



AGENDA
CITY COUNCIL/SUCCESSOR AGENCY/STANTON HOUSING AUTHORITY
JOINT REGULAR MEETING
STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA
TUESDAY, NOVEMBER 24, 2015 - 6:30 P.M.

As a courtesy to those in attendance, the City of Stanton respectfully requests that all cell phones, pagers and/or electronic devices be turned off or placed on silent mode while the meeting is in session. Thank you for your cooperation.

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, IF YOU NEED SPECIAL ASSISTANCE TO PARTICIPATE IN THIS MEETING, CONTACT THE CITY CLERK AT (714) 379-9222. NOTIFICATION BY 9:00 A.M. ON MONDAY, NOVEMBER 23, 2015 WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING.

Supporting, descriptive documentation for agenda items, including staff reports, is available for review in the City Clerk's Office and on the City web site at www.ci.stanton.ca.us.

- 1. CLOSED SESSION (6:00 PM)**
- 2. ROLL CALL** Council Member Ramirez
Council Member Shawver
Council Member Warren
Mayor Pro Tem Donahue
Mayor Ethans
- 3. PUBLIC COMMENT ON CLOSED SESSION ITEMS**

Closed Session may convene to consider matters of purchase / sale of real property (G.C. §54956.8), pending litigation (G.C. §54956.9(a)), potential litigation (G.C. §54956.9(b)) or personnel items (G.C. §54957.6). Records not available for public inspection.

CC/SA/SHA AGENDA – Joint Regular Meeting – November 24, 2015 - Page 1

Any writings or documents provided to a majority of the City Council/Successor Agency/Stanton Housing Authority regarding any item on this agenda will be made available for public inspection at the Public Counter at City Hall located at 7800 Katella Avenue, Stanton CA, during normal business hours.

4. CLOSED SESSION

**4A. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Pursuant to Government Code Section 54956.9(a))**

Musa Madain vs. City of Stanton, Orange County Superior Court Case Number: 30-2012-00582698 (Consolidated with OCSC Case No. 30-2009-00119013)

5. CALL TO ORDER / SUCCESSOR AGENCY / STANTON HOUSING AUTHORITY MEETING

6. ROLL CALL Agency/Authority Member Ramirez
Agency/Authority Member Shawver
Agency/Authority Member Warren
Vice Chairman Donahue
Chairman Ethans

7. PLEDGE OF ALLEGIANCE

8. SPECIAL PRESENTATIONS AND AWARDS

- Presentation of Certificate of Recognition, honoring Nicholas Ramirez on being selected to wear the #78 Jersey for the Servite High School varsity football team.

9. CONSENT CALENDAR

All items on the Consent Calendar may be acted on simultaneously, unless a Council/Board Member requests separate discussion and/or action.

CONSENT CALENDAR

- 9A. MOTION TO APPROVE THE READING BY TITLE OF ALL ORDINANCES AND RESOLUTIONS. SAID ORDINANCES AND RESOLUTIONS THAT APPEAR ON THE PUBLIC AGENDA SHALL BE READ BY TITLE ONLY AND FURTHER READING WAIVED**

RECOMMENDED ACTION:

City Council/Agency Board waive reading of Ordinances and Resolutions.

- 9B. APPROVAL OF WARRANTS**

City Council approve demand warrants dated November 5 and November 12, 2015, in the amount of \$1,272,249.71.

- 9C. APPROVAL OF MINUTES**

1. City Council approve Minutes of Special Meeting – October 29, 2015; and
2. City Council/Agency/Authority Board approve Minutes of Regular Joint Meeting – November 10, 2015; and
3. City Council approve Minutes of Special Meeting – November 14, 2015.

- 9D. OCTOBER 2015 INVESTMENT REPORT**

The Investment Report as of October 31, 2015 has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

RECOMMENDED ACTION:

1. City Council find that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment), and
2. Receive and file the Investment Report for the month of October 2015.

9E. OCTOBER 2015 INVESTMENT REPORT (SUCCESSOR AGENCY)

The Investment Report as of October 31, 2015 has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

RECOMMENDED ACTION:

1. Successor Agency find that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment), and
2. Receive and file the Investment Report for the month of October 2015.

9F. FY 2015/16 BUDGET ADJUSTMENT REQUEST

This report requests a budget adjustment to fund an additional Departmental Assistant position (existing classification) for the second half of the current fiscal year.

RECOMMENDED ACTION:

1. City Council declare that this project is exempt from the California Environmental Quality Act ("CEQA") under Section 15378(b)(2) – continuing administrative or maintenance activities, such as purchases for supplies, personnel-related actions, general policy or procedure making; and
2. Approve Budget Adjustment 2016-03.

9G. RESOLUTION AMENDING THE STANTON CRIMINAL BACKGROUND CHECK PROCESS

The attached Resolution makes changes to the current background check procedures by allowing the City to also access federal level criminal history information as opposed to only state level criminal history information.

RECOMMENDED ACTION:

1. City Council declare that the project is exempt from the California Environmental Quality Act ("CEQA") under Section 15378(b)(2) – continuing administrative or maintenance activities, such as purchases for supplies, personnel-related actions, general policy and procedure making; and
2. Approve Resolution No. 2015-40 authorizing the City of Stanton to access both state and federal summary criminal history information for employment (including volunteers and contract employees) and licensing of massage establishment owners/operators.

END OF CONSENT CALENDAR

10. PUBLIC HEARINGS

10A. CONSIDERATION OF ORDINANCE NO. 1043, AMENDING 20.315 (LANDSCAPING STANDARDS) OF THE STANTON MUNICIPAL CODE BY MODIFYING SECTIONS 20.315.010 'PURPOSE', 20.315.020 'APPLICABILITY', 20.315.050 'IRRIGATION PLANS AND WATER CONSERVATION STANDARDS', AND 20.315.080 'DEFINITIONS', REGARDING THE ADOPTION OF A WATER EFFICIENT LANDSCAPE ORDINANCE

Introduce Ordinance No. 1043 amending various sections in Chapter 20.315 (Landscaping Standards) of the Stanton Municipal Code regarding water efficient landscape regulations to meet the new statewide standards as stipulated in Governor Brown's Drought Executive Order (B-29-15).

RECOMMENDED ACTION:

1. City Council conduct public hearing; and
2. Declare that the ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15061(b)(1) (the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where is can be seen with certainty that there

CC/SA/SHA AGENDA – Joint Regular Meeting – November 24, 2015 - Page 5

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is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and Section 15307 as the activity consists of actions taken by regulatory agencies as authorized by state law or local ordinance to assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment; and

3. Introduce Ordinance No. 1043 entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, AMENDING 20.315 (LANDSCAPING STANDARDS) OF THE STANTON MUNICIPAL CODE BY MODIFYING SECTIONS 20.315.010 ‘PURPOSE’, 20.315.020 ‘APPLICABILITY’, 20.315.050 ‘IRRIGATION PLANS AND WATER CONSERVATION STANDARDS’, AND 20.315.080 ‘DEFINITIONS’, REGARDING THE ADOPTION OF A WATER EFFICIENT LANDSCAPE ORDINANCE”; and

4. Adopt Resolution No. 2015-38 entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA APPROVING THE IMPLEMENTATION GUIDELINES FOR THE IMPLEMENTATION OF ORDINANCE NO. 1043 PERTAINING TO A WATER EFFICIENT LANDSCAPE ORDINANCE REGULATIONS”; and

5. Set said Ordinance for adoption at the regular City Council meeting of December 8, 2015.

11. UNFINISHED BUSINESS

11A. APPROVAL OF ORDINANCE NO. 1042

This Ordinance was introduced at the regular City Council meeting of November 10, 2015.

RECOMMENDED ACTION:

1. City Clerk read the title of Ordinance No. 1042, entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA DELETING CHAPTER 5.46, ADDING CHAPTER 20.435, AND AMENDING CHAPTERS 20.215, 20.220, 20.700, AND 20.710 OF THE STANTON MUNICIPAL CODE REGARDING DONATION COLLECTION BOXES”; and

2. Declare that the project is exempt from the California Environmental Quality Act (“CEQA”) under Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and
3. Adopt Ordinance No. 1042.

ROLL CALL VOTE: Council Member Ramirez
Council Member Shawver
Council Member Warren
Mayor Pro Tem Donahue
Mayor Ethans

12. NEW BUSINESS None.

13. ORAL COMMUNICATIONS - PUBLIC

At this time members of the public may address the City Council/Successor Agency/Stanton Housing Authority regarding any items within the subject matter jurisdiction of the City Council/Successor Agency/Stanton Housing Authority, provided that NO action may be taken on non-agenda items.

- Members of the public wishing to address the Council/Agency/Authority during Oral Communications-Public or on a particular item are requested to fill out a REQUEST TO SPEAK form and submit it to the City Clerk. Request to speak forms must be turned in prior to Oral Communications-Public.
- When the Mayor/Chairman calls you to the microphone, please state your Name, slowly and clearly, for the record. A speaker's comments shall be limited to a three (3) minute aggregate time period on Oral Communications and Agenda Items. Speakers are then to return to their seats and no further comments will be permitted.
- Remarks from those seated or standing in the back of chambers will not be permitted. All those wishing to speak including Council/Agency/Authority and Staff need to be recognized by the Mayor/Chairman before speaking.

14. WRITTEN COMMUNICATIONS None.

15. MAYOR/CHAIRMAN COUNCIL/AGENCY/AUTHORITY INITIATED BUSINESS

15A. COMMITTEE REPORTS/ COUNCIL/AGENCY/AUTHORITY ANNOUNCEMENTS

At this time Council/Agency/Authority Members may report on items not specifically described on the agenda which are of interest to the community provided no discussion or action may be taken except to provide staff direction to report back or to place the item on a future agenda.

15B. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE MEETING

At this time Council/Agency/Authority Members may place an item on a future agenda.

15C. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE STUDY SESSION

At this time Council/Agency/Authority Members may place an item on a future study session agenda.

Currently Scheduled: None.

16. ITEMS FROM CITY ATTORNEY/AGENCY COUNSEL/AUTHORITY COUNSEL

17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

- Stanton Central Park construction updates.

17A. ORANGE COUNTY FIRE AUTHORITY

At this time the Orange County Fire Authority will provide the City Council with an update on their current operations.

18. ADJOURNMENT

I hereby certify under penalty of perjury under the laws of the State of California, the foregoing agenda was posted at the Post Office, Stanton Community Services Center and City Hall, not less than 72 hours prior to the meeting. Dated this 19th day of November, 2015.



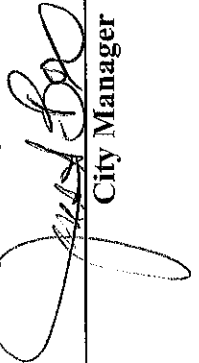
Patricia A. Vazquez, City Clerk/Secretary

**CITY OF STANTON
ACCOUNTS PAYABLE REGISTER**

November 5, 2015	\$177,055.24
November 12, 2015	\$1,095,194.47

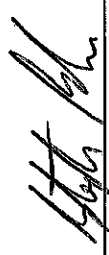
\$1,272,249.71

Demands listed on the attached registers conform to the City of Stanton Annual Budget as approved by the City Council.



City Manager

Demands listed on the attached registers are accurate and funds are available for payment thereof.



Administrative Services Director

DRAFT

MINUTES OF THE CITY COUNCIL OF THE CITY OF STANTON
SPECIAL MEETING OCTOBER 29, 2015
(12290 BRIARWOOD STREET, STANTON, CA 90680)

1. **CLOSED SESSION** None.

2. **CALL TO ORDER**

The meeting was called to order at 5:30 p.m. by Mayor Ethans.

3. **PLEDGE OF ALLEGIANCE**

Led by Mayor Alexander A. Ethans.

4. **ROLL CALL**

Present: Council Member Shawver, Council Member Ramirez, and Mayor Ethans.

Absent: None.

Excused: Council Member Warren and Mayor Pro Tem Donahue.

SPECIAL ORDERS OF THE DAY

5. **NEW BUSINESS**

5A. **DISCUSSION REGARDING COMMUNITY AND RESIDENT COMMENTS**

Presentations and discussions by City Council, staff and residents.

6. **ADJOURNMENT** Motion/Second: Ethans/
Motion carried at 6:40 p.m.

MAYOR

ATTEST:

CITY CLERK

DRAFT

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY OF THE CITY OF STANTON JOINT REGULAR MEETING NOVEMBER 10, 2015

1. CALL TO ORDER / CLOSED SESSION

The City Council meeting was called to order at 6:00 p.m. by Mayor Ethans.

2. ROLL CALL

Present: Council Member Ramirez, Council Member Shawver, Council Member Warren, Mayor Pro Tem Donahue, and Mayor Ethans

Absent: None.

Excused: None.

3. PUBLIC COMMENT ON CLOSED SESSION ITEMS None.

4. CLOSED SESSION

The members of the Stanton City Council of the City of Stanton proceeded to closed session at 6:00 p.m. for discussion regarding:

4A. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION (Pursuant to Government Code Section 54956.9(a))

Musa Madain vs. City of Stanton, Orange County Superior Court Case Number: 30-2012-00582698 (Consolidated with OCSC Case No. 30-2009-00119013)

4B. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION Significant exposure to litigation pursuant to Government Code Section 54956.9 (d) (2)

Number of Potential Cases: 1

5. CALL TO ORDER / SUCCESSOR AGENCY / STANTON HOUSING AUTHORITY MEETING

The meetings were called to order at 6:30 p.m. by Mayor/Chairman Ethans.

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6. ROLL CALL

Present: Agency/Authority Member Ramirez, Agency/Authority Member Shawver, Agency/Authority Member Warren, Vice Chairman Donahue, and Chairman Ethans.

Absent: None.

Excused: None.

7. PLEDGE OF ALLEGIANCE

Led by Mayor Alexander A. Ethans.

The City Attorney reported that the Stanton City Council met in closed session from 6:00 to 6:30 p.m.

The City Attorney reported that there was no reportable action.

8. SPECIAL PRESENTATIONS AND AWARDS

1. Presentation of Certificate of Recognition honoring Mr. C. Ivan Ashbaugh as Veteran of the Month for the month of November 2015.
2. The City Council introduced the following new businesses to the community:
 - Farrah Group, located at 8381 Katella Avenue, Unit F; and
 - Beverly Services, located at 8381 Katella Avenue, Unit F; and
 - Olive Tree Mortuary, located at 8381 Katella Avenue, Unit F; and
 - Wholesale Affordable Manufactured Homes, LLC, located at 12331 Beach Boulevard; and
 - ABC Auto Center, located at 8418 Katella Avenue; and
 - Performance Tax & Business Services, Inc., located at 12668 Hoover Street; and
 - AT&A Tax and Accounting Service Inc., located at 12235 Beach Boulevard; and
 - Sabotage Shoes, located at 10565 Beach Boulevard.
3. The City Council announced that the Shop Stanton Program quarterly raffle winner was Ms. Ivy Heilman and presented Ms. Heilman with two tickets to the Cirque de Soleil (Kurios: Cabinet of Curiosities).

DRAFT

9. CONSENT CALENDAR

Motion/Second: Warren/Ramirez

Motion unanimously carried by the following vote:

AYES: 5 (Donahue, Ethans, Ramirez, Shawver, and Warren)

NOES: None

ABSTAIN: None

ABSENT: None

The City Council/Agency Board/Authority Board approved the following Consent Calendar items:

CONSENT CALENDAR

9A. MOTION TO APPROVE THE READING BY TITLE OF ALL ORDINANCES AND RESOLUTIONS. SAID ORDINANCES AND RESOLUTIONS THAT APPEAR ON THE PUBLIC AGENDA SHALL BE READ BY TITLE ONLY AND FURTHER READING WAIVED

The City Council/Agency Board waived reading of Ordinances and Resolutions.

9B. APPROVAL OF WARRANTS

The City Council approved demand warrants dated October 22 and October 29, 2015, in the amount of \$1,283,890.45.

9C. APPROVAL OF MINUTES

The City Council/Agency/Authority Board approved Minutes of Regular Joint Meeting – October 27, 2015.

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9D. INVESTMENT IN THE LOCAL AGENCY INVESTMENT FUND (SUCCESSOR AGENCY)

A resolution is necessary to authorize the Successor Agency to the Stanton Redevelopment Agency to open a Local Agency Investment Fund (LAIF) account.

1. The Successor Agency finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a director reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly; and
2. Adopted Resolution No. SA 2015-08 authorizing the Successor Agency to open accounts with the State of California's Local Agency Investment Fund.

9E. APPROVAL OF CONTRACT WITH ALL CITY MANAGEMENT SERVICES TO PROVIDE CROSSING GUARD SERVICES

Effective July 1, 2015, the City Council reinstated crossing guards in the budget due to funding from Measure GG. Written quotes were received from three potential vendors, and All City Management Services, Inc. is the recommended vendor.

1. The City Council declared that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and
2. Authorized the City Manager to sign a three-year contract with All City Management Services, Inc. in the amount of \$79,170 for crossing guard services.

END OF CONSENT CALENDAR

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10. PUBLIC HEARINGS

10A. A PUBLIC HEARING TO CONSIDER AN AMENDMENT TO THE ZONING CODE AZC15-01 TO ESTABLISH NEW LAND USE REGULATIONS FOR DONATION COLLECTION BOXES

Based on a recent decision by the Sixth Circuit Court of Appeal, which concluded that donation collection boxes are a form of protected free speech, Staff is recommending adoption of Ordinance No. 1042, which would once again allow for the placement of collection boxes in the City, but with land use controls and within a regulatory framework.

Motion/Second: Donahue/Warren

ROLL CALL VOTE:	Council Member Ramirez	AYE
	Council Member Shawver	AYE
	Council Member Warren	AYE
	Mayor Pro Tem Donahue	AYE
	Mayor Ethans	AYE

Motion unanimously carried:

1. The City Council conducted a public hearing; and
2. Declared that the project is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and
3. Introduced Ordinance No. 1042, entitled:

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA DELETING CHAPTER 5.46, ADDING CHAPTER 20.435, AND AMENDING CHAPTERS 20.215, 20.220, 20.700, AND 20.710 OF THE STANTON MUNICIPAL CODE REGARDING DONATION COLLECTION BOXES"; and

4. Set said ordinance for adoption at the regular City Council meeting of November 24, 2015.

11. UNFINISHED BUSINESS None.

DRAFT

12. NEW BUSINESS

12A. OPTIONS FOR THE CONSTRUCTION OF TRAFFIC CONTROL DEVICES ADJACENT TO STANTON CENTRAL PARK

The City Council has requested options for traffic control devices on Western Avenue due to the construction of Stanton Central Park. Various options are presented in this report.

Motion/Second: Shawver/Warren

Motion unanimously carried by the following vote:

AYES: 5 (Donahue, Ethans, Ramirez, Shawver, and Warren)

NOES: None

ABSTAIN: None

ABSENT: None

1. The City Council declared that the consideration of traffic control devices on Western Avenue is consistent with the Initial Study/Mitigated Negative Declaration, previously reviewed and adopted for the project on June 23, 2013; and
2. Directed staff to proceed with Option 1C "Install traffic signal as proposed with traffic loops in the vicinity of the railroad crossing" and continue to work with United Pacific Railroad and CPUC to take the track out of service.

DRAFT

12B. ELECTIONS CODE 9212 REPORT RELATING TO THE CITY COUNCIL TERM LIMITS INITIATIVE MEASURE AND THE TRANSACTIONS AND USE TAX REPEAL INITIATIVE MEASURE

On October 13, 2015, the City Council received, filed, and accepted the Certificates as to Verification of Signatures on Petition for the two measures as valid. The two measures would limit the amount of time a City Council Member could serve in office to two terms ("Term Limits Measure") and would repeal the City's local, voter-approved transactions and use (sales) tax in its entirety ("Repeal Measure"). At the same meeting, the City Council directed staff to prepare a report, within 30 days, on the impact of the measures. The purpose of this staff report is to present a preliminary impact analysis of the Term Limits Measure and the Repeal Measure on the City's finances and its ability to provide public services. It is recommended that City Council receive and file the report and adopt the necessary resolutions to place the initiatives on the November 8, 2016 ballot.

- Debi Grand, Stanton, spoke in favor of the transactions and use tax and in opposition to the repeal efforts of the initiative measure.

Motion/Second: Donahue/Warren

Motion unanimously carried by the following vote:

AYES: 4 (Donahue, Ethans, Ramirez, and Warren)

NOES: 1 (Shawver)

ABSTAIN: None

ABSENT: None

1. The City Council declared that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and
2. Received and filed the impact report and ordered the placement of the Term Limits and Repeal Measures onto the November 8, 2016 general municipal election ballot by adopting the following Resolutions:
 - Resolution No. 2015-41 calling and giving notice of the holding of a General Municipal election on Tuesday, November 8, 2016, for the submission of a proposed ordinance establishing a two-term limit on City Council service.
 - Resolution No. 2015-42 calling and giving notice of the holding of a General Municipal election on Tuesday, November 8, 2016, for the submission of a proposed ordinance repealing the transactions and use tax in its entirety.

DRAFT

13. ORAL COMMUNICATIONS – PUBLIC

- Adam Ross, Regional Account Manager, Ygrene Energy Works, spoke regarding Ygrene's mission and program and requested that the City Council consider directing staff to work with and add Ygrene to its contract listing to add competition and variety to the City's residents.
- Charles Erickson, business owner, spoke regarding issues with prostitution and drugs within the area of his business and also reported on an incident involving a deputy with the Orange County Sheriff's Department.

14. WRITTEN COMMUNICATIONS None.

15. MAYOR/CHAIRMAN/COUNCIL/AGENCY/AUTHORITY INITIATED BUSINESS

15A. COMMITTEE REPORTS/COUNCIL/AGENCY/AUTHORITY ANNOUNCEMENTS

- Council Member Warren reported on the Grand Opening/Ribbon Cutting ceremony of the Stanton Community Garden, which was held on November 10, 2015.
- Council Member Ramirez reported on the Stanton Business Alliance Mixer, which was held on November 10, 2015 and expressed his gratitude to Kim's Piano for allowing the Stanton Business Alliance to use their facility to hold its mixer.

15B. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE COUNCIL MEETING

None.

15C. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE STUDY SESSION

None.

DRAFT

15D. CONSIDERATION OF A CR&R RATE COMPARISON STUDY

At the October 27, 2015 City Council meeting, Mayor Pro Tem Donahue requested that this item be agenized for discussion.

Motion/Second: Shawver/Donahue

Motion unanimously carried by the following vote:

AYES: 5 (Donahue, Ethans, Ramirez, Shawver, and Warren)

NOES: None

ABSTAIN: None

ABSENT: None

1. The City Council created a sub-committee consisting of the following members: Mayor Pro Tem Donahue, Council Member Ramirez, and City Manager James A. Box; and
2. Directed the sub-committee members to proceed with research regarding CR&R rates.

16. ITEMS FROM CITY ATTORNEY/AGENCY COUNSEL/AUTHORITY COUNSEL

None.

17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

- City Manager Box reported on the City's upcoming Veteran's Day Event, which is scheduled to be held on November 11, 2015.
- City Manager Box requested that City Engineer/Public Works Director Allan Rigg report on the street closures that are planned that is scheduled to take place during the City's upcoming Veteran's Day Event, which is scheduled to be held on November 11, 2015.
- Council Member Shawver requested that Community Services Director Julie S. Roman report on the City's Halloween Fun with Family and Friends event, which was held on October 24, 2015.
- Community Services Director Roman reported on the City's Halloween Fun with Family and Friends event, which was held on October 24, 2015 and expressed her gratitude to Council Member Ramirez for his family's donation of 500 pumpkins to the event.

DRAFT

17A. ORANGE COUNTY SHERIFF'S DEPARTMENT

Lieutenant Jim England provided the City Council with an update on their current operations.

18. ADJOURNMENT Motion/Second: Ethans/ Motion carried at 7:56 p.m.

MAYOR/CHAIRMAN

ATTEST:

CITY CLERK/SECRETARY

DRAFT

**MINUTES OF THE CITY COUNCIL OF THE CITY OF STANTON
SPECIAL MEETING NOVEMBER 14, 2015
(6690 VIA IRANA, STANTON, CA 90680)**

1. CLOSED SESSION None.

2. CALL TO ORDER

The meeting was called to order at 9:00 a.m. by Mayor Ethans.

3. PLEDGE OF ALLEGIANCE

Led by Mayor Alexander A. Ethans.

4. ROLL CALL

Present: Council Member Ramirez, Council Member Warren, and Mayor Ethans.

Absent: None.

