



**CITY OF DUARTE
AGENDA
REGULAR JOINT MEETING OF THE
CITY COUNCIL/HOUSING AUTHORITY/DUARTE
COMMUNITY FACILITIES FINANCING
AUTHORITY**

**CITY COUNCIL CHAMBERS
1600 HUNTINGTON DRIVE, DUARTE, CA 91010
Tuesday, April 28, 2026
7:00 PM**

MISSION STATEMENT

With integrity and transparency, the City of Duarte provides exemplary public services in a caring and fiscally responsible manner with a commitment to our community's future.

Tera Martin Del Campo, Mayor
Samuel Kang, Mayor Pro Tem
Margaret Finlay, Councilmember
Toney Lewis, Councilmember
Vinh Truong, Councilmember
Cesar A. Garcia, Councilmember
Martin Calderon, Councilmember

City/Authority Staff:
Brian Villalobos, City Manager
Kristen Petersen, Assistant City Manager and Director of Administrative Services
Craig Hensley, Director of Community Development
Manuel Enriquez, Director of Parks and Recreation
Larry Breceda, Director of Public Safety Services
Thai Viet Phan, City Attorney
Frances Jimenez, City Clerk

ADA ACCESSIBILITY NOTICE:

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, you should contact the City Manager's office at (626) 357-7931. Notification no later than 1:00 p.m. on the day preceding the meeting will enable the City to make reasonable arrangements to assist your accessibility to this meeting.

Notice:

Any documents distributed by the City/Authorities to a majority of the City Council/Housing Authority/Financing Authority Board less than 72 hours prior to the City Council/Housing Authority/Financing Authority meeting will be made available for public inspection at City Hall,

1600 Huntington Drive, Duarte, CA 91010, during normal business hours, except such documents that relate to closed session items or which are otherwise exempt from disclosure under applicable law.

Notice:

Duarte City Council meetings are videotaped for later broadcast. Attendance at the meeting constitutes consent by members of the public to the City's and any third party's use in any media, without compensation or further notice, of audio, video, and/or pictures of meeting attendees.

Members of the public may livestream the City Council meeting broadcast on the City's website. To access the meeting, log onto <https://www.cityofduarte.ca.gov/home>, then on the homepage, click on the Agendas & Meetings icon then click on the City Council Meeting link.

Public comment:

In-Person: Members of the public may provide in-person comments at the podium in the Council Chamber. Speakers who wish to address the Council must do so by submitting a speaker card **prior to the start of Closed Session for Closed Session items and prior to the start of the Regular Meeting for all other designated public comment periods as listed below.** Comments for public hearings will take place after the hearing is opened. Cards will not be accepted after the start of the meeting without the permission of the presiding chair. **Speakers shall be limited to three (3) minutes per person per designated public comment period.** At the Mayor's discretion, the time limit may be shortened to allow all speakers the opportunity to address the City Council.

Written: Members of the public may submit written comment by emailing duarte91010@cityofduarte.ca.gov, prior to 4:00 p.m. on the day of the meeting. The subject line of your public comment email must contain the Agenda item number or title. Public comments, including personal contact information, are considered public record. Please do not provide any personal information (i.e. phone numbers, addresses, etc.) that you do not want to be published. Comments will be distributed to the City Council and made available for public review.

6:00 PM CLOSED SESSION

1. CALL TO ORDER AND ROLL CALL
 - A. City Manager Written Comments
2. ADOPTION OF THE AGENDA
3. PUBLIC COMMENT ON CLOSED SESSION ITEMS - Any person wishing to speak on the Closed Session item may do so at this time. The opportunity to speak is on a first come, first served basis. Each person may speak for 3 minutes.
4. CLOSED SESSION

- A. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Pursuant to Government Code Section 54957(b) Title: City Manager

CONFERENCE WITH LABOR NEGOTIATOR - The Closed Session is authorized by the Government Code Section 54957.6(a).

AGENCY NEGOTIATOR: Thai Viet Phan, City Attorney.

UNREPRESENTED EMPLOYEE: City Manager Brian Villalobos

7:00 PM OPEN SESSION

5. CALL TO ORDER AND ROLL CALL
6. PLEDGE TO THE FLAG
7. CITY ATTORNEY CLOSED SESSION REPORT
8. ORAL COMMUNICATIONS - SPECIAL ITEMS

Members of the public may address the City Council on agenda items listed under Special Items. Speakers shall be limited to three (3) minutes per person per designated public comment period. At the discretion of the presiding Chair, the time limit may be shortened to allow all speakers the opportunity to address the City Council.

9. SPECIAL ITEMS

- A. Mayor's Youth Council Update
- B. City of Hope Volunteer Recognition
- C. Public Safety Department Update

10. ANNOUNCEMENTS OF UPCOMING COMMUNITY EVENTS

11. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA

Members of the public may address the City Council on matters which are not on the agenda but are within the subject matter jurisdiction of the City Council. Speakers shall be limited to three (3) minutes per person per designated public comment period. At the discretion of the presiding Chair, the time limit may be shortened to allow all speakers the opportunity to address the City Council.

12. ORAL COMMUNICATIONS - CONSENT CALENDAR

Members of the public may address the City Council on agenda items listed on the Consent Calendar. Speakers shall be limited to three (3) minutes per person per designated public comment period. At the discretion of the presiding Chair, the time limit may be shortened to allow all speakers the opportunity to address the City

Council.

13. CONSENT CALENDAR

A. Motion to read all Resolutions and Ordinances presented for consideration by Title only and waive further reading (CC/HA/FA)

B. Approve absence(s) of City Councilmember(s) from the City Council meeting

C. Approval of Minutes - April 14, 2026 Special and Regular Meeting (CC/HA/FA)

Recommended Action: Approve the minutes of April 14, 2026.

D. Approval of Warrants - April 28, 2026 (CC/HA/FA)

Recommended Action: Approve the warrants of April 28, 2026.

E. Public Safety Department Update

Recommended Action: Receive and File the Public Safety Department Update.

F. Strategic Plan Update

Recommended Action: Receive and File the Strategic Plan Update.

G. 2025 Housing Element Annual Progress Report

Recommended Action: Approve the report for filing with California Department of Housing and Community Development.

H. Notice of Completion: Fiscal Year 25-26 Citywide Striping and Marking Project No. 26-1 for Chrisp Company

Recommended Action: 1) Accept the project as complete in the amount of \$83,184.50; and 2) Approve a budget amendment to Safe Routes to Schools (SRTS) (Measure R account No. 470-4705-8100) in the amount of \$2,000.13.

14. ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION

15. PUBLIC HEARINGS - NONE

16. ORAL COMMUNICATIONS - BUSINESS ITEMS

Members of the public may address the City Council on agenda items listed under Business Items. Speakers shall be limited to three (3) minutes per person per designated public comment period. At the discretion of the presiding Chair, the time limit may be shortened to allow all speakers the opportunity to address the City Council.

17. BUSINESS ITEMS

A. Presentation by MADIA Regarding Upcoming Broadband Project

Recommended Action: Receive and file the MADIA Broadband Project Presentation.

18. ITEMS FROM CITY COUNCIL/HOUSING AUTHORITY/FINANCING AUTHORITY MEMBERS
AND CITY MANAGER/EXECUTIVE DIRECTOR/REPORTS OF MEETINGS ATTENDED PER
GOVERNMENT CODE SECTION 53232.3

19. ADJOURNMENT

A. In memory of Larry Daines and Ann Fleshman

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury under the laws of the State of California, that the foregoing Agenda was posted at the following locations: City Hall – 1600 Huntington Drive, Duarte Public Safety Department – 1042 Huntington Drive, Duarte Library – 1301 Buena Vista Street, and the City of Duarte website (<https://www.cityofduarte.ca.gov/>) not less than 72 hours prior to the meeting per Government Code 54954.2.

Dated this 22nd day of April 2026.

Frances Jimenez
City Clerk



MEMORANDUM

TO: City Council
FROM: Brian Villalobos, City Manager
DATE: April 21, 2026
SUBJECT: Comments on Agenda Items, Meeting of April 28, 2026

ITEM 9.A. (Special Items). Mayor's Youth Council update - The Mayor's Youth Council will provide an update for the council.

ITEM 9.B. (Special Items). City of Hope Volunteer Recognition - Sharyn Godfrey and Jack Hunter will be recognized for twenty years of volunteering at the City of Hope.

ITEM 9.C. (Special Items). Public Safety Department Update - Public Safety Director Larry Breceda will provide an update for the council.

ITEM 13.E. (Consent Calendar). The Public Safety Department has submitted the monthly Public Safety report for April 2026 for review.

ITEM 13.F. (Consent Calendar). The City Manager's Department has submitted the monthly Strategic Plan report for April 2026 for review.

ITEM 13.G. (Consent Calendar). 2025 Housing Element Annual Progress Report - California Government Code Section 65400 requires that the City submit an annual report to the State Department of Housing and Community Development (HCD) documenting its progress on implementing its Housing Element. The City Council adopted the 2021-2029 (6th Cycle) Housing Element on January 11, 2022, becoming one of the first cities in the Los Angeles Metropolitan Area to receive State approval. The attached report tracks the City's progress toward its Regional Housing Need Assessment (RHNA) target of 888 units, categorized by income level, and provides updates on specific Housing Element programs. HCD requires City Council approval of the annual report. There is no fiscal impact associated with this item.

ITEM 13.H. (Consent Calendar). Notice of Completion: Fiscal Year 25-26 Citywide Striping and Marking Project No. 26-1 for Chrisp Company - On November 25, 2025, City Council awarded the contract for Fiscal Year 25-26 Citywide Striping and Marking Project to Chrisp Company. Construction activities were completed in March, 2026. The Fiscal Year 25-26 Citywide Striping and Marking Project was included in the 25-26 Capital Improvement Program (CIP) budget and was funded by the Gas Tax allocations from the State of California. City Council approved the contract amount with twenty-five percent contingency included for \$81,184.37. Due to additional improvements completed as part of the Safe Routes to Schools Plan, the final project cost is \$83,184.50 which is still within the budget but exceeds the approved amount by \$2,000.13.

ITEM 17.A. (Business Items). Presentation by MADIA Regarding Upcoming Broadband Project - In the past several years, the City has explored strategies to promote citywide broadband equity. This includes working with the SGVCOG, LA County, and conducting a citywide assessment to identify service gaps, and propose recommendations to address those gaps. Recently, MADIA Tech Launch reached out to the City and its other member cities regarding a regional broadband Project that includes identifying broadband issues and proposing strategies and recommendations for the six member MADIA cities (Arcadia, Monrovia, Duarte, Irwindale, Azusa, and Glendora), and the City of Bradbury. The Project is led by the City of Monrovia and will be at no cost to the City.

CITY OF DUARTE

Minutes of the SPECIAL MEETING OF THE CITY COUNCIL

Tuesday, April 14, 2026

5:00 PM WORKSHOP

1. CALL TO ORDER AND ROLL CALL

Mayor Martin Del Campo called the special meeting to order at 5:17 p.m.

Councilmembers Present:	Finlay, Lewis, Truong, Garcia, Calderon, Kang, Martin Del Campo
Councilmembers Absent:	None
Staff Present:	Brian Villalobos, City Manager Thai Viet Phan, City Attorney Kristen Petersen, Assistant City Manager / Director of Administrative Services Craig Hensley, Director of Community Development Larry Breceda, Director of Public Safety Services Manuel Enriquez, Director of Parks and Recreation Andres Rangel, Assistant to the City Manager Frances Jimenez, City Clerk Stephanie Sandoval, Public Works Manager

2. ORAL COMMUNICATION - ITEMS LISTED ON THIS AGENDA

None.

3. FIVE YEAR CAPITAL IMPROVEMENT PROGRAM WORKSHOP

A. Capital Improvement Plan Presentation

Public Works Manager Sandoval presented on short and medium-range capital improvement needs; listed projects completed this year; reported a timeline of expected projects to be completed by June; highlighted projects carrying over to Fiscal Year 2026/27; and identified notable changes to future projected years.

Discussion ensued regarding funding sources, highlighting that funds from Measure M and the funds that are being matched can be utilized.

Conversation was had regarding the unfunded future projects costs, staff confirmed that they're working with Evan Brooks Associates, Inc. to seek any available or upcoming grants.

Director Enriquez gave an overview of the Phase II Duarte Park Revitalization Project, focusing on the construction implementation. Per the City Council's suggestions, he shared the price of additional amenities and construction costs for the parking lot.

The City Council made suggestions about the possibility of overflow parking on the green space. Further conversation was held regarding green space, the current project plans, and parking concerns.

Dialogue followed regarding parking enforcement; suggestions were given regarding barricades and potential costs.

Public Works Manager Sandoval provided a summary of projected funding.

Assistant City Manager/Director of Administrative Services Petersen proceeded with the presentation, focusing on streets and roads, NPDES, and municipal buildings, grounds, parks, and trails funding sources.

Director Enriquez shared details about the City Yard Modular Office Trailer. Additional dialogue ensued regarding cost estimates.

Director Breceda highlighted the future project for the Public Safety Office. Discussion circled around costs, timelines, listed amenities, and layout.

The City Council questioned the current annual leasing costs, including triple net and potential funding. City staff responded that the City is currently paying approximately \$170,000 annually, with an occasional true up that can increase the total through triple net charges, depending on major projects completed during the year.

Assistant City Manager/Director of Administrative Services Petersen analyzed the Capital Improvement Plan funding table; underlying fund sources; reviewed special funds; and explained the breakdown of projects within the general fund.

Conversation was also held regarding general fund revenues, expenditures, transportation funds, unassigned fund balance, and the reserves.

Additionally, a conversation was had regarding investment opportunities and formalized procedures if a general fund reserve policy was set in place.

The City Council shared appreciation for Assistant City Manager/Director of Administrative Services Petersen and her fiscal responsibility.

Further conversation was had regarding obtaining grant funding for the Public Safety Office improvements. Discussion occurred on potentially receiving bonds, and the types of bonds that can be looked into.

In addition, a conversation was had about incentivizing homeownership or new development businesses.

City staff shared they will explore moving forward with looking into developing a general fund reserve policy and stated the City Capital Improvement Plan which will be formalized and finalized will come back to the City Council during budget adoption in June.

City Manager Villalobos thanked Public Works Manager Sandoval and Assistant City Manager/Director of Administrative Services Petersen.

The City Council expressed their appreciation for the workshop and noted they hope to see more in the future.

4. CONTINUATION OF ORAL COMMUNICATIONS

None.

5. ADJOURNMENT - To Scheduled Regular City Council Meeting

At 6:45 p.m., the City Council adjourned the meeting to the scheduled regular City Council meeting.

Tera Martin Del Campo, Mayor

Frances Jimenez, City Clerk

CITY OF DUARTE

Minutes of the REGULAR JOINT MEETING OF THE
CITY COUNCIL/HOUSING AUTHORITY/DUARTE COMMUNITY FACILITIES
FINANCING AUTHORITY

Tuesday, April 14, 2026
7:00 PM — Regular Session

7:00 PM OPEN SESSION

1. CALL TO ORDER AND ROLL CALL

Mayor Martin Del Campo called the open session to order at 7:09 p.m.

Councilmembers Present: Finlay, Lewis, Truong, Garcia, Calderon, Kang, Martin Del Campo
Councilmembers Absent: None
Staff Present: Brian Villalobos, City Manager
Thai Viet Phan, City Attorney
Kristen Petersen, Assistant City Manager / Director of Administrative Services
Craig Hensley, Director of Community Development
Larry Breceda, Director of Public Safety Services
Manuel Enriquez, Director of Parks and Recreation
Frances Jimenez, City Clerk
Stephanie Sandoval, Public Works Manager
Albert Nuñez, Management Analyst

2. ADOPTION OF THE AGENDA

Moved by Councilmember Truong, seconded by Councilmember Calderon, and carried by the following vote of the City Council to adopt the agenda.

AYES: FINLAY, LEWIS, TRUONG, GARCIA, CALDERON, KANG, MARTIN DEL CAMPO
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

3. PLEDGE TO THE FLAG

The flag salute was led by Elisa Ramos.

4. ORAL COMMUNICATIONS - SPECIAL ITEMS

None.

5. SPECIAL ITEMS

A. Community Development Department Update

Community Development Director Hensley stated he would keep his remarks brief, noting that Public Works Manager Sandoval would discuss the Recreation Trail later in the meeting. He provided an update on the 928 Huntington Drive property, explaining that although the project had previously been on hold, it has now been approved; announced that the 20-unit town home development on 1400 Santo Domingo is moving forward from plan check; and shared the upcoming opening of Gene’s Grinders.

The City Council clarified the location of Gean's Grinders’ and noted that it will now become a staple in our community. Discussion ensued regarding ways to support the business during their grand opening.

B. Parks and Recreation Department Update

Parks and Recreation Director Enriquez provided information on upcoming events including the Earth Day Clean-Up, our Community Yard Sale, and an End of Season Vegetable Garden Care workshop, taking place in April.

Additionally, he shared an update on Capital Improvement Projects, noting that the Community Center entry doors will be replaced, with work scheduled to begin and conclude during the month of May.

The City Council clarified the date and time the Earth Day Clean-Up will take place.

6. ANNOUNCEMENTS OF UPCOMING COMMUNITY EVENTS

Joanna Gee, Duarte Library, announced upcoming library events. Per inquiries made by the City Council, Joanna clarified that some events are organized across the library system, while others are curated by the staff and herself.

Management Analyst Nuñez announced upcoming city events. The Council congratulated the team and city for all their efforts, noting that the City of Duarte was designated as a Clean California Community, an honor awarded to only thirty cities.

Ceci Carroll invited the community to the upcoming Duarte's Women's Club Installation Dinner. In response to questions, Ceci confirmed that she would be the incoming president.

7. ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA

Marc Gonzalez announced that he initiated a group aimed at contributing to the city's improvement. He invited the public to join them at Cabrera's, to determine ways to better support the City and find solutions.

Neil Furukawa reinforced two issues he had previously mentioned, the Duarte Mesa sign and the U.S. Environmental Protection Agency (EPA); he stated that he has sent communication to multiple parties regarding the sign and awaits a response. Additionally, he questioned why the U.S. Army Corps of Engineers has the entrance to Lario Park closed, stating it was previously a recreational area for the public.

Brian Barreto, California American Water's Southern California External Affairs Manager, shared that they recently updated their emergency response plans (ERP); he informed the City Council about how California American Water protects, operates, and restores their service in their water system during an emergency; stated the priorities and responsibilities of their ERP; valuing the partnership they have with the community; and welcoming the City to ongoing coordination with California American Water.

8. ORAL COMMUNICATIONS - CONSENT CALENDAR

None.

9. CONSENT CALENDAR

A. Motion to read all Resolutions and Ordinances presented for consideration by Title only and waive further reading (CC/HA/FA).

B. Approve absence(s) of City Councilmember(s) from the City Council meeting.

C. Approval of Minutes - March 24, 2026 Regular Meeting (CC/HA/FA).

D. Approval of Warrants - April 14, 2026 (CC/HA/FA).

E. Receive and File the Monthly Financial Report for February 2026.

F. Receive and File the Community Development Department Update.

G. Receive and File the Parks and Recreation Department Update.

H. Approval of City Council Conference Attendance.

Moved by Councilmember Finlay, seconded by Mayor Pro Tem Kang, and carried by the following vote of the City Council to adopt items 9A-9H of the Consent Calendar.

AYES:	FINLAY, LEWIS, TRUONG, GARCIA, CALDERON, KANG, MARTIN DEL CAMPO
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE

10. ITEMS REMOVED FROM CONSENT CALENDAR FOR DISCUSSION

None.

11. PUBLIC HEARINGS - NONE

12. ORAL COMMUNICATIONS - BUSINESS ITEMS

None.

13. BUSINESS ITEMS

A. Professional Services Agreement with Inter-Con Security for Parking Enforcement Services

Assistant City Manager/Director of Administrative Services Petersen outlined the need for parking enforcement services; informed on the City's historical challenge of retaining part-time Community Service Officers; explained that many use these roles as a stepping stone to becoming full-time officers; highlighted ongoing turnover, which has limited the City's ability to cover the entirety of parking enforcement; recommended exploring the option of contracting for services; and introduced Management Analyst Nuñez to continue the presentation.

Management Analyst Nuñez thanked those involved in the process; provided background information on current parking enforcement operations; gave an overview of the Community Services Officers' responsibilities; emphasized the challenge of limited staffing, ongoing turnover, and vacancies, and outlined the resulting impacts; described staff's actions to issue a request for proposals; identified the proposal selected as the most responsive of the three received; detailed the operational scope of work to be done by Inter-Con Security; highlighted the benefits of contracting for services; and presented the fiscal impact and recommendation.

Per questions asked by the City Council, Management Analyst Nuñez explained that having a three-year contract would avoid the need for annual agreements; Assistant City Manager/Director of Administrative Services Petersen added that the contract may be terminated with a 30-day notice; noted that a three-year contract provides us with flexibility to evaluate the costs throughout the years; informed that staff are working with the public commission to assess parking enforcement needs. The City Council agreed that the 30-day termination option allows the City to evaluate its need for the contract.

Discussion followed regarding the costs and revenues of the contract. Assistant City Manager/Director of Administrative Services Petersen stated that the increased coverage is expected to generate additional revenues; highlighted that the City has previously exceeded \$221,000 in revenue with a fully staffed team of Community Services Officers and emphasized that expanded hours of coverage will further support revenue growth. She also explained that Inter-Con Security will cover costs related to equipment, uniforms, vehicles, training, insurance, staff consistency, and hiring.

