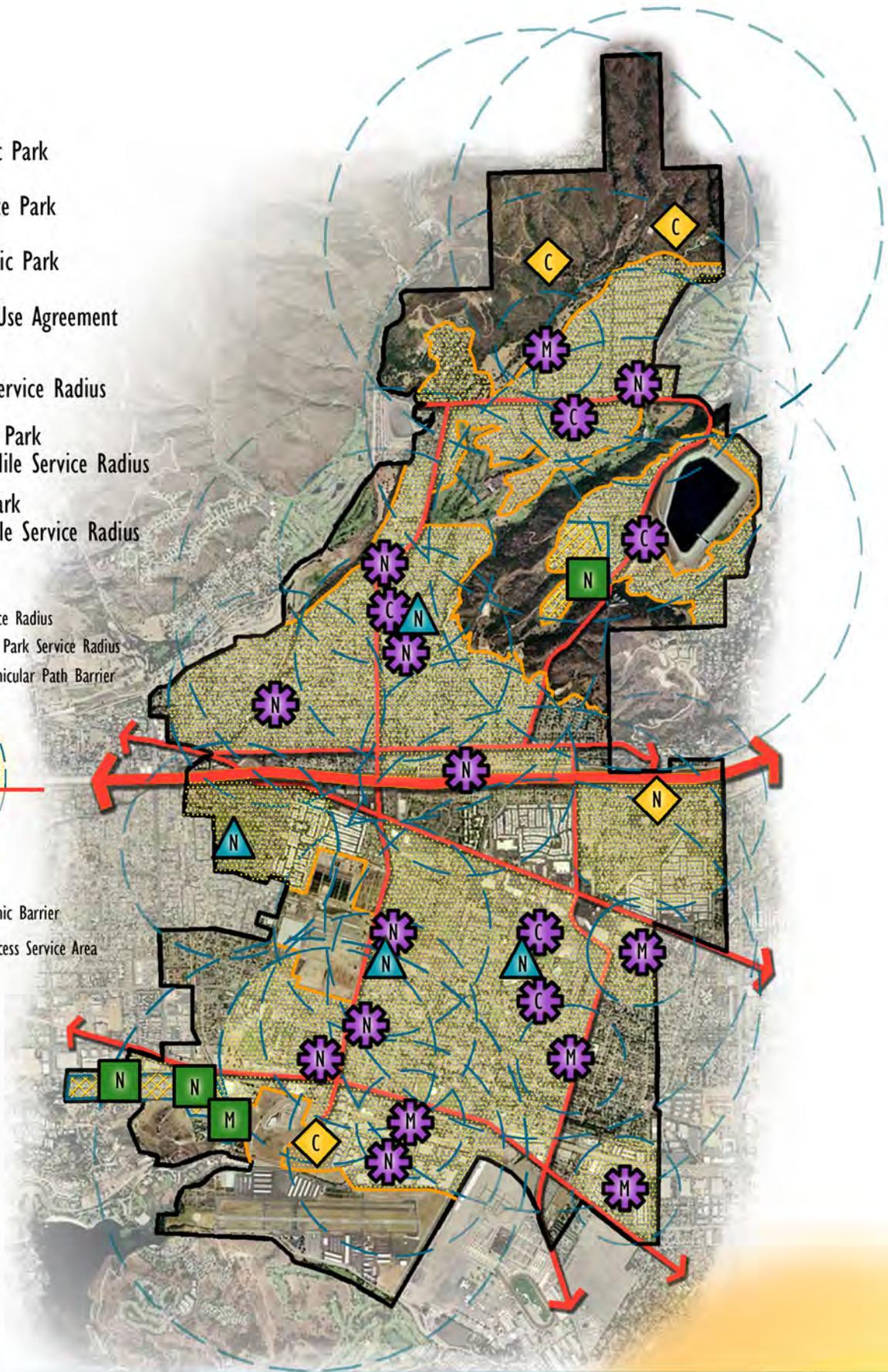
# PARKS & SCHOOLS

**LEGEND:**

**Park Symbols**

-  Existing Public Park
-  Existing Private Park
-  Proposed Public Park
-  School- Joint Use Agreement
- M- Mini-Park  
    <0.25 Mile Service Radius
- N- Neighborhood Park  
    0.25 to 0.5 Mile Service Radius
- C- Community Park  
    1.0 to 2.0 Mile Service Radius

**Service Area**



# PARKS & SCHOOLS SERVICE AREA

## 3.2 COMMUNITY INPUT

Questions in the Community Surveys centered on park and facility usage and issues that affect the residents of La Verne. This was not a scientific survey, but an informal survey used as a means for the community to provide input. Surveys were taken at public events held throughout the City and at organized sporting events held at several local parks. A total of 102 La Verne residents participated in the survey and a summary of their responses is as follows (see Appendices Chapter Six, Section 6.4, page 148 for detailed survey results):

40 respondents felt that they knew where all of the City's park and recreation facilities were located and what amenities they offered while 63 were aware of the City's multi-use trail system to various degrees. 78 of the survey respondents were well aware of the recreational programming the City had to offer through the City Newsletter and Recreation Guide. Participants seemed very satisfied with the City's recreational programming and felt that there was little to improve upon. However, there were still those that had suggestions on classes/programs that they would be interested in attending or that they would like to see more of: cooking lessons, more holiday events, craft classes, and more concerts in the parks or downtown area.

According to the input gathered from the surveys, the parks that were most often visited were Las Flores Park (73 residents), Heritage Park (66 residents), La Verne Sports Park (55 residents), Oak Mesa Park (51 residents), and Kuns Park (44 residents). This can be attributed to the fact that all of these parks (with the exception of Kuns Park) have a wide variety of facilities, fields, and sports courts to accommodate a range of programs and activities. Las Flores Park is home to the only Aquatics Center in the City of La Verne as well as: lighted tennis courts, two softball fields, a multi-use field (baseball outfield area), and multiple picnic shelter facilities that can accommodate individual parties or larger functions. Residents frequenting this park recommended: improving the turf fields (uneven and compacted in areas), lighting the softball fields to extend times available for play, and adding another restroom facility.

Heritage Park has many community events programmed at the park that brings in residents from all areas of La Verne. The unique amenities and events at the park are the major draw for Heritage Park: a gazebo, a stage for concerts in the park, the historical Weber House, the orange grove, and the Sloan Barn.

La Verne Sports Park and Oak Mesa Park both have lighted soccer fields, but the Sports Park also has lighted tennis courts, lighted baseball fields, and a running track for track and field events. Both of these parks have heavily programmed field events due to the fact that the fields are lit and play can be extended into the evening hours. Suggestions for improvements in these parks included improving maintenance of the fields and replacement of any damaged wooden bleachers (aluminum bleachers preferred) and additional trash receptacles at the La Verne Sports Park.

Kuns Park is classified as a Neighborhood Park, and offers a large tot lot area, individual picnic pads, a group picnic shelter for large gatherings, and many large shade trees. This is a park designed to meet the needs of those interested in passive recreation opportunities. The park also has restroom facilities, which is what survey participants requested for overall park improvements.

When asked how well the City of La Verne's parks, recreational facilities, and open spaces are currently meeting the resident's recreational needs, 49 survey participants felt that their needs are adequately met, 36 survey participants felt that they were

almost met, and 13 survey participants had needs that were not met. The areas that participants felt their needs were not being met included: the need for more basketball courts, softball fields, and soccer fields; updated play equipment; another gymnasium for indoor sports and events; more restroom facilities; improvement of existing sports fields; need for lighting in the parks; an additional pool; a dog park; and another community center building with classrooms; and a stage area for dance or music recitals.

Respondents were generally very appreciative of the effort that La Verne has made in meeting the community's needs when asked how they would like to see the parks and facilities in the City changed. Most of the comments received were regarding park maintenance and how they would like to see the quality and frequency of maintenance increase. Some examples of maintenance concerns the residents had were: more frequent trash removal, filling ruts/holes in worn fields, and litter removal from the turf prior to mowing.

There was quite a bit of input by the residents when asked to list what facilities they would like the City to provide. Categories were broken down into: community buildings, sports fields and courts, park amenities, playground area/tot lot, and additional facilities. The most requested facilities for community buildings were more restrooms (19 respondents), banquet/meeting facilities (10 respondents), and gymnasiums (10 respondents). Those requesting the additional banquet/meeting rooms were hoping for larger rooms for classroom space and a room with a stage area for music and dance recitals and practices. Gymnasiums were requested for indoor sports/activity space during inclement weather and for the ability to have games or practice sessions in the evening hours.

Regarding sports fields and courts, there were requests for increasing the quantity of fields and courts for the following sports: basketball (13 respondents), soccer (16 respondents), baseball/softball (13 respondents), tennis (5 respondents), handball (6 respondents), and multi-use fields for hockey (3 respondents). Accommodating more fields and courts requires a lot of space. Being that La Verne has nearly reached its build-out capacity, this will be a difficult task to accomplish. It may be more practical to light some of the existing fields to extend play time in multiple locations which would then ease the programming issues for some of the softball leagues and adult sports organizations. This could occur at: the multi-purpose field at Lowell Brandt Park, the multi-purpose field at Emerald Park, the softball fields at Las Flores Park, the multi-purpose field at Live Oak Park, and the baseball field at Oak Mesa Park.

The most requested park amenities were shade structures (15 respondents), drinking fountains (8 respondents), and picnic tables (13 respondents). Shade structures are a costly, but immediate solution to provide relief from the sun. Planting more trees is less expensive; however, the trees can take 15 to 20 years to establish themselves before they can provide adequate shade. As for playground equipment, the majority of survey participants that responded to the question requested more swings in play areas (21 respondents).

Additional facilities that the community requested: jogging track or path (10 respondents), walking trails (5 respondents), and a community garden (6 respondents). Bicycle trails (5 respondents) and demonstration gardens (3 respondents) were also requested.

35 of the residents polled use parks and recreation facilities in other cities, primarily those found in Diamond Bar, San Dimas, Claremont, and other neighboring cities. Sports user groups mentioned using the fields at other parks for softball and soccer

practices while other residents had personal reasons for going to parks outside of La Verne such as: visiting family or friends, birthday parties, or to visit a dog park.

When asked if/how the recreational needs of La Verne will change in the coming years, the responses were varied, but a general consensus (45 of the 74 people that responded to this question) is that the community sees changes occurring within the community with children getting older, the senior population living longer and staying in the City, and housing costs increasing. Their concern is that young families won't be able to afford to live in La Verne, that the population will age and there will be less need for playground equipment for younger children. It is important to keep in mind, though, that shifts in a city's demographic profile are cyclical and that the needs for La Verne will fluctuate with the cycles. As long as the City continues to periodically monitor their demographic mix and gather community input, it will be able to predict and address the cyclical changes that naturally occur.

In summary, there is a heavy demand placed on the current sports fields in the City. The quality of the fields is degraded due to frequent use. The City of La Verne has many very active residents that are involved in organized sports and the current quality and quantity of fields is perceived to be inadequate to meet the needs of all of the residents and sports user groups. However, a gymnasium, field lighting, the addition of synthetic turf fields in some of the existing parks, and the approval and development of the proposed Sports Complex would relieve much of the demand for the fields that are currently being over-utilized and worn.

Residents would like to see upgraded play equipment with more swings, shade structures in the parks and more events being programmed in the parks. There is a perception that more classroom spaces are needed with larger rooms and a stage for recitals and performances. The residents are happy with the quality and array of classes/activities offered by the City and would like to encourage more participation by the youth in the City. Jogging tracks or more multi-use trails are desired by the community, but not necessarily the usual oval track. The residents that use tracks, sidewalks, and trails would like to see something aesthetically pleasing with unique features along the path.

### **3.3 COMMUNITY SPORTS USER GROUPS- INTERVIEWS AND SURVEYS**

The City Council's action to build the La Verne Sports Park provided youth sports organizations within the City of La Verne the use of additional sports facilities. Youth sports help children stay physically fit, learn to work as a team, to deal with success and failure, and develop self confidence. When children are active and involved in sports, they have less time or energy for destructive behavior. The decision to support youth sports has contributed to the growth and success of the organizations (see Exhibit 3.3-1, page 94). The success of the youth sports programs can be seen at the high school level with many of the high school sports teams becoming league and CIF champions.

Youth Sports Groups are the biggest users of the City of La Verne parks and recreation facilities. Practices are commonly held five days a week in every park containing sports fields and games are often held on Saturdays (see Exhibit 3.3-2, page 95). Youth sports groups use the parks and fields extensively and have a strong understanding of the strengths and shortcomings of the City youth sports facilities. Questions were asked of the youth sports user groups that would stimulate conversation and draw out valuable information regarding the needs of their groups and how/if the La Verne parks and recreation facilities are meeting their needs as well as possible solutions to their concerns. The Citizen At Large of the Youth Sports Committee and

the City Council Members assigned to the Youth Sports Group Committee were interviewed regarding all of the youth sports organizations and provided their input along with the organization's selected representatives.

### **La Verne Girls Softball Association (LVGSA)**

Information and opinions gathered from the LVGSA representatives Margaret Rasmussen (interview) and Vicki McIntyre (survey respondent); the Citizen At Large of the Youth Sports Committee; and the City Council Members assigned to the Youth Sports Group Committee are summarized as follows:

The LVGSA, formed in 2002, is the newest youth sports organization in the City of La Verne. Since the programs conception, it has grown from 109 participants to 223. In 2004, 95 La Verne girls participated in the league compared to 14 non-residents. In 2005, 104 La Verne girls participated with 38 non-residents. This year, in 2006, there are 223 participants, with 151 (68%) of those living in La Verne. La Verne Girls Softball Association is a youth fast pitch softball league dedicated to providing a fun, positive, and competitive atmosphere for all players and their families. LVGSA is sanctioned by the Amateur Softball Association (ASA) and provides numerous opportunities for players to enhance their softball skills. As members of an ASA sanctioned league, LVGSA players have the opportunity to participate in any number of tournaments, compete at a higher level, or play specifically for recreation. They offer divisions for girls 5-14 years old.

La Verne Girls Softball Association shares the Wheeler Avenue Park facility with the University of La Verne and the Lutheran High School girl's softball teams. They also use the Los Flores Park softball fields for practice and for the yearly All Star Tournament. It is the opinion of the representatives that the existing facilities are not meeting their needs because of the shared use, limited facilities, and scheduling conflicts. The LVGSA is concerned that they do not have enough facilities or field time to be able to provide adequate practices for the girls. They are requesting facility time to provide at least two practices a week and need facility improvements that would include batting cages, pitchers warm up areas, additional parking at Wheeler Avenue Park, additional backstops for warm ups and bleachers. They anticipate growing to as many as six teams in each of the six age group divisions which could bring their player count up to over 500 players.

### **American Youth Soccer Organization Region 112 (AYSO)**

Information and opinions gathered from the AYSO representative Justo Garcia (interview and survey respondent); the Citizen At Large of the Youth Sports Committee; and the City Council Members assigned to the Youth Sports Group Committee are summarized as follows:

In the last thirty years, participation in youth soccer organizations has exploded in the United States. The La Verne/San Dimas American Youth Soccer Organization (AYSO), chartered in 1976, is the biggest youth sport organization in the City. This year's registration includes close to two thousand players and over the past 10 years the registration numbers have either remained at a level rate or grown when compared to the previous years participation. La Verne/San Dimas AYSO Region 112 provides a fun recreational youth soccer program to the children of La Verne/San Dimas and the surrounding communities. The program is built around the AYSO Philosophies of Everyone Plays, Balanced Teams, Fair Play, Good Sportsmanship and Positive Coaching. The 2006 season has 1,969 participants with 1,120 (57%) of those living in La Verne. Currently the combination of facilities available within the City of La Verne, the City of San Dimas and the Bonita Unified School District have been adequate for

games and practices; however, if more practice and game fields were available for use, the program would be able to expand. It isn't until the daylight savings time change in the fall when additional lighted practice fields are needed to support the current needs of the organization. AYSO uses the following La Verne facilities: Emerald Park, Lowell Brandt Park, Oak Mesa Park, Ramona Middle School, the La Verne Sports Park, Los Flores Park, and Live Oak Park. During the season the fields are heavily used and become compacted and worn. A lighted synthetic turf facility would relieve field pressure and provide additional evening practice space for the teams during daylight savings time. An additional request of AYSO is to add more restrooms at the La Verne Sports Park facility.

## **La Verne Little League**

Information and opinions gathered from the La Verne Little League representative Chris Northup (interview and survey respondent); the Citizen At Large of the Youth Sports Committee; and the City Council Members assigned to the Youth Sports Group Committee are summarized as follows:

Providing the opportunity for youth baseball to the community for over fifty years, the La Verne Little League is the oldest youth sports organization in the City. La Verne Little League holds all of its games at Pelota Park and the adjacent fields located at Grace Miller Elementary School. La Verne Little League enrollment for boy's baseball and girl's softball has been approximately 600 participants per year. Enrollment in 2006 showed 642 participants, all of them living in La Verne. Up until the year 2000, La Verne Little League shared this facility with La Verne Pop Warner but Pop Warner has since relocated to the Sports Park and given the La Verne Little League exclusive use of Pelota Park. Practices for the Little League are held any place that has an available backstop, which includes: Oak Mesa Park, Ramona Middle School, Roynon Elementary, La Verne Heights Elementary, Live Oak Park, Lowell Brandt Park, and La Verne Heights Elementary. La Verne Little League believes that they will not need any additional fields or facilities as long as they don't lose the use of any of their present facilities or have to share their facilities with another sports organization.

## **La Verne "Lazers" Soccer Club**

Information and opinions gathered from the Lazers Soccer Club representative Jim Hundshamer (survey respondent); the Citizen At Large of the Youth Sports Committee; and the City Council Members assigned to the Youth Sports Group Committee are summarized as follows:

The La Verne Lazers Soccer Club was established in 1984 by Jim Scranton. This organization provides a higher level of training and competition for the boys and girls of La Verne and San Dimas. The mission of the club is to be the premier soccer club in the San Gabriel Valley. They provide opportunities for players to receive professional coaching, to improve their skills, to compete for state and national championships, to vie for placement on Olympic Development teams, to earn college scholarships, and to play on age-level U.S. national teams. Multiple teams in each age group will be provided with opportunities to increase the skill levels that are appropriate to that particular age group. In addition to providing quality soccer training, the La Verne Lazers aim to enhance the enjoyment of the game by bringing all age groups together into one large soccer family. Last season, 187 children registered to play club soccer which was up 30% from the 144 players registered the year before. This year, in 2006, there are 190 participants in the organization, with 54 (29%) of those participants living in La Verne. The club anticipates the program to expand to over 18 teams and over 250 players in the next five years. The club soccer program

is currently practicing at Allen Avenue Elementary in San Dimas and practicing/playing home games at the La Verne Sports Park, Field 5. Future needs of the club program are the use of a second lighted field, more consistent field maintenance, and more soccer goals.

## **La Verne/San Dimas Pop Warner Football**

Information and opinions gathered from the La Verne/San Dimas Pop Warner representatives Dennis Parker (interview and survey respondent); the Citizen At Large of the Youth Sports Committee; and the City Council Members assigned to the Youth Sports Group Committee are summarized as follows:

The La Verne/San Dimas Youth Football Association was established in 1963. Their goal has always been to provide the youth of our community with the best possible experience a youth organization has to offer while stressing the value of teamwork, sportsmanship, and scholastic achievement. They strive to inspire and familiarize all of their participants regardless of race, creed, or national origin with the fundamentals of football and cheerleading, while providing an opportunity to participate in a sport that is adult supervised, well organized, and safety-oriented. They work to keep the welfare of all our children free of any adult ambitions, gratifications, and “win at all cost” attitudes and teaching.

As a member of the Mt. Baldy Youth Football Conference, they compete under the rules and regulations governed by the National Pop Warner Little Scholars Organization. There are 13 cities in their conference, which consists of: Chino, Diamond Bar, Fontana, La Verne/San Dimas, Moreno Valley, Ontario, Redlands, Rancho Cucamonga, Rialto, Riverside, San Bernardino, Upland, and Victorville. The conference has five divisions of play: Mighty-Mites, Junior Pee Wees, Pee Wees, Junior Midgets, and Midgets. They field six teams, two of which are in the Mighty-Mite division. The Gladiators and the Barbarians are the names of the two Mighty-Mite teams. The Spartans play in the Jr Pee Wee division while the Lancers compete in the Pee Wee division. The Romans are represented in the Jr. Midget division and the Trojans are their older boys in the Midget division.

Their rosters comprise of children ages 7 through 14 from La Verne, San Dimas, Claremont, Pomona and many of the surrounding areas that do not have a youth program. Currently, they have 256 boys and girls involved in their organization, with 122 (48%) of those participants living in La Verne. They presently use the La Verne Sports Park for practices and home games. The Pop Warner teams would like to have more field practice space, restroom facilities, equipment storage facilities, and a concession stand.

## **Youth Sports Committee**

An additional gymnasium in the City was a topic for discussion at several Youth Sports Committee meetings. All community youth sports group representatives and attending Parks and Community Services staff agreed that an additional gym in La Verne would help alleviate the scheduling constraints associated with the available gymnasiums used by the City at the Lutheran High School, Bonita High School, and the University of La Verne. Although most of the community youth sports groups do not directly have a need for a gymnasium, the committee members realize that the children in La Verne often participate in other sports leagues, including basketball. The City of La Verne has four youth basketball leagues (Basketball League, La Verne Mighty Mites Basketball, La Verne Youth Basketball for Girls, and the La Verne Youth Basketball for Boys) and one adult league (Adult 5 on 5 Basketball) that could utilize a City-owned gymnasium.

YOUTH SPORTS ORGANIZATION PARTICIPANTS													
		Total No. Participants			La Verne Participants			Male			Female		
		2004	2005	2006	2004	2005	2006	2004	2005	2006	2004	2005	2006
Youth Sports Organization	AYSO, Est. 1976	1908	1890	1969	1064	1042	1120	967	979	998	941	911	971
	Lazer's Soccer Club, Est. 1984	144	187	190	N/A	99	54	N/A	49	23	N/A	50	31
	Little League, Est. 1958	521	590	642	521	590	642	445	506	546	76	84	96
	LVGSA, Est. 2002	109	142	223	95	104	151	0	0	0	95	104	151
	Pop Warner, Est. 1963	300	300	256	N/A	N/A	122	N/A	N/A	93	N/A	N/A	29

Note: Participant information was obtained from the Youth Sports Organization representatives surveyed and City staff.