Excused: Council Member Shawver and Mayor Pro Tem Donahue.

SPECIAL ORDERS OF THE DAY

5. NEW BUSINESS

5A. DISCUSSION REGARDING COMMUNITY AND RESIDENT COMMENTS

Presentations and discussions by City Council, staff and residents.

6. ADJOURNMENT Motion/Second: Ethans/
Motion carried at 10:20 a.m.

MAYOR

ATTEST:

CITY CLERK

CITY OF STANTON

REPORT TO THE CITY COUNCIL

TO: Honorable Mayor and City Council

DATE: November 24, 2015

SUBJECT: OCTOBER 2015 INVESTMENT REPORT

REPORT IN BRIEF:

The Investment Report as of October 31, 2015 has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

RECOMMENDED ACTION:

That the City Council:

- 1) Find that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment), and
- 2) Receive and file the Investment Report for the month of October 2015.

BACKGROUND:

The attached reports summarize the City investments and deposit balances as of October 2015. A summary of the City's investments and deposits is included as Attachment A. The details of the City's investments are shown in Attachment B. The City's cash and investment balances by fund type are presented in Attachment C.

ANALYSIS:

The City's investment in the State Treasurer's Local Agency Investment Fund (LAIF) continues to be available on demand. The effective yield on LAIF for the month of October 2015 was 0.357%. The City's other investments are shown on Attachment B and have a weighted investment yield of 1.12%. Including LAIF and the City's deposit in the Bank of the West money market account, the weighted investment yield of the portfolio is 0.58%, which exceeds the benchmark LAIF return of 0.357%.

The weighted average maturity of the City's investments at October 31, 2015 is 783 days. Including LAIF, the Stanton Central Park depository account and a money market account, it is 376 days. LAIF's average maturity at October 30, 2015 was approximately 239 days.

The City was able to exceed the LAIF benchmark return, though in diversifying the portfolio, Chandler Asset Management has extended the weighted average maturity to more than triple the LAIF average maturity.

FISCAL IMPACT:

All deposits and investments have been made in accordance with the City's 2015-16 Investment Policy. The portfolio will allow the City to meet its expenditure requirements for the next six months. Staff remains confident that the investment portfolio is currently positioned to remain secure and sufficiently liquid.

Chandler Asset Management controls the City's \$9.3 million investment portfolio. City staff continues to have control over investments in LAIF and the Bank of the West Money Market Account.

ENVIRONMENTAL IMPACT:

None

LEGAL REVIEW:

None.

PUBLIC NOTIFICATION:

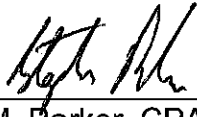
Through the agenda posting process.

STRATEGIC PLAN OBJECTIVE ADDRESSED

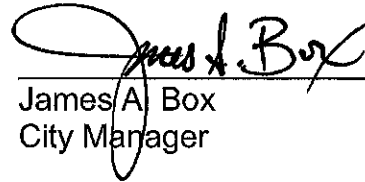
4. Ensure Fiscal Stability and Efficiency in Governance

Prepared by:

Approved:



Stephen M. Parker, CPA
Administrative Services Director/Treasurer



James A. Box
City Manager

Attachments:

- A. Investments and Deposits
- B. Investment Detail
- C. Cash and Investment Balances by Fund Type

CITY OF STANTON, CA
INVESTMENTS AND DEPOSITS
October 31, 2015

Investment Type	Issuer	Date of Maturity	Interest Rate	Par Value	Cost	% of Total	Market Value	Market Value Source
State Pool (LAIF) - City portion ¹	State of California	On Demand	0.36%	\$ 13,459,246	\$ 6,971,095	42.80%	\$ 6,975,240	LAIF
Investments ²	Various	Various	Various	\$ 9,292,434	9,317,341	57.20%	9,312,515	US Bank
Subtotal - Investments					\$ 16,288,436	100.00%	\$ 16,287,756	
Demand Deposits/Main Checking - City portion	Bank of the West	On Demand	N/A	N/A	\$ (1,573,766)		\$ (1,573,766)	Bank of the West
Money Market Account	Bank of the West	On Demand	0.29%	\$ 8,951,057	8,951,057		8,951,057	Bank of the West
Imprest Accts & Petty Cash	Bank of the West	On Demand	N/A	N/A	73,034		73,034	Bank of the West
Stanton Park Depository Account	US Bank	On Demand	0.02%	\$ 6,500,506	6,500,506		6,500,506	
Clawback	Bank of the West	On Demand	0.29%	\$ (9,088,517)	(9,088,517)		(9,088,517)	
Subtotal - Deposits					\$ 4,862,313		\$ 4,862,313	

Total Cash Investments and Deposits ³

376	0.58%
Weighted Average Maturity (days)	Weighted Average Yield

\$ 21,150,749

\$ 21,150,068

¹ Par Value amount represents entire LAIF balance, including City and Successor Agency portions² Cost amount includes \$25,395 adjustment made to City's books at 6/30/15 to adjust portfolio to market value, per GASB 31³ Weighted average maturity and yield calculations include LAIF, Investments and Money Market Account**NOTES:**

The City's portfolio is in compliance with the City's 2015-16 Investment Policy.

The portfolio will allow the City to meet its expenditure requirements for the next six months.

**CITY OF STANTON
INVESTMENTS
October 2015**

Attachment B

Investment Type/ Broker	Institution	CUSIP Number	Purchase Yield	Coupon Rate	Purchase Price	Date Purchased	Date of Maturity	Next Call Date (NC=noncallable)	Par Value	Purchase Amount	Current Market Value	Percent of Portfolio	Maximum Percent
State Treasurer's Pool	Local Agency Investment Fund (LAIF)		0.36%				11/1/2015	NC	13,459,246	6,971,095	6,975,240	30.81%	100%
Cash Equivalents													
Chandler Asset Management	First American Government Obligation	31845V203							17,809	17,809	17,809	0.08%	100%
Negotiable Certificates of Deposit:													
Multi-Bank Securities	CD - CIT Bank	17284AVP0	1.85%	1.850%	100	08/10/11	08/10/16	NC	148,000	148,000	149,567		
Multi-Bank Securities	CD - EnerBank USA	29266NRPX7	1.75%	1.750%	100	08/15/11	08/15/16	NC	248,000	248,000	250,460		
First Empire Securities	CD - Camden National Bk	133033DL1	1.75%	1.750%	100	08/17/11	08/17/16	NC	248,000	248,000	250,470		
First Empire Securities	CD - Discover Bank	254670Q54	1.75%	1.750%	100	08/17/11	08/17/16	NC	140,000	140,000	141,396		
Time Value Investments	CD - CE Capital Bank	36160YSC0	1.35%	1.350%	100	10/19/12	10/19/16	NC	248,000	248,000	249,813		
First Empire Securities	CD - Goldman Sachs Bank	36143ARY3	1.85%	1.850%	100	05/09/12	05/09/17	NC	97,000	97,000	98,360		
First Empire Securities	CD - Discover Bank	254671AT7	1.75%	1.750%	100	05/09/12	05/09/17	NC	100,000	100,000	101,404		
Multi-Bank Securities	CD - Sallie Mae Bank	795450PJ8	1.60%	1.600%	100	10/01/12	10/01/17	NC	100,000	100,000	101,141		
Multi-Bank Securities	CD - American Express	02587DL08	1.55%	1.550%	100	10/04/12	10/04/17	NC	248,000	248,000	250,497		
Time Value Investments	CD - HSBC	40431G3Q0	0.75%	Variable	100	10/28/12	10/28/17	NC	248,000	248,000	244,379		
First Empire Securities	CD - Everbank	26976DPY0	1.10%	1.100%	100	11/30/12	11/30/17	NC	248,000	248,000	250,378		
									2,073,000	2,073,000	2,087,866	9.16%	30%
U.S. Government Agency Securities:													
Chandler Asset Management	FHLB	3130A0SD3	0.32%	0.375%	100.04	09/29/14	02/19/16	NC	125,000	125,095	125,069		
Chandler Asset Management	Federal Farm Credit Bks	3133EEQ0M5	1.11%	1.110%	100.175	03/24/15	02/20/18	NC	185,000	185,697	185,548		
Chandler Asset Management	FHLB	3130A4GJ5	0.97%	1.125%	100.485	05/28/15	04/25/18	NC	185,000	185,818	185,971		
Chandler Asset Management	FHLB	3130A2T97	0.66%	0.500%	99.71	09/29/14	09/28/16	NC	190,000	189,537	190,114		
Time Value Investments	FNMA - Zero Coupon	31359MEL3	1.02%	0.000%	95.25	8/20/2012	6/1/2017	NC	250,000	238,132	246,920		
Chandler Asset Management	FHLMC	3137EADJ5	1.03%	1.000%	99.93	09/25/14	07/28/17	NC	190,000	189,866	190,792		
Chandler Asset Management	FHLMC	3137EADK2	1.57%	1.250%	98.94	06/18/15	08/01/19	NC	180,000	177,745	179,203		
Chandler Asset Management	FHLMC	3137EADM8	1.25%	1.250%	98.15	08/31/15	10/02/19	NC	190,000	188,394	188,615		
Chandler Asset Management	FNMA	3135G0E33	1.15%	1.125%	99.92	06/04/15	07/20/18	NC	190,000	190,204	190,966		
Chandler Asset Management	FNMA	3135G0E58	1.20%	1.125%	100.42	9/30/2015	10/19/2018	NC	195,000	195,014	195,201		
Chandler Asset Management	FNMA	3135G0ZL0	1.12%	1.000%	99.70	08/25/14	09/27/17	NC	90,000	89,679	90,350		
Chandler Asset Management	FNMA	3135G0TG8	0.88%	0.875%	99.17	12/05/14	02/08/18	NC	160,000	158,678	159,974		
Chandler Asset Management	FNMA	3135G0WJ8	0.88%	0.920%	99.62	04/30/15	04/16/18	NC	170,000	169,233	169,597		
									2,300,000	2,283,092	2,297,830	10.09%	100%
US Treasury													
Chandler Asset Management	US Treasury	912828V62	0.45%	0.500%	100.10	06/13/14	06/15/16	NC	150,000	150,147	150,144		
Chandler Asset Management	US Treasury	912828A59	0.58%	0.625%	100.12	05/29/14	12/15/16	NC	165,000	165,200	165,234		
Chandler Asset Management	US Treasury	912828B74	0.69%	0.625%	98.81	02/28/14	02/15/17	NC	200,000	199,618	200,206		
Chandler Asset Management	US Treasury	912828C32	0.79%	0.750%	99.81	09/25/14	03/15/17	NC	190,000	189,800	190,437		
Chandler Asset Management	US Treasury	912828C73	0.71%	0.875%	100.47	05/29/14	04/15/17	NC	190,000	190,885	190,728		
Chandler Asset Management	US Treasury	912828T59	1.16%	0.625%	98.34	07/31/14	09/30/17	NC	185,000	181,922	184,595		
Chandler Asset Management	US Treasury	912828TH3	1.19%	0.875%	98.89	09/29/15	07/31/19	NC	190,000	187,789	187,059		
Chandler Asset Management	US Treasury	912828UB4	1.37%	1.000%	98.48	10/29/15	11/30/19	NC	110,000	108,402	108,330		
Chandler Asset Management	US Treasury	912828ST8	1.25%	1.250%	100.16	05/28/15	04/30/19	NC	160,000	160,007	160,164		
Chandler Asset Management	US Treasury	912828SX9	1.33%	1.125%	99.52	05/27/15	05/31/19	NC	185,000	183,541	184,217		
Chandler Asset Management	US Treasury	912828UJ2	1.13%	0.750%	99.07	02/23/15	03/31/18	NC	190,000	187,833	189,318		
									1,915,000	1,905,145	1,910,452	8.42%	100%

CITY OF STANTON
INVESTMENTS
October 2015

Attachment B

Investment Type/ Broker	Institution	CUSIP Number	Purchase Yield	Coupon Rate	Purchase Price	Date Purchased	Date of Maturity	Next Call Date (NC=noncallable)	Par Value	Purchase Amount	Current Market Value	Percent of Portfolio	Maximum Percent
Medium-Term Corporate Notes:													
Chandler Asset Management	General Electric Capital Corp Note	36962G4T8	0.54%	2.250%	103.10	01/10/14	11/09/15	NC	150,000	154,644	150,044		
Chandler Asset Management	Charles Schwab Corp Callable Note	808513AK1	1.49%	1.500%	100.49	03/10/15	02/20/18	NC	100,000	99,874	100,192		
Chandler Asset Management	Wal-Mart Stores Note	931142DE0	0.53%	0.600%	100.16	01/15/14	04/11/16	NC	150,000	150,242	150,165		
Chandler Asset Management	Berkshire Hathaway Note	084664BX8	0.70%	0.950%	100.65	01/14/14	08/15/16	NC	150,000	150,972	150,441		
Chandler Asset Management	Coca Cola Company Note	191216AU4	0.69%	1.800%	102.87	01/14/14	09/01/16	NC	150,000	154,311	151,626		
Chandler Asset Management	Intel Corp Note	486140AH3	0.85%	1.950%	102.93	01/14/14	10/01/16	NC	150,000	154,388	151,881		
Chandler Asset Management	John Deere Capital Corp Note	244222ERL5	1.11%	2.000%	102.61	01/15/14	01/13/17	NC	150,000	153,908	151,995		
Chandler Asset Management	Occidental Petroleum Note	674599CB9	1.05%	1.750%	102.10	01/24/14	02/15/17	NC	150,000	153,147	151,176		
Chandler Asset Management	Wells Fargo Corp Note	949748FD7	1.26%	2.100%	102.67	01/24/14	05/08/17	NC	150,000	154,005	152,169		
Chandler Asset Management	US Bancorp MTN	91159HHD5	1.16%	1.650%	101.58	02/03/14	05/15/17	4/15/2017	150,000	152,369	151,293		
Chandler Asset Management	Pfizer Inc	717081DJ9	1.10%	1.100%	99.91	05/12/14	05/15/17	NC	35,000	34,969	35,106		
Chandler Asset Management	Qualcomm Inc	747525AG8	1.45%	1.400%	99.87	05/28/15	05/18/18	NC	135,000	134,787	134,390		
Chandler Asset Management	Chase CHAT	161571GC2	0.59%	1.010%	100.239	09/04/15	10/15/18	NC	125,000	125,107	125,126		
Chandler Asset Management	JP Morgan Note	48126EAA5	1.63%	2.000%	101.28	01/24/14	08/15/17	NC	150,000	151,925	151,269		
Chandler Asset Management	Oracle Corp Note	66399XAN5	1.40%	1.200%	99.27	01/13/14	10/15/17	NC	150,000	148,898	150,958		
Chandler Asset Management	Chevron Corp Callable Note Cont	166764AA8	1.41%	1.104%	98.83	01/10/14	12/05/17	11/5/2017	150,000	148,241	150,077		
Chandler Asset Management	IBM Corp	459200HZ7	1.23%	1.125%	99.70	02/06/15	02/06/18	NC	115,000	114,649	114,726		
										2,310,000	2,336,435	10.33%	30%
Asset-Backed Securities:													
Chandler Asset Management	Toyota Auto Receivables 2015A	88236WAC2	1.44%	1.12%	99.99	03/04/15	02/15/19	NC	85,000	84,987	84,972		
Chandler Asset Management	Toyota Auto Receivables Owner 2015-C	89231TAB6	0.93%	0.92%	99.99	08/25/15	02/15/18	NC	55,000	54,995	55,042		
Chandler Asset Management	Honda Auto Receivables	43814CAC3	0.42%	0.48%	100.06	02/12/14	11/21/16	NC	18,776	18,787	18,773		
Chandler Asset Management	Honda Auto Receivables	43813NAC0	1.05%	1.04%	100.01	05/13/15	02/21/19	NC	105,000	104,984	104,696		
Chandler Asset Management	American Honda Finance	02665WAC4	1.54%	1.55%	100.43	12/11/14	12/11/17	NC	80,000	79,926	80,260		
Chandler Asset Management	Toyota Auto Receivables 2014A	89231MAC9	0.69%	0.67%	99.98	03/11/14	12/15/17	NC	75,000	74,986	74,925		
Chandler Asset Management	John Deere Owner Trust	47787VAC5	0.93%	0.92%	99.98	04/02/14	04/18/18	NC	97,849	97,833	97,690		
Chandler Asset Management	Honda Auto Receivables	43814AC2	0.89%	0.88%	99.98	08/20/14	06/15/18	NC	75,000	74,986	74,924		
Chandler Asset Management	John Deere Owner Trust	47787VAD6	1.07%	99.98%	99.78	09/03/14	11/15/18	NC	85,000	84,981	85,022		
										676,625	676,486	2.99%	10%
Subtotal Investments													
Prior Year Adjustment GASB 31										9,292,434	9,312,515		
Investments Held With US Bank										25,395	0		
										9,317,341	9,312,515		
LALF										13,459,246	6,971,085		
Total Investments										22,751,681	16,287,756		
Depository Acct										6,500,506	6,500,506		100%
Money Market Acct										8,951,057	8,951,057		100%
Clawback										(9,088,517)	(9,088,517)		100%
Total Money Market, LALF Depository Account and Investments										25,114,726	22,650,801		100.00%

783
days
WAM

1.12%
Weighted
Average
Yield

11/1/2015
11/1/2015
11/1/2015

0.02%
0.29%
0.29%
0.58%
Weighted
Average
Yield
incl LALF, Investments
depository account
and money market

376
days
WAM

CITY OF STANTON
CASH AND INVESTMENT BALANCES BY FUND TYPE
October 31, 2015

Fund Type	Cash and Investments	Totals
General Fund:		
Pooled	\$ (5,865,885)	
Other Accounts *	15,754,549	\$ 9,888,664
Special Revenue, Capital Projects and Enterprise Funds:		
Gas Tax	1,490,551	
Proposition 1B	-	
Measure M	790,771	
Fire Emergency Services	(164,445)	
Lighting & Median Maint.	2,578,408	
Sewer Maintenance	2,613,750	
Other	2,463,031	9,772,065
Internal Service Funds		1,223,989
Trust Funds		267,160
Total Cash and Investment Balances		\$ 21,151,877

* Money Market, Imprest Accounts, Petty Cash and Investments

CITY OF STANTON

REPORT TO THE SUCCESSOR AGENCY TO THE STANTON REDEVELOPMENT AGENCY

TO: Honorable Chair and Members of the Successor Agency

DATE: November 24, 2015

SUBJECT: OCTOBER 2015 INVESTMENT REPORT

REPORT IN BRIEF:

The Investment Report as of October 31, 2015 has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

RECOMMENDED ACTION:

That the Successor Agency:

- 1) Find that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment), and
- 2) Receive and file the Investment Report for the month of October 2015.

BACKGROUND:

The attached reports summarize the Successor Agency investments and deposit balances as of October 2015. A summary of the Agency's investments and deposits is included as Attachment A. The Agency's cash balances by fund are presented in Attachment B.

ANALYSIS:

The Agency's investment in the State Treasurer's Local Agency Investment Fund (LAIF) continues to be available on demand. The effective yield on LAIF for the month of October 2015 was 0.357%. The Agency began making other investments other than those managed by bond trustees in October 2015 for the first time. The money market mutual fund investments by the bond trustees generates minimal interest income. The investments the City purchased mature between three and five years and yield between 1.38% and 2.30%. Investments were only made in reserve funds.

FISCAL IMPACT:

All deposits and investments have been made in accordance with the City's 2015-16 Investment Policy.

The portfolio will allow the Agency to meet its expenditure requirements for the next six months.

ENVIRONMENTAL IMPACT:

None

LEGAL REVIEW:

None.

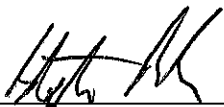
PUBLIC NOTIFICATION:

Through the agenda posting process.

STRATEGIC PLAN OBJECTIVE ADDRESSED:

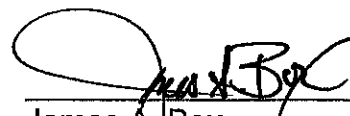
4. Ensure Fiscal Stability and Efficiency in Governance

Prepared by:



Stephen M. Parker, CPA
Administrative Services Director/Treasurer

Approved by:



James A. Box
Executive Director

Attachments:

- A. Investments and Deposits
- B. Cash Balances by Fund

**SUCCESSOR AGENCY TO THE STANTON REDEVELOPMENT AGENCY
INVESTMENTS AND DEPOSITS
October 31, 2015**

Investment Type	Issuer/ Broker	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
State Pool (LAIF) - SA portion	State of California	On Demand	0.36%	\$ 6,488,151	\$ 6,488,151	\$ 6,489,924	LAIF
Demand Deposits/Main Checking - SA portion	Bank of the West	On Demand	N/A	(1,464,739)	(1,464,739)	(1,464,739)	Bank of the West
Clawback - Demand Deposits/Money Market Account	Bank of the West	On Demand	Various	9,088,517	9,088,517	9,088,517	Bank of the West

Total Cash Investments and Deposits

\$ 14,111,929 \$ 14,113,702

Bond Funds Managed by Trustees:

Investment Type	Issuer/ Broker	CUSIP Number	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
2005 Tax Allocation Bonds - Series A (Taxable)								
Principal:								
US Bank Money Market Fund	US Bank	9AMMF05B2	On Demand	0.02%	\$0	0.33	0.33	US Bank
Principal:								
US Bank Money Market Fund	US Bank	9AMMF05B2	On Demand	0.02%	\$ 1.11	\$ 1.11	\$ 1.11	US Bank
Interest:								
US Bank Money Market Fund	US Bank	9AMMF05B2	On Demand	0.02%	\$ 3.15	\$ 3.15	\$ 3.15	US Bank
Reserve Account								
US Bank Money Market Fund	US Bank	9AMMF05B2	On Demand	0.02%	1,264,115.97	1,264,115.97	1,264,115.97	US Bank
Redevelopment Fund:								
US Bank Money Market Fund	US Bank	9AMMF05B2	On Demand	0.02%	-	-	-	US Bank

Total 2005 Tax Allocation Bonds - Series A (Taxable)

\$ 1,264,121 \$ 1,264,121

Investment Type	Issuer/ Broker	CUSIP Number	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
2005 Tax Allocation Bonds - Series B (Tax-Exempt)								
Principal								
US Bank Money Market Fund	US Bank	9AMMF05B2	On Demand	0.02%	\$ 0.80	\$ 0.80	\$ 0.80	US Bank
Interest								
US Bank Money Market Fund	US Bank	9AMMF05B2	On Demand	0.02%	\$ 1.51	\$ 1.51	\$ 1.51	US Bank
Special Fund								
US Bank Money Market Fund	US Bank	9AMMF05B2	On Demand	0.02%	\$ 0.10	\$ 0.10	\$ 0.10	US Bank
Reserve Account:								
US Bank Money Market Fund	US Bank	9AMMF05B2	On Demand	0.02%	701,950.22	701,950.22	701,950.22	US Bank
Redevelopment Fund:								
US Bank Money Market Fund	US Bank	9AMMF05B2	On Demand	0.02%	-	-	-	US Bank

Total 2005 Tax Allocation Bonds - Series B (Tax-Exempt) \$ 701,953 \$ 701,953

Investment Type	Issuer/ Broker	CUSIP Number	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
2010 Tax Allocation Bonds (Tax-Exempt)								
Principal								
US Bank Money Market Fund	US Bank	9AMMF05B2	On Demand	0.02%	\$1.29	\$1.29	\$1.29	US Bank
Interest								
US Bank Money Market Fund	US Bank	9AMMF05B2	On Demand	0.02%	\$0.88	\$0.88	\$0.88	US Bank
Reserve Account:								
US Bank Money Market Fund	US Bank	9AMMF05B2	On Demand	0.02%	\$10.84	\$10.84	\$10.84	US Bank
US Bank Money Market Fund	US Bank	9AMMF05B2	On Demand	0.02%	\$498,279.98	\$498,279.98	\$498,279.98	US Bank
Federal Home Loan Bks	Stern Agee	313380FB8	9/13/2019	1.38%	\$525,000.00	\$530,184.23	\$524,700.75	US Bank
FNMA	Stern Agee	3135G0F73	11/30/2020	1.50%	\$530,000.00	\$532,368.90	\$525,431.40	US Bank
Redevelopment Fund:								
US Bank Money Market Fund	US Bank	9AMMF05B2	On Demand	0.02%	\$0.00	\$0.00	\$0.00	US Bank

Total 2010 Tax Allocation Bonds (Tax-Exempt) \$1,560,846.12 \$1,548,425.14

Investment Type	Issuer/ Broker	CUSIP Number	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
2011 Tax Allocation Bonds - Series A (Taxable)								
Principal:								
US Bank Money Market Fund	US Bank	9AMMF05B2	On Demand	0.02%	\$0.97	\$0.97	\$0.97	US Bank
Reserve Fund:								
US Bank Money Market Fund	US Bank	9AMMF05B2	On Demand	0.02%	\$494,454.18	\$494,454.18	\$494,454.18	US Bank
Federal Home Loan Bks	Stern Agee	313380FB8	9/13/2019	1.38%	\$490,000.00	\$494,694.01	\$489,720.70	US Bank
Private Export Funding	Stern Agee	742651DV1	9/15/2020	2.30%	\$470,000.00	\$483,304.30	\$477,026.50	US Bank
Project Account:								
US Bank Money Market Fund	US Bank	9AMMF05B2	On Demand	0.02%	\$4,727,197.86	\$4,727,197.86	\$4,727,197.86	US Bank
DS Fund								
US Bank Money Market Fund	US Bank	9AMMF05B2	On Demand	0.02%	\$1.07	\$1.07	\$1.07	US Bank
Interest Fund:								
US Bank Money Market Fund	US Bank	9AMMF05B2	On Demand	0.02%	\$6.81	\$6.81	\$6.81	US Bank

Total 2011 Tax Allocation Bonds - Series A (Taxable)

\$6,199,659.20 \$6,188,408.09

Investment Type	Issuer/ Broker	CUSIP Number	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
2011 Tax Allocation Bonds - Series B (Taxable)								
Bond Reserve Fund:								
US Bank Money Market Fund	US Bank	9AMMF05B2	On Demand	0.02%	\$445,638.10	\$445,638.10	\$445,638.10	US Bank
Federal Home Loan Bks	Stern Agee	313380FB8	9/13/2019	1.38%	\$455,000.00	\$459,358.30	\$454,740.65	US Bank
Private Export Funding	Stern Agee	742651DV1	9/15/2020	2.30%	\$430,000.00	\$442,171.70	\$436,428.50	US Bank
Redevelopment Account:								
US Bank Money Market Fund	US Bank	9AMMF05B2	On Demand	0.02%	\$1,582,453.36	\$1,582,453.36	\$1,582,453.36	US Bank
Special Fund:								
US Bank Money Market Fund	US Bank	9AMMF05B2	On Demand	0.02%	\$0.86	\$0.86	\$0.86	US Bank
Interest Fund:								
US Bank Money Market Fund	US Bank	9AMMF05B2	On Demand	0.02%	\$5.46	\$5.46	\$5.46	US Bank

Total 2011 Tax Allocation Bonds - Series B (Taxable)

\$ 2,929,628 \$ 2,919,267

Total Bond Fund Investments and Deposits (3)

\$ 12,656,206 \$ 12,622,173

Notes:

- (1) - There have been no exceptions to the Investment Policy.
- (2) - The Successor Agency is able to meet its expenditure requirements for the next six months.
- (3) - Restricted Bond Funds are held by the fiscal agent.

