



AGENDA
CITY COUNCIL/SUCCESSOR AGENCY/STANTON HOUSING AUTHORITY
JOINT REGULAR MEETING
STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA
TUESDAY, JUNE 28, 2016 - 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, JUNE 27, 2016 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** None.

2. **CALL TO ORDER REGULAR CITY COUNCIL / SUCCESSOR AGENCY / STANTON HOUSING AUTHORITY MEETING**

3. **PLEDGE OF ALLEGIANCE**

4. **ROLL CALL** Council/Agency/Authority Member Ethans
 Council/Agency/Authority Member Ramirez
 Council/Agency/Authority Member Shawver
 Mayor Pro Tem/Vice Chairman Warren
 Mayor/Chairman Donahue

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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.

5. **SPECIAL PRESENTATIONS AND AWARDS** **None.**

6. **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

6A. **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/Authority Board waive reading of Ordinances and Resolutions.

6B. **APPROVAL OF WARRANTS**

City Council approve demand warrants dated June 9, June 16, and June 20, 2016, in the amount of \$1,179,910.63.

6C. **APPROVAL OF MINUTES**

City Council/Agency/Authority Board approve Minutes of Regular Joint Meeting – June 14, 2016.

6D. **MAY 2016 INVESTMENT REPORT**

The Investment Report as of May 31, 2016 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 May 2016.

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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.

6E. MAY 2016 INVESTMENT REPORT (SUCCESSOR AGENCY)

The Investment Report as of May 31, 2016 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 May 2016.

6F. AGREEMENT WITH MAJOR LEAGUE SOFTBALL TO OFFER A FULL SERVICE REVENUE GENERATING ADULT SOFTBALL PROGRAM

This item is before City Council to consider entering into an agreement with the Major League Softball to offer a full service adult softball program in the City of Stanton.

RECOMMENDED ACTION:

1. City Council 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
2. Approve the agreement between the Major League Softball and the City of Stanton, to offer a full service adult softball program.

6G. YGRENE AND OPENPACE RENEWABLE ENERGY AND ENERGY EFFICIENCY FUNDING PROGRAMS

Adopt Resolutions 2016-27, 2016-28, and 2016-29, consenting to the inclusion of Properties within the City's Jurisdiction in the Statewide Community Development Authority (CSCDA) and the California Municipal Funding Authority (CMFA) to allow property owners to participate in these agencies funding programs for energy efficiency, renewable energy, water conservation and seismic strengthening projects.

RECOMMENDED ACTION:

1. City Council 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
2. Adopt Resolution Nos. 2016-27 and 2016-28 approving an Amendment to the CMFA Joint Powers Agreement to add the City of Stanton as member in order to authorize the City's participation in the Ygrene Program; and
3. Adopt Resolution No. 2016-29 approving an Amendment to the CSCDA Joint Powers Agreement to add the City of Stanton as member in order to authorize the City's participation in the Open PACE Program.

6H. FY 2016-17 INVESTMENT POLICY

The Investment Policy for the City of Stanton provides guidelines for the prudent investment of City funds and outlines the procedures for efficient cash management. This policy is updated annually to incorporate any needed provisions or amendments necessitated by changes in state law or City investment philosophy, after which it is reviewed by the City Council. The current update adds a permitted investment, adds a prohibited investment, adds definitions to the glossary and makes other minor changes from the FY 2015-16 policy adopted in June 2015.

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. Approve the FY 2016-17 Investment Policy as presented.

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6I. CITY MANAGER CONTRACT

On September 6, 2012, the City of Stanton and James A. Box entered into an Employment Agreement for the services of City Manager. This is the second amendment to that agreement.

RECOMMENDED ACTION:

City Council authorize the Mayor to approve the City Manager, Second Amendment to Employment Agreement.

6J. APPROVAL OF AGREEMENT C-1-2861, AMENDMENT #1 AND THE AGENCY SERVICE PLAN WITH THE ORANGE COUNTY TRANSPORTATION AUTHORITY

In order to continue van transportation for the City's Senior Citizen nutrition program participants, it is necessary to approve Agreement No. C-1-2861, Amendment #1 and the revised Agency Service Plan with the Orange County Transportation Authority (OCTA). The agreement will provide the City with funding for the Senior Nutrition Transportation Program. This in-house program will provide Van Transportation Service to and from the Congregate Senior Meal Program four days a week.

