



4305 Santa Fe Avenue, Vernon, California 90058  
Telephone (323) 583-8811

June 23, 2008

HOUSING POLICY  
DEVELOPMENT, HCD  
JUL 31 2008

Department of Housing and Community Development  
Office of Director  
1800 Third Street, Suite 450  
P.O. Box 952053  
Sacramento, CA 94252-2053

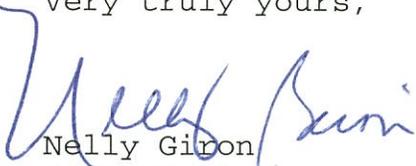
Re: Annual Report on the General Plan for Fiscal Year 2007-2008

Dear Sir or Madam:

Transmitted herewith is a copy of the City of Vernon Annual Report on the General Plan for Fiscal Year 2007-2008, which was approved by the City of Vernon City Council on June 16, 2008.

If you have any questions regarding this matter, please call Mr. Kevin Wilson at (323) 583-8811 ext. 245.

Very truly yours,

  
Nelly Giron  
City Clerk

NG:dr

Enclosure

c: S. Kevin Wilson  
Resolution No. 9643



*Exclusively Industrial*

1 RESOLUTION NO. 9643

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
3 VERNON APPROVING AND ADOPTING THE ANNUAL REPORT ON  
4 THE GENERAL PLAN FOR FISCAL YEAR 2007-2008

5 WHEREAS, the City Council adopted a General Plan for the City  
6 of Vernon by Resolution No. 9484 on December 3, 2007; and

7 WHEREAS, Government Code § 65400 requires that the Planning  
8 Agency for the City of Vernon "Provide an annual report to the  
9 legislative body, the Office of Planning and Research, and the  
10 Department of Housing and Community Development on the status of the  
11 plan and progress in its implementation, including the progress in  
12 meeting its share of regional housing needs...;" and

13 WHEREAS, the City Council is the Planning Agency for the City  
14 of Vernon; and

15 WHEREAS, by memo dated June 4, 2008, the Director of  
16 Community Services & Water has recommended that the "2008 Annual Report  
17 of the Director of Community Services & Water to the City Council on  
18 the Status of the City of Vernon General Plan for Fiscal Year 2007-  
19 2008" be approved and adopted.

20 NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE  
21 CITY OF VERNON AS FOLLOWS:

22 SECTION 1: The City Council of the City of Vernon does  
23 hereby find and determine that the recitals contained hereinabove are  
24 true and correct.

25 SECTION 2: The City Council of the City of Vernon hereby  
26 approves and adopts as its annual report pursuant to Government Code §  
27 65400 the "2008 Annual Report of the Director of Community Services &  
28 Water to the City Council on the Status of the City of Vernon General

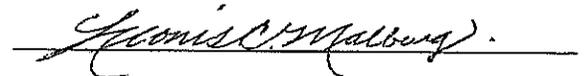
1 Plan for Fiscal Year 2007-2008," a copy of which is attached hereto and  
2 incorporated by reference as Exhibit A.

3 SECTION 3: The City Clerk of the City of Vernon, or her  
4 designee, is hereby directed to provide the following with a copy of  
5 the said Annual Report on or before July 1, 2008:

- 6 1. Office of Planning and Research  
7 1400 Tenth Street, Room 121  
8 P.O. Box 3044  
9 Sacramento, CA 95812-3044
- 10 2. Department of Housing and Community Development  
11 Office of Director  
12 1800 Third Street, Suite 450  
13 P.O. Box 952053  
14 Sacramento, CA 94252-2053

15 SECTION 4: The City Clerk of the City of Vernon shall  
16 certify to the passage of this resolution, and thereupon and thereafter  
17 the same shall be in full force and effect.

18 APPROVED AND ADOPTED this 16<sup>th</sup> day of June, 2008.

19 

20 Name: Leonis C. Malburg

21 Title: Mayor / ~~Mayor Pro-Tem~~

22 ATTEST:

23   
24 MANUELA GIRON, City Clerk

1 STATE OF CALIFORNIA )  
2 ) ss  
3 COUNTY OF LOS ANGELES )

4 I, MANUELA GIRON, City Clerk of the City of Vernon, do hereby  
5 certify that the foregoing Resolution, being Resolution No. 9643, was  
6 duly adopted by the City Council of the City of Vernon at a regular  
7 meeting of the City Council duly held on Monday, June 16, 2008, and  
8 thereafter was duly signed by the Mayor or Mayor Pro-Tem of the City of  
9 Vernon.

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11 \_\_\_\_\_  
12 MANUELA GIRON, City Clerk

13 (SEAL)

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# **EXHIBIT A**



2008 ANNUAL REPORT  
OF THE DIRECTOR OF COMMUNITY SERVICES & WATER  
TO THE CITY COUNCIL  
ON THE STATUS OF  
THE CITY OF VERNON GENERAL PLAN  
FOR FISCAL YEAR 2007-2008

June 2008

Prepared by City of Vernon  
Community Services & Water Department

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## INTRODUCTION

This annual report serves two purposes. First, the report is the method through which the City of Vernon complies with the requirements of Section 21081.6 of the California Public Resources Code pertaining to monitoring of the mitigation measures included in the Final Environmental Impact Report for the General Plan and Zoning Ordinance Update (dated November 2007). Second, the document is the Annual Report of the Director of Community Services & Water to the City Council on the status of the General Plan and the progress of its implementation, in accordance with Government Code Section 65400(b).