SUCCESSOR AGENCY TO THE STANTON REDEVELOPMENT AGENCY**POOLED CASH BALANCES BY FUND TYPE**
October 31, 2015

Fund	Cash Balance
710 Project 2000 Debt Service Fund	-
711 Redevelopment Debt Service Fund	-
712 Redevelopment Obligation Retirement Fund	5,105,708
720 Low and Moderate Income Housing Fund	-
721 Housing Successor Fund	-
730 Community Redevelopment Administration Fund	-
731 Successor Agency Admin Fund	(82,159)
740 Redevelopment Project Fund	-
741 Successor Agency Project Fund	(136)
741 Cash DDR Clawback	9,088,517

TOTAL CASH BALANCE**\$ 14,111,929**

CITY OF STANTON

REPORT TO THE CITY COUNCIL

TO: Honorable Mayor and City Council

DATE: November 24, 2015

SUBJECT: FY 2015/16 BUDGET ADJUSTMENT REQUEST

REPORT IN BRIEF:

This report requests a budget adjustment to fund an additional Departmental Assistant position (existing classification) for the second half of the current fiscal year.

RECOMMENDED ACTION

1. City Council declare that this project is exempt from the California Environmental Quality Act ("CEQA") under Section 15378(b)(2) – continuing administrative or maintenance activities, such as purchases for supplies, personnel-related actions, general policy or procedure making; and
2. Approve Budget Adjustment 2016-03.

ANALYSIS AND JUSTIFICATION:

Over the past few years as the City's emphasis on transparency and communication with the public has increased, the amount of work that is being put forward into Public Information Office (PIO) duties by staff has also increased significantly. The PIO duties and activities are currently allocated among various staff members and include monitoring and updating the City website and social media sites, City wide graphic design, City communications, newsletters and press releases among other PIO responsibilities. The aforementioned PIO duties are being carried out by staff in addition to their regular position duties, all of which is putting a strain on staff.

There is an evident need for a position to focus on PIO responsibilities and activities. In addition to the aforementioned duties, the individual in this position would also act as the City Public Information Officer and liaison to the PIO Committee as well as coordinate the monthly "Talk on the Block" program and City Brochure. Furthermore, having this position will help streamline PIO activities and responsibilities and lead to more effective communications on behalf of the City since a primary focus will be to

ensure that the City's key messages reach the public. Most importantly, Staff believes that adding a position in an existing classification that specifically focuses on PIO duties will result in overall greater transparency and improved communications by the City, which address specific objectives identified in the City's current Strategic Plan. The job description for the position, Departmental Assistant, can be found as Exhibit 2. A revised Organizational Chart can be found as Exhibit 3.

FISCAL IMPACT:

The addition of a Departmental Assistant position to assist in the City Manager's Office with Public Information Office duties for the remainder of the fiscal year would result in an estimated cost of \$27,762. However, due to the success of the Business License Specialist position, there is an increase in revenue in the current fiscal year that can offset this cost. As such, the attached budget adjustment will allow the City to add this position without any decrease in General Fund uncommitted fund balance.

ENVIRONMENTAL IMPACT:

In accordance with the requirement of the CEQA, this project has been determined to be exempt under Section 15378(b)(2).

STRATEGIC PLAN OBJECTIVE ADDRESSED:


6. Maintain and Promote a Responsive, High Quality and Transparent Government.

6.2 Modify and enhance the City's website to include additional transparency and easier navigation.

PUBLIC NOTIFICATION:

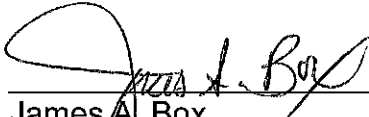
Through the normal agenda process.

Prepared by:



Cynthia Guzman
Departmental Assistant

Approved by:



James A. Box
City Manager

Attachments:

Exhibit 1: Budget Adjustment 2016-03

Exhibit 2: Departmental Assistant, PIO Job Description

Exhibit 3: Revised Organizational Chart

EXHIBIT 1: BUDGET ADJUSTMENT

CITY OF STANTON BUDGET ADJUSTMENT AUTHORIZATION

Fiscal Year: 2015-16 BA # 2016-03
 Department: Administration Date: November 24, 2015
 Requested By: James A. Roy Title: City Manager
 City Council Approval: _____ Date: November 24, 2015
 Availability of Funds: _____ Title: Administrative Services Director
Administrative Services Department

Account Description	Account Number	Current Budget	Proposed Budget	Available
---------------------	----------------	----------------	-----------------	-----------

1	City Manager: Salaries-Regular	101-1300-501110	\$ 198,683	\$ 28,000	\$ 218,683
2	New/Moved Bus Lic Appl Rev	101-0000-430505	\$ (50,000)	\$ (28,000)	\$ (78,000)
3					
4					
5					
6					
7					
8					
9					
10					

TO APPROPRIATE FUNDS FOR DEPARTMENTAL ASSISTANT - PIO AND RECORD ANTICIPATED INCREASE IN BUSINESS LICENSE REVENUE

To appropriate funds for Departmental Assistant - PIO and record anticipated increase in Business License Revenue

CITY OF STANTON BUDGET ADJUSTMENT AUTHORIZATION

City Manager _____ Date _____
 Administrative Services Director _____

CITY OF STANTON BUDGET ADJUSTMENT AUTHORIZATION

Date: _____ Signed By: _____
 Administrative Services Director

EXHIBIT 2: JOB DESCRIPTION

CITY OF STANTON

Job Title: Departmental Assistant

Department: City Manager's Office

Salary Range: 10

Reports to: City Manager

SUMMARY DESCRIPTION

Under general supervision plans and coordinates the activities of the City's Public Information Office (PIO) to assure that the City's key messages reach the public; develops special media and marketing materials to provide accurate, timely and accessible information about the City, and public awareness of City programs.

ESSENTIAL FUNCTIONS AND BASIC DUTIES

Duties may include, but are not limited to the following:

- Serves as the City's Public Information Officer and PIO Committee liaison.
- Plans and manages Public Information Office (PIO) activities for the City, including community relations, media relations, central printing and graphics, public policy and telecommunications.
- Creates and implements comprehensive programs for dissemination of information to assure that the City's key messages reach the public.
- Develops and coordinates official media strategies for the City departments and elected officials; places stories in media outlets; coordinates media requests and press releases; manages effective relationships with regional media sources.
- Composes communications on a wide variety of subjects requiring knowledge of City procedures and policies; creates, edits, and prepares correspondence, speeches, media articles, press releases, newsletters, bulletins, technical documents, information packets, special reports and other communications.
- Creates design layouts and digital output; composes, formats, and produces brochures, newsletters, reports, flyers and other documents for City departments, using specialized graphics software applications and equipments including printing press, copier, camera, laminator and other equipment.
- Composes and revises printed and digital material, assuring content consistency and accuracy.
- Develops graphics to make material visually appealing and functional, and implements design changes to improve content and impact.
- Coordinates the Talk on the Block community outreach program.

- Assures the absolute confidentiality of work-related issues, personnel records and City information.
 - Performs other related duties as assigned.
-

KNOWLEDGE

- Customer service techniques.
 - City organization, operations, policies and procedures.
 - Current principles, techniques, and objectives of marketing, public information, media relations, and community relations programs.
 - Graphics software and other multimedia software applications packages.
 - Modern office procedures, methods, and computer equipment.
 - Pertinent Federal, state and local laws, codes and ordinances.
 - Safe driving principles and practices.
-

ABILITIES/SKILLS

- Communicate effectively with other employees, other agencies and the public.
 - Develop community relations and communications programs and strategies.
 - Design and layout of technical documents, and merging text and graphics.
 - Preparing and presenting information for diverse audiences.
 - Operate a computer and use word processing and software applications programs and electronic communications.
 - Establish, maintain and foster positive harmonious working relationships with those contacted in the course of work.
-

EXPERIENCE/TRAINING/EDUCATION

Any combination of experience and training that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:

- Two years of increasingly responsible experience in journalism, communications, public relations and advertising.
- Equivalent to graduation from high school, preferably supplemented by training or coursework in journalism, communications, public relations, advertising, marketing, or related field.

LICENSE OR CERTIFICATE

- Possession of, or ability to obtain a valid Class C California driver's license.
-

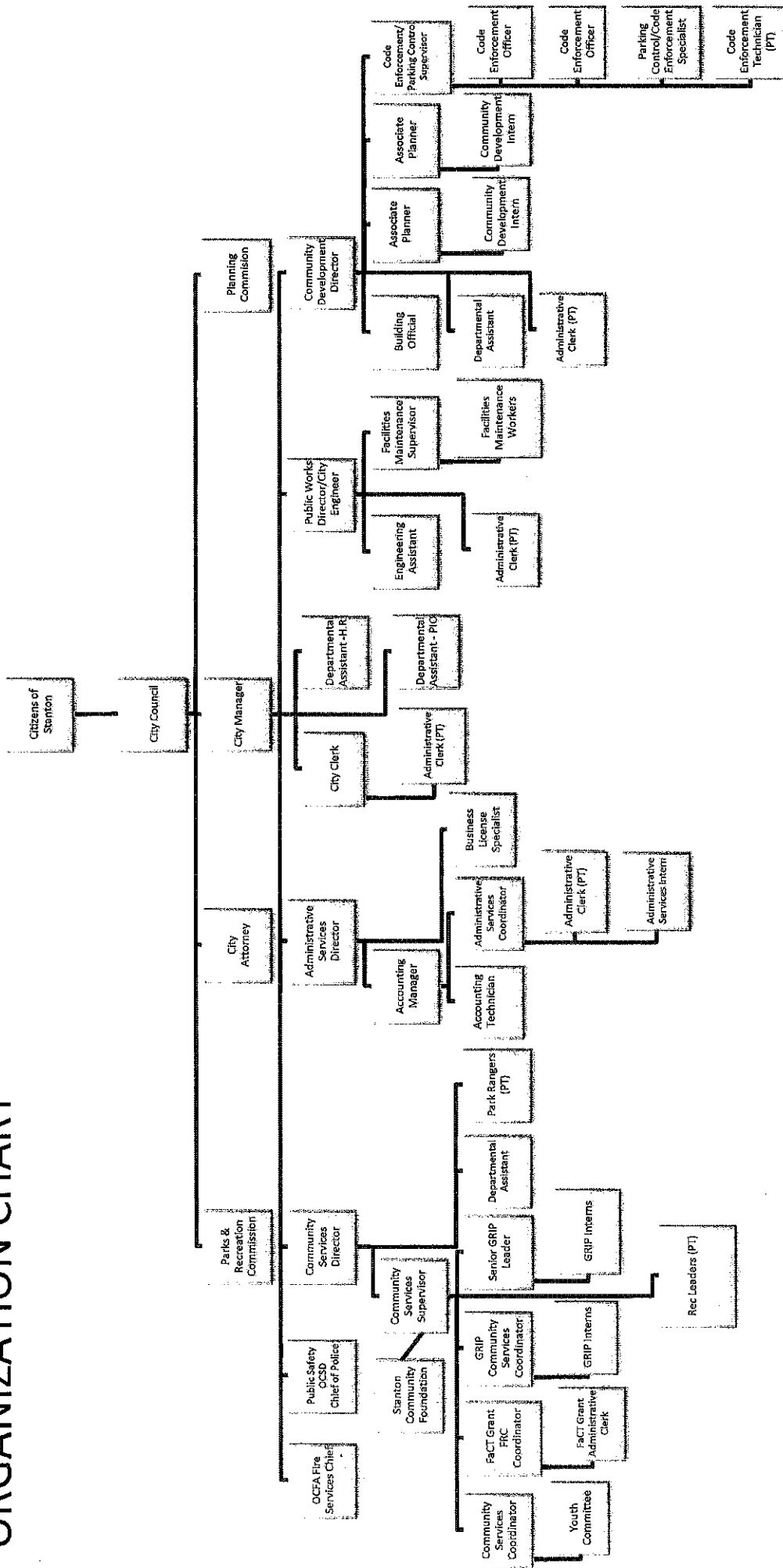
PHYSICAL ACTIVITIES AND REQUIREMENTS

- Ability to work in a standard office environment requiring prolonged sitting, standing, walking, reaching, twisting, turning, kneeling, bending, squatting, crouching and stooping in the performance of daily activities.
- Movements frequently and regularly require using the wrists, hands and fingers to operate computers and office equipment.
- Occasional overtime, weekend and/or evening work may be required.
- Ability to hear and convey detailed or important instructions or information verbally and accurately.
- Average visual acuity to prepare and read documents.
- Ability to communicate with both the public and co-workers in a clear and concise manner.
- Ability to adapt to standard office sounds generated by office equipment as well as standard noise levels resulting from communication with co-workers and the general public.

The City of Stanton is an Equal Opportunity Employer. In compliance with the Americans with Disabilities act, the City will provide reasonable accommodation to qualified individuals with disabilities and encourages both prospective and current employees to discuss potential accommodations with the employer.



ORGANIZATION CHART



CITY OF STANTON

REPORT TO THE CITY COUNCIL

TO: Honorable Mayor and City Council

DATE: November 24, 2015

SUBJECT: RESOLUTION AMENDING THE STANTON CRIMINAL BACKGROUND CHECK PROCESS

REPORT IN BRIEF:

The attached Resolution makes changes to the current background check procedures by allowing the City to also access federal level criminal history information as opposed to only state level criminal history information.

RECOMMENDED ACTION:

1. City Council declare that the project is exempt from the California Environmental Quality Act ("CEQA") under Section 15378(b)(2) – continuing administrative or maintenance activities, such as purchases for supplies, personnel-related actions, general policy and procedure making; and
2. Approve Resolution No. 2015-40 authorizing the City of Stanton to access both state and federal summary criminal history information for employment (including volunteers and contract employees) and licensing of massage establishment owners/operators.

BACKGROUND:

In January, 2015, the City Council adopted an ordinance to establish licensing requirements for new and existing massage establishments. As part of the new regulations, a Massage Establishment License application is required. In this licensing application, a background check is required for all Establishment License applicants. To obtain the background check, the City would be utilizing the same procedures that are utilized for the City's pre-employment procedures.

As part of the existing employment procedures for the City of Stanton, the City is authorized to access state and local summary criminal history information for employment, licensing and certification purposes. However, the City of Stanton is currently not authorized to access federal level criminal history information. In order to access the federal level information, the Department of Justice requires a resolution from the City Council formally requesting the transmittal of fingerprinting images and

related information from the Department of Justice to the Federal Bureau of Investigations.

ANALYSIS AND JUSTIFICATION:

In the Massage Establishment License Application, a background check is required to ensure that the applicant has not conducted, or been convicted of an act that is considered as "disqualifying conduct". The definition of "disqualifying conduct" includes any offense in a jurisdiction outside of the state which is equivalent of any state offenses, and any misdemeanor or felony offense which relates directly to the operation of a massage establishment.

As the definition of disqualifying conduct includes actions and convictions that may have occurred outside of the state, it is necessary to run a full summary federal criminal history report. Therefore, to be able to complete all the requirements of the Massage Establishment License application, the City Council would need to amend its processing procedure with the Department of Justice to include the federal review. The proposed resolution would provide the required authorization per the Department of Justice's requirements.

FISCAL IMPACT:

The cost associated with running a background check for the Massage Establishment applications would be paid by the applicant and would be fiscally neutral for the City.

ENVIRONMENTAL IMPACT:

In accordance with the requirements of the CEQA, this project has been determined to be exempt under Section 15387(b)(2).

PUBLIC NOTIFICATION:

Through the regular agenda posting process.

STRATEGIC PLAN OBJECTIVE ADDRESSED:

1 - Provide a safe community.

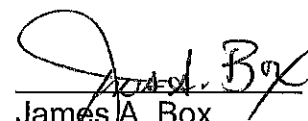
Prepared by:


Kelly Hart
Associate Planner

Reviewed by:


Omar Dadabhoy
Community & Economic
Development Director

Approved by:


James A. Box
City Manager

Attachments:

Resolution No. 2015-40

RESOLUTION NO. 2015-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING THE STANTON CRIMINAL BACKGROUND CHECK PROCESS AND REPEALING ALL OTHER RESOLUTIONS AND MOTIONS INCONSISTENT HEREWITH

WHEREAS, Penal Code Sections 11105(b)(11) and 13300(b)(11) authorize cities, counties, districts and joint powers authorities to access state and local summary criminal history information for employment, licensing or certification purposes; and

WHEREAS, Penal Code Section 11105(b)(11) authorizes cities, counties, districts and joint powers authorities to access federal level criminal history information by transmitting fingerprint images and related information to the Department of Justice to be transmitted to the Federal Bureau of Investigation; and

WHEREAS, Penal Code Sections 11105(b)(11) and 13300(b)(11) require that there be a requirement or exclusion from employment, licensing or certification based on specific criminal conduct on the part of the subject of the record; and

WHEREAS, Penal Code Sections 11105(b)(11) and 13300(b)(11) require the city council, board of supervisors, governing body of a city, county or district or joint powers authority to specifically authorize access to summary criminal history information for employment, licensing or certification purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AS FOLLOWS:

1. The City Council finds that this project is exempt from the California Environmental Quality Act ("CEQA") pursuant to Section 15378(b)(2) – continuing administrative or maintenance activities, such as purchases for supplies, personnel-related actions, general policy and procedure making.
2. The City of Stanton is hereby authorized to access state and federal summary criminal history information for public employment purposes (including volunteers and contract employees) and licensing of massage establishment owners and/or operators in the City. The City may not disseminate the information to a private entity.

ADOPTED, SIGNED AND APPROVED this 24th day of November, 2015.

A.A. ETHANS, MAYOR

APPROVED AS TO FORM:

MATTHEW E. RICHARDSON, CITY ATTORNEY

ATTEST:

I, PATRICIA A. VAZQUEZ, City Clerk of the City of Stanton, California DO
HEREBY CERTIFY that the foregoing Resolution, being Resolution No. 2015-40
has been duly signed by the Mayor and attested by the City Clerk, all at a regular
meeting of the Stanton City Council, held on November 24, 2015, and that the
same was adopted, signed and approved by the following vote to wit:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PATRICIA A. VAZQUEZ, CITY CLERK

CITY OF STANTON

REPORT TO CITY COUNCIL

TO: Honorable Mayor and Members of the City Council

DATE: November 24, 2015

SUBJECT: CONSIDERATION OF ORDINANCE NO. 1043, AMENDING 20.315 (LANDSCAPING STANDARDS) OF THE STANTON MUNICIPAL CODE BY MODIFYING SECTIONS 20.315.010 'PURPOSE', 20.315.020 'APPLICABILITY', 20.315.050 'IRRIGATION PLANS AND WATER CONSERVATION STANDARDS', AND 20.315.080 'DEFINITIONS', REGARDING THE ADOPTION OF A WATER EFFICIENT LANDSCAPE ORDINANCE

REPORT IN BRIEF:

Introduce Ordinance No. 1043 amending various sections in Chapter 20.315 (Landscaping Standards) of the Stanton Municipal Code regarding water efficient landscape regulations to meet the new statewide standards as stipulated in Governor Brown's Drought Executive Order (B-29-15).

RECOMMENDED ACTION:

1. City Council conduct public hearing; and
2. City Council declare that the ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15061(b)(1) (the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and Section 15307 as the activity consists of actions taken by regulatory agencies as authorized by state law or local ordinance to assure the maintenance, restoration, or enhancement of a natural resource where the regulatory process involves procedures for protection of the environment;
3. Introduce Ordinance 1043 entitled:

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, AMENDING 20.315 (LANDSCAPING STANDARDS) OF THE STANTON MUNICIPAL CODE BY MODIFYING SECTIONS 20.315.010 'PURPOSE', 20.315.020 'APPLICABILITY', 20.315.050 'IRRIGATION PLANS AND WATER CONSERVATION STANDARDS', AND 20.315.080

Council
Agenda Item #

10A

'DEFINITIONS', REGARDING THE ADOPTION OF A WATER EFFICIENT LANDSCAPE ORDINANCE"; and

4. Adopt Resolution No. 2015-38 entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA APPROVING THE IMPLEMENTATION GUIDELINES FOR THE IMPLEMENTATION OF ORDINANCE NO. 1043 PERTAINING TO A WATER EFFICIENT LANDSCAPE ORDINANCE REGULATIONS".

5. Set said Ordinance for adoption at the regular City Council meeting of December 8, 2015.

BACKGROUND:

In 2006, Governor Schwarzenegger signed Assembly Bill 1881 (Laird, Water Conservation) amending the Water Conservation in the Landscape Act (Act). As part of AB 1881, cities were required to adopt a water efficient landscape ordinance. On April 1, 2015, Governor Brown signed Drought Executive Order (B-19-25) mandating substantial water reductions across the State of California, further regulating water conservation in landscaping.

As part of the Drought Executive Order (B-19-25), the Governor required that cities either adopt a State Model a County Model, or create their own ordinance that is at least as effective as the State Model. Cities that choose to create and adopt their own ordinance must do so by December 1, 2015. Cities and Counties that choose to adopt the State or County Model must do so by February 1, 2016.

In response to the new landscape water efficiency requirements, a stakeholder group was formed under the leadership of the Municipal Water District of Orange County (MWDOC) and the Orange County Division of the League of California Cities (the League). The goal of the stakeholder group was to update the previous Water Efficient Landscape Ordinance to be "at least as effective" as the State Model Ordinance in accordance with the new regulations required by Executive Order (B-19-25); while creating an ordinance to address the unique landscape and water usage in Orange County. Stakeholder meetings and technical writing sessions took place between July and October of 2015. The product of these sessions was an OC Model Water Efficient Landscape Ordinance and Guidelines that represents the needs of local jurisdictions in Orange County. The OC Model and Guidelines comply with all the requirements set forth by AB 1881, as well as the Drought Executive Order (B-19-25), and are at least as effective as the State Model Ordinance.