RECOMMENDED ACTION:

1. City Council 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
2. Approve Agreement C-1-2861, Amendment #1 and the revised Agency Service Plan between the Orange County Transportation Authority (OCTA) and the City of Stanton to provide van transportation funds for the Senior Nutrition Transportation Program; and
3. Authorize the City Manager to execute agreements on the City's behalf.

END OF CONSENT CALENDAR

7. PUBLIC HEARINGS

7A. AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, IN ACCORDANCE WITH GOVERNMENT CODE SECTION 36937, TEMPORARILY PROHIBITING THE ESTABLISHMENT OF ANY AREA OF PERMIT PARKING PENDING STUDY AND ADOPTION OF REGULATORY STANDARDS

This ordinance proposes a moratorium on the establishment of new permit parking areas so that staff may study and propose new regulatory standards. The City needs to evaluate permit parking due to immediate health, safety, and welfare issues; requests for permit parking are often prompted by residents' complaints of overflow parking, which allegedly results in excessive litter, vehicle break-ins, thefts, and other crime. Moreover, in April 2016, the California Attorney General issued an opinion on the application of the Vehicle Code to permit parking. The proposed moratorium would also allow staff time to study the implications of the opinion and draft new regulations and guidelines to be in compliance with the opinion.

RECOMMENDED ACTION:

1. City Council conduct a public hearing; and
2. Declare that the project is not subject to 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. Moreover, this Ordinance is statutorily exempt from further CEQA review under Section 15262 (feasibility and planning studies); and
3. Adopt Interim Urgency Ordinance No. 1055, entitled:

"AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, IN ACCORDANCE WITH GOVERNMENT CODE SECTION 36937, TEMPORARILY PROHIBITING THE ESTABLISHMENT OF ANY AREA OF PERMIT PARKING PENDING STUDY AND ADOPTION OF REGULATORY STANDARDS".

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

7B. ORDINANCE TO AMEND THE ZONING CODE TO ESTABLISH NEW REGULATIONS RELATING TO POLITICAL SIGNS AND TEMPORARY NONCOMMERCIAL SIGNS

Based on Council comments at the June 14, 2016 Council meeting, staff has prepared a revised ordinance to amend the Zoning Code to, among other things, provide residents with opportunities to display temporary noncommercial signs year-round and to further regulate temporary noncommercial signs during election periods. Moreover, staff has removed regulations that relate to certain signs, such as political, religious, and ideological signs to comply with a 2015 United States Supreme Court ruling on sign ordinances.

RECOMMENDED ACTION:

1. City Council conduct a public hearing; 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. Introduce Ordinance No. 1050, entitled:

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING CHAPTER 20.325 OF THE STANTON MUNICIPAL CODE RELATING TO POLITICAL SIGNS AND TEMPORARY NONCOMMERCIAL SIGNS"; and

4. Set said ordinance for adoption at the regular City Council meeting of July 12, 2016.

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

7C. CITYWIDE USER FEES AND CHARGES STUDY

The Administrative Services Department has prepared a citywide user fee study to update all city fees to provide cost recovery.

RECOMMENDED ACTION:

1. City Council find that these items are not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378(b)(4) 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. Hold a public hearing for comment and discussion regarding the adoption of the revision to the fees and charges for City services; and
3. Adopt Resolution No. 2016-23 approving the Revision to the Fees and Charges for City Services, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, REVISING THE SCHEDULE OF FEES AND CHARGES FOR CITY SERVICES".

7D. PUBLIC HEARING TO CONSIDER MITIGATED NEGATIVE DECLARATION, PRECISE PLAN OF DEVELOPMENT PPD-766, VARIANCE V14-01, AMENDMENT TO THE ZONING CODE AZC15-03, AND DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION OF A FIVE-STORY MIXED USE DEVELOPMENT WITH THE COMMERCIAL COMPONENT INCLUDING A RESTAURANT, OUTPATIENT CLINIC, AND PARKING ON THE FIRST TWO FLOORS, AND THE RESIDENTIAL COMPONENT CONSISTING OF A 66 ROOM/120 BED ASSISTED LIVING FACILITY ON THE TOP THREE FLOORS FOR THE PROPERTY LOCATED AT 12282 BEACH BLVD. IN THE SOUTH GATEWAY MIXED-USE OVERLAY ZONE

A public hearing to consider a five-story mixed-use development including commercial uses on the first floor, a two-story parking garage, and an assisted living facility on the top three floors of the structure for the property located at 12282 Beach Blvd. in the SGMX (South Gateway Mixed Use Overlay) zone. Under consideration is a mitigated negative declaration, Precise Plan of Development PPD-766, an ordinance to amend the zoning code, Variance V14-01, and an ordinance to consider a Development Agreement.