Exhibit 3.3-1

### 3.4 CITY COUNCIL INTERVIEWS

To obtain information and perspective from the City leaders and decision makers, all of the City Council members were interviewed. Questions were asked of the Council members that would stimulate conversation and draw out valuable information about why and how the La Verne parks and recreation facilities and programs have evolved over time: what they were like in the past and opinions on how they might look in the future. To create a well-rounded and thorough needs assessment, it was important to gather information from those that work for and lead the City of La Verne. Though their ideas provide a unique perspective, they are not entirely dissimilar to those ideas gathered from the City's residents, but more specific in that they are able to provide viable solutions for the perceived needs.

The following are some of the ideas and statements, in random order, made by the City Council members that provided insight, perspective and direction in this master plan process:

- The Council's decision to support and encourage organized youth sports changed the way the parks are used and created a higher demand on all sports fields. Support of youth sports has now caused an increase in the number of teams and level of success of high school athletic teams.
- La Verne is one of the few cities that tries to provide facilities for all sports.
- La Verne's existing parks are not operating at their full potential.
- More sports fields are needed to relieve pressure on the existing fields. The turf needs a resting/ recovery period.
- Teens that are not involved in sports or other activities need to have a place to go to hang out. A teen/youth center with a gymnasium is a need of the community.
- Over the next ten years, the sports teams using facilities need to share in the cost and duties of maintaining and improving the facilities.
- A dog park is needed in the City of La Verne.
- A synthetic turf field at the Bonita High School football field will relieve a lot of pressure from the other multi-purpose fields.
- New and existing park facilities should be flexible and multi-use to allow for changing needs.
- Youth sports need to be available to everyone and no child should ever be turned away because of a lack of sports facilities; registration cut offs, or costs to participate.
- Biggest current recreational needs are: a gymnasium, soccer fields, and softball fields.
- Now that La Verne is pretty much built out we need to evaluate what we have and go back and refine what we have and "Polish the Gem".
- We need to revisit existing parks and facilities and evaluate what they have, what improvements they need, and how they can better meet the needs of the community.
- The biggest change since the 1998 Master Plan update is the increase in organized youth sports programs.
- Baby Boomers have stopped having kids so there may be a decrease in youth participation but we could see an increase in adult sports activities.
- La Verne has started to encourage public art and art should be carried over into the park system whenever possible.

- Parks in the future need to address the needs of higher density housing. The upcoming generations will be active, not gardeners.
- To connect La Verne's history and heritage at least one orange tree should be planted at all parks and facilities.
- La Verne is an "upscale community nestled in the foothills" and the parks should reflect that image.
- Baby boomers have stopped having children but we may see an increased need to provide recreational facilities for the active aging baby boomers.
- There has been no real drop in families coming into La Verne because it is a safe place to raise children and the schools are so good.
- La Verne's biggest changes in the past ten years have been the commercialization of Foothill Boulevard and the increase in industrial development on the south side of the City.
- With the expansion of the Gold Line Train/ Rapid Transit into La Verne, the City could see a change in the area adjacent to downtown. The trend is to redevelop existing properties with multi story, multi use buildings made up of retail/commercial on the ground floor, offices on the second floor, and residential located on the third floor. This type of development could put a higher demand on the Park system for outdoor recreation.
- Fees for use will have to be reasonable and be balanced City wide.
- Volunteerism is an element that has really worked in La Verne. It can be unpredictable and successful or not depending on leadership.
- The City needs to make its citizens more aware of the city parks: how many there are, where they are located, and what facilities they contain.

### 3.5 CITY STAFF INTERVIEWS

What better place could there be to obtain information and perspective about the City of La Verne parks, recreation facilities, and programs than from the City recreation and maintenance staff that work in the parks and facilities every week? City employees deal with the daily operations of the parks and facilities as well as the City run programs and have a working knowledge of the strengths and weaknesses of the City recreational facilities and programs. Questions were asked of the City recreation staff that would stimulate conversation and draw out valuable information regarding the La Verne parks and recreation facilities and programs: the issues they confront regularly and possible solutions. The information gathered from these interviews is insightful and practical.

Some of the ideas and statements made, in random order, by the City parks, recreation and maintenance staff that provided insight, perspective and direction for this master plan process are as follows:

- Parks that are not used to their full potential are Mills Park, Lowell Brandt Park and Los Encinos Park.
- A centralized irrigation system needs to be installed to control all of the irrigation at the parks and facilities. This would save water and reduce maintenance.
- The Aquatic Facility at Las Flores Park should be modified to become more energy efficient. Possibly by adding solar panels or by changing to a cogeneration system.
- Sports field lighting needs to be evaluated and upgraded to a more energy efficient system.

- Recommend developing a playground equipment depreciation program for replacement of equipment every 10-15 years.
- Convert non-functional turf to low water use planting areas.
- Replace picnic shelters in Kuns Park, Las Flores Park, and Emerald Park. Add picnic shelters at Challenger Park, Mills Park, and Oak Mesa Park.
- Add restrooms to the more heavily used parks.
- Replace wood picnic tables with more durable expanded metal or recycled plastic tables.
- Provide a green waste transfer site on the north side of the city.
- One of the biggest changes in programming since the last master plan update is the inclusion program or the programming for groups with special needs. A partnership with Mt. San Antonio College has helped to run programs with staff and financial support. The City provides the facilities and a nutrition program. Currently the City offers 17 programs.
- Since the 1998 budget cuts, most of the staff became part time employees and a lot is done with volunteers.
- Some of the current needs are playground programming, after school programs, full time day care and “Latch Key” programs.
- A youth activity center or teen center needs to be provided. A teen advisory board needs to be created to advise on what the teen center should look like, how it should function and what activities should be provided.
- Transportation needs to be provided to the teen center from Ramona Middle School and Bonita High School or the programs may not be successful.
- Women’s Soccer leagues have gained popularity.
- Adult softball is down from the levels it has been in the past.
- Participation in programs is up across the board.
- One of the most common requests is for a gymnasium and performing arts center.
- Additional Picnic Shelters for rent should be installed at Kuns Park, Lowell Brandt Park, Live Oak Park, Lordsburg Park and Los Encinos Park.
- More hiking, walking, biking and jogging trails should be developed in La Verne, on and off the streets.
- Safe harbor care facilities should be provided for the elderly and grandchildren.
- La Verne needs more indoor meeting rooms.
- “Baby Boomers” make up a large population of the program users. The main differences between this group and users in the past, is that they are “demanding, impatient, picky and more active”. They are looking for activities such as computer labs, Ti Chi, putting greens and softball.
- Special events have been developed by listing and identifying needs of the community and acting on what the Community wants. Recent special events have been Disaster Preparedness, internet safety, and “My Space”.
- La Verne needs more indoor space to run programs such as aerobics and jazzercise 5 days a week.
- New facilities need to be staffed with someone with a vested interest, not just a body. Need to develop pride of ownership.
- The city needs a dog park.



## FOUR- GENERAL PARKS, FACILITY, AND PROGRAMMING RECOMMENDATIONS

A thorough knowledge of the physical layout of La Verne, its existing amenities, and an understanding of the people that live in the City were essential elements in discovering the needs of the City and its residents. All of this information was taken into consideration to find solutions that meet both the City's and community member needs. The following recommendations are a response to these needs and are founded on a systematic process of research, input, and analysis. They are intended to inform the City about the benefits and/or necessity of the proposed amenities. Costs for recommendations will be broken down by park in Chapter Five, Section 5.1, page 109.

### 4.1 PARK IMPROVEMENT RECOMMENDATIONS- ACCESSIBILITY AND SAFETY

Accessible Walks and Pathways: Under the Americans with Disabilities Act (ADA), public agencies are required to provide accessible paths of travel to amenities that are located within all of their parks. The park amenities themselves must also be able to accommodate people with disabilities. In Chapter Two- Community Analysis (Section 2.2 Existing Facilities and Resources), it is noted that there are several parks that do not currently meet the ADA regulations by having accessible walkways and/or accessible amenities. The most current information on ADA standards can be found on their web site: [www.ada.gov](http://www.ada.gov).

Estimated cost for walks and pathways: Varies with the amount of walkways required. (\$6.00 per square foot)

Playground Equipment: During the park inventory process, it was evident that several of the parks contained playground equipment that was over fifteen years old and did not meet the current CPSC guidelines or the ADA standards. Live Oak, Emerald, Mills, Wheeler Avenue Parks should have their playground equipment and safety surfacing replaced to meet current CPSC and ADA standards. Los Encinos and Rustic Canyon Parks are in the process of having their play equipment replaced. It is also recommended that park theming should be considered based on the neighborhood that the park is located within. Park themes will support the ideals set forth in The City of La Verne General Plan (Community Design Chapter) and will keep the City on track in maintaining the small town character that has been cultivated for over 100 years, eliminating the chance of creating "cookie cutter" parks.

Estimated cost for play equipment replacement: Approximately \$50,000. Estimated cost for play equipment and surfacing replacement: Approximately \$100,000.

Drinking Fountains: Drinking fountains should be provided within all of the City parks and they should be chosen and placed with accessibility, safety, and maintenance in mind. New drinking fountains should replace those that do not meet ADA standards with accessible drinking fountains (near walkways) that are more easily maintained.

Estimated cost for drinking fountains: \$5,500 each.

Picnic Tables and Benches: Many of the picnic tables and benches within La Verne's parks do not meet ADA requirements. In many instances, the picnic tables are made of wood with a metal frame that is easily damaged due to wear and/or vandalism. During an interview with the City's parks maintenance staff, the subject of picnic tables and benches was discussed and it was

recommended by the maintenance staff that it would be best to replace the wooden tables and benches with ones made of a durable metal or recycled plastic material to help reduce maintenance. A percentage of these replacement tables and benches should be ADA accessible to bring the parks up to current standards.

Estimated cost for picnic tables and benches: \$1,500 each.

Security Cameras and Lighting: Safety is an important issue to address, both in deterring crimes and catching those responsible for committing them. Through patrols, the La Verne Police Department has kept crime levels minimal in the City parks. Some cities have installed security cameras and/or security lighting in “problem” areas of their parks to reduce the instances of vandalism and crimes. La Verne has installed a security camera at the La Verne Skate Park during its construction as a crime deterrent. Crime rates in the City are relatively low, but if a significant increase in crime occurs within the City parks or recreational facilities, the City should consider the use of security cameras and/or security lighting on a case by case basis. Park calls for service data provided by the La Verne Police Department (between August 2005 and August 2006) can be found in the Appendices Chapter Six, Section 6.5 Park Calls for Service Data page 156, for the City Council’s review.

Estimated cost for security cameras: \$ 30,000 per camera.

It would be wise for the City to consider, either when replacing existing fixtures or for new installations, examining the type of lighting fixtures that they are utilizing. There are many light fixtures being developed that conserve energy and direct light only where it is needed. This includes sports field lighting, which many residents find obtrusive. These types of lighting fixtures are referred to as “dark sky compliant” and can be found in many styles, for many uses. The International Dark-Sky Association (IDA) along with the Illuminating Engineering Society of North America (IESNA) are working together to create a Model Lighting Ordinance (MLO) for cities and municipalities that want to provide a regulatory strategy for outdoor lighting, similar to that of zoning districts based on population and/or type of use. These ordinances can be adopted by any city interested in reducing: light pollution, light trespass (nuisance glare), energy waste, and sky glow. For more information on what light pollution entails, see the *New Jersey Light Pollution Study Commission Recommendations* in the Appendices Chapter Six, Section 6.3, page 141.

Estimated Cost for Lighting: \$5,000 per fixture, \$150,000 per sports field.

## **4.2 GENERAL PARK IMPROVEMENT RECOMMENDATIONS- USABILITY AND MAINTENANCE**

Shaded Group Picnic Areas: City parks have always been popular locations for family gatherings, birthday parties, and special events. Shaded group picnic areas that can be reserved for a fee through the City’s Parks and Community Services Department can benefit both the City with the additional revenue generated from these locations (to help offset maintenance costs) as well as the park users who benefit from the comfort of a shaded location for their events. It is recommended that the City provide more shade for the group picnic areas in the City parks as well as repair/replace the existing shelters as needed. If the City plans to install more group picnic shelters in its parks, it would be advantageous for the City to install them in parks that have restroom facilities available.

Estimated Cost for Picnic Shade Structures: \$35,000 each.

Restrooms and Storage Facilities: The City of La Verne currently has eight restroom facilities located in their parks. Requests were received from the La Verne residents (13 requests in the community survey); youth sports groups, and maintenance staff to provide more restrooms in the parks of La Verne. Children often need to use a restroom during practice, while playing on play equipment, or while having a picnic. Restrooms are costly and require a substantial amount of maintenance; however, if a restroom facility were to be added to a park, it would be advantageous to provide a storage area under the same roof as the restroom to hold park maintenance supplies and equipment. At larger parks with sports fields, it would be a wise decision to combine multiple facilities in the same structure, when possible. An example of this would be to combine restrooms, concession stands, and storage facilities (or any combination of amenities) within the same structure to maximize construction funding.

Estimated cost for restroom/storage buildings: \$400.00/ square foot or \$400,000 each.

Artificial Turf: To reduce wear and tear on fields with high traffic and intense use (generally soccer and football fields), artificial turf is a viable option to natural turf fields. Some advantages of artificial turf are: it provides a year-round playing surface; it reduces field maintenance costs up to 75%; it provides a consistent playing surface; and it can be played on immediately after rain. Some of the disadvantages are: it gets very warm during hot weather, which can be alleviated by installing a sprinkler system to cool the turf; it can be punctured by sharp items such as high heels, so access would need to be limited to flat or athletic shoes; it can discolor due to accumulation of dirt and will need to be power washed periodically; it will retain trash such as sunflower seed shells, peanuts, etc. and will need vacuuming occasionally; and access to fields should be limited by secure fencing to prohibit unauthorized activities or vehicle access that could damage the turf system.

The initial cost to install an artificial turf field versus a natural turf field is approximately double. However, the cost can be recovered in maintenance savings in approximately 4-7 years. The estimated life span for an artificial turf field is 12-15 years depending on weather conditions and types of uses. A lighted artificial turf field in the City would extend the play times and days available on the field and would alleviate some of the heavy daytime use and wear on the natural turf fields.

Estimated cost for an artificial turf field: \$900,000.

Turf Reduction: To reduce park water use, fertilizer, and maintenance costs, many cities are reducing the amount of “unusable” turf in their parks. In the past, parks were literally covered from one end to the other with turf even though only a small portion of this turf area was utilized for sports or play by park users. Cities have been able to reduce park maintenance costs substantially by eliminating these “unusable” turf areas and maintaining turf areas only on sports fields and near picnic areas. Mulching around trees and on slope areas reduces water use, erosion issues, and park maintenance. Strategic planting of shrubs in the “unusable” turf areas can add aesthetic value to a park as well as deter graffiti in certain situations.

Mow Curbs: Providing concrete mow curbs or strips under fences and at shrub areas will reduce maintenance costs by allowing mowers to run along the fence line or shrub areas without the need for weed whipping. Mow curbs also prevent natural turf from spreading into shrub areas, helping to preserve the aesthetic appeal of the design while reducing the required maintenance.

Estimated cost for concrete mow curbs: Varies on use in individual parks. Approximately \$6.00/lineal foot.

Evapotranspiration (ET) Based Central Irrigation Control System: The La Verne park maintenance staff is recommending that the City's maintained parks and landscape areas should be connected to one central computer-controlled irrigation system that is based on current weather pattern data and evapotranspiration rates. This type of system will allow the City to apply only the amount of water needed to keep the parks and the landscape areas green and healthy without wasting water. This will also prevent the sprinklers from turning on while it is raining, which has occurred in the past.

The following information was obtained from an online newsletter: *Landscape Management*. The article, "Irrigation: Get Water Smart" by Lorne Haveruk in the September 1, 2005 edition.

There are several different types of central irrigation control systems available today, all with a variety of applications to meet a client's needs. The basic components of a system include: a central computer, a hardware and software package, and remote access (via an internet connection or a dedicated phone line). Laptop computers are valuable to have as they can be taken to a site to test system flows, operation, weather station input and other operational factors. The hardware and software package manages the irrigation system by sending out instructions of schedules and it monitors feedback to ensure the instructions are carried out. Some systems send pulses of information at specified times, others monitor the systems at all times. Once the system is set up, the central control system can be accessed via the internet from anywhere.

Most systems can monitor flow, check for breaks or leaks in the system, and turn off any problem zones or the main line. Water flow is managed throughout the system to take advantage of the available water and prevent the main line from exceeding maximum flow capacity. A central irrigation control system has the added benefit of being able to control and monitor lights, fountains, and security systems. Immediate savings can be seen in the reduction of water quantity used. These systems irrigate as necessary based on the weather, not on the scheduled time. When combined with rain sensing/evapotranspiration (ET) gauge devices, the program can determine the evapotranspiration rate- how much water is lost from the soil by evaporation and how much water is used by the plant to cool itself through transpiration. The system replaces only the amount of water lost through ET to maintain soil moisture and reduce overwatering.

Immediate savings can be seen in reduced water use, but other savings are found in:

- reduction of wear and tear on system components due to system control of water flow and water window time reduction
- detection of line break or leaks reduces time for maintenance crews that previously had to go into the field to examine, troubleshoot, and repair the damaged system
- system can generate reports for all aspects of the central operation

The costs for these systems can vary greatly and are dependent on the type of system used. Complete systems can cost between \$80,000 to \$300,000. To make these irrigation systems more affordable, some companies sell the components separately and allow customers to build their systems over time. Grants might be available to help offset the cost of a central control irrigation system.

## 4.3 MAJOR FACILITY IMPROVEMENT RECOMMENDATIONS

### **Youth Sports Facilities**

Gymnasium: Gymnasiums are very flexible venues that can be programmed in numerous ways at any time of the day. It is not surprising that a new gymnasium facility is one of the most desired requests on the list of facility needs by La Verne residents (10 respondents), the Youth Sports Committee, and the Parks and Community Services Staff. During the interview process with the youth sports organizations, the President of the La Verne Little League mentioned the need for a gymnasium in La Verne. Basketball, volleyball, gymnastics, special events, classes, and rental space are only a few of the many activities that can be programmed into this space. Large indoor spaces will always be in demand as they can be programmed regardless of the weather or time of day. Gymnasiums are also costly to build, but by combining a gymnasium with a game room, computer lab, classrooms, offices, teen center, and storage or other facilities, the City would end up with a more valuable facility. Potential locations for a gymnasium in the City could be at the proposed Sports Complex, Ramona Middle School, or Las Flores Park.

Estimated cost for a 10,000 sf gymnasium: \$4,000,000.

Teen Center: Although there is an abundance of programming for youths in La Verne, there is a shortage of activities and programming for teens. A teen center should be established to provide a safe haven for teens during the after school hours and on weekends. Teen centers can provide a place for teens to socialize with one another, program teen-only activities, and teen-formed volunteer organizations. This center should be like a refuge for teens that provides opportunities to keep them occupied and discourage boredom, which can lead to destructive behavior around the City. It would be advantageous for the City to include a teen center with a gymnasium to maximize construction funding and provide a safe space for the teens.

Estimated cost for a teen center: \$2,000,000.

Estimated cost for a 15,000 sf gymnasium/teen center: \$6,000,000.

Softball Fields: The City's existing softball/baseball fields are being shared by high schools, the University of La Verne, adult leagues, and the youth organizations. Due to the high demand for fields use, scheduling conflicts arise. Two lighted softball fields and facilities might need to be developed within the City to meet their anticipated needs of these organizations and user groups. By increasing the number of fields and the available play time on the fields (evening events at lighted facilities), the use of the existing ball fields will be spread more evenly to include the new venues. This will improve the field quality at all ball fields by reducing wear and tear on the turf and compaction/uneven conditions of the field.

A potential solution would be to eliminate or reduce the size of the adult leagues to allow more field time for the youth organizations. More youth field time would also become available when the University of La Verne moves off of the City softball fields, and onto their own fields.

Estimated cost for a lighted softball field: \$500,000.

Estimated cost for lighting only: \$150,000.

Football Fields: Participation in the existing Pop Warner youth football program has remained stable over the past several years, but because of the physical nature of football, game play is very tough on the natural turf areas. Currently, football organizations are sharing fields with the soccer organizations at the La Verne Sports Park. Not only is there competition for field use, but use by both of these intense field sports is creating an increase in maintenance and impacting programming due to: down time to repair the turf, aeration of the compacted soils, and regrading the field surface to fill in the worn/uneven areas. A solution for this situation is to provide a synthetic turf football field at the La Verne Sports Park. This would reduce the wear and tear on the existing fields and reduce down time for field repair that impacts programming for both of these sports. Another reason to have a synthetic turf field at the La Verne Sports Park is because the stadium field is lighted, allowing play to extend into the evening hours and it is a heavily used park that would benefit from fewer field repairs and maintenance down time.

Estimated cost for a synthetic turf multi-purpose field at the La Verne Sports Park stadium: \$900,000.

Lighted Soccer Fields: The La Verne/San Dimas AYSO soccer league includes over 1,900 children and 115 teams. This organization utilizes facilities in both the cities of La Verne and San Dimas. In La Verne, the Bonita Unified School District joint use facilities along with the fields located in the City parks provides an adequate quantity of fields for their needs; however, Daylight Savings Time reduces the number of daylight hours available for play. During this time of reduced daylight hours, AYSO activities are impacted and they must compete with other sports organizations for field time. To increase available evening practice time, it is recommended that the City provide two lighted synthetic turf soccer/multi-purpose fields to meet the current and future needs for both youth and adult soccer organizations in La Verne. Synthetic turf fields reduce water and fertilizer needs, general maintenance needs (no mowing, reseeding, or regrading fields), and increase programming time by providing an even play area all year long without down time for field repairs.

Estimated cost for a lighted synthetic turf field: \$1,050,000.

Estimated cost for lighting only: \$150,000.

## **Adult Facilities**

Senior Center: Senior citizens are living longer today than ever before and demographics show that the elderly population of La Verne is increasing (an increase of 799 seniors ages 65+). Seniors are also more physically and socially active than in previous times. The current senior center shares space with the existing community center. This center is a hub of activity as senior programs are held in this building as well as other community events. The space within the building is limited and is programmed to capacity. As funding becomes available, it is recommended that the City create a senior-only center to better accommodate this growing senior population. If a gymnasium/teen center were developed, the City could relocate the existing classes at the existing community center to the new facility and reconfigure the existing community center into a dedicated senior center.

Estimated cost for a new (5,000 sf) senior center: \$2,000,000.