ANALYSIS/JUSTIFICATION:

Upon evaluation of the requirements of the new State Model Water Efficient Landscape Ordinance (State Model), notable differences between the new requirements and current regulations were identified, which include the following:

1. Square footage thresholds that trigger compliance with the ordinance have been reduced from 2,500 to 500 square feet for **new** developer-installed projects, public agency projects, private development, and homeowner-provided or homeowner-hired projects requiring a building or landscape permit, plan check, or design review.
2. Square footage thresholds that trigger compliance with the ordinance have been reduced from 5,000 to 2,500 square feet for **rehabilitated** landscaped areas, requiring a building or landscape permit, plan check or design review, whether installed prior to or after January 1, 2010 or after the adoption of this ordinance.
3. New or rehabilitated projects using treated or untreated greywater or rainwater capture on a site that has less than 2,500 square feet of landscape area and meets the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with the treated or untreated greywater or though stored rainwater capture on site is subject to lesser processing requirements.
4. Recommended action for on-site storm-water and dry weather best management practices including, but not limited to, grading impervious surfaces to drain into vegetation, incorporating catchment systems and infiltration beds, and other means to capture runoff.
5. A stricter "Maximum Applied Water Allowance" (MAWA) for an area based on a reduction in the Evapotranspiration Adjustment Factor (ETAF). The previous ETAF of 0.7 in all areas has been reduced to 0.55 for residential areas and 0.45 for non-residential areas. This equates to installing plants requiring less irrigation, i.e. California native species, rather than turf.
6. Water purveyors are encouraged to offer landscape surveys and/or incentive programs targeting landscape irrigation efficiency for new and existing landscapes.
7. More intensive irrigation plan requirements including, but not limited, dedicated service meters, smart irrigation systems, flow restrictors, and limitations on overhead irrigation.
8. Prohibition on turf/grass in street medians and parkways.
9. New requirements for local agencies to report on implementation of the ordinance. Specifically, local agencies responsible for administering individual ordinances shall report on their updated ordinance, while those agencies developing a regional ordinance shall report on their existing ordinance. Those agencies crafting a regional ordinance shall also report on their new ordinance by March 1, 2016. Subsequently, reporting for all agencies will be due by January 31st of each year. Reports shall be submitted to the Department of Water Resources.

10. New public education component to promote the efficient use of water in landscapes. The use of appropriate principles of design, installation, management, and maintenance that save water is encouraged in the community.

Upon review of the State Model by the stakeholder group, it was determined that there were instances of redundancy of requirements which were already in place in Orange County. In addition, there were some requirements of the State Model that could be simplified, yet still be as effective.

JUSTIFICATIONS FOR THE DIFFERENCES BETWEEN THE OC AND STATE MODELS

AB 1881, as amended by Drought Executive Order (B-19-25), requires local agencies to include justifications to any locally-approved alternatives to the State Model that is as "equally effective" in conserving landscaping irrigation water. For deviations from the State Model, findings must be made in the ordinance to establish the County's and City's position and be in the record.

The OC Model does not deviate from the State model in a significant way; rather, it streamlines the submittal requirements for new landscape installations and landscape rehabilitation projects. The following identifies the differences between the OC Model and the State Model and provides justifications for how the OC Model is "at least as effective" as the State Model.

- *Self Certification* – Allows for a licensed landscaped professional to self certify plans and removes the need for in-depth review by city staff.
- *Separation of Ordinance and Guidelines* – The State Model includes all of the technical guidelines within in the Ordinance. If adopted in this way, any minor changes to the guidelines would result in a zoning code amendment. The County Model separates the two functions into a streamlined and succinct Ordinance and an in-depth technical set of guidelines, creating a model that is "at least as effective" as the State Model.
- *Removal of Soil management and Stormwater Management and Rain Water Management sections* – These sections were combined to streamline the document.
- *Removal of Recycled Water Section and Water Waste Prevention Section* – Section(s) incorporated by reference to defer to existing agency(s) code.
- *Removal of Effective Precipitation Section* – Considered optional in the State Model and was removed because annual effective precipitation of 12" in Orange County is not considered adequate for MAWA adjustment.
- *Removal of Environmental Review Section* – Section incorporated by reference to defer to existing agency code on California Environmental Quality Act (CEQA) guidelines.

- *Removal of Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis Section* – The irrigation audit, survey, and water use analysis section from the State Model was incorporated into the Certificate of Completion process in the Orange County Model. The Certificate of Completion section requires a licensed landscaped professional to complete a certified landscape installation form in accordance with the Guidelines and in compliance with the Ordinance. This procedure is "at least as effective" as a onetime irrigation system audit report.
- *Removal of Reporting Section* – For local agencies to use as a reference for reporting on adoption of ordinance, not intended to be part of the Ordinance or guidelines.

The Ordinance and Implementation Guidelines were presented to the Planning Commission on November 18, 2015. As the Planning Commission meeting was held after the City Council agenda process, staff will present any discussion and determinations by the Planning Commission to the City Council during the November 24, 2015 meeting.

FISCAL IMPACT:

None.

ENVIRONMENTAL IMPACT:

In accordance with the requirements of CEQA, the project has been determined to be exempt under Section 15307.

STRATEGIC PLAN OBJECTIVE ADDRESSED:

5 – Provide a High Quality of Life.

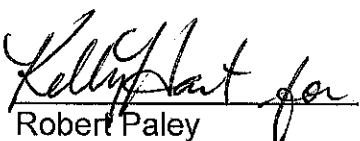
PUBLIC NOTIFICATION:

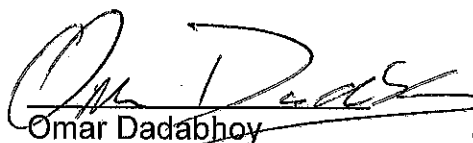
Notice of Public Hearing was posted at three public places and made available through the agenda-posting process.

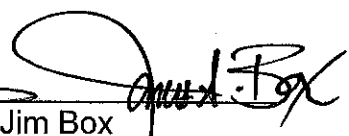
Prepared By:

Reviewed by:

Approved by:


Robert Paley
Community Development
Intern


Omar Dadabhoy
Community Development
Director


Jim Box
City Manager

ATTACHMENTS:

- A. Ordinance No. 1043
- B. City Council Resolution No. 2015-38

ORDINANCE NO. 1043

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, AMENDING SECTIONS 20.315.010 'PURPOSE', 20.315.020 'APPLICABILITY', 20.315.050 'IRRIGATION PLANS AND WATER CONSERVATION STANDARDS', AND 20.315.080 'DEFINITIONS' OF CHAPTER 20.315 OF THE STANTON MUNICIPAL CODE REGARDING THE ADOPTION OF A WATER EFFICIENT LANDSCAPE ORDINANCE

WHEREAS, Governor Jerry Brown's Drought Executive Order No. B-29-15 mandates all local jurisdictions shall adopt a local water conservation ordinance at least as efficient in conserving water as the State model standards established by the Department of Water Resources; and,

WHEREAS, the waters of the State are of limited supply and are subject to ever increasing demands; and,

WHEREAS, the continuation of California's economic prosperity is dependent on the availability of adequate supplies of water for future uses; and,

WHEREAS, it is the policy of the State to promote the conservation and efficient use of water and to prevent the waste of this valuable resource; and,

WHEREAS, landscapes are essential to the quality of life in California by providing areas for active and passive recreation and as an enhancement to the environment by cleaning air and water, preventing erosion, offering fire protection, and replacing ecosystems lost to development; and,

WHEREAS, landscape design, installation, maintenance, and management can and should be water efficient; and,

WHEREAS, Article X, Section 2 of the California Constitution specifies that the right to use water is limited to the amount reasonably required for the beneficial use to be served, and the right does not and shall not extend to waste or unreasonable method of use of water; and,

WHEREAS, Current local design practices in new landscapes strive to achieve the intent of the State Model Water Efficient Landscape Ordinance water use goals; and,

WHEREAS, landscape plan submittal and review has been a long standing practice in the City of Stanton; and,

WHEREAS, the average rainfall in Orange County is approximately 12 inches per year; and,

WHEREAS, Chapter 20.315 of the Stanton Zoning Code (Title 20 of the Stanton Municipal Code) establishes the provisions for landscape and irrigation standards for all zones; and,

WHEREAS, it is the intent of the City Council to promote the reduction of, and efficient use of water in the city; and,

WHEREAS, the City's Water Efficient Landscape Ordinance has been drafted to meet the new requirements established in Governor Brown's Drought Executive Order (B-29-15) and at least as effective as the Sate Model; and,

WHEREAS, on November 18, 2015, the Planning Commission of the City of Stanton conducted a duly noticed public hearing and, at the conclusion thereof adopted Resolution No. 2377 thereby recommending that the City Council adopt this Ordinance and a Resolution adopting guidelines for the implementation of this Ordinance; and,

WHEREAS, on November 24, 2015, the City Council of the City of Stanton conducted a duly noticed public hearing regarding the Amendment; and,

WHEREAS, this Ordinance promotes water conservation efforts by requiring the installation of new landscape with an area of 500 square feet to be designed to not exceed the maximum applied water allowances; and,

WHEREAS, this Ordinance: (1) is consistent with, and furthers the goals of, the General Plan of the City of Stanton, the requirements of the State Planning and Zoning Laws (California Government Code §§ 65000 *et seq.*), and the Stanton Zoning Ordinance; (2) is in the interests of the general community welfare; and (3) is consistent with good zoning and planning practices; and,

WHEREAS, this Ordinance was reviewed in accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code section 21000 *et seq.*, the State CEQA Guidelines, 14 California Code of Regulations section 15000 *et seq.*, and the City Council has exercised its independent judgment and finds that the Ordinance is exempt from CEQA; and,

WHEREAS, all legal prerequisites prior to the adoption of this Ordinance have occurred,

THE CITY COUNCIL OF THE CITY OF STANTON DOES ORDAIN AS FOLLOWS:

SECTION 1: The City Council finds that all the facts, findings, and conclusions set forth above in this Ordinance are true and correct and incorporated herein by this reference.

SECTION 2: The City Council hereby determines that this Ordinance is exempt from environmental review under the California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) ("CEQA") and the State CEQA Guidelines (Cal. Code Regs., tit. 14, §§ 15000 et seq.). Pursuant to State CEQA Guidelines section 15061(b)(1), the Ordinance is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Here, it can be seen with certainty that the Ordinance, which will improve water savings and promote efficient landscapes in new developments and retrofitted landscapes, will not have a significant effect on the environment.

The Ordinance is also exempt pursuant to State CEQA Guidelines sections 15307 (the Class 7 exemption) and 15308 (the Class 8 exemption). The Class 7 and Class 8 exemptions apply to actions taken to assure the maintenance, restoration, enhancement, or protection of a natural resource or the environment, where the regulatory process involves procedures for protection of the environment. This Ordinance will result in the enhancement and protection of water resources in the City. The City Council further determines that none of the exceptions to the exemptions found in State CEQA Guidelines section 15000.2 apply.

Each of the above exemptions provides a fully independent ground upon which the Ordinance is exempt from further CEQA review.

SECTION 3: Section 20.315.010 of the Stanton Municipal Code is hereby amended in its entirety to read as follows:

"20.315.010 Purpose

This Chapter establishes requirements and standards for landscaping and irrigation to:

- A. Enhance the appearance of development projects; reduce heat and glare; control soil erosion; conserve water; screen potentially incompatible land uses; preserve the integrity of neighborhoods; improve air and water quality; and protect pedestrian and vehicular traffic and safety.
- B. Promote the benefits of consistent landscape ordinances with neighboring local and regional agencies;
- C. Promote the values and benefits of landscapes while recognizing the need to invest water and other resources as efficiently as possible;
- D. Establish a structure for planning, designing, installing, maintaining, and managing water efficient landscapes in new

construction and rehabilitated projects by encouraging the use of a watershed approach that requires cross-sector collaboration of industry, government, and property owners to achieve the many benefits possible;

E. Establish provisions for water management practices and water waste prevention for existing landscapes;

F. Use water efficiently without waste by setting a Maximum Applied Water Allowance as an upper limit for water use and reduce water use to the lowest practical amount; and

G. Encourage the use of economic incentives that promote the efficient use of water, such as implementing a budget-based tiered-rate structure, providing rebate incentives and offering educational programs."

SECTION 4: Section 20.315.020 of the Stanton Municipal Code is hereby amended in its entirety to read as follows:

"20.315.020 Applicability

A. Landscaping required.

1. After December 1, 2015, and consistent with Executive Order No. B-29-15, this Chapter shall apply to all of the following landscape projects:

- (a) New development projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review;
- (b) Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review;
- (c) Existing landscapes when alterations or expansions to existing nonresidential development or residential projects are proposed, to the greatest extent feasible, as determined by the Director. The approval of a discretionary application for alterations or expansions to an existing nonresidential development or residential projects may include conditions of approval requiring compliance with the requirements of this Chapter. This Chapter does not apply to changes of use

or interior tenant improvements that do not require discretionary approval; and

- (d) **Cemeteries.** Recognizing the special landscape management needs of cemeteries, new and rehabilitated cemeteries are limited to the provisions for new construction or rehabilitated landscapes of the *Guidelines*, including landscape and irrigation maintenance schedule and irrigation audit, irrigation survey and irrigation water use analysis. Existing cemeteries are limited to the provisions for existing landscapes of the *Guidelines*, including irrigation audit, irrigation survey and irrigation water use analysis.

2. Any project with an aggregate landscape area of 2,500 square feet or less may comply with the performance requirements of this Chapter or conform to the prescriptive measures contained in Appendix A of the *Guidelines*.

3. For projects using treated or untreated graywater or rainwater captured on site, any lot or parcel within the project that has less than 2500 sq. ft. of landscape and meets the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with treated or untreated graywater or through stored rainwater captured on site is subject only to Appendix A section 5 of the *Guidelines*.

4. This Chapter does not apply to:

- (a) Registered local, state or federal historical sites;
- (b) Ecological restoration projects that do not require a permanent irrigation system;
- (c) Mined-land reclamation projects that do not require a permanent irrigation system; or
- (d) Existing plant collections, as part of botanical gardens and arboretums open to the public.
- (e) Single-family residential land uses with landscaped areas of less than 5,000 square feet that are not developer-installed are exempt from this Chapter, except that regulations contained in Section 20.315.040.1 (Plant materials - Artificial turf) shall apply.

B. Irrigation required. See Section 20.315.050 (Irrigation Plans and Water Conservation Standards)."

SECTION 5: Section 20.315.050 of the Stanton Municipal Code is hereby amended in its entirety to read as follows:

“Chapter 20.315.050 Irrigation Plans and Water Conservation Standards

This Section establishes water-efficient landscape standards that are at least as effective as the State Model Water-Efficient Landscape Ordinance (MWELo) as required by Executive Order No. B-29-15.

A. Applicability.

1. New construction projects with an aggregate landscape area equal to or greater than 500 square feet, requiring a building or landscape permit, plan check or design review;
2. Rehabilitated landscape projects with an aggregate landscaped area equal to or greater than 2,500 square feet, requiring a building or landscape permit, plan check or design review;
3. New or rehabilitated landscape projects with an aggregate landscape area of 2,500 square feet or less may comply with the performance requirements of this ordinance or conform to the prescriptive measures contained in Appendix A of the *Guidelines*;
4. New or rehabilitated projects using treated or untreated greywater or rainwater capture on site, any lot or parcels within the project that has less than 2,500 square feet of landscape area and meets the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with the treated or untreated greywater or though stored rainwater capture on site is subject only to Appendix A of the *Guidelines*.
5. Section 20.315.050.C.2 of this chapter shall apply to:
 - a. All landscaped areas, whether installed prior to or after January, 1 2010; and
 - b. All landscaped areas installed after the adoption of this ordinance.

B. Implementation Procedures.

1. Prior to installation, a *Landscape Documentation Package* shall be submitted to the City for review and approval of all *landscape projects* subject to the provisions of this Water Efficient Landscape Ordinance. Any *Landscape Documentation Package* submitted to the City shall comply with the provisions of the *Guidelines*.

2. The *Landscape Documentation Package* shall include a certification by a professional appropriately licensed in the State of California stating that the landscape design and water use calculations have been prepared by or under the supervision of the licensed professional and are certified to be in compliance with the provisions of this Water Efficient Landscape Ordinance and the *Guidelines*.

a. Landscape and irrigation plans shall be submitted to the City for review and approval with appropriate water use calculations.

b. Water use calculations shall be consistent with calculations contained in the *Guidelines* and shall be provided to the local water purveyor, as appropriate, under procedures determined by the City.

3. Verification of compliance of the landscape installation with the approved plans shall be obtained through a Certification of Completion in conjunction with a Certificate of Use and Occupancy or Permit Final process, as provided in the *Guidelines*.

C. Landscape Water Use Standards.

1. For applicable landscape installation or rehabilitation projects subject to Section 20.315.050(A) of this Chapter, the *Estimated Applied Water Use* allowed for the *landscaped area* shall not exceed the *MAWA* calculated using an *ET adjustment factor* of 0.55 for residential areas and 0.45 for non-residential areas, exclusive of Special Landscape Areas. The ETAF for a landscape project is based on the plant factors and irrigation methods selected. The Maximum Applied Water Allowance is calculated based on the maximum ETAF allowed (0.55 for residential areas and 0.45 for non-residential areas) and expressed as annual gallons required. The Estimated Applied Water Use is calculated based on the plants used and irrigation method selected for the landscape design.

2. Irrigation of all *landscaped areas* shall be conducted in a manner conforming to the rules and requirements, and shall be subject to penalties and incentives for water conservation and water waste prevention as determined and implemented by the *local water purveyor* or as mutually agreed by *local water purveyor* and the local agency.

3. Irrigation systems for projects one acre or more in area shall use reclaimed water whenever reclaimed water is available to the site. Reclaimed water systems shall be subject to appropriate health standards. Recirculating water shall be used for any decorative water features."

SECTION 6: Section 20.315.080 of the Stanton Municipal Code is hereby amended in its entirety to read as follows:

"Aggregate landscape areas" pertains to the areas undergoing development as one project or for production home neighborhoods or other situations where multiple parcels are undergoing development as one project, but will eventually be individually owned.

"Applied water" means the portion of water supplied by the irrigation system to the landscape.

"Budget-based tiered-rate structure" means tiered or block rates for irrigation accounts charged by the retail water agency in which the block definition for each customer is derived from lot size or irrigated area and the evapotranspiration requirements of landscaping.

"Community Aesthetics Evaluation" – While not subject to a permit, plan check or design review, the Community Aesthetics Evaluation may be performed to ensure the aesthetic standards of the community and irrigation efficiency intent is maintained.

"Ecological restoration project" means a project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.

"Estimated Applied Water Use" means the average annual total amount of water estimated to be necessary to keep plants in a healthy state, calculated as provided in the *Guidelines*. It is based on the *reference evapotranspiration* rate, the size of the landscape area, *plant water use factors*, and the *relative irrigation efficiency* of the irrigation system.

"ET adjustment factor" or *"ETAF"* is equal to the *plant factor* divided by the *irrigation efficiency factor* for a *landscape project*, as described in the *Guidelines*. The *ETAF* is calculated in the context of local *reference evapotranspiration*, using site-specific *plant factors* and *irrigation efficiency factors* that influence the amount of water that needs to be applied to the specific *landscaped area*.

ETAF means a factor of 0.55 for residential areas and 0.45 for non-residential areas, that, when applied to reference evapotranspiration, adjusts for *plant factors* and *irrigation efficiency*, two major influences upon the amount of water that needs to be applied to the landscape. -The *ETAF* for new and existing (non-rehabilitated) *special landscape areas* shall not exceed 1.0. The *ETAF* for existing non-rehabilitated landscapes is 0.8.

"Guidelines" refers to the Guidelines for Implementation of the Water Efficient Landscape Ordinance, as adopted by the City Council by resolution (as it may be amended from time to time), which describes procedures, calculations, and requirements for *landscape projects* subject to this Water Efficient Landscape Ordinance.

"Hardscapes" means any durable material or feature (*pervious* and *non-pervious*) installed in or around a *landscaped area*, such as pavements or walls. Pools and

other *water features* are considered part of the *landscaped area* and not considered *hardscapes* for purposes of this Water Efficient Landscape Ordinance.

"Irrigation efficiency" means the measurement of the amount of water beneficially used divided by the amount of water applied. *Irrigation efficiency* is derived from measurements and estimates of irrigation system characteristics and management practices. The *irrigation efficiency* for purposes of this Water Efficient Landscape Ordinance are 0.75 for overhead spray devices and 0.81 for drip systems.

"Landscaped area" means all the planting areas, *turf* areas, and *water features* in a landscape design plan subject to the *Maximum Applied Water Allowance* and *Estimated Applied Water Use* calculations. The *landscaped area* does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other *pervious* or *non-pervious hardscapes*, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

"Landscape contractor" means a person licensed by the State of California to construct, maintain, repair, install, or subcontract the development of landscape systems.

"Landscape Documentation Package" means the documents required to be provided to the City for review and approval of landscape design projects, as described in the *Guidelines*.

"Landscape project" means total area of landscape in a project, as provided in the definition of *"landscaped area,"* meeting the requirements under Section 1.1 of the *Guidelines*.

"Local agency" means a city or county, including a charter city or charter county, that is authorized to implement, administer, and/or enforce any of the provisions of the Water Efficient Landscape Ordinance. The *local agency* may be responsible for the enforcement or delegation of enforcement of this Water Efficient Landscape Ordinance including, but not limited to, design review, plan check, issuance of *permits*, and inspection of a *landscape project*.

"Local water purveyor" means any entity, including a public agency, city, county, or private water company that provides retail water service.

"Maximum Applied Water Allowance" or *"MAWA"* means the upper limit of annual applied water for the established *landscaped area* as specified in Section 2.2 of the *Guidelines*. It is based upon the area's *reference evapotranspiration*, the *ET Adjustment Factor*, and the size of the *landscaped area*. The *Estimated Applied Water Use* shall not exceed the *Maximum Applied Water Allowance*. $MAWA = (ET_o) (0.62) [(ETAF \times LA) + ((1-ETAF) \times SLA)]$

"Mined-land reclamation projects" means any surface mining operation with a reclamation plan approved in accordance with the Surface Mining and Reclamation Act of 1975.

"New construction" means, for the purposes of this Water Efficient Landscape Ordinance, a new building with a landscape or other new landscape such as a park, playground, or greenbelt without an associated building.

"Non-pervious" means any surface or natural material that does not allow for the passage of water through the material and into the underlying soil.

"Pervious" means any surface or material that allows the passage of water through the material and into the underlying soil.

"Permit" means an authorizing document issued by local agencies for *new construction or rehabilitated landscape*.

"Plant factor" or *"plant water use factor"* is a factor, when multiplied by *ET_o*, that estimates the amount of water needed by plants. For purposes of this Water Efficient Landscape Ordinance, the *plant factor* range for very low water use plants is 0 to 0.1; the *plant factor* range for low water use plants is 0.1 to 0.3; the *plant factor* range for moderate water use plants is 0.4 to 0.6; and the *plant factor* range for high water use plants is 0.7 to 1.0. *Plant factors* cited in this Water Efficient Landscape Ordinance are derived from the publication "Water Use Classification of Landscape Species." *Plant factors* may also be obtained from horticultural researchers from academic institutions or professional associations as approved by the California Department of Water Resources (DWR).

"Recycled water" or *"reclaimed water"* means treated or recycled waste water of a quality suitable for non-potable uses such as landscape irrigation and *water features*. This water is not intended for human consumption.

"Reference evapotranspiration" or *"ET_o"* means a standard measurement of environmental parameters which affect the water use of plants. *ET_o* is given expressed in inches per day, month, or year as represented in Appendix D of the *Guidelines*, and is an estimate of the evapotranspiration of a large field of four-to seven-inch tall, cool-season grass that is well watered. *Reference evapotranspiration* is used as the basis of determining the *Maximum Applied Water Allowances*.

"Rehabilitated landscape" means any re-landscaping project that meets the applicability criteria of Section 20.315.050.A where the modified landscape area is equal to or greater than 2,500 square feet.

"Smart irrigation controller" means an automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data with non-volatile memory shall be required for irrigation scheduling in all irrigation systems, recommending U.S. EPA WaterSense labeled devices as applicable.

"Special landscape area" means an area of the landscape dedicated solely to edible plants such as orchards and vegetable gardens, areas irrigated with *recycled water*, *water features* using *recycled water*, and recreational areas.