Director of Public Safety Services Breceda emphasized the importance of officer consistency; reassured that contracted officers will be housed within the City's Public Safety office. He also explained that coverage data for officers has been produced to display a seven-day timeframe.

In response to questions, Assistant City Manager/Director of Administrative Services Petersen reviewed alternative approaches and their costs; stated that the current process is more expensive. She described the proposed contract as a cost-effective alternative to part-time staffing, offering increased hours with reduced expenses and greater flexibility.

The City Council shared their opinions on the contract, expressed appreciation to the staff for the clarification, and asked additional questions. In response, Assistant City Manager/Director of Administrative Services Petersen confirmed that the professional services agreement meets all requirements and that all three bidders satisfied insurance requirements. City Manager Villalobos confirmed this contract is specific to parking enforcement under the municipal code and that patrol activities, including hotspots and street sweeping enforcement will be directed by the City.

Additional information was provided regarding the independent data system used to maintain license plate records. The City Council requested clarification on officer hours and asked whether information about the uniforms and badges associated with enforcement vehicles could be shared with the public prior to the contract starting. Additionally, questions were also raised about the potential use of clean air vehicles; staff confirmed that the details regarding the uniforms and enforcement vehicles will be release to the public prior to the start of the contract along with looking into their suggestion about clean air vehicles.

To address questions regarding the number of positions lost, Director Breceda clarified that patrol officers are being substituted to ensure parking enforcement; stated that three positions will be rededicated to regular patrol community service officers, with one being offered the position.

In reply, the City Council asked if adjustments to the pay scale have an impact on retaining officers, with the City Manager adding that the part-time salary has been restructured; emphasizing that officers are lost due to the need for full-time and career changes.

Moved by Councilmember Truong, seconded by Councilmember Finlay, and carried by the following vote of the City Council to 1) Authorize the City Manager to execute a Three-year Professional Services Agreement with Inter-Con Security for parking enforcement services, with the option for two (2) additional one-year extensions; and 2) Approve a budget amendment of \$15,000 to account number 1205-7761 for Fiscal Year 2025-26.

AYES: FINLAY, LEWIS, TRUONG, GARCIA, CALDERON, KANG, MARTIN DEL CAMPO
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE

B. Award of Contract for the Donald & Bernice Watson Multi-Use Pathway Improvement Project CPFL-5346(012) (26-10)

Public Works Manager Sandoval outlined the fiscal impacts discussed during the Capital Improvement Program Workshop. She reported that FS Contractors was the lowest responsive and responsible bidder for \$1,697,950.00, with a 7% contingency; stated the remaining funds will come from the City's Measure M funds; and highlighted several projects conducted by FS Contractors.

The City Council inquired whether electrical work in the area has been considered, including the addition of power along the trail for vendor use. In response, Public Works Manager Sandoval emphasized that the main scope of the project is to install lighting at main intersections of the trail, including pedestrian lighting near the bridge. Director Hensley added that vendor lighting is currently not built into the scope but could be considered in the future.

Councilmembers discussed the benefits of providing lighting for vendors during events; emphasized the importance of beautifying the trail; and suggested the use of self-sustaining lumen lighting, along with references to personal experiences using the trail at night. The City Council also requested additional information regarding FS Contractors' past projects.

Per the City Council's request, staff listed and described previously completed projects by FS Contractors.

The City Council expressed their liking of the trail graphics, and raised concerns about the width of the trail, noting the need to accommodate the safety of all users.

Director Hensley stated that the trail is expected to be widened by 1.5 feet wider; noted that additional widening will result in significant costs; and added that lighting has been up for discussion but will be a topic for further discussion as the costs are significant at this time.

The City Council shared their concerns about proceeding without addressing potential future issues related to insufficient lighting; requested to have lighting estimates shared with them; and considered the removal of the horse trail. Councilmembers acknowledged that the proposed widening is beneficial; and emphasized the need to proactively evaluate lighting improvements.

Staff recommended moving forward with the award of contract; advised coming back within four to six weeks to see an analysis of additional lighting.

The City Council asked whether the California Joint Powers Insurance Authority (CAJPIA) had reviewed the project for potential liability concerns.

Director Hensley responded that funding was awarded to the City to address ADA compliance issues; and emphasized that the intent of the project was to meet all ADA requirements.

The City Council reiterated their request for a lighting cost estimate; and asked if it's possible to receive an add-on analysis of the cost for additional lighting.

In return, it was agreed that staff would reach out to a commercial lighting company to obtain estimates for the 1.6 mile for future planning; confirmed that lighting would be on a timer; and restated that lighting under the bridge is within the scope of the project.

Additional comments were made regarding the estimated lighting costs, and a request was made for a breakdown of costs by sections rather than the 1.6 mile as a whole; emphasized the possibility of solar lighting.

In response to questions posed, staff explained that there would be ADA entrances at every intersection and addressed a past scenario the City Council mentioned regarding an inaccessible area.

The City Council suggested asking local businesses and dignitaries to donate a lamppost with the recognition of having a plaque to show their contribution.

City Attorney Phan redirected the City Council back to the scope of the contract; confirmed that the City staff can return with the inclusion of lighting estimates; stated that it wasn't the recommendation for the night; and highlighted that the contract is specific to ADA improvements in the grant.

The City Council reiterated their concerns about issues that may arise due to the lack of lighting.

City Manager Villalobos advised moving forward with the project; stated they could return on the next council meeting to discuss lighting on the trail; and underlined that this is grant money. Director Hensley urged to move forward with the project and not make changes as they would have to return to bid if they do so.

The City Council concurred that it would be best to act on this project as it is funded through grant money and noted the ability to revisit lighting options in the future.

Upon City Council's request, City Attorney Phan recommended revising the motion's wording to include the return of City staff to address lighting.

Moved by Councilmember Finlay, seconded by Councilmember Calderon, and carried by the following vote of the City Council to 1) Approve the award of contract for the Donald & Bernice Watson Multi-Use Pathway Improvement Project CPFL-5346(012) to FS Contractors, Inc. in the amount of \$1,697,950.00, plus a 7% contingency; 2) Approve a \$406,800.00 budget amendment to use Measure M funds for this project; and 3) direct staff to come back with information regarding the lighting for the trail.

AYES:	FINLAY, LEWIS, TRUONG, GARCIA, CALDERON, KANG, MARTIN DEL CAMPO
NOES:	NONE
ABSTAIN:	NONE
ABSENT:	NONE

14. ITEMS FROM CITY COUNCIL/HOUSING AUTHORITY/FINANCING AUTHORITY MEMBERS AND CITY MANAGER/EXECUTIVE DIRECTOR/REPORTS OF MEETINGS ATTENDED PER GOVERNMENT CODE SECTION 53232.3

City Manager Villalobos reported that staff are finalizing the route for this year's Route 66 100th anniversary parade. He also shared that he met with the Chief Operating Officer Angelique Richard and Executive Director Peter Mackler of City of Hope to discuss potential partnerships. Additionally, he reported attending a recent meeting with the North San Gabriel River Working Group and reported that a Joint Powers Authority (JPA) involving Azusa, Duarte, and Irwindale is under review, which would allocate \$4,000,000 in funding for improvements to Lario Park.

Councilmember Garcia expressed appreciation for the City of Hope tour and highlighted the organization's positive impact it has on many lives. He also commented on the City's growth, noting that the hotel has been 80% occupied Monday through Friday and welcomed anyone who wants to develop an additional hotel.

Councilmember Calderon thanked City staff for organizing EGGfest; shared compliments expressed by his friends on the event; and emphasized the importance of parks.

Councilmember Finlay reported on regional forecasting data, noting that the estimated median age and the projected household size for 2050 has decreased. She discussed proposed sewer rate increases and shared the upcoming Public Hearing dates. She also noted that driving is expected to decrease in the community by 15% during the Olympics. Additionally, she reported she attended an Arts Ad Hoc committee and commented positive remarks about the artwork.

Councilmember Lewis announced that this week is Los Angeles County Fire Department Dispatch Appreciation Week and expressed gratitude to dispatchers, acknowledging the hard work they perform.

Councilmember Truong reported attending a SGVCOG Capital Projects and Construction Committee (CPCC) meeting and a North San Gabriel River Working Group meeting. He noted that the Group has made significant regional progress. He encouraged residents to remain proactive with wildfire clearance efforts and thanked City staff for their efforts.

Mayor Pro Tem Kang commented on the rising cost of living, expressing concern about the financial strain on the community. He also shared concerns about future economic challenges, including potential impacts resulting from artificial intelligence and rising sales taxes.

Mayor Martin Del Campo stated that she intends to attend all future Council meetings. She also shared the events she has attended, including the Arts Ad Hoc Committee meeting, the 66ers softball league, Jump for Autism event at Teen Center, the Chamber of Commerce opening for Young Brother Big City, and the City of Hope tour.

15. ADJOURNMENT

At 8:55 p.m., the City Council adjourned the meeting in memory of Darlene Vernon, grandmother of Assistant City Manager/Director of Administrative Services Kristen Petersen.

Tera Martin Del Campo, Mayor

Frances Jimenez, City Clerk



City of Duarte

Council Warrant Register By Account By Fund

Payment Dates 4/16/2026 - 4/29/2026

Account Number	Vendor DBA	Description (Item)	Payment Number	Project Account Key	Amount
Fund: 100 - GENERAL FUND					
100-1010-7612	CIVICPLUS LLC	Development Code Supplement 9 Update	7133		881.94
100-1010-7670	SOUTHERN CALIFORNIA NEWS...	Legal Advertising 3/2026	7162		1,899.17
100-1010-7685	MCCi LLC	Laserfiche Cloud Subscription 5/19/26 - 5/18/27	7151		9,740.50
100-1010-7980	CURO MANAGED PRINT PRO...	2026 State of the City and Schools Banner	222036		1,077.38
100-1010-7980	EL CANTON DE LA PATRONA	Budget Workshop Catering	222042		1,061.20
100-1015-7684	CIVICA LAW GROUP, APC	1318 Galen St Code Enforcement Legal 3/2026	7132		186.20
100-1015-7684	CIVICA LAW GROUP, APC	1939 Wardell Code Enforcement Legal 3/2026	7132		1,472.15
100-1015-7684	CIVICA LAW GROUP, APC	2352 Rim Rd Code Enforcement Legal 3/2026	7132		159.60
100-1015-7684	CIVICA LAW GROUP, APC	General Code Enforcement Legal 3/2026	7132		1,573.68
100-1015-7684	CIVICA LAW GROUP, APC	LAAD Citations - Flat Rate 3/2026	7132		11,000.00
100-1015-7684	CIVICA LAW GROUP, APC	LASD-Costs (Expenses) 3/2026	7132		40.99
100-1020-7710	LUDECKE PROPERTY MANAG...	Chamber Lease 5/2026	222049		1,750.00
100-1020-7711	DUARTE RECREATION PETTY ...	Staff Dodger Day Supplies	222040		19.90
100-1020-7712	BAKERS MAN PRODUCTIONS L...	Eggfest 2026 Production Services	7127		850.00
100-1020-7716	JK PROPERTY SERVICES INC	2025 Annual Holiday Decor Install/Remove/Storage	222047		18,185.00
100-1020-7719	CURO MANAGED PRINT PRO...	Volunteer Recognition Invites	222036		11.05
100-1020-7724	MARIPOSA LANDSCAPES INC	PO Pkg Lot Landscape Maintenance 3/2026	7148		312.00
100-1020-7724	SOUTHERN CALIFORNIA EDIS...	PO Pkg Lot Lease 5/01/206 - 7/31/2026	7161		2,668.75
100-1205-7614	STAPLES	Office Supplies	7164		279.74
100-1205-7650	FAST 5 HOLDING COMPANY L...	Citywide Vehicle Cleaning 3/2026	222043		162.00
100-1205-7655	COUNTY OF LOS ANGELES DE...	SNS Replacement-Windstorm Damage 3/2026	222034		9,690.83
100-1205-7655	THOMSON REUTERS-WEST P...	EOC Software 3/2026	7167		237.71
100-1205-7660	FLOCK SAFETY	ALPR Camera (12) Subscription 11/2025 - 11/2026	7139		39,000.00
100-1205-7779	ELIJAH ROY MORALES	DUSD Tutoring Program	7152	202418-FY23-26-Exp-Tutors,S...	450.00
100-1205-7779	ZASIO BALDELOMAR	DART Gardening Day Event Starbucks Coffee	7128		59.05
100-1205-7780	ONLY CREMATIONS FOR PETS	Deceased Animal Disposal 3/2026	7155		597.50
100-1205-7780	DUARTE-AZUSA ANIMAL HOSP..	Emergency Animal Care 4/7/26	222041		100.00
100-1205-7780	CALIFORNIA ANIMAL WELFARE...	Juan Oseguera Report Writing Spring 2026	222027		25.00
100-1205-7781	LOS ANGELES COUNTY SHERIF...	Sheriff Contract 3/2026	7147		481,469.31
100-1205-7782	ALL CITY MANAGEMENT SERV...	Crossing Guard Svcs 3/15/26 - 3/28/26	7125		7,734.96
100-1205-7814	LASER TECH	Laser Speed Gun	7146		1,585.68
100-1205-8030	FLOCK SAFETY	ALPR Camera Subscription 11/5/24 - 11/4/25	7139		3,250.00
100-1405-7650	FAST 5 HOLDING COMPANY L...	Citywide Vehicle Cleaning 3/2026	222043		45.00
100-1405-7690	DAVID RODRIGUEZ	Planning Commission Meeting	222056		50.00
100-1405-7800	CHARLES ABBOTT ASSOCIATES...	Building & Safety Svcs 2/2026	7130		20,870.61

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Account Number	Vendor DBA	Description (Item)	Payment Number	Project Account Key	Amount
100-1405-7800	CHARLES ABBOTT ASSOCIATES...	Building & Safety Services 3/2026	7130		41,056.90
100-1405-7801	COUNTY OF LOS ANGELES DE...	Industrial Waste Inspections 3/2026	222034		1,562.57
100-1405-7965	RKA CONSULTING GROUP	Watson Multi-Use Trail Rehav Grant Support 2/2026	7157	202412-Prof Svc-FY24 Bike Tra...	80.00
100-1405-7969	RKA CONSULTING GROUP	Contract City Engineer 2/2026	7157		2,640.00
100-1405-7969	RKA CONSULTING GROUP	FY26 LLMD Engineering Services 2/2026	7157		1,520.00
100-1405-7975	COSTAR REALTY INFORMATIO...	Commercial Real Estate Information 4/2026	222031		495.00
100-1405-7980	RAYCOM DATA TECHNOLOGIE...	CMO/CMD Scanning Project-6th Round	222054		2,849.24
100-1405-7980	COUNTY OF LOS ANGELES DE...	FY26 Sewer Service Charge	222033		1,935.00
100-1405-8100	SOUTHERN CALIFORNIA EDIS...	Traffic Signal Design @ 1990 Buena Vista/Kelwill	7161	202127/Meter/SvcChrg_TS Bu...	2,655.57
100-1410-7650	FAST 5 HOLDING COMPANY L...	Citywide Vehicle Cleaning 3/2026	222043		27.00
100-1410-7650	AUTOZONE	Vehicle 7 Wipers	222025		41.42
100-1410-7650	COASTLINE EQUIPMENT	Skid Steer Service/Repair	7136		4,033.91
100-1410-7656	SUNWEST ENGINEERING	Emergency Generator Inspection 3/23/2026	7165		160.00
100-1410-7814	SUPERIOR PROPERTY SERVICE...	Graffiti Removal 3/2026	222059		2,082.73
100-1410-7815	MARIPOSA LANDSCAPES INC	Duarte Wilderness Park Brush Clearance 3/2026	7148		2,080.00
100-1410-7815	MARIPOSA LANDSCAPES INC	Greenbank Ave Brush Clearance 3/2026	7148		76.00
100-1410-7980	WAXIE SANITARY SUPPLY	City Yard Shop Rags	7168		174.50
100-1410-8030	GARVEY EQUIPMENT COMPA...	Chain Saw/Pressure Washer	222045		2,794.86
100-1415-7916	MARIPOSA LANDSCAPES INC	Sports Parks (2) Landscape Maintenance 3/2026	7148		3,426.72
100-1605-7610	KELLY BARNES	CRPS Conference Expense Reimbursement	7129		117.90
100-1605-7610	CPRS DISTRICT 10	George Dang 2026 Awards & Installation Banquet	222035		65.00
100-1605-7610	DUARTE RECREATION PETTY ...	Staff Meeting Supplies	222040		45.80
100-1605-7650	FAST 5 HOLDING COMPANY L...	Citywide Vehicle Cleaning 3/2026	222043		9.00
100-1605-7730	SEVEN SEASONS PARTY RENT...	Eggfest 2026 Equipment Rental	7149		715.00
100-1605-7730	SMART & FINAL	Eggfest 2026 Staff Refreshments	7160		107.22
100-1605-7730	SMART & FINAL	Jump for Autism Supplies	7160		59.43
100-1605-7730	TREVIPAY	Eggfest Plastic Bins	7153		59.54
100-1605-7733	RENT A TEA PARTY	Balance-SC Mothers Day Tea Teacups & Saucers	222048		287.50
100-1605-7733	CURO MANAGED PRINT PRO...	SC Community Yard Sale Signage	222036		241.58
100-1605-7733	THE BASHFUL BUTLER LLC	SC Mother's Day Tea Catering	222060		3,351.00
100-1605-7733	DUARTE PETTY CASH/BINGO ...	SC Bingo Prize Money	222039		165.00
100-1605-7733	SMART & FINAL	Senior Ctr Supplies	7160		90.05
100-1605-7735	SMART & FINAL	TC Cooking Program Supplies	7160		49.63
100-1605-7735	DOLPHIN RENTS INC	Eggfest 2026 Canopy Rental	7138		1,339.38
100-1605-7735	DUARTE RECREATION PETTY ...	TC Knotts Berry Farm Excursion Parking	222040		80.00
100-1605-7735	SMART & FINAL	TC Snack Bar Supplies	7160		236.89
100-1605-7736	DANCEFIT LLC	World Dance/Baby Ballet 3/24/26 - 4/14/26	7137		571.20
100-1605-7740	SMART & FINAL	Day Camps Workshop	7160		34.21
100-1605-7745	SMART & FINAL	TC Boxing Program Supplies	7160		13.98
100-1605-7980	Food ED	Community Garden Event Pop-up & Banners	7140		500.00
100-1610-7618	HOME DEPOT CREDIT SERVICES	Electrical Supplies	BD26-1245		105.91
100-1610-7618	CURO MANAGED PRINT PRO...	Senior Ctr Door Signage	222036		33.15

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Account Number	Vendor DBA	Description (Item)	Payment Number	Project Account Key	Amount
100-1610-7618	CURO MANAGED PRINT PRO...	Park Signage	222036		194.04
100-1610-7618	SUPPLY SOLUTIONS	Building Maintenance Supplies	7159		315.41
100-1610-7618	HOME DEPOT CREDIT SERVICES	Misc Repairs/Supplies	BD26-1245		177.55
100-1610-7618	SOUTHEAST CONSTRUCTION ...	Field Chaulk	222058		50.22
100-1610-7636	CINTAS CORPORATION #693	Facility Maint Uniforms	7131		30.85
100-1610-7636	CINTAS CORPORATION #693	Facility Maint Uniforms	7131		30.85
100-1610-7636	CINTAS CORPORATION #693	Facility Maint Uniforms	7131		19.00
100-1610-7652	ACCO ENGINEERED SYSTEMS	SC Kitchen AC Repair	7124		1,374.51
100-1610-7652	ACCO ENGINEERED SYSTEMS	Teen Ctr HVAC Quarterly Maintenance Contract	7124		1,132.00
100-1610-7652	ACCO ENGINEERED SYSTEMS	Town Ctr HVAC Quarterly Maintenance Contract	7124		3,731.00
100-1610-7652	WET VIEWS	Fitness Ctr Pool Weekly Maintenance 3/2026	7156		1,950.00
100-1610-7652	CINTAS CORPORATION #693	Logo Mats	7131		4.15
100-1610-7652	CINTAS CORPORATION #693	Public Safety Logo Mats	7131		69.33
100-1610-7652	CINTAS CORPORATION #693	Logo Mats	7131		4.15
100-1610-7652	CINTAS CORPORATION #693	Logo Mats	7131		38.12
100-1610-7652	MUSCO SPORTS LIGHTING LLC	ROP Control Link Srvs Fee 4/2026 - 4/2027	7154		475.00
100-1610-7652	MUSCO SPORTS LIGHTING LLC	Otis Gordon Control Link Srvs Fee 4/2026 - 4/2027	7154		475.00
100-1610-7652	IT'S A GAS INC	SC Helium Tank Replacement	7143		539.20
100-1610-8100	PERFECTION PRO CONTRACT...	Credit for Fiber Cement Siding Wall'	222052		-75,319.65
100-1610-8100	PERFECTION PRO CONTRACT...	Duarte City Hall Exterior Refresh	222052		277,392.50
100-1805-7614	STAPLES	Office Supplies	7164		69.69
100-1805-7614	STAPLES	Office Supplies	7164		28.28
100-1805-7653	SECTRAN SECURITY INC	April 2026 Courier Pick-up	7158		385.34
100-1810-7660	CMC LIVSCAN & NOTARY SE...	Livescan Services 3/2026	7135		84.00
100-1815-7821	THE TECHNOLOGY DEPOT INC	Ruckus Cloud Switch Mgmt 5/2026	7166		399.20
100-1815-7821	THE TECHNOLOGY DEPOT INC	VITA Management 5/2026	7166		682.00
100-1815-7830	CLOUD CONNECT SOLUTIONS ...	Phone-SD Wan w/VELO/SIP/E911 Bundle 5/2026	7134		1,862.28
100-1815-7830	THE TECHNOLOGY DEPOT INC	Mitel Maintenance 5/2026	7166		516.00
100-1815-7965	MAXTREME SERVICES	IT Helpdesk 4/2026	7150		12,500.00
100-1825-7613	STAPLES	Copier Paper	7164		245.62
100-1825-7614	STAMP-OUT INC	Accounts Payable Paid Stamp	7163		119.40
100-1825-7626	FEDEX	Document Delivery 4/8/2026	222044		48.11
100-1825-7631	CANON U.S.A. INC	P & R Printer Maint 3/04/2026 - 4/03/2026	222029		61.05
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 29 Lease/Maint 4/01/2026 - 4/30/2026	BD26-1324		696.76
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 3 Lease/Maint 4/01/2026 - 4/30/2026	BD26-1324		1,819.25
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 15 Lease/Maint 4/01/2026 - 4/30/2026	BD26-1324		1,088.94
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 17 Lease/Maint 4/01/2026 - 4/30/2026	BD26-1324		827.50
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 9 Lease/Maint 4/01/2026 - 4/30/2026	BD26-1324		800.69
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 7 Lease/Maint 4/01/2026 - 4/30/2026	BD26-1324		784.34
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 27 Lease/Maint 4/01/2026 - 4/30/2026	BD26-1324		710.42
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 11 Lease/Maint 4/01/2026 - 4/30/2026	BD26-1324		703.61
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 26 Lease/Maint 4/01/2026 - 4/30/2026	BD26-1324		849.35