Estimated cost to reconfigure existing community center: \$500,000.

Lighted Softball Fields: Currently, the adult softball programs share the facilities at the Lutheran High School, the University of La Verne, and the youth softball program (LVGSA) fields. In the past seven years, adult participation in City leagues has decreased from seventy-two (72) teams per season down to thirty six (36) teams per season in 2006. This decline is due, in part, by the opening of privately owned softball facilities in the San Gabriel Valley. However, there is still a need for either more baseball fields or to light some of the existing fields to accommodate both the youth sports programs and the adult sports programs.

Estimated cost for a lighted softball field: \$500,000.

Estimated cost for lighting only: \$150,000.

Lighted Soccer Fields: Most youth sports participation takes place during daylight or early evening hours. When fields are being utilized during this time frame for youth sports organizations, the evening hours are the only times available for adult sports organizations. Unfortunately, the City does not currently have an adequate quantity of lighted soccer fields to accommodate the current demand for La Verne's youth and adult sports participants. As mentioned previously for Youth Sports Facilities, it is recommended that the City provide one or two lighted soccer fields to better accommodate participants.

Estimated cost for a lighted soccer field: \$400,000.

Estimated cost for lighting only: \$150,000.

## **Community Sports Facilities**

Roller Hockey Rink: From 1998 to 2004, the City of La Verne provided a recreational roller hockey facility located in the San Polo/La Verne Business Park called the La Verne Roller Hockey Club. When the La Verne Roller Hockey Club closed, the City was given the perimeter boards for the rink anticipating the construction of an outdoor roller hockey rink in one of the City parks. With the closure of the La Verne Roller Hockey Rink, many of the local roller hockey players kept playing at other indoor rinks in Upland, Anaheim, West Covina and Corona. City staff has not had many requests for roller hockey since the Hockey Club closed and the informal community survey had only four requests for roller hockey. The perimeter rink boards are designed to be used indoors with staff supervision. It is not recommended that they be installed in a City park without a roof and in a controlled supervised facility. The acrylic and metal in the boards could be easily vandalized and would not last long when exposed to sun and rain. If a roller hockey facility were built in a City park, it would require (at a minimum) a concrete slab, roof, lighting, electrical outlets, netting, and perimeter fencing. If the City chose to develop an roller outdoor hockey rink, it would be best to construct it in one of the City's active parks like Las Flores Park. A hockey rink is not being recommended at this time, but can be considered by the City Council as an optional potential capital improvement.

Estimated cost for an outdoor roller hockey rink: \$200,000 to \$300,000 (depending on amenities).

## **Open Space and Passive Recreation**

Open Space: The 1998 update to the City of La Verne's master plan recommended that the City provide more passive recreational open space for its residents. Since that time, La Verne has procured and developed the 20-acre Golden Hills Wilderness Park and has recently purchased 208 acres of land referred to as the West Marshall Canyon Conservation Corridor.

This new area is subject to a separate master plan. The City also owns the 150-acre Marshall Canyon Estates Open Space, east of the W. Marshall Canyon Conservation Corridor. The future of this land is currently unknown as the City has offered the deed to the U.S. Department of Forestry and is awaiting acceptance.

Dog Parks: Dog parks are also considered passive parks. Currently, City code LMC 12.32.020I prohibits dogs in City parks. There were few requests for dog parks during the interview and survey process and there is no apparent need for one in the City. There are dog parks in the neighboring communities that can be used by La Verne residents: a dog park located within Horsethief Canyon (off-leash) in San Dimas; dogs are allowed at the San Dimas Canyon Nature Center (leashed); and the City of Claremont's Pooch Park (off-leash). If at some time the City decides that it would like to develop a dog park, there are several options for the City to consider: creating a dog park at Mills Park, building a dog park at the Beech Street site (currently owned by Caltrans), and allowing dogs on leashes into the existing parks. Residents near any potential dog park locations will be notified by the City prior to the start of any design development decisions.

Mills Park: Mills Park is an ideal location for the development of a dog park. Reasons include: there are currently only six single family residential homes to the north of the park across Old Wheeler Road, the park is essentially an "island" as no houses are directly connected to the park; there are few amenities in the park that would need to be removed to accommodate a dog park; the southern portion of the park can be modified to accommodate dogs while the picnic tables and the tot lot can be in the northern portion of the park to buffer the houses to the north; and there is already an existing wrought iron fence along the eastern perimeter of the park paralleling Wheeler Avenue so the cost of fencing needed for this park is reduced.

Beech Street Site: The Beech Street site is a linear strip of land bordered on the north by the I-210. To the south across the street are nine houses and at the east end of the site, two houses are directly connected to the site. If the City acquires this land from Caltrans, a reduced cost (compared to active park development) would be required to develop this site into a dog park. There are already existing trees on site, so all that would be necessary to develop a dog park would be to install turf and perimeter fencing with a gate. One side of the park is already enclosed with a masonry sound wall, so the quantity of perimeter fencing needed to enclose the site is reduced to two sides. (see Exhibit 2.2-24, page 54 for aerial view).

Allowing dogs on leashes within some existing City parks is the most cost effective solution, as only signs about dog owner responsibilities would need to be added. If funding is available, dog waste stations can be added to the parks to ensure that waste is properly disposed. Passive parks are the best candidates for allowing leashed dogs. It is suggested that the City consider Mills, Rustic Canyon, Heritage, Challenger, Los Encinos, Lordsburg, Golden Hills Wilderness, Kuns, Price Hayes, and Lincoln Parks for leashed dog access (should the City chooses this alternative).

## **Community Building, Arts, and Cultural Facilities**

Community Meeting Space: La Verne is in need of more indoor programmable spaces for recreational service-related and educational courses. Currently, the existing community meeting spaces in La Verne (The Community Center and Veteran's Hall) are scheduled to capacity. There has been an interest expressed by 32 of the residents surveyed and City officials to provide new activities and courses, but there is no available space for additional programming. One community group, The Veterans of Foreign Wars (VFW), are requesting additional resources. Their organization has been growing and they are hoping to expand. The Parks and Community Services Department is aware of their requests, but with both community meeting

spaces fully programmed, there have been no facilities available for the City to offer them. If another indoor venue for these community programs were to be constructed, the senior, youth, and adult programs could be expanded and new courses could be accommodated.

Performing Arts Center: During the community survey process, it was recommended by two people that a facility be provided for the performing arts such as theatrical performances, dance recitals, and choral productions. In an interview with the Parks and Community Services Staff, one comment was made that a performing arts center (and gymnasium) were some of the most common requests. With limited space available in La Verne, if the City chooses to construct a center for performing arts, it is recommended that this type of facility be combined with a multi-purpose gymnasium and teen/family center. Combining facilities would cost the City less and require less overall space than if the facilities were planned and built at separate locations.

### **Gender Equity-Assembly Bill 2404, Government Code 53080**

Assembly Bill #2404, Government Code 53080 was enacted to ensure that there would be no discrimination by a city, county, or special district against either boys or girls regarding youth sports programs. Discrimination could be in the form of the quantity and quality of sports fields allocated to sports organizations, amenities on the site, and personal conduct within the organization. Since, historically, community youth sports organizations have been male dominated, Government Code 53080 has provisions that ensure that females are provided equal opportunities in these particular sports groups. Subdivision (e) states: “It is the intent of the Legislature in enacting this section that girls shall be accorded opportunities for participation in community youth athletics program equal, both in quality and scope, to those accorded to boys.”

Currently, if a suit is filed against a city for discriminatory practices that fall under Government Code 53080, a city can provide historical documentation to attest that they have been expanding, and continue to expand, the community youth sports programs offered to the members of the underrepresented gender, thereby demonstrating that they are taking action in providing for the interests of the members of that gender in the community (Government Code 53080 subdivision (g) paragraph (2)). This standard of review is in effect until January 1, 2015, at which time cities, counties, and special districts will no longer be able to rely on the subdivision for code compliance (Government Code 53080 subdivision (h)).

There are five community youth sports organizations in the City of La Verne: AYSO, Lazer’s Club Soccer, La Verne Little League, LVGSA, and La Verne/San Dimas Pop Warner. All of these organizations include both boys and girls, with the exception of the LVGSA, which is a girl’s softball league. Players in La Verne baseball and softball leagues are predominately male. In 2006, Little League has 546 boys registered and 96 girls registered (7 of them are playing baseball) and the LVGSA has 151 La Verne girls playing softball (a total of 247 girls). Since the LVGSA program was started in 2002 and continues to grow, the City has responded by providing fields at shared facilities (Wheeler Avenue and Pelota Park). The City also plans to address the needs of the youth sports organizations as they expand.

To date, the City of La Verne has made a deliberate effort to support all youth sports organizations by providing facilities for these programs and there are no apparent inequities currently existing in the City. Programs including: soccer, swimming, water polo, track, tennis, cross country, baseball, and basketball, among others, utilize the same facilities regardless of gender. Softball is the exception, as it is the one girls-only youth sports program in the City.

## 4.4 CONCLUDING REMARKS

In the 1989 Parks and Recreation Facilities Master Development Plan, there was a focus on increasing the number of parks located in the northern portion of the City as well as updating some of their existing parks. By the time the update was adopted in 1998, the City had fulfilled the previous recommendations by updating their existing parks and adding four additional parks to their park and recreation system. The focus of the master plan update was on creating smaller facilities in underserved neighborhoods, developing a connected trail system, and provide passive recreation opportunities. Since that time, several new parks have been developed to fill in some of the voids in the underserved areas, including the Golden Hills Wilderness Park (for passive recreation). The City of La Verne now maintains nineteen (19) public parks, providing both passive and active recreation opportunities.

If the City chooses to utilize the NRPA park modified standards and service area coverage to guide park development in the City, there are still a few more opportunities for the City to create parks to help close the gap for portions of the City beyond the service area of the existing parks (see Exhibits 3.1-3 & 3.1-5, pages 85 and 87 for service areas). However, there are parks in the cities of San Dimas, Pomona, and Claremont that can be utilized by the residents of La Verne that live in these underserved areas. There are also many private residential areas and mobile home parks that provide recreational amenities for their residents.

With current available land constraints in the City, it could be considered a “best management practice” to combine facilities wherever possible to: reduce the amount of land needed for separate facilities, reduce construction costs, and provide multiple amenities in one location. A prime example of this would be to create one recreational complex that meets many of the City and community needs. A gymnasium could be combined with a performing arts theater as well as a teen/family center. This would provide the much needed gymnasium space for sports and activities programming, the teen/family center could provide a place that houses a “teen only” space, and the family center could be used for classes and activities currently held at the existing Community Center. A facility like this could generate additional revenue for the City that could potentially help offset some of the construction and maintenance costs. With the additional space for class and activity programming at this recreational complex, the existing Community Center could be fully utilized as a Senior Center.

## FIVE- PARK IMPROVEMENT FUNDING

Park master plans are great tools for cities to have as they plan for future growth, but it is not possible to implement the recommendations without funding for the proposed projects. All cities appear to be held back due to budgetary constraints. Grants are available in many instances, but are often limiting by the nature of the qualifications required to procure them. Cities can overcome these perceived obstacles with the use of a variety of funding techniques. Many of the techniques discussed in this chapter can be modified to work for a large variety of projects, but as they are a part of this City of La Verne Master Plan update, they pertain specifically to the particular needs and solutions described previously in this document.

### 5.1 CAPITAL COST ESTIMATES

The following list gives approximate costs for typical amenities found in city parks. The costs listed are approximate and reflect the product and installation costs in 2006 dollars.

#### **Park Site Amenities:**

Shade Structures: \$35,000 each

New playground equipment with subsurface drainage: \$100,000

Replacement of existing play equipment: \$50,000

Wood fiber play surfacing: \$6.00/square foot, - average play area \$10,000

Drinking fountains: \$5,500 each

Picnic tables: \$1,500 each

BBQ units (individual and group): \$1,000 each

Benches: \$1,200 each

Trash receptacles: \$900.00 each

4" thick concrete walkways: \$6.00/square foot

#### **Facilities:**

Restrooms with storage shelters: \$400.00/square foot - average structure \$400,000

Gymnasium: \$400/square foot - estimated cost \$4,000,000

Teen center: \$400/square foot - estimated cost \$2,000,000

#### **Sports Fields:**

Basketball Court: \$50,000 each

Softball/Baseball field: \$350,000 each

Artificial turf with drainage system: \$9.00/square foot - \$900,000 Football/Soccer

Sports field lighting: \$25,000/fixture - \$150,000/field

#### **Irrigation:**

Irrigation system (w/out centralized computer system): 2.50/square foot

Evapotranspiration (ET) based irrigation control system: \$80,000 to \$300,000

Exhibit 5.1-1 on page 114 illustrates the estimated capital costs in 2006 dollars to implement the recommended new amenities, improvements, and maintenance and operations costs for existing parks. The table includes a CIP for the following new amenities and improvements:

- Live Oak Park: Replace existing tot lot equipment and safety surfacing to meet ADA standards and CPSC guidelines and provide three new shade structures at the picnic/barbecue area. All park modifications are required to meet ADA standards. Estimated cost for recommended new amenities and improvements: \$200,000. The cost breakdown is as follows:
  - ADA walkways: \$9,000
  - Tot Lot: \$50,000
  - ADA and safety surfacing: \$15,000
  - Three (3) shade structures: \$105,000
  - Twelve (12) picnic tables: \$18,000
  - Three (3) barbeques: \$3,000
  
- Los Encinos Park: Provide an accessible path from the Cabot Lane entrance to the W. Aldersgate Drive entrance, upgrade picnic tables, and add drinking fountains. The new path needs to connect to one of each of the amenities within the park. All park modifications are required to meet ADA standards. Estimated cost for recommended new amenities and improvements: \$100,000. The cost breakdown is as follows:
  - ADA walkways: \$69,500
  - Six (6) picnic tables: \$9,000
  - Three (3) drinking fountains: \$16,500
  - Monument signage: \$5,000
  
- Mills Park: Provide a ramp along Old Wheeler Road. Replace tot lot equipment and playground surfacing. Extend an accessible path from the main path to a picnic table pad. All park modifications are required to meet ADA standards. Estimated cost for recommended new amenities and improvements: \$86,000. The cost breakdown is as follows:
  - ADA walkways and ramp: \$5,000
  - Tot lot equipment: \$50,000
  - ADA safety surfacing: \$25,000
  - Four (4) picnic tables: \$6,000
  
- Oak Mesa Park: Provide a paved walkway from the northern stairs to the sidewalk along Wheeler Avenue. Provide two shaded picnic areas with barbecues. All park modifications are required to meet ADA standards. Estimated cost for recommended new amenities and improvements: \$100,000. The cost breakdown is as follows:
  - ADA walkways: \$15,000
  - Two (2) shade structures: \$70,000
  - Eight (8) picnic tables: \$12,000
  - Two (2) barbecues: \$3,000

- Pelota Park: Provide an accessible path to the picnic area. Provide a new drinking fountain and picnic tables that are ADA accessible. All park modifications are required to meet ADA standards. Estimated cost for recommended new amenities and improvements: \$15,000. The cost breakdown is as follows:
  - ADA walkways: \$2,500
  - One (1) picnic table: \$1,500
  - Two (2) drinking fountains: \$11,000
  
- Price-Hayes Park: Replace tot lot equipment and surfacing and provide a ramp along the curb at the park entrance for accessibility. All park modifications are required to meet ADA standards. Estimated cost for recommended new amenities and improvements: \$15,000. The cost breakdown is as follows:
  - ADA ramp and walkways: \$3,000
  - ADA safety surfacing: \$12,000
  
- Rustic Canyon Park: Provide an ADA approved path from the existing main path to the play area and picnic table pads. Provide a ramp from the curbside parking area to the existing sidewalk. All park modifications are required to meet ADA standards. Estimated cost for recommended new amenities and improvements: \$10,000. The cost breakdown is as follows:
  - ADA walkways and ramp: \$10,000
  
- Wheeler Avenue Park: Provide a path from the basketball court to the restroom concession facilities and a path to the tot lot area located beyond the outfield. Replace existing tot lot equipment and surfacing that meets CPSC guidelines and ADA standards. All park modifications are required to meet ADA standards. Estimated cost for recommended new amenities and improvements: \$115,000. The cost breakdown is as follows:
  - ADA walkways: \$40,000
  - Tot lot equipment: \$50,000
  - ADA safety surfacing: \$25,000
  
- Valley Rancho Park: Provide an access ramp into the park, expand the turf area for recreation, provide and accessible path to all park amenities (including picnic tables-existing). Planting and irrigation will be needed when the park is expanded. All park modifications are required to meet ADA standards. Estimated cost for recommended new amenities and improvements: \$85,000. The cost breakdown is as follows:
  - ADA walkways and ramp: 13,500
  - ADA safety surfacing: \$10,000
  - Planting improvements: \$25,000
  - Irrigation improvements: \$25,000
  - Four (4) picnic tables: \$6,000
  - One (1) drinking fountains: \$5,500

- Challenger Park: Provide a ramp from curb-side parking at the sidewalk and a pathway to the basketball court, drinking fountain, one of the picnic table pads, and trash receptacle. All park modifications are required to meet ADA standards. Estimated cost for recommended new amenities and improvements: \$16,500. The cost breakdown is as follows:
  - ADA walkways and ramp: \$15,000
  - One (1) picnic table: \$1,500
  
- Emerald Park: Provide a ramp at curbside parking and a pathway from the sidewalk to the tot lot and to one of the shaded picnic shelters. Replace and expand play equipment and safety surfacing in the tot lot. All park modifications are required to meet ADA standards. Provide a new restroom facility. Add planting material to screen the sound wall at the south end of the park. Estimated cost for recommended new amenities and improvements: \$235,500. The cost breakdown is as follows:
  - ADA walkways and ramp: \$19,000
  - Planting improvements: \$10,000
  - Tot lot equipment: \$50,000
  - ADA safety surfacing: \$25,000
  - Three (3) shade structures: \$105,000
  - Twelve (12) picnic tables: \$18,000
  - Three (3) barbeques: \$3,000
  - One (1) drinking fountain: \$5,500
  
- Heritage Park: Provide an accessible path to one of the picnic areas and a ramp for the stage. All park modifications must meet ADA standards. Estimated cost for recommended new amenities and improvements: \$17,000. The cost breakdown is as follows:
  - ADA walkways and ramp: \$15,500
  - One (1) picnic table: \$1,500
  
- Las Flores Park: Refurbish and upgrade the group picnic areas and add picnic shelters to the S.E. part of the park. An accessible path needs to be constructed to the softball fields, multi purpose field, horseshoe pits, and picnic shelter area. Lighting the multi-purpose fields and the softball fields will extend play time on the fields. All park modifications are required to meet ADA standards. Estimated cost for recommended new amenities and improvements: \$830,000. The cost breakdown is as follows:
  - ADA walkways: \$40,000
  - Seven (7) shade structures: \$245,000
  - Fifty-eight (58) picnic tables: \$87,000
  - Eight (8) barbecues: \$8,000
  - Lighting for the soccer and softball fields: \$450,000

- La Verne Sports Park: Convert the existing natural turf field at the stadium to synthetic turf for year-round use. An additional restroom/concession/storage area is needed near the baseball and soccer fields. All park modifications are required to meet ADA standards. Estimated cost for recommended new amenities and improvements: \$1,700,000. The cost breakdown is as follows:
  - Synthetic turf multi-purpose field: \$900,000
  - Restroom/concession/storage building: \$800,000

The following estimated probable costs are for optional potential capital improvements. These sites are not recommendations, but could help the City to reach some of the previously outlined sports field and other recreational needs, if developed. The estimated probable costs are listed for the benefit of the City Council's consideration:

Beech Street Site (as shown in Exhibit 2.2-24, page 54): \$350,000  
 Proposed Sports Complex (as shown in Exhibit 2.2-25, page 55): \$12,500,000  
 Dog Park: \$15,000 to \$400,000 (cost dependant on amenities)  
 Outdoor Roller Hockey Rink: \$200,000 to \$300,000 (cost dependant on amenities)

Projected maintenance and operations costs are based on the 2004 California Park and Recreation Society survey of the average costs for park maintenance on a per acre basis for Southern California cities with a 4% inflation figure added. The numbers contained in the chart are meant to be used for general budgeting purposes and will have to be adjusted to specifically reflect the City of La Verne's actual annual maintenance and operations costs. The state average is \$3,800 per acre and the desired level for adequate park maintenance is \$4,800 per acre. The Proposed Capital Improvement Program Cost Breakdown (Exhibit 5.1-1, page 114) uses the desired \$4,800 per acre to project future maintenance costs.

## 5.2 CAPITAL FUNDING SOURCES

To implement the capital improvements recommended in the master plan, the City will need an estimated \$255,500 for new amenities at existing parks and another \$3,269,500 for improvements to existing parks to meet ADA standards and CPSC guidelines, as well as adding restrooms, replacing old play equipment and replacing the natural turf field with artificial turf at the La Verne Sports Park. There is currently \$370,822 in the park development fund. After reviewing the La Verne Parks and Community Services department's capital improvement, maintenance and operating budget history with City staff, it is not realistic to assume that the improvements identified in this document could be funded in the next eight years, as shown on proposed capital improvement fund request graphic (see Exhibit 5.3-1, page 115). The CIP graphic is important because it illustrates a planning tool that many cities use for long range capital improvement planning and provides a realistic illustration for how much it would cost to fund the identified improvements.