"Turf" means a ground cover surface of mowed grass. Annual bluegrass, Kentucky bluegrass, Perennial ryegrass, Red fescue, and Tall fescue are cool-season grasses. Bermudagrass, Kikuyugrass, Seashore Paspalum, St. Augustinegrass, Zoysiagrass, and Buffalo grass are warm-season grasses.

"Valve" means a device used to control the flow of water in an irrigation system.

"Water feature" means a design element where open water performs an aesthetic or recreational function. *Water features* include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied). The surface area of *water features* is included in the high water use *hydrozone* of the *landscaped area*. Constructed wetlands used for on-site wastewater treatment or stormwater best management practices that are not irrigated and used solely for water treatment or stormwater retention are not *water features* and, therefore, are not subject to the water budget calculation.

SECTION 7: Delegation. The City may delegate to, or enter into a contract with, a *local agency* to implement, administer, and/or enforce any of the provisions of the Water Efficient Landscape Ordinance on behalf of the City.

SECTION 8: Severability. If any section subsection subdivision sentence clause phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subdivision, sentence, clause, phrase, or portion thereof irrespective of the fact that anyone or more sections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional

SECTION 9: The City Clerk shall certify to the adoption of this Ordinance and cause same to be posted in the three (3) designated posting places within the City of Stanton within fifteen (15) days after its passage.

PASSED, APPROVED, AND ADOPTED, this 8th day of December, 2015.

ALEXANDER A. ETHANS, MAYOR

ATTEST:

City Clerk

APPROVED AS TO FORM

MATTHEW E. RICHARDSON, CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF _____)

I, PATRICIA A. VAZQUEZ, City Clerk of the City of Stanton, do hereby certify that foregoing Ordinance No. 1043 was duly and regularly adopted by the City Council of the City of Stanton at a regular meeting thereof on the 8th day of December, 2015 and that the same was passed and adopted by the following vote, to wit:

AYES: COUNCILMEMBERS: _____

NOES: COUNCILMEMBERS: _____

ABSENT: COUNCILMEMBERS: _____

ABSTAIN: COUNCILMEMBERS: _____

CITY CLERK, CITY OF STANTON

"Special landscape area" means an area of the landscape dedicated solely to edible plants such as orchards and vegetable gardens, areas irrigated with *recycled water*, *water features* using *recycled water*, and recreational areas.

"Turf" means a ground cover surface of mowed grass. Annual bluegrass, Kentucky bluegrass, Perennial ryegrass, Red fescue, and Tall fescue are cool-season grasses. Bermudagrass, Kikuyugrass, Seashore Paspalum, St. Augustinegrass, Zoysiagrass, and Buffalo grass are warm-season grasses.

"Valve" means a device used to control the flow of water in an irrigation system.

"Water feature" means a design element where open water performs an aesthetic or recreational function. *Water features* include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied). The surface area of *water features* is included in the high water use *hydrozone* of the *landscaped area*. Constructed wetlands used for on-site wastewater treatment or stormwater best management practices that are not irrigated and used solely for water treatment or stormwater retention are not *water features* and, therefore, are not subject to the water budget calculation.

SECTION 7: Delegation. The City may delegate to, or enter into a contract with, a *local agency* to implement, administer, and/or enforce any of the provisions of the Water Efficient Landscape Ordinance on behalf of the City.

SECTION 8: Severability. If any section subsection subdivision sentence clause phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance and each section, subdivision, sentence, clause, phrase, or portion thereof irrespective of the fact that anyone or more sections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional

SECTION 9: The City Clerk shall certify to the adoption of this Ordinance and cause same to be posted in the three (3) designated posting places within the City of Stanton within fifteen (15) days after its passage.

PASSED, APPROVED, AND ADOPTED, this 8th day of December, 2015.

ALEXANDER A. ETHANS, MAYOR

ATTEST:

PATRICIA A. VAZQUEZ, CITY CLERK

APPROVED AS TO FORM

MATTHEW E. RICHARDSON, CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF _____)

I, PATRICIA A. VAZQUEZ, City Clerk of the City of Stanton, do hereby certify that foregoing Ordinance No. 1043 was duly and regularly adopted by the City Council of the City of Stanton at a regular meeting thereof on the 8th day of December, 2015 and that the same was passed and adopted by the following vote, to wit:

AYES: COUNCILMEMBERS: _____

NOES: COUNCILMEMBERS: _____

ABSENT: COUNCILMEMBERS: _____

ABSTAIN: COUNCILMEMBERS: _____

CITY CLERK, CITY OF STANTON

RESOLUTION NO 2015-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA ADOPTING THE IMPLEMENTATION GUIDELINES FOR THE IMPLEMENTATION OF ORDINANCE NO. 1043 PERTAINING TO A WATER EFFICIENT LANDSCAPE ORDINANCE REGULATIONS

WHEREAS, Governor Jerry Brown's Drought Executive Order (B-29-15), California Government Code sections 65591, *et seq.*, requires that by February 1, 2016 all local agencies shall adopt a local water conservation ordinance at least as efficient in conserving water as the State model standards established by the Department of Water Recourses; and,

WHEREAS, on November 18, 2015, the Planning Commission of the City of Stanton conducted a duly noticed public hearing and, at the conclusion thereof adopted Resolution No. 2375 thereby recommending that the City Council adopt Ordinance No. 1043 and related Guidelines which are at least as effective as the State Model; and,

WHEREAS, on November 24, 2015, the City Council of the City of Stanton conducted a duly noticed public hearing regarding the Ordinance No. 1043 and Resolution No. 2015-38; and,

WHEREAS, the Ordinance and Guidelines promote water conservation efforts by requiring the installation of new landscape with an area of 500 square feet to be designed to not exceed the maximum applied water allowances; and,

WHEREAS, the Ordinance and Guidelines: (1) are consistent with, and further the goals of, the General Plan of the City of Stanton, the requirements of the State Planning and Zoning Laws (California Government Code §§ 65000 *et seq.*), and the Stanton Zoning Ordinance; (2) are in the interests of the general community welfare; and (3) are consistent with good zoning and planning practices; and,

WHEREAS, the Guidelines, attached hereto as Exhibit A, meet the requirements set forth in Drought Executive Order B-29-15 and are at least as effective as the State Model; and,

WHEREAS, all legal prerequisites prior to the adoption of this Ordinance have occurred.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA DOES HEREBY RESOLVE THAT:

SECTION 1: The City Council hereby finds that the facts, findings, and conclusions set forth above are true and correct.

SECTION 2: The City Council hereby determines that this Resolution is exempt from environmental review under the California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.) ("CEQA") and the State CEQA Guidelines (Cal. Code Regs., tit. 14, §§ 15000 et seq.). Pursuant to State CEQA Guidelines section 15061(b)(1), the Resolution is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Here it can be seen with certainty that the Resolution, which will improve water savings and promote efficient landscapes in new developments and retrofitted landscapes, will not have a significant effect on the environment.

The Resolution is also exempt pursuant to State CEQA Guidelines sections 15307 (the Class 7 exemption) and 15308 (the Class 8 exemption). The Class 7 and Class 8 exemptions apply to actions taken to assure the maintenance, restoration, enhancement, or protection of a natural resource or the environment, where the regulatory process involves procedures for protection of the environment. This Resolution will result in the enhancement and protection of water resources in the City. The City Council further determines that none of the exceptions to the exemptions found in State CEQA Guidelines section 15000.2 apply.

Each of the above exemptions provide a fully independent ground upon which the Resolution is exempt from further CEQA review.

SECTION 3: Based on the foregoing, the City Council hereby adopts the Guidelines, attached hereto and incorporated herein as Exhibit A, to implement Ordinance No. 1043.

SECTION 4: The City Clerk shall certify to the adoption of this Resolution.

ADOPTED, SIGNED AND APPROVED this 24th day of November, 2015.

A.A. ETHANS, MAYOR

APPROVED AS TO FORM:

MATHEW RICHARDSON, CITY ATTORNEY

ATTEST:

I, Patricia A. Vazquez, City Clerk of the City of Stanton, California DO HEREBY CERTIFY that the foregoing Resolution, being Resolution No. 2015-38 has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the Stanton City Council, held on November 24, 2015, and that the same was adopted, signed and approved by the following vote to wit:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PATRICIA A. VAZQUEZ, CITY CLERK

EXHIBIT A

GUIDELINES



GUIDELINES
FOR IMPLEMENTATION OF THE
CITY OF STANTON, CA
WATER EFFICIENT LANDSCAPE ORDINANCE

TABLE OF CONTENTS

<u>Section</u>	<u>Page No.</u>
1. Purpose and Applicability	1
1.1 Purpose	1
1.2 Applicability	1
2. Submittal Requirements for New Landscape Installations or Landscape Rehabilitation Projects.....	2
2.2 Elements of the Landscape Documentation Package	3
2.3 Water Efficient Landscape Calculations and Alternatives	4
2.4 Soil and Stormwater Management	7
2.5 Landscape Design Plan.....	8
2.6 Irrigation Design Plan.....	12
2.7 Grading Design Plan.....	16
2.8 Certification of Completion.....	17
2.9 Post-Installation Irrigation Scheduling.....	18
2.10 Post-Installation Landscape and Irrigation Maintenance	18
3. Provisions for Existing Landscapes.....	19
4. Public Education.....	19
 Appendix A: Prescriptive Compliance Option	 20
Appendix B: Certification of Landscape Design	23
Appendix C: Water Efficient Landscape Worksheet.....	24
Appendix D: Reference Evapotranspiration Table	26
Appendix E: Certificate of Completion	29
Appendix F: Definitions.....	31
Appendix G: Irrigation Plan Checklist.....	37
Appendix H: Inspection Affidavit.....	39

1. Purpose and Applicability

1.1 Purpose

- (A) The primary purpose of these Guidelines is to provide procedural and design guidance for *project applicants* proposing landscape installation or rehabilitation projects that are subject to the requirements of the *Water Efficient Landscape Ordinance*. This document is also intended for use and reference by *City* staff in reviewing and approving designs and verifying compliance with the *Water Efficient Landscape Ordinance*. The general purpose of the *Water Efficient Landscape Ordinance* is to promote the design, installation, and maintenance of landscaping in a manner that conserves regional water resources by ensuring that landscaping projects are not unduly water-needy and that irrigation systems are appropriately designed and installed to minimize water waste.
- (B) Other regulations affecting landscape design and maintenance practices are potentially applicable and should be consulted for additional requirements. These regulations include but may not be limited to:
 - (1) State of California Assembly Bill 1881;
 - (2) National Pollutant Discharge Elimination Permit for the Municipal Separate Storm Sewer System;
 - (3) Orange County Fire Authority Regulations for Fuel Modification in the Landscape;
 - (4) Water Conservation and Drought Response Regulations of the Local Water Purveyor;
 - (5) Regulations of the Local Water Purveyor governing use of *Recycled Water*;
 - (6) Zoning Code;
 - (7) Building Code;
 - (8) Specific Plans, Master Plans, General Plan, or similar land use and planning documents; and,
 - (9) Conditions of approval for a specific project.

1.2 Applicability

- (A) The *Water Efficient Landscape Ordinance* and these Guidelines apply to all of the following landscape projects:

- (1) New landscape projects with an *aggregate* landscape area equal to or greater than 500 square feet, requiring a building or landscape permit, plan check or design review;
 - (2) Rehabilitated landscape projects with an *aggregate* landscape area equal to or greater than 2,500 square feet, requiring a building or landscape permit, plan check or design review;
 - (3) New or rehabilitated landscape projects with an *aggregate* landscape area of 2,500 square feet or less may comply with the performance requirements of this ordinance or conform to the prescriptive measures contained in Appendix A ;
 - (4) New or rehabilitated projects using treated or untreated *greywater* or rainwater capture on site, any lot or parcels within the project that has less than 2,500 square feet of landscape area and meets the lot or parcel's landscape water requirement (Estimated Total Water Use) entirely with the treated or untreated *greywater* or though stored rainwater capture on site is subject only to Appendix A Section (5).
- (B) The requirements of the Guidelines may be partially or wholly waived, at the discretion of the *City* or its designee, for landscape rehabilitation projects that are limited to replacement plantings with equal or lower water needs and where the irrigation system is found to be designed, operable and programmed consistent with minimizing water waste in accordance with local water purveyor regulations.
- (C) Unless otherwise determined by the *City*, the *Water Efficient Landscape Ordinance* and these Guidelines do not apply to:
- (1) Registered local, state, or federal historical sites;
 - (2) Ecological restoration projects that do not require a permanent irrigation system;
 - (3) Mined-land reclamation projects that do not require a permanent irrigation system; or
 - (4) Plant collections, as part of botanical gardens, and arboretums open to the public.

2. Submittal Requirements for New Landscape Installations or Landscape Rehabilitation Projects

- (A) Discretionary approval is typically required for landscape projects that are subject to site plan reviews, or where a variance from a local building code is requested,

or other procedural processes apply such that standard or special conditions of approval may be required by the *City*. Discretionary projects with conditions of approval may be approved administratively by *City* staff, or acted on formally by the Planning Commission, *City* Council, or other jurisdictional authority. A typical standard condition of approval reads:

“Landscaping for the project shall be designed to comply with the City’s Water Efficient Landscape Ordinance and with the Guidelines for Implementation of the Water Efficient Landscape Ordinance.”

Landscape or *water features* that typically require a ministerial permit (i.e., a building, plumbing, electrical, or other similar permit), thereby triggering compliance with the Water Efficient Landscape Ordinance requirements independently of the need for discretionary approval include, but are not limited to, swimming pools, fountains or ponds, retaining walls, and overhead trellises.

2.2 Elements of the Landscape Documentation Package

- (A) *A Landscape Documentation Package* is required to be submitted by the *project applicant* for review and approval prior to the issuance of ministerial permits for landscape or *water features* by the *City*, and prior to start of construction. Unless otherwise directed by the *City*, the *Landscape Documentation Package* shall include the following elements either on plan sheets or supplemental pages as directed by the *City*:
 - (1) Project Information, including, but not limited to, the following:
 - (a) Date;
 - (b) Project name;
 - (c) Project address, parcel, and/or lot number(s);
 - (d) Total *landscape area* (square feet) and rehabilitated *landscape area* (if applicable);
 - (e) Project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed);
 - (f) Water supply type (e.g., potable, recycled, or well) and identification of the local retail water purveyor if the *project applicant* is not served by a private well;
 - (g) Checklist or index of all documents in the *Landscape Documentation Package*;

- (h) Project contacts, including contact information for the *project applicant* and *property owner*;
 - (i) *Certification of Design* in accordance with **Exhibit A** of these *Guidelines* that includes a *landscape professional's* professional stamp, as applicable, signature, contact information (including email and telephone number), license number, and date, certifying the statement that "The design of this project complies with the requirements of the *City's Water Efficient Landscape Ordinance*" and shall bear the signature of the *landscape professional* as required by law; and,
 - (j) Any other information the *City* deems relevant for determining whether the landscape project complies with the *Water Efficient Landscape Ordinance* and these *Guidelines*.
- (2) *Maximum Applied Water Allowance (MAWA)* and *Estimated Applied Water Use (EAWU)* expressed as annual totals including, but not limited to, the following:
- (a) *Water Efficient Landscape Worksheet* (optional at discretion of the *City*) for the landscape project;
 - (b) *Hydrozone* information table (optional at the discretion of the *City*) for the landscape project; and,
 - (c) Water budget calculations (optional at the discretion of the *City*) for the landscape project.
- (3) A soil management report or specifications, or specification provision requiring soil testing and amendment recommendations and implementation to be accomplished during construction of the landscape project.
- (4) A landscape design plan for the landscape project.
- (5) An irrigation design plan for the landscape project.
- (6) A grading design plan, unless grading information is included in the landscape design plan for the landscape project or unless the landscape project is limited to replacement planting and/or irrigation to rehabilitate an existing landscape area.

2.3 Water Efficient Landscape Calculations and Alternatives

- (A) The *project applicant* shall provide the calculated *Maximum Applied Water Allowance (MAWA)* and *Estimated Applied Water Use (EAWU)* for the landscape area as part of the *Landscape Documentation Package* submittal to the

City. The MAWA and EAWU shall be calculated based on completing the *Water Efficient Landscape Worksheets* (in accordance with the sample worksheets in **Appendix C**) which contain information on the *plant factor*, irrigation method, *irrigation efficiency* and area associated with each *hydrozone*. Calculations are then made to show that the *evapotranspiration adjustment factor* (ETAF) for the landscape project does not exceed a factor of 0.55 for residential areas and 0.45 for non-residential areas, exclusive of *Special Landscape Areas*. The ETAF for a landscape project is based on the *plant factors* and irrigation methods selected. The *Maximum Applied Water Allowance* is calculated based on the maximum ETAF allowed (0.55 for residential areas and 0.45 for non-residential areas) and expressed as annual gallons required. The EAWU is calculated based on the plants used and irrigation method selected for the landscape design.

- (B) The EAWU allowable for the landscape area shall not exceed the MAWA. The MAWA shall be calculated using an *evapotranspiration adjustment factor* (ETAF) of 0.55 for residential areas and 0.45 for non-residential areas, except for the portion of the MAWA applicable to any *Special Landscape Areas* within the landscape project, which shall be calculated using an ETAF of 1.0. Where the design of the landscape area can otherwise be shown to be equivalently water-efficient, the *project applicant* may submit alternative or abbreviated information supporting the demonstration that the annual EAWU is less than the MAWA, at the discretion of and for the review and approval of the local agency.
- (C) Water budget calculations shall adhere to the following requirements:
 - (1) The *MAWA* shall be calculated using the *Water Efficient Landscape Worksheets* and equation presented in **Appendix C**.
 - (2) The *EAWU* shall be calculated using the *Water Efficient Landscape Worksheet* and equations presented in **Appendix C**.
 - (3) For the calculation of the *MAWA* and *EAWU*, a *project applicant* shall use the *ETo* values from the closest location listed the *Reference Evapotranspiration Table* in **Appendix D**. For geographic areas not covered in **Appendix D**, data from other cities, or zip codes, located nearby in the same *reference evapotranspiration zone* may be used.
 - (4) For calculation of the *EAWU*, the *plant water use factor* shall be determined as appropriate to the project location from the *Water Use Efficiency of Landscape Species (WUCOLS)* Species Evaluation List or from horticultural researchers with academic institutions or professional associations as approved by the California Department of water Resources (DWR). The *plant factor* ranges from 0 to 0.1 for very low water use plants, 0.1 to 0.3 for low water use plants, 0.4 to 0.6 for moderate water use plants, and 0.7 to 1.0 for high water use plants.

- (5) For calculating the *EAU*, the *plant water use factor* shall be determined for each *valve hydrozone* based on the highest-water-use plant species within the zone. The *plant factor* for each *hydrozone* may be required to be further refined as a "*landscape coefficient*," according to protocols defined in detail in the *WUCOLS* document, to reflect planting density and *microclimate* effects on water need at the option of the *project applicant* or the *City*.
- (6) For calculation of the *EAU*, the area of a *water feature* shall be defined as a high water use *hydrozone* with a *plant factor* of 1.0.
- (7) For calculation of the *EAU*, a temporarily irrigated *hydrozone* area, such as an area of highly drought-tolerant native plants that are not intended to be irrigated after they are fully established, shall be defined as a very low water use *hydrozone* with a *plant factor* of 0.1.
- (8) For calculation of the *MAWA*, the *ETAF* for *Special Landscape Areas (SLA)* shall be set at 1.0. For calculation of the *EAU*, the *ETAF* for *SLA* shall be calculated as the *SLA plant factor* divided by the *SLA irrigation efficiency factor*.
- (9) *Irrigation efficiency (IE)* of the irrigation heads used within each *hydrozone* shall be assumed to be as follows, unless otherwise indicated by the irrigation equipment manufacturer's specifications or demonstrated by the *project applicant*:

Irrigation Method	DU _{LQ}	DU _{LH} *	EU	IE**
Spray nozzles	65%	79%		71%
High efficiency spray nozzles	70%	82%		73%
Multi stream/Multi trajectory rotary (MSMT) nozzles	75%	85%		76%
Stream rotor nozzle	70%	82%		73%
Microspray	75%	85%		76%
Bubblers			85%	77%
Drip emitter			90%	81%
Subsurface drip			90%	81%

* $DU_{LH} = .386 + (.614)(DU_{LQ})$

** $IE (\text{spray}) = (DU_{LH})(IME)$

** $IE (\text{drip}) = \text{Emission uniformity (EU)}(IME)$

- (D) The *Maximum Applied Water Allowance* shall adhere to the following requirements:
 - (1) The *Maximum Applied Water Allowance* shall be calculated using the equation presented in **Appendix C**. The *reference evapotranspiration (ET_o)* values used for this calculation are from the *Reference Evapotranspiration Table* in **Appendix D** and are for planning purposes only. For actual irrigation scheduling, automatic irrigation controllers are

required and shall use current *ETo* data, such as from the California Irrigation Management Information System (CIMIS), other equivalent data, or soil moisture sensor data.

2.4 Soil and Stormwater Management

- (A) All planted landscape areas are required to have friable soil to maximize retention and infiltration. On engineered slopes, only amended planting holes need meet this requirement.
- (B) In order to reduce *runoff* and encourage healthy plant growth, a soil management report shall be completed by the *project applicant*, or his/her designee, as follows:
 - (1) Submit soil samples to a certified agronomic soils laboratory for analysis and recommendations.
 - (a) Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
 - (b) The soil analysis may include, but is not limited to:
 - 1. soil texture;
 - 2. *infiltration rate* determined by laboratory test or soil texture *infiltration rate* table;
 - 3. pH;
 - 4. total soluble salts;
 - 5. sodium;
 - 6. percent organic matter; and,
 - 7. recommendations.
 - (2) In projects with multiple landscape installations (i.e. production home developments or *common interest developments* that are installing landscaping) a soil sampling rate of 1 in 7 lots or approximately 15% will satisfy this requirement; evenly disbursed throughout the development. Large landscape projects shall sample at a rate equivalent to 1 in 7 lots or approximately 15% landscape area. The *project applicant*, or his/her designee, shall comply with one of the following:
 - (a) If significant mass grading is not planned, the soil analysis report shall be submitted to the local agency as part of the *Landscape Documentation Package*; or

- (b) If significant mass grading is planned, the soil analysis report shall be submitted to the *City* as part of the *Certification of Completion*.
 - (c) The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans in order to make any necessary adjustments to the design plans.
 - (d) The *project applicant*, or his/her designee, shall submit documentation verifying implementation of soil analysis report recommendations to the local agency with the *Certification of Completion*.
- (C) It is recommended that storm water projects incorporate any of the following elements to improve on-site stormwater and dry weather *runoff* capture and use:
 - (1) Grade impervious surfaces, such as driveways, during construction to drain into vegetated areas.
 - (2) Minimize the area of impervious surfaces such as paved areas, roof, and concrete driveways.
 - (3) Incorporate *pervious* or porous surfaces (e.g. gravel, permeable pavers or blocks, *pervious* or porous concrete) that minimize *runoff*.
 - (4) Direct *runoff* from paved surfaces and roof areas into planting beds or landscape areas to maximize site water capture and reuse.
 - (5) Incorporate rain gardens, cisterns, and other rain harvesting or catchment systems.
 - (6) Incorporate infiltration beds, swales, basins, and drywells to capture stormwater and dry weather *runoff* and increase percolation into the soil.
 - (7) Consider constructed wetlands and ponds that retain water, equalize excess flow, and filter pollutants.

2.5 Landscape Design Plan

- (A) For the efficient use of water, a landscape shall be carefully designed and planned for the intended function of the project. The following design criteria shall be submitted as part of the *Landscape Documentation Package*.
 - (1) Plant Material
 - (a) Any plant may be selected for the *landscape area* provided the *EAWU* in the *landscape area* does not exceed the *MAWA*. Methods

to achieve water efficiency shall include one or more of the following:

- i. Protection and preservation of non-*invasive* water-conserving plant, tree and *turf* species;
 - ii. Selection of water-conserving plant, tree and *turf* species;
 - iii. Selection of plants based on local climate suitability, disease and pest resistance;
 - iv. Selection of trees based on applicable *City* and local tree ordinances or tree shading guidelines, and size at maturity as appropriate for the planting area; and,
 - v. Selection of plants from local and regional landscape program plant lists.
 - vi. Selection of plants from local Fuel Modification Plan Guidelines.
- (B) Each *hydrozone* shall have plant materials with similar water use; with the exception of *hydrozones* with plants of mixed water use, as specified in Section 2.6(A)(2)(D) of these *Guidelines*.
- (C) Plants shall be selected and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the project site. Methods to achieve water efficiency shall include one or more of the following:
- (1) Use the *Sunset* Western Climate Zone System, or equivalent generally accepted models, which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate;
 - (2) Recognize the horticultural attributes of plants (i.e., mature plant size, *invasive* surface roots) to minimize damage to property or infrastructure (e.g., buildings, sidewalks, and power lines); allow for adequate soil volume for healthy root growth; and,
 - (3) Consider the solar orientation for plant placement to maximize summer shade and winter solar gain.
- (D) *Turf* is discouraged on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape and where 25% means 1 foot of vertical elevation change for every 4 feet of horizontal length (rise divided by run x 100 = slope percent).

