



Local Agency Formation Commission
for the County of Los Angeles

Voting Members

Donald Dear
Chair

Gerald McCallum
1st Vice-Chair

Margaret Finlay
2nd Vice-Chair

Kathryn Barger
John Lee
Robert Lewis
John Mirisch
Holly Mitchell
Francine Oschin

Alternate Members

Anthony Bell
Michael Davitt
Hilda Solis
Vacant
(City of Los Angeles)
Vacant
(Public Member)
Vacant
(Special District
Member)

Staff

Paul Novak
Executive Officer

Adriana Romo
Deputy Executive Officer

Amber De La Torre
Doug Dorado
Adriana Flores
Taylor Morris
Alisha O'Brien

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MINUTES OF THE LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES

August 9, 2023

Present:

Donald Dear, Chair

Kathryn Barger
Margaret Finlay
John Lee
Robert Lewis
Gerard McCallum
John Mirisch

Anthony Bell, Alternate
Michael Davitt, Alternate

Paul Novak, Executive Officer
Carole Suzuki, Legal Counsel

Absent:

Holly Mitchell
Francine Oschin

Hilda Solis, Alternate

Vacant:

City of Los Angeles, Alternate Member
Alternate General Public Member
Independent Special District, Alternate Member

1 CALL MEETING TO ORDER

The meeting was called to order at 9:02 a.m. as both an in-person and virtual meeting.

The following item was called up for consideration:

- a. Commissioners request to participate remotely pursuant to Government Code § 54953(f)(2):

(None).

2 PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Dear.

3 DISCLOSURE OF CAMPAIGN CONTRIBUTION(S)

The Executive Officer (EO) read an announcement, asking if any Commissioners had received a campaign contribution that would require disclosure or any other issue requiring recusal from any item on today's agenda (None).

ANNOUNCEMENT

The EO announced that, consistent with State law, the agenda for today's meeting was posted at the Kenneth Hahn Hall of Administration, and on the LAFCO website, on Thursday, August 3, 2023.

4 SWEARING-IN OF SPEAKER(S)

The EO swore in one (1) member of the audience who planned to testify.

5 PUBLIC COMMENT

(None).

6 CONSENT ITEM(S)

The Commission took the following actions under Consent Item(s):

- a. Approved Minutes of July 12, 2023.
- b. Approved Operating Account Check Register for the month of July 2023.
- c. Received and filed update on Pending Proposals.

- d. Received and filed the Legislative Update.
- e. Received and filed the Executive Officer's Written Report.
(None).
- f. Information Item(s) – Government Code §§ 56751 (city proposal).
(None).
- g. Received and filed Information Item(s) – Government Code §§ 56857 (district proposal).
 - i. Annexation No. 2023-09 to the Los Angeles County Waterworks District No. 40, Antelope Valley.
- h. Received and filed Miscellaneous Communications.
(None).

MOTION: Finlay SECOND: McCallum APPROVED: 7-0-0
AYES: Bell (Alt. for Oschin), Finlay, Lee, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Barger, Mitchell, Oschin

Commissioner Barger arrived at 9:06 a.m.

7 PUBLIC HEARING(S)

The following item was called up for consideration:

- a. Draft MSR No. 2023-13 — Municipal Service Reviews and Spheres of Influence Updates for the Cities of Bell, Maywood, South El Monte, and Vernon; and California Environmental Quality Act Exemption.

Jim Simon (Principal, RSG, Inc.) summarized a presentation regarding the Municipal Service Reviews and Spheres of Influence Updates for the Cities of Bell, Maywood, South El Monte, and Vernon.

The EO thanked staff at RSG, Inc. and the representatives of Cities of Bell, Maywood, South El Monte, and Vernon for their cooperation.

The public hearing was opened to receive testimony on this item.

There being no additional testimony and no written opposition, nor e-mails, submitted prior to

the close of the public hearing, the public hearing was closed.