The Park Development Fees, which are generated from fees collected when new housing is built in the City, were recently increased from \$3,302 per dwelling unit to \$4,500 per dwelling unit. The fee increase will generate more funds for park capital improvements, but unfortunately La Verne is nearing its build-out capacity and the city cannot rely on these park development fees as a long-term, large revenue generator. The City could pursue a variety of funding options and revenue development strategies outlined in section 5.5, Revenue Generating Options to provide part of the funding necessary to implement the Capital Improvement Program, including grants combined with one of the bond programs. The revenue suggestions, such as

**PROPOSED CAPITAL IMPROVEMENT PROGRAM  
COST BREAKDOWN**

DESCRIPTION	NEW AMENITIES	IMPROVEMENTS	TOTAL NEW AMENITIES & IMPROVEMENTS	MAINTENANCE & OPS. COSTS (ANNUAL)
<b>EXISTING PARKS</b>				
Challenger Park	\$0	\$16,500	\$16,500	\$12,000
Emerald Park	\$19,000	\$216,500	\$235,500	\$14,400
Golden Hills Wilderness Park	\$0	\$0	\$0	\$20,000
Heritage Park	\$0	\$17,000	\$17,000	\$19,200
Kuns Park	\$0	\$0	\$0	\$12,000
Las Flores Park*	\$0	\$830,000	\$830,000	\$76,800
La Verne Sports Park	\$0	\$1,700,000	\$1,700,000	\$100,800
Lincoln Park	\$0	\$0	\$0	\$2,880
Live Oak Park	\$130,000	\$70,000	\$200,000	\$62,400
Lordsburg Park	\$0	\$0	\$0	\$4,320
Los Encinos Park	\$16,000	\$84,000	\$100,000	\$33,600
Lowell Brandt Park	\$0	\$0	\$0	\$72,000
Mills Park	\$0	\$86,000	\$86,000	\$33,600
Oak Mesa Park	\$85,000	\$15,000	\$100,000	\$62,400
Pelota Park	\$0	\$15,000	\$15,000	\$22,080
Price-Hayes Park	\$0	\$15,000	\$15,000	\$2,400
Rustic Canyon Park	\$0	\$10,000	\$10,000	\$2,400
Wheeler Avenue Park	\$0	\$115,000	\$115,000	\$27,360
Valley Rancho Park	\$5,500	\$79,500	\$85,000	\$2,400
<b>ESTIMATED TOTALS FOR EXISTING PARKS</b>	<b>\$255,500</b>	<b>\$3,269,500</b>	<b>\$3,525,000</b>	<b>\$580,640</b>

\*Does not include maintenance cost for Aquatic Center

asset management programs, should fund ongoing maintenance and operations, not capital improvements. The suggested capital improvements are recommendations of the types of facilities and improvements that are needed in the community based on research, interviews and analysis to meet community needs and desires and to provide for future generations in La Verne. Political considerations, other City priorities, financial constraints and the potential future growth of the City may affect the City's decision whether to proceed with funding and implementing the Capital Improvement Program.

### 5.3 CAPITAL IMPROVEMENT PLAN (CIP)

The City would need to receive and appropriate an average of \$450,000 per year from the Park Fund and grants in order to upgrade all of its existing parks to meet ADA and CPSC guidelines and standards and add the community desired amenities previously outlined in this document (the 2006 Parks and Community Services Operating Budget for Capital Improvements was \$315,900). Due to the La Verne Parks and Community Services department's capital improvement, maintenance, and operating budget, it is not feasible that the improvements identified in this document could be funded in the next eight years as shown on the proposed capital improvement funding request graphic (see Exhibit 5.3-1, below). This table provides a priority sequence of capital improvements over an eight year period of time. With this program, the City can execute the revenue development and

PROPOSED CAPITAL IMPROVEMENT FUNDING REQUEST FOR EXISTING PARKS								
CIP PROJECT	07/08	08/09	09/10	10/11	11/12	12/13	13/14	14/15
Las Flores Park	\$130,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Emerald Park			\$100,000	\$135,500				
La Verne Sports Park*	\$220,000	\$220,000	\$210,000	\$210,000	\$210,000	\$210,000	\$210,000	\$210,000
Rustic Canyon Park						\$10,000		
Wheeler Avenue Park					\$115,000			
Pelota Park					\$15,000			
Los Encinos Park	\$50,000	\$50,000						
Live Oak Park						\$100,000	\$100,000	
Price-Hayes Park							\$15,000	
Challenger Park								\$16,500
Heritage Park Park						\$17,000		
Mills Park		\$46,000	\$40,000					
Oak Mesa Park	\$50,000	\$50,000						
Valley Rancho Park								\$85,000
<b>TOTAL ANNUAL FUNDING NEEDED FOR CIP</b>	<b>\$450,000</b>	<b>\$466,000</b>	<b>\$450,000</b>	<b>\$445,500</b>	<b>\$440,000</b>	<b>\$437,000</b>	<b>\$425,000</b>	<b>\$411,500</b>

\* Assumes City finances replacement of natural turf with artificial turf for a period of 10 years, thus allowing project to be completed in the first year.

funding/financing options needed and apply for appropriate grants to implement the recommended improvements. Obviously, the City's ability to secure the required funding/financing will be subject to the City's economic future, its political willingness to implement the revenue and funding options, and for the citizens to support those options. If the necessary funding is not generated, the City should determine what projects would be feasible, based on available funding, and proceed with those improvements.

## **5.4 REVENUE DEVELOPMENT / ASSET MANAGEMENT PROGRAM**

### **Definition:**

Asset Management is defined as a private third party commercial use of City property or facilities for the purpose of raising revenue to offset the City's maintenance and operational costs associated with offering programs and services at such property and facilities.

### **Methodology:**

During the master plan update process, the Public Enterprise Group was contracted to explore asset management components that might be a good fit for the City of La Verne parks. The following components were determined by the Public Enterprise Group to be the best fit for the city's park:

- Information/advertising kiosks
- Advertising banner programs
- Additional cell phone tower leases
- Partnership/sponsorship agreements
- Naming rights agreements

There are a number of other asset management opportunities, such as, trash receptacle advertising, shade shelter advertising, soda & food vending, trail marker advertising, reader board advertising, etc. However, it is the project team's opinion that these components were either too commercial looking for La Verne parks or the parks did not have a high enough profile to attract these types of asset management programs.

A detailed evaluation and report was prepared for the City by the Public Enterprise group that will provide useful information if the City decides to develop an asset management program; however, the City codes and policies will have to be changed prior to implementation if the City chooses to utilize any of the asset management options.

In summary, the City has the opportunity to develop an asset management program that could provide some revenue to offset the City's cost of maintaining and providing programs at its parks and facilities. Developing asset management agreements is a specialized field, so the City should seek professional assistance if it determines to proceed in this direction. The City will also have to allocate staff resources to oversee the asset management agreements. In order for the agreements to be successful, both parties must communicate throughout the term of the agreement and both parties must feel they are receiving the benefits the agreements were designed to provide.

## **5.5 REVENUE GENERATING OPTIONS**

**Introduction:** Developing a comprehensive park and community service master plan update to determine the community's needs and priorities for community service facilities is an important planning tool; however, unless the City can find ways of implementing the plan financially, the master plan just becomes a wish list and not a true planning document. The following is an overview and analysis of various opportunities for funding, financing and developing revenue to implement the recommendations for capital improvements.

**Scope and Purpose:** This section provides the basic information showing the anticipated costs to implement the recommendations associated with refurbishing existing parks/facilities, developing new parks/facilities, and funding maintenance and operations of the park system. This section also includes a multi-year capital improvement program which prioritizes capital expenses per the results of community input and surveys, and it includes a forecast of maintenance and operation costs.

Prior to the start of this master plan document, conceptual plans were developed for a joint use sports complex between the University of La Verne and the City of La Verne. Estimated cost for the City portion of the proposed improvements totaled approximately \$12,500,000. To determine whether or not the residents of La Verne would financially support the development of the Sports Complex, the city hired True North Research Company to perform a public opinion poll. The preliminary key findings have been included in the Appendices of this document. The preliminary poll results indicated that the residents would not support a bond large enough to fund the total cost of the proposed Sports Complex.

**Financing and Revenue Analysis:** Traditional financing methods used by cities to develop Park and Recreation facilities include General Obligation Bonds, which require voter approval; and Park Bonds, usually in the form of a special tax assessment, requiring property owner approval.

**Use of Bonds to Finance Parks:** General Obligation Bonds make sense when a City has several different types of facilities it needs to develop and there is strong community support. For example, if a City wanted to build a new police station, community park and library it may bundle all three into one General Obligation Bond. Hopefully this would create a wider voter support to get the two-thirds approval required by General Obligation Bonds. General Obligation Bonds usually do not succeed for special interest facilities. For example, a General Obligation Bond to build a new aquatics facility or sports complex would probably not receive the two-thirds voter approval necessary to issue the bonds.

General Obligation Bonds can be issued if approved by a 66% vote of the electorate. The debt service is paid through property tax based on assessed valuation. It is difficult to issue General Obligation Bonds because of the 2/3 voter approval required.

**Certificates of Participation:** Certificates of Participation (COP's) do not require voter approval, just a four-fifths Council vote. However, COPs require the City to provide collateral in the form of property equity one and a half times the market value of the proposed issue. The city used a COP to build the community center and the La Verne Sports Park. Because of the amount of funding required, it would be difficult to issue a COP to fund all of the items in this master plan.

**Grant Programs:** The City should continue to apply for and make use of both state and federal grant programs. Per capita grant programs such as Proposition 12, Proposition 40, and Roberti-Zeberg will continue to provide the City with funding for both improvement of existing facilities and acquisition and development of new facilities. Most of these grant programs are based on a per capita distribution and some require matching funds by the City. Federal grant programs such as CDBG and Urban Park and Recreation Programs can provide funding for specialized facilities that meet the criteria for these particular grant programs. However, funding for other grant programs is sometimes very limited and competitive.

The following is a listing of the grants that the City has obtained under Proposition 12, Proposition 40, and Los Angeles County for sports field development:

**A Proposition 12 (per capita):**

- Grants amount: \$316,000
- Funds must be spent by April of 2008
- Eligible projects include acquisition, development, improvement, rehabilitation, restoration, enhancement, and the development of interpretive facilities.
- Restrictions include no matching funds needed, 25% can be split for non-construction costs, and per capita grant funds can only be used for capital outlay.

**B Proposition 12 (Roberti-Z'berg-Harris Program):**

- Grants amount: \$101,325
- Funds must be spent by April of 2009
- Eligible projects include land acquisition, development/rehabilitation, special maintenance, recreation programs, and historic preservation.
- Restrictions: Non-state matching funds of \$43,425

**C Proposition 40 (per capita):**

- Grants amount: \$220,000
- Funds must be spent by April of 2011
- Eligible projects include acquisition, development, improvement, rehabilitation, restoration, enhancement, and the development of interpretive facilities.
- Restrictions: no matching funds needed, 25% can be split for non-construction costs, and per capita grant funds can only be used for capital outlay.

**D Proposition 40 (Roberti-Z'berg-Harris (R2H) Program):**

- Grants amount: \$88,000
- Funds must be spent by April of 2011
- Eligible projects include land acquisition, development/rehabilitation, special maintenance, innovative research programs, and historic preservation.
- Restrictions: No matching funds

E Live Oak Soccer Field Grant (LA County):

- Grants amount: \$100,000
- Funds must be spent by March of 2009
- Eligible projects: development of a soccer field.
- Restrictions: None. Funds can be used at other facilities.

The total amount for all acquisition and development for Propositions 12, 40, and Roberti-Z'berg-Harris is \$725,000. The \$100,000 soccer field grant can only be used for the development of a soccer field. This brings the City's current grant total to \$825,000 for sports field development.

The City should also consider combining several different grant programs for the development of a single project. For example, to fund the recommended acquisitions and improvements, the City could apply for several different beautification grants, trails grants, storm drain improvement grants, urban park development grants, open space grants, and per capita grants to accomplish the funding necessary for a single project.

**Public — Private Partnerships:** Communities can sometimes meet their recreational needs by encouraging the development of private recreation facilities. La Verne has been a front runner in maximizing opportunities for joint development projects. The City currently has joint use agreements with La Verne University, public and private schools and with non-profit organizations.

In today's political and economic climate many cities are partnering with school districts for joint development and sharing of such facilities as sports fields, gymnasiums, swimming pools, skate parks, stadiums, theaters, and outdoor community event space. Partnering with other non-profit organizations could also provide funding opportunities for facility development.

**User Fees:** The charging of User Fees is common in most cities. User fee programs can be based on direct costs only, direct costs plus overhead, fully burdened costs or market driven rates for services. The City of La Verne has had a practice of providing programs, activities, and services at a low cost. With the City's current financial situation, it can no longer afford to provide heavily subsidized recreation programs and facilities. The history of not charging market rates for activities will make it difficult for the City to implement full cost recovery fee based programs in the future. However, the community is faced with either having fee based programs or no programs at all because of the lack of general funds available to subsidize parks and recreation.



## SIX- APPENDICES

### 6.1 Southern California Association of Governments Projections for the City of La Verne:

Source: The Southern California Association of Governments web site: [www.scag.ca.gov](http://www.scag.ca.gov). Site visited on 5/17/2006.

POPULATION PROJECTION						
2000	2005	2010	2015	2020	2025	2030
31,774	34,854	37,995	41,367	44,693	47,833	50,941

HOUSEHOLD PROJECTION						
2000	2005	2010	2015	2020	2025	2030
11,072	11,638	12,988	14,235	15,495	16,734	17,963

EMPLOYMENT PROJECTION						
2000	2005	2010	2015	2020	2025	2030
9,150	9,260	10,402	10,891	11,361	11,796	12,206

## 6.2 1990 and 2000 Census Data:

### 1990 Demographic Information for Los Angeles County

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#### DP-1. General Population and Housing Characteristics: 1990

Data Set: [1990 Summary Tape File 1 \(STF 1\) - 100-Percent data](#)

Geographic Area: **Los Angeles County, California**

NOTE: For information on confidentiality, nonsampling error, and definitions, see <http://factfinder.census.gov/home/en/datanotes/expstf190.htm>.

Subject	Number
<b>Total population</b>	<b>8,863,164</b>
<b>SEX</b>	
Male	4,421,398
Female	4,441,766
<b>AGE</b>	
Under 5 years	736,285
5 to 17 years	1,589,825
18 to 20 years	441,075
21 to 24 years	647,961
25 to 44 years	3,094,468
45 to 54 years	845,355
55 to 59 years	331,664
60 to 64 years	315,944
65 to 74 years	507,453
75 to 84 years	267,707
85 years and over	85,427
Under 18 years	2,326,110
65 years and over	860,587
<b>HOUSEHOLDS BY TYPE</b>	
<b>Total households</b>	<b>2,989,552</b>
Family households (families)	2,013,926
Married-couple families	1,454,430
Other family, male householder	169,066
Other family, female householder	390,430
Nonfamily households	975,626
Householder living alone	745,936
Householder 65 years and over	227,668
Persons living in households	8,691,099
Persons per household	2.91
<b>GROUP QUARTERS</b>	
Persons living in group quarters	172,065
Institutionalized persons	93,841
Other persons in group quarters	78,224
<b>RACE AND HISPANIC ORIGIN</b>	
White	5,035,103
Black	992,974
American Indian, Eskimo, or Aleut	45,508
Asian or Pacific Islander	954,485
Other race	1,835,094
Hispanic origin (of any race)	3,351,242
<b>Total housing units</b>	<b>3,163,343</b>
<b>OCCUPANCY AND TENURE</b>	

[http://factfinder.census.gov/servlet/QTTable?\\_bm=y&-st...geo\\_id=NBSP&-search\\_results=01000US&-format=&-\\_lang=en](http://factfinder.census.gov/servlet/QTTable?_bm=y&-st...geo_id=NBSP&-search_results=01000US&-format=&-_lang=en) (1 of 2)/6/30/2006 9:02:51 AM

Occupied housing units	2,989,552
Owner occupied	1,440,830
Renter occupied	1,548,722
Vacant housing units	173,791
For seasonal, recreational, or occasional use	6,430
Homeowner vacancy rate	1.9
Rental vacancy rate	5.9
Persons per owner-occupied unit	2.99
Persons per renter-occupied unit	2.83
Units with over 1 person per room	575,286
<b>UNITS IN STRUCTURE</b>	
1-unit detached	1,538,036
1-unit attached	207,627
2 to 4 units	281,107
5 to 9 units	262,996
10 or more units	781,167
Mobile home, trailer, or other	92,410
<b>VALUE</b>	
Specified owner-occupied housing units	1,203,986
Less than \$50,000	17,205
\$50,000 to \$99,999	72,606
\$100,000 to \$149,999	170,955
\$150,000 to \$199,999	241,665
\$200,000 to \$299,999	324,953
\$300,000 or more	376,602
Median (dollars)	226,400
<b>Subject</b>	<b>Number</b>
<b>CONTRACT RENT</b>	
Specified renter-occupied housing units paying cash rent	1,507,191
Less than \$250	91,588
\$250 to \$499	445,441
\$500 to \$749	631,773
\$750 to \$999	224,913
\$1,000 or more	113,476
Median (dollars)	570
<b>RACE AND HISPANIC ORIGIN OF HOUSEHOLDER</b>	
Occupied housing units	2,989,552
White	1,941,206
Black	352,679
American Indian, Eskimo, or Aleut	14,880
Asian or Pacific Islander	276,886
Other race	403,901
Hispanic origin (of any race)	784,171

(X) Not applicable

Source: U.S. Bureau of the Census, 1990 Census of Population and Housing, Summary Tape File 1 (100% Data)

Matrices P1, P3, P5, P6, P8, P11, P15, P16, P23, H1, H2, H3, H5, H8, H10, H18A, H21, H23, H23B, H32, H32B, H41.

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QT-H1. **Occupancy, Tenure, and Age of Householder: 1990**

Data Set: [1990 Summary Tape File 1 \(STF 1\) - 100-Percent data](#)

Geographic Area: **Los Angeles County, California**

NOTE: For information on confidentiality, nonsampling error, and definitions, see <http://factfinder.census.gov/home/en/datanotes/expstf190.htm>.

Housing Characteristics	Number	Percent
<b>OCCUPANCY</b>		
<b>All housing units</b>	<b>3,163,343</b>	<b>100.0</b>
Occupied housing units	2,989,552	94.5
Vacant housing units	173,791	5.5
<b>TENURE</b>		
<b>Occupied housing units</b>	<b>2,989,552</b>	<b>100.0</b>
Owner-occupied housing units	1,440,830	48.2
Renter-occupied housing units	1,548,722	51.8
<b>POPULATION</b>		
<b>Persons in occupied units</b>	<b>8,691,099</b>	<b>100.0</b>
In owner-occupied housing units	4,312,351	49.6
In renter-occupied housing units	4,378,748	50.4
<b>Persons per occupied housing unit</b>	2.91	(X)
Per owner-occupied housing unit	2.99	(X)
Per renter-occupied housing unit	2.83	(X)
<b>VACANCY STATUS</b>		
<b>Vacant housing units</b>	<b>173,791</b>	<b>100.0</b>
For sale only	27,721	16.0
For rent	96,465	55.5
Rented or sold, not occupied	18,515	10.7
For seasonal, recreational, or occasional use	6,430	3.7
For migratory workers	129	0.1
Other vacant	24,531	14.1
<b>AGE OF HOUSEHOLDER</b>		
<b>Occupied housing units</b>	<b>2,989,552</b>	<b>100.0</b>
Under 25 years	167,536	5.6
25 to 34 years	727,859	24.3
35 to 44 years	709,277	23.7
45 to 54 years	483,861	16.2
55 to 64 years	376,861	12.6
65 to 74 years	309,595	10.4
75 years and over	214,563	7.2
<b>Owner-occupied housing units</b>	<b>1,440,830</b>	<b>100.0</b>
Under 25 years	15,648	1.1
25 to 34 years	199,854	13.9
35 to 44 years	338,263	23.5
45 to 54 years	294,432	20.4
55 to 64 years	254,686	17.7
65 to 74 years	210,871	14.6
75 years and over	127,076	8.8
<b>Renter-occupied housing units</b>	<b>1,548,722</b>	<b>100.0</b>
Under 25 years	151,888	9.8
25 to 34 years	528,005	34.1
35 to 44 years	371,014	24.0
45 to 54 years	189,429	12.2
55 to 64 years	122,175	7.9
65 to 74 years	98,724	6.4
75 years and over	87,487	5.6

Source: U.S. Bureau of the Census, 1990 Census of Population and Housing, Summary Tape File 1 (100% Data) Matrices H2, H3, H5, H12, H17A, H18A, H20.

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QT-P1A. Age and Sex for the Total Population: 1990

Data Set: [1990 Summary Tape File 1 \(STF 1\) - 100-Percent data](#)

Geographic Area: **Los Angeles County, California**

NOTE: For information on confidentiality, nonsampling error, and definitions, see <http://factfinder.census.gov/home/en/datanotes/expstf190.htm>.

Age Age	Number Number			Percent Percent		
	Both sexes Both sexes	Male Male	Female Female	Both sexes Both sexes	Male Male	Female Female
<b>Total population</b>	<b>8,863,164</b>	<b>4,421,398</b>	<b>4,441,766</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
Under 5 years	736,285	376,121	360,164	8.3	8.5	8.1
Under 1 year	132,518	67,814	64,704	1.5	1.5	1.5
1 and 2 years	317,611	162,534	155,077	3.6	3.7	3.5
3 and 4 years	286,156	145,773	140,383	3.2	3.3	3.2
5 to 9 years	647,729	331,106	316,623	7.3	7.5	7.1
5 years	137,291	70,253	67,038	1.5	1.6	1.5
6 years	129,046	66,108	62,938	1.5	1.5	1.4
7 to 9 years	381,392	194,745	186,647	4.3	4.4	4.2
10 to 14 years	585,318	299,540	285,778	6.6	6.8	6.4
10 and 11 years	240,849	123,480	117,369	2.7	2.8	2.6
12 and 13 years	231,405	118,411	112,994	2.6	2.7	2.5
14 years	113,064	57,649	55,415	1.3	1.3	1.2
15 to 19 years	638,079	334,341	303,738	7.2	7.6	6.8
15 years	116,019	59,454	56,565	1.3	1.3	1.3
16 years	116,706	60,101	56,605	1.3	1.4	1.3
17 years	124,053	65,346	58,707	1.4	1.5	1.3
18 years	133,488	71,116	62,372	1.5	1.6	1.4
19 years	147,813	78,324	69,489	1.7	1.8	1.6
20 to 24 years	807,735	431,462	376,273	9.1	9.8	8.5
20 years	159,774	85,565	74,209	1.8	1.9	1.7
21 years	157,713	84,965	72,748	1.8	1.9	1.6
25 to 29 years	899,632	471,315	428,317	10.2	10.7	9.6
30 to 34 years	858,167	440,487	417,680	9.7	10.0	9.4
35 to 39 years	731,427	369,432	361,995	8.3	8.4	8.1
40 to 44 years	605,242	298,846	306,396	6.8	6.8	6.9
45 to 49 years	468,460	230,445	238,015	5.3	5.2	5.4
50 to 54 years	376,895	184,647	192,248	4.3	4.2	4.3
55 to 59 years	331,664	160,166	171,498	3.7	3.6	3.9
60 to 64 years	315,944	147,335	168,609	3.6	3.3	3.8
65 to 69 years	289,634	129,147	160,487	3.3	2.9	3.6
70 to 74 years	217,819	92,577	125,242	2.5	2.1	2.8
75 to 79 years	164,636	64,722	99,914	1.9	1.5	2.2
80 to 84 years	103,071	35,888	67,183	1.2	0.8	1.5
85 years and over	85,427	23,821	61,606	1.0	0.5	1.4
18 years and over	6,537,054	3,229,730	3,307,324	73.8	73.0	74.5
21 years and over	6,095,979	2,994,725	3,101,254	68.8	67.7	69.8
62 years and over	1,047,867	432,496	615,371	11.8	9.8	13.9
65 years and over	860,587	346,155	514,432	9.7	7.8	11.6

(X) Not applicable

Source: U.S. Bureau of the Census, 1990 Census of Population and Housing, Summary Tape File 1 (100% Data) Matrices P1, P5, P11, P12.