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Account Number	Vendor DBA	Description (Item)	Payment Number	Project Account Key	Amount
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 10 Lease/Maint 4/01/2026 - 4/30/2026	BD26-1324		669.11
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 20 Lease/Maint 4/01/2026 - 4/30/2026	BD26-1324		395.08
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 6 Lease/Maint 4/01/2026 - 4/30/2026	BD26-1324		580.21
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 14 Lease/Maint 4/01/2026 - 4/30/2026	BD26-1324		546.07
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 28 Lease/Maint 4/01/2026 - 4/30/2026	BD26-1324		531.41
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 30 Lease/Maint 4/01/2026 - 4/30/2026	BD26-1324		530.21
100-1830-8100	ENTERPRISE FM TRUST	Vehicle R24 Lease/Maint 4/01/2026 - 4/30/2026	BD26-1324		523.23
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 22 Lease/Maint 4/01/2026 - 4/30/2026	BD26-1324		491.82
100-1830-8100	ENTERPRISE FM TRUST	Vehicle R24 Tax on Incentive	BD26-1324		18.40
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 36 Lease/Maint 4/01/2026 - 4/30/2026	BD26-1324		479.96
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 23 Lease/Maint 4/01/2026 - 4/30/2026	BD26-1324		470.06
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 19 Lease/Maint 4/01/2026 - 4/30/2026	BD26-1324		447.30
100-1830-8100	ENTERPRISE FM TRUST	Vehicle R24 Lease/Maint 3/25/2026 - 3/31/2026	BD26-1324		118.17
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 13 Lease/Maint 4/01/2026 - 4/30/2026	BD26-1324		347.33
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 33,34,24,25,35 Maint Fees	BD26-1324		259.83
100-2012	CALIFORNIA BUILDING STAND...	Green Bldg Fee Q1 2026	222028		1,455.00
100-2013	DEPARTMENT OF CONSERVAT...	Strong Motion Fee (SMIP) Q1 2026	222037		9,728.90
100-2025	REGIONAL TAP SERVICE CENT...	TAP Card Reload 3/2026	222055		65.00
100-2120	RAMIREZ BASEBALL LEAGUE	Field Rent Deposit Refund	222053		250.00
100-2120	BEAR CITY UNIFIED SOCCER C...	Field Rent Deposit Refund	222026		100.00
100-2120	JEFFREY HAN	Field Rent Deposit Refund 11/15/2025	222046		100.00
100-2120	VERONICA CORIA	SC Rent Deposit Refund 4/11/2026	222030		500.00
100-2121	MOORE IACOFANO GOLTSMA...	Westminster Gardens Specific Plan 2/2026	222051	202417-dep-Westminister Ga...	1,082.50
100-2122	DIVISION OF THE STATE ARCH...	Disability Access Fee Q1 2026	222038		161.20
100-2123	ALLIANT INSURANCE SERVICES	Special Event Insurance Q1 2026	7126		559.00
100-2127	PERFECTION PRO CONTRACT...	Retention-City Hall Exterior Refresh	222052		-10,103.64
100-4205	FRANCISCO URANGA	Refund-10-Day Parking Permit	222061		50.00
100-4302	LEANN P MARONEY	FTB Intercept Refund (DU020026209)	222050		120.00
100-4302	LEANN P MARONEY	FTB Intercept Refund (DU020025014)	222050		120.00
100-4302	LEANN P MARONEY	FTB Intercept Refund (DU020026603)	222050		120.00
100-4302	LEANN P MARONEY	FTB Intercept Refund (DU020026873)	222050		120.00
100-4302	LEANN P MARONEY	FTB Intercept Refund (DU020027141)	222050		19.00
100-5004	DEPARTMENT OF CONSERVAT...	Local Agency Fee Q1 2026	222037		-486.45
100-5004	CALIFORNIA BUILDING STAND...	Local Gov't Retainer Q1 2026	222028		-145.50
Fund 100 - GENERAL FUND Total:					944,654.95
Fund: 220 - GAS TAX FUN					
220-2210-7813	JCL TRAFFIC SERVICES	Student Drop Off & Pickup Signs	7144		222.11

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Account Number	Vendor DBA	Description (Item)	Payment Number	Project Account Key	Amount
220-2210-7890	COUNTY OF LOS ANGELES DE...	KITS Monitoring & Reports 3/2026	222034		945.95
220-2210-7890	COUNTY OF LOS ANGELES DE...	Traffic Signal Maintenance 3/2026	222034		3,557.63
Fund 220 - GAS TAX FUN Total:					4,725.69
Fund: 240 - LIGHTING AND LANDSCAPE DISTRICT FUND					
240-2410-7662	COUNTY OF LOS ANGELES AGR..	Gopher Control 1/26/2026	222032		286.98
240-2410-7662	ARBOR NURSERY PLUS	(2) 24" Tree Boxes	222024		39.78
240-2410-7663	SITEONE LANDSCAPE SUPPLY ...	Annual Weed Abatement	222057		955.55
240-2410-7888	LANDSCAPE WAREHOUSE INC	City Hall Irrigation Repairs	7145		55.94
240-2410-7888	LANDSCAPE WAREHOUSE INC	City Hall Irrigation Repairs	7145		15.24
240-2410-7888	LANDSCAPE WAREHOUSE INC	City Hall Irrigation Repairs	7145		12.47
240-2410-7909	WEST COAST ARBORISTS INC	Citywide Tree Removal & Pruning	7169		4,094.55
240-2410-7915	MARIPOSA LANDSCAPES INC	Parks (14) Landscape Maintenance 3/2026	7148		15,265.88
240-2410-7915	MARIPOSA LANDSCAPES INC	City Facilities (4) Landscape Maintenance 3/2026	7148		2,733.32
240-2410-7915	MARIPOSA LANDSCAPES INC	Misc Locations (8) Landscape Maintenance 3/2026	7148		1,509.99
240-2410-7917	MARIPOSA LANDSCAPES INC	Medians/Pkwys (19) Landscape Maintenance 3/2026	7148		8,312.45
240-2410-7917	MARIPOSA LANDSCAPES INC	Tree Wells (12) Landscape Maintenance 3/2026	7148		459.54
240-2420-7914	MARIPOSA LANDSCAPES INC	Landscape Maintenance 3/2026	7148		491.67
240-2421-7914	MARIPOSA LANDSCAPES INC	Landscape Maintenance 3/2026	7148		1,416.67
240-2422-7914	MARIPOSA LANDSCAPES INC	Landscape Maintenance 2/2026	7148		693.80
240-2423-7914	MARIPOSA LANDSCAPES INC	Landscape Maintenance 3/2026	7148		1,125.00
240-2424-7914	MARIPOSA LANDSCAPES INC	Landscape Maintenance 3/2026	7148		775.01
240-2425-7913	MARIPOSA LANDSCAPES INC	Hearthstone Brush Clearance 3/2026	7148		1,166.67
240-2425-7914	MARIPOSA LANDSCAPES INC	Landscape Maintenance 3/2026	7148		416.67
240-2426-7914	MARIPOSA LANDSCAPES INC	Landscape Maintenance 3/2026	7148		333.33
240-2427-7914	MARIPOSA LANDSCAPES INC	Landscape Maintenance 3/2026	7148		891.67
240-2431-7914	MARIPOSA LANDSCAPES INC	Landscape Maintenance 3/2026	7148		891.67
240-2432-7914	MARIPOSA LANDSCAPES INC	Landscape Maintenance 3/2026	7148		1,175.00
240-2433-7914	MARIPOSA LANDSCAPES INC	Landscape Maintenance 3/2026	7148		750.00
240-2434-7914	MARIPOSA LANDSCAPES INC	Landscape Maintenance 3/2026	7148		500.00
240-2435-7914	MARIPOSA LANDSCAPES INC	Landscape Maintenance 3/2026	7148		750.00
240-2435-7918	MARIPOSA LANDSCAPES INC	Ridgecrest Brush Clearance 3/2026	7148		708.33
Fund 240 - LIGHTING AND LANDSCAPE DISTRICT FUND Total:					45,827.18
Fund: 290 - SUPPLEMENTAL LAW ENFORCEMENT FUND					
290-2905-7781	LOS ANGELES COUNTY SHERIF...	Sheriff Contract 3/2026	7147		13,191.67
Fund 290 - SUPPLEMENTAL LAW ENFORCEMENT FUND Total:					13,191.67
Fund: 320 - AIR QUALITY MANAGEMENT FUND (AQMD)					
320-3205-8013	ENTERPRISE FM TRUST	Vehicle 24 Lease 4/01/2026 - 4/30/2026	BD26-1324		397.21
320-3205-8013	ENTERPRISE FM TRUST	Vehicle 33 Lease 4/01/2026 - 4/30/2026	BD26-1324		442.41

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Account Number	Vendor DBA	Description (Item)	Payment Number	Project Account Key	Amount
320-3205-8013	ENTERPRISE FM TRUST	Vehicle 35 Lease 4/01/2026 - 4/30/2026	BD26-1324		681.15
320-3205-8013	ENTERPRISE FM TRUST	Vehicle 25 Lease 4/01/2026 - 4/30/2026	BD26-1324		490.00
320-3205-8013	ENTERPRISE FM TRUST	Vehicle 34 Lease 4/01/2026 - 4/30/2026	BD26-1324		569.24
Fund 320 - AIR QUALITY MANAGEMENT FUND (AQMD) Total:					2,580.01
Fund: 440 - PROPOSITION A TRANSIT FUND					
440-4405-7650	FAST 5 HOLDING COMPANY L...	Citywide Vehicle Cleaning 3/2026	222043		54.00
440-4405-7814	SUPERIOR PROPERTY SERVICE...	Graffiti Removal 3/2026	222059		140.41
440-4405-7960	FOOTHILL TRANSIT	Duarte Local Service 1/2026	7141		24,348.34
440-4405-7960	FOOTHILL TRANSIT	Duarte Local Service 2/2026	7141		21,627.15
440-4405-8013	FOOTHILL TRANSIT	83rd Installment of 3rd Bus 2/2026	7141		3,887.05
440-4405-8013	FOOTHILL TRANSIT	84th Installment of 3rd Bus 3/2026	7141		3,887.05
Fund 440 - PROPOSITION A TRANSIT FUND Total:					53,944.00
Fund: 460 - PROPOSITION C TRANSIT FUND					
460-4605-7814	SUPERIOR PROPERTY SERVICE...	Graffiti Removal 3/2026	222059		117.01
460-4605-7960	FOOTHILL TRANSIT	Duarte Local Service 1/2026	7141		19,921.36
460-4605-7960	FOOTHILL TRANSIT	Duarte Local Service 2/2026	7141		17,694.94
460-4605-8013	FOOTHILL TRANSIT	83rd Installment of 3rd Bus 2/2026	7141		3,180.31
460-4605-8013	FOOTHILL TRANSIT	84th Installment of 3rd Bus 3/2026	7141		3,180.31
Fund 460 - PROPOSITION C TRANSIT FUND Total:					44,093.93
Fund: 620 - COMMUNITY IMPROVEMENT FUND					
620-2127	GREEN GIANT LANDSCAPE INC	Retention-Highland Promenade Project	7142	202106-Retention-620-2127-H..	-5,815.30
620-6225-8100	GREEN GIANT LANDSCAPE INC	Highland Promenade Project 1/16/26 - 3/18/26	7142	202106-Other Cap-620-6225-H..	116,306.00
Fund 620 - COMMUNITY IMPROVEMENT FUND Total:					110,490.70
Grand Total:					1,219,508.13

Report Summary

Fund Summary

Fund	Payment Amount
100 - GENERAL FUND	944,654.95
220 - GAS TAX FUN	4,725.69
240 - LIGHTING AND LANDSCAPE DISTRICT FUND	45,827.18
290 - SUPPLEMENTAL LAW ENFORCEMENT FUND	13,191.67
320 - AIR QUALITY MANAGEMENT FUND (AQMD)	2,580.01
440 - PROPOSITION A TRANSIT FUND	53,944.00
460 - PROPOSITION C TRANSIT FUND	44,093.93
620 - COMMUNITY IMPROVEMENT FUND	110,490.70
Grand Total:	1,219,508.13

Account Summary

Account Number	Account Name	Payment Amount
100-1010-7612	Publications and Dues	881.94
100-1010-7670	Legal Notices	1,899.17
100-1010-7685	Technology Services	9,740.50
100-1010-7980	Other Expenses	2,138.58
100-1015-7684	Code Enforcement Legal	14,432.62
100-1020-7710	Chamber Of Commerce	1,750.00
100-1020-7711	Employee Recognition C...	19.90
100-1020-7712	Community Information ...	850.00
100-1020-7716	Special Community Even...	18,185.00
100-1020-7719	Volunteer Recognition	11.05
100-1020-7724	Post Office Parking	2,980.75
100-1205-7614	Office Supplies	279.74
100-1205-7650	Vehicle Maintenance	162.00
100-1205-7655	Emergency Services	9,928.54
100-1205-7660	Other Services	39,000.00
100-1205-7779	Youth Programs	509.05
100-1205-7780	Animal Control	722.50
100-1205-7781	Contract Law Enforceme...	481,469.31
100-1205-7782	Crossing Guard Contract...	7,734.96
100-1205-7814	Nuisance Abatement	1,585.68
100-1205-8030	Other Equipment (Capita...	3,250.00
100-1405-7650	Vehicle Maintenance	45.00
100-1405-7690	Planning Commission	50.00
100-1405-7800	Building Department Ser...	61,927.51
100-1405-7801	Industrial Waste Inspect...	1,562.57
100-1405-7965	Professional Services	80.00
100-1405-7969	City Engineer	4,160.00
100-1405-7975	Economic Development ...	495.00
100-1405-7980	Other Expenses	4,784.24
100-1405-8100	Other Capital Improvem...	2,655.57
100-1410-7650	Vehicle Maintenance	4,102.33
100-1410-7656	Emergency Generator	160.00
100-1410-7814	Graffiti Removal	2,082.73
100-1410-7815	Brush Clearance	2,156.00
100-1410-7980	Other Expenses	174.50
100-1410-8030	Other Equipment (Capita...	2,794.86
100-1415-7916	Landscape-Sport Park	3,426.72
100-1605-7610	Travel, Mtgs & Conf	228.70
100-1605-7650	Vehicle Maintenance	9.00
100-1605-7730	Special Events	941.19
100-1605-7733	Senior Center	4,135.13
100-1605-7735	Teen Center	1,705.90
100-1605-7736	Youth & Adult Recreatio...	571.20
100-1605-7740	Day Camps	34.21
100-1605-7745	Boxing Program	13.98

Account Summary

Account Number	Account Name	Payment Amount
100-1605-7980	Other Expenses	500.00
100-1610-7618	Building Supplies	876.28
100-1610-7636	Uniforms	80.70
100-1610-7652	Building Maint Services	9,792.46
100-1610-8100	Other Capital Improvem...	202,072.85
100-1805-7614	Office Supplies	97.97
100-1805-7653	Bank Charges	385.34
100-1810-7660	Other Services	84.00
100-1815-7821	Network & Internet Serv...	1,081.20
100-1815-7830	Telephone Services	2,378.28
100-1815-7965	Professional Services	12,500.00
100-1825-7613	Duplications And Photos	245.62
100-1825-7614	Office Supplies	119.40
100-1825-7626	Postage	48.11
100-1825-7631	Equipment Maintenance	61.05
100-1830-8100	Vehicle Replacement (C...	14,689.05
100-2012	Green Building Fees Pay...	1,455.00
100-2013	Strong Motions Fees Pay...	9,728.90
100-2025	EE Charitable Contributi...	65.00
100-2120	Refundable Deposits	950.00
100-2121	Pass Through Deposits	1,082.50
100-2122	Disability Access & Educ ...	161.20
100-2123	Special Event Insurance ...	559.00
100-2127	Retention Payable	-10,103.64
100-4205	Parking Permits	50.00
100-4302	Parking Citations	499.00
100-5004	Other Revenue	-631.95
220-2210-7813	Regulatory Signs	222.11
220-2210-7890	Repairs-Traffic Signal	4,503.58
240-2410-7662	Other Serv-Citywide	326.76
240-2410-7663	Other Serv-Medians	955.55
240-2410-7888	Repairs-Citywide	83.65
240-2410-7909	Tree Trim-Residential	4,094.55
240-2410-7915	Landscape-Citywide	19,509.19
240-2410-7917	Landscape-Medians	8,771.99
240-2420-7914	Landscape Maintenance	491.67
240-2421-7914	Landscape Maintenance	1,416.67
240-2422-7914	Landscape Maintenance	693.80
240-2423-7914	Landscape Maintenance	1,125.00
240-2424-7914	Landscape Maintenance	775.01
240-2425-7913	Brush Clearance	1,166.67
240-2425-7914	Landscape Maintenance	416.67
240-2426-7914	Landscape Maintenance	333.33
240-2427-7914	Landscape Maintenance	891.67
240-2431-7914	Landscape Maintenance	891.67
240-2432-7914	Landscape Maintenance	1,175.00
240-2433-7914	Landscape Maintenance	750.00
240-2434-7914	Landscape Maintenance	500.00
240-2435-7914	Landscape Maintenance	750.00
240-2435-7918	Fuel Modification	708.33
290-2905-7781	Contract Law Enforceme...	13,191.67
320-3205-8013	Vehicles (Capital)	2,580.01
440-4405-7650	Vehicle Maintenance	54.00
440-4405-7814	Graffiti Removal	140.41
440-4405-7960	Foothill Transit Operatio...	45,975.49
440-4405-8013	Vehicles (Capital)	7,774.10
460-4605-7814	Graffiti Removal	117.01
460-4605-7960	Foothill Tranist Operatio...	37,616.30

Account Summary

Account Number	Account Name	Payment Amount
460-4605-8013	Vehicles (Capital)	6,360.62
620-2127	Retention Payable	-5,815.30
620-6225-8100	Other Capital Improvem...	116,306.00
Grand Total:		1,219,508.13

Project Account Summary

Project Account Key	Payment Amount
None	1,104,749.36
202106-Other Cap-620-6225-Highland Promenade-Msr M	116,306.00
202106-Retention-620-2127-Highland Promenade-Msr M	-5,815.30
202127/Meter/SvcChrg_TS Buena Vista & Kellwil Way	2,655.57
202412-Prof Svc-FY24 Bike Trail Rehab Proj	80.00
202417-dep-Westminister Garden Specific Plan & EIR	1,082.50
202418-FY23-26-Exp-Tutors,Student Engage,Live Scan	450.00
Grand Total:	1,219,508.13