The Commission took the following actions:

- Adopted and approved the Cities of Bell, Maywood, South El Monte, and Vernon Municipal Service Reviews and Spheres of Influence Updates Draft as Final;
- Adopted the Resolution Making Determinations, including the California Environmental Quality Act determinations, Approving MSR No. 2023-13—Municipal Service Reviews and Spheres of Influence Updates for the Cities of Bell, Maywood, South El Monte, and Vernon; Resolution No. 2023-11RMD;
- Reconfirmed the existing Spheres of Influence for the Cities of Bell, Maywood, South El Monte, and Vernon; and
- Directed the Executive Officer to add the words “Reconfirmed August 9, 2023” to the Sphere of Influence maps for the Cities of Bell, Maywood, South El Monte, and Vernon.

MOTION: Finlay SECOND: Barger APPROVED: 8-0-0
AYES: Barger, Bell (Alt. for Oschin), Finlay, Lee, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Mitchell, Oschin

8 PROTEST HEARING(S)

(None).

9 OTHER ITEMS

The following item was called up for consideration:

- a. Alternate Public Member Vacancy Status Report.

Adriana Romo (Deputy Executive Officer) summarized the staff report on this item.

The Commission took the following action:

- Received and filed the Alternate Public Member Vacancy Status Report.

MOTION: Finlay SECOND: McCallum APPROVED: 8-0-0
AYES: Barger, Bell (Alt. for Oschin), Finlay, Lee, Lewis, McCallum, Mirisch, Dear
NOES: None.
ABSTAIN: None.
ABSENT: Mitchell, Oschin

10 REQUESTED POSITION(S) ON LEGISLATION

(None).

11 COMMISSIONERS' REPORT

Commissioner Lewis attended and summarized the Southern Region California Local Agency Formation Commissions (CALAFCO) virtual meeting held on July 25, 2023.

12 EXECUTIVE OFFICER'S REPORT

The EO thanked staff for preparing, compiling, and posting the Commission agenda package during the EO's absence.

13 PUBLIC COMMENT

(None).

14 FUTURE MEETINGS

September 13, 2023

October 11, 2023

November 8, 2023

15 ADJOURNMENT

Chair Dear adjourned the in-person and virtual meeting at 9:37 a.m.

Respectfully submitted,



Paul Novak, AICP
Executive Officer

**RESOLUTION NO. 2023-11RMD
RESOLUTION OF THE LOCAL AGENCY FORMATION
COMMISSION FOR THE COUNTY OF LOS ANGELES
MAKING DETERMINATIONS ADOPTING
“MSR NO. 2023-13
MUNICIPAL SERVICE REVIEWS AND THE SPHERE OF INFLUENCE UPDATES
FOR THE CITIES OF BELL, MAYWOOD, SOUTH EL MONTE, AND VERNON”**

WHEREAS, Division 3, Title 5, of the California Government Code (commencing with section 56000, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000), provides that a Local Agency Formation (LAFCO) shall develop and determine a Sphere of Influence (SOI) for each city within the county (Government Code Section 56425(a)) and that every five years thereafter, the Commission shall, as necessary, review and update each SOI (Government Code Section 56425(g)); and

WHEREAS, the SOI is the primary planning tool for LAFCO and defines the probable physical boundaries and service area of a local agency as determined by LAFCO; and

WHEREAS, Section 56430 requires that, in order to prepare and to update Spheres of Influence, the Commission shall conduct a Municipal Service Review (MSR) prior to, or in conjunction with, action to update or adopt an SOI; and

WHEREAS, the Commission has undertaken the MSR and SOI Updates for the Cities of Bell, Maywood, South El Monte, and Vernon; and

WHEREAS, this proposed MSR and SOI Update consists of inhabited territory and is assigned the following short-form designation: “MSR No 2023-13—Municipal Service Reviews and Sphere of Influence Updates for the Cities of Bell, Maywood, South El Monte, and Vernon;” and

WHEREAS, the Executive Officer has submitted to the Commission “Cities of Bell, Maywood, South El Monte, and Vernon Municipal Service Reviews and Sphere of Influence Updates” including recommendations to reconfirm the existing SOI for the Cities of Bell, Maywood, South El Monte, and Vernon; and

WHEREAS, the MSR and SOI Updates reflects input provided by representatives of the Cities of Bell, Maywood, South El Monte, Vernon and other stakeholders; and