# 1990 Demographic Information for the City of La Verne

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### DP-1. General Population and Housing Characteristics: 1990

Data Set: [1990 Summary Tape File 1 \(STF 1\) - 100-Percent data](#)

Geographic Area: **La Verne city, California**

NOTE: For information on confidentiality, nonsampling error, and definitions, see <http://factfinder.census.gov/home/en/datanotes/expstf190.htm>.

Subject Subject	Number Number
<b>Total population</b>	<b>30,897</b>
<b>SEX</b>	
Male	14,900
Female	15,997
<b>AGE</b>	
Under 5 years	2,218
5 to 17 years	5,877
18 to 20 years	1,567
21 to 24 years	1,596
25 to 44 years	9,879
45 to 54 years	3,418
55 to 59 years	1,227
60 to 64 years	1,149
65 to 74 years	2,122
75 to 84 years	1,321
85 years and over	523
Under 18 years	8,095
65 years and over	3,966
<b>HOUSEHOLDS BY TYPE</b>	
<b>Total households</b>	<b>10,740</b>
Family households (families)	8,160
Married-couple families	6,873
Other family, male householder	369
Other family, female householder	918
Nonfamily households	2,580
Householder living alone	2,071
Householder 65 years and over	1,032
Persons living in households	30,293
Persons per household	2.82
<b>GROUP QUARTERS</b>	
Persons living in group quarters	604
Institutionalized persons	241
Other persons in group quarters	363
<b>RACE AND HISPANIC ORIGIN</b>	
White	25,658
Black	926
American Indian, Eskimo, or Aleut	178
Asian or Pacific Islander	2,217
Other race	1,918
Hispanic origin (of any race)	5,675
<b>Total housing units</b>	<b>11,113</b>
<b>OCCUPANCY AND TENURE</b>	

[http://factfinder.census.gov/servlet/QTTable?\\_bm=y&-c...1500&-search\\_results=16000US061500&-format=&-\\_lang=en](http://factfinder.census.gov/servlet/QTTable?_bm=y&-c...1500&-search_results=16000US061500&-format=&-_lang=en) (1 of 4)/6/30/2006 11:14:38 AM

Occupied housing units	10,740
Owner occupied	8,054
Renter occupied	2,686
Vacant housing units	373
For seasonal, recreational, or occasional use	7
Homeowner vacancy rate	1.8
Rental vacancy rate	5.4
Persons per owner-occupied unit	2.89
Persons per renter-occupied unit	2.62
Units with over 1 person per room	537
<b>UNITS IN STRUCTURE</b>	
1-unit detached	7,034
1-unit attached	575
2 to 4 units	800
5 to 9 units	327
10 or more units	526
Mobile home, trailer, or other	1,851
<b>VALUE</b>	
<b>Specified owner-occupied housing units</b>	<b>5,994</b>
Less than \$50,000	46
\$50,000 to \$99,999	208
\$100,000 to \$149,999	454
\$150,000 to \$199,999	917
\$200,000 to \$299,999	2,421
\$300,000 or more	1,948
Median (dollars)	255,400
<b>CONTRACT RENT</b>	
<b>Specified renter-occupied housing units paying cash rent</b>	<b>2,584</b>
Less than \$250	140
\$250 to \$499	564
\$500 to \$749	1,337
\$750 to \$999	342
\$1,000 or more	201
Median (dollars)	614
<b>RACE AND HISPANIC ORIGIN OF HOUSEHOLDER</b>	
<b>Occupied housing units</b>	<b>10,740</b>
White	9,348
Black	272
American Indian, Eskimo, or Aleut	58
Asian or Pacific Islander	567
Other race	495
Hispanic origin (of any race)	1,496

(X) Not applicable

Source: U.S. Bureau of the Census, 1990 Census of Population and Housing, Summary Tape File 1 (100% Data)

Matrices P1, P3, P5, P6, P8, P11, P15, P16, P23, H1, H2, H3, H5, H8, H10, H18A, H21, H23, H23B, H32, H32B, H41.

**QT-H1. Occupancy, Tenure, and Age of Householder: 1990**

Data Set: [1990 Summary Tape File 1 \(STF 1\) - 100-Percent data](#)

Geographic Area: **La Verne city, California**

NOTE: For information on confidentiality, nonsampling error, and definitions, see <http://factfinder.census.gov/home/en/datanotes/expstf190.htm>.

Housing Characteristics	Number	Percent
<b>OCCUPANCY</b>		
<b>All housing units</b>	<b>11,113</b>	<b>100.0</b>
Occupied housing units	10,740	96.6
Vacant housing units	373	3.4
<b>TENURE</b>		
<b>Occupied housing units</b>	<b>10,740</b>	<b>100.0</b>
Owner-occupied housing units	8,054	75.0
Renter-occupied housing units	2,686	25.0
<b>POPULATION</b>		
<b>Persons in occupied units</b>	<b>30,293</b>	<b>100.0</b>
In owner-occupied housing units	23,249	76.7
In renter-occupied housing units	7,044	23.3
<b>Persons per occupied housing unit</b>	2.82	(X)
Per owner-occupied housing unit	2.89	(X)
Per renter-occupied housing unit	2.62	(X)
<b>VACANCY STATUS</b>		
<b>Vacant housing units</b>	<b>373</b>	<b>100.0</b>
For sale only	145	38.9
For rent	154	41.3
Rented or sold, not occupied	20	5.4
For seasonal, recreational, or occasional use	7	1.9
For migrant workers		
Other vacant	47	12.6
<b>AGE OF HOUSEHOLDER</b>		
<b>Occupied housing units</b>	<b>10,740</b>	<b>100.0</b>
Under 25 years	305	2.8
25 to 34 years	1,926	17.9
35 to 44 years	2,735	25.5
45 to 54 years	1,967	18.3
55 to 64 years	1,376	12.8
65 to 74 years	1,297	12.1
75 years and over	1,134	10.6
<b>Owner-occupied housing units</b>	<b>8,054</b>	<b>100.0</b>
Under 25 years	69	0.9
25 to 34 years	1,048	13.0
35 to 44 years	2,181	27.1
45 to 54 years	1,679	20.8
55 to 64 years	1,230	15.3
65 to 74 years	1,086	13.5
75 years and over	761	9.4
<b>Renter-occupied housing units</b>	<b>2,686</b>	<b>100.0</b>
Under 25 years	236	8.8
25 to 34 years	878	32.7
35 to 44 years	554	20.6
45 to 54 years	288	10.7
55 to 64 years	146	5.4
65 to 74 years	211	7.9
75 years and over	373	13.9

Source: U.S. Bureau of the Census, 1990 Census of Population and Housing, Summary Tape File 1 (100% Data) Matrices H2, H3, H5, H12, H17A, H18A, H20.

QT-P1A. Age and Sex for the Total Population: 1990

Data Set: 1990 Summary Tape File 1 (STF 1) - 100-Percent data

Geographic Area: La Verne city, California

NOTE: For information on confidentiality, nonsampling error, and definitions, see <http://factfinder.census.gov/home/en/datanotes/expstf190.htm>.

Age	Number			Percent		
	Both sexes	Male	Female	Both sexes	Male	Female
<b>Total population</b>	<b>30,897</b>	<b>14,900</b>	<b>15,997</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
Under 5 years	2,218	1,146	1,072	7.2	7.7	6.7
Under 1 year	330	174	156	1.1	1.2	1.0
1 and 2 years	979	512	467	3.2	3.4	2.9
3 and 4 years	909	460	449	2.9	3.1	2.8
5 to 9 years	2,311	1,177	1,134	7.5	7.9	7.1
5 years	451	220	231	1.5	1.5	1.4
6 years	458	237	221	1.5	1.6	1.4
7 to 9 years	1,402	720	682	4.5	4.8	4.3
10 to 14 years	2,323	1,199	1,124	7.5	8.0	7.0
10 and 11 years	987	513	474	3.2	3.4	3.0
12 and 13 years	903	486	417	2.9	3.3	2.6
14 years	433	200	233	1.4	1.3	1.5
15 to 19 years	2,321	1,139	1,182	7.5	7.6	7.4
15 years	446	216	230	1.4	1.4	1.4
16 years	372	182	190	1.2	1.2	1.2
17 years	425	219	206	1.4	1.5	1.3
18 years	506	242	264	1.6	1.6	1.7
19 years	572	280	292	1.9	1.9	1.8
20 to 24 years	2,085	1,052	1,033	6.7	7.1	6.5
20 years	489	247	242	1.6	1.7	1.5
21 years	410	207	203	1.3	1.4	1.3
25 to 29 years	2,051	1,036	1,015	6.6	7.0	6.3
30 to 34 years	2,549	1,209	1,340	8.2	8.1	8.4
35 to 39 years	2,714	1,288	1,426	8.8	8.6	8.9
40 to 44 years	2,565	1,251	1,314	8.3	8.4	8.2
45 to 49 years	1,961	1,001	960	6.3	6.7	6.0
50 to 54 years	1,457	752	705	4.7	5.0	4.4
55 to 59 years	1,227	598	629	4.0	4.0	3.9
60 to 64 years	1,149	539	610	3.7	3.6	3.8
65 to 69 years	1,147	488	659	3.7	3.3	4.1
70 to 74 years	975	394	581	3.2	2.6	3.6
75 to 79 years	826	310	516	2.7	2.1	3.2
80 to 84 years	495	178	317	1.6	1.2	2.0
85 years and over	523	143	380	1.7	1.0	2.4
18 years and over	22,892	10,761	12,131	73.8	70.2	75.2
21 years and over	21,235	9,992	11,243	68.7	67.1	70.3
62 years and over	4,672	1,834	2,838	15.1	12.3	17.7
65 years and over	3,966	1,513	2,453	12.8	10.2	15.3

(X) Not applicable

Source: U.S. Bureau of the Census, 1990 Census of Population and Housing, Summary Tape File 1 (100% Data) Matrices P1, P5, P11, P12.

# 2000 Demographic Information for Los Angeles County

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### DP-1. Profile of General Demographic Characteristics: 2000

Data Set: [Census 2000 Summary File 1 \(SF 1\) 100-Percent Data](#)

Geographic Area: **Los Angeles County, California**

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>.

Subject	Number	Percent
<b>Total population</b>	<b>9,519,338</b>	<b>100.0</b>
<b>SEX AND AGE</b>		
Male	4,704,105	49.4
Female	4,815,233	50.6
Under 5 years	737,631	7.7
5 to 9 years	802,047	8.4
10 to 14 years	723,652	7.6
15 to 19 years	683,466	7.2
20 to 24 years	701,837	7.4
25 to 34 years	1,581,722	16.6
35 to 44 years	1,517,478	15.9
45 to 54 years	1,148,612	12.1
55 to 59 years	389,457	4.1
60 to 64 years	306,763	3.2
65 to 74 years	492,833	5.2
75 to 84 years	324,693	3.4
85 years and over	109,147	1.1
Median age (years)	32.0	(X)
18 years and over	6,851,362	72.0
Male	3,337,184	35.1
Female	3,514,178	36.9
21 years and over	6,432,248	67.6
62 years and over	1,102,298	11.6
65 years and over	926,673	9.7
Male	383,240	4.0
Female	543,433	5.7
<b>RACE</b>		
One race	9,049,557	95.1
White	4,637,062	48.7
Black or African American	930,957	9.8
American Indian and Alaska Native	76,988	0.8
Asian	1,137,500	11.9
Asian Indian	60,268	0.6
Chinese	329,352	3.5
Filipino	260,158	2.7
Japanese	111,349	1.2
Korean	186,350	2.0
Vietnamese	78,102	0.8
Other Asian <sup>1</sup>	111,921	1.2
Native Hawaiian and Other Pacific Islander	27,053	0.3
Native Hawaiian	4,347	0.0
Guamanian or Chamorro	3,277	0.0
Samoan	12,836	0.1
Other Pacific Islander <sup>2</sup>	6,593	0.1
Some other race	2,239,997	23.5
Two or more races	469,781	4.9

[http://factfinder.census.gov/servlet/QTTable?\\_bm=y&-...ame=DEC\\_2000\\_SF1\\_U&-\\_lang=en&-redoLog=false&-\\_sse=on](http://factfinder.census.gov/servlet/QTTable?_bm=y&-...ame=DEC_2000_SF1_U&-_lang=en&-redoLog=false&-_sse=on) (1 of 3)/6/30/2006 8:47:12 AM

<b>Race alone or in combination with one or more other races <sup>3</sup></b>		
White	5,022,646	52.8
Black or African American	999,747	10.5
American Indian and Alaska Native	138,696	1.5
Asian	1,245,019	13.1
Native Hawaiian and Other Pacific Islander	49,514	0.5
Some other race	2,558,599	26.9
<b>HISPANIC OR LATINO AND RACE</b>		
<b>Total population</b>	<b>9,519,338</b>	<b>100.0</b>
Hispanic or Latino (of any race)	4,242,213	44.6
Mexican	3,041,974	32.0
Puerto Rican	37,862	0.4
Cuban	38,664	0.4
Other Hispanic or Latino	1,123,713	11.8
Not Hispanic or Latino	5,277,125	55.4
White alone	2,959,614	31.1
<b>RELATIONSHIP</b>		
<b>Total population</b>	<b>9,519,338</b>	<b>100.0</b>
In households	9,344,086	98.2
Householder	3,133,774	32.9
Spouse	1,491,327	15.7
Child	3,070,919	32.3
Own child under 18 years	2,274,290	23.9
Other relatives	1,009,388	10.6
Under 18 years	320,831	3.4
Nonrelatives	638,678	6.7
Unmarried partner	185,892	2.0
In group quarters	175,252	1.8
Institutionalized population	77,712	0.8
Noninstitutionalized population	97,540	1.0
<b>HOUSEHOLDS BY TYPE</b>		
<b>Total households</b>	<b>3,133,774</b>	<b>100.0</b>
Family households (families)	2,136,977	68.2
With own children under 18 years	1,152,502	36.8
Married-couple family	1,491,327	47.6
With own children under 18 years	811,522	25.9
Female householder, no husband present	459,392	14.7
With own children under 18 years	257,611	8.2
Nonfamily households	996,797	31.8
Householder living alone	771,854	24.6
Householder 65 years and over	223,473	7.1
Households with individuals under 18 years	1,293,674	41.3
Households with individuals 65 years and over	674,787	21.5
Average household size	2.98	(X)
Average family size	3.61	(X)
<b>HOUSING OCCUPANCY</b>		
<b>Total housing units</b>	<b>3,270,909</b>	<b>100.0</b>
Occupied housing units	3,133,774	95.8
Vacant housing units	137,135	4.2
For seasonal, recreational, or occasional use	13,565	0.4
Homeowner vacancy rate (percent)	1.6	(X)
Rental vacancy rate (percent)	3.3	(X)
<b>HOUSING TENURE</b>		
<b>Occupied housing units</b>	<b>3,133,774</b>	<b>100.0</b>
Owner-occupied housing units	1,499,744	47.9
Renter-occupied housing units	1,634,030	52.1
Average household size of owner-occupied unit	3.13	(X)
Average household size of renter-occupied unit	2.85	(X)

Los Angeles County, California - DP-1. Profile of General Demographic Characteristics: 2000

(X) Not applicable

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P17, P18, P19, P20, P23, P27,

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DP-3. Profile of Selected Economic Characteristics: 2000

Data Set: [Census 2000 Summary File 3 \(SF 3\) - Sample Data](#)

Geographic Area: **Los Angeles County, California**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
<b>EMPLOYMENT STATUS</b>		
<b>Population 16 years and over</b>	<b>7,122,525</b>	<b>100.0</b>
In labor force	4,312,264	60.5
Civilian labor force	4,307,762	60.5
Employed	3,953,415	55.5
Unemployed	354,347	5.0
Percent of civilian labor force	8.2	(X)
Armed Forces	4,502	0.1
Not in labor force	2,810,261	39.5
<b>Females 16 years and over</b>		
<b>Females 16 years and over</b>	<b>3,656,757</b>	<b>100.0</b>
In labor force	1,953,462	53.4
Civilian labor force	1,952,731	53.4
Employed	1,784,303	48.8
<b>Own children under 6 years</b>		
<b>Own children under 6 years</b>	<b>815,809</b>	<b>100.0</b>
All parents in family in labor force	397,242	48.7
<b>COMMUTING TO WORK</b>		
<b>Workers 16 years and over</b>		
<b>Workers 16 years and over</b>	<b>3,858,750</b>	<b>100.0</b>
Car, truck, or van -- drove alone	2,714,944	70.4
Car, truck, or van -- carpooled	582,020	15.1
Public transportation (including taxicab)	254,091	6.6
Walked	113,004	2.9
Other means	60,048	1.6
Worked at home	134,643	3.5
Mean travel time to work (minutes)	29.4	(X)
<b>Employed civilian population 16 years and over</b>		
<b>Employed civilian population 16 years and over</b>	<b>3,953,415</b>	<b>100.0</b>
<b>OCCUPATION</b>		
Management, professional, and related occupations	1,355,973	34.3
Service occupations	580,809	14.7
Sales and office occupations	1,090,059	27.6
Farming, fishing, and forestry occupations	6,650	0.2
Construction, extraction, and maintenance occupations	306,450	7.8
Production, transportation, and material moving occupations	613,474	15.5
<b>INDUSTRY</b>		
Agriculture, forestry, fishing and hunting, and mining	10,188	0.3
Construction	202,829	5.1
Manufacturing	586,627	14.8
Wholesale trade	184,369	4.7
Retail trade	416,390	10.5
Transportation and warehousing, and utilities	198,375	5.0
Information	213,589	5.4
Finance, insurance, real estate, and rental and leasing	272,304	6.9
Professional, scientific, management, administrative, and waste management services	455,069	11.5
Educational, health and social services	722,792	18.3
Arts, entertainment, recreation, accommodation and food services	332,753	8.4
Other services (except public administration)	233,193	5.9
Public administration	124,937	3.2
<b>CLASS OF WORKER</b>		

[http://factfinder.census.gov/servlet/QTTable?\\_bm=y&-...ame=DEC\\_2000\\_SF3\\_U&-\\_lang=en&-redoLog=false&-\\_sse=on](http://factfinder.census.gov/servlet/QTTable?_bm=y&-...ame=DEC_2000_SF3_U&-_lang=en&-redoLog=false&-_sse=on) (1 of 3)/6/30/2006 8:47:52 AM

Private wage and salary workers	3,097,864	78.4
Government workers	498,882	12.6
Self-employed workers in own not incorporated business	341,295	8.6
Unpaid family workers	15,374	0.4
<b>INCOME IN 1999</b>		
<b>Households</b>	<b>3,136,279</b>	<b>100.0</b>
Less than \$10,000	330,000	10.5
\$10,000 to \$14,999	203,819	6.5
\$15,000 to \$24,999	398,292	12.7
\$25,000 to \$34,999	381,066	12.2
\$35,000 to \$49,999	472,306	15.1
\$50,000 to \$74,999	558,550	17.8
\$75,000 to \$99,999	318,521	10.2
\$100,000 to \$149,999	276,972	8.8
\$150,000 to \$199,999	87,864	2.8
\$200,000 or more	108,889	3.5
Median household income (dollars)	42,189	(X)
With earnings	2,611,014	83.3
Mean earnings (dollars)	61,373	(X)
With Social Security income	618,121	19.7
Mean Social Security income (dollars)	11,098	(X)
With Supplemental Security Income	179,952	5.7
Mean Supplemental Security Income (dollars)	7,031	(X)
With public assistance income	199,328	6.4
Mean public assistance income (dollars)	4,946	(X)
With retirement income	380,518	12.1
Mean retirement income (dollars)	18,834	(X)
<b>Families</b>	<b>2,154,311</b>	<b>100.0</b>
Less than \$10,000	166,376	7.7
\$10,000 to \$14,999	128,303	6.0
\$15,000 to \$24,999	267,900	12.4
\$25,000 to \$34,999	256,832	11.9
\$35,000 to \$49,999	323,690	15.0
\$50,000 to \$74,999	397,122	18.4
\$75,000 to \$99,999	242,750	11.3
\$100,000 to \$149,999	216,124	10.0
\$150,000 to \$199,999	69,451	3.2
\$200,000 or more	85,763	4.0
Median family income (dollars)	46,452	(X)
Per capita income (dollars)	20,683	(X)
<b>Median earnings (dollars):</b>		
Male full-time, year-round workers	36,299	(X)
Female full-time, year-round workers	30,981	(X)
<b>POVERTY STATUS IN 1999 (below poverty level)</b>		
<b>Families</b>	<b>311,226</b>	<b>(X)</b>
Percent below poverty level	(X)	14.4
With related children under 18 years	258,769	(X)
Percent below poverty level	(X)	19.9
With related children under 5 years	137,542	(X)
Percent below poverty level	(X)	24.1
<b>Families with female householder, no husband present</b>	<b>127,232</b>	<b>(X)</b>
Percent below poverty level	(X)	28.5
With related children under 18 years	111,843	(X)
Percent below poverty level	(X)	37.1
With related children under 5 years	54,096	(X)
Percent below poverty level	(X)	47.0
<b>Individuals</b>	<b>1,674,599</b>	<b>(X)</b>
Percent below poverty level	(X)	17.9
18 years and over	1,034,454	(X)
Percent below poverty level	(X)	15.3
65 years and over	93,555	(X)
Percent below poverty level	(X)	10.5
Related children under 18 years	626,757	(X)
Percent below poverty level	(X)	24.2
Related children 5 to 17 years	445,284	(X)

Percent below poverty level	(X)	23.7
Unrelated individuals 15 years and over	404,978	(X)
Percent below poverty level	(X)	25.5

(X) Not applicable.