City of Duarte

Council Warrant Register By Vendor By Fund

Payment Dates 4/16/2026 - 4/29/2026

Account Number	Vendor DBA	Description (Item)	Payable Number	Project Account Key	Amount
Fund: 100 - GENERAL FUND					
Vendor: 5086 - ACCO ENGINEERED SYSTEMS					
100-1610-7652	ACCO ENGINEERED SYSTEMS	SC Kitchen AC Repair	20805036		1,374.51
100-1610-7652	ACCO ENGINEERED SYSTEMS	Teen Ctr HVAC Quarterly Maintenance Contract	20810025		1,132.00
100-1610-7652	ACCO ENGINEERED SYSTEMS	Town Ctr HVAC Quarterly Maintenance Contract	20810026		3,731.00
Vendor 5086 - ACCO ENGINEERED SYSTEMS Total:					6,237.51
Vendor: 6588 - ALBERTO R PEREZ					
100-1610-7652	WET VIEWS	Fitness Ctr Pool Weekly Maintenance 3/2026	3064		1,950.00
Vendor 6588 - ALBERTO R PEREZ Total:					1,950.00
Vendor: 6117 - ALL CITY MANAGEMENT SERVICE INC					
100-1205-7782	ALL CITY MANAGEMENT SERV...	Crossing Guard Srvc 3/15/26 - PS-INV105096 3/28/26			7,734.96
Vendor 6117 - ALL CITY MANAGEMENT SERVICE INC Total:					7,734.96
Vendor: 1311 - ALLIANT INSURANCE SERVICES INC-NPB MAIN					
100-2123	ALLIANT INSURANCE SERVICES	Special Event Insurance Q1 2026	3488335		559.00
Vendor 1311 - ALLIANT INSURANCE SERVICES INC-NPB MAIN Total:					559.00
Vendor: 1491 - AUTOZONE					
100-1410-7650	AUTOZONE	Vehicle 7 Wipers	02814900103		41.42
Vendor 1491 - AUTOZONE Total:					41.42
Vendor: 6653 - BAKERS MAN PRODUCTIONS LLC					
100-1020-7712	BAKERS MAN PRODUCTIONS L...	Eggfest 2026 Production Services	408812		850.00
Vendor 6653 - BAKERS MAN PRODUCTIONS LLC Total:					850.00
Vendor: T4828 - BEAR CITY UNIFIED SOCCER CLUB					
100-2120	BEAR CITY UNIFIED SOCCER C...	Field Rent Deposit Refund	R109152		100.00
Vendor T4828 - BEAR CITY UNIFIED SOCCER CLUB Total:					100.00
Vendor: 6008 - CALIFORNIA ANIMAL WELFARE ASSOCIATION					
100-1205-7780	CALIFORNIA ANIMAL WELFARE...	Juan Oseguera Report Writing Spring 2026	200009508		25.00
Vendor 6008 - CALIFORNIA ANIMAL WELFARE ASSOCIATION Total:					25.00
Vendor: 4495 - CALIFORNIA BUILDING STANDARDS COMMISSION					
100-2012	CALIFORNIA BUILDING STAND...	Green Bldg Fee Q1 2026	1/2026 - 3/2026		1,455.00
100-5004	CALIFORNIA BUILDING STAND...	Local Gov't Retainer Q1 2026	1/2026 - 3/2026		-145.50
Vendor 4495 - CALIFORNIA BUILDING STANDARDS COMMISSION Total:					1,309.50
Vendor: 5720 - CANON U.S.A. INC					
100-1825-7631	CANON U.S.A. INC	P & R Printer Maint 3/04/2026 - 4/03/2026	6015555828		61.05
Vendor 5720 - CANON U.S.A. INC Total:					61.05
Vendor: 5164 - CARLOS MARTINEZ					
100-1605-7730	SEVEN SEASONS PARTY RENT...	Eggfest 2026 Equipment Rental	000090		715.00
Vendor 5164 - CARLOS MARTINEZ Total:					715.00
Vendor: 5120 - CHARLES ABBOTT ASSOCIATES INC					
100-1405-7800	CHARLES ABBOTT ASSOCIATES...	Building & Safety Srvc 2/2026	70081		20,870.61
100-1405-7800	CHARLES ABBOTT ASSOCIATES...	Building & Safety Services 3/2026	70087		41,056.90
Vendor 5120 - CHARLES ABBOTT ASSOCIATES INC Total:					61,927.51

Council Warrant Register By Vendor

Payment Dates: 4/16/2026 - 4/29/2026

Account Number	Vendor DBA	Description (Item)	Payable Number	Project Account Key	Amount
Vendor: 5504 - CHRISTINA M CARREON					
100-1810-7660	CMC LIVESCAN & NOTARY SE...	Livescan Services 3/2026	CMC18088		84.00
Vendor 5504 - CHRISTINA M CARREON Total:					84.00
Vendor: 5140 - CINTAS CORPORATION #693					
100-1610-7636	CINTAS CORPORATION #693	Facility Maint Uniforms	4264435075		30.85
100-1610-7652	CINTAS CORPORATION #693	Logo Mats	4264435075		4.15
100-1610-7652	CINTAS CORPORATION #693	Public Safety Logo Mats	4265244716		69.33
100-1610-7636	CINTAS CORPORATION #693	Facility Maint Uniforms	4265244841		30.85
100-1610-7652	CINTAS CORPORATION #693	Logo Mats	4265244841		4.15
100-1610-7636	CINTAS CORPORATION #693	Facility Maint Uniforms	4265940974		19.00
100-1610-7652	CINTAS CORPORATION #693	Logo Mats	4265940974		38.12
Vendor 5140 - CINTAS CORPORATION #693 Total:					196.45
Vendor: 6483 - CIVICA LAW GROUP, APC					
100-1015-7684	CIVICA LAW GROUP, APC	1318 Galen St Code Enforcement Legal 3/2026	19566		186.20
100-1015-7684	CIVICA LAW GROUP, APC	1939 Wardell Code Enforcement Legal 3/2026	19567		1,472.15
100-1015-7684	CIVICA LAW GROUP, APC	2352 Rim Rd Code Enforcement Legal 3/2026	19568		159.60
100-1015-7684	CIVICA LAW GROUP, APC	General Code Enforcement Legal 3/2026	19569		1,573.68
100-1015-7684	CIVICA LAW GROUP, APC	LAAD Citations - Flat Rate 3/2026	19862		11,000.00
100-1015-7684	CIVICA LAW GROUP, APC	LASD-Costs (Expenses) 3/2026	19863		40.99
Vendor 6483 - CIVICA LAW GROUP, APC Total:					14,432.62
Vendor: 6427 - CIVICPLUS LLC					
100-1010-7612	CIVICPLUS LLC	Development Code Supplement 9 Update	368310		881.94
Vendor 6427 - CIVICPLUS LLC Total:					881.94
Vendor: 6544 - CLOUD CONNECT SOLUTIONS INC					
100-1815-7830	CLOUD CONNECT SOLUTIONS ...	Phone-SD Wan w/VELO/SIP/E911 Bundle 5/2026	1664		1,862.28
Vendor 6544 - CLOUD CONNECT SOLUTIONS INC Total:					1,862.28
Vendor: 6795 - COASTLINE EQUIPMENT					
100-1410-7650	COASTLINE EQUIPMENT	Skid Steer Service/Repair	1340723		4,033.91
Vendor 6795 - COASTLINE EQUIPMENT Total:					4,033.91
Vendor: 6538 - COSTAR REALTY INFORMATION INC					
100-1405-7975	COSTAR REALTY INFORMATIO...	Commercial Real Estate Information 4/2026	123865083		495.00
Vendor 6538 - COSTAR REALTY INFORMATION INC Total:					495.00
Vendor: 2028 - COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS					
100-1405-7801	COUNTY OF LOS ANGELES DE...	Industrial Waste Inspections 3/2026	26040605687		1,562.57
100-1205-7655	COUNTY OF LOS ANGELES DE...	SNS Replacement-Windstorm Damage 3/2026	26040605724		9,690.83
Vendor 2028 - COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS Total:					11,253.40
Vendor: 2172 - COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS					
100-1405-7980	COUNTY OF LOS ANGELES DE...	FY26 Sewer Service Charge	IN260000545		1,935.00
Vendor 2172 - COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS Total:					1,935.00
Vendor: T1618 - CPRS DISTRICT 10					
100-1605-7610	CPRS DISTRICT 10	George Dang 2026 Awards & Installation Banquet	302- 2026- 09		65.00
Vendor T1618 - CPRS DISTRICT 10 Total:					65.00
Vendor: 5494 - CURO MANAGED PRINT PRODUCTION					
100-1610-7618	CURO MANAGED PRINT PRO...	Senior Ctr Door Signage	104771		33.15
100-1605-7733	CURO MANAGED PRINT PRO...	SC Community Yard Sale Signage	104782		241.58

Council Warrant Register By Vendor

Payment Dates: 4/16/2026 - 4/29/2026

Account Number	Vendor DBA	Description (Item)	Payable Number	Project Account Key	Amount
100-1010-7980	CURO MANAGED PRINT PRO...	2026 State of the City and Schools Banner	104787		1,077.38
100-1020-7719	CURO MANAGED PRINT PRO...	Volunteer Recognition Invites	104813		11.05
100-1610-7618	CURO MANAGED PRINT PRO...	Park Signage	104825		194.04
Vendor 5494 - CURO MANAGED PRINT PRODUCTION Total:					1,557.20
Vendor: 6650 - DANCEFIT LLC					
100-1605-7736	DANCEFIT LLC	World Dance/Baby Ballet 3/24/26 - 4/14/26	#20		571.20
Vendor 6650 - DANCEFIT LLC Total:					571.20
Vendor: 6748 - DAVID RODRIGUEZ					
100-1405-7690	DAVID RODRIGUEZ	Planning Commission Meeting	11/17/2025		50.00
Vendor 6748 - DAVID RODRIGUEZ Total:					50.00
Vendor: 5132 - DEPARTMENT OF CONSERVATION					
100-2013	DEPARTMENT OF CONSERVAT...	Strong Motion Fee (SMIP) Q1 2026	1/2026 - 3/2026		9,728.90
100-5004	DEPARTMENT OF CONSERVAT...	Local Agency Fee Q1 2026	1/2026 - 3/2026		-486.45
Vendor 5132 - DEPARTMENT OF CONSERVATION Total:					9,242.45
Vendor: 5248 - DIVISION OF THE STATE ARCHITECT					
100-2122	DIVISION OF THE STATE ARCH...	Disability Access Fee Q1 2026	1/2026 - 3/2026		161.20
Vendor 5248 - DIVISION OF THE STATE ARCHITECT Total:					161.20
Vendor: 1381 - DOLPHIN RENTS INC					
100-1605-7735	DOLPHIN RENTS INC	Eggfest 2026 Canopy Rental	10858		1,339.38
Vendor 1381 - DOLPHIN RENTS INC Total:					1,339.38
Vendor: 0476 - DUARTE PETTY CASH/BINGO PRIZE MONEY					
100-1605-7733	DUARTE PETTY CASH/BINGO ...	SC Bingo Prize Money	5/2026		165.00
Vendor 0476 - DUARTE PETTY CASH/BINGO PRIZE MONEY Total:					165.00
Vendor: 0311 - DUARTE RECREATION PETTY CASH					
100-1020-7711	DUARTE RECREATION PETTY ...	Staff Dodger Day Supplies	4132026		19.90
100-1605-7610	DUARTE RECREATION PETTY ...	Staff Meeting Supplies	4132026		45.80
100-1605-7735	DUARTE RECREATION PETTY ...	TC Knotts Berry Farm Excursion Parking	4132026		80.00
Vendor 0311 - DUARTE RECREATION PETTY CASH Total:					145.70
Vendor: 2227 - DUARTE-AZUSA ANIMAL HOSPITAL					
100-1205-7780	DUARTE-AZUSA ANIMAL HOSP..	Emergency Animal Care 4/7/26	136143		100.00
Vendor 2227 - DUARTE-AZUSA ANIMAL HOSPITAL Total:					100.00
Vendor: 6867 - EL CANTON DE LA PATRONA LLC					
100-1010-7980	EL CANTON DE LA PATRONA	Budget Workshop Catering	5/5/2026		1,061.20
Vendor 6867 - EL CANTON DE LA PATRONA LLC Total:					1,061.20
Vendor: 6460 - ELIJAH ROY MORALES					
100-1205-7779	ELIJAH ROY MORALES	DUSD Tutoring Program	3/2026	202418-FY23-26-Exp-Tutors,S...	450.00
Vendor 6460 - ELIJAH ROY MORALES Total:					450.00
Vendor: 6189 - ENTERPRISE FM TRUST					
100-1830-8100	ENTERPRISE FM TRUST	Vehicle R24 Lease/Maint 3/25/2026 - 3/31/2026	FBN5610658		118.17
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 33,34,24,25,35 Maint Fees	FBN5610658		259.83
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 13 Lease/Maint 4/01/2026 - 4/30/2026	FBN5610658		347.33
100-1830-8100	ENTERPRISE FM TRUST	Vehicle R24 Tax on Incentive	FBN5610658		18.40
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 10 Lease/Maint 4/01/2026 - 4/30/2026	FBN5610658		669.11
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 19 Lease/Maint 4/01/2026 - 4/30/2026	FBN5610658		447.30
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 3 Lease/Maint 4/01/2026 - 4/30/2026	FBN5610658		1,819.25
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 15 Lease/Maint 4/01/2026 - 4/30/2026	FBN5610658		1,088.94

Council Warrant Register By Vendor

Payment Dates: 4/16/2026 - 4/29/2026

Account Number	Vendor DBA	Description (Item)	Payable Number	Project Account Key	Amount
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 26 Lease/Maint 4/01/2026 - 4/30/2026	FBN5610658		849.35
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 20 Lease/Maint 4/01/2026 - 4/30/2026	FBN5610658		395.08
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 9 Lease/Maint 4/01/2026 - 4/30/2026	FBN5610658		800.69
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 7 Lease/Maint 4/01/2026 - 4/30/2026	FBN5610658		784.34
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 27 Lease/Maint 4/01/2026 - 4/30/2026	FBN5610658		710.42
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 11 Lease/Maint 4/01/2026 - 4/30/2026	FBN5610658		703.61
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 29 Lease/Maint 4/01/2026 - 4/30/2026	FBN5610658		696.76
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 17 Lease/Maint 4/01/2026 - 4/30/2026	FBN5610658		827.50
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 14 Lease/Maint 4/01/2026 - 4/30/2026	FBN5610658		546.07
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 28 Lease/Maint 4/01/2026 - 4/30/2026	FBN5610658		531.41
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 30 Lease/Maint 4/01/2026 - 4/30/2026	FBN5610658		530.21
100-1830-8100	ENTERPRISE FM TRUST	Vehicle R24 Lease/Maint 4/01/2026 - 4/30/2026	FBN5610658		523.23
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 22 Lease/Maint 4/01/2026 - 4/30/2026	FBN5610658		491.82
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 36 Lease/Maint 4/01/2026 - 4/30/2026	FBN5610658		479.96
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 23 Lease/Maint 4/01/2026 - 4/30/2026	FBN5610658		470.06
100-1830-8100	ENTERPRISE FM TRUST	Vehicle 6 Lease/Maint 4/01/2026 - 4/30/2026	FBN5610658		580.21
Vendor 6189 - ENTERPRISE FM TRUST Total:					14,689.05
Vendor: 6237 - FAST 5 HOLDING COMPANY LLC					
100-1205-7650	FAST 5 HOLDING COMPANY L...	Citywide Vehicle Cleaning 3/2026	01169		162.00
100-1405-7650	FAST 5 HOLDING COMPANY L...	Citywide Vehicle Cleaning 3/2026	01169		45.00
100-1410-7650	FAST 5 HOLDING COMPANY L...	Citywide Vehicle Cleaning 3/2026	01169		27.00
100-1605-7650	FAST 5 HOLDING COMPANY L...	Citywide Vehicle Cleaning 3/2026	01169		9.00
Vendor 6237 - FAST 5 HOLDING COMPANY LLC Total:					243.00
Vendor: 0087 - FEDEX					
100-1825-7626	FEDEX	Document Delivery 4/8/2026	9-250-32812		48.11
Vendor 0087 - FEDEX Total:					48.11
Vendor: 6684 - FLOCK GROUP INC					
100-1205-7660	FLOCK SAFETY	ALPR Camera (12) Subscription 11/2025 - 11/2026	INV-91535		39,000.00
100-1205-8030	FLOCK SAFETY	ALPR Camera Subscription 11/5/24 - 11/4/25	INV-91536		3,250.00
Vendor 6684 - FLOCK GROUP INC Total:					42,250.00
Vendor: 6546 - FOOD EXPLORATION AND DISCOVERY					
100-1605-7980	Food ED	Community Garden Event Pop- up & Banners	213		500.00
Vendor 6546 - FOOD EXPLORATION AND DISCOVERY Total:					500.00
Vendor: T5138 - FRANCISCO URANGA					
100-4205	FRANCISCO URANGA	Refund-10-Day Parking Permit	8acda49f9		50.00
Vendor T5138 - FRANCISCO URANGA Total:					50.00

Council Warrant Register By Vendor

Payment Dates: 4/16/2026 - 4/29/2026

Account Number	Vendor DBA	Description (Item)	Payable Number	Project Account Key	Amount
Vendor: 4308 - GARVEY EQUIPMENT COMPANY					
100-1410-8030	GARVEY EQUIPMENT COMPA...	Chain Saw/Pressure Washer	173980		2,794.86
Vendor 4308 - GARVEY EQUIPMENT COMPANY Total:					2,794.86
Vendor: 0788 - HOME DEPOT CREDIT SERVICES					
100-1610-7618	HOME DEPOT CREDIT SERVICES	Misc Repairs/Supplies	20098		177.55
100-1610-7618	HOME DEPOT CREDIT SERVICES	Electrical Supplies	1032212		105.91
Vendor 0788 - HOME DEPOT CREDIT SERVICES Total:					283.46
Vendor: 6090 - IT'S A GAS INC					
100-1610-7652	IT'S A GAS INC	SC Helium Tank Replacement	ARP-17039		539.20
Vendor 6090 - IT'S A GAS INC Total:					539.20
Vendor: T5019 - JEFFREY HAN					
100-2120	JEFFREY HAN	Field Rent Deposit Refund 11/15/2025	R110233		100.00
Vendor T5019 - JEFFREY HAN Total:					100.00
Vendor: 5990 - JK PROPERTY SERVICES INC					
100-1020-7716	JK PROPERTY SERVICES INC	2025 Annual Holiday Decor Install/Remove/Storage	5017		18,185.00
Vendor 5990 - JK PROPERTY SERVICES INC Total:					18,185.00
Vendor: 3643 - KELLY BARNES					
100-1605-7610	KELLY BARNES	CRPS Conference Expense Reimbursement	3/10/26 - 3/12/2026		117.90
Vendor 3643 - KELLY BARNES Total:					117.90
Vendor: 6866 - LASER TECHNOLOGY INC					
100-1205-7814	LASER TECH	Laser Speed Gun	200976 RI		1,585.68
Vendor 6866 - LASER TECHNOLOGY INC Total:					1,585.68
Vendor: T5139 - LEANN P MARONEY					
100-4302	LEANN P MARONEY	FTB Intercept Refund (DU020027141)	4062026		19.00
100-4302	LEANN P MARONEY	FTB Intercept Refund (DU020026873)	4062026		120.00
100-4302	LEANN P MARONEY	FTB Intercept Refund (DU020026603)	4062026		120.00
100-4302	LEANN P MARONEY	FTB Intercept Refund (DU020025014)	4062026		120.00
100-4302	LEANN P MARONEY	FTB Intercept Refund (DU020026209)	4062026		120.00
Vendor T5139 - LEANN P MARONEY Total:					499.00
Vendor: 0056 - LOS ANGELES COUNTY SHERIFF'S DEPARTMENT					
100-1205-7781	LOS ANGELES COUNTY SHERIF...	Sheriff Contract 3/2026	262474AY		481,469.31
Vendor 0056 - LOS ANGELES COUNTY SHERIFF'S DEPARTMENT Total:					481,469.31
Vendor: 5698 - LUDECKE PROPERTY MANAGEMENT INC					
100-1020-7710	LUDECKE PROPERTY MANAG...	Chamber Lease 5/2026	huntplaz-1735-0526		1,750.00
Vendor 5698 - LUDECKE PROPERTY MANAGEMENT INC Total:					1,750.00
Vendor: 4434 - MARIPOSA LANDSCAPES INC					
100-1020-7724	MARIPOSA LANDSCAPES INC	PO Pkg Lot Landscape Maintenance 3/2026	119178		312.00
100-1410-7815	MARIPOSA LANDSCAPES INC	Duarte Wilderness Park Brush Clearance 3/2026	119178		2,080.00
100-1410-7815	MARIPOSA LANDSCAPES INC	Greenbank Ave Brush Clearance 3/2026	119178		76.00
100-1415-7916	MARIPOSA LANDSCAPES INC	Sports Parks (2) Landscape Maintenance 3/2026	119178		3,426.72
Vendor 4434 - MARIPOSA LANDSCAPES INC Total:					5,894.72
Vendor: 4286 - MAXTREME INC					
100-1815-7965	MAXTREME SERVICES	IT Helpdesk 4/2026	13872		12,500.00
Vendor 4286 - MAXTREME INC Total:					12,500.00

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Payment Dates: 4/16/2026 - 4/29/2026