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## **ANNUAL MITIGATION MONITORING PROGRAM REPORT FOR THE CITY OF VERNON GENERAL PLAN**

Monitoring of the mitigation measures included in the General Plan Update Final Program EIR was initiated by City Council Resolution No. 9483 (adopted December 3, 2007). This annual report is the method through which the City of Vernon complies with the requirements of Section 21081.6 of the California Public Resources Code pertaining to General Plan mitigation monitoring. Section 21081.6 requires a lead agency to adopt a mitigation monitoring program in order to mitigate or avoid significant effects on the environment. The monitoring program for implementation of the General Plan mitigation measures consists of the annual review process undertaken for the annual report. The overall responsibility for monitoring adherence to General Plan policies belongs to the City of Vernon Department of Community Services & Water.

## ANNUAL REPORT ON THE STATUS OF THE CITY OF VERNON GENERAL PLAN

Government Code Section 65400(b) requires in part that each city "Provide an annual report to the legislative body on the status of the plan and progress of its implementation...." This annual report is a working document that provides specific direction for the City of Vernon and alerts the City to General Plan revisions that may be required in the future. The City of Vernon General Plan was adopted on December 3, 2007.

The report is prepared in a tabular format to illustrate the relationship between the proposals and programs contained in the General Plan and implementation actions. The table identifies each General Plan policy whose implementation requires a specific monitoring process, then describes how each policy is being implemented, the current status of each implementation program, and the future action required in order to complete each program.

The table does not include every policy listed in the General Plan. Some policies are statements of basic City outlook toward an issue and could be associated with a wide variety of actions. More specific related policies, however, contain specific direction. These specific policies, generally linked with land development and program actions, are found in the table.

Government Code Section 65400(b), as amended in 1990, requires that the annual report include "the progress in meeting [the City's] share of regional housing needs determined pursuant to Section 65584." The Southern California Association of Governments (SCAG) Regional Housing Needs Assessment (RHNA) identified a future housing need of zero for the City based largely on environmental constraints and the loss of jobs which would result if industrial employment were displaced by housing.

Government Code Section 65400(b), as amended in 1992, requires that the annual report provide the status of "local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583." Section 65583(c)(3) states, "Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing." The City of Vernon Housing Element discusses actions to *maintain* and *improve* housing in the City. Since the City owns the majority of the housing stock, direct maintenance and improvement is possible. In the past year the City has continued its program of maintenance and repair.

Development of substantial numbers of new housing units in Vernon is unlikely based on the City's unique character as an exclusively industrial City. Constraints to new housing development in Vernon include the absence of available land and *environmental* conditions. The City's Comprehensive Zoning Ordinance prohibits new residences in any zone. The industrial nature of Vernon results in noise, dust, vibration, odors, and toxic or chemical storage and wastes from local industries, many of which operate around the clock. These environmental conditions restrict the availability of appropriate locations for new housing development in Vernon.

# CITY OF VERNON

## GENERAL PLAN REVIEW TABLE

### LAND USE ELEMENT

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**Action LU-1:** Annual Review of General Plan. Annually review implementation of the General Plan to identify the effect of land development and use on City revenues and costs of providing public facilities and services.

Related Policies: All  
 Agency/Department: Community Services Department, Planning Division  
 Funding Source: General Fund  
 Method of Implementation: City Council Resolution  
 Status: City Council approved General Plan in December 2007. City staff is preparing updated Housing Element for City Council approval.  
 Future Action: City Council Annual Review  
 Next Review: June 2008

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**Action LU-2:** CEQA Compliance and Site Development Review. Comply with the California Environmental Quality Act (CEQA) in the review of proposed development projects. Use the review process to require projects to address environmental concerns, fund needed public facilities, recognize groundwater resources and water quality, minimize traffic impacts, be compatible with surrounding development, and comply with all use and development standards of the City.

Related Policies: All  
 Agency/Department: Community Services Department, Planning Division  
 Funding Source: Development Fees  
 Method of Implementation: Staff Review of Projects  
 Status: Each discretionary project is subject to CEQA and an environmental assessment is performed by City staff.  
 Future Action: Continue Review of Projects as Required  
 Next Review: On-going

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**Action LU-3:** Capital Improvement Program. Continue to implement and update the Capital Improvement Program (CIP) to address phasing and construction of roadway and infrastructure improvements throughout the City. Use the five-year CIP process to prioritize, finance, and complete projects identified in the CIP. Update the CIP every two years to respond to changes in local priorities and available funding sources.

Related Policies: LU-2.6, CI-1.1, CI-1.6, CI-1.11, CI-1.12, R-2.3  
 Agency/Department: All departments associated with the CIP  
 Funding Source: Identified funding sources in the CIP  
 Method of Implementation: Staff prepares program for City Council review  
 Status: On-going, staff continues to prepare a 5-Year Capital Improvement Plan for City Council consideration.  
 Future Action: Continue Program  
 Next Review: Annual

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**Action LU-4: Operating Budget.** Continue to adopt and update the City's Operating Budget to maintain desired levels of City services and infrastructure.

Related Policies: LU-3.2, LU-3.3, LU-3.4, CI-2.4, CI-6.3, S-3.8, R-2.1  
Agency/Department: Finance Department  
Funding Source: General Fund  
Method of Implementation: City Council adopts Resolution  
Status: City Council is currently reviewing the 2007/2008 Budget for adoption.  
Future Action: Prepare 2008/2009 Budget  
Next Review: Annual

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**Action LU-5: Promote Manufacturing.** Through zoning regulations and economic development strategies and programs, promote manufacturing uses in the City.

Related Policies: LU-1.1, LU-1.2, LU-1.4  
Agency/Department: Redevelopment Agency  
Funding Source: General Fund; Redevelopment Fund  
Method of Implementation: City Council adopts ordinance and private development agreements  
Status: City recently adopted Zoning Ordinance establishing the Industrial Zone throughout the City; City has purchased two larger defunct industrial sites for redevelopment; City is in the process of demolishing the existing structures to prepare for redevelopment; City is negotiating with a manufacturing use to develop the site; City sold parcel to Charlie's Pride, a food processor  
Future Action: Continue Program  
Next Review: Annual

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**Action LU-6: Lot Consolidation.** Coordinate with property owners in consolidating and merging properties for redevelopment of older and underutilized properties. Look for opportunities for City purchase of properties for assemblage and resale.

