



# CITY OF LAVERNE CITY HALL

3660 "D" Street, La Verne, California 91750-3599  
[www.cityoflaverne.org](http://www.cityoflaverne.org)

April 18, 2024

Assembly Committee on Local Government  
1020 N Street, Room 157  
Sacramento, CA 95814

Submitted via the Legislative Position Letter Portal

**RE: Opposition to Assembly Bill 1820 (AB 1820) Housing Development  
Projects: Applications: Fees and Exactions.**

Dear Honorable Local Government Assembly Committee Members:

I am writing on behalf of the City of La Verne to express our opposition to AB 1820, introduced by Assembly Member Schiavo. This legislation mandates that local agencies, including cities and counties, provide preliminary and final fee and exaction estimates to development proponents within strictly prescribed timelines. While the goal to enhance transparency in housing development costs is commendable, the practical implications of these requirements impose significant fiscal and operational burdens on our City, without corresponding support from the state.

Currently, the City of La Verne, along with many other jurisdictions, complies with Government Code Section 65940.1, which mandates that standard fee schedules be publicly accessible and posted online. These schedules provide a clear outline of generally applicable fees. However, they do not account for project-specific fees or costs associated with CEQA mitigation measures, which are typically not ascertainable during the preliminary stages of development. These fees vary significantly depending on the detailed project designs and approvals, which are finalized only at later stages.

The stipulation that local agencies deliver detailed fee estimates within 20 business days from the submission of a preliminary application places an undue strain on our administrative resources. Given our city's limited staffing, this timeline is not only impractical but also compromises the accuracy of the fee assessments. There is a considerable risk of underestimating fees, potentially resulting in insufficient funds to cover the necessary public infrastructure and services that new developments necessitate.

The challenges are further compounded by the requirement to provide a final list of fees within 20 business days following the project's final approval. This expedited timeframe makes it difficult to conduct a comprehensive financial assessment, adjust for unforeseen project variations, or maintain fiscal accuracy. The potential for undercharging developers is substantial, shifting the financial burden for essential infrastructure improvements to existing residents and local businesses.

AB 1820 introduces an unfunded mandate that places additional financial pressures on smaller or financially constrained municipalities. The legislation's broad application fails to consider the diverse fiscal capabilities and developmental needs of California's varied regions, which could lead to deteriorating quality of municipal services.

We respectfully urge you to reconsider the provisions of AB 1820 and to collaborate with local governments to create a more viable and financially sustainable approach that truly facilitates the transparent assessment of development fees.

Thank you for considering the position of the City of La Verne on this critical issue.

Sincerely,

A handwritten signature in black ink that reads "Tim Hepburn". The signature is written in a cursive style with a large initial "T".

Tim Hepburn  
Mayor

C: City Council  
Ken Domer, City Manager