Account Number	Vendor DBA	Description (Item)	Payable Number	Project Account Key	Amount
Vendor: 6752 - MCCi LLC					
100-1010-7685	MCCi LLC	Laserfiche Cloud Subscription 5/19/26 - 5/18/27	RN27733		9,740.50
Vendor 6752 - MCCi LLC Total:					9,740.50
Vendor: 5454 - MOORE IACOFANO GOLTSMAN INC					
100-2121	MOORE IACOFANO GOLTSMA...	Westminster Gardens Specific Plan 2/2026	0095617	202417-dep-Westminister Ga...	1,082.50
Vendor 5454 - MOORE IACOFANO GOLTSMAN INC Total:					1,082.50
Vendor: 6833 - MULTI SERVICE TECHNOLOGY SOLUTIONS INC					
100-1605-7730	TREVIPAY	Eggfest Plastic Bins	8d8672be		59.54
Vendor 6833 - MULTI SERVICE TECHNOLOGY SOLUTIONS INC Total:					59.54
Vendor: 4656 - MUSCO SPORTS LIGHTING LLC					
100-1610-7652	MUSCO SPORTS LIGHTING LLC	Otis Gordon Control Link Srvc Fee 4/2026 - 4/2027	450976		475.00
100-1610-7652	MUSCO SPORTS LIGHTING LLC	ROP Control Link Srvc Fee 4/2026 - 4/2027	450976		475.00
Vendor 4656 - MUSCO SPORTS LIGHTING LLC Total:					950.00
Vendor: 6280 - ONLY CREMATIONS FOR PETS					
100-1205-7780	ONLY CREMATIONS FOR PETS	Deceased Animal Disposal 3/2026	120965		597.50
Vendor 6280 - ONLY CREMATIONS FOR PETS Total:					597.50
Vendor: 6854 - PATRICIA KACZMAREK					
100-1605-7733	RENT A TEA PARTY	Balance-SC Mothers Day Tea Teacups & Saucers	0000259-Bal		287.50
Vendor 6854 - PATRICIA KACZMAREK Total:					287.50
Vendor: 6726 - PERFECTION PAINTING CORP					
100-1610-8100	PERFECTION PRO CONTRACT...	Credit for Fiber Cement Siding Wall'	0404		-75,319.65
100-1610-8100	PERFECTION PRO CONTRACT...	Duarte City Hall Exterior Refresh	0404		277,392.50
100-2127	PERFECTION PRO CONTRACT...	Retention-City Hall Exterior Refresh	0404		-10,103.64
Vendor 6726 - PERFECTION PAINTING CORP Total:					191,969.21
Vendor: T4826 - RAMIREZ BASEBALL LEAGUE					
100-2120	RAMIREZ BASEBALL LEAGUE	Field Rent Deposit Refund	R108840		250.00
Vendor T4826 - RAMIREZ BASEBALL LEAGUE Total:					250.00
Vendor: 6788 - RAYCOM DATA TECHNOLOGIES INC					
100-1405-7980	RAYCOM DATA TECHNOLOGIE...	CMO/CMD Scanning Project- 6th Round	238466		2,849.24
Vendor 6788 - RAYCOM DATA TECHNOLOGIES INC Total:					2,849.24
Vendor: 6057 - REGIONAL TAP SERVICE CENTER					
100-2025	REGIONAL TAP SERVICE CENT...	TAP Card Reload 3/2026	6027122		65.00
Vendor 6057 - REGIONAL TAP SERVICE CENTER Total:					65.00
Vendor: 0904 - RKA CONSULTING GROUP					
100-1405-7969	RKA CONSULTING GROUP	Contract City Engineer 2/2026	36839		2,640.00
100-1405-7965	RKA CONSULTING GROUP	Watson Multi-Use Trail Rehav Grant Support 2/2026	36840	202412-Prof Svc-FY24 Bike Tra...	80.00
100-1405-7969	RKA CONSULTING GROUP	FY26 LLMD Engineering Services 2/2026	36841		1,520.00
Vendor 0904 - RKA CONSULTING GROUP Total:					4,240.00
Vendor: 6277 - SECTRAN SECURITY INC					
100-1805-7653	SECTRAN SECURITY INC	April 2026 Courier Pick-up	26040691		385.34
Vendor 6277 - SECTRAN SECURITY INC Total:					385.34
Vendor: 6401 - SIGNAL HILL AUTO ENTERPRISES					
100-1610-7618	SUPPLY SOLUTIONS	Building Maintenance Supplies	163463-02		315.41
Vendor 6401 - SIGNAL HILL AUTO ENTERPRISES Total:					315.41

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Payment Dates: 4/16/2026 - 4/29/2026

Account Number	Vendor DBA	Description (Item)	Payable Number	Project Account Key	Amount
Vendor: 0209 - SMART & FINAL					
100-1605-7730	SMART & FINAL	Jump for Autism Supplies	485033		59.43
100-1605-7733	SMART & FINAL	Senior Ctr Supplies	797088		90.05
100-1605-7730	SMART & FINAL	Eggfest 2026 Staff Refreshments	351899		107.22
100-1605-7740	SMART & FINAL	Day Camps Workshop	369377-4062026		34.21
100-1605-7745	SMART & FINAL	TC Boxing Program Supplies	031244		13.98
100-1605-7735	SMART & FINAL	TC Cooking Program Supplies	069244		49.63
100-1605-7735	SMART & FINAL	TC Snack Bar Supplies	602299		236.89
Vendor 0209 - SMART & FINAL Total:					591.41
Vendor: 0217 - SOUTHEAST CONSTRUCTION PRODUCTS INC					
100-1610-7618	SOUTHEAST CONSTRUCTION ...	Field Chaulk	2603-011399		50.22
Vendor 0217 - SOUTHEAST CONSTRUCTION PRODUCTS INC Total:					50.22
Vendor: 5447 - SOUTHERN CALIFORNIA EDISON					
100-1405-8100	SOUTHERN CALIFORNIA EDIS...	Traffic Signal Design @ 1990 Buena Vista/Kelwill	7590704046	202127/Meter/SvcChrg_TS Bu...	2,655.57
100-1020-7724	SOUTHERN CALIFORNIA EDIS...	PO Pkg Lot Lease 5/01/206 - 7/31/2026	7701321484		2,668.75
Vendor 5447 - SOUTHERN CALIFORNIA EDISON Total:					5,324.32
Vendor: 0220 - SOUTHERN CALIFORNIA NEWS GROUP					
100-1010-7670	SOUTHERN CALIFORNIA NEWS...	Legal Advertising 3/2026	638451		1,899.17
Vendor 0220 - SOUTHERN CALIFORNIA NEWS GROUP Total:					1,899.17
Vendor: 0218 - STAMP-OUT INC					
100-1825-7614	STAMP-OUT INC	Accounts Payable Paid Stamp	4202026CD		119.40
Vendor 0218 - STAMP-OUT INC Total:					119.40
Vendor: 2688 - STAPLES CONTRACT & COMMERCIAL INC					
100-1205-7614	STAPLES	Office Supplies	6059542042		279.74
100-1805-7614	STAPLES	Office Supplies	6060722674		69.69
100-1825-7613	STAPLES	Copier Paper	6060722674		245.62
100-1805-7614	STAPLES	Office Supplies	6060722675		28.28
Vendor 2688 - STAPLES CONTRACT & COMMERCIAL INC Total:					623.33
Vendor: 1610 - SUNWEST ENGINEERING					
100-1410-7656	SUNWEST ENGINEERING	Emergency Generator Inspection 3/23/2026	SA-64542		160.00
Vendor 1610 - SUNWEST ENGINEERING Total:					160.00
Vendor: 5307 - SUPERIOR PROPERTY SERVICES INC					
100-1410-7814	SUPERIOR PROPERTY SERVICE...	Graffiti Removal 3/2026	18677		2,082.73
Vendor 5307 - SUPERIOR PROPERTY SERVICES INC Total:					2,082.73
Vendor: 5296 - THE BASHFUL BUTLER LLC					
100-1605-7733	THE BASHFUL BUTLER LLC	SC Mother's Day Tea Catering	2803		3,351.00
Vendor 5296 - THE BASHFUL BUTLER LLC Total:					3,351.00
Vendor: 5029 - THE TECHNOLOGY DEPOT INC					
100-1815-7821	THE TECHNOLOGY DEPOT INC	Ruckus Cloud Switch Mgmt 5/2026	30477		399.20
100-1815-7821	THE TECHNOLOGY DEPOT INC	VITA Management 5/2026	30498		682.00
100-1815-7830	THE TECHNOLOGY DEPOT INC	Mitel Maintenance 5/2026	30529		516.00
Vendor 5029 - THE TECHNOLOGY DEPOT INC Total:					1,597.20
Vendor: 5581 - THOMSON REUTERS-WEST PUBLISHING CORP					
100-1205-7655	THOMSON REUTERS-WEST P...	EOC Software 3/2026	853405464		237.71
Vendor 5581 - THOMSON REUTERS-WEST PUBLISHING CORP Total:					237.71
Vendor: T3164 - VERONICA CORIA					
100-2120	VERONICA CORIA	SC Rent Deposit Refund 4/11/2026	R112001		500.00
Vendor T3164 - VERONICA CORIA Total:					500.00
Vendor: 0237 - WAXIE SANITARY SUPPLY					
100-1410-7980	WAXIE SANITARY SUPPLY	City Yard Shop Rags	83850849		174.50
Vendor 0237 - WAXIE SANITARY SUPPLY Total:					174.50

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Payment Dates: 4/16/2026 - 4/29/2026

Account Number	Vendor DBA	Description (Item)	Payable Number	Project Account Key	Amount
Vendor: 6706 - ZASIO BALDELOMAR					
100-1205-7779	ZASIO BALDELOMAR	DART Gardening Day Event Starbucks Coffee	3/22/2026		59.05
Vendor 6706 - ZASIO BALDELOMAR Total:					59.05
Fund 100 - GENERAL FUND Total:					944,654.95
Fund: 220 - GAS TAX FUN					
Vendor: 2028 - COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS					
220-2210-7890	COUNTY OF LOS ANGELES DE...	KITS Monitoring & Reports 3/2026	26040605753		945.95
220-2210-7890	COUNTY OF LOS ANGELES DE...	Traffic Signal Maintenance 3/2026	26040606027		3,557.63
Vendor 2028 - COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS Total:					4,503.58
Vendor: 3957 - JCL BARRICADE					
220-2210-7813	JCL TRAFFIC SERVICES	Student Drop Off & Pickup Signs	132648		222.11
Vendor 3957 - JCL BARRICADE Total:					222.11
Fund 220 - GAS TAX FUN Total:					4,725.69
Fund: 240 - LIGHTING AND LANDSCAPE DISTRICT FUND					
Vendor: 3824 - ARBOR NURSERY PLUS					
240-2410-7662	ARBOR NURSERY PLUS	(2) 24" Tree Boxes	7372		39.78
Vendor 3824 - ARBOR NURSERY PLUS Total:					39.78
Vendor: 1997 - COUNTY OF LOS ANGELES AGRIC COMM/R/WTS & MEASURES					
240-2410-7662	COUNTY OF LOS ANGELES AGR..	Gopher Control 1/26/2026	261414		286.98
Vendor 1997 - COUNTY OF LOS ANGELES AGRIC COMM/R/WTS & MEASURES Total:					286.98
Vendor: 3968 - LANDSCAPE WAREHOUSE III					
240-2410-7888	LANDSCAPE WAREHOUSE INC	City Hall Irrigation Repairs	2603-616088		55.94
240-2410-7888	LANDSCAPE WAREHOUSE INC	City Hall Irrigation Repairs	2604-617692		15.24
240-2410-7888	LANDSCAPE WAREHOUSE INC	City Hall Irrigation Repairs	2604-617700		12.47
Vendor 3968 - LANDSCAPE WAREHOUSE III Total:					83.65
Vendor: 4434 - MARIPOSA LANDSCAPES INC					
240-2410-7915	MARIPOSA LANDSCAPES INC	City Facilities (4) Landscape Maintenance 3/2026	119178		2,733.32
240-2410-7915	MARIPOSA LANDSCAPES INC	Parks (14) Landscape Maintenance 3/2026	119178		15,265.88
240-2410-7915	MARIPOSA LANDSCAPES INC	Misc Locations (8) Landscape Maintenance 3/2026	119178		1,509.99
240-2410-7917	MARIPOSA LANDSCAPES INC	Tree Wells (12) Landscape Maintenance 3/2026	119178		459.54
240-2410-7917	MARIPOSA LANDSCAPES INC	Medians/Pkwy (19) Landscape Maintenance 3/2026	119178		8,312.45
240-2420-7914	MARIPOSA LANDSCAPES INC	Landscape Maintenance 3/2026	119178		491.67
240-2421-7914	MARIPOSA LANDSCAPES INC	Landscape Maintenance 3/2026	119178		1,416.67
240-2422-7914	MARIPOSA LANDSCAPES INC	Landscape Maintenance 2/2026	119178		693.80
240-2423-7914	MARIPOSA LANDSCAPES INC	Landscape Maintenance 3/2026	119178		1,125.00
240-2424-7914	MARIPOSA LANDSCAPES INC	Landscape Maintenance 3/2026	119178		775.01
240-2425-7913	MARIPOSA LANDSCAPES INC	Hearthstone Brush Clearance 3/2026	119178		1,166.67
240-2425-7914	MARIPOSA LANDSCAPES INC	Landscape Maintenance 3/2026	119178		416.67
240-2426-7914	MARIPOSA LANDSCAPES INC	Landscape Maintenance 3/2026	119178		333.33
240-2427-7914	MARIPOSA LANDSCAPES INC	Landscape Maintenance 3/2026	119178		891.67
240-2431-7914	MARIPOSA LANDSCAPES INC	Landscape Maintenance 3/2026	119178		891.67

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Payment Dates: 4/16/2026 - 4/29/2026

Account Number	Vendor DBA	Description (Item)	Payable Number	Project Account Key	Amount
240-2432-7914	MARIPOSA LANDSCAPES INC	Landscape Maintenance 3/2026	119178		1,175.00
240-2433-7914	MARIPOSA LANDSCAPES INC	Landscape Maintenance 3/2026	119178		750.00
240-2434-7914	MARIPOSA LANDSCAPES INC	Landscape Maintenance 3/2026	119178		500.00
240-2435-7914	MARIPOSA LANDSCAPES INC	Landscape Maintenance 3/2026	119178		750.00
240-2435-7918	MARIPOSA LANDSCAPES INC	Ridgecrest Brush Clearance 3/2026	119178		708.33
Vendor 4434 - MARIPOSA LANDSCAPES INC Total:					40,366.67
Vendor: 5691 - SITEONE LANDSCAPE SUPPLY HOLDING LLC					
240-2410-7663	SITEONE LANDSCAPE SUPPLY ...	Annual Weed Abatement	164236817-001		955.55
Vendor 5691 - SITEONE LANDSCAPE SUPPLY HOLDING LLC Total:					955.55
Vendor: 1521 - WEST COAST ARBORISTS INC					
240-2410-7909	WEST COAST ARBORISTS INC	Citywide Tree Removal & Pruning	242154		4,094.55
Vendor 1521 - WEST COAST ARBORISTS INC Total:					4,094.55
Fund 240 - LIGHTING AND LANDSCAPE DISTRICT FUND Total:					45,827.18
Fund: 290 - SUPPLEMENTAL LAW ENFORCEMENT FUND					
Vendor: 0056 - LOS ANGELES COUNTY SHERIFF'S DEPARTMENT					
290-2905-7781	LOS ANGELES COUNTY SHERIF...	Sheriff Contract 3/2026	262474AY		13,191.67
Vendor 0056 - LOS ANGELES COUNTY SHERIFF'S DEPARTMENT Total:					13,191.67
Fund 290 - SUPPLEMENTAL LAW ENFORCEMENT FUND Total:					13,191.67
Fund: 320 - AIR QUALITY MANAGEMENT FUND (AQMD)					
Vendor: 6189 - ENTERPRISE FM TRUST					
320-3205-8013	ENTERPRISE FM TRUST	Vehicle 25 Lease 4/01/2026 - 4/30/2026	FBN5610658		490.00
320-3205-8013	ENTERPRISE FM TRUST	Vehicle 24 Lease 4/01/2026 - 4/30/2026	FBN5610658		397.21
320-3205-8013	ENTERPRISE FM TRUST	Vehicle 33 Lease 4/01/2026 - 4/30/2026	FBN5610658		442.41
320-3205-8013	ENTERPRISE FM TRUST	Vehicle 34 Lease 4/01/2026 - 4/30/2026	FBN5610658		569.24
320-3205-8013	ENTERPRISE FM TRUST	Vehicle 35 Lease 4/01/2026 - 4/30/2026	FBN5610658		681.15
Vendor 6189 - ENTERPRISE FM TRUST Total:					2,580.01
Fund 320 - AIR QUALITY MANAGEMENT FUND (AQMD) Total:					2,580.01
Fund: 440 - PROPOSITION A TRANSIT FUND					
Vendor: 6237 - FAST 5 HOLDING COMPANY LLC					
440-4405-7650	FAST 5 HOLDING COMPANY L...	Citywide Vehicle Cleaning 3/2026	01169		54.00
Vendor 6237 - FAST 5 HOLDING COMPANY LLC Total:					54.00
Vendor: 3192 - FOOTHILL TRANSIT					
440-4405-8013	FOOTHILL TRANSIT	83rd Installment of 3rd Bus 2/2026	SI011139		3,887.05
440-4405-8013	FOOTHILL TRANSIT	84th Installment of 3rd Bus 3/2026	SI011140		3,887.05
440-4405-7960	FOOTHILL TRANSIT	Duarte Local Service 1/2026	SI011171		24,348.34
440-4405-7960	FOOTHILL TRANSIT	Duarte Local Service 2/2026	SI011172		21,627.15
Vendor 3192 - FOOTHILL TRANSIT Total:					53,749.59
Vendor: 5307 - SUPERIOR PROPERTY SERVICES INC					
440-4405-7814	SUPERIOR PROPERTY SERVICE...	Graffiti Removal 3/2026	18677		140.41
Vendor 5307 - SUPERIOR PROPERTY SERVICES INC Total:					140.41
Fund 440 - PROPOSITION A TRANSIT FUND Total:					53,944.00

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Payment Dates: 4/16/2026 - 4/29/2026

Account Number	Vendor DBA	Description (Item)	Payable Number	Project Account Key	Amount
Fund: 460 - PROPOSITION C TRANSIT FUND					
Vendor: 3192 - FOOTHILL TRANSIT					
460-4605-8013	FOOTHILL TRANSIT	83rd Installment of 3rd Bus 2/2026	SI011139		3,180.31
460-4605-8013	FOOTHILL TRANSIT	84th Installment of 3rd Bus 3/2026	SI011140		3,180.31
460-4605-7960	FOOTHILL TRANSIT	Duarte Local Service 1/2026	SI011171		19,921.36
460-4605-7960	FOOTHILL TRANSIT	Duarte Local Service 2/2026	SI011172		17,694.94
Vendor 3192 - FOOTHILL TRANSIT Total:					43,976.92
Vendor: 5307 - SUPERIOR PROPERTY SERVICES INC					
460-4605-7814	SUPERIOR PROPERTY SERVICE...	Graffiti Removal 3/2026	18677		117.01
Vendor 5307 - SUPERIOR PROPERTY SERVICES INC Total:					117.01
Fund 460 - PROPOSITION C TRANSIT FUND Total:					44,093.93
Fund: 620 - COMMUNITY IMPROVEMENT FUND					
Vendor: 6749 - GREEN GIANT LANDSCAPE INC					
620-2127	GREEN GIANT LANDSCAPE INC	Retention-Highland Promenade Project	1202-06	202106-Retention-620-2127-H..	-5,815.30
620-6225-8100	GREEN GIANT LANDSCAPE INC	Highland Promenade Project 1/16/26 - 3/18/26	1202-06	202106-Other Cap-620-6225-H..	116,306.00
Vendor 6749 - GREEN GIANT LANDSCAPE INC Total:					110,490.70
Fund 620 - COMMUNITY IMPROVEMENT FUND Total:					110,490.70
Grand Total:					1,219,508.13

Report Summary**Fund Summary**

Fund	Payment Amount
100 - GENERAL FUND	944,654.95
220 - GAS TAX FUN	4,725.69
240 - LIGHTING AND LANDSCAPE DISTRICT FUND	45,827.18
290 - SUPPLEMENTAL LAW ENFORCEMENT FUND	13,191.67
320 - AIR QUALITY MANAGEMENT FUND (AQMD)	2,580.01
440 - PROPOSITION A TRANSIT FUND	53,944.00
460 - PROPOSITION C TRANSIT FUND	44,093.93
620 - COMMUNITY IMPROVEMENT FUND	110,490.70
Grand Total:	1,219,508.13

Account Summary

Account Number	Account Name	Payment Amount
100-1010-7612	Publications and Dues	881.94
100-1010-7670	Legal Notices	1,899.17
100-1010-7685	Technology Services	9,740.50
100-1010-7980	Other Expenses	2,138.58
100-1015-7684	Code Enforcement Legal	14,432.62
100-1020-7710	Chamber Of Commerce	1,750.00
100-1020-7711	Employee Recognition C...	19.90
100-1020-7712	Community Information ...	850.00
100-1020-7716	Special Community Even...	18,185.00
100-1020-7719	Volunteer Recognition	11.05
100-1020-7724	Post Office Parking	2,980.75
100-1205-7614	Office Supplies	279.74
100-1205-7650	Vehicle Maintenance	162.00
100-1205-7655	Emergency Services	9,928.54
100-1205-7660	Other Services	39,000.00
100-1205-7779	Youth Programs	509.05
100-1205-7780	Animal Control	722.50
100-1205-7781	Contract Law Enforceme...	481,469.31
100-1205-7782	Crossing Guard Contract...	7,734.96
100-1205-7814	Nuisance Abatement	1,585.68
100-1205-8030	Other Equipment (Capita...	3,250.00
100-1405-7650	Vehicle Maintenance	45.00
100-1405-7690	Planning Commission	50.00
100-1405-7800	Building Department Ser...	61,927.51
100-1405-7801	Industrial Waste Inspect...	1,562.57
100-1405-7965	Professional Services	80.00
100-1405-7969	City Engineer	4,160.00
100-1405-7975	Economic Development ...	495.00
100-1405-7980	Other Expenses	4,784.24
100-1405-8100	Other Capital Improvem...	2,655.57
100-1410-7650	Vehicle Maintenance	4,102.33
100-1410-7656	Emergency Generator	160.00
100-1410-7814	Graffiti Removal	2,082.73
100-1410-7815	Brush Clearance	2,156.00
100-1410-7980	Other Expenses	174.50
100-1410-8030	Other Equipment (Capita...	2,794.86
100-1415-7916	Landscape-Sport Park	3,426.72
100-1605-7610	Travel, Mtgs & Conf	228.70
100-1605-7650	Vehicle Maintenance	9.00
100-1605-7730	Special Events	941.19
100-1605-7733	Senior Center	4,135.13
100-1605-7735	Teen Center	1,705.90
100-1605-7736	Youth & Adult Recreatio...	571.20
100-1605-7740	Day Camps	34.21
100-1605-7745	Boxing Program	13.98