Related Policies: LU-2.2, LU-2.4,  
Agency/Department: Redevelopment Agency  
Funding Source: General Fund, Redevelopment Fund  
Method of Implementation: Site purchase or development agreement  
Status: Redevelopment Agency is seeking opportunities. Numerous lots on former Thermador Site will be consolidated.  
Future Action: Continue Program  
Next Review: On-going

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**Action LU-7: Redevelopment Plans.** Continue to implement the Redevelopment Plan for the Vernon Redevelopment Area in an effort to revitalize blighted properties and improve overall development conditions within the redevelopment plan area.

Related Policies: LU-2.1, LU-2.2, LU-2.3, LU-2.4, LU-3.5  
Agency/Department: Redevelopment Agency  
Funding Source: Redevelopment Fund  
Method of Implementation: Plan Implementation Loans, Redevelopment Agency Purchase, and Redevelopment Agency has prepared an Implementation Plan  
Status: City and Redevelopment Agency has purchased properties for revitalization by private development  
Future Action: Continue Program  
Next Review: On-going

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**Action LU-8: Code Enforcement.** Continue to enforce property maintenance standards, noise regulations, and other property related regulatory standards in the Zoning Code, City Code, and other City ordinances, in efforts to keep properties throughout the City well maintained, and to prevent blight by neglect.

Related Policies: LU-2.3, LU-3.1, H-1.1, S-3.4  
Agency/Department: Community Services Department  
Funding Source: General Funds  
Method of Implementation: City enforcement through violation notices, hearings, and citations  
Status: City staff enforces zoning regulations in accordance with established procedures  
Future Action: Continue Program  
Next Review: Annual

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## CIRCULATION AND INFRASTRUCTURE ELEMENT

This section includes actions that will assist City officials, staff, and the public to implement the goals and policies of the Circulation and Infrastructure Element.

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**Action CI-1:** Automated Traffic Surveillance and Control System (ATSAC). Conduct a study to determine if ATSAC would be a beneficial and cost-effective system for the City to operate and maintain.

Related Policies: CI-1.12  
Agency/Department: Community Services Department, Public Works Division  
Funding Source: General Fund, State Gas Tax; grants  
Method of Implementation: Implementation of Program  
Status: City currently working with the County to determine feasibility  
Future Action: Coordination Effort  
Next Review: On-going

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**Action CI-2:** Traffic Control, Safety, and Maintenance. Complete intersection capacity improvements, provide for the widening of Soto Street, and improve striping and signage as set forth in the Circulation and Infrastructure Element and General Plan Program EIR.

Related Policies: CI-1.6, CI-1.7, CI-1.8, CI-1.13  
Agency/Department: Community Services Department, Public Works Division  
Funding Source: State Gas Tax; grants; General Fund  
Method of Implementation: Capital Improvements  
Status: The City is nearing completion of the 26<sup>th</sup> Street Extension project designed to alleviate traffic at Atlantic and Bandini Boulevards. City crews maintain signage. City has annual contract for street striping.  
Future Action: Develop 5-Year Capital Improvement Plan and construct needed improvements  
Next Review: On-going

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**Action CI-3:** Soto Street Widening. At the time properties along Soto Street are redeveloped or as otherwise dictated by City plans for the widening of Soto Street, require the dedication of right-of-way to achieve the road standard for Soto Street established in the Circulation and Infrastructure Element. Complete the road widening project at the time adequate right-of-way has been acquired and/or dedicated.

Related Policies: CI-1.6, CI-1.7, CI-1.8, CI-1.13  
Agency/Department: Community Services Department, Planning and Public Works Divisions  
Funding Source: State Gas Tax; grants; General Fund  
Method of Implementation: Construction of Improvements  
Status: City has acquired property on east side of Soto Street south of 26<sup>th</sup> Street for widening. Corridor study on Soto Street complete.  
Future Action: In the near term widen Soto Street south of 26<sup>th</sup> Street. Coordinate with the City of Los Angeles on improvements north of the City boundary.  
Next Review: On-going

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**Action CI-4: Coordinate with Adjacent Jurisdictions.** Continue to coordinate intersection maintenance and improvements with adjacent jurisdictions so that intersections along Soto Street, Pacific Boulevard, Slauson Avenue, Alameda Street, Atlantic Boulevard, Bandini Boulevard, and Downey Road operate at an acceptable Level of Service.

Related Policies: CI-1.9, CI-1.11  
Agency/Department: Community Services Department, Public Works Division  
Funding Source: General Fund  
Method of Implementation: Interagency coordination  
Status: City has participated with the cities of Huntington Park and Bell to improve the intersections at Slauson Boulevard and Boyle Avenue and Atlantic Boulevard and Bandini Boulevard. Construction to be completed in 2008.  
Future Action: Continue coordination effort. Coordinate with the City of Bell and the Gateway Cities on improvements to the I-710 northbound on and off ramps at Bandini Boulevard.  
Next Review: On-going

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**Action CI-5: Coordinate with Rail Companies.** Coordinate with railroad companies in removing obsolete rail spurs. Work to minimize traffic impacts to City streets from trucks using Hobart Yard facilities and other multi-modal transportation yards.