[Detailed Occupation Code List \(PDF 42KB\)](#)

[Detailed Industry Code List \(PDF 44KB\)](#)

[User note on employment status data \(PDF 63KB\)](#)

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P32, P33, P43, P46, P49, P50, P51, P52, P53, P58, P62, P63, P64, P65, P67, P71, P72, P73, P74, P76, P77, P82, P87, P90, PCT47, PCT52, and PCT53

#### DP-4. Profile of Selected Housing Characteristics: 2000

Data Set: [Census 2000 Summary File 3 \(SF 3\) - Sample Data](#)

Geographic Area: **Los Angeles County, California**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject Subject	Number Number	Percent Percent
<b>Total housing units</b>	<b>3,270,909</b>	<b>100.0</b>
<b>UNITS IN STRUCTURE</b>		
1-unit, detached	1,593,516	48.7
1-unit, attached	241,571	7.4
2 units	89,608	2.7
3 or 4 units	197,916	6.1
5 to 9 units	269,122	8.2
10 to 19 units	263,319	8.1
20 or more units	559,236	17.1
Mobile home	53,475	1.6
Boat, RV, van, etc.	3,146	0.1
<b>YEAR STRUCTURE BUILT</b>		
1999 to March 2000	22,629	0.7
1995 to 1998	65,665	2.0
1990 to 1994	135,766	4.2
1980 to 1989	403,184	12.3
1970 to 1979	509,695	15.6
1960 to 1969	583,178	17.8
1940 to 1959	1,129,007	34.5
1939 or earlier	421,785	12.9
<b>ROOMS</b>		
1 room	285,396	8.7
2 rooms	440,384	13.5
3 rooms	569,280	17.4
4 rooms	512,747	15.7
5 rooms	534,555	16.3
6 rooms	431,193	13.2
7 rooms	253,341	7.7
8 rooms	134,947	4.1
9 or more rooms	109,066	3.3
Median (rooms)	4.2	(X)
<b>Occupied Housing Units</b>	<b>3,133,774</b>	<b>100.0</b>
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>		
1999 to March 2000	647,742	20.7
1995 to 1998	1,015,643	32.4
1990 to 1994	483,563	15.4
1980 to 1989	449,500	14.3
1970 to 1979	284,387	9.1
1969 or earlier	252,939	8.1
<b>VEHICLES AVAILABLE</b>		
None	393,309	12.6
1	1,158,027	37.0
2	1,079,792	34.5
3 or more	502,646	16.0
<b>HOUSE HEATING FUEL</b>		
Utility gas	2,404,745	76.7
Bottled, tank, or LP gas	47,933	1.5
Electricity	565,521	18.0

Fuel oil, kerosene, etc.	1,259	0.0
Coal or coke	235	0.0
Wood	7,533	0.2
Solar energy	6,349	0.2
Other fuel	3,723	0.1
No fuel used	96,476	3.1
<b>SELECTED CHARACTERISTICS</b>		
Lacking complete plumbing facilities	31,288	1.0
Lacking complete kitchen facilities	46,322	1.5
No telephone service	54,501	1.7
<b>OCCUPANTS PER ROOM</b>		
<b>Occupied housing units</b>	<b>3,133,774</b>	<b>100.0</b>
1.00 or less	2,413,405	77.0
1.01 to 1.50	249,094	7.9
1.51 or more	471,275	15.0
<b>Specified owner-occupied units</b>	<b>1,287,679</b>	<b>100.0</b>
<b>VALUE</b>		
Less than \$50,000	19,333	1.5
\$50,000 to \$99,999	57,345	4.5
\$100,000 to \$149,999	207,707	16.1
\$150,000 to \$199,999	324,055	25.2
\$200,000 to \$299,999	316,886	24.6
\$300,000 to \$499,999	217,697	16.9
\$500,000 to \$999,999	111,472	8.7
\$1,000,000 or more	33,184	2.6
Median (dollars)	209,300	(X)
<b>MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS</b>		
With a mortgage	1,014,178	78.8
Less than \$300	3,192	0.2
\$300 to \$499	21,115	1.6
\$500 to \$699	42,420	3.3
\$700 to \$999	111,852	8.7
\$1,000 to \$1,499	315,052	24.5
\$1,500 to \$1,999	244,562	19.0
\$2,000 or more	275,985	21.4
Median (dollars)	1,524	(X)
Not mortgaged	273,501	21.2
Median (dollars)	303	(X)
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999</b>		
Less than 15 percent	351,126	27.3
15 to 19 percent	173,440	13.5
20 to 24 percent	167,242	13.0
25 to 29 percent	139,439	10.8
30 to 34 percent	99,472	7.7
35 percent or more	344,523	26.8
Not computed	12,437	1.0
<b>Specified renter-occupied units</b>	<b>1,630,542</b>	<b>100.0</b>
<b>GROSS RENT</b>		
Less than \$200	36,968	2.3
\$200 to \$299	38,195	2.3
\$300 to \$499	208,954	12.8
\$500 to \$749	625,808	38.4
\$750 to \$999	385,620	23.6
\$1,000 to \$1,499	230,290	14.1
\$1,500 or more	72,706	4.5
No cash rent	32,001	2.0
Median (dollars)	704	(X)
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999</b>		
Less than 15 percent	237,089	14.5
15 to 19 percent	214,798	13.2
20 to 24 percent	205,852	12.6
25 to 29 percent	174,453	10.7
30 to 34 percent	130,377	8.0
35 percent or more	583,392	35.8
Not computed	84,581	5.2

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23, H24, H30, H34, H38, H40, H43, H44, H48, H51, H62, H63, H69, H74, H76, H90, H91, and H94

# 2000 Demographic Information for the City of La Verne

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### DP-1. Profile of General Demographic Characteristics: 2000

Data Set: [Census 2000 Summary File 1 \(SF 1\) 100-Percent Data](#)

Geographic Area: **La Verne city, California**

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>.

Subject Subject	Number Number	Percent Percent
<b>Total population</b>	<b>31,638</b>	<b>100.0</b>
<b>SEX AND AGE</b>		
Male	15,218	48.1
Female	16,420	51.9
Under 5 years	1,830	5.8
5 to 9 years	2,229	7.0
10 to 14 years	2,423	7.7
15 to 19 years	2,612	8.3
20 to 24 years	1,965	6.2
25 to 34 years	3,539	11.2
35 to 44 years	5,125	16.2
45 to 54 years	4,774	15.1
55 to 59 years	1,685	5.3
60 to 64 years	1,296	4.1
65 to 74 years	2,083	6.6
75 to 84 years	1,513	4.8
85 years and over	564	1.8
Median age (years)	37.7	(X)
18 years and over	23,663	74.8
Male	11,142	35.2
Female	12,521	39.6
21 years and over	22,054	69.7
62 years and over	4,897	15.5
65 years and over	4,160	13.1
Male	1,679	5.3
Female	2,481	7.8
<b>RACE</b>		
One race	30,279	95.7
White	24,379	77.1
Black or African American	1,016	3.2
American Indian and Alaska Native	203	0.6
Asian	2,278	7.2
Asian Indian	345	1.1
Chinese	556	1.8
Filipino	615	1.9
Japanese	211	0.7
Korean	219	0.7
Vietnamese	120	0.4
Other Asian <sup>1</sup>	212	0.7
Native Hawaiian and Other Pacific Islander	55	0.2
Native Hawaiian	16	0.1
Guamanian or Chamorro	14	0.0
Samoan	4	0.0
Other Pacific Islander <sup>2</sup>	21	0.1
Some other race	2,348	7.4
Two or more races	1,359	4.3

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<b>Race alone or in combination with one or more other races<sup>3</sup></b>		
White	25,583	80.9
Black or African American	1,174	3.7
American Indian and Alaska Native	401	1.3
Asian	2,665	8.4
Native Hawaiian and Other Pacific Islander	135	0.4
Some other race	3,091	9.8
<b>HISPANIC OR LATINO AND RACE</b>		
<b>Total population</b>	<b>31,638</b>	<b>100.0</b>
Hispanic or Latino (of any race)	7,315	23.1
Mexican	5,553	17.6
Puerto Rican	118	0.4
Cuban	145	0.5
Other Hispanic or Latino	1,499	4.7
Not Hispanic or Latino	24,323	76.9
White alone	20,129	63.6
<b>RELATIONSHIP</b>		
<b>Total population</b>	<b>31,638</b>	<b>100.0</b>
In households	30,930	97.8
Householder	11,070	35.0
Spouse	6,639	21.0
Child	10,112	32.0
Own child under 18 years	7,178	22.7
Other relatives	1,819	5.7
Under 18 years	606	1.9
Nonrelatives	1,290	4.1
Unmarried partner	445	1.4
In group quarters	708	2.2
Institutionalized population	159	0.5
Noninstitutionalized population	549	1.7
<b>HOUSEHOLDS BY TYPE</b>		
<b>Total households</b>	<b>11,070</b>	<b>100.0</b>
Family households (families)	8,344	75.4
With own children under 18 years	3,927	35.5
Married-couple family	6,639	60.0
With own children under 18 years	3,087	27.9
Female householder, no husband present	1,271	11.5
With own children under 18 years	627	5.7
Nonfamily households	2,726	24.6
Householder living alone	2,170	19.6
Householder 65 years and over	1,064	9.6
Households with individuals under 18 years	4,291	38.8
Households with individuals 65 years and over	2,974	26.9
Average household size	2.79	(X)
Average family size	3.23	(X)
<b>HOUSING OCCUPANCY</b>		
<b>Total housing units</b>	<b>11,286</b>	<b>100.0</b>
Occupied housing units	11,070	98.1
Vacant housing units	216	1.9
For seasonal, recreational, or occasional use	21	0.2
Homeowner vacancy rate (percent)	0.6	(X)
Rental vacancy rate (percent)	2.6	(X)
<b>HOUSING TENURE</b>		
<b>Occupied housing units</b>	<b>11,070</b>	<b>100.0</b>
Owner-occupied housing units	8,582	77.5
Renter-occupied housing units	2,488	22.5
Average household size of owner-occupied unit	2.84	(X)
Average household size of renter-occupied unit	2.63	(X)

(X) Not applicable

<sup>1</sup> Other Asian alone, or two or more Asian categories.

<sup>2</sup> Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

<sup>3</sup> In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.

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DP-3. Profile of Selected Economic Characteristics: 2000

Data Set: [Census 2000 Summary File 3 \(SF 3\) - Sample Data](#)

Geographic Area: **La Verne city, California**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
<b>EMPLOYMENT STATUS</b>		
<b>Population 16 years and over</b>	<b>24,649</b>	<b>100.0</b>
In labor force	16,446	66.7
Civilian labor force	16,446	66.7
Employed	15,607	63.3
Unemployed	839	3.4
Percent of civilian labor force	5.1	(X)
Armed Forces	0	0.0
Not in labor force	8,203	33.3
<b>Females 16 years and over</b>		
<b>Population 16 years and over</b>	<b>13,011</b>	<b>100.0</b>
In labor force	7,939	61.0
Civilian labor force	7,939	61.0
Employed	7,580	58.3
<b>Own children under 6 years</b>		
<b>Population 16 years and over</b>	<b>1,963</b>	<b>100.0</b>
All parents in family in labor force	1,241	63.2
<b>COMMUTING TO WORK</b>		
<b>Workers 16 years and over</b>		
<b>Population 16 years and over</b>	<b>15,245</b>	<b>100.0</b>
Car, truck, or van -- drove alone	11,958	78.4
Car, truck, or van -- carpooled	2,033	13.3
Public transportation (including taxicab)	460	3.0
Other means	122	0.8
Worked at home	364	2.4
Mean travel time to work (minutes)	30.6	(X)
<b>Employed civilian population 16 years and over</b>		
<b>Population 16 years and over</b>	<b>15,607</b>	<b>100.0</b>
<b>OCCUPATION</b>		
Management, professional, and related occupations	6,755	43.3
Service occupations	1,965	12.6
Sales and office occupations	4,338	27.8
Farming, fishing, and forestry occupations	0	0.0
Construction, extraction, and maintenance occupations	1,100	7.0
Production, transportation, and material moving occupations	1,449	9.3
<b>INDUSTRY</b>		
Agriculture, forestry, fishing and hunting, and mining	62	0.4
Construction	889	5.7
Manufacturing	1,908	12.2
Wholesale trade	641	4.1
Retail trade	1,738	11.1
Transportation and warehousing, and utilities	690	4.4
Information	529	3.4
Finance, insurance, real estate, and rental and leasing	1,354	8.7
Professional, scientific, management, administrative, and waste management services	1,420	9.1
Educational, health and social services	3,707	23.8
Arts, entertainment, recreation, accommodation and food services	1,150	7.4
Other services (except public administration)	693	4.4
Public administration	826	5.3
<b>CLASS OF WORKER</b>		

[http://factfinder.census.gov/servlet/QTTable?\\_bm=y&-...ame=DEC\\_2000\\_SF3\\_U&-\\_lang=en&-redoLog=false&-\\_sse=on](http://factfinder.census.gov/servlet/QTTable?_bm=y&-...ame=DEC_2000_SF3_U&-_lang=en&-redoLog=false&-_sse=on) (1 of 3)6/30/2006 8:35:55 AM

Private wage and salary workers	11,594	74.3
Government workers	2,774	17.8
Self-employed workers in own not incorporated business	1,179	7.6
Unpaid family workers	60	0.4
<b>INCOME IN 1999</b>		
<b>Households</b>	<b>11,070</b>	<b>100.0</b>
Less than \$10,000	565	5.1
\$10,000 to \$14,999	416	3.8
\$15,000 to \$24,999	881	8.0
\$25,000 to \$34,999	1,105	10.0
\$35,000 to \$49,999	1,466	13.2
\$50,000 to \$74,999	2,288	20.7
\$75,000 to \$99,999	1,823	16.5
\$100,000 to \$149,999	1,621	14.6
\$150,000 to \$199,999	481	4.3
\$200,000 or more	424	3.8
Median household income (dollars)	61,326	(X)
With earnings	9,087	82.1
Mean earnings (dollars)	78,395	(X)
With Social Security income	2,782	25.1
Mean Social Security income (dollars)	11,638	(X)
With Supplemental Security Income	333	3.0
Mean Supplemental Security Income (dollars)	8,527	(X)
With public assistance income	140	1.3
Mean public assistance income (dollars)	4,116	(X)
With retirement income	2,003	18.1
Mean retirement income (dollars)	17,061	(X)
<b>Families</b>	<b>8,450</b>	<b>100.0</b>
Less than \$10,000	150	1.8
\$10,000 to \$14,999	184	2.2
\$15,000 to \$24,999	427	5.1
\$25,000 to \$34,999	728	8.6
\$35,000 to \$49,999	1,144	13.5
\$50,000 to \$74,999	1,882	22.3
\$75,000 to \$99,999	1,611	19.1
\$100,000 to \$149,999	1,453	17.2
\$150,000 to \$199,999	458	5.4
\$200,000 or more	413	4.9
Median family income (dollars)	70,344	(X)
Per capita income (dollars)	26,689	(X)
<b>Median earnings (dollars):</b>		
Male full-time, year-round workers	50,429	(X)
Female full-time, year-round workers	35,180	(X)
<b>POVERTY STATUS IN 1999 (below poverty level)</b>		
<b>Families</b>	<b>209</b>	<b>(X)</b>
Percent below poverty level	(X)	2.5
With related children under 18 years	139	(X)
Percent below poverty level	(X)	3.1
With related children under 5 years	71	(X)
Percent below poverty level	(X)	4.8
<b>Families with female householder, no husband present</b>	<b>114</b>	<b>(X)</b>
Percent below poverty level	(X)	9.2
With related children under 18 years	73	(X)
Percent below poverty level	(X)	11.0
With related children under 5 years	34	(X)
Percent below poverty level	(X)	28.6
<b>Individuals</b>	<b>1,464</b>	<b>(X)</b>
Percent below poverty level	(X)	4.7
18 years and over	1,081	(X)
Percent below poverty level	(X)	4.7
65 years and over	161	(X)
Percent below poverty level	(X)	4.1
Related children under 18 years	285	(X)
Percent below poverty level	(X)	3.6
Related children 5 to 17 years	200	(X)

Percent below poverty level	(X)	3.2
Unrelated individuals 15 years and over	797	(X)
Percent below poverty level	(X)	20.5

(X) Not applicable.

[Detailed Occupation Code List \(PDF 42KB\)](#)

[Detailed Industry Code List \(PDF 44KB\)](#)

[User note on employment status data \(PDF 63KB\)](#)

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P32, P33, P43, P46, P49, P50, P51, P52, P53, P58, P62, P63, P64, P65, P67, P71, P72, P73, P74, P76, P77, P82, P87, P90, PCT47, PCT52, and PCT53

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### DP-4. Profile of Selected Housing Characteristics: 2000

Data Set: [Census 2000 Summary File 3 \(SF 3\) - Sample Data](#)

Geographic Area: **La Verne city, California**

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf3.htm>.

Subject	Number	Percent
Subject	Number	Percent
<b>Total housing units</b>	<b>11,288</b>	<b>100.0</b>
<b>UNITS IN STRUCTURE</b>		
1-unit, detached	7,485	66.3
1-unit, attached	599	5.3
2 units	72	0.6
3 or 4 units	662	5.9
5 to 9 units	220	1.9
10 to 19 units	112	1.0
20 or more units	375	3.3
Mobile home	1,746	15.5
Boat, RV, van, etc.	17	0.2
<b>YEAR STRUCTURE BUILT</b>		
1999 to March 2000	113	1.0
1995 to 1998	434	3.8
1990 to 1994	255	2.3
1980 to 1989	2,277	20.2
1970 to 1979	4,455	39.5
1960 to 1969	1,725	15.3
1940 to 1959	1,347	11.9
1939 or earlier	682	6.0
<b>ROOMS</b>		
1 room	128	1.1
2 rooms	376	3.3
3 rooms	792	7.0
4 rooms	1,349	12.0
5 rooms	2,211	19.6
6 rooms	2,195	19.4
7 rooms	1,879	16.6
8 rooms	1,373	12.2
9 or more rooms	985	8.7
Median (rooms)	5.9	(X)
<b>Occupied Housing Units</b>	<b>11,070</b>	<b>100.0</b>
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>		
1999 to March 2000	1,358	12.3
1995 to 1998	3,432	31.0
1990 to 1994	1,602	14.5
1980 to 1989	2,753	24.9
1970 to 1979	1,368	12.4
1969 or earlier	557	5.0
<b>VEHICLES AVAILABLE</b>		
None	526	4.8
1	2,977	26.9
2	4,687	42.3
3 or more	2,880	26.0
<b>HOUSE HEATING FUEL</b>		
Utility gas	9,430	85.2
Bottled, tank, or LP gas	101	0.9
Electricity	1,484	13.4

Fuel oil, kerosene, etc.	0	0.0
Coal or coke	0	0.0
Wood	32	0.3
Solar energy	0	0.0
Other fuel	0	0.0
No fuel used	23	0.2
<b>SELECTED CHARACTERISTICS</b>		
Lacking complete plumbing facilities	43	0.4
Lacking complete kitchen facilities	46	0.4
No telephone service	37	0.3
<b>OCCUPANTS PER ROOM</b>		
<b>Occupied housing units</b>	<b>11,070</b>	<b>100.0</b>
1.00 or less	10,559	95.4
1.01 to 1.50	307	2.8
1.51 or more	204	1.8
<b>Specified owner-occupied units</b>	<b>6,745</b>	<b>100.0</b>
<b>VALUE</b>		
Less than \$50,000	36	0.5
\$50,000 to \$99,999	158	2.3
\$100,000 to \$149,999	396	5.9
\$150,000 to \$199,999	1,232	18.3
\$200,000 to \$299,999	2,889	42.8
\$300,000 to \$499,999	1,704	25.3
\$500,000 to \$999,999	320	4.7
\$1,000,000 or more	10	0.1
Median (dollars)	242,100	(X)
<b>MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS</b>		
With a mortgage	5,958	88.3
Less than \$300	0	0.0
\$300 to \$499	55	0.8
\$500 to \$699	175	2.6
\$700 to \$999	478	7.1
\$1,000 to \$1,499	1,329	19.7
\$1,500 to \$1,999	1,941	28.8
\$2,000 or more	1,980	29.4
Median (dollars)	1,725	(X)
Not mortgaged	787	11.7
Median (dollars)	327	(X)
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999</b>		
Less than 15 percent	1,501	22.3
15 to 19 percent	1,145	17.0
20 to 24 percent	1,039	15.4
25 to 29 percent	871	12.9
30 to 34 percent	546	8.1
35 percent or more	1,605	23.8
Not computed	38	0.6
<b>Specified renter-occupied units</b>	<b>2,415</b>	<b>100.0</b>
<b>GROSS RENT</b>		
Less than \$200	8	0.3
\$200 to \$299	24	1.0
\$300 to \$499	85	3.5
\$500 to \$749	559	23.1
\$750 to \$999	1,018	42.2
\$1,000 to \$1,499	544	22.5
\$1,500 or more	92	3.8
No cash rent	85	3.5
Median (dollars)	856	(X)
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999</b>		
Less than 15 percent	375	15.5
15 to 19 percent	307	12.7
20 to 24 percent	419	17.3
25 to 29 percent	205	8.5
30 to 34 percent	243	10.1
35 percent or more	748	31.0
Not computed	118	4.9

(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23, H24, H30, H34, H38, H40, H43, H44, H48, H51, H62, H63, H69, H74, H76, H90, H91, and H94

## **6.3 LIGHT POLLUTION/DARK SKY STUDY**

Information Sheet 121 (April 1997)

04/97

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*International Dark-Sky Association -- Information Sheet 121*

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### **New Jersey Light Pollution Study Commission Recommendations**

**by John Batinsey**

The New Jersey Light Pollution Study Commission, after meeting for almost ten months, has completed and submitted its report to the Governor and Legislature. The commission has determined that "the causes of light pollution are many and the effect can be glare, energy waste, light trespass (nuisance light), and sky glow."

Clearly, light pollution affects everyone. The twelve recommendations in the report are intended to reduce light pollution and its adverse effects. These recommendations will result in improved lighting conditions for safety and for reduced energy consumption, and will also serve as a means to help preserve the environment.

The report's recommendations are based on the following four principles:

- Most glare can and should be prevented. Glare affects the ability of drivers to perceive objects or obstructions clearly. Particularly sensitive to this problem are elderly drivers.
- Energy is wasted when excessive levels of illumination are used. Inefficient luminaires can spill unwanted light well outside of the intended target area.
- Light trespass may be viewed as an invasion of privacy. Most obtrusive lighting conditions can be avoided.
- Inappropriate use of outdoor lighting can deteriorate the natural nighttime environment, particularly in areas preserved for wildlife. In addition, sky glow reduces the ability to observe the starry night sky.