Account Summary

Account Number	Account Name	Payment Amount
100-1605-7980	Other Expenses	500.00
100-1610-7618	Building Supplies	876.28
100-1610-7636	Uniforms	80.70
100-1610-7652	Building Maint Services	9,792.46
100-1610-8100	Other Capital Improvem...	202,072.85
100-1805-7614	Office Supplies	97.97
100-1805-7653	Bank Charges	385.34
100-1810-7660	Other Services	84.00
100-1815-7821	Network & Internet Serv...	1,081.20
100-1815-7830	Telephone Services	2,378.28
100-1815-7965	Professional Services	12,500.00
100-1825-7613	Duplications And Photos	245.62
100-1825-7614	Office Supplies	119.40
100-1825-7626	Postage	48.11
100-1825-7631	Equipment Maintenance	61.05
100-1830-8100	Vehicle Replacement (C...	14,689.05
100-2012	Green Building Fees Pay...	1,455.00
100-2013	Strong Motions Fees Pay...	9,728.90
100-2025	EE Charitable Contributi...	65.00
100-2120	Refundable Deposits	950.00
100-2121	Pass Through Deposits	1,082.50
100-2122	Disability Access & Educ ...	161.20
100-2123	Special Event Insurance ...	559.00
100-2127	Retention Payable	-10,103.64
100-4205	Parking Permits	50.00
100-4302	Parking Citations	499.00
100-5004	Other Revenue	-631.95
220-2210-7813	Regulatory Signs	222.11
220-2210-7890	Repairs-Traffic Signal	4,503.58
240-2410-7662	Other Serv-Citywide	326.76
240-2410-7663	Other Serv-Medians	955.55
240-2410-7888	Repairs-Citywide	83.65
240-2410-7909	Tree Trim-Residential	4,094.55
240-2410-7915	Landscape-Citywide	19,509.19
240-2410-7917	Landscape-Medians	8,771.99
240-2420-7914	Landscape Maintenance	491.67
240-2421-7914	Landscape Maintenance	1,416.67
240-2422-7914	Landscape Maintenance	693.80
240-2423-7914	Landscape Maintenance	1,125.00
240-2424-7914	Landscape Maintenance	775.01
240-2425-7913	Brush Clearance	1,166.67
240-2425-7914	Landscape Maintenance	416.67
240-2426-7914	Landscape Maintenance	333.33
240-2427-7914	Landscape Maintenance	891.67
240-2431-7914	Landscape Maintenance	891.67
240-2432-7914	Landscape Maintenance	1,175.00
240-2433-7914	Landscape Maintenance	750.00
240-2434-7914	Landscape Maintenance	500.00
240-2435-7914	Landscape Maintenance	750.00
240-2435-7918	Fuel Modification	708.33
290-2905-7781	Contract Law Enforceme...	13,191.67
320-3205-8013	Vehicles (Capital)	2,580.01
440-4405-7650	Vehicle Maintenance	54.00
440-4405-7814	Graffiti Removal	140.41
440-4405-7960	Foothill Transit Operatio...	45,975.49
440-4405-8013	Vehicles (Capital)	7,774.10
460-4605-7814	Graffiti Removal	117.01
460-4605-7960	Foothill Tranist Operatio...	37,616.30

Account Summary

Account Number	Account Name	Payment Amount
460-4605-8013	Vehicles (Capital)	6,360.62
620-2127	Retention Payable	-5,815.30
620-6225-8100	Other Capital Improvem...	116,306.00
Grand Total:		1,219,508.13

Project Account Summary

Project Account Key	Payment Amount
None	1,104,749.36
202106-Other Cap-620-6225-Highland Promenade-Msr M	116,306.00
202106-Retention-620-2127-Highland Promenade-Msr M	-5,815.30
202127/Meter/SvcChrg_TS Buena Vista & Kellwil Way	2,655.57
202412-Prof Svc-FY24 Bike Trail Rehab Proj	80.00
202417-dep-Westminister Garden Specific Plan & EIR	1,082.50
202418-FY23-26-Exp-Tutors,Student Engage,Live Scan	450.00
Grand Total:	1,219,508.13



PUBLIC SAFETY STATUS REPORT April 2026



PROJECT/PROGRAM	STATUS
<u>L.A. COUNTY SHERIFF'S DEPARTMENT</u>	
1. Part 1 Crimes	Part I crime has increased by 15.9% compared to 2025 year-to-date, representing 13 additional incidents (95 this year vs. 82 during the same period last year). This increase is primarily driven by larceny theft, specifically catalytic converter thefts and retail thefts. To address catalytic converter thefts, cameras and patrol deputies have been deployed during peak times and in high activity areas, which has already helped slow these incidents. For retail theft, the team is working closely with the District Attorney's Office and retail security to conduct undercover operations targeting suspects in the act. These efforts have led to arrests and are helping deter ongoing criminal activity.
2. Special Assignment Team	The Special Assignment Team recently partnered with the District Attorney's Office investigators to conduct a targeted retail theft operation, which resulted in two arrests. During one of the arrests, deputies discovered a substance resembling methamphetamine, leading to additional charges for possession of a controlled substance along with larceny theft. In a separate case involving a theft at Huntington Apartments, deputies were provided with clear surveillance footage and were able to quickly recognize the suspect. A follow up at the individual's residence revealed the stolen property in plain view, which led to an arrest and recovery of the item. The team continues to conduct regular riverbed sweeps in coordination with the cities of Azusa and Irwindale, as well as the Army Corps of Engineers. During these operations, individuals are offered resources including housing assistance, mental health services, and substance abuse support. When services are declined, enforcement action is taken for trespassing and related violations. These efforts have helped manage the population in the riverbed; however, increased vegetation and heavy brush are becoming a growing challenge, as they provide significant concealment and limit visibility for both deputies on foot and drone operations.

PROJECT/PROGRAM	STATUS
3. Neighborhood/ Business Watch	The Crime Prevention Specialist and School Resource Deputy have begun outreach across Duarte school campuses, focusing on education around the City’s new e-bike ordinance and overall pedestrian safety. This proactive approach is helping students understand the rules early, build safe riding habits, and reduce the risk of collisions or injuries. It also strengthens awareness among families and reinforces a culture of shared responsibility on our streets and trails, which is a strong step forward for community safety. In conjunction with these efforts, Code Enforcement has started proactive patrols along the Royal Oaks Recreation Trail using both e-bikes and patrol vehicles. Staff are providing warnings and education to riders regarding restricted e-bike types and speed limits. This visible presence is already having a positive impact by increasing compliance, improving safety for pedestrians, and reinforcing that the City is taking a balanced approach focused on education first, followed by enforcement when needed.
MEASURE H and OUTREACH COORDINATION	
1. Outreach Coordination	Erika Ramos’s unofficial homeless count for the month is 4 individuals, based on three or more contacts within a two-week period. Individuals are removed from the list after six weeks of no contact. Over the past month, Erika has conducted 69 interactions with individuals experiencing homelessness, providing essential services and information on Duarte regulations. Outreach Staff recently made contact with an unhoused individual near a local laundromat in Duarte. After several engagements and building rapport, the individual expressed a willingness to accept assistance. The team coordinated transportation and successfully connected him to a treatment center in Hollywood, where he is now receiving ongoing care and support. This outcome reflects the value of consistent outreach, patience, and a service first approach in helping individuals take meaningful steps toward stability.
2. L.A. CADA	The L.A. CADA Supplemental Team, dedicated to assisting individuals who are newly homeless or at risk of homelessness, first began their work in Duarte on September 22, 2022. As of August 2025, the team is now available to respond within the City five days a week, with an average response time of 30–60 minutes for referrals made during business hours. Recent program changes expanded LA CADA’s service area under Cohort 2, which now includes Duarte, Monrovia, Bradbury, Covina, and the newly added cities of South El Monte and Industry.

PROJECT/PROGRAM	STATUS
	During this reporting period, the Supplemental Team engaged with 17 individuals, 6 of whom were first-time encounters and 11 follow-ups , and 1 individual(s) who refused supportive services. The primary areas with the highest number of encounters were identified as Dollar Tree at Buena Vista and Huntington Drive.
3. SGV CARE Team	The City of Duarte has begun fully integrating the San Gabriel Valley Crisis Assistance Response & Engagement (SGV CARE) Team into daily Public Safety operations, including riverbed outreach and responses involving individuals experiencing elevated mental or behavioral health challenges. Funded through Proposition 49, SGV CARE provides rapid, in-person response to non-violent crisis situations, supporting both unhoused and housed individuals who require expanded care beyond traditional enforcement. The team, consisting of a certified drug and alcohol counselor and a peer support specialist, responds within 30 minutes during service hours and assists with crisis intervention, mental health stabilization, suicide prevention, and direct connections to community resources. By embedding SGV CARE into targeted operations and outreach efforts, Duarte is strengthening its help-first approach to public safety while addressing underlying causes of crisis and reducing repeat contacts with law enforcement.
EMERGENCY PREPAREDNESS	
1. Emergency Operations Center (EOC)	City staff is currently in the process of upgrading and replacing outdated radio equipment to support Emergency Operations Center and Search and Rescue communications. The primary goal of this effort is to improve radio coverage throughout the city and ensure reliable, consistent communication during both daily operations and emergency incidents. These upgrades will strengthen coordination between teams, reduce communication gaps in hard-to-reach areas, and enhance overall response effectiveness, helping ensure the City is fully prepared when it matters most.

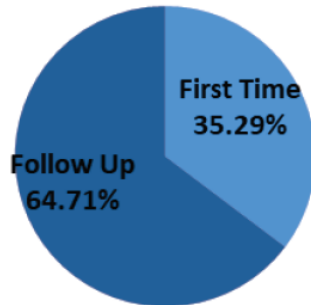


MARCH
2026



DUARTE

SUPPLEMENTAL SERVICES MARCH REPORT



STATS OVER THE PAST MONTH

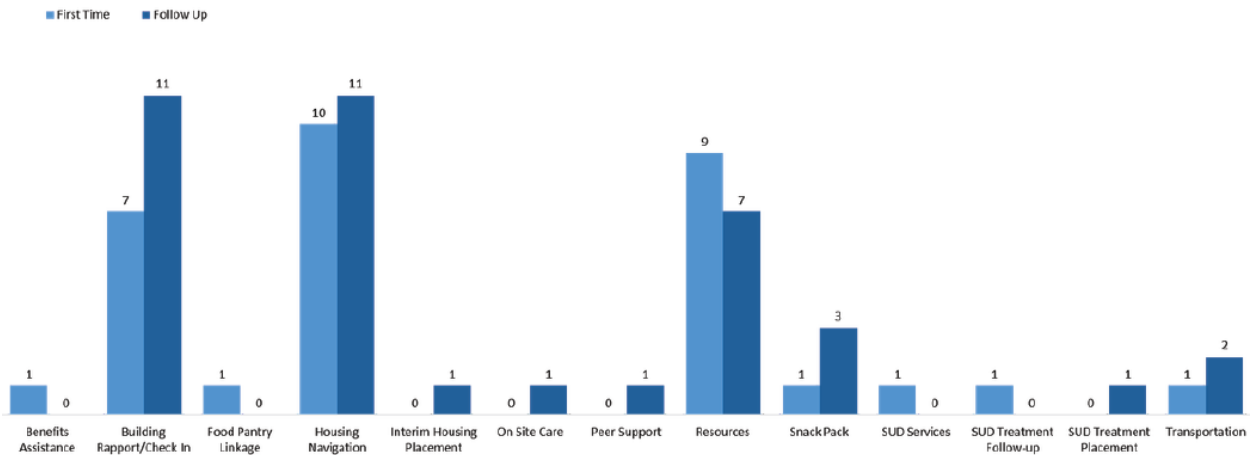
According to our data collected on 3/01/2026 to 3/31/2026, we made **17 engagements of which 6 were first time engagements, 11 follow up engagements with 1 engagement refusing supportive services.**

HIGHLIGHTS

- Team placed 1 individual into interim housing at SHARE Respite.
- Team placed 1 individual into SUD treatment at Cri-Help.
- Team provided 1 individual with benefits assistance.

FUTURE GOALS

- Focus outreach efforts with individuals that are proactively working towards their housing plans.
- Continue to prioritize HMIS enrollment and data entry.



Locations with the highest amount of encounters this month:

**DOLLAR TREE/
HUNTINGTON DR**



DUARTE 2035 STRATEGIC PLAN STATUS REPORT APRIL 2026

GOAL A: ECONOMIC DEVELOPMENT AND ACTIVATION

Action Item	Update This Period	Action Item Status
A1.2 Assess existing and planned corridor and capital improvement projects during the annual CIP process to bring projects into alignment with existing Specific Plans.	On March 24, 2026, the City Council accepted the Banner Pole Project Replacement, No. 26-7 as complete.	In Progress

GOAL F: COMMUNITY VITALITY

Action Item	Update This Period	Action Item Status
F2.1 Continue update of the civic center building, and ensure that any capital improvement projects are constructed to accommodate all abilities.	At its March 24, 2026 regular meeting, the City Council reviewed the site design layout presentation for Phase II of the Duarte Park Revitalization Project.	In Progress

GOAL G: INFRASTRUCTURE AND BEAUTIFICATION

Action Item	Update This Period	Action Item Status
G1.1 Continue to maintain a regular citywide street paving schedule, ensuring all roads are well cared for.	At its March 24, 2026 regular meeting, the City Council approved the award of contract for the FY 25-26 Street Rehabilitation Project No. 26-2 to ONYX Paving Company Inc.	In Progress
G1.2 Keep annual evaluation	The City Council approved	In Progress

of sidewalk and walking trail conditions to guarantee paths are even, accessible, and ADA-compliant.	the award of contract for the FY 2025-26 CDBG ADA Curb Ramps Project No. 26-14, CDBG Project No. 602731-25 to SAVI Construction Inc. on March 24, 2026.	
G1.4 Utilize a data-driven approach to plant new trees in areas lacking in green and shade coverage, and maintain existing green infrastructure in the public right-of-way. Ensure these conversations continue to be part of the Capital Improvement Plan discussions.	On April 14, 2026, the City Council awarded a contract to FS Contractors, the lowest responsive and responsible bidder, and approved a \$406,800 budget amendment using Measure M funds. The 1.6-mile Donald and Bernice Watson Pathway Improvement Project will include asphalt resurfacing, safety upgrades, ADA accessibility improvements, and new amenities such as rest areas and drought-tolerant landscaping.	In Progress
G2.1 Explore incentives to encourage local businesses to keep major corridors, including the Town Center, clean and beautiful	On April 8, 2026, Duarte was recognized by CalTrans as a Clean California Community, demonstrating that its programs and partnerships fit the initiative's goals: litter prevention, beautification, and public engagement. The City will receive access to signage, educational tools and resources, and inclusion in statewide outreach efforts promoting clean & vibrant communities.	Completed



AGENDA REPORT

MEETING DATE: April 28, 2026

TO: Mayor and Members of the City Council

FROM: Craig Hensley, Community Development Director

BY: Alvaro Gomez, Planning Manager

SUBJECT: 2025 Housing Element Annual Progress Report

RECOMMENDATION: Approve the report for filing with California Department of Housing and Community Development

FISCAL IMPACT: There is no fiscal impact associated with this item

STRATEGIC PLAN IMPACT: There is no strategic plan impact associated with this item

BACKGROUND

California Government Code Section 65400 requires that the City submit an annual report to the State Department of Housing and Community Development (HCD) documenting its progress on implementing its Housing Element. The City Council adopted the 2021-2029 (6th Cycle) Housing Element on January 11, 2022, becoming one of the first cities in the Los Angeles Metropolitan Area to receive State approval. The attached report tracks the City's progress toward its Regional Housing Need Assessment (RHNA) target of 888 units, categorized by income level, and provides updates on specific Housing Element programs. HCD requires City Council approval of the annual report.

DISCUSSION/ANALYSIS

In 2025, the City experienced another year of residential growth by permitting twenty-three (23) total residential units consisting entirely of Accessory Dwelling Units (ADUs). Of these units, over 85% were able to be counted towards the City's goal of providing affordable housing, with six (4) units at the "very low" income level, 11 units at the "low income" level, and three (3) units at the "moderate" level. Last year, residential development applications for 200 units were submitted and 195 residential units were entitled: 169 units at the Crestfield Townhomes project site, 25 ADUs, and one detached single family residential dwelling. Three-hundred twenty-one (321) units were completed last year: 292 units at the Solana at Duarte Station Apartments, 28 ADUs, and one detached single-family residential dwelling unit. No residential dwelling units were demolished.

The Housing Element also contains 25 programs to assist in the development of housing, as shown on Table D of the attached Annual Progress Report. There has been continued progress in implementing our Housing Element, with many programs already completed or are continually being implemented.

Since the beginning of the Housing Element planning period in 2021, the City has permitted 405 residential units. Five years into the nine-year planning period, the City has permitted the development of over 45% of the RHNA target, with 23% of those units being considered affordable. The income level for these units consists of:

- Very Low: 13 units
- Low: 70 units
- Moderate: 11 units
- Above Moderate: 311 units

The Community Development Department anticipates making the following progress in next year's (2026) annual report, including:

- Construction Anticipated:
 - 1401 Santo Domingo condominium project (20 units);
 - 928 Huntington multiple-family development (16 units);
 - Crestfield Homes at the former Andres Duarte School site (169 units); and
 - 1404-1414 Royal Oaks townhouse development (11 units)
- Entitlements Anticipated:
 - The Highland Village multifamily residential project at the corner of Fasana Road and Highland Avenue (75-100 units), 100% affordable;
 - 2400-2414 Huntington Drive – 36-unit apartment building, 100% affordable.
- Accessory Dwelling Units: As of April 16th, nine (9) ADU applications have been submitted during the calendar year, and five (5) have been approved. The City estimates 25-35 ADUs will be completed in 2026.