Related Policies: CI-1.2, CI-1.4, CI-1.12  
Agency/Department: Community Services Department, Planning and Public Works Divisions  
Funding Source: General Fund  
Method of Implementation: Staff and Railroad coordination  
Status: City has held discussions with L.A. Junction Railway regarding the disposition of inactive rail spurs. Railroad will offer the right of way for private development. The City, Railroad and Gateway Cities have met to discuss the possibility of Direct Truck ramps to the rail yards. I-710 corridor improvements propose a direct freight movement from the ports to the rail yards without on-street vehicular movements.  
Future Action: Continue discussions  
Next Review: On-going

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**Action CI-6: Interstate 710 Freeway Improvements.** Work with Caltrans on all plans, activities, and projects regarding Interstate 710 that may directly impact Vernor's roadway facilities and traffic patterns. Coordinate with the Gateway Cities Council of Governments and Southern California Association of Governments with studies and programs regarding the improvements to the I-710 freeway.

Related Policies: CI-1.11  
Agency/Department: Community Services Department, Planning and Public Works Divisions  
Funding Source: General Funds; Redevelopment Fund  
Method of Implementation: Staff coordination  
Status: City has worked with Caltrans, MTA and the Gateway Cities to develop a preferred alternative for proposed improvements to the I-710 freeway. An Environmental Impact Report is being prepared for the project.  
Future Action: Seek early action on the construction of improvements at I-710 Atlantic/Bandini.  
Next Review: On-going

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**Action CI-7: Minimize Parking Impacts.** Work with businesses to develop creative strategies and solutions to address parking shortages. Require new development projects to meet the minimum parking standards in the Zoning Ordinance for both trucks and automobiles, including truck trailer storage, employee parking, and visitor parking.

Related Policies: CI-2.1, CI-2.2, CI-2.3, CI-2.4  
Agency/Department: Community Services Department, Planning Division  
Funding Source: Development Fees  
Method of Implementation: City staff coordination with business community  
Status: The City adopted its current Zoning Ordinance in early 2008. City staff has encouraged the business community to share parking resources to eliminate on-street parking. City Council has given directions that it will consider variance from stringent code required parking where a business can show, due to its unique nature that the required parking is not necessary.  
Future Action: Continue community outreach to share parking resources  
Next Review: On-going

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**Action CI-8: Coordinate with Metropolitan Transportation Authority.** Work with the Metropolitan Transportation Authority (Metro) to achieve the following:

- Implement the Metro's Congestion Management Plan (CMP) within the City.
- Continue to provide local and regional connections through Metro local and rapid bus lines.
- Improve access to local Metro stations.

Related Policies: CI-1.9, CI-1.10, CI-1.13  
Agency/Department: Community Services Department, Public Works Division  
Funding Source: General Fund  
Method of Implementation: City Council adoption of resolution and interagency coordination.  
Status: City staff performs calculations to show that it is conforming to Congestion Management Plan and presented findings to City Council for acceptance. City staff held discussions with MTA to determine how rapid transit can be improved. City is investigating the possibility of having shuttle from Metro stations to Vernon businesses.  
Future Action: Continue Programs  
Next Review: Annual

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**Action CI-9: Other Circulation Improvements.** At Santa Fe Avenue and 38<sup>th</sup> Street, stripe an eastbound left-turn within existing right-of-way to provide additional intersection capacity.

Related Policies: CI-1.1, CI-1.12  
Agency/Department: Community Services Department, Planning and Public Works Divisions  
Funding Source: General Fund  
Method of Implementation: Capital Improvement  
Status: City staff is investigating the feasibility of adding the additional turn lane at 38<sup>th</sup> Street and Santa Fe Avenue given right of way constraints.  
Future Action: Determine Feasibility  
Next Review: On-going

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**Action CI-10: Water Services and Supplies.** As needed, require studies to determine water infrastructure requirements for future development projects, and determine which recommendations should be incorporated into the design of projects. As permitted by law, require the dedication of necessary rights-of-way and construction of water infrastructure improvements for all new development projects.

Related Policies: CI-3.1, CI-3.2, CI-3.3, CI-3.4  
Agency/Department: Community Services Department, Water Department  
Funding Source: Water Rates  
Method of Implementation: City staff coordination  
Status: The City has conducted a study on the adequacy of the water infrastructure and had determined that minor improvements can be made to improve the flow of water. City has consultant studying the feasibility of incorporating the Smurfit well into the public water system, drilling a well on the Pechiney site and improving Well 14.  
Future Action: Construct a tie at Downey Avenue and Charter Street, and continue studies on well sites.  
Next Review: On-going

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**Action CI-11: Urban Water Management Plan.** Continue to implement and update Vernon's Urban Water Management Plan in an effort to provide long-term planning and visioning for managing its water resources and providing a reliable supply of water.

Related Policies: CI-3.1, CI-3.3, S-1.4  
Agency/Department: Community Services Department, Water Department  
Funding Source: Water Rates  
Method of Implementation: Approval of Water Management Plan by City Council  
Status: City adopted Urban Water Management Plan in December 2005. No recommended changes at this time.  
Future Action: Periodically review plan for adequacy  
Next Review: Annual

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**Action CI-12: Water Quality.** Continue to maintain the quality of Vernon's drinking water by inspecting water well installations and monitoring general water quality. Continue to take routine water samples at various locations in the City and submit them to a water quality laboratory for analysis. Promote working with water agencies that supply water to Vernon to ensure adequate water quality.

Related Policies: CI-3.3  
Agency/Department: Community Services Department, Water Department  
Funding Source: Water Rates  
Method of Implementation: Water Quality Sampling  
Status: The City takes routine water samples to ensure water quality requirements are being met. City recently took Well No. 18 offline due to water quality concerns. City has requested funding from the Water Replenishment District to treat water from Smurfit Stone's wells.  
Future Action: Seek funding for treatment of Smurfit wells  
Next Review: On-going

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**Action CI-13: Cross Connection Control Program.** Continue to implement the Cross Connection Control Program, which provides additional protection for the drinking water system. The function of the program is to prevent the water supply from being contaminated by the backflow of industrial fluids through the inspection of water piping systems, and the permitting and installation of specific plumbing devices at locations where there is a potential for backflow resulting in contamination. Backflow prevention devices are required to be tested annually by certified testers.