- (E) High water use plants, characterized by a *plant factor* of 0.7 to 1.0, are prohibited in street medians.
- (F) A landscape design plan for projects in fire-prone areas and fuel modification zones shall comply with requirements of the local Fire Authority, where applicable. Refer to the local Fuel Modification Plan Guidelines. When conflicts between water conservation and fire safety design elements exist, the fire safety requirements shall have priority.
- (G) The use of *invasive* plant species, such as those listed by the California Invasive Plant Council, is strongly discouraged.
- (H) The architectural guidelines of a common interest development, which include community apartment projects, condominiums, planned developments, and stock cooperatives, shall not prohibit or include conditions that have the effect of prohibiting the use of water efficient plant species as a group.

(1) Water Features

- (a) Recirculating water systems shall be used for *water features*.
- (b) Where available and consistent with public health guidelines, *recycled water* shall be used as a source for decorative *water features*.
- (c) The surface area of a *water feature* shall be included in the high water use *hydrozone* area of the water budget calculation.
- (d) Pool and spa covers are highly recommended.

(2) *Soil Preparation, Mulch* and Amendments

- (a) Prior to planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need to meet this requirement.
- (b) Soil amendments shall be incorporated according to the recommendations of the soil report and what is appropriate for plants selected.
- (c) For landscape installations, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling.
- (d) A minimum three inch (3") layer of *mulch* shall be applied on all exposed soil surfaces of planting areas except in *turf* areas,

creeping or rooting groundcovers, or direct seeding applications where *mulch* is contraindicated. To provide habitat for beneficial insects and other wildlife, up to 5% of the landscape area may be left without *mulch*. Designated insect habitat must be included in the landscape design plan as such.

- (e) Stabilizing mulching products shall be used on slopes that meet current engineering standards such as those detailed in the USDA/USAID Low-Volume Roads Engineering Best Management Practices Field Guide.
- (f) The mulching portion of the seed/*mulch* slurry in hydro-seeded applications shall meet the mulching requirement.
- (g) Organic *mulch* materials made from recycled or post-consumer shall take precedence over inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available. Organic mulches are not required where prohibited by local fuel Modification Plan Guidelines or other applicable local ordinances.

(I) The landscape design plan, at a minimum, shall:

- (1) Delineate and label each *hydrozone* by number, letter, or other method;
- (2) Identify each *hydrozone* as low, moderate, high water, or mixed water use. Temporarily irrigated areas of the *landscape area* shall be included in the low water use *hydrozone* for the water budget calculation;
- (3) Identify recreational areas;
- (4) Identify areas permanently and solely dedicated to edible plants;
- (5) Identify areas irrigated with *recycled water*;
- (6) Identify type of *mulch* and application depth;
- (7) Identify soil amendments, type, and quantity;
- (8) Identify type and surface area of *water features*;
- (9) Identify *hardscapes* (*pervious* and *non-pervious*);
- (10) Identify location and installation details, and 24-hour retention or infiltration capacity of any applicable storm water best management practices that encourage on-site retention and infiltration of storm water. *Project applicants* shall refer to the local agency or regional Water Quality Control Board for information on any applicable stormwater technical

requirements. Storm water best management practices are encouraged in the landscape design plan and examples are provided in Section 2.4(C).

- (11) Identify any applicable rain harvesting or catchment technologies (e.g., rain gardens, cisterns, etc.);
- (12) Contain the following statement: "I have complied with the criteria of the *Water Efficient Landscape Ordinance* and applied them for the efficient use of water in the landscape design plan;" and
- (13) Bear the signature of a California-licensed *landscape professional*.

2.6 Irrigation Design Plan

- (A) This section applies to landscape areas requiring permanent irrigation, not areas that require temporary irrigation solely for the plant establishment period. For the efficient use of water, an irrigation system shall meet all the requirements listed in this section and the manufacturer's recommendations. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance. An irrigation design plan meeting the following design criteria shall be submitted as part of the *Landscape Documentation Package*.

- (1) System

- (a) Landscape water meters, defined as either a dedicated water service meter or private sub meter, shall be installed for all non-residential irrigated landscapes of 1,000 sq. ft. but not more than 5,000 sq. ft. (the level at which Water Code 535 applies) and residential irrigated landscapes of 5,000 sq. ft. or greater. A landscape water meter may be either:
 - 1. A customer service meter dedicated to landscape use provided by the local water purveyor; or
 - 2. A privately owned meter or sub meter.
 - (b) Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data with non-volatile memory shall be required for irrigation scheduling in all irrigation systems, recommending U.S. EPA WaterSense labeled devices as applicable.
 - (c) *Sensors* (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.

- (d) If the water pressure is below or exceeds the recommended pressure of the specified irrigation devices, the installation of a pressure regulating device is required to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.
 - 1. If the static pressure is above or below the required dynamic pressure of the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps, or other devices shall be installed to meet the required dynamic pressure of the irrigation system.
 - 2. *Static water pressure*, dynamic or *operating pressure*, and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at installation.
- (e) *Backflow prevention devices* shall be required to protect the water supply from contamination by the irrigation system. A *project applicant* shall refer to the applicable *City code* (i.e., public health) for additional backflow prevention requirements.
- (f) A *master shutoff valve* shall be as close as possible to the point of connection and is required on all projects; with the exception for landscapes that make use of technologies that allow for the individual control of sprinklers that are individually pressurized in a system equipped with low pressure shut down features.
- (g) *Flow sensors* that detect high flow conditions created by system damage or malfunction are required for all non-residential landscapes and residential landscapes of 5,000 sq. ft. or larger. The flow sensor must be in combination with a *master shut-off valve*.
- (h) *Manual isolation valves* (such as a *gate valve*, *ball valve*, or *butterfly valve*) shall be required downstream of the point of connection of the water supply to minimize water loss in case of an emergency (such as a *main line break*) or routine repair.
- (i) The irrigation system shall be designed to prevent *runoff*, low head drainage, *overspray*, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, *hardscapes*, roadways, or structures.
- (j) Relevant information from the soil management plan, such as soil type and *infiltration rate*, shall be utilized when designing irrigation systems.

- (k) The design of the irrigation system shall conform to the *hydrozones* of the landscape design plan.
- (l) All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard, All *Sprinkler heads* installed in the landscape must document a *distribution uniformity* low quarter of 0.65 or higher using the protocol defined in ASBE/ICC 802-2014.
- (m) Average *irrigation efficiency* (IE) for the project shall be determined in accordance with the EAWU calculation sheet in **Appendix C**. Unless otherwise indicated by the irrigation equipment manufacturer's specifications or demonstrated by the *project applicant*, the *irrigation efficiency* of the irrigation heads used within each *hydrozone* shall as listed in Section 2.3(C)(9).
- (n) It is highly recommended that the *project applicant* or local agency inquire with the local water purveyor about peak water operating demands (on the water supply system) or water restrictions that may impact the effectiveness of the irrigation system.
- (o) In *mulched* planting areas, the use of *low volume irrigation (drip or low volume overhead irrigation)* is required to maximize water infiltration into the root zone; with the exception of areas with fuel modification requirements and/or those that require plant establishment to comply with local grading ordinances.
- (p) *Sprinkler heads* and other emission devices shall have matched *precipitation rates*, unless otherwise directed by the manufacturer's recommendations.
- (q) Head to head coverage is recommended. However, sprinkler spacing shall be designed to achieve the highest possible *distribution uniformity* using the manufacturer's recommendations.
- (r) *Swing joint* components are required on all sprinklers subject to damage that are adjacent to *hardscapes* or in high traffic areas of *turf*.
- (s) *Check valves* or *anti-drain valves* are required on all *sprinkler heads* where low point drainage could occur.
- (t) Areas less than ten, (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no *runoff* or *overspray*.

- (u) *Overhead* irrigation shall not be permitted within 24 inches of any non-permeable surface. Allowable irrigation within the setback from non-permeable surfaces may include drip, drip line, or other low flow non-spray technology. The setback area may be planted or unplanted. The surfacing of the setback may be *mulch*, gravel, or other porous material. These restrictions may be modified if:
 - 1. the *landscape area* is adjacent to permeable surfacing and no *runoff* occurs; or
 - 2. the adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping; or
 - 3. the irrigation designer for the landscape project specifies an alternative design or technology, as part of the *Landscape Documentation Package*, and clearly demonstrates strict adherence to the irrigation system design criteria in Section 2.6 (A)(1) hereof. Prevention of *overspray* and *runoff* must be confirmed during an *irrigation audit*.
 - 4. slopes greater than 25% shall not be irrigated with an irrigation system with a *application rate* exceeding 0.75 inches per hour. This restriction may be modified if the landscape designer of the landscape project specifies an alternative design or technology, as part of the *Landscape Documentation Package*, and clearly demonstrates no *runoff* or erosion will occur. Prevention of *runoff* and erosion must be confirmed during the *irrigation audit*.

(2) *Hydrozone*

- (a) Each *valve* shall irrigate a *hydrozone* with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use.
- (b) *Sprinkler heads* and other emission devices shall be selected based on what is appropriate for the plant type within that *hydrozone*.
- (c) Where feasible, trees shall be placed on separate valves from shrubs, groundcovers, and *turf* to facilitate the appropriate irrigation of trees. The mature size and extent of the root zone shall be considered when designing irrigation for the tree.
- (d) Individual *hydrozones* that mix plants of moderate and low water use or moderate and high water use may be allowed if:

1. The *plant factor* calculation is based on the proportions of the respective plant water uses and their respective *plant factors*; or
 2. The *plant factor* of the higher water using plant is used for the calculations.
- (e) Individual *hydrozones* that mix high and low water use plants shall not be permitted.
- (f) On the landscape design plan and irrigation design plan, *hydrozone* areas shall be designated by number, letter, or other designation. On the irrigation design plan, designate the areas irrigated by each *valve* and assign a number to each *valve*.
- (g) The irrigation design plan, at a minimum, shall contain:
1. the location and size of separate water meters for landscape;
 2. the location, type, and size of all components of the irrigation system, including controllers, main and *lateral lines*, *valves*, *sprinkler heads*, *moisture sensing devices*, rain switches, quick couplers, pressure regulators, and *backflow prevention devices*;
 3. *static water pressure* at the point of connection to the public water supply;
 4. *flow rate* (gallons per minute), application rate (inches per hour), and design *operating pressure* (pressure per square inch) for each *station*;
 5. irrigation schedule parameters necessary to program smart timers specified in the landscape design;
 6. the following statement: "I have complied with the criteria of the *Water Efficient Landscape Ordinance* and applied them accordingly for the efficient use of water in the irrigation design plan;" and
 7. the signature of a California-licensed *landscape professional*.

2.7 Grading Design Plan

- (A) For the efficient use of water, grading of a landscape project site shall be designed to minimize soil erosion, *runoff*, and water waste. Finished grading configuration of the *landscape area*, including pads, slopes, drainage, post-construction erosion control, and storm water control Best Management Practices, as applicable, shall be shown on the Landscape Plan unless this information is fully included in

separate Grading Plans for the project, or unless the project is limited to replacement planting and/or irrigation to rehabilitate an existing *landscape area*.

- (B) The *project applicant* shall submit a landscape grading plan that indicates finished configurations and elevations of the *landscape area* including:
 - (1) Height of graded slopes;
 - (2) Drainage patterns;
 - (3) Pad elevations;
 - (4) Finish grade; and,
 - (5) Storm water retention improvements, if applicable.
- (C) To prevent excessive erosion and *runoff*, it is highly recommended that the *project applicant*:
 - (1) Grade so that all irrigation and normal rainfall remains within property lines and does not drain on to non-permeable *hardscapes*;
 - (2) Avoid disruption of natural drainage patterns and undisturbed soil; and,
 - (3) Avoid soil compaction in *landscape areas*.
- (D) The Grading Design Plan shall contain the following statement: "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the grading design plan" and shall bear the signature of the *landscape professional*, as required by law.

2.8 Certification of Completion

- (A) Landscape project installation shall not proceed until the *Landscape Documentation Package* has been approved by the *City* and any ministerial permits required are issued.
- (B) The *project applicant* shall notify the *City* at the beginning of the installation work and at intervals, as necessary, for the duration of the landscape project work to schedule all required inspections.
- (C) *Certification of Completion* of the landscape project shall be obtained through a Certificate of Use and Occupancy or a *Permit Final*. The requirements for the Final Inspection and *Permit Closure* include submittal of:
 - (1) A *Landscape Installation Certificate of Completion* in the form included as **Appendix E** of these *Guidelines*, which shall include: (i) certification by a *landscape professional* that the *landscape project* has been installed per the approved *Landscape Documentation Package*; and, (ii) the following

statement: "The landscaping has been installed in substantial conformance to the design plans, and complies with the provisions of the *Water Efficient Landscape Ordinance* for the efficient use of water in the landscape."

- (a) Where there have been significant changes (as deemed by the local permitting agency) made in the field during construction, these "as-built" or record drawings shall be included with the certificate.
 - (b) A diagram of the irrigation plan showing *hydrozones* shall be kept with the irrigation controller for subsequent management purposes.
- (2) Documentation of the irrigation scheduling parameters used to set the *controller(s)*;
- (3) An *irrigation audit* report from a local agency landscape irrigation auditor or third party *certified landscape irrigation auditor*, documentation of enrollment in regional or local water purveyor's water conservation programs, and/or documentation that the MAWA and EAWU information for the *landscape project* has been submitted to the local water purveyor, may be required at the option of the *City*. Example Inspection Affidavit is included as **Appendix H**.
 - (a) Landscape audits shall not be conducted by the *person* who designed or installed the landscape.
 - (b) In large projects or projects with multiple landscape installations (i.e. production home developments or *common interest developments*) an auditing rate of 1 in 7 lots or approximately 15% will satisfy this requirement.

2.9 Post-Installation Irrigation Scheduling

- (A) For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria:
 - (1) Irrigation scheduling shall be regulated by automatic irrigation controllers.
 - (2) *Overhead* irrigation shall be scheduled in accordance with the local water purveyor's Water Conservation Ordinance. Operation of the irrigation system outside the normal *watering window* is allowed for auditing and system maintenance.

2.10 Post-Installation Landscape and Irrigation Maintenance

- (A) Landscapes shall be maintained to ensure water use efficiency in accordance with Section 20.315.050(C) of the Stanton Municipal Code.

3. Provisions for Existing Landscapes

- (A) Irrigation of all *landscape areas* shall be conducted in a manner conforming to the rules and requirements and shall be subject to penalties and incentives for water conservation and water waste prevention, as determined and implemented by the *local water purveyor* and as may be mutually agreed by the *City*.
- (B) The *City* and/or the regional or *local water purveyor* may administer programs such as irrigation water use analyses, irrigation surveys and/or *irrigation audits*, tiered water rate structures, water budgeting by parcel, or other approaches to achieve landscape water use efficiency community-wide to a level equivalent to or less than would be achieved by applying a *MAWA* calculated with an ETAF of 0.7 to all *landscape areas* in the *City* over one acre in size.
- (C) The architectural guidelines of a *common interest development*, including apartments, condominiums, planned developments, and stock cooperatives, shall not prohibit or include conditions that have the effect of prohibiting the use of low-water use plants as a group.

4. Public Education

- (A) Publications. Education is a critical component to promote the efficient use of water in landscapes. The use of appropriate principles of design, installation, management, and maintenance that save water is encouraged in the community.
- (B) Model Homes. All model homes that are landscaped shall use signs and written information to demonstrate the principles of water efficient landscapes as described.
 - (1) Signs shall be used to identify the model as an example of a water efficient landscape featuring elements such as *hydrozones*, irrigation equipment, and others that contribute to the overall water efficient theme. Signage shall include information about the site water use as designed per the local ordinance; specify who designed and installed the site water efficient landscape; and, demonstrate low water use approaches to landscaping such as using appropriate plants, alternative water sources, or rainwater catchment systems.
 - (2) Information shall be provided about designing, installing, managing, and maintaining water efficient landscapes.



Appendix A: Prescriptive Compliance Option

PRESCRIPTIVE COMPLIANCE OPTION

- (A) This appendix contains prescriptive requirements which may be used as a compliance option to the Ordinance.
- (B) Compliance with the following items is mandatory and must be documented in a landscape plan in order to use the prescriptive compliance option:
 - (1) Submit a *Landscape Documentation Package* which includes the following elements:
 - (a) Date;
 - (b) *Project applicant*;
 - (c) Project address (if available, parcel and/or lot number (s));
 - (d) Total landscape area (square feet), including a breakdown of *turf* and plant material;
 - (e) Project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed);
 - (f) Water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well;
 - (g) Contact information for the *project applicant* and property owner; and,
 - (h) Applicant signature and date with statement, "I agree to comply with the requirements of the prescriptive compliance option to the MWELD."
 - (2) Incorporate compost at a rate of at least four cubic yards per 1,000 square feet to a depth of six inches into landscape area (unless contra-indicated by a soil test);
 - (3) Plant material shall comply with all of the following:
 - (a) For residential areas, install climate adapted plants that require occasional, little or no summer water (average *WUCOLS* plan factor 0.3) for 75% of the plant area excluding edibles and areas

using *recycled water*; For non-residential areas, install climate adapted plants that require occasional, little or no summer water;

- (b) (average *WUCOLS* plan factor 0.3) for 100% of the plant area excluding edibles and areas using *recycled water*; and,
 - (c) A minimum three inch (3") layer of *mulch* shall be applied on all exposed soil surfaces of planting areas except in *turf* areas, creeping or rooting groundcovers, or direct seeding applications where *mulch* is contraindicated.
- (4) *Turf* shall comply with all of the following:
- (a) *Turf* shall not exceed 25% of the landscape area in residential areas, and *turf* shall not be planted in non-residential areas;
 - (b) *Turf* shall not be planted on sloped areas which exceed a slope of 1 foot vertical elevation change for every 4 feet of horizontal length; and,
 - (c) *Turf* is prohibited in parkways less than 10 feet wide, unless the parkway is adjacent to a parking strip and used to enter and exit vehicles. Any *turf* in parkways must be irrigated by sub-surface irrigation, or by other technology that creates no *overspray* or *runoff*.
- (5) Irrigation systems shall comply with the following:
- (a) Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data;
 - (b) Irrigation controllers shall be of a type which does not lose programming data in the event the primary power source is interrupted;
 - (c) Pressure regulators shall be installed on the irrigation system to ensure the dynamic pressure of the system is within the manufacturers recommended pressure range;
 - (d) Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply; and,
 - (e) All irrigation emission devices must meet the requirements set in the ANSI standard, ASABE/ICC802-2014. "Landscape irrigation Sprinkler and Emitter Standard." All *Sprinkler heads* installed in the landscape must document a *distribution uniformity* low quarter

of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.

- (C) At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and a schedule of landscape and irrigation maintenance.



Appendix B: Certification of Landscape Design

CERTIFICATION OF LANDSCAPE DESIGN

I hereby certify that:

- (1) I am a professional appropriately licensed in the State of California to provide professional landscape design services.
- (2) The landscape design and water use calculations for the property located at _____

(provide street address or parcel number(s)) were prepared by me or under my supervision.
- (3) The landscape design and water use calculations for the identified property comply with the requirements of the City of _____ Water Efficient Landscape Ordinance (Municipal Code Sections _____) and the City of _____ Guidelines for Implementation of the City of _____ Water Efficient Landscape Ordinance.
- (4) The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of _____ Guidelines for Implementation of the City of _____ Water Efficient Landscape Ordinance.

Print Name

Date

Signature

License Number

Address

Telephone

E-mail Address

Landscape Design Professional's Stamp
(If applicable)



Appendix C: Water Efficient Landscape Worksheet

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required item of the Landscape Documentation Package.

Reference Evapotranspiration (ET_o)^a: _____

Landscape Area Sector Type ☐ Residential
(select one): ☐ Non-Residential

	Hydrozone #/Planting Description	Location	Plant Factor ^b (PF)	Irrigation Method ^c	Irrigation Efficiency ^c (IE)	ETAF (PF/IE)	Landscape Area (sq-ft)	ETAF x Area	Estimated Total Water Use ^d (ETWU)
--	--	----------	--------------------------------------	-----------------------------------	---	-----------------	---------------------------	-------------	--

Regular Landscape Area

1									
2									
3									
4									
5									
6									
7									
8									
9									
10									
11									
12									

Average	Total	Total

Average ETAF for Regular Landscape Areas^e (circle one): ☐ In Compliance ☐ Not In Compliance

Special Landscape Area

SLA-1									
SLA-2									
SLA-3									
SLA-4									
SLA-5									

Totals

Total Landscape Area

Site wide ETAF

ETWU Total

Maximum Allowed Water Allowance (MAWA)^f

WORKSHEET INFORMATION & EQUATIONS

^a Local monthly evapotranspiration rates are listed in Appendix D.

^b The following table can be used for common plant factors:

Plant Factor	PF
Very low water use plant	0.1
Low water use plant	0.2
Medium water use plant	0.5
High water use plant	0.8
Lawn	0.8
Pool, spa, or other water feature	1.0

^c *Irrigation efficiency* is derived from measurements and estimates of irrigation system characteristics and management practices. The minimum average *irrigation efficiency* for purposes of these *Guidelines* is 0.71. The following *irrigation efficiency* may be obtained for the listed irrigation heads with an *Irrigation Management Efficiency* of 90%:

Irrigation Method	IE
Spray nozzles	71%
High efficiency spray nozzles	73%
Multi stream/Multi trajectory rotary (MSMT) nozzles	76%
Stream rotor nozzle	73%
Microspray	76%
Bubblers	77%
Drip emitter	81%
Subsurface drip	81%

^d Estimated Total Water Use (ETWU) is the annual gallons required

$$\text{ETWU} = (\text{ETo}) \times (0.62) \times (\text{ETAF} \times \text{Area})$$

where, ETo = annual evapotranspiration rate in inches per year
 0.62 = factor used to convert inches per year to gallons per square foot
 ETAF = plant factor ÷ irrigation efficiency

^e Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for nonresidential areas.