RECOMMENDATION

Approve the report for filing with California Department of Housing and Community Development.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

A. 2025 Housing Element – Annual Progress Report

Fiscal Review:



Kristen Petersen
Assistant City Manager/
Director of Administrative Services

Reviewed and Approved:



Brian Villalobos
City Manager

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

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	11
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		5
Total Units		23

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	1	0	1
2 to 4 units per structure	0	0	0
5+ units per structure	169	0	292
Accessory Dwelling Unit	25	23	28
Mobile/Manufactured Home	0	0	0
Total	195	23	321

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	23	23
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	32
Number of Proposed Units in All Applications Received:	200
Total Housing Units Approved:	198
Total Housing Units Disapproved:	0

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

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

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

Ministerial and Discretionary Applications	# of	Units
Ministerial	29	29
Discretionary	3	171

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

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	25
Sites Rezoned to Accommodate the RHNA	0

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes													Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes	
1					2	3	4	5													6	7	8	9	10	11		12	13	14
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L 7	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*		
Summary Row: Start Data Entry Below								0	0	0	0	0	4	0	16	28	3	149	200	198	0									
	8530-010-022	1629 3rd St	1629 3rd St	25-01	ADU	R	1/2/25					1							1	1		NONE	No	No	No	Approved	Ministerial			
	8528-010-057	1604 Fairdale	1604 Fairdale	25-03	ADU	R	2/9/25								1				1	1		NONE	No	No	No	Approved	Ministerial			
	8528-006-054	1355 3 Ranch	1355 3 Ranch	25-04	ADU	R	1/27/25												1	1		NONE	No	No	No	Approved	Ministerial			
	8610-002-033	3015 Freeborn	3015 Freeborn	25-07	ADU	R	2/5/25								1				1	1		NONE	No	No	No	Approved	Ministerial			
	8531-006-014	2059 Capehart	2059 Capehart	25-09	ADU	R	2/24/25											1		1	1		NONE	No	No	No	Approved	Ministerial		
	8530017031	1511 3rd St	1511 3rd St	25-10	ADU	R	3/6/25					1							1	1		NONE	No	No	No	Approved	Ministerial			
	8604002023	2305 Sesmas	2305 Sesmas	25-11	ADU	R	3/17/25											1		1	1		NONE	No	No	No	Approved	Ministerial		
	8527009021	243 Spinks Canyon	243 Spinks Canyon	25-14	SFD	O	4/4/25												1	1		NONE	No	No	No	Approved	Discretionary			
	8528008043	1614 Duncannon	1614 Duncannon	25-15	ADU	R	4/14/25												1	1		NONE	No	No	No	Approved	Ministerial			
	8531022015	1973 Park Rose	1973 Park Rose	25-17	ADU	R	4/14/25								1				1	1		NONE	No	No	No	Approved	Ministerial			
	8604017903	1433 Crestfield	1433 Crestfield	25-19	5+	R	4/30/25										28		141	169	169	NONE	No	No	No	Approved	Discretionary			
	8602016017	301 Bettyhill	301 Bettyhill	25-20	ADU	R	5/1/25												1	1	1	NONE	No	No	No	Approved	Ministerial			
	8529005045	844 Random	844 Random	25-21	ADU	R	5/1/25								1					1	1		NONE	No	No	No	Withdrawn	Ministerial		
	8530010024	1617 3rd St	1617 3rd St	25-24	ADU	R	6/25/25					1								1	1		NONE	No	No	No	Approved	Ministerial		
	8531011013	1948 Bradbury	1948 Bradbury	25-25	ADU	R	7/10/25								1					1	1		NONE	No	No	No	Approved	Ministerial		
	8602010006	333 Tocino	333 Tocino	25-30	ADU	R	7/28/25											1		1	1		NONE	No	No	No	Approved	Ministerial		
	8604012039	2413 Maynard	2413 Maynard	25-31	ADU	R	7/29/25								1					1	1		NONE	No	No	No	Approved	Ministerial		
	8531009017	1903 Broadland	1903 Broadland	25-32	ADU	R	8/16/25								1					1	1		NONE	No	No	No	Approved	Ministerial		
	8528006059	1636 Buena Vista	1636 Buena Vista	25-34	ADU	R	8/27/25											1		1	1		NONE	No	No	No	Approved	Ministerial		
	8531020009	913 Newington	913 Newington	25-36	ADU	R	9/18/25								1					1	1		NONE	No	No	No	Approved	Ministerial		
	8604012039	2413 Maynard	2413 Maynard	25-37	ADU	R	9/21/25					1								1	1		NONE	No	No	No	Approved	Ministerial		
	8528002058	1543 Broadland	1543 Broadland	25-38	ADU	R	9/30/25								1					1	1		NONE	No	No	No	Pending	Ministerial		
	8528010053	1617 Fairdale	1617 Fairdale	25-39	ADU	R	10/13/25												1	1	1		NONE	No	No	No	Approved	Ministerial		
	8530009048	1617 2nd St	1617 2nd St	25-41	SFD	O	10/29/25													1	1		NONE	No	No	No	Approved	Discretionary		
	8531020021	916 Lewiston	916 Lewiston	25-45	ADU	R	11/4/25											1		1	1		NONE	No	No	No	Approved	Ministerial		
	8604005002	809 Francita	809 Francita	25-46	ADU	R	10/25/25								1					1	1		NONE	No	No	No	Approved	Ministerial		
	8528010048	1542 Eastford	1542 Eastford	25-47	ADU	R	11/18/25													1	1		NONE	No	No	No	Approved	Ministerial		
	8531029009	2340 Mountain	2340 Mountain	25-48	ADU	R	11/10/25								1					1	1		NONE	No	No	No	Approved	Ministerial		
	8604014009	2614 Maynard	2614 Maynard	25-49	ADU	R	11/3/25								1					1	1		NONE	No	No	No	Approved	Ministerial		
	8529005045	844 Random	844 Random	25-50	ADU	R	12/10/25								1					1	1		NONE	No	No	No	Pending	Ministerial		
	8528006024	1613 Cinco Robles	1613 Cinco Robles	25-51	ADU	R	12/11/25								1					1	1		NONE	No	No	No	Approved	Ministerial		
	8529004024	2054 Baylor	2054 Baylor	25-52	ADU	R	12/18/25								1					1	1		NONE	No	No	No	Approved	Ministerial		

Jurisdiction		Duarte		ANNUAL ELEMENT PROGRESS REPORT																							Note: "+" indicates an optional field										
Table A2																																					
Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																																					
Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement														Affordability by Household Incomes - Building Permits																
1					2	3	4													5	6	7											8	9			
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Entitlement Date Approved	# of Units Issued Entitlements	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Building Permits Date Issued	# of Units Issued Building Permits	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted		
Summary Row: Start Data Entry Below							0	0	0	0	0	4	0	12	28	3	148		195	0	0	0	0	0	0	4	0	11	0	3	5		23	0	0	0	
	8531-013-005	1900 WARRINGTON AVE		2025-037	ADU	R																								5/22/25	1						
	8531-022-015	1973 Park Rose Ave		2025-385	ADU	R								1				5/5/25	1								1				6/18/25	1					
	8604-012-039	2413 MAYNARD DR	JADU	2025-536	ADU	R						1						9/10/25	1						1						10/14/25	1					
	8533-008-022	1331 GALEN ST		2024-380	ADU	R																									1/2/25	1					
	8531-001-018	1934 EARLINGTON AVE		2025-139	ADU	R																						1			7/21/25	1					
	8604-002-023	2305 SESMAS ST		2025-309	ADU	R										1		4/15/25	1										1		7/22/25	1					
	8530-010-023	1623 Third St		2025-356	ADU	R																								1		9/10/25	1				
	8531-020-013	933 Newington St		2025-140	ADU	R																								1		10/14/25	1				
	8531-029-029	2343 CITRUSVIEW AVE		2025-602	ADU	R																								1		2/10/25	1				
	8602-007-006	2528 Dalbo St		2024-370	ADU	R																									1	5/28/25	1				
	8531-015-005	1827 WARDELL AVE		2025-499	ADU	R																										11/6/25	1				
	8528-002-072	1543 DELFORD AVE		2022-225	ADU	R																										2/13/25	1				
	8610-006-001	3108 ROYAL OAKS DR		2025-148	ADU	R																										5/5/25	1				
	8610-014-052	3355 Fish Canyon Rd		2023-279	ADU	R																										7/10/25	1				
	8528-006-054	1355 THREE RANCH RD		2025-305	ADU	R											1	4/14/25	1													8/11/25	1				
	8610015003	3415 MARKWOOD ST		2025-271	ADU	R																									1	9/2/25	1				
	8530-010-023	1629 THIRD ST		2025-191	ADU	R						1						3/12/25	1													9/4/25	1				
	8529-016-059	1303 Fairlee Ave		2025-568	ADU	R																										9/25/25	1				
	8531-006-014	2059 CAPEHART AVE		2025-113	ADU	R										1		5/6/25	1												1	10/2/25	1				
	8610-002-033	3015 Freeborn St		2025-444	ADU	R								1				7/9/25	1												1	11/11/25	1				
	8604-012-039	2413 MAYNARD DR		2025-614	ADU	R								1				9/30/25	1												1	12/8/25	1				
	8530017022	1554 SECOND ST		2025-695	ADU	R																										1	12/16/25	1			
	8531-031-012	2236 Park Rose Ave		2020-162	ADU	R																															
	8530-010-029	1017 Oak Ave		2021-507	ADU	R																															
	8533-008-019	1315 GALEN ST		2024-495	ADU	R																															
	8531-007-001	2052 Broach Ave		2023-119	ADU	R																															
	8604-014-027	2513 Bloomdale St		2022-672	ADU	R																															
	853-101-0013	1829 Broadland Ave		2023-361	ADU	R																															
	8528-002-047	1652 Broadland Ave		2024-498	ADU	R																															
	8528-003-044	1705 Buena Vista St		2024-080	ADU	R																															
	8604-008-031	2603 BASHOR ST		2024-490	ADU	R																															
	8528-009-047	1480 Three Ranch Rd		2023-287	ADU	R																															
	8602-007-019	2553 Elda St		2024-145	ADU	R																															
	8530-019-036	1332 Maynard Dr		2024-162	ADU	R																															
	8604-015-022	1436 Crestfield Dr		2024-224	ADU	R																															
	8610-021-033	3541 Conata St		2023-308	ADU	R																															
	8529-005-039	831 Random Ln		2024-185	ADU	R																															
	8528-003-030	1542 SHEPHERD DR		2024-483	ADU	R																															
	8528-008-063	1657 EASTFORD AVE		2024-321	ADU	R																															
	8528-008-034	1603 Duncannon Ave		2022-580	ADU	R																															
	8527-013-014	2239 Golden Meadow Dr		2024-346	ADU	R																															

Affordability by Household Incomes - Certificates of Occupancy										Streamlining	Historic Sites	Infill	Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				Notes			
10										11	12	13	14	15	16	17	18	19	20			21	22	23	24	25
Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Certificates of Occupancy or other forms of readiness (see instructions) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness	Please select the state streamlining provision the project was APPROVED pursuant to. (may select multiple)	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table L7	Infill Units? Y/N	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units - Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes*		
0	0	4	0	12	0	1	304		321								0									
									0	NONE	No	Y				ADU rent survey & HCD affordability calculator										
									0	NONE	No	Y				ADU rent survey & HCD affordability calculator										
									0	NONE	No	Y				ADU rent survey & HCD affordability calculator										
									0	NONE	No	Y				ADU rent survey & HCD affordability calculator										
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Jurisdiction	Duarte	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

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

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted							-	-	-	-	-	-	
	Non-Deed Restricted							-	-	-	-	-	-	
Extremely Low	Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Very Low	Deed Restricted	269	-	-	-	-	-	-	-	-	-	-	13	256
	Non-Deed Restricted		-	-	-	3	6	4	-	-	-	-		
Low	Deed Restricted	145	-	-	-	-	-	-	-	-	-	-	70	75
	Non-Deed Restricted		8	7	21	10	13	11	-	-	-	-		
Moderate	Deed Restricted	137	-	-	-	-	-	-	-	-	-	-	11	126
	Non-Deed Restricted		-	-	-	7	1	3	-	-	-	-		
Above Moderate		337	-	-	292	-	14	5	-	-	-	-	311	26
Total RHNA		888												
Total Units			8	7	313	20	34	23	-	-	-	-	405	483

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

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

- You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
- If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
- All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

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

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

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

Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
1. Housing Code Enforcement and Abatement	Monitor housing conditions in the city and respond to complaints. Inform violators of available rehabilitation assistance through the County to correct code deficiencies. Through remediation of substandard housing conditions, return approximately six units/year to safe and sanitary conditions.	2021-2029	6th Cycle	Continuous	Based on code enforcement case logs, a total of 55 total unique residential cases were closed in 2025. Six of these were cited as substandard housing and were successfully returned to safe and sanitary condition. The City has created a database on multi-family properties over 50 years in age and has established an Apartment Inspection Program which will begin implementation in 2026 (see Program #3).	Units	55	Code enforcement case logs
2. Multi-family Acquisition and Rehabilitation Program	Monitor the availability of LIHTCs going forward as State budgets are released in order to determine the feasibility and potential implementation of an Acquisition and Rehabilitation Program.	Monitor LIHTCs annually through State budgets and award of funds	6th Cycle	Continuous	The financial analysis conducted for the City showed that Low Income Housing Tax Credits (LIHTCs) are necessary for acquisition/ rehabilitation projects to be economically feasible in Duarte. However, both the 4% and 9% LIHTC programs have become increasingly competitive, with a focus on new construction projects and permanent supportive housing. The City has been monitoring LIHTCs awards, and with just 12% of funded projects in 2024 and 14% of projects in 2025 going towards acquisition/rehab, it was determined that initiation of this program is not feasible at this time.	Other	0	None
3. Apartment Inspection Program	Establish pilot multi-family inspection program. If program is successful and moves forward, prioritize inspections in Duarte's identified low resource neighborhoods (Census Tract 4301.02).	By 2024	6th Cycle	Continuous	Duarte's Public Safety and Community Development Depts completed the process of establishing a new Multi-Family Housing Inspection Program for rental properties with 5+ units in 2025. The program's significant criteria include: a) criteria for inspections; b) roles between Public Safety, Building & Safety, and Planning Departments; c) frequency of inspection of properties; d) process for notifying owners of code violations/findings from inspection, along with timeframes for corrections; and e) metrics for measuring program progress. Properties located in Duarte's low resource neighborhoods (Census Tract 4301.02) will receive priority for the first round of inspections which is scheduled to begin in 2026.	Other	1	Multi-Family Apartment Inspection Program Guidelines
4. Preservation and Monitoring of Assisted Rental Housing	Establish annual monitoring procedures for rent restricted units provided through city incentives and/or financial assistance. Contact property owners within one year of potential affordability expiration to initiate preservation discussions.	Monitoring procedures - 2022	6th Cycle	Continuous	The City is in the process of developing monitoring procedures for the 28 rent-restricted units being developed as part of the larger 169 unit redevelopment of the Andres Duarte School site, including procedures for annual tenant income and rent monitoring. The Section 8 HAP contract on Duarte Park Apartments was extended from 2022 to 2027. The City made several attempts to contact the property owner regarding opportunities under the site's AHO designation, including contact by an affordable housing developer that specializes in acquisition rehab, with no response from the owner. The SGV Regional Housing Trust has expressed interest in providing funding assistance. The City's plan is to continue to attempt to	Other	0	None
5. Preserve and Protect Existing Tenants and Housing	Adopt Housing Element policy that acknowledges and supports the implementation of State laws to protect existing tenants from displacement. Inform developers of the replacement housing requirements under SB 330, AB 1397 and density bonus law. Update the Municipal Code in 2022 to specify replacement housing requirements on nonvacant sites consistent with Government Code 65583.2(g)(3).	Adopt Housing Element and Code amendment in 2022	6th Cycle	Continuous	The City adopted Policy 1.1.5 Tenant Protections within the Housing Element in 2022 which supports the implementation of State laws to protect existing tenants from displacement through: requirements for just cause evictions, limitations on rent increases, and replacement housing requirements. In 2023, the City added a new chapter to the Municipal Code (Chapter 19.64.030 - Retention of Affordable Housing) which codifies replacement housing requirements under Government Code 65583.2(g)(3).	Other	1	Ordinance No. 916 - MCA 23-01
6. Affordable Housing Density Bonus	Encourage the use of density bonus incentives by advertising on Duarte's website and by providing information on available density and regulatory incentives in conjunction with discussions with development applicants.	2021-2029	6th Cycle	Continuous	The City has been working with Metro and Jamboree Housing on a 100 unit affordable development at the Metro parking lot within the Duarte Station Specific Plan. The City increased the allowable density within the Specific Plan to 90 units/acre when they amended the Plan in 2019, with additional densities provided for affordable housing under state law. Although the City is willing to provide additional density bonus, Jamboree plans to build 100 units on the 1.4 acre site, a density of 71 units/acre which falls within the permitted densities of the Specific Plan. The City plans to add specific information to its website in 2026 on Duarte's Affordable Housing Overlay (AHO) and state density bonus law, and incentives available under each.	Other	0	None
7. Efficient Project Review	Offer concurrent processing of residential projects, pre-application reviews, CEQA exemptions, and use of program EIRS.	Develop an SB 35 checklist and processing procedures by 2022	6th Cycle	Continuous	The City has produced SB 35/330 applications, procedures and forms and they are available to the public upon request. The City plans to upload these forms and application onto its website in 2026. Staff continues to offer pre-application reviews, including for ADU applicants, and encourages any project that requires multiple entitlements to be processed concurrently.	Other	1	None

8. Zoning Text Amendments for Special Needs Housing	Amend the Code to facilitate housing for special needs populations: - Allow supportive housing as a use by right in all zones where multi-family and mixed use is permitted; eliminate parking requirements for supportive housing located within ½ mile of public transit. - Amend parking standards for emergency shelters to a ratio based on to the number of shelter staff. - Allow small employee housing (6 or fewer) in all residential zone districts - Establish by right processing procedures for Low Barrier Navigation Centers in areas zoned for mixed use and non-residential zones permitting multifamily uses	Amend the Zoning Code in 2022	6th Cycle	Completed	Municipal Code Amendment 23-01 addresses all revisions specified under this program to better facilitate housing for special needs populations. The Code amendment was adopted by City Council in April 2023.	Other	1	Ordinance No. 916 - MCA 23-01
9. Fair Housing Program - Housing Mobility Strategies	• Continue directing fair housing inquiries to the Housing Rights Center • Continue strategies to address senior housing needs. Provide at least 300 additional senior housing units as part of Westminster Gardens expansion plan, including at least 150 units affordable to lower and moderate income households • Continue to support the provision of housing for persons with disabilities • Post info at Senior Center re: fair housing and conduct presentation every two years about services available through the County CDC, Housing Rights Center and the City • Twice during the planning period, reach out to landlords of low-income apartment complexes to provide education and materials about the Section 8 program • Publish Fair Housing information, including any community meetings on non-traditional media such as Facebook or Instagram	2021-2029	6th Cycle	Continuous	The City continues to distribute fair housing information at the public counter through the community newsletter, and on its website, and refers fair housing related complaints to the Housing Rights Center. In regards to senior housing, the City has continued to work with the owners of Westminster Gardens in developing plans to expand their current Life Plan Community by over 400 new units, including affordable units (refer to Program #10). Staff has also included more robust outreach to the Senior Center about available fair housing resources.	Other	1	None
10. Fair Housing Program - Place Based Strategies, New Opportunities	- Invest in infrastructure and public improvements in central Duarte • Provide a mix of affordable and market rate housing in TCSP & DSSP • Partner with the Economic Dev. Comm. to support initiatives that create jobs accessible to residents in central Duarte • Apply for Greenhouse Gas Reduction Funds for efforts such as tree planting/restoration, home energy efficiency, zero-emission and plug-in hybrid vehicles, and affordable housing • Contact Cal EPA to ID steps to address "Disadvantaged Community" designation in CT 4301.01. Seek funding for infrastructure improvements in this area • Support funding applications for projects/programs consistent with the Housing Element • Provide regulatory/technical assistance to affordable housing developers and non-profit organizations • Assist in the development of at least 2 affordable and/or mixed income housing projects, providing at least 100 affordable units	2021-2029	6th Cycle	Continuous	Numerous infrastructure improvement projects were initiated or completed in Census Tract 4301.01 in central Duarte (a designated "disadvantaged community") during 2025. Construction was completed on the "Evergreen Pedestrian Access and Bicycle Safety Improvements" project, which includes pedestrian sidewalk and lighting along the north side of Evergreen St, from Highland Avenue to Brightside Avenue, a widening of the sidewalk on the west side of Highland Ave under the 210 freeway underpass, and new bike lane stripping and signage on Central and Evergreen. Construction has also been completed on a new sidewalk on the south side of Central Avenue between Highland and Duncannon. Construction is nearly complete for the "Highland	Other	1	2025 Infrastructure improvement projects list in CT 4301.01 provided by Public Works
11. Fair Housing Program - Displacement, Substandard Housing Strategies	- Through remediation of substandard housing conditions, return approximately six units/year to safe and sanitary condition • Monitor the availability of LIHTCs to assess feasibility of establishing Acquisition/Rehabilitation Program • Establish annual monitoring procedures for rent restricted units provided through City incentives and/or financial assistance • Enforce State laws that protect existing tenants from displacement • Establish a pilot multi-family residential inspection program by 2024. If the program is successful and moves forward, prioritize inspections in Duarte's identified low resource neighborhoods • Promote housing rehabilitation programs on non-traditional media (such as Facebook and Instagram)	2021-2029	6th Cycle	Continuous	Refer to implementation status under the following programs: Housing Code Enforcement and Abatement; Multi-family Acquisition and Rehabilitation Program; Preservation and Monitoring of Assisted Rental Housing; Preserve and Protect Existing Tenants and Housing; and Apartment Inspection Program	Other	1	None
12. Senior Housing Opportunities	Actively pursue senior housing opportunities. Provide incentives and potential assistance for affordable units in Westminster Gardens.	Adopt Westminster Gardens Specific Plan in 2024 inclusive of incentives for affordable units	6th Cycle	In Progress	Human Good, the non-profit owner of Westminster Gardens life community, plans for a major campus expansion and filed an application for a Specific Plan Amendment and an EIR. The City hired MIG to assist in the preparation of the entitlements. The request is for this expansion to accommodate up to 550 total units, which is an increase of 401 units. The construction of at least 150 affordable units has been integrated as a project requirement. The expansion includes independent living, assisted living, memory care, and mixed use units. The project has had several delays due to applicant needs, with the Plan amendment expected to be completed by the end of 2026.	Other	0	None
13. Housing Opportunities for Persons Living with Disabilities	Coordinate with SGPRC to publicize info on resources. Pursue State/Federal funds for supportive housing in affordable housing projects. Amend the Code re: reasonable accommodations & community care facilities with 6+.	Amend the Zoning Code in 2022	6th Cycle	Completed	Municipal Code Amendment 23-01 addresses all revisions specified under this program to better facilitate housing for persons living with disabilities, including permitting large (6+ residents) community care facilities in all residential zones and eliminating the subjective requirement to consider impacts to surrounding uses when reviewing requests for reasonable accommodation. The Code amendment was adopted by City Council in April 2023.	Other	1	Ordinance No. 916 - MCA 23-01
14. Homeless Services Strategy	Implement City's Homelessness Plan. Coordinate with the SGVCOG and SGV Regional Housing Trust. Conduct media outreach on the Landlord Incentives Program.	Report to Council annually on implementation of Homelessness Plan. Begin media outreach in 2022	6th Cycle	Continuous	The City's 2025 Point-In-Time Count (conducted February 2025) identified 8 unsheltered individuals in Duarte. In addition, City staff conduct monthly counts. At the end of 2025, the City's unofficial homeless count was 9 unsheltered individuals. The City has been collaborating with the San Gabriel Valley COG to receive services from its specialized homeless outreach teams through the Los Angeles Centers for Alcohol and Drug Abuse (LA CADA), and now receives services five days a week. In 2025, it connected 287 unsheltered individuals to supportive services. L.A. CADA interacts with all unsheltered individuals that pass by Duarte. In 2025, The City continued to collaborate with the City of ..	Other	1	LA CADA Monthly Reports for 2025