Related Policies: CI-3.1  
Agency/Department: Community Services Department, Water Department and Environmental Health Department  
Funding Source: Water Rates and Health Permit Fees  
Method of Implementation: Annual testing of backflow devices  
Status: Vernon Environmental Health Department requires each backflow device in the City to be tested each year. Test results are required to be submitted to the City for review. In addition the Environmental Health and Community Services Departments inspect construction projects to ensure that proper backflow devices are installed to protect the public drinking water supply.  
Future Action: Continue Program  
Next Review: Annual and On-going

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**Action CI-14: Energy.** Continue to provide high quality electric and gas services to Vernon businesses at competitive rates.

Related Policies: CI-6.1, CI-6.2, CI-6.3, CI-6.4, CI-6.5, R-1.2  
Agency/Department: Light and Power Department; Gas Department  
Funding Source: Electric and Gas Rates  
Method of Implementation: Rate Study  
Status: The Light & Power Department recently conducted a rate study to determine the rates for both gas and electricity in order to provide sufficient revenue to operate the systems. A comparison of rates was made to area utilities providing similar services that showed that the City's rates were competitive. The Light & Power Department recently conducted an assessment of needed capital improvements.  
Future Action: Continue Capital Improvement Program  
Next Review: On-going

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**Action CI-15: National Pollutant Discharge and Elimination System (NPDES) Compliance.** Prior to making land use decisions, the City will utilize available methods to estimate increases in pollutant loads and flows resulting from projected future development. In addition, applicants for new development and redevelopment projects shall be required to demonstrate accomplishment of the following NPDES objectives:

- Use of Best Management Practices (BMPs) to mitigate projected increases in pollutant loads and flows.
- Minimized pollutant loading during and after construction.
- Limited disturbance of natural water bodies and natural drainage systems.
- Pollution prevention methods, source controls and treatment using small collection strategies located at, or as close as possible to, the source.

Related Policies: CI-5.4, R-1.3  
Agency/Department: Environmental Health Department and Community Services Department  
Funding Source: Development Fees  
Method of Implementation: Project Review  
Status: Each new construction project is reviewed to determine if it could potentially contribute pollutants to stormwater runoff. Staff review and approves stormwater prevention plans for construction along with Best Management Practices to be implemented into the project to mitigate pollutants. A Maintenance Covenant is recorded to ensure that the Best Management Practices implemented are maintained.  
Future Action: Continue Program  
Next Review: Each project

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**Action CI-16: Wastewater Treatment Services and Sewer Maintenance and Upgrades.** As needed, require studies to determine sewer infrastructure requirements for future development projects, and determine which recommendations should be incorporated into the design of projects. As permitted by law, require the dedication of necessary right-of-way and construction of sewer infrastructure improvements for all new development projects. Continue to provide funding to repair, maintain, and upgrade the City's wastewater collection system.

Related Policies: CI-4.1, CI-4.2, CI-4.3  
Agency/Department: Community Services Department, Public Works Division  
Funding Source: Development Fees, General Fund  
Method of Implementation: Sewer Study  
Status: The City has contracted to have all sewers videotaped to determine the condition of each sewer and whether it is in need of rehabilitation. The City has contracted with Infrastructure Engineering Corporation to prepare a sewer system overflow study which will provide the City with a capacity analysis of the existing sewer system and a recommendation for improvements.  
Future Action: Implement Needed Improvements  
Next Review: On-going

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**Action CI-17: Storm Drain Maintenance and Quality.** As needed, prepare studies to determine the adequacy of the storm drain infrastructure for development proposals and/or to prevent localized flooding. Require developers to incorporate necessary improvements into the design of the project. Continue to monitor storm drains and water quality in an ongoing effort to prevent pollution of the storm drain system which leads directly to the Los Angeles River. Continue to monitor storm water control activities through hazardous materials inspections and continue to provide educational materials for businesses regarding storm water pollution.

**Related Policies:** CI-5.1, CI-5.2, CI-5.3, CI-5.4  
**Agency/Department:** Community Services Department, Public Works Division; Environmental Health Department  
**Funding Source:** Health Permit Fees; development fees; General Fund  
**Method of Implementation:** Storm Drainage Studies and NPDES Compliance  
**Status:** In the 1960's the City conducted a study to determine necessary storm drain upgrades. Storm drains have been constructed in accordance with the Master Plan. Each new development is analyzed to determine the impact on the City drainage system and onsite retention is required until capacity is available in the local storm drain system. In conformance with the City's NPDES permit the City is proposing to install trash excluders in the City storm drain catch basins to minimize trash from City streets flowing to the ocean.  
**Future Action:** Continue Drainage Improvements. Install Trash Excluders.  
**Next Review:** On-going

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**Action CI-18: Community Information.** Continue to use communications services, such as the City's website, to inform interested parties of information regarding announcements and upcoming events, as well as information about City departments, business permitting requirements, etc.

**Related Policies:** CI-7.1  
**Agency/Department:** Information Technology Department  
**Funding Source:** General Fund  
**Method of Implementation:** City website, Vernon Gazette  
**Status:** The City of Vernon maintains a website where information on City programs are posted. In addition the City publishes a monthly newsletter which provides information to the community on City actions, programs, and policies. Lastly, the City provides direct mailings to the community to communicate upcoming projects and programs.  
**Future Action:** Continue Outreach Programs  
**Next Review:** On-going

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**Action CI-19: High Technology Services.** Continue to offer fiber-optic cabling and other state-of-the-art communication services to Vernon businesses. Encourage data centers to locate in Vernon. Consider ways to provide wireless communications services to all areas of the City.