^f Maximum Allowed Water Allowance (MAWA) is the annual gallons allowed

$$\text{MAWA} = (\text{ETo}) \times (0.62) \times [(\text{ETAF} \times \text{LA}) + ((1 - \text{ETAF}) \times \text{SLA})]$$

where, ETo = annual evapotranspiration rate in inches per year
 0.62 = factor used to convert inches per year to gallons per square foot
 ETAF = plant factor ÷ irrigation efficiency
 LA = total (site wide) landscape area in square feet
 SLA = total special landscape area

Appendix D: Reference Evapotranspiration Table

REFERENCE EVAPOTRANSPIRATION (ET₀) TABLE

City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Total (inches per year)
Aliso Viejo	2.6	2.5	3.6	4.3	5.1	5.1	5.6	5.6	4.7	3.4	2.6	2.0	47.1
Anaheim	2.7	2.7	3.3	4.6	5.3	5.6	5.9	6.0	5.1	3.4	2.6	2.0	49.2
Atwood	2.7	2.8	3.5	4.9	5.6	6.2	6.5	6.5	5.5	3.6	2.7	2.0	52.5
Balboa	2.6	2.4	3.4	4.2	4.9	4.5	5.1	5.1	4.4	3.3	2.5	2.0	44.4
Balboa Island	2.6	2.4	3.4	4.2	4.9	4.6	5.2	5.2	4.5	3.3	2.5	2.0	44.7
Brea	2.7	2.8	3.4	4.8	5.5	6.0	6.4	6.4	5.4	3.6	2.7	2.0	51.8
Buena Park	2.6	2.5	3.6	4.4	5.3	5.3	6.0	5.8	4.9	3.5	2.5	2.0	48.4
Capistrano Beach	2.6	2.5	3.5	4.2	5.0	4.7	5.3	5.3	4.6	3.3	2.5	2.0	45.4
Corona Del Mar	2.6	2.5	3.4	4.2	4.9	4.6	5.2	5.2	4.5	3.3	2.5	2.0	44.9
Costa Mesa	2.6	2.5	3.5	4.2	5.0	4.8	5.4	5.3	4.6	3.3	2.5	2.0	45.6
Coto De Caza	2.6	2.5	3.7	4.5	5.5	5.6	6.2	6.1	5.1	3.6	2.6	2.0	49.8
Cypress	2.6	2.5	3.5	4.3	5.2	5.1	5.7	5.6	4.7	3.4	2.5	2.0	47.2
Dana Point	2.6	2.5	3.5	4.2	4.9	4.7	5.2	5.2	4.5	3.3	2.5	2.0	45.1
El Modena	2.7	2.7	3.4	4.7	5.4	5.9	6.2	6.2	5.3	3.5	2.7	2.0	50.7
Foothill Ranch	2.6	2.5	3.7	4.5	5.5	5.6	6.3	6.1	5.1	3.6	2.6	2.0	50.1
Fountain Valley	2.7	2.6	3.2	4.4	4.9	5.0	5.3	5.4	4.8	3.2	2.6	2.0	46.0
Fullerton	2.7	2.7	3.3	4.6	5.3	5.7	6.0	6.0	5.2	3.4	2.6	2.0	49.7
Garden Grove	2.7	2.7	3.2	4.5	5.0	5.2	5.5	5.6	4.9	3.3	2.6	2.0	47.2
Huntington Beach	2.6	2.5	3.4	4.2	4.9	4.7	5.3	5.2	4.5	3.3	2.5	2.0	45.0
Irvine (North)	2.6	2.5	3.7	4.5	5.4	5.5	6.1	6.0	5.0	3.6	2.6	2.1	49.5
Irvine (South)	2.6	2.5	3.6	4.4	5.3	5.2	5.8	5.7	4.8	3.4	2.6	2.0	47.9

City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Total (inches per year)
La Habra	2.6	2.5	3.7	4.5	5.6	5.6	6.4	6.2	5.1	3.6	2.6	2.0	50.4
La Palma	2.6	2.5	3.6	4.4	5.3	5.2	5.8	5.7	4.8	3.4	2.5	2.0	47.8
Ladera Ranch	2.6	2.5	3.6	4.4	5.3	5.3	5.9	5.8	4.9	3.5	2.6	2.1	48.4
Laguna (South)	2.6	2.5	3.5	4.3	5.1	4.9	5.5	5.5	4.7	3.4	2.5	2.0	46.5
Laguna Beach	2.6	2.5	3.5	4.3	5.1	4.9	5.5	5.4	4.6	3.4	2.5	2.0	48.4
Laguna Niguel	2.6	2.5	3.5	4.3	5.1	4.9	5.5	5.5	4.7	3.4	2.5	2.0	46.5
Laguna Woods	2.6	2.5	3.6	4.4	5.3	5.2	5.8	5.7	4.9	3.5	2.6	2.0	48.0
Lake Forest	2.6	2.5	3.7	4.4	5.4	5.4	6.1	5.9	5.0	3.5	2.6	2.1	49.2
Lido Isle	2.6	2.4	3.4	4.2	4.9	4.6	5.1	5.1	4.4	3.3	2.5	2.0	44.4
Los Alamitos	2.6	2.5	3.5	4.3	5.1	4.9	5.5	5.4	4.6	3.4	2.5	2.0	46.4
Midway City	2.6	2.5	3.5	4.3	5.1	4.9	5.5	5.5	4.7	3.4	2.5	2.0	46.5
Mission Viejo	2.6	2.5	3.7	4.4	5.4	5.4	6.0	5.9	4.9	3.5	2.6	2.0	48.9
Monarch Bay	2.6	2.5	3.5	4.2	4.9	4.7	5.2	5.2	4.5	3.3	2.5	2.0	45.1
Newport Beach	2.6	2.5	3.5	4.2	5.0	4.7	5.3	5.3	4.5	3.3	2.5	2.0	45.4
Orange	2.7	2.7	3.3	4.6	5.3	5.7	6.0	6.0	5.2	3.4	2.7	2.0	49.7
Placentia	2.7	2.7	3.4	4.7	5.4	5.9	6.2	6.2	5.3	3.5	2.7	2.0	50.9
Rancho Santa Margarita	2.6	2.5	3.7	4.4	5.5	5.5	6.1	6.0	5.0	3.6	2.6	2.0	49.5
Rossmoor	2.6	2.5	3.5	4.3	5.1	4.9	5.5	5.4	4.6	3.4	2.5	2.0	46.4
San Clemente	2.6	2.5	3.5	4.3	5.1	4.9	5.4	5.4	4.7	3.4	2.6	2.0	46.4
San Juan Capistrano	2.6	2.5	3.6	4.4	5.4	5.4	6.0	5.9	4.9	3.5	2.6	2.0	48.8
Santa Ana	2.6	2.6	3.4	4.5	5.2	5.3	5.7	5.7	4.9	3.4	2.6	2.0	47.8
Seal Beach	2.6	2.5	3.4	4.2	5.0	4.7	5.3	5.3	4.5	3.3	2.5	2.0	45.4
Silverado Canyon	2.6	2.5	3.7	4.5	5.6	5.8	6.5	6.3	5.2	3.6	2.6	2.0	51.0
Stanton	2.6	2.5	3.5	4.3	5.2	5.1	5.7	5.6	4.7	3.4	2.5	2.0	47.4

City	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Total (inches per year)
Sunset Beach	2.6	2.5	3.4	4.2	5.0	4.7	5.3	5.2	4.5	3.3	2.5	2.0	45.0
Surfside	2.6	2.5	3.4	4.2	5.0	4.7	5.3	5.2	4.5	3.3	2.5	2.0	45.0
Trabuco Canyon	2.6	2.5	3.7	4.5	5.5	5.6	6.2	6.1	5.1	3.6	2.6	2.0	49.8
Tustin	2.7	2.7	3.3	4.6	5.3	5.6	5.9	5.9	5.1	3.4	2.7	2.0	49.2
Villa Park	2.7	2.7	3.4	4.7	5.4	5.9	6.2	6.2	5.3	3.5	2.7	2.0	50.8
Westminster	2.6	2.5	3.5	4.3	5.1	4.9	5.5	5.5	4.7	3.4	2.5	2.0	46.5
Yorba Linda	2.7	2.8	3.5	4.9	5.7	6.3	6.6	6.6	5.6	3.7	2.7	2.0	53.1

* The values in this table were derived from California Irrigation Management Information System (CIMIS) Spatial CIMIS data by zip code. Cities with multiple zip codes present monthly averages.



Appendix E: Certificate of Completion

LANDSCAPE INSTALLATION CERTIFICATE OF COMPLETION

I hereby certify that:

(1) I am a professional appropriately licensed in the State of California to provide professional landscape design services for: _____

(project name, mailing address and telephone).

(2) The landscape project for the property located at _____
_____ (provide street address or parcel
number(s)) was installed by me or under my supervision.

(3) The landscaping for the identified property has been installed in substantial conformance with the approved Landscape Documentation Package and complies with the requirements of the City of _____ Water Efficient Landscape Ordinance (Municipal Code Sections _____) and the City of _____ Guidelines for Implementation of the City of _____ Water Efficient Landscape Ordinance for the efficient use of water in the landscape.

(4) The following elements are attached hereto:

- a. Irrigation scheduling parameters used to set the controller;
- b. Landscape and irrigation maintenance schedule;
- c. Irrigation audit report; and,
- d. Soil analysis report, if not submitted with Landscape Documentation Package, and documentation verifying implementation of the soil report recommendations.

(5) The site installation complies with the following:

- a. The required irrigation system has been installed according to approved plans and specifications and if applicable, any prior approved irrigation system alternatives.

_____ Yes _____ No

- b. Sprinklers comply with ASABE/ICC 802-2014 Landscape Irrigation Sprinkler & Emitter Standard.

_____ Yes _____ No

(6) The information I have provided in this Landscape Installation Certificate of Completion is true and correct and is hereby submitted in compliance with the City of _____ Guidelines for Implementation of the City of _____ Water Efficient Landscape Ordinance.

Print Name

Date

Signature

License Number

Address

Telephone

E-mail Address

Landscape Design Professional's Stamp
(If Appropriate)

DEFINITIONS

The terms used in these Guidelines have the meaning set forth below:

“*Aggregate*” area pertains to production home neighborhoods, *common interest developments*, or other situations where multiple parcels are undergoing landscape development as one project, but may eventually be individually owned or maintained.

“*Backflow prevention device*” means a safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.

“*Check valve*” or “*anti-drain valve*” means a valve located under a *sprinkler head*, or other location in the irrigation system, to hold water in the system to prevent drainage from *sprinkler heads* when the sprinkler is off.

“*Certified Landscape Irrigation Auditor*” means a *person* certified to perform landscape irrigation audits by an accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency’s WaterSense irrigation auditor certification program and Irrigation Association’s Certified Landscape Irrigation Auditor program.

“*Certification of Design*” means the certification included as Exhibit E of these Guidelines that must be included in the *Landscape Documentation Package* pursuant to Section 2.1 of these Guidelines.

“*City*” means the *City* of Stanton or its authorized designee.

“*Common interest developments*” means community apartment projects, condominium projects, planned developments, and stock cooperatives per Civil Code Section 1351

“*Distribution Uniformity*” or “*DU*” is a measure of how uniformly an irrigation head applies water to a specific target area and theoretically ranges from zero to 100 percent.

“*Drip*” irrigation means any non-spray *low volume irrigation* system utilizing emission devices with a *flow rate* measured in gallons per hour. *Low volume irrigation* systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

“*Emitter*” means a *drip* irrigation emission device that delivers water slowly from the system to the soil.

“*Estimated Applied Water Use*” or “*EAWU*” means the annual total amount of water estimated to keep plants in a healthy state. It is based on factors such as *reference evapotranspiration rate*, the size of the *landscape area*, *plant water use factors*, and the *irrigation efficiency* within each *hydrozone*.

“*Evapotranspiration adjustment factor*” or “*ETAF*” means a factor of 0.7, that, when applied to *reference evapotranspiration*, adjusts for *plant factors* and *irrigation efficiency*, two major influences upon the amount of water that needs to be applied to the landscape. A combined plant mix with a site-wide average of 0.5 is the basis of the *plant factor* portion of this calculation. For purposes of the ETAF, the average *irrigation efficiency* is 0.71. Therefore, the ET Adjustment Factor is $(0.7)=(0.5/0.71)$. ETAF for a Special Landscape Area shall not exceed 1.0. ETAF for existing non-rehabilitated landscapes is 0.8.

“*Evapotranspiration rate*” means the quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time.

“*Flow rate*” means the rate at which water flows through pipes, *valves* and emission devices, measured in gallons per minute, gallons per hour, or cubic feet per second.

“*Hardscapes*” means any durable material or feature (*pervious* and *non-pervious*) installed in or around a *landscape area*, such as pavements or walls. Pools and other *water features* are considered part of the *landscape area* and not considered *hardscapes* for purposes of these Guidelines.

“*Greywater*” means a system intreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthy processing, manufacturing, or operating wastes. *Greywater* includes, but is not limited to, wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines. And laundry tubs, but does not include wastewater from kitchen sinks or dishwashers as per the Health and Safety Code (Section 17922.12). *Greywater* systems promote the efficient use of water and are encouraged to assist in on-site landscape irrigation. All *greywater* systems shall conform to the California Plumbing Code (Title 24, Part 5, Chapter 16) and any applicable local ordinance standards.

“*Hydrozone*” means a portion of the *landscape area* having plants with similar water needs and typically irrigated by one *valve/controller station*. A *hydrozone* may be irrigated or non-irrigated.

“*Infiltration rate*” means the rate of water entry into the soil expressed as a depth of water per unit of time (e.g., inches per hour).

“*Invasive*” plants species or “*noxious*” means species of plants not historically found in California that spread outside cultivated areas and can damage environmental or economic resources. *Invasive plant species* may be regulated by county agricultural agencies as *noxious species*.

“*Irrigation audit*” means an in-depth evaluation of the performance of an irrigation system conducted by a *Certified Landscape Irrigation Auditor*. An *irrigation audit* includes, but is not limited to: inspection, system tune-up, system test with *distribution uniformity* or emission uniformity, reporting *overspray* or *runoff* that causes overland flow, and preparation of an irrigation schedule.

“*Irrigation Management Efficiency*” or “*IME*” means the measurement used to calculate the *irrigation efficiency* of the irrigation system for a landscaped project. A 90% IME can be achieved by using evapotranspiration controllers, soil moisture sensors, and other methods that will adjust irrigation run times to meet plant water needs.

“*Irrigation efficiency*” or “*IE*” means the measurement of the amount of water beneficially used divided by the amount of water applied to a *landscape area*. *Irrigation efficiency* is derived from measurements and estimates of irrigation system characteristics and management practices. The minimum average *irrigation efficiency* for purposes of these *Guidelines* is 0.71. Greater *irrigation efficiency* can be expected from well designed and maintained systems. The following *irrigation efficiency* may be obtained for the listed irrigation heads with an IME of 90%:

Irrigation Method	DU_{LQ}	DU_{LH}*	EU	IE**
Spray nozzles	65%	79%		71%
High efficiency spray nozzles	70%	82%		73%
Multi stream/Multi trajectory rotary (MSMT) nozzles	75%	85%		76%
Stream rotor nozzle	70%	82%		73%
Microspray	75%	85%		76%
Bubblers			85%	77%
Drip emitter			90%	81%
Subsurface drip			90%	81%

$$*DU_{LH} = .386 + (.614)(DU_{LQ})$$

$$** IE (spray) = (DU_{LH})(IME)$$

$$** IE (drip) = \text{Emission uniformity (EU)}(IME)$$

“*Landscape coefficient*” (K_L) is the product of a *plant factor* multiplied by a density factor and a *microclimate* factor. The *landscape coefficient* is derived to estimate water loss from irrigated *landscape areas* and *special landscape areas*.

“*Landscape Documentation Package*” means the package of documents that a *project applicant* is required to submit to the *City* pursuant to Section 2.1 of these *Guidelines*.

“*Landscape Installation Certificate of Completion*” means the certificate included as Exhibit F of these *Guidelines* that must be submitted to the *City* pursuant to Section 2.7(a)(1) of hereof.

“*Landscape professional*” means a licensed *landscape architect*, licensed landscape contractor, or any other *person* authorized to design a landscape pursuant to Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the California Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the California Food and Agriculture Code.

“*Landscape area*” means all the planting areas, *turf* areas, and *water features* in a landscape design plan subject to the *Maximum Applied Water Allowance* and *Estimated Applied Water Use* calculations. The *landscape area* does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other *pervious* or *non-*

pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

“*Lateral line*” means the water delivery pipeline that supplies water to the *emitters* or sprinklers from the *valve*.

“*Low volume irrigation*” means the application of irrigation water at low pressure through a system of tubing or *lateral lines* and low volume *emitters* such as drip, drip lines, and bubblers. *Low volume irrigation* systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

“*Low volume overhead irrigation*” means aboveground irrigation heads with an upper flow limit of 0.5 GPM.

“*Main line*” means the pressurized pipeline that delivers water from the water source to the *valve* or outlet.

“*Manual Isolation Valve*” means a valve such as a gate valve, ball valve, or butterfly valve installed downstream of the point of connection of the water supply to shutdown water flow through mainline piping for routine maintenance and emergency repair.

“*Master shut-off valve*” an electronic valve such as a solenoid valve installed as close as possible to the point of connection and is used in conjunction with a flow sensor and flow monitoring controller technology to automatically shutdown system wide water flow in the event of high flow conditions such as mainline pipe break.

“*Maximum Applied Water Allowance*” or “*MAWA*” means the upper limit of annual applied water for the established *landscape area*, as specified in Section 2.2 of these *Guidelines*. It is based upon the area’s *reference evapotranspiration*, the *ETAF*, and the size of the *landscape area*. The *Estimated Applied Water Use* shall not exceed the *Maximum Applied Water Allowance*.

“*Microclimate*” means the climate of a small, specific area that may contrast with the climate of the overall landscape area due to factors such as wind, sun exposure, plant density, or proximity to reflective surfaces.

“*Mulch*” means any organic material such as leaves, bark, straw or compost, or inorganic mineral materials such as rocks, gravel, or decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion.

“*Non-pervious*” means any surface or natural material that does not allow for the passage of water through the material and into the underlying soil.

“*Operating pressure*” means the pressure at which the parts of an irrigation system of sprinklers are designed to operate at by the manufacturer

“*Overspray*” means the irrigation water which is delivered beyond the target area.

“*Person*” means any natural person, firm, joint venture, joint stock company, partnership, public or private association, club, company, corporation, business trust, organization, public or private agency, government agency or institution, school district, college, university, any other user of water provided by the *City* or the *local water purveyor*, or the manager, lessee, agent, servant, officer, or employee of any of them or any other entity which is recognized by law as the subject of rights or duties.

“*Pervious*” means any surface or material that allows the passage of water through the material and into the underlying soil.

“*Plant factor*” or “*plant water use factor*” is a factor, when multiplied by *ETo*, that estimates the amount of water needed by plants. For purposes of this *Water Efficient Landscape Ordinance*, the *plant factor* range for low water use plants is 0 to 0.3; the *plant factor* range for moderate water use plants is 0.4 to 0.6; and, the *plant factor* range for high water use plants is 0.7 to 1.0. *Plant factors* cited in these *Guidelines* are derived from the Department of Water Resources 2000 publication “Water Use Classification of Landscape Species.”

“*Precipitation rate*” means the rate of application of water measured in inches per hour.

“*Project applicant*” means the *person* submitting a *Landscape Documentation Package* required under Section 2.1 to request a permit, plan check, or design review from the local agency. A *project applicant* may be the property owner or his or her designee.

“*Property owner*” or “*owner*” means the record owner of real property as shown on the most recently issued equalized assessment roll.

“*Reference evapotranspiration*” or “*ETo*” means a standard measurement of environmental parameters which affect the water use of plants. *ETo* is given expressed in inches per day, month, or year as represented in Appendix C of these *Guidelines*, and is an estimate of the evapotranspiration of a large field of four to seven-inch tall, cool-season grass that is well watered. *Reference evapotranspiration* is used as the basis of determining the *Maximum Applied Water Allowances*.

“*Recycled water*” or “*reclaimed water*” means treated or recycled waste water of a quality suitable for non-potable uses such as landscape irrigation and *water features*. This water is not intended for human consumption.

“*Runoff*” means water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape area. For example, *runoff* may result from water that is applied at too great a rate (application rate exceeds *infiltration rate*) or when there is a slope.

“*Special Landscape Areas*” or “*SLA*” means an area of the landscape dedicated solely to edible plants such as orchards and vegetable gardens, areas irrigated with *recycled water*, *water features* using *recycled water*, and areas dedicated to active play such as community pools and spas, parks, sports fields, golf courses, and where *turf* provides a playing surface.

“*Sprinkler head*” means a device which delivers water through a nozzle.

“*Static water pressure*” means the pipeline or municipal water supply pressure when water is not flowing.

“*Station*” means an area served by one *valve* or by a set of *valves* that operate simultaneously.

“*Swing joint*” means an irrigation component that provides a leak-free connection between the emission device and lateral pipeline to allow movement in any direction and to prevent equipment damage.

“*Turf*” means a ground cover surface of mowed grass. Annual bluegrass, Kentucky bluegrass, Perennial ryegrass, Red fescue, and Tall fescue are cool-season grasses. Bermudagrass, Kikuyugrass, Seashore Paspalum, St. Augustinegrass, Zoysiagrass, and Buffalo grass are warm-season grasses.

“*Valve*” means a device used to control the flow of water in an irrigation system.

“*Water Efficient Landscape Ordinance*” means Ordinance No. 968, adopted by the City Council on November 18, 2009, and codified in the Municipal Code in Chapter 20.315 LANDSCAPING STANDARDS.

“*Water Efficient Landscape Worksheets*” means the worksheets required to be completed pursuant to Section 2.2 of these *Guidelines* and which are included in Appendix B hereof.

“*Water feature*” means a design element where open water performs an aesthetic or recreational function. *Water features* include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied). The surface area of *water features* is included in the high water use *hydrozone* of the *landscape area*. Constructed wetlands used for on-site wastewater treatment, habitat protection, or storm water best management practices that are not irrigated and used solely for water treatment or storm water retention are not *water features* and, therefore, are not subject to the water budget calculation.

“*Watering window*” means the time of day irrigation is allowed.

“*WUCOLS*” means the Water Use Classification of Landscape published by the University of California Cooperative Extension, the Department of Water Resources, and the Bureau of Reclamation, 2000. www.owue.water.ca.gov/docs/wucols00



Appendix G: Irrigation Plan Checklist

This is a voluntary compliance tool template developed by the Irrigation Association.

IRRIGATION PLAN CHECKLIST

Please complete the following checklist by checking all appropriate categories under APPLICANT column, indicating compliance with these content requirements. All submitted plans shall contain the following information:

LANDSCAPE PLAN NUMBER: _____

NAME OF PROJECT: _____

Applicant		Planner
<input type="checkbox"/>	1. Prevailing winds	<input type="checkbox"/>
<input type="checkbox"/>	2. Slope aspect and degree of slope	<input type="checkbox"/>
<input type="checkbox"/>	3. Soil type and infiltration rate	<input type="checkbox"/>
<input type="checkbox"/>	4. Vegetation type	<input type="checkbox"/>
<input type="checkbox"/>	5. Microclimates	<input type="checkbox"/>
<input type="checkbox"/>	6. Expansive or hazardous soil conditions	<input type="checkbox"/>
<input type="checkbox"/>	7. Water harvesting potential	<input type="checkbox"/>
<input type="checkbox"/>	8. Available water supply, including non-potable and recycled water	<input type="checkbox"/>
All pertinent system information is indicated, including:		
<input type="checkbox"/>	9. Irrigation zones substantially corresponding to hydrozones on the landscape plan and labeled by precipitation rates and method of application	<input type="checkbox"/>
<input type="checkbox"/>	10. Water meters	<input type="checkbox"/>
<input type="checkbox"/>	11. Tap-in location	<input type="checkbox"/>
<input type="checkbox"/>	12. Static water pressure at the point of connection	<input type="checkbox"/>
<input type="checkbox"/>	13. System controller	<input type="checkbox"/>
<input type="checkbox"/>	14. Rain sensor/shut-off device	<input type="checkbox"/>
<input type="checkbox"/>	15. Backflow preventers	<input type="checkbox"/>
<input type="checkbox"/>	16. Shut-off valves and zone control valves	<input type="checkbox"/>
<input type="checkbox"/>	17. Main line and lateral piping	<input type="checkbox"/>
<input type="checkbox"/>	18. Sprinkler heads	<input type="checkbox"/>
<input type="checkbox"/>	19. Bubblers and drip irrigation tubing runs	<input type="checkbox"/>
<input type="checkbox"/>	20. Type and size of main irrigation system components	<input type="checkbox"/>
<input type="checkbox"/>	21. Total required operating pressure for each control valve/zone	<input type="checkbox"/>
<input type="checkbox"/>	22. Graphic depiction of the locations of irrigation system components	<input type="checkbox"/>
<input type="checkbox"/>	23. Total required operating pressure for each control valve/zone	<input type="checkbox"/>
<input type="checkbox"/>	24. Any supplemental stormwater and/or runoff harvesting	<input type="checkbox"/>
System design is in conformance with the following standards:		
<input type="checkbox"/>	25. Certification of Professional Qualifications, attached	<input type="checkbox"/>
<input type="checkbox"/>	26. Pedestrian surfaces located on plan	<input type="checkbox"/>
<input type="checkbox"/>	27. Equipment installed flush with grade for safety	<input type="checkbox"/>
<input type="checkbox"/>	28. Compliance with local codes	<input type="checkbox"/>

[] 29. Overspray onto impervious areas minimized

[]



Appendix H: Inspection Affidavit

This is a voluntary compliance tool template developed by the Irrigation Association.

