

**NOTICE OF INTENTION TO ESTABLISH AN ENHANCED INFRASTRUCTURE FINANCING DISTRICT  
NOTICE OF PUBLIC MEETING & PUBLIC HEARING  
NOTICE OF AVAILABILITY OF DRAFT INFRASTRUCTURE FINANCING PLAN FOR PUBLIC REVIEW**

NOTICE IS HEREBY GIVEN that the City Council of the City of Lakewood ("City") has adopted a Resolution of Intention (Resolution No. 2024-18) to establish the Lakewood Enhanced Infrastructure Financing District ("Lakewood EIFD") to finance public capital facilities and infrastructure, as well as other specified projects of communitywide significance that provide significant benefits to the Lakewood EIFD or the surrounding community. The Board of Supervisors of the County of Los Angeles ("County") has additionally adopted a resolution expressing the intent of the County to participate in the Lakewood EIFD as a partner to the City.

The proposed Lakewood EIFD encompasses approximately 352 acres of land, representing approximately 6% of the total acres of land in the City limits. The Lakewood EIFD includes the Lakewood Center Mall and other underutilized parcels with potential for private investment, where current land use guidance supports a diversity of uses promoting economic development of, and enhancement of quality of life within, the boundaries of the EIFD and the surrounding community. Documentation related to the Lakewood EIFD, including a copy of the draft EIFD Boundary Map, draft Infrastructure Financing Plan ("IFP"), and the City's Resolution of Intention, are available online at <https://www.lakewoodcity.org/EIFD> and at City Hall, 5050 Clark Avenue, Lakewood, CA 90712. Documentation is also available by emailing [AAvalos@lakewoodcity.org](mailto:AAvalos@lakewoodcity.org) or calling (562) 866-9771, extension 2301. The purpose of the Lakewood EIFD is to help provide funding for the provision of public capital facilities of communitywide significance that provide significant benefits and promote economic development within the boundaries of the Lakewood EIFD or the surrounding community, and for those facilities located outside the Lakewood EIFD boundaries which also have a tangible connection to the work of the Lakewood EIFD. The draft IFP describes the proposed Lakewood EIFD, the facilities, the City's and County's proposed allocations of tax increment, the plan for financing the facilities, the proposed fiscal impacts, and other items required by Government Code Section 53398.63. EIFDs are created to pay for infrastructure and other public amenities from incremental property tax revenues, and do not increase property taxes or any other taxes for landowners within or outside the EIFD boundaries.

NOTICE IS HEREBY GIVEN that the governing body of the Lakewood EIFD, which is the Public Financing Authority of the Lakewood Enhanced Infrastructure Financing District ("PFA"), will hold a meeting at **5:30 p.m., Tuesday, August 13<sup>th</sup>, 2024**, to present the draft IFP, answer questions about the draft IFP and receive comments related to the Lakewood EIFD and the IFP. The PFA will hold a first of three public hearings on the IFP at **5:30 p.m., Tuesday, September 24, 2024**, the purpose of which shall be for the PFA to hear all written and oral comments but take no action. The public meeting and hearing will be open to the public at City Hall, 5050 Clark Avenue, Lakewood, CA 90712. All persons having any comments or objections on the draft IFP, the proposed EIFD, or the regularity of any of the prior proceedings, may appear before the PFA at the aforementioned time and place to provide written or oral comments or objections to the adoption of the proposed IFP or formation of the proposed EIFD by the PFA. *Any person having any comments on the proposed Lakewood EIFD may do so as follows:*

1. *Attend In Person: Members of the public may participate in the PFA meeting and hearing by attending in-person at City Hall located at 5050 Clark Avenue, Lakewood, CA 90712.*
2. *Submit Written Comments: Written comments can be submitted to the PFA before or during the PFA meeting and hearing. Those written comments will be made a part of the written record. Comments may be submitted via email to [AAvalos@lakewoodcity.org](mailto:AAvalos@lakewoodcity.org), via mail to ATTN: Abel Avalos, 5050 Clark Avenue, Lakewood, CA 90712, or dropped off in person at City Hall. Please identify "**Lakewood EIFD**" in your comments.*

*NOTE: All members of the public are invited to attend the PFA meeting and hearing at City Hall.*

Affected taxing entities are hereby invited to consult with the City's Director of Community Development, as the designated official preparing the IFP, and the designated official will meet with representatives of an affected taxing entity upon request.

This Notice constitutes the notice pursuant to Government Code Sections 53398.60(b), 53398.66(c)(1), and 53398.64(b), and the invitation to consult with affected taxing entities pursuant to Government Code Section 53398.65.

DATED: July 29, 2024

*Mabelle D. Schutty*  
for \_\_\_\_\_  
City Clerk