RECOMMENDED ACTION:

1. City Council conduct a public hearing; and
2. Adopt Resolution No. 2016-24 adopting a Mitigated Negative Declaration in compliance with CEQA, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE DEVELOPMENT OF A FIVE-STORY MIXED-USE DEVELOPMENT PROJECT LOCATED AT 12282 BEACH BLVD. (APNs: 131-483-01, 02 & 03)”; and

3. Adopt Resolution No. 2016-25 approving Variance V14-01, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON APPROVING VARIANCE V14-01 TO ALLOW FOR A VARIANCE FROM THE ZONING REQUIREMENT FOR MINIMUM LOT SIZE IN THE SOUTH GATEWAY MIXED-USE OVERLAY TO ALLOW FOR THE DEVELOPMENT OF A MIXED-USE PROJECT ON A PROPERTY 49,400 SQUARE FEET IN SIZE LOCATED AT 12282 BEACH BLVD. IN THE SGMX (SOUTH GATEWAY MIXED USE) OVERLAY ZONE”; and

4. Adopt Resolution No. 2016-26 approving Precise Plan of Development PPD-766, entitled:

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“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA APPROVING PRECISE PLAN OF DEVELOPMENT PPD-766 FOR THE CONSTRUCTION OF FIVE-STORY MIXED USE BUILDING, INCLUDING A TWO-STORY PARKING GARAGE, PUBLIC PLAZA, AND ROOF TOP TERRACES FOR THE PROPERTY LOCATED AT 12282 BEACH BLVD. IN THE SGMX (SOUTH GATEWAY MIXED USE) OVERLAY ZONE”; and

5. Introduce Ordinance No. 1053, entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING SECTION 20.230.060 OF THE STANTON MUNICIPAL CODE RELATING TO MAXIMUM BUILDING PROJECTIONS ON STOREFRONT BUILDING FRONTAGES IN THE MIXED-USE OVERLAY ZONES (AZC15-03)”; and

6. Set Ordinance No. 1053 for adoption at the regular City Council meeting on July 12, 2016; and

7. Introduce Ordinance No. 1054, entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF STANTON AND STANTON ASSISTED LIVING, LLC FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF STANTON PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65864 ET SEQ”; and

8. Set Ordinance No. 1054 for adoption at the regular City Council meeting on July 12, 2016.

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

8. UNFINISHED BUSINESS

8A. DISCUSSION ON PARKING SOLUTIONS AND PERMIT PARKING

During the April 12, 2016 City Council meeting, Council member Warren requested staff to develop potential solutions to the parking problems observed throughout the City. This report provides an update on staff's efforts to date, and requests Council's direction for next steps.

RECOMMENDED ACTION:

1. City Council declare that the project is not subject to 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
2. Provide staff with direction.

8B. APPROVAL OF ORDINANCE NO. 1052

This Ordinance was introduced at the regular City Council meeting of June 14, 2016.

RECOMMENDED ACTION:

1. City Clerk read the title of Ordinance No. 1052, entitled:

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, ESTABLISHING A USER FEE UNIT RATE FOR SEWER SERVICES"; and

2. City Council find that this Ordinance is exempt from CEQA review under Public Resources Code section 21080(b)(8) and State CEQA Guidelines section 15273 because the sewer service fees are necessary and reasonable to fund the administration, operation, maintenance, and improvements of the water and sewer systems and will not result in the expansion of the sewer system; and
3. Adopt Ordinance No. 1052.

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

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9. NEW BUSINESS

9A. FY 2016-2017 BUDGET ADOPTION FOR THE CITY OF STANTON AND STANTON HOUSING AUTHORITY

The City Council and Stanton Housing Authority adopt the second year of the biannual budget every other year. On June 23, 2015, the City Council approved the Fiscal Year 2015-2017 Operating and Capital Budget. This current budget increases the General Fund appropriations from that budget by an additional \$596,528 due primarily to increased safety costs.