WHEREAS, the MSR and SOI Updates for the Cities of Bell, Maywood, South El Monte, and Vernon contains the determinations required by Section 56430 for the municipal services provided by the cities; and

WHEREAS, the MSR and SOI Updates for the Cities of Bell, Maywood, South El Monte, and Vernon contain the determinations required by Section 56425 for the proposed SOIs which are attached hereto and incorporated by reference herein; and

WHEREAS, maps of the final SOIs of the Cities of Bell, Maywood, South El Monte, and Vernon; which reflect the Commissions’ determinations on August 9, 2023; are attached hereto and incorporated by reference herein; and

WHEREAS, the Executive Officer set August 9, 2023, as the hearing date for this MSR and SOI updates, and gave notice of public hearing pursuant to Government Code Section 56427, wherein the public hearing notice was published in a newspaper of general circulation in the County of Los Angeles on July 19, 2023; and

WHEREAS, on August 9, 2023, after being duly and properly noticed, this proposal came on for hearing, at which time this Commission heard and received all oral

and written testimony, objections, and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to this proposal and the report of the Executive Officer; and

WHEREAS, for the Cities of Bell, Maywood, South El Monte, and Vernon, and pursuant to Section 56425(e)(5), the Commission has considered the impacts of the proposed MSR and SOI Updates relative to Disadvantaged Unincorporated Communities (DUCs); and

WHEREAS, based upon staff review and the feasibility of governmental reorganization identified in Section 56425(h), staff has determined that any such reorganizations will not further the goals of orderly development and affordable service delivery, and therefore did not recommend reorganization of the Cities of Bell, Maywood, South El Monte, and Vernon; and

WHEREAS, the August 9, 2023 action consists of the adoption of the Cities of Bell, Maywood, South El Monte, and Vernon Municipal Service Reviews and Sphere of Influence Updates; and

WHEREAS, the Commission has carefully considered the Cities of Bell, Maywood, South El Monte, and Vernon Municipal Service Reviews and Sphere of Influence Updates; the Executive Officer's written report, including all proposed determinations required by Government Code Sections 56425 and 56430; the written testimony submitted in advance of the public hearing; the written testimony submitted during the

public hearing; and the oral testimony presented at the public hearing on August 9, 2023; and

WHEREAS, the Commission approved the Cities of Bell, Maywood, South El Monte, and Vernon Municipal Service Reviews and Sphere of Influence Updates at the public hearing on August 9, 2023; and

WHEREAS, the Commission approved the following actions and reconfirmed the current Spheres of Influence of the Cities of Bell, Maywood, South El Monte, and Vernon; and

NOW, THEREFORE, BE IT RESOLVED as follows:

1. At the public hearing on August 9, 2023, the Commission found that MSR No. 2023-13—Municipal Service Reviews and Sphere of Influence Updates for the Cities of Bell, Maywood, South El Monte, and Vernon are exempt from the provisions of the California Environmental Quality Act (CEQA) because it can be seen with certainty that there is no possibility that the update of the Spheres of Influence of the Cities of Bell, Maywood, South El Monte, and Vernon will have a significant effect on the environment pursuant to State CEQA Guidelines Section 15061(b)(3). In the alternative, the Commission found that these actions are not a project for the purposes of CEQA because they are an organizational activity of government with no direct or indirect effects on the physical environment and therefore is excluded from the definition of a project, pursuant to § 15378(b) of the State CEQA Guidelines. The Commission made CEQA determinations

appropriate to each Area identified in the MSR and SOI Updates, determining that each identified Area was subject to the foregoing findings.

2. The Commission adopted the Cities of Bell, Maywood, South El Monte, and Vernon Municipal Service Reviews, as prepared by RSG and attached hereto, and determined the final Sphere of Influence Updates.
3. The Commission made the following determinations in accordance with Government Code Section 56430:

City of Bell:

1. Population Projections and Growth

The population in the City has steadily declined over the last ten years, which differs from the gradual increase in population seen in the County as a whole. The City has limited potential for population and economic growth due to existing buildout at capacity and geography. Despite this, the City is exploring opportunities for infill development across the City.