Light pollution includes misdirected light, stray light, avoidable reflected light, light during hours when it is not needed, and light levels in excess of what is necessary for the task.

Key elements of the report's twelve recommendations include the role of guidelines published by the Illuminating Engineering Society of North America (IESNA or just IES). The IES, with regard to lighting practices, could perhaps be considered the equivalent of the American Medical Association as it relates to the practice of medicine.

## **Most Glare Can and Should Be Prevented**

The most serious effect of light pollution is glare. The three categories of glare as defined by the IES are blinding, disability, and discomfort glare. Any of these can occur when a direct glare source (bulb, reflector, lens, or equivalent) is present in your field of view. Blinding glare must not be tolerated. Disability glare should also be prevented, since such glare can affect the ability of drivers to perceive objects or obstructions clearly.

The IES states that "Discomfort glare does not reduce the ability to see an object as in the case of disability glare, but it produces a sensation of ocular discomfort. It should be noted that discomfort glare may cause fatigue which may result in driver error."

How can you determine whether glare is a problem? There are instruments that can measure the level of glare. One easy way, however, is when you have to squint from the brightness just to see adequately; then, there is probably too much glare in your field of view.

## **Cutoff Light Fixtures Are Recommended**

Cutoff luminaires should be considered the first choice in design. Some people refer to cutoff light fixtures as lights with shields. Actually, streetlights, parking lot lights, and many other types of lighting that are designed as cutoff do not require separate shields or visors and cost about the same as non-cutoff types.

The evidence is clear that the lighting of roadways benefits the public, but most of the lighting being installed could have done the job even better, at no additional cost. Using cutoff (flat bottom) light fixtures instead of non-cutoff fixtures (with drop-down globe) would have provided similar illumination, but without the glare and spill light.

Cutoff designs for parking lots and other area lighting will also provide more effective illumination. The New Jersey Department of Transportation has revised its roadway lighting policy and is now maximizing the use of cutoff luminaires to improve the quality of lighting. The New Jersey Highway Authority is presently installing only cutoff lighting as new installations and replacements on the Garden State Parkway. The New Jersey Turnpike Authority continues to maintain its policy of using cutoff or equivalent luminaires.

## **Recommended Illumination Levels**

Nationally recognized lighting recommendations for illuminance levels and uniformity ratios should be followed, such as those contained in the IESNA Lighting Handbook.

### *Street Lighting*

The current policy of electric utilities installing street lighting is to utilize the IES illuminance recommendations as a guide. If the jurisdiction chooses a lighting plan with illuminance levels below the IES recommendations, the utility requires that this choice be documented. Should a municipality decide to use only partial lighting at intersections or other critical places (instead of continuous lighting), the IES states: "Partial lighting consisting of one or several luminaires may cause adaptation problems in night driving, particularly when a driver is leaving or entering the lighted area. Therefore, luminaires with glare control should be used."

The IES addresses some limitations of street lighting. "There certainly are conditions where lighting may not reduce night accidents. Perhaps the best example is the local residential subdivision street. The greatest benefit found by urban street lighting relates to night pedestrian accidents, and very few such conflicts occur on local residential streets. A finding that lighting does not necessarily reduce night accidents on such streets is understandable. Furthermore, the lighting of such streets is mostly aimed at personal security."

The use of post-top decorative street lighting (such as lanterns, globes, and "acorn" types), mounted at low heights, will often require closer spacing. If the luminaires are non-cutoff, and are installed on residential streets with spacing between houses in an area with low ambient light, the illumination could be glary and less effective. However, with the same luminaires installed on a "downtown" street with attached multi-story buildings and high ambient light, it is not likely that much glare would be noticed.

### *Parking Lot Lighting*

For outdoor parking lots, the IES has recommendations for three activity levels, high, medium, and low. "These recommendations are given to provide for the safe movement of traffic, for satisfactory vision for pedestrians, and for the guidance of both vehicles and pedestrians." There is ordinarily no need to exceed these levels. The IES also emphasizes the importance of meeting its minimum illuminance recommendations. "The reason for this is that an absolute minimum of lighting is considered necessary for the identification of features or pedestrian safety, which should be achieved at all points."

### *After Hour Security Lighting*

The lowest recommended light level for the lowest activity level should be used for all the parking lot activity levels after the close of business. The IES also suggests reasonable lighting levels for building surrounds, entrances, and other exterior areas.

### **Architectural and Sign Lighting**

Such lighting should be designed to minimize light that does not illuminate the target area or that exceeds the IES recommendations. Billboard sign lighting, where feasible, could be illuminated from above. Lighting of building exteriors should be minimized or eliminated during those hours when it is not needed. Lighting controls such as timers, dimmers, and motion sensing devices should be

encouraged.

## **Light Trespass**

Although light trespass is a popular term to describe the result of misdirected and stray light, from a legal perspective it would be more appropriately declared a nuisance. The IES says, "Light trespass complaints can usually be classified into one of two categories:

- Unwanted light illuminating an area or property;
- Excessive brightness in the normal field of vision (nuisance glare)."

The use of cutoff luminaires will prevent most light trespass problems, but when some fixtures are mounted very high or located near the edge of a property, special devices may be required. Installing inexpensive shields will generally block any light spillage.

## **Recreational Lighting**

For local recreational lighting of most court games such as tennis, basketball, and handball, cutoff luminaires can minimize obtrusive light. For field games, luminaires are available that will minimize stray light that could reach roadways and adjacent properties, especially residential. Such sports light fixtures contain special reflectors, visors, and other directional control devices that work well in preventing unnecessary light spillage. Even golf driving range lighting can also be designed to reduce stray light. Enacting curfews at 10 p.m. or at the conclusion of an event lessen complaints from nearby residents.

## **Preservation of Natural Areas**

Undeveloped parks, forests, and fish and wildlife management areas should be maintained in a natural state, where possible. Areas suitable for astronomical observations or which provide nocturnal benefits to wildlife should be considered for designation as "dark areas".

### *Wildlife*

Sky glow from cities disorients migrating birds and is responsible for high mortality rates in first-year migrants. Bright, glary lighting on tall towers leads to impact, and thereby large numbers of injuries and deaths of birds. Light pollution reduces the suitable area of feeding habitat for owls and other night-hunting birds. Light pollution produces disorientation and leads to the deaths of various reptiles and amphibians.

### *Astronomy*

Most sky glow is avoidable. The measures recommended in the Commission's report can eventually

reduce sky glow to a moderate level, i.e. when the main causes (misdirected/excessive light) are eliminated. Then, reflected light from appropriate lighting will be the cause of a substantially reduced sky glow. In suburban areas of cities where anti-light pollution ordinances have been adopted, the Milky Way is visible. This could very likely occur in many other suburban areas as well.

## **Energy Waste**

Excessive levels of light, even with cutoff luminaires, contribute to light pollution since some portion of the light will be reflected in various directions. When illumination is greater than is necessary to perform the lighting task, energy is wasted. With regard to increasing illumination above the IES recommendations, there does not appear to be any conclusive evidence that this will help reduce crime or even accidents.

The IES says, "From the standpoint of energy management, it may be desirable to reduce the lighting levels in certain parking facilities during periods of reduced activity." Other outdoor lighting can be reduced to a security level after business hours, as well. Some examples would be automotive dealers, facade, landscape, and sign lighting. Security lighting activated by motion sensors would be another energy-saving choice.

Bright, glary light is usually less effective light. Such light can create conditions that can conceal an intruder and block our ability to see all of the useful light. The vision of police patrolling areas at night can be impeded by such energy-wasting conditions.

## **Light Pollution Ordinances**

The Commission's report contains an overview of 26 light pollution mandates from across the country. One of the ordinances studied was adopted during 1993, in Eatontown, New Jersey. The ordinance is working very well in controlling light pollution in a fairly dense suburban municipality.

## **Education**

Some of the Commission's recommendations relate to educating municipal officials and planners, engineers, designers, and installers, as well as the general public. Training and educational opportunities should be made available on how to avoid light pollution.

- The state should furnish local municipalities with a set of guidelines to use for developing standards and local ordinances to reduce light pollution.
- The state should encourage educational institutions to provide training courses about light pollution avoidance.
- The state should make available to the public brochures and other literature about light pollution.
- The state should establish exemplary lighting installations to serve as working models of appropriate outdoor lighting.

- The state should encourage manufacturers to include in their product installation information warnings about light pollution.
- Electric utilities should include light pollution information with their monthly electric bills.
- Public schools should be provided with information about light pollution and its adverse effects.

### **State Action Items**

The recommendations in the Commission's report include action items for the state to implement. Most of these would involve little or no real cost to the state. New research or studies would not be required since light pollution information is readily available. It would simply be a matter of directing existing state personnel to assemble and disseminate the proper documentation, as well as coordinate various educational activities. Since the Commission was entirely non-funded, the private sector might again volunteer to assist the state.

### **A Misunderstood Problem**

During my involvement with the issue of light pollution, some asked if it had anything to do with radiation from electric power lines. Others thought it was only an astronomy problem. One even quipped that it must be the opposite of "heavy pollution".

When the Senate bill to form the Light Pollution Commission was sent to Governor Jim Florio in 1992, he did not sign it. His aides advised him that the bill would only benefit astronomy and it was not absolutely essential. After Senator James Cafiero reintroduced the bill the following year, Florio signed it when he realized that light pollution had a broad environmental impact.

The International Dark-Sky Association has done excellent work in gathering information and presenting the broad range of problems caused by light pollution. The primary emphasis, however, has been astronomy. When users of this information overemphasize the astronomy effect, light pollution has often been misunderstood to be solely an astronomy problem.

Only one member of the State Commission represented the astronomy sector. The twelve other Commission members had diverse representation. Four were from major departments of the state (DOT, DEP, Community Affairs, Economic Development) and the rest were from the private sector. Of these, three were from the major electric utilities and the remainder represented the environment, the IES, the lighting industry, law enforcement, and business.

The solution to avoiding most light pollution problems can be easily implemented, even in a densely populated state like New Jersey. This has been proven in Eatontown. When light pollution is controlled, everyone wins. The public is provided with safe and efficient outdoor lighting, businesses can function effectively at lower costs, energy is not wasted, and all of these things will help to preserve the environment.

For a free copy of the Commission's report, contact the New Jersey Office of Legislative Services at (609) 292-4840.

*John Batinsey was the chairman of the New Jersey Light Pollution Study Commission. He has also been a volunteer member of the Eatontown Environmental Commission for over 12 years.*

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## **6.4 COMMUNITY SURVEY DATA AND COMMENTS**

1) Do you know where all of the City Parks Facilities and Open spaces are located in the City of La Verne and what they contain?

YES: **40** NO: **59**

2a) Are you aware of the recreational programming and classes that the City offers?

YES: **78** NO: **21**

2b) Do you look through the brochure?

YES: **73** NO: **27**

3) Are you aware of the City's hiking, bicycling, and equestrian trail system?

YES: **63** NO: **32**

4) What City of La Verne parks facilities or open space do you currently use?

Bren Park (Private)	<b>1</b>
Challenger Park	<b>2</b>
Emerald Park	<b>24</b>
Golden Hills Wilderness Park	<b>3</b>
Heritage Park	<b>66</b>
Kuns Park	<b>44</b>
Las Flores Park	<b>73</b>
Lincoln Mini-Park	<b>5</b>
Live Oak Park	<b>31</b>
Lordsburg Mini-Park	<b>5</b>
Los Encinos Park	<b>9</b>
Lowell Brandt Park	<b>33</b>
Mainiero Square	<b>9</b>
Mills Park	<b>26</b>
Community Center/Veterans Hall/ Oak Mesa Park Facility	<b>38</b>
Oak Mesa Park	<b>51</b>
Old Town Plaza	<b>14</b>
Tot Lot at Park La Verne (Private)	<b>0</b>
Pelota Park	<b>23</b>
Rodine Park (Private)	<b>0</b>
Rustic Canyon Mini-Park	<b>7</b>
Sports Park at Bonita High School	<b>55</b>
Wheeler Avenue Park	<b>30</b>
Other	<b>0</b>

5) How often do you normally visit one of the City of La Verne's parks?

10 times/year, or less	<b>37</b>
12 times/year, or once a month	<b>9</b>
24 times/year, or twice a month	<b>16</b>
52 times/year, or once a week	<b>11</b>
104 times/year, or twice a week	<b>10</b>
208 times/year, or four times a week	<b>6</b>
260 times/year, or five times a week	<b>7</b>

6) Do you use parks in other cities?

YES: **35**                      NO: **60**

Where/Why? Monrovia- near work; Bonelli; Walnut & Diamond Bar- better sports facilities at Suzanne Park and park in Golden Springs by the 57 fwy (Softball facilities). None available in La Verne for girls; West Covina- skate parks; General comment- because their equipment is modern and they have bathrooms; San Dimas, Horse Thief Canyon- Easter Egg Hunt; Claremont- near Claremont High School. We have a school park group. We are based in La Verne, but we meet in Claremont; Claremont- friends; Upland; Claremont- near parents house; San Dimas, Diamond Bar, and Covina- availability of softball fields; Glendora- softball team; Multiple U.S. parks- sports; Diamond Bar- fields; San Dimas and Claremont- baseball and volleyball; Claremont and San Dimas- trails and soccer fields; San Dimas- water park and lake; respondent didn't specify where- for visits; Glendora/San Dimas- playgrounds and family get togethers; San Dimas- Horse Thief Canyon Park and Dog Park. Mostly for birthday functions or dog park/soccer fields; Claremont- Fink"something" along the foothills. Offers a nice hiking trail adjacent to the mountains which also is open for hikers at certain times of the month; San Dimas- picnic; Covina; Orange- Irvine Park. My club meets there +zoo +train +boat ride; San Dimas- they're closer to my house; Ganessa Park and San Dimas Canyon Park- family and friends live nearby; Upland/Ontario- for my club soccer team practice; Glendora, Dalton Canyon Park- because you can Airsoft there and it is a lot of fun; Arcadia-skate boarding; San Dimas Canyon Park- it's near my house; Valencia and San Dimas; Claremont Memorial- concerts;

7) How well do you feel that the City of La Verne's Parks, Recreational Facilities, and Open Spaces are currently meeting your recreational needs?

The parks and facilities do <u>NOT</u> meet my needs	<b>13</b>
The parks and facilities <u>ALMOST</u> meet my needs	<b>36</b>
The parks and facilities <u>ADEQUATELY</u> meet my needs	<b>49</b>

Comments:

- Not crowded and clean

8) In what areas are they not being met?

Comments:

- Repair the sidewalk at Pelota Park. A woman's mother fell there

- More programs offered
- Not enough basketball courts to support City leagues and practices
- Need more adult classes and activities and teen activities
- Play equipment with swings and skate parks for younger kids
- Need more soccer fields and the ones we currently use- the turf is hazardous
- Lack of swings and tennis courts
- We need more gym space- for basketball and volleyball
- High school pool time
- Tried for years to use Wheeler Avenue Park softball fields mostly. Told adult ball and ULV have preference. Now ASA there is a newer local field available. Tried thru Little League to use fields during nongame/ practice times- told "NO"! (Mike Wyatt) tried to go thru City for assistance. They would not help
- Closed too much (Skate Park at La Verne Sports Park)
- Some of them need bathrooms
- Parks are dirty, pick up trash; level the fields- too many ruts and holes; mow more often
- Do the "no dogs" signs really mean no dogs or no dogs without leashes?
- Need more softball fields to support both Rec softball and Travel softball
- Softball fields
- Girls softball
- The softball fields at Las Flores need to be improved and there needs to be a bathroom available to the girls. There are three teams and two fields for girls softball.
- Poor travel baseball accommodations
- Soccer fields need help
- Need more pool time for the kids. Too much competition with the University and the City for pool time.
- Lighting in the evening
- Not enough basketball courts
- Veterans Hall, parks
- More basketball courts. Indoor facility would be nice
- Basketball practice facilities
- Few basketball courts, no lighting at all parks, soccer and softball fields are scarce and over crowded, more parking spaces
- Need more field areas for sports
- We could use more sports fields
- Basketball & volleyball areas
- Basketball & barbecue areas
- More facilities for our teenage children
- None
- Seniors/handicapped areas
- The soccer goals don't have nets and lights don't stay on long enough. Also no area to Airsoft
- The grass at Bonita is way too long to play field hockey in. Better smelling bathrooms
- Basketball courts or not enough play equipment
- I need a place to Airsoft

- Need to have more swings
- Restroom facilities
- New bathrooms, swings, better drinking water
- I would like there to be more restrooms and playthings like pull-up bars and swings
- Bathrooms could be cleaner, and more swings
- Cleaner
- No teen center, more lighted soccer fields, gymnasiums, water parks

9) What facilities do you feel the City needs more of or should add?

Community Buildings: restrooms; restroom at Lincoln Park; banquet facility; restrooms; restrooms; restrooms; gyms-pools; restrooms; banquet facility; more restrooms at Las Flores Park; restrooms; restrooms; restrooms; more parks; banquet room; gyms; meeting rooms (like in Veterans Hall); meeting and banquet facilities; meeting rooms, banquet room; restrooms at parks; more banquet rooms (Girl Scouts, team sports); buildings that would hold room for larger classes (line dancing), parties, and performances; a larger community building, better parking; restrooms; more bathrooms; better smelling bathrooms and cleaner; banquet room; cleaner restrooms; restrooms; restrooms; restrooms; restrooms

Sports Fields and Courts: hockey; tennis; multi-use courts; basketball; basketball; hockey; soccer fields; tennis; skate parks; soccer fields, basketball courts; soccer fields, basketball courts; more soccer fields and practice baseball fields; softball fields; softball fields; soccer and softball fields; another softball field and more soccer away from softball fields at Las Flores Park; large field/multi-use field; all; hockey and handball; soccer field; more pool time and space; soccer and softball; indoor sports facility for basketball; soccer and basketball; more baseball and basketball facilities; more softball and baseball courts, lighting at sports parks; basketball, tennis, and handball; soccer and handball; volleyball and indoor basketball courts; indoor courts; soccer, softball, and basketball; all youth sports; soccer fields (it is becoming so popular, many children need the activity); teen center; restrooms; soccer, raquetball; tennis courts; more basketball; tennis, handball, soccer; raquetball; more lighted soccer fields and gymnasium; hockey; skate parks; softball; handball, basketball, baseball/softball; handball; basketball courts; more lighted soccer fields and gymnasium

Park Amenities: more picnic tables and shade structures; shade; another aquatics facility and snack bar for swim related events; water polo pool needed, expand aquatics center; shade structures; picnic tables; more barbecue areas; play equipment; picnic tables and shade structure; drinking fountains and shade structures; picnic tables; more picnic tables and benches; picnic tables and drinking fountains; benches and shade structures; trees; drinking fountains; shade and fountains; trees and drinking fountains; shade structures; picnic tables, benches; shade at picnic tables; shade structures, tables; more drinking fountains; more tables; more picnic tables and shade structures; shade, drinking fountains; benches; more bike trails; shade structures, new picnic tables; shade; picnic tables; benches, drinking fountains; shade structures; picnic tables, benches, drinking fountains, shade structures- nicer and more; more bike trails (trails in general)

Playground Area/Tot Lot: swings; swings; more swings; swings; play swings; climbers, rubber surfacing, water play, and swings; swings; water play!; more swings; swings; climbers, water play, swings, big slides; swings; swings and new equipment at Rustic Canyon Park; more swings; swings!; swings; swings; swings, climbers, more equipment in general; climbers, swings; swings; swings; swings and new equipment at Rustic Canyon Park, water play at parks

Additional Facilities: jogging track; jogging, walking, and bicycling trails; performing arts center; bike trails; jogging track; improvements to existing facilities; lids on trash cans (crows, bears, etc...); community garden; demonstration gardens; community gardens; parking; community gardens; jogging trails and bike trails; jogging tracks; walking and bike trails; biking trails; jogging track, auditorium or performance center; native walk trails; jogging/exercise track or route that is unique (not necessarily circular) for safe outdoor exercising; jogging and walking tracks; walking paths; jogging tracks; demonstration gardens, community gardens, senior “friendly” areas; community gardens; Airsoft field for recreation; jogging track; community gardens; gardens; landscaping, as opposed to grass (in certain areas) would be nice

**10) How would you like to see the parks and facilities in La Verne changed?**

- Seem fine, maintained well
- Not
- Preserve the open spaces
- More events in park
- None- La Verne does a good job
- Manicured flowering with more color
- More shade trees
- The skate park should open when it says it should
- Better maintenance, more frequent mowings
- No change
- Better access to existing facilities- use of softball field at Pelota Park
- Sports parks should be divided for boy and girl youth sports first, then adults (ie...Wheeler Avenue Park)
- Mainly, add bathroom facilities
- Utilize perimeter field around La Verne
- Be able to maintain those that currently exist
- Better baseball fields and basketball courts
- More tables
- None
- Add indoor courts
- Add volleyball courts, indoor basketball courts, and soccer fields
- Need more youth sports facilities/sports options
- Airsoft? Soccer?
- I'd like cleaner restrooms
- trash pickup
- La Verne needs a place where Airsofters would be legally able to play
- More flower and to make them nicer
- More to look at. They are plain and boring
- No Airsofting. It's dangerous to children
- Airsoft!
- Better equipment and trees
- Cleaner
- Update playgrounds/facilities

- More shade
- I would like them to be cleaner and more hospitable
- More fields
- Cleaner
- Better equipment, more benches, and shade areas

11) Do you feel that the recreational needs of La Verne are changing or will change in the next.