Related Policies: CI-7.1  
Agency/Department: Information Technology Department  
Funding Source: General Fund and Fiber Optic Rates  
Method of Implementation: Customer Application  
Status: The City has constructed a fiber optics communication system for internal communications. The City recently availed the system to the private sector to allow businesses to communicate over the broadband system between facilities in Vernon or worldwide. Rates are based on service provided. The City recently sold a parcel to a data center developer.  
Future Action: Promote Usage of the Fiber Optics System  
Next Review: On-going

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**Action CI-20: New Sidewalks and Ramps.** Provide funding for new sidewalks and ramps throughout the City. Place priority on replacing sidewalks that have been identified as deficient and a hazard to the public safety.

Related Policies: CI-1.1  
Agency/Department: Community Services Department, Public Works Division  
Funding Source: City Parcel Tax; General Fund  
Method of Implementation: Work Order or Contract  
Status: City crews repair sidewalk and ramps that have been identified as hazardous. Additionally the City maintains an annual contract to repair deficient and/or raised sidewalks.  
Future Action: Continue Maintenance Program  
Next Review: On-going

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## HOUSING ELEMENT

In addition to the specific action programs contained in the Housing Element, these actions that will assist City officials, staff, and the public to implement the goals and policies of the Housing Element.

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**Action H-1: Maintenance of City-Owned Residences.** The City owns 26 of the total 31 housing units in Vernon. The City is responsible for the maintenance of the City-owned units. The City will continue to provide maintenance of these units, thus ensuring the upkeep for the majority of Vernon's housing stock.

Related Policies: H-1.1, H-1.2, H-1.3, H-1.4, H-2.1, H-2.2, H-3.1  
Agency/Department: Community Services Department  
Funding Source: General Fund  
Method of Implementation: Work Order or Contract  
Status: The City has completely renovated 12 City owned units and is currently under contract to renovate seven additional units. City crew provides maintenance services as needed.  
Future Action: Renovate Remainder of City Housing Stock  
Next Review: On-going

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**Action H-2: Code Enforcement.** The City will, as required, undertake code enforcement activities on Vernon's few privately owned housing units to ensure the health, safety, and welfare of City residents.

Related Policies: H-1.1, H-1.2, H-1.3, H-1.4, H-2.1, H-2.2, H-3.1  
Agency/Department: Community Services Department, Planning and Building Divisions  
Funding Source: General Fund  
Method of Implementation: City Inspections  
Status: City staff monitors the housing within the City to ensure minimum Health and safety Standards are being maintained.  
Future Action: ??  
Next Review: On-going

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## SAFETY ELEMENT

This section includes actions that will assist City officials, staff, and the public to implement the goals and policies of the Safety Element.

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**Action S-1:** Los Angeles County Flood Control District. Encourage the Los Angeles County Flood Control District to regularly maintain flood control channels and structures within its jurisdiction to protect properties from flood hazard, and to complete necessary repairs in a timely manner.

Related Policies: S-4.3  
Agency/Department: Community Services Department, Public Works Division  
Funding Source: Los Angeles County  
Method of Implementation: Interagency Coordination  
Status: City will monitor LA County facilities to ensure they are being maintained to minimum standards.  
Future Action: Continue Program  
Next Review: On-going

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**Action S-2:** Geologic Hazard Assessments. Pursuant to state law, geologic and/or geotechnical studies are required for proposed new development projects located in areas identified as susceptible to liquefaction. Compliance with the recommendations set forth in site specific geologic and/or geotechnical studies will be made a condition of the site development permit for all new development projects.

Related Policies: S-1.1  
Agency/Department: Community Services Department, Building Division  
Funding Source: Development Fees  
Method of Implementation: City Permitting  
Status: As part of the building permitting process, whenever a new building is constructed or added onto, a geotechnical report is required to be submitted by a professional engineer for review. The report shall include recommendations on construction and any limitations. When required liquefaction concerns shall be studied.  
Future Action: Continue Program  
Next Review: On-going

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**Action S-3:** Standardized Emergency Management System (SEMS) Multi-Hazard Functional Plan. Continue to implement the City's SEMS Multi-Hazard Functional Plan according to requirements and provisions of the State's Standardized Emergency Management system. Establish community evacuation routes and when necessary, provide emergency shelter facilities.

Related Policies: S-1.1, S-1.5, S-3.1, S-3.7, S-4.1, S-4.3, S-4.4  
Agency/Department: Police and Fire Departments  
Funding Source: General Fund  
Method of Implementation: Plan Adoption  
Status: The City of Vernon maintains a Standardized Emergency Management System Multi-Hazard Functional Plan. The Plan is reviewed from time to time for adequacy and the City is considering a major update to the Plan. As part of the Plan emergency routes have been developed and emergency shelter protocol have been established.  
Future Action: Update the SEMS Multi-Hazard Functional Plan  
Next Review: On-going

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**Action S-4:** Water Department's Emergency Response and Recovery Plan. Implement the Emergency Response and Recovery Plan in the event of natural disasters, technological incidents, and national securities emergencies to safeguard the City's water supply and service area.

Related Policies: S-1.4  
Agency/Department: Community Services Department; Water Department  
Funding Source: Water Rates  
Method of Implementation: Implementation of the Plan  
Status: The City of Vernon Water Department has prepared an emergency response and recovery plan in the event water service is interrupted due to a natural disaster or other catastrophic event. The plan will be implemented in the event of an emergency.  
Future Action: City staff review of the plan periodically to determine if any updates are required.  
Next Review: Annual

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**Action S-5:** Adequate Public Safety and Emergency Response. Evaluate the need for additional fire and police facilities and resources. Require adequate street widths and clearance for emergency access.