2. Disadvantaged Unincorporated Communities in or Contiguous to SOI

The City's SOI does not contain any DUCs. Although there are no DUCs within the City of Bell's SOI the City as a whole qualifies as a disadvantaged community.

3. Present and Planned Capacity of Public Facilities

The City's present and planned facilities are generally sufficient to meet community needs. In 2022 the City opted to separate the Public Works Department from the Community Development Department and is working to

expand the department's capacity with additional staff.

4. Financial Ability to Provide Services

The City of Bell experienced increasing General Fund revenues and expenditures from FYs 2018-19 through 2020-21. During this time, revenues increased at a slower rate (**Error! Reference source not found.**) than expenditures however, in FY 2020-21 the City experienced a surplus of \$35,000. The City is considered to be at moderate financial risk by the State Auditor. Since the last MSR in 2005, the City has paid an estimated \$40 million toward their debt from general obligation bonds. City staff noted that the City is currently exploring options for addressing their unfunded pension liabilities, including the option of using a Section 115 Trust for savings. The City is currently exploring different sources of potential revenue to address the maintenance and replacement of infrastructure. Potential revenue sources include the implementation of Development Impact Fees, franchise fees, and a Transient Occupancy Tax. City staff indicated a financial transparency model would be presented to the public in 2023. City staff did not identify any challenges with their financial ability to provide services.

5. Opportunities for Shared Facilities

The City of Bell is currently in discussions with neighboring cities to explore the potential for consolidating regional services including transportation and street improvements. City staff also noted interest in sharing facilities with Los Angeles

Unified School District for community spaces, meeting spaces, and classrooms.

There are no imminent plans in place at this time.

6. Accountability for Community Service Needs

The City Council is elected on an at-large basis. The City's website includes information about City Council meetings, public meetings, and other City services. The City broadcasts its Council meetings via Zoom and provides Spanish translation for all meetings. The City's website is easily translated into a variety of languages and the City is active on a variety of social media platforms including Facebook, Instagram, and Twitter. Bell also offers a text by phone system, and a community center for in-person meetings with a capacity for around 150 people. RSG did not identify any issues with accountability in the City.

7. Any Other Matter Related to Effective or Efficient Service Delivery as Required by Commission Policy

The City did not identify any other matters related to effective or efficient service delivery as required by LAFCO Policy.

City of Maywood:

1. Population Projections and Growth

The City has experienced a small population decrease over the past ten years, in comparison to a small increase in the population of the County as a whole. The City has limited potential for population and economic growth due to existing

buildout and geography. Despite these challenges, the City is pursuing opportunities for redevelopment, and currently has a small project of approximately 40 units in the development pipeline. Based on current City demographics, these 40 units could result in an increase of 148 people in Maywood's population.

2. Disadvantaged Unincorporated Communities in or Contiguous to SOI

The City's SOI does not contain any DUCs within its SOI. Although there are no DUCs within the City of Maywood's SOI, the City as a whole qualifies as a DUC.

3. Present and Planned Capacity of Public Facilities

The City's sewer capacity is inadequate to meet community needs and is an obstacle for further development in the City. While the City is working with State agencies to repair the most pressing areas of the sewer infrastructure, this deficiency presents a major infrastructure and financial challenge for Maywood. The City also has minimal parks and recreation facilities. The limited staff in the Community Services Department presents a challenge for the City to provide the level of service it wishes for the community. The City is considering partnerships with other jurisdictions to increase the level of recreation programming.

4. Financial Ability to Provide Services

The City of Maywood experienced increasing General Fund revenues from FYs 2018-19 through 2020-21. While General Fund expenditures increased over the same period as well, revenues grew at a faster rate and the City has experienced

a surplus in both FY 2019-20 and 2020-21. The City is considered to be at moderate financial risk by the State Auditor. The cost of repairing the sewer infrastructure is a major financial challenge for the City. Additionally, City staff noted high staff turnover rates, in part because Maywood is not able to offer compensation and benefits that are competitive with nearby jurisdictions.

5. Opportunities for Shared Facilities

City staff noted that Maywood is interested in exploring shared broadband services with neighboring jurisdictions in the future, but that there are no imminent plans in place to create a shared broadband service.