15. Affordable Housing Development Assistance	Provide regulatory incentives, land write-downs and available financial assistance for the development of affordable and mixed-income housing. Issue an RFQ for development on identified Housing Element sites and market sites on the City's website. Prepare a concept development plan for site #8, followed by an RFP specifying City incentives, and selection of a development partner in coordination with property owners. Assist in the development of at least two affordable and/or mixed income housing projects, providing at least 100 units affordable to lower and moderate income households.	Issue RFQ in on Housing Element sites in 2023. Develop concept plan for site #8 and issue RFP by 2025.	6th Cycle	In Progress	City staff have been actively working with property owners and developers to provide affordable housing on the following Housing Element sites: Site 1 - LA Metro has entered into an ENA with Jamboree Housing Corporation (JHC) to be the developer of the approximately 100 unit affordable housing project at the Metro parking lot at Highland Avenue and Fasana Road. Duarte Staff is working in partnership with Metro and JHC to move the development forward, with entitlement expected in 2026; Site 6 - Staff is actively working with HumanGood on an amendment to the Westminster Gardens Specific Plan and related EIR for a major expansion that will include at least 150 affordable units as well as market rate .	Other	1	None
16. Homeowner Assistance	Provide information on available County and State programs and on City website. Apply to State in conjunction with future City assisted workforce housing. Evaluate the requirements under SB 9, and amend the Code accordingly.	Apply to State as workforce projects are proposed. Amend the Development Code for consistency with SB 9 in 2022.	6th Cycle	Continuous	The City offers information and referral to State and County programs on the Housing page on the City's website. Ordinance 907 was adopted in March 2022, adding subchapter 19.10.035 (Duplex Developments in Single-family Residential Zones) and Chapter 19.88 (Urban Lot Splits) to the Development Code to implement SB 9.	Other	1	None
17. Section 8 Rental Assistance	Continue participation and coordination with HACoLA and provide information on the City website. Reach out to landlords re: participation.	Twice during planning period, reach out to landlords.	6th Cycle	Continuous	The City continues to encourage eligible persons to participate in the rental assistance program, and provides program links on the City website. In March 2023, the City sent letters low income landlords to encourage participation in the Section 8 rental assistance program, and will follow up with a second round of letters later in the planning cycle.	Other	1	None
18. Sustainable Development & Green Programs	Implement Sustainable Development Practices in new development, and promote green programs among residents and businesses.	2021-2029	6th Cycle	Continuous	All projects are evaluated and regulated by the California Green Building Code: MCA 23-01 adopted by City Council in April 2023 deleted Municipal Code Chapter 19.52 Sustainable Development Practices since the Green Building Code requires energy efficiency in excess of these local standards. The City encourages developments to achieve LEED certification or equivalency. For example, the City of Hope Specific Plan includes a mitigation measure for most buildings to achieve LEED equivalency, with the City of Hope Hotel achieving the equivalent of a LEED Silver certification in 2022. Conditions of approval for a second building, the Duarte Outpatient Clinic, also required the building to achieve LEED certification. The second high density	Other	1	None
19. Duarte Station Specific Plan	Facilitate residential and mixed-use development in the Transit Station TOD. Coordinate with Metro in selection of developer for parking lot site.	Select parking lot developer by 2022	6th Cycle	In Progress	transit-oriented development in the Duarte Station Specific Plan began leasing in 2025, with a total of 636 new rental units completed adjacent the A Line Metro Station during this Housing Element cycle. Staff has been coordinating with LA Metro for the past several years on development of the Metro parking lot (Housing Element Site #1) as a 100% workforce housing project as part of the Duarte Station Specific Plan. LA Metro has entered into an ENA with Jamboree Housing Corporation (JHC) to be the developer of the approximately 100 unit affordable housing project. Duarte Staff is working in partnership with Metro and JHC to move the development forward, with entitlement expected in 2026.	Other	1	None
20. Town Center Specific Plan	Amend Specific Plan to include affordable housing as Tier 3 Community Benefit and to provide for density transfers.	Amend Plan by 2022. Review and make adjustments as appropriate in 2025.	6th Cycle	Completed	The Town Center Specific Plan (TCSP) Amendment 23-01, adopted by City Council in April 2023, added affordable housing as a "community benefit" Tier 3 option and provides an option for transfer of development rights within the TCSP.	Other	1	SPA 23-01
21. Affordable Housing Overlay	Adopt an Affordable Housing Overlay (AHO) Ordinance. Amend Zoning Map to designate Housing Element sites 7, 8, 9 and 10 with the AHO, and contact property owners regarding consolidation of parcels, and available regulatory and financial assistance for affordable residential development. Issue an RFQ for development on designated Housing Element sites (2023).	Adopt Affordable Housing Overlay by 2023, and contact property owners regarding lot consolidation.	6th Cycle	Completed	The Duarte City Council adopted Ordinance No. 927 in October 2024, adding a new chapter (19.26) to the Duarte Development Code that establishes an Affordable Housing Overlay (AHO) zoning designation. The AHO applies to four opportunity sites as designated in the City's 2021-2029 Housing Element, offering increased densities and other incentives to developers that provide affordable housing as part of a development project. The City has entered into an agreement with Jamboree Housing for development of 36 affordable units on one of the AHO sites (site 8 at 2400-2422 Huntington Drive).	Other	1	https://library.municode.com/ca/duarte/ordinances/development_code?nodeId=1326536

22. Westminster Gardens Specific Plan & Rezone Program	Amend the Specific Plan to accommodate at least 300 additional units, at least half of which would be affordable to lower and moderate income households.	Amend Plan by 2024, including requirements for inclusion of affordable units.	6th Cycle	In Progress	Human Good, the non-profit owner of Westminster Gardens life community, plans for a major campus expansion and filed an application for a Specific Plan Amendment and an EIR. The City hired MIG to assist in the preparation of the entitlements. The request is for this expansion to accommodate up to 550 total units, which is an increase of 401 units. The construction of at least 150 affordable units has been integrated as a project requirement. The expansion includes independent living, assisted living, memory care, and mixed use units. The project has had several delays due to applicant needs, with the Plan amendment expected to be completd by the end of 2026.	Other	0	None
23. Accessory Dwelling Units	Achieve production of an average of 12 ADUs annually. Provide pre-approved ADU construction plans, and provide education and outreach to homeowners on the ADU development process.	Provide pre-approved plans and initiate homeowner outreach by 2023.	6th Cycle	Continuous	During 2025, the City issued 23 building permits for ADUs, and similar to the 33 permits in 2024, 20 permits in 2023, and 21 permits in 2022, Duarte continues to well exceed its annual production goal of 12 ADUs. The City collected ADU rent data from on-line rental websites in first quarter 2026, and of the 20 non-duplicate listings within Duarte and nearby cities of Monrovia, Temple City, Azusa and Covina, monthly rents ranged from \$1,595 for a studio to \$3,495 for a 2-bedroom unit, with an overall average rent of \$2,300. Factoring in SCAG's estimate of 15% of ADUs that are provided rent-free and can therefore be assumed to be affordable to very low income households (0-50% AMI), the rent survey reveals the following affordability. Staff has created an ADU tracking system and uses this platform weekly to monitor information on ADU entitlement, size, type, and development status. Utilizing the City's log of ADU's receiving certificates of occupancy over the past several years, the City mailed a survey to 46 ADU owners and tenants in August 2023 asking a series of questions on affordability, occupancy, and income. A total of nine completed surveys were returned: six from owners and three from tenants. The results of the survey showed the following rent distribution: no rent charged - 6 respondents (67%); rent < \$780 - 1 respondent (11%); rent \$1,100 to \$1,660 - 1 respondent (11%); rent > \$1870 - 1 respondent (11%). While the City's 2025 ADU rent survey (described above) has not been completed, the City's 2024 ADU rent survey (described above) showed the following rent distribution: no rent charged - 6 respondents (67%); rent < \$780 - 1 respondent (11%); rent \$1,100 to \$1,660 - 1 respondent (11%); rent > \$1870 - 1 respondent (11%).	Units	112	https://www.cityofduarte.ca.gov/government/departments/community-development/planning/pre-approved-adu-program
24. Track and Monitor Accessory Dwelling Units	Establish ADU tracking system; conduct mid-cycle review and report to HCD.	Tracking system (2022). Conduct review in 2025, and as necessary, expand marketing within 6 months, or rezone within one year.	6th Cycle	Continuous	During 2025, the City issued 23 building permits for ADUs, and similar to the 33 permits in 2024, 20 permits in 2023, and 21 permits in 2022, Duarte continues to well exceed its annual production goal of 12 ADUs. The City collected ADU rent data from on-line rental websites in first quarter 2026, and of the 20 non-duplicate listings within Duarte and nearby cities of Monrovia, Temple City, Azusa and Covina, monthly rents ranged from \$1,595 for a studio to \$3,495 for a 2-bedroom unit, with an overall average rent of \$2,300. Factoring in SCAG's estimate of 15% of ADUs that are provided rent-free and can therefore be assumed to be affordable to very low income households (0-50% AMI), the rent survey reveals the following affordability. Staff has created an ADU tracking system and uses this platform weekly to monitor information on ADU entitlement, size, type, and development status. Utilizing the City's log of ADU's receiving certificates of occupancy over the past several years, the City mailed a survey to 46 ADU owners and tenants in August 2023 asking a series of questions on affordability, occupancy, and income. A total of nine completed surveys were returned: six from owners and three from tenants. The results of the survey showed the following rent distribution: no rent charged - 6 respondents (67%); rent < \$780 - 1 respondent (11%); rent \$1,100 to \$1,660 - 1 respondent (11%); rent > \$1870 - 1 respondent (11%). While the City's 2025 ADU rent survey (described above) has not been completed, the City's 2024 ADU rent survey (described above) showed the following rent distribution: no rent charged - 6 respondents (67%); rent < \$780 - 1 respondent (11%); rent \$1,100 to \$1,660 - 1 respondent (11%); rent > \$1870 - 1 respondent (11%).	Units	112	ADU Rent Survey and Affordability Analysis 2025 APR Table B showing RHNA progress
25. No Net Loss Monitoring	Develop procedure to monitor development of Housing Element sites. Provide information on available sites and development on City website.	Develop monitoring procedures in 2022. Place site inventory and information on incentives on website in 2022.	6th Cycle	In Progress	Formal applications have yet to be filed on any of the 10 Housing Element sites. However, the City has been monitoring ADU production and has already exceeded its goal for 96 ADUs, with 112 ADUs issued building permits between 2021-2025. In addition, the City granted entitlements for 169 rental units (including 28 moderate income units) on a former school site not included in the Housing Element sites inventory. Following HCDs No Net Loss Capacity Calculation Tool example, Staff will be developing a formal no net-loss monitoring procedure to monitor development on Housing Element sites in the future.	Other	0	None

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

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

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

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?		
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	Duarte	
Reporting Year	2025	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	150,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element preparation and related tasks	\$78,636.39	\$78,636.39	Completed	None	Housing Element adopted 1/11/2022 and subsequently found in compliance by HCD
Safety Element and Environmental Justice policies and CEQA review	\$43,626.80	\$43,626.80	Completed	None	
Inclusionary Analysis	\$26,132.50	\$26,132.50	Completed	None	
Staff report preparation	\$1,604.31	\$1,604.31	Completed	None	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
	Income Level	Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	12
Moderate	Deed Restricted	28
	Non-Deed Restricted	3
Above Moderate		148
Total Units		195

Building Permits Issued by Affordability Summary		
	Income Level	Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	11
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		5
Total Units		23

Certificate of Occupancy Issued by Affordability Summary		
	Income Level	Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	12
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		304
Total Units		321



AGENDA REPORT

MEETING DATE: April 28, 2026

TO: Mayor and Members of the City Council

FROM: Craig Hensley, Community Development Director

BY: Marvin Carpio, Associate Civil Engineer

SUBJECT: Notice of Completion: Fiscal Year 25-26 Citywide Striping and Marking Project No. 26-1 for Chrisp Company

RECOMMENDATION: It is recommended that the City Council: 1) Accept the project as complete in the amount of \$83,184.50; and 2) Approve a budget amendment to Safe Routes to Schools (SRTS) (Measure R account No. 470-4705-8100) in the amount of \$2,000.13

FISCAL IMPACT: The Fiscal Year 25-26 Citywide Striping and Marking Project was included in the 25-26 Capital Improvement Program (CIP) budget and was funded by the Gas Tax allocations from the State of California. City Council approved the contract amount with twenty-five percent contingency included for \$81,184.37. Due to additional improvements completed as part of the Safe Routes to Schools Plan, the final project cost is \$83,184.50 which is still within the budget but exceeds the approved amount by \$2,000.13

STRATEGIC PLAN IMPACT: Goal C – C1.5 Community Safety

BACKGROUND

On November 25, 2025, City Council awarded the contract for Fiscal Year 25-26 Citywide Striping and Marking Project to Chrisp Company. Construction activities were completed in March, 2026.

DISCUSSION/ANALYSIS

The project included the removal of faded and outdated striping and pavement markings, and the installation of new striping and markings including lane lines, channelizing lines, pavement legends such as STOP markings, crosswalks and turn arrows.

Work was primarily completed along Huntington Drive, Duarte Road, Buena Vista Street, and Mountain Avenue. A location map (Attachment B) has been provided for reference.

Additionally, the project included a new striping layout and signage on Highland Avenue just north

of Central Avenue. While this was not included in the original scope of the project, this was an opportunity to implement improvements related to the Safe Routes to School Plan recommendations to enhance pedestrian and traffic safety near schools.

RECOMMENDATION

It is recommended that the City Council: 1) Accept the project as complete in the amount of \$83,184.50; and 2) Approve a budget amendment to Safe Routes to Schools (SRTS) (Measure R account No. 470-4705-8100) in the amount of \$2,000.13.

FISCAL IMPACT

The Fiscal Year 25-26 Citywide Striping and Marking Project was included in the 25-26 Capital Improvement Program (CIP) budget and was funded by the Gas Tax allocations from the State of California. City Council approved the contract amount with twenty-five percent contingency included for \$81,184.37. Due to additional improvements completed as part of the Safe Routes to Schools Plan, the final project cost is \$83,184.50 which is still within the budget but exceeds the approved amount by \$2,000.13.

ATTACHMENTS

- A. Before and After Photos
- B. Location Map
- C. Notice of Completion

Fiscal Review:



Kristen Petersen
Assistant City Manager/
Director of Administrative Services

Reviewed and Approved:



Brian Villalobos
City Manager

ATTACHMENT "A"

BEFORE

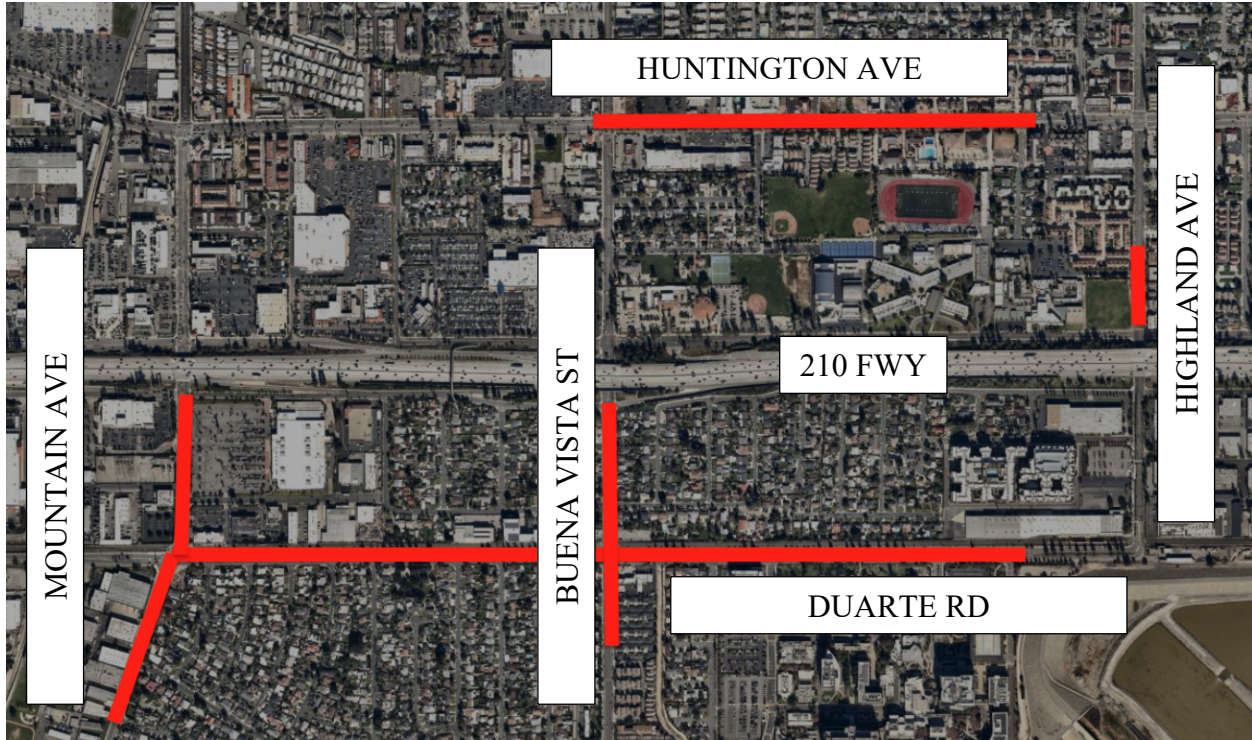


AFTER



ATTACHMENT “B”

LOCATION MAP



ATTACHMENT “C”

(Please see next page)

RECORDING REQUESTED BY:

CITY OF DUARTE

WHEN RECORDED MAIL TO THIS ADDRESS:

**CITY CLERK
CITY OF DUARTE
1600 Huntington Dr.
Duarte, CA 91010**

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is OWNER or AGENT of the OWNER of the interest or estate stated below in the property hereinafter described.
2. The full name of the OWNER is: **CITY OF DUARTE**
3. The full address of the OWNER is: **1600 Huntington Dr. Duarte, CA 91010**
4. The nature of the interest or estate of the undersigned is: (i.e., In Fee.) **Fee Interest.**
5. A work of improvement on the property hereinafter described was COMPLETED on **Friday, March 27, 2026**
6. The work of improvement completed is described as follows: **FY 25-26 Citywide Striping and Marking Project**
7. The name of the original contractor, if any, for such work of improvement is: **Chrisp Company.**
8. The street address of said property is: **Striping and marking along Huntington Dr from Pops Rd to Buena Vista St, Duarte Rd from Circle Rd to Mountain Ave, Buena Vista St from Evergreen St to Duarte Rd, Mountain Ave from Evergreen St to Lewiston St and Highland Ave from Central Ave to 1000 ft North.**
9. The property on which said work of improvement was completed is in the City of Duarte, County of LOS ANGELES, State of CALIFORNIA, and is described as follows: **The scope of work for Citywide Striping and Marking Project consists of the removal of existing traffic control devices and installation of new thermoplastic pavement striping, markings and legends.**

CITY OF DUARTE

April 28, 2026

Signature of Owner or agent: **Brian Villalobos, City Manager**

VERIFICATION

I, the undersigned, declare under penalty of perjury under the laws of the State of California, that I am the **City Manager of the City of Duarte** of the aforesaid interest or estate in the property described in the above Notice, that I have read the said Notice, that I know and understand the contents thereof, and that the facts stated therein are true and correct.

April 28, 2026 at Duarte, California

Brian Villalobos, City Manager



AGENDA REPORT

MEETING DATE: April 28, 2026
TO: Mayor and Members of the City Council
FROM: Brian Villalobos, City Manager
BY: Andres Rangel, Assistant to the City Manager
SUBJECT: Presentation by MADIA Regarding Upcoming Broadband Project
RECOMMENDATION: Staff recommends that the City Council receive and file the MADIA Broadband Project Presentation
FISCAL IMPACT: There is no fiscal impact associated with this item
STRATEGIC PLAN IMPACT: Goal A – D2.1 Economic Development and Activation

BACKGROUND

In the past several years, the City has explored strategies to promote citywide broadband equity. This includes working with the SGVCOG, LA County, and conducting a citywide assessment to identify service gaps, and propose recommendations to address those gaps.

Recently, MADIA Tech Launch reached out to the City and its other member cities regarding a regional broadband Project that includes identifying broadband issues and proposing strategies and recommendations for the six member MADIA cities (Arcadia, Monrovia, Duarte, Irwindale, Azusa, and Glendora), and the City of Bradbury. The Project is led by the City of Monrovia and will be at no cost to the City.

DISCUSSION/ANALYSIS

The City of Monrovia has contracted with MADIA Tech Launch and Telecom Law Firm to examine the broadband market in the region. The project boundaries include the cities of Arcadia, Azusa, Duarte, Glendora, Irwindale, Monrovia and Bradbury. The goal of this project is to seek out broadband issues that may be impacting the area and identify opportunities for collaborative solutions. This may include but not be limited to the following:

- Identifying opportunities for cities to work together and with the telecom industry to address broadband issues
- Explore regulatory structures in place to protect municipal interests and encourage broadband service deployment that is affordable, accessible, and ubiquitous
- Explore business satisfaction in the participating cities

The Project only requests the participation of the City, which includes sharing of data, policies, stakeholder feedback, among other information. Most of this information has already been collected in the City's Broadband Study.

RECOMMENDATION

Staff recommends that the City Council receive and file the MADIA Broadband Project Presentation.

FISCAL IMPACT

There is no fiscal impact associated with this item.

ATTACHMENTS

None.

Fiscal Review:



Kristen Petersen
Assistant City Manager/
Director of Administrative Services

Reviewed and Approved:



Brian Villalobos
City Manager