IRRIGATION INSPECTION AFFIDAVIT

(To be submitted in conformance with Code Section 20.315.050)

City File No: _____ Project: _____

Inspected by: _____
(Individual) (Firm)

Dates of Inspection: _____

	<u>Yes</u>	<u>No</u>
A. Inspection during construction to check main line in open trench:	DATE INSPECTED: _____	
1. Location of main line conforms to as-built plan	_____	_____
2. Size of main line conforms to plan	_____	_____
3. Depth of main line conforms to plan	_____	_____
4. Main line condition is undamaged	_____	_____
5. Main line pressure tested with water and meter to check for visible leaks	_____	_____
6. Attach notable changes to the approved plan	_____	_____
B. Inspection after completion of system installation (prior to seed or soil)	DATE INSPECTED: _____	
1. Settling along trenches is absent	_____	_____
2. System components (i.e., controller, backflow preventer, rain sensor, etc.) installed as specified	_____	_____
3. Rotary heads pressure tested	_____	_____
4. System activated for observation of compliance	_____	_____
5. Landscape components are not blocking application	_____	_____
6. Each station complies with design / as-built plan	_____	_____
7. Matched precipitation rates provided by zone	_____	_____
8. As-built plan provided to owner	_____	_____
9. Specific observations attached as needed	_____	_____

I hereby certify that this project was inspected within the limits of customary access for compliance with the approved Irrigation Plan on file in City Planning, and under my Direct Supervision. I am qualified to submit this Irrigation Inspection Affidavit based on the qualification listed below:

☐ Licensed Landscape Architect (of Record) ☐ Registered Professional Engineer of Record

State: _____ Licensed No. _____

State Agency Phone No. (_____) _____

☐ Certified Irrigation Designer of Record The Irrigation Association Year: _____

Name (PRINT)

Signature

Date

ORDINANCE NO. 1042

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA DELETING CHAPTER 5.46, ADDING CHAPTER 20.435, AND AMENDING CHAPTERS 20.215, 20.220, 20.700, AND 20.710 OF THE STANTON MUNICIPAL CODE REGARDING DONATION COLLECTION BOXES

WHEREAS, Article 11, Section 7 of the California Constitution authorizes the City of Stanton ("City") to make and enforce within its limits all ordinances and regulations not in conflict with general laws; and

WHEREAS, the Stanton Municipal Code ("SMC") currently prohibits donation collection boxes ("boxes") from locating in the City; and

WHEREAS, the City now desires to allow donation collection boxes to locate and operate in the City pursuant to a reasonable procedural and substantive permitting process;

WHEREAS, in permitting donation collection boxes, the City acknowledges the value in boxes to provide an outlet for individuals seeking to provide goods to charity or other like causes and provide an outlet for charities and organizations to accept those donated goods; and

WHEREAS, through a reasonable permitting scheme, the City seeks to mitigate the secondary effects that donation collection boxes may cause in the City, such as the vandalism of boxes (e.g., graffiti), theft of donated goods placed in the boxes, and individuals who leave large items, such as household furniture next to the donation collection boxes, which may cause pedestrian and traffic hazards and detract from the aesthetics of the surrounding area; and

WHEREAS, the City regulates donation collection boxes separately from other recycling facilities and trash enclosures because of differences in how other recycling facilities and trash enclosures may operate. For example, large collection (recycling) facilities (as defined in the SMC) may be manned, and private and commercial trash enclosures are typically tended to, or otherwise maintained by on-site residents or commercial tenants on a daily basis. Donation collection boxes that are subject to the proposed regulations are unmanned and may not be maintained on a daily basis; and

WHEREAS, as such, the City Council desires to adopt a permitting process and regulatory standards specific to donation collection boxes because of the boxes' unique operating characteristics; and

WHEREAS, all legal prerequisites prior to the adoption of this Ordinance have occurred.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF STANTON DOES ORDAIN AS FOLLOWS:

SECTION 1: Findings. The City Council finds that all the facts, findings, and conclusions set forth above in this Ordinance are true and correct.

SECTION 2. CEQA. The City Council further finds that this Ordinance is not subject to the California Environmental Quality Act ("CEQA"), pursuant to Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

SECTION 3: Chapter 5.46. Chapter 5.46 of Title 5 of the Stanton Municipal Code is hereby deleted in its entirety.

SECTION 4. Chapter 20.215. The land use designation for "Donation Boxes" is hereby deleted in its entirety.

SECTION 5. Chapter 20.215. The land use designation for "Donation Collection Boxes" and "Note (4)" are hereby added to Table 2-5 of Section 20.215.020 of Chapter 20.215 of Title 20 of the Stanton Municipal Code as follows:

Table 2-5		P = Zoning Clearance (20.560)	
Allowed Uses and Permit Requirements		CUP= Conditional Use Permit (20.550)	T = Temporary Use Permit (20.540)
Commercial Zones		MUP = Minor Use Permit (20.550)	— = Prohibited (20.205.040)
See Chapter 20.205 (General Permit Requirements)			
Land Use		CN	CG
Article 7 (Definitions)			Specific Use Regulations
Section 20.205.040 - unlisted uses and exempt uses			
Other Uses			
Donation Collection Boxes		—	P (4) MC 20.435

Note: (4) Donation Collection Boxes are permitted with an administrative site review permit obtained pursuant to Chapter 20.435.

SECTION 6. Chapter 20.220. The land use designation for "Donation Collection Boxes" and "Note (2)" are hereby added to Table 2-7 of Section 20.220.020 of Chapter 20.220 of Title 20 of the Stanton Municipal Code as follows:

Table 2-7		P = Zoning Clearance (20.560)	
Allowed Uses and Permit Requirements		CUP= Conditional Use Permit (20.550)	T = Temporary Use Permit (20.540)
Industrial Zones		MUP = Minor Use Permit (20.550)	— = Prohibited (20.205.040)
See Chapter 20.205 (General Permit Requirements)			

Land Use			
Article 7 (Definitions)	BP	IG	Specific Use Regulations
Section 20.205.040 - unlisted uses and exempt uses			
Other Uses			
Donation Collection Boxes	—	P (2)	MC 20.435

Note: (2) Donation Collection Boxes are permitted with an administrative site review permit obtained pursuant to Chapter 20.435.

SECTION 7: Chapter 20.435. Chapter 20.435 of Title 20 of the Stanton Municipal Code is hereby added, as set forth in Exhibit "A" ("Chapter 20.435, Donation Collection Boxes"), attached hereto and incorporated herein.

SECTION 8. Chapter 20.700. The definition of "Donation boxes" in Section 20.700.060 of Chapter 20.700 of Title 20 of the Stanton Municipal Code is hereby deleted in its entirety.

SECTION 9. Chapter 20.700. The definition of "Donation Collection Box" or "Box" is hereby added to Section 20.700.070 of Title 20 of the Stanton Municipal Code as follows:

"Donation Collection Box or Box. Any metal, plastic, cardboard or wooden box, bin, container, trailer, accessory structure, or similar facility located outside of an enclosed building or in a parking lot or other public place, provided by a person, organization, or collection center for the primary purpose of receiving or storing donated Salvageable Personal Property (as defined by Section 20.435.020), including household goods, clothing, textiles, toys, and other similar small items that are left unattended without an on-site operator. See Chapter 20.435 (Donation Collection Boxes)."

SECTION 10. Chapter 20.710. The definition of "Donation box" in Section 20.710.040 of Chapter 20.710 of Title 20 of the Stanton Municipal Code is hereby deleted in its entirety.

SECTION 11: Location and Custodian of Records. The documents and materials associated with this Resolution that constitute the record of proceedings on which these findings are based are located at Stanton City Hall, 7800 Katella Ave., Stanton, California 90680. The City Clerk is the custodian of the record of proceedings.

SECTION 12. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Stanton hereby declares that it would have adopted this Ordinance, and each section, subsection, sentence, clause or phrase hereof, irrespective of the fact that any or more

sections, subsections, sentences, clauses and phrases may be declared invalid or unconstitutional.

SECTION 13. Effective Date. This Ordinance shall take effect and be in full force thirty (30) days from and after its passage. The City Clerk shall certify to the adoption of this Ordinance and cause the same to be posted in the three (3) designated posting places within the City of Stanton within fifteen (15) days after its passage.

PASSED, APPROVED, and ADOPTED this 24th day of November, 2015.

ALEXANDER A. ETHANS, MAYOR

ATTEST:

PATRICIA A. VAZQUEZ, CITY CLERK

APPROVED AS TO FORM:

MATTHEW E. RICHARDSON, CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF STANTON)

I, PATRICIA A. VAZQUEZ, City Clerk of the City of Stanton, California, do hereby certify that the foregoing Ordinance No. 1042 was introduced at a regular meeting of the City Council of the City of Stanton, California, held on the 10th day of November, 2015, and was duly adopted at a regular meeting of the City Council held on the 24th day of November, 2015, by the following roll-call vote, to wit:

AYES: COUNCILMEMBERS: _____

NOES: COUNCILMEMBERS: _____

ABSENT: COUNCILMEMBERS: _____

ABSTAIN: COUNCILMEMBERS: _____

CITY CLERK, CITY OF STANTON

EXHIBIT "A"

Chapter 20.435 DONATION COLLECTION BOXES

- 20.435.010 Purpose.**
- 20.435.020 Definitions.**
- 20.435.030 Exception for Recycling Facilities.**
- 20.435.040 Applicability and Permissible Use.**
- 20.435.050 Application Requirements.**
- 20.435.060 Standards and Requirements.**
- 20.435.070 Permit Issuance.**
- 20.435.080 Appeal Process.**
- 20.435.090 Term of Permit and Renewal of Permit.**
- 20.435.100 Revocation.**
- 20.435.110 Transfers.**
- 20.435.120 Unpermitted Donation Collection Boxes.**
- 20.435.130 Severance.**

20.435.010 Purpose.

The purpose of this Chapter is to enact and enforce standards for Donation Collection Boxes located within the City limits. Nothing in this chapter shall preempt or make inapplicable any provision of state or federal law.

20.435.020 Definitions.

As used in this Chapter, the following terms, words and phrases have the meanings as defined in this section, unless another meaning is clearly apparent from the context:

"Department" means the Community Development Department.

"Director" means the Community Development Director of the City of Stanton.

"Donation Collection Box" or "Box" means any metal, plastic, cardboard or wooden box, bin, container, trailer, accessory structure, or similar facility located outside of an enclosed building or in a parking lot or other public place, provided by a person, organization, or collection center for the primary purpose of receiving or storing donated Salvageable Personal Property, including household goods, clothing, textiles, toys, and other similar small items that are left unattended without an on-site operator.

"Operate" means to place, operate, maintain, own or otherwise control a Donation Collection Box.

“Operator” means any Person who operates a Donation Collection Box in the City.

“Permit” means an administrative site review permit to place, locate, maintain, or operate a Donation Collection Box within the City.

“Person” means that term as defined in Section 1.04.040 of this Code.

“Property” means the real property on which a Donation Collection Box is operated, maintained, owned, or otherwise controlled.

“Property Owner” means the owner of record of the real property on which a Donation Collection Box is operated, maintained, owned, or otherwise controlled.

“Salvageable personal property” does not include recyclable solid waste as defined in Section 6.04.010 of this Code. Furthermore, Salvageable Personal Property shall not include furniture, appliances, musical instruments, or other large items of bulk, nor shall include any biological or organic material, nor any hazardous material.

20.435.030 Exception for Recycling Facilities.

A recycling facility, as that term is defined by Section 20.700.060 of this Code, is and shall be governed by the provisions of Title 20 of this Code, and a recycling facility used exclusively as a recycling facility pursuant to the provisions of Title 20 of this Code shall be not deemed a Donation Collection Box.

20.435.040 Applicability and Permissible Use.

A. A Permit shall be required for any Donation Collection Box installed, constructed, maintained, or located in the City.

B. Nonresidential Zones. Donation Collection Boxes shall be permitted in the Commercial General (CG) and Industrial General (IG) Zones with a Permit, subject to the development standards set forth in Section 20.435.060.

C. Residential Zones. Donation Collection Boxes shall not be permitted in any residentially zoned properties.

D. Mixed Use Developments. Donation Collection Boxes shall be permitted on properties with mixed used developments within the commercial portion of the development with a Permit, subject to the development standards set forth in Section 20.435.060.

E. An unattended book donation box for the collection of books only, located at public libraries on City property with the written permission of the City, shall be exempt from this Section.

20.435.050 Application Requirements.

An application for a Permit shall be filed with the Director on a form provided by the Department with a nonrefundable fee in an amount established by resolution of the City Council. The application fee shall be used to defray the costs of investigation, report, and related application processing issues. The form must be fully completed and executed and returned to the Department. The application shall include the following:

A. Complete Operator information including company/organization name, address, telephone number, and e-mail address, and the names, addresses, and e-mail of all the partners or limited partners of a partnership applicant, all members of an LLC applicant, all officers and directors of a non-publicly traded corporation applicant, all stockholders owning more than five percent of the stock of a non-publicly traded corporate applicant, and any other person who is financially interested directly in the ownership or operation of the business, including all aliases;

B. Information pertaining to the applicant's status with the Secretary of State;

C. The primary contact name, address, telephone number, and e-mail address for all matters related to the Donation Collection Box;

D. Written consent from the Property Owner or Property Owner's agent to placement of the box on the Property, including name, address, telephone number, and e-mail address of Property Owner or Property Owner's agent;

E. Informed consent from the Property Owner or Property Owner's agent acknowledging responsibility and compliance with the provisions of this Chapter;

F. Written acknowledgement by the applicant and Property Owner or Property Owner's agent that in the event the Permit is approved, the Operator and Property Owner agree to indemnify and hold the City harmless concerning the City's approval of the Permit, the operation and maintenance of the box, and any other matter relating to the Donation Collection Box, including, without limitation the City's enforcement of this Chapter and the City's removal of the box in accordance with this Chapter;

G. Name and telephone number of any entity which may share or profit from items collected via the Box;

H. The physical address of the Property where the Donation Collection Box is proposed to be located;

I. Details of the Box itself, including dimensions, elevations, and details of signage;

J. Scaled plot plan indicating all site improvements and the location of proposed donation collection Box; and

K. A scaled map demonstrating that the location of the Property with the next closest Box is outside of the minimum separation requirement, as measured from Property line to Property line.

20.435.060 Standards and Requirements.

It is the intent and design of this Chapter to regulate Donation Collection Boxes to prevent a blighted appearance and ensure the Boxes will not have a negative visual impact on the City, to ensure the Boxes will not impede or interfere with public access, circulation, and parking, and to ensure that the Boxes do not become hazards or nuisances. To that end, Donation Collection Boxes shall be Operated in accordance with the following requirements and conditions:

A. Physical Standards. Donation Collection Boxes shall conform to the following standards:

1. Shall not be more than eighty-two (82) inches high, sixty (60) inches wide, and fifty (50) inches deep;
2. Shall be fabricated of durable and waterproof materials;
3. Shall not be electrically or hydraulically powered or otherwise mechanized;
4. Shall not become a fixture of the site and shall not be considered an improvement to real property;
5. Shall require one dedicated parking spot for drop-offs and content retrieval.
6. Shall contain an opening with an approved tamper-resistant locking mechanism and shall be secured in such a manner that the contents may not be accessed by anyone other than those responsible for the retrieval of the Box's contents.

B. Locational Standards.

1. Donation Collection Boxes shall be located within 30 feet of a building entrance.
2. Donation Collection Boxes shall not be located in, encroach into, or obstruct any of the following:
 - a. Any required parking spaces or access to any parking;

- b. Pedestrian or ADA pathways;
- c. Emergency access or fire lanes;
- d. Drive aisles and on-site circulation in general;
- e. Existing landscaping or landscaped areas;
- f. Trash enclosure area or access to the trash bins/trash enclosures; and
- g. Required setback areas, specifically front and street setbacks.

3. Donation Collection Boxes shall not be permitted on any unimproved parcel, nor where the principal use of land has been closed or unoccupied for more than thirty (30) days.

4. Donation Collection Boxes shall be placed on a level, hard (asphalt or concrete) paved, dust-free surface.

5. The location of a Donation Collection Box shall not disrupt or negatively impact any line of sight relating to, but not limited to, the circulation of pedestrians, bicycles, and/or cars in any way as they travel and/or park.

6. The location of a Donation Collection Box shall not cause safety hazards with regards to a designated fire lane or building exit.

7. A Donation Collection Box cannot be within seven hundred fifty (750) feet of another Donation Collection Box, as measured from Property line to Property line, unless the Director determines otherwise, as provided in subsection (B)(8) of this Section.

8. Only one (1) Donation Collection Box shall be allowed per site within the approved zones. Notwithstanding the foregoing, for properties greater than 5 acres, up to two (2) Donation Collection Boxes may be applied for, and Operated by the same applicant/Operator.

9. Donation Collection Boxes shall provide a minimum twenty-five (25) foot setback from properties that are residentially zoned or have existing residential uses.

C. Maintenance and Appearance.

1. Donation Collection Boxes shall be maintained to the satisfaction of the Director. This includes maintenance of the Box's condition itself (appearance and wear) and of the Box's immediate area, specifically within a radius of twenty-five (25) feet around the Donation Collection Box;

2. The Donation Collection Box shall be maintained in good condition and appearance, with no structural damage, holes, or rust, and shall be kept free of graffiti;

3. Donation Collection Boxes shall not overflow at any time;

4. The site will be kept free from litter and any other undesirable material;

5. Items left outside a Donation Collection Box shall be considered undesirable material and deemed a public nuisance, and may be removed by the City at the Property Owner's expense;

6. The Box Operator and/or Property Owner or Property Owner's agent shall respond within twenty-four (24) hours of notice from the City to address maintenance issues, including graffiti, vandalism, and damaged boxes, in addition to items left about or overflowing boxes;

7. The Box Operator shall conduct a pickup at least once a week to ensure that the Box is not overflowing and is properly maintained, and that the surrounding area and site are free of litter and any other undesirable material; and

8. The Box Operator and Property Owner or Property Owner's agent shall be responsible for properly disposing undesirable material in accordance with all City, State, and Federal laws, guidelines, and requirements.

D. Signage.

1. The Donation Collection Box shall conspicuously display both of the following, in accordance with Section 151 of the Welfare and Institutions Code:

a. The name, address, telephone number, e-mail address, and, if available, the Internet Web address of the Operator of the Box.

b. A statement, in at least two-inch typeface, that either reads, "This donation collection box is owned and operated by a for-profit organization" or "This collection box is owned and operated by a nonprofit organization." For purposes of this chapter, a commercial fundraiser shall be classified as a for-profit organization.

i. If the Donation Collection Box is owned by a nonprofit organization, the front of the Box shall also conspicuously display a statement describing the charitable cause that will benefit from the donations.

ii. If the Donation Collection Box is owned by a for-profit entity, the front of the Box shall also conspicuously display a statement that reads, "This donation is not tax deductible." If the Donation Collection Box is owned and operated by a commercial fundraiser, the commercial fundraiser may post notice of donations to a charitable cause only on the sides of the box. This notice shall always be smaller in size than the for-profit entity's name and address and shall constitute only 25 percent of the notice space of the box.

2. The site shall display a notice stating that no material shall be left outside of a Donation Collection Box in at least two (2) inch typeface. This notice shall be installed within a radius of twenty-five (25) feet of the Box. The Box itself shall also have this notice directly on the Box.

3. Donation Collection Boxes Operated by a nonprofit organization shall display their Federal tax identification number.

4. Each Donation Collection Box shall be clearly marked to identify the type of material that may be deposited.

5. Each Donation Collection Box shall have a pickup schedule shown or posted directly on the box. Pursuant to subsection (C)(7) of this Section 20.435.060, pickup must be at least once a week.

6. No other signage or advertisements shall be allowed on the Donation Collection Box.

7. Each Donation Collection Box shall display the City approved Permit number that identifies the Box as being properly permitted by the City.

E. Fines and Penalties

Donation Collection Boxes that violate this Chapter are public nuisances and will be subject to following penalties:

1. First violation: The City will issue a written warning to the Property Owner and the Box Operator.

2. Second violation within twelve (12) months of the first violation: The Property Owner and the Box Operator will each be subject to a fine of One Thousand Dollars (\$1,000.00).

3. Third violation within twelve (12) months of the first violation: The City may remove the Donation Collection Box at the Property Owner's expense and revoke the Permit.

4. Any subsequent violation following the third violation within thirty-six (36) months of the first violation: The Property Owner and the Box Operator will each be subject to a fine of Five Hundred Dollars (\$500.00) for each subsequent violation, and the City may remove the Donation Collection Box at the Property Owner's expense and/or revoke the Permit.

5. The remedies contained in this Chapter for the handling of violations or enforcement of the provisions of this Chapter shall be cumulative and not exclusive of any other applicable provisions of City, County, or State law.

F. Liability.

The Operator shall maintain a minimum general liability insurance of One Million Dollars (\$1,000,000.00) for the duration of the operation of a Donation Collection Box at each site, to cover any claims or losses due to the placement, operation, or maintenance of the Donation Collection Box. Failure of the Operator to maintain the required insurance will be grounds for revocation of the Operator's Permit.

20.435.070 Permit Issuance.

A. The Director shall review each application for completeness and accuracy before it is accepted as being complete and officially filed. The Director's determination of completeness shall be based on the City's list of required application contents and any additional information determined by the Director to be necessary to determine conformance to all applicable policies and regulations.

B. The Applicant shall be notified in writing of any revisions or additional information required and shall submit the requested information to the Director within 180 days after the date of the notice. Failure to submit the required information within the 180-day period may be cause for denial.

C. An application for a Permit may require that the Director or his or her designee perform an on-site inspection of the Property before confirming that the request complies with all of the applicable criteria and provisions specified in this Chapter.

D. The Director shall issue a Permit within forty-five (45) days of the City deeming an application complete if all requirements of this Chapter are satisfied. If a Permit is not issued, the Director will notify the applicant in writing. The notice will set forth the Director's reasons for denial and the procedures for an appeal of the Director's determination.

20.435.080 Appeal Process.

The Director's determination on the issuance or denial of a Permit may be appealed to the Planning Commission pursuant to the procedure provided in Section 20.615.040.

20.435.090 Term of Permit and Renewal of Permit.

A. The Permit year shall begin on January 1 in each year and shall terminate on December 31 of the same calendar year. An annual Permit issued between December 1 and December 31 of any year shall expire on December 31 of the calendar year next following issuance thereof.

B. A Permit shall be renewed annually. The application for renewal must be filed not later than thirty (30) days before the Permit expires. The application for renewal shall be upon a form provided by the Director.

C. The Director shall either approve or deny the renewal of a Permit within fifteen (15) days of receipt of the complete renewal application and payment of the renewal fee. Failure of the Director to act upon expiration of the Permit shall constitute approval of the renewal of the Permit.

D. A Permit renewal fee set by resolution of the City Council shall be submitted with the application for renewal.

E. Prior to expiration of the Permit, the Operator may voluntarily cancel the permit by notifying the Director in writing of the intent to cancel the Permit. The Permit shall become void upon the Director's receipt of a written notice to intent to cancel the Permit.

F. The Director shall approve the renewal of a Permit if the Director finds that no circumstances existed during the term of the Permit which would cause a violation to exist, and that at the time of submission of the application for renewal, or at any time during the renewal of the application for renewal, there were not circumstances inconsistent with any finding required for approval of a new Permit. If the Director cannot make the required findings, then the Permit may be subject to nonrenewal and revocation.

G. If the Permit expires and is not renewed, the Box(es) must be removed from the Property within a maximum of ten (10) days after expiration of the Permit.

20.435.100 Revocation.

A. The Community Development Director may revoke a Permit for any violation of this Chapter pursuant to Section 20.435.060(E). Notice shall be given to the

Operator and Property Owner by certified mail to the address shown on the last application or renewal.

B. Upon revocation, the Donation Collection Box shall be removed from the Property within thirty (30) days, and if not removed within this time period, the City may remove, store, and dispose of the Box at the Operator's expense.

C. The Operator may appeal the decision of the Director in compliance with Section 20.435.080.

D. The Operator and/or Property Owner that has had a Permit revoked may not apply for, or place another Donation Collection Box in the City for a period of two (2) years after the revocation of the previous Permit.

20.435.110 Transfers.

No Person to whom a Permit has been issued shall transfer, assign or convey such Permit to another Person. Any purported transfer, assignment, or conveyance shall be deemed null and void.

20.435.120 Unpermitted Donation Collection Boxes.

It shall be unlawful and declared a public nuisance for any Person to operate, maintain, allow another Person to operate or maintain, or fail to remove an unpermitted Donation Collection Box. Any Person in violation will be subject to civil action and/or criminal prosecution. Each day in which a violation is committed will constitute a new and separate offense. In addition, the operation or maintenance of an unpermitted Donation Collection Box may be abated or summarily abated by the City in any manner by this Code or otherwise by law for the abatement of public nuisances. Pursuant to Government Code Section 38773, all expenses incurred by the City in connection with any action to abate a public nuisance will be chargeable to the Persons creating, causing, committing, or maintaining the public nuisance.

20.435.130 Severance.

If any section, division, subsection or provision of this Chapter or the application thereof to any Person, property, organization or circumstance is held invalid, the remainder of the Chapter and the application of such to other Persons, properties, organizations or circumstances shall not be affected thereby.