The City is also interested in collaborating with other agencies for recreation programming and facilities due to the limited amount of available park space in the City boundaries.

6. Accountability for Community Service Needs

The City Council is elected on an at-large basis. Maywood's website includes information about City Council meetings, public meetings, and other City services. Maywood broadcasts its Council meetings live on the City's Facebook page and is also active on Instagram. The City also utilizes technology and social media to share information with the public effectively. Maywood has experienced challenges with accountability in the past, but has taken steps to remedy those issues such as including performance evaluation requirements in the City Manager contract and adopting hiring policies. The State Auditor noted

that while Maywood has made significant progress on accountability, there are still some steps it could take to improve oversight and transparency.

7. Any Other Matter Related to Effective or Efficient Service Delivery as Required by Commission Policy

The City did not identify any other matters related to effective or efficient service delivery as required by LAFCO Policy.

City of South El Monte:

1. Population Projections and Growth

The City has experienced a small decline in population over the past ten years, in comparison to a small increase in the population of the County as a whole. There are currently two housing projects approved by Council that will add 280 dwelling units to the City. Based on the current household size per dwelling unit in the City, these developments could add over 1,000 new residents to South El Monte.

2. Disadvantaged Unincorporated Communities in or Contiguous to SOI

The City's SOI contains four LAFCO-identified unincorporated islands, two of which are disadvantaged unincorporated communities. The City does not provide any services to the DUCs within its SOI. The City as a whole qualifies as a DUC.

3. Present and Planned Capacity of Public Facilities

The City's present and planned facilities are generally sufficient to meet

community needs and are designed to meet current and future planned uses.

The City did not identify a need for additional facilities.

4. Financial Ability to Provide Services

The City of South El Monte experienced both increasing General Fund revenues and expenditures from FYs 2018-19 through 2020-21 (see **Error! Reference source not found.** and **Error! Reference source not found.**). Revenues increased by 12 percent during this period, while expenditures grew by 24 percent. The City's fiscal health is considered low risk by the State Auditor. City staff did not identify any challenges with their financial ability to provide services.

5. Opportunities for Shared Facilities

South El Monte is currently collaborating with El Monte and Baldwin Park to address concerns about homelessness, which are common across the County. In its third year, the cohort is aiming to secure funding from County and State sources in order to build shelters.

6. Accountability for Community Service Needs

The City Council and Mayor are elected on an at-large basis. South El Monte's website includes information about City Council meetings, other City services, and contact information for different departments. Public notices and the City newsletter are posted on the website. The City Council streams its meetings through Zoom, and the link is available online to the public. The City is active on at least two social media platforms.

The City utilizes technology and social media to share information with the public effectively. RSG did not identify any issues with accountability in the City.

7. Any Other Matter Related to Effective or Efficient Service Delivery as Required by Commission Policy

The City did not identify any other matters related to effective or efficient service delivery as required by LAFCO Policy.

City of Vernon:

1. Population Projections and Growth

The City has grown significantly over the past decade and has grown faster than the County average. However, the population of Vernon continues to remain low, at less than 300 residents. This poses a major threat to the City due to the limited availability of candidates to run for City Council.

While future population growth is currently projected to be slower, the City is actively working to increase the population both through exploring annexation options and through increasing housing stock. If these opportunities move forward, the population may grow much more rapidly. There are limited opportunities for growth within the current City boundaries, so the City will likely have to expand its SOI to ensure a sustainable population.

2. Disadvantaged Unincorporated Communities in or Contiguous to SOI

The City SOI does not contain any DUCs. The City's SOI contains two LAFCO-identified unincorporated islands or pockets, both of which are uninhabited. The

City as a whole qualifies as a disadvantaged community.

3. Present and Planned Capacity of Public Facilities

Vernon is in need of infrastructure (storm drain and sewer) upgrades across the City, but does not currently have the funding to implement large-scale infrastructure projects. The City is able to conduct routine repairs as needed.

4. Financial Ability to Provide Services

The City of Vernon experienced increases in General Fund revenues from 2018-19 through 2020-21. Expenditures decreased over the same period. However, from 2020-21 through 2022-23, Vernon's expenditures have increased, largely due to expenses for supplies/services and capital outlay. The City is considered to be at moderate financial risk by the State Auditor.