Related Policies: S-1.2, S-1.3, S-1.5, S-3.3  
Agency/Department: Vernon Police and Fire Departments; Community Services Department  
Funding Source: General Funds; state and federal grants  
Method of Implementation: Capital Budget and Plan Check  
Status: On an annual basis the Police and Fire Departments review their needs in regards to building improvements and equipment. Land has currently been set aside and for the replacement of Fire Station No. 4. The Fire Department received a response unit for hazardous materials incidents. The Building Department reviews development proposals to ensure adequate fire access is provided.  
Future Action: Two fire pump trucks have been budgeted. Funds budgeted for design of Fire Station No. 4, staff will continue to review development plans for fire access conformance with code requirements.  
Next Review: Annually and each development

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**Action S-6:** City of Vernon Fire Department. Provide emergency response services to Vernon businesses covering fire protection, medical emergencies, urban search and rescue, and hazardous materials control. If the City budget permits, continue to maintain the Class I rating for the Fire Department by the Insurance Services Office and provide Vernon's fire personnel with the most advanced fire and rescue training and with state-of-the-art equipment and apparatus.

**Related Policies:** S-3.3, S-3.4, S-3.5, S-3.6, S-3.8, S-4.2  
**Agency/Department:** Fire Department  
**Funding Source:** General Fund; State and federal grants  
**Method of Implementation:** Budget Implementation  
**Status:** The City of Vernon Fire Department received one haz-mat unit in 2007/08, maintained its Class 1 status, and continues to perform required training.  
**Future Action:** Budgeted for two fire pump trucks, and the Fire Department will be reviewed by ISO to determine its' rating.  
**Next Review:** Annual

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**Action S-7:** Hazardous Materials Monitoring Program (Ordinance 961). Continue to implement the Hazardous Materials Monitoring Program that monitors establishments where hazardous materials are produced, stored, handled, disposed of, treated, emitted, discharged, or recycled. The Program also directs and coordinates emergency response in the event of releases of hazardous materials.

**Related Policies:** S-2.1, S-2.2, S-3.2  
**Agency/Department:** Environmental Health and Fire Department  
**Funding Source:** General Fund; Permit Fees  
**Method of Implementation:** Health Permit  
**Status:** The Environmental Health Department issues a health permit to each business that stores hazardous materials. Each business is inspected annually to ensure that the materials are being properly handled and stored. The hazardous materials inventory data for each business is provided to the Fire Department in case a release occurs and emergency response is necessary.  
**Future Action:** Continue permit, inspection program  
**Next Review:** Annual

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**Action S-8:**     **Hazardous Waste.** Continue to implement activities so that hazardous wastes generated by Vernon businesses are handled and disposed according to federal, state, and local regulations. Assist businesses and consultants in the preparation and oversight of site assessments and mitigation activities. To minimize present and future threats to human health and the environment, the program actively promotes waste reduction options for hazardous waste generators.

Related Policies:           S-2.1, S-2.2, S-3.2  
Agency/Department:     Environmental Health Department  
Funding Source:           Permit Fees  
Method of Implementation: Regulatory Compliance  
Status:                     Hazardous waste generated by Vernon businesses is required to be disposed of in accordance with State and Federal laws. Storage of the materials must conform to fire and environmental health regulations. All wastes must be manifested and tracked until its ultimate destruction or disposal. The Vernon Environmental Health Department coordinated an electronic waste pick up.  
Future Action:            Environmental Health Department will continue to monitor Vernon businesses to ensure hazardous wastes are being properly stored and disposed.  
Next Review:              On-going

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**Action S-9:**     **Underground Storage of Hazardous Substances (Ordinance 944).** Continue to implement the Underground Storage of Hazardous Substances program to regulate the permitting, inspection, installation, and removal of underground tanks. Operating permits are issued following the proper installation and testing of tank systems with appropriate leak detection equipment.

Related Policies:           S-2.1, S-2.2, S-3.2  
Agency/Department:     Environmental Health Department  
Funding Source:           Permit Fees  
Method of Implementation: Code Enforcement, Building Permit  
Status:                     The Vernon Community Services Department oversees the permitting and installation of underground tanks. Leak detection systems are required to be installed as part of the tank installation. All single wall underground tanks containing hazardous materials have been removed within Vernon and/or replaced with conforming double wall tanks.  
Future Action:            Continue Program  
Next Review:              Annual

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**Action S-10: Hazardous Materials Near Sensitive Uses.** At the time any application for a new or revised hazardous materials business is received for a location within one-quarter mile of any residence, school, hospital, residential assisted care facility, or similar use (sensitive uses may be located within the City or outside its boundaries), or greater distance as may be determined by the Director of Environmental Health Department for particular business types, the City will review the application and determine whether a Health Risk Assessment (HRA) is required pursuant to State law and/or City Ordinance 961 to address any potential impacts to these uses. If an HRA is deemed appropriate and further, if the HRA identifies potential risks associated with the business activity relative to proximity to the residence, school, hospital, residential assisted care facility or similar use, the City shall ensure that action is taken to address such risk. The action may consist of:

- Denying the application within the limits of the Code of the City of Vernon, or
- Requiring the business operator to incorporate preventative or ameliorative measures into the business processes or activities to lower the risk to acceptable levels, as set forth by federal or state regulations and policies.

Related Policies: S-2.1, S-2.2, S-3.2  
Agency/Department: Environmental Health Department  
Funding Source: Permit Fees  
Method of Implementation: Code Enforcement  
Status: The Vernon Environmental Health Department requires any business handling or storing an acutely hazardous material above the threshold planning quantity, to perform a Risk Management Plan. The Plan shall contain a work plan to mitigate any potential releases to an acceptable standard.  
Future Action: Environmental Health Department will continue program  
Next Review: Each subject project

## RESOURCES ELEMENT

This section includes actions that will assist City officials, staff, and the public to implement the goals and policies of the Resources Element.