5 Years?            YES: **45**                    NO: **25**

10 Years?        YES: **38**                    NO: **15**

Comments:

- More people, sports need to change w/times, but a bigger push for kids to participate is needed
- More families moving in
- Difficult to tell
- More families
- Build more smaller, local facilities ie. Rustic Canyon Park
- They always change
- Aging population-young families will not be able to afford housing and are primary park users
- Our children growing out of parks- housing cost high- young families won't be able to afford
- I feel the cost of housing will probably slowly reduce the number of families w/ children that can afford to live here
- More children in the area
- I don't have enough current information to respond to this question
- Should stay the same
- Children population changing
- More girls sports like softball and field hockey
- More people making use of the facilities
- More use of playgrounds
- The batting cage was finally added and that is nice
- More seniors sports/clubs/travel
- Need for more sports fields
- As the community grows, there will be a need for more programs to accommodate
- Fewer children will probably mean less need at parks for children (play equipment?)
- More kids, parks will be needed
- Up to date facilities and rec. equipment
- Increased usage and increased need for maintenance
- This is a family oriented city with wide preferences for sports activities, group activities (girl scouts, boy scouts)
- More younger families moving in- need more open areas and gyms for sporting activities
- Uncertain. Although it seems that sports organizations such as AYSO are growing...
- More senior citizens. Baby boomers ages in 60's now.
- Aging population
- There will be more seniors as the baby boomers are now at the age of almost seniors

- More people living longer and in better health-more people moving here and more activities for teens (a center)
- Better maintained
- More people will begin to Airsoft and they will need a place to play. Airsoft is growing and it needs accomodations
- 10 years because La Verne is usually slow to respond
- Innovations in safety
- Cleaner
- Hopefully cleaner
- Updating of facilities
- Get smaller
- A change in the need of future generations
- More benches, cleaner, and safer
- Slow, but eventually
- AYSO needs will continue to increase
- Cleaner and nicer
- More people, more facilities

12) What additional recreational programs would you like to see added in La Verne?

- More car shows/events
- Free craft or game fairs in the parks- for children to participate in
- Community gardening lessons
- Cooking lessons
- Woodworking
- Cabinetry
- Concerts in the park are nice
- Cooking lessons
- Recreation program to get kids exercising
- Enjoy Heritage concerts every weekend instead of every other
- Computer classes in Spanish
- What is currently being offered appears to be adequate
- They do everything at community parks
- Softball, keep our kids at home. Walnut and Diamond Bar have been great hosts and very flexible. We need to do the same for our kids
- More skate parks
- Craft lessons, cooking lessons, holiday events
- Piano lessons
- Movies in parks, events in southern part of the city
- Concerts in Downtown
- Wednesday night Downtown events expanded
- More senior classes

- Cooking lessons would be fantastic, holiday events are always wonderful and add to the quaintness of our city
- Holiday events
- I was a teacher for 3 cooking classes at the Comm. Center. The kitchen was not very “cook friendly”, but the classes were very successful.
- Holiday events
- Cooking lessons
- Band Shell
- Barbecue cooking lessons would be great! Concerts in the park should be weekly- at a larger park
- Concerts in the park should be weekly
- Concerts, crafts, holiday events
- More concerts in the park, more events
- Craft lessons
- Holiday events
- Concerts in the park
- An Airsoft program would be nice
- More holiday events and concerts in the parks
- Holiday events
- Teen center and dances
- Teen center and an 18 & under club
- Concerts in the park
- Concerts in the park, market night more than one day a week
- Holiday events, crafts, more sports programs, dance lessons
- Concerts in the park, holiday events
- Teen center
- Dances, teen centers, concerts

Miscellaneous comments at end of survey:

- Fields should not be run by organizations, ie Little League, they should be run by the City. Kurt Enderle has manipulated the girls field at Pelota for his own personal use- Travel Team- he does not allow use to other teams even if they have La Verne residents. Isn't it nice that he has his own private field.
- Which Brochure? (in response to question #2b of the survey)

## 6.5 PARK "CALLS FOR SERVICE" DATA

This information was given to the City of La Verne Park and Community Services by the La Verne Police Department. It documents the crimes (but not vandalism) that have occurred in the City's parks between August of 2005 and August 2006 and was compiled in the format below by the City of La Verne:

### Pelota Park

1 – Suspicious Subject (Reported possible transient in park by restroom). Gone on arrival.

### Los Flores Park

3 – Drug violations

1 – Robbery (Bike taken from victim)

2 – Reported fights in progress (Gone on arrival)

1 – Person disturbance (Verbal argument only)

8 – Juvenile disturbance calls

Report of fireworks (Gone on arrival)

Report of Juveniles with paint ball guns (Gone on arrival)

Report of Juvenile with BB gun (Gone on arrival)

Report of large group of juveniles loitering (Advised / assisted)

Report of juveniles hitting golf balls in park (Advised / assisted)

Report of a group of juveniles fighting. It was verbal argument only. (Advised / assisted).

Report of vandalism to fence. No damage located.

Trespassing in pool area (Gone on arrival)

1 – Vehicle burglary

2 – Petty thefts

5 – Speeding vehicles

4 – Vandalisms

1 – Drunk in public

1 – Suspicious Auto (Reported subject in vehicle at park possibly selling drugs) Gone on arrival.

3 – Suspicious Circumstance calls

Possible transient loitering in park (Checked okay)

Trespassing in pool area.

Late report of subject possible following victim in park. (Extra patrol requested)

4 – Suspicious subject

2 reports of subject sleeping in park (Advised / assisted)

Subject drunk in public / open container of alcohol

Reported subject watching children (Advised / assisted)

36 total calls

### Kuns Park

3 – Warrant arrests

1 – Juvenile Disturbance. Report of 30 juveniles at location with possible pending fight. (Checked okay. Negative fight).

1 – Disturbing noise call. Subjects were playing Frisbee at midnight in park. (Advised/assisted)

1 – Vandalism

1 – Suspicious circumstance call. Report of 20 juveniles at park acting suspicious.  
(Checked okay).

7 – Suspicious subject calls

4 reports of subjects acting suspiciously (Checked okay)

Possible drug activity (Checked okay)

Annoying children call (Gone on arrival)

Juvenile possible missing person hiding in restroom (Checked okay)

14 total calls

### Emerald Park

1 – Drug violation – Report of a possible drug dealing in park (Checked okay – no evidence of crime)

1 – Assault with a deadly weapon – Subject attempted to hit victim with their vehicle.

1 – Fight in progress call (Checked okay)

1 – Person disturbance – Subjects yelling in park after hours (Gone on arrival)

4 – Juvenile disturbance calls – reported possible vandalism in progress (Checked okay),

3 calls of juveniles drinking alcohol in park after hours (Checked okay and sent on their way)

1 – Suspicious subject – Report of transient sleeping in park (Checked okay)

9 total calls

### Wheeler Avenue Park

1 – Drug violation

1 – Disturbing noise – Subjects playing music too loud (Contacted and problem resolved)

1 – Vandalism

3 total calls

### Oak Mesa Park

1 – Drug violation

3 – False alarm calls – Recreation building (Checked okay)

1 – Suspicious Auto (Checked okay)

5 total calls

### Los Encinos Park

No calls reported.

### Lincoln Park

1 – Disturbing noise – Fireworks in park (Advised / assisted)

1 total call

Mills Park

1 – Warrant arrest

1 – Suspicious subject (Checked okay)

2 total calls

Heritage Park

1 – Juvenile disturbance – Report of group trying to get into gated area (Gone on arrival)

1 – Speeding vehicle – Motorcycle riding inside park (Gone on arrival)

1 – Vandalism

3 total calls

Live Oak Park

1 – Suspicious auto – Report of vehicle parked near restroom after park hours (Gone on arrival)

1 total call

Challenger Park

No calls reported

Rustic Canyon Park

No calls reported

Golden Hills Wilderness Park

1 – Suspicious circumstance – Report of possible blood on tree (Red paint only, checked okay)

1 total call

Lowell Brandt Park

1 – Drug violation – Report of possible drug activity (Gone on arrival)

1 – Juvenile disturbance – Group playing basket ball at 4 AM (Advised / assisted)

1 – Vandalism

1 – Suspicious auto report (Checked okay)

1 – Suspicious subject – Report of group playing with air soft guns (checked okay)

5 total calls

Sports Park

No calls reported

Mainiero Square

No calls reported

## 6.6 PUBLIC OPINION POLL PRELIMINARY FINDINGS

### PRELIMINARY KEY FINDINGS

In June 2005, the La Verne Redevelopment Agency and the University of La Verne acquired 30 acres of surplus property from the Metropolitan Water District. The land purchase agreement required that the City of La Verne and the University develop a Master Plan for the development of a sports complex on the site, as well as agree on the joint use and maintenance of the complex. Toward this end, the City and the University have met several times over the past year with stakeholder community groups<sup>1</sup> to discuss various conceptual plans for the proposed sports complex, as well as negotiate a joint use arrangement.

In addition to identifying the community's needs and preferences with respect to the facilities and amenities that could be included in the sports complex, one of the challenges facing this project is securing the funding necessary to develop the complex. Although the City is exploring possible grant opportunities, ultimately the City will need the financial support of the community if it is to participate in the development of the site.

**MOTIVATION FOR RESEARCH** The primary purpose of this study was to produce an unbiased, statistically reliable evaluation of voters' interest in funding the development of a new sports complex through a revenue measure, as well as identify how to structure a measure so that it is consistent with the community's priorities and expressed needs. Toward this end, the study was designed to:

- Profile baseline support for a revenue measure to develop a sports complex
- Gauge support for the measure using two different financing mechanisms -- a general obligation bond and a benefit assessment
- Identify the amenities and facilities that residents view as priorities for inclusion in the sports complex and are most interested in funding through the proposed measure
- Provide respondents with arguments both in favor of and against the proposed measure to gauge how information affects support for the measure, *and*
- Estimate respondents' support for a measure once they have been provided with more information about the proposed measure, such as will occur during an election cycle if a measure is placed on the ballot.

**DIFFERENT MECHANISMS, DIFFERENT METHODOLOGIES** One of the key objectives of this study was to determine how support for a proposed revenue measure may vary depending on the type of funding mechanism employed: general obligation bond or benefit assessment. Because the legal, logistical, and campaign environments for special taxes and benefit assessments differ on so many dimensions that ultimately affect whether a measure will win or lose, it was important that the research methodology take these differences into account to ensure reliable results for each unique scenario. Although the methodologies used for the study will be explained in greater detail in the full report, it is worth noting that this study involved two different surveys administered to distinct sample sets to be able to estimate support for the two funding alternatives. A total of 600 respondents were administered the surveys between July 28 and August 6, 2006. The average interview was 15 minutes in length.

1. Including representatives from A.Y.S.O., Girl's Softball, Bonita High School Sports Boosters, Little League, Pop Warner and club soccer.

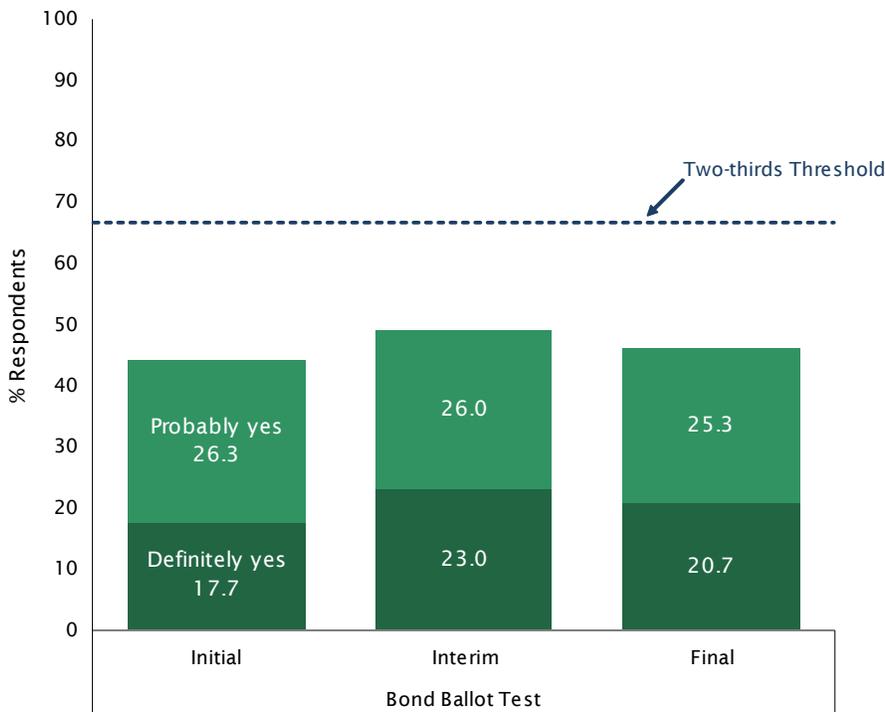
**KEY FINDINGS & CONCLUSIONS** The two topline reports that accompany this memo represent our ‘first glimpse’ at the baseline survey results for the bond and assessment measures, respectively. It is important to emphasize that these results are preliminary and that more detailed analyses and a full report are forthcoming. Nevertheless, the topline results do provide the information needed to make several important conclusions regarding the feasibility of passing a revenue measure to develop a sports complex.

**Overview of Key Findings** The universe of voters who are expected to vote on a bond in 2007 is considerably older and more conservative than the universe of residential property owners who would participate in a benefit assessment. This appears to strongly shape the measures’ respective chances for success.

With few exceptions, California law requires that local special taxes such as a general obligation bond receive a supermajority two-thirds support for passage. The preliminary survey results indicate that -- at this time -- La Verne voters are simply not prepared to support a general obligation bond for the development of a new sports complex.

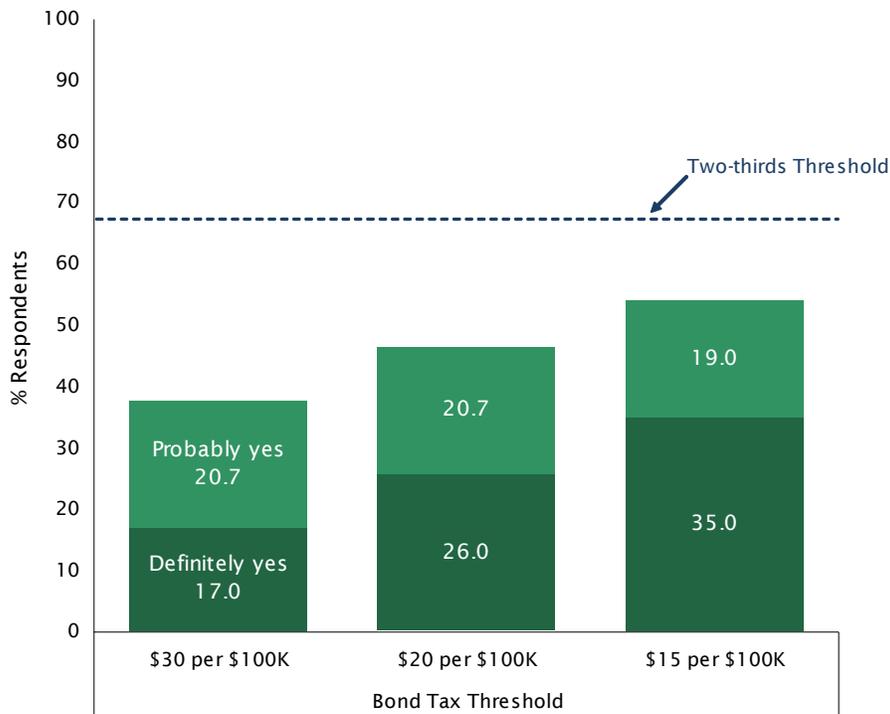
As shown in Figure 1, initial support for the proposed 11 million dollar bond was well below (44%) the required two-thirds threshold. Although support for the bond did increase slightly over the course of the interview as more information was provided about the proposed measure, at no point did it approach the two-thirds mark.

**FIGURE 1** BALLOT TEST RESULTS FOR BOND



The survey results also indicate that voters are quite price-sensitive when it comes to funding the development of a new sports complex. As shown in Figure 2, at the highest tax rate tested for a bond (\$30 per \$100,000 assessed valuation), just 38% of voters were willing to support the proposed measure. Even at the lowest tax rate tested (\$15), support remained well below that needed for passage of a bond.

FIGURE 2 TAX THRESHOLD FOR BOND



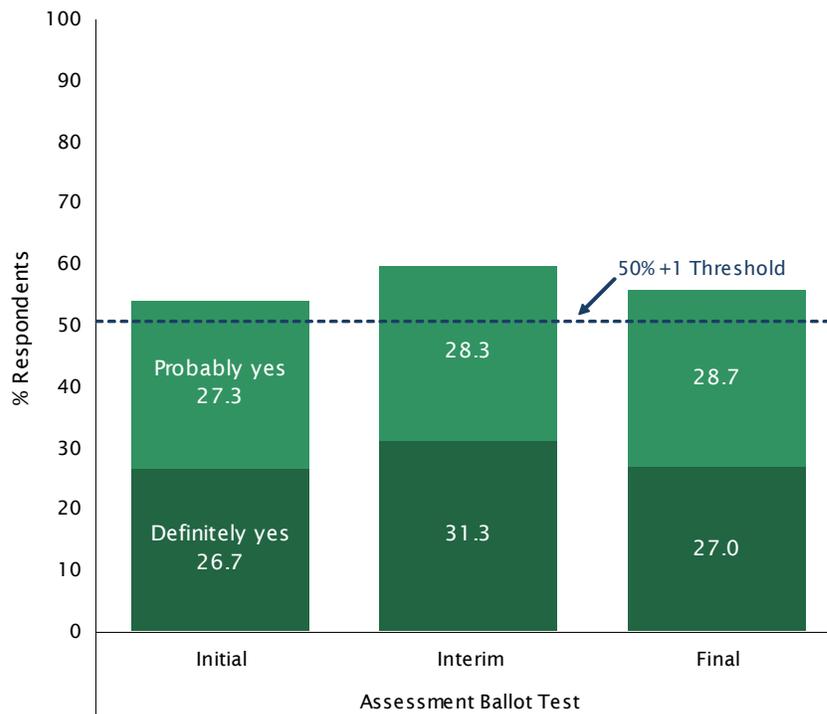
The results for the benefit assessment were notably more positive. Unlike special taxes which require a supermajority two-thirds support for passage, Proposition 218 specifies that benefit assessments can be established with the support of a weighted majority of property owners -- although this includes ballots cast by commercial, industrial and apartment owners as well as owners of single family residences.<sup>2</sup>

Among single family residential property owners, support for a proposed benefit assessment at each of the ballot tests exceeded the required majority threshold -- although the margin of vic-

2. It is important to note that results of this study are among residential property owners, who comprise the vast majority (but not all) of the property owners in La Verne who would participate in an assessment ballot proceeding. Commercial, apartment and industrial property owners are also eligible to participate in a benefit assessment. Traditionally, their levels of support for quality-of-life measures such as that proposed is lower than that found among residential property owners. If the City opts to move forward with a benefit assessment, it will be important to consider the impact that these property owners may have on the final weighted vote and structure the measure and fee rates accordingly.

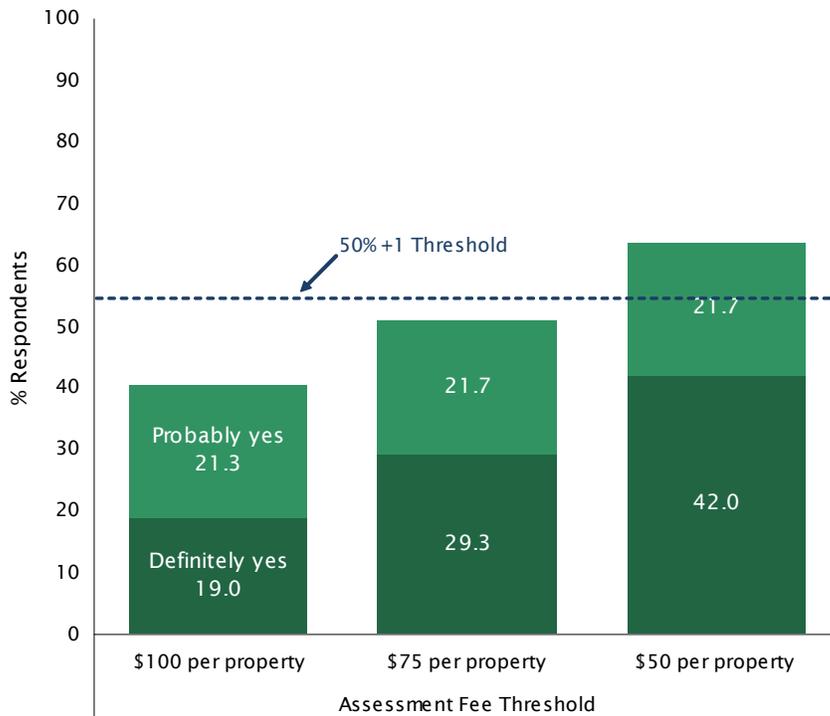
tory was within the statistical margins of error for the study at the Initial and Final Ballot tests (see Figure 3).

**FIGURE 3** BALLOT TEST RESULTS FOR ASSESSMENT



As with voters, however, residential property owners were also quite price-sensitive when it comes to funding a sports complex through a benefit assessment. At the highest fee rate tested (\$100 per property, per year), just 40% of property owners were willing to support the proposed assessment (see Figure 4). As the fee rate was lowered, support climbed substantially -- with 64% of residential property owners indicating they would support a measure at \$50 per year.

FIGURE 4 FEE THRESHOLD FOR ASSESSMENT



**Preliminary Conclusions** Based on the topline survey results, it is possible to make several preliminary conclusions and recommendations.

- A general obligation bond has little chance of success, even at the lowest tax rate tested.
- If the City opts to move forward, a benefit assessment is the mechanism that -- among residential property owners -- provides a better chance of success.
- The community is price-sensitive with respect to funding a new sports complex, so the measure must be viewed as affordable (no more than \$50 per year).
- There is a tension between the projects desired by residents and the desire to keep the costs as low as possible. Some of the most popular projects -- Teen Center, Senior Center, upgrading children’s playground equipment, safety and security patrols, etc. -- are not part of the core sports facility and will add costs to the measure.
- If the City opts to move forward with a benefit assessment, the final measure will be based on an engineer’s analysis of special benefit and will include commercial, industrial and apartment property owners. The likely lower support from these types of property owners must be factored into the final packaging of the measure.
- Given that the support levels among residential property owners expressed in the survey were only marginally above the required weighted majority for an assessment and that we can expect somewhat lower support levels from other types of property owners, a mock mailed-ballot survey is recommended prior to finalizing an assessment package. Because it will have the same look and feel of the actual ballot and mimics the return mechanism, a mail survey is very reliable for simulating who among all property owners will actually return ballots and what the outcome is likely to be given a specific assessment package.

- Because the support levels for an assessment are luke warm, if the City opts to move forward with an assessment it is essential that an independent campaign committee be formed and strongly recommended that the committee hire a professional political consultant who is experienced with mailed-ballot elections, the strategic opportunities they present, and can help shepherd the measure to victory. Without a well-orchestrated and effective pro campaign, it is unlikely that a measure will overcome even mild opposition that may appear during an election cycle.