Vernon has taken steps to improve its financial position, most notably in dissolving its fire department and contracting with the CFPD. This step has helped Vernon reduce expenditures on salaries and benefits, and has also helped mitigate its pension liability.

5. Opportunities for Shared Facilities

Vernon is not considering opportunities for sharing facilities, infrastructure, or services in the future, and does not currently have any such arrangements with neighboring jurisdictions.

6. Accountability for Community Service Needs

The City Council is elected on an at-large basis. Vernon's website includes

information about City Council meetings, public meetings, and other City services. The City streams City Council and Commission meetings online via its website and Youtube. The City is active on four social media platforms: Facebook, Twitter, Instagram, and Youtube.

The small population of Vernon poses a challenge to government accountability in the future due to the limited availability of candidates to run for City Council. As previously mentioned, the City is aware of this problem and is actively working to increase its population in order to ensure accountability in the future.

7. Any Other Matter Related to Effective or Efficient Service Delivery as Required by Commission Policy

The City and LAFCO staff did not identify any other matters related to effective or efficient service delivery as required by LAFCO Policy

4. The Commission reconfirmed the City of Bell and the City of Maywood's, current coterminous SOI, and also reconfirmed the City of South El Monte and the City of Vernon's, current larger than SOI.
5. The Commission made the following determinations in accordance with Government Code Section 56425(e):

City of Bell:

1. Present and Planned Land Uses

The City of Bell is exploring commercial and residential development on various scattered sites across the City. The City anticipates this development to account

for the construction of between 300 to 400 residential units. No immediate plans for development were identified by City Staff. There are no opportunities to expand the SOI – as the SOI is coterminous with the City’s corporate boundary and the City is surrounded by neighboring city boundaries.

2. Present and Probable Need for Public Facilities and Services

The City’s public facilities and general services are sufficient to accommodate residential and commercial growth over the next decade. Improvements to streets, roads, and sewers will be necessary in industrial areas of the City as several private streets will be switched to public streets. As these streets are private, the City experiences challenges with improvements.

The City’s emergency dispatch system is being upgraded to current standards to provide the City Police Department additional support.

The City is exploring options to improve access to the permitting/inspection process for planning/building to provide access to these required documents within the city limits, eliminating the need for applicants to travel outside of the City to the nearest Los Angeles County Fire Department.

3. Present Capacity of Public Facilities and Services

Currently, the City’s capacity for services is adequate for the community. The City created a Public Works Department in 2022 and is presently working to increase its capacity in engineering and street maintenance. The City indicated that there is a need for hiring more staff to maintain and expand services. The

City contracts for engineering and planning services to accommodate this need.

4. Social or Economic Communities of Interest

No social or economic communities of interest were identified.

5. Disadvantaged Unincorporated Community Present and Planned Need for Facilities and Services

The City does not have any DUCs within its SOI. Presently, the City's SOI is coterminous with its jurisdictional boundary.

City of Maywood:

1. Present and Planned Land Uses

Development growth is constrained under present land uses within the City's current boundary. There are no opportunities to expand the SOI. Maywood is exploring opportunities for redevelopment, and currently has a small project of approximately 40 units in the development pipeline.

2. Present and Probable Need for Public Facilities and Services

The City's wastewater and sewer infrastructure is not sufficient to accommodate growth over the next decade. The City is currently working with State and Federal agencies to repair urgent infrastructure needs and identify additional funding sewer improvements. In 2017, the City updated its Sanitary Sewer Management Plan to anticipate and plan for necessary upgrades.

3. Present Capacity of Public Facilities and Services

Currently, the capacity of the sewer facilities are not adequate to provide service

to the community. The City is working with State agencies to address deficiencies. City staff also expressed concern about their ability to provide green space for the community, a shortfall that was also highlighted in the 2005 MSR. The City does not currently have a parks and recreation department.

4. Social or Economic Communities of Interest

There are no social or economic communities of interest identified.