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**Action R-1:**     **Support Water Conservation.** Conduct public education to raise business and property owner awareness about the need for water conservation. Use the City's website to promote and encourage the use of water conservation activities and water-conserving fixtures for industrial businesses.

Related Policies:            CI-3.4, R-1.1  
Agency/Department:      Community Services Department; Public Works Department; Water Department  
Funding Source:            General Fund  
Method of Implementation: Public Outreach  
Status:                      The City Water Department will be holding a water conservation workshop for City businesses in conjunction with Central Basin Metropolitan Water District.  
Future Action:             Develop webpage on water conservation  
Next Review:                Annual

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**Action R-2:**     **Promote Energy Conservation.** Continue to promote energy conservation by the public and private sector. Continue to implement Title 24 standards in building codes and work with energy providers to encourage energy conservation activities and promote energy conservation programs. Use the City website and City events to educate the public about the availability of energy conservation programs.

Related Policies:            R-1.2  
Agency/Department:      Community Services Department, Building Division; Light and Power Department; Gas Department  
Funding Source:            General Fund  
Method of Implementation: Public Outreach and Code Enforcement  
Status:                      The Building Department requires the architect to provide for any new development or any building expanding its conditioned space to provide energy calculations to ensure that appropriate energy conservation construction methods are being incorporated into the project as required by Title 24 Energy Code. The Light & Power Department maintains a public benefit program which promotes conservation for City businesses through economic incentives.  
Future Action:             Continue public benefit program and enforce the Energy Code.  
Next Review:                Annual

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**Action R-3: Enforce Title 24 Energy Code.** Update building code as needed to adhere to the most recent California's State Title 24 Energy Code to ensure more energy-efficient development.

Related Policies: R-1.2  
Agency/Department: Community Services Department, Building Division  
Funding Source: General Fund  
Method of Implementation: Code Enforcement  
Status: The Building Department requires the architect to provide for any new development or any building expanding its conditioned space to provide energy calculations to ensure that appropriate energy conservation construction methods are being incorporated into the project as required by Title 24 Energy Code.  
Future Action: Continue enforcement of Energy Code  
Next Review: Each project

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**Action R-4: Coordinate with Other Agencies.** Continue to participate and coordinate with the South Coast Air Quality Management District (SCAQMD) and neighboring jurisdictions to identify and encourage projects that improve mobility and reduce congestion on major roadways. Implement and interpret the General Plan in a manner consistent with SCAQMD's Air Quality Management Plan.

Related Policies: R-2.1, R-2.2, R-2.3, R-2.4  
Agency/Department: Community Services Department  
Funding Source: General Fund  
Method of Implementation: Interagency Coordination  
Status: The City of Vernon is working with Caltrans, MTA and Gateway Cities on improving the I-710 corridor to reduce congestion and provide an alternative method of freight movement between the rail yards and the ports in order to reduce air emissions.  
Future Action: Continue to work with neighboring agencies to reduce congestion on local and state highways, and improve mass transit  
Next Review: Annual

## NOISE ELEMENT

This section includes actions that will assist City officials, staff, and the public to implement the goals and policies of the Noise Element.

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**Action N-1: Noise Regulations.**

Continue to enforce City noise regulations contained in the Zoning Ordinance to protect residents and school children from excessive noise levels associated with stationary noise sources. Periodically evaluate regulations for adequacy and revise, as needed, to address community needs and changes in legislation and technology. (Implementation Measure N-1)

**Related Policies:** N-1.1, N-1.2, N-1.3, N-2.1, N-2.2, N-3.1, N-3.2, N-3.3  
**Agency/Department:** Community Services Department; Environmental Health Department  
**Funding Source:** General Fund  
**Method of Implementation:** Code Enforcement  
**Status:** The City recently adopted new noise standards in its Zoning Ordinance. City staff will work with new businesses to ensure that noise standards are met.  
**Future Action:** Review proposed projects to ensure conformity  
**Next Review:** Each project

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**Action N-2: Siting of New Businesses near Noise-sensitive Land Uses.**

Review development proposals at properties to determine whether the proposed use has the potential to exceed City one-hour noise standards. As appropriate, require acoustical analyses for all proposed activities that have the potential to exceed the standards, and require mitigation measures if noise analyses show an increase in noise levels beyond the City standards.

**Related Policies:** N-1.1, N-1.2, N-1.3, N-2.1, N-2.2, N-3.1, N-3.2, N-3.3  
**Agency/Department:** Community Services Department; Environmental Health Department  
**Funding Source:** General Fund  
**Method of Implementation:** Code Enforcement  
**Status:** The City has established new noise requirements for occupancies within 1/10 of a mile of a school. City staff will review each construction project to ensure that the standards are met.  
**Future Action:** Continue to enforce code requirements  
**Next Review:** Each project

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**Action N-3: Noise Insulation Standards.**

Implement provisions of the California Noise Insulation Standards (Title 24) that specify that indoor noise levels for multi-family residential living spaces shall not exceed 45 dB CNEL.

**Related Policies:** N-1.1, N-1.2, N-1.3, N-2.1, N-2.2, N-3.1, N-3.2  
**Agency/Department:** Community Services Department  
**Funding Source:** Development Fees  
**Method of Implementation:** Capital Project  
**Status:** The City is currently renovating the City apartment building. As part of the construction dual pane windows and exterior insulation is being installed to improve energy efficiency and reduce noise levels.  
**Future Action:** None  
**Next Review:** Not applicable