5. Disadvantaged Unincorporated Community Present and Planned Need for Facilities and Services

The City does not have any unincorporated areas and DUCs within its SOI because the City's SOI is coterminous with its jurisdictional boundary.

City of South El Monte:

1. Present and Planned Land Uses

Development growth is constrained under present land uses within the City's current boundary. The City is not considering annexing the unincorporated areas, and there are no opportunities to expand the SOI.

2. Present and Probable Need for Public Facilities and Services

The City's public facilities and services are generally sufficient to accommodate growth over the next decade. The City is currently working on improvements to major thoroughfares within its boundaries, including expanding the current network of bike lanes.

3. Present Capacity of Public Facilities and Services

RSG did not identify any significant issues related to the present capacity of public facilities and services.

4. Social or Economic Communities of Interest

The City does not provide services to either of the LAFCO-identified DUCs within its SOI.

5. Disadvantaged Unincorporated Community Present and Planned Need for Facilities and Services

The City's SOI contains two DUCs. The City is not currently providing services to either of these areas.

City of Vernon:

1. Present and Planned Land Uses

Development growth is constrained under present land uses within the City's current boundary. In order to increase housing and the population of the community, Vernon is currently working to develop mixed-use zoning districts for the western part of the City on Santa Fe Avenue. These districts will be mixed-use to take advantage of lot sizes that are not optimal for single-family housing. Although the Plan is still in development, City staff project that this area could increase the population by approximately 2,500 people.

2. Present and Probable Need for Public Facilities and Services

While Vernon's storm drains, sewer infrastructure, and streets are in need of general upgrades across the City, City staff indicated that infrastructure has the

capacity to take on residential growth. If the City's population continues to grow or Vernon expands its SOI, it will likely have to hire more police officers to cover more areas, and potentially increase its contract with the Los Angeles County Fire Department to provide additional staffing and equipment.

3. Present Capacity of Public Facilities and Services

Currently, Vernon's storm drains, sewer infrastructure, and streets are in need of general upgrades. The City has the capacity and funding to implement repairs on an as-needed basis.

4. Social or Economic Communities of Interest

RSG did not identify any social or economic communities of interest.

5. Disadvantaged Unincorporated Community Present and Planned Need for Facilities and Services

Vernon's SOI includes two small uninhabited unincorporated areas. Neither of these areas are classified as DUCs. City staff have expressed that Vernon would be open to exploring whether annexation of these areas would be feasible for the City.

6. The affected territory is inhabited and is assigned the following short form designation: "MSR No. 2023-13—Municipal Service Reviews and Sphere of Influence Updates for the Cities of Bell, Maywood, South El Monte, and Vernon."
7. Maps of the final SOIs of the Cities of Bell, Maywood, South El Monte, and Vernon; which reflect the Commission's determinations on August 9, 2023; are

attached hereto and incorporated by reference herein.

8. The Executive Officer's staff report of August 9, 2023, and recommendations for adoption of the MSR and adoption of SOI Updates for the Cities of Bell, Maywood, South El Monte, and Vernon, are incorporated by reference herein.
9. The Executive Officer is hereby directed to add the words "Reconfirmed August 9, 2023" to the official LAFCO SOI map for the Cities of Bell, Maywood, South El Monte, and Vernon.
10. The Executive Officer is hereby authorized and directed to mail copies of this resolution as provided in § 56882 of the Government Code.
11. Pursuant to Government Code § 56883, the Executive Officer may make non-substantive corrections to this resolution to address any technical defect, error, irregularity, or omission.

CONFIRMED AND ADOPTED this 9th day of August, 2023.

| | | | | | |
|----------|---|---------|--------|-----------|-------|
| MOTION: | Finlay | SECOND: | Barger | APPROVED: | 8-0-0 |
| AYES: | Barger, Bell (Alt. for Oschin), Finlay, Lee, Lewis, McCallum, Mirisch, Dear | | | | |
| NOES: | None. | | | | |
| ABSTAIN: | None. | | | | |
| ABSENT: | Mitchell, Oschin | | | | |

LOCAL AGENCY FORMATION COMMISSION
FOR THE COUNTY OF LOS ANGELES



Paul A. Novak, AICP
Executive Officer