General Fund revenues for FY 2016/17 are budgeted at \$19,462,437 with appropriations of \$19,764,611. Net transfers in of \$508,800 result in a net increase of \$206,626. When including this year's Redevelopment Agency loan repayment of \$1,178,257, the budgeted surplus to the General Fund Uncommitted Fund Balance (reserves) is \$1,384,883..

RECOMMENDED ACTION:

1. City Council adopt Resolution No. 2016-30 adopting the Fiscal Year 2016-2017 Operating and Capital Budget, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, ADOPTING THE OPERATING AND CAPITAL BUDGET FOR THE FISCAL YEAR 2016-17”; and

2. City Council adopt Resolution No. 2016-31 establishing the Appropriations Limit for Fiscal Year 2016-17, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, ESTABLISHING THE APPROPRIATION LIMIT FOR FISCAL YEAR 2016-17”; and

3. Stanton Housing Authority adopt Resolution No. SHA 2016-02 adopting the Fiscal Year 2016-2017 Housing Authority Budget, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, ADOPTING THE OPERATING AND CAPITAL BUDGET FOR THE FISCAL YEAR 2016-17”; and

4. City Council adopt Resolution No. 2016-32 authorizing the City Treasurer safekeeping and investment authority, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AUTHORIZING THE CITY TREASURER TO DEPOSIT FUNDS FOR SAFEKEEPING AND INVESTMENT AND AUTHORIZING WITHDRAWAL OF FUNDS FROM DEPOSITORIES”.

10. 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.

11. WRITTEN COMMUNICATIONS None.

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

12A. 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.

12B. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE MEETING

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

12C. 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.

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

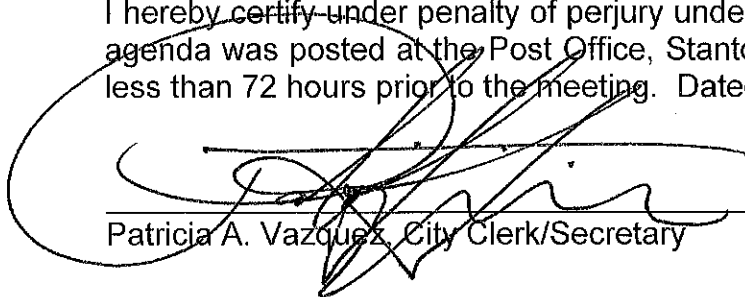
14. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

14A. ORANGE COUNTY SHERIFF'S DEPARTMENT

At this time the Orange County Sheriff's Department will provide the City Council with an update on their current operations.

15. 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 23rd day of June, 2016.



Patricia A. Vazquez, City Clerk/Secretary

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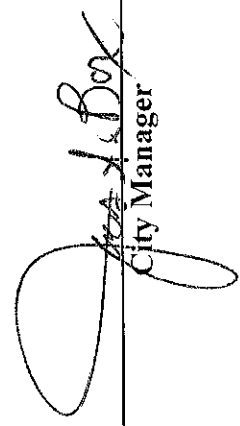
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**CITY OF STANTON
ACCOUNTS PAYABLE REGISTER**

June 9, 2016	\$997,491.12
June 16, 2016	\$179,419.51
June 20, 2016	\$3,000.00

\$1,179,910.63

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 / SUCCESSOR AGENCY / HOUSING AUTHORITY OF THE CITY OF STANTON JOINT REGULAR MEETING JUNE 14, 2016

1. CALL TO ORDER / CLOSED SESSION

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

2. ROLL CALL

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

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 6:01 p.m. for discussion regarding:

4A. PUBLIC EMPLOYEE PERFORMANCE EVALUATION (Pursuant to Government Code Section 54957.6)

Title: City Manager

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

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

The City Attorney reported that the Stanton City Council met in closed session from 6:01 to 6:30 p.m.

The City Attorney reported that there was no reportable action.

DRAFT

6. ROLL CALL

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

Absent: None.

Excused: None.

7. PLEDGE OF ALLEGIANCE

Led by Ms. Kelly Hart, Community Development Director.

8. SPECIAL PRESENTATIONS AND AWARDS

8A. The City Council presented a Certificate of Recognition to Allan Ansdell, honoring Adventure City as Business of the Month for the month of June 2016.

8B. The City Council presented a Certificate of Recognition honoring Laisha Valle as Volunteer of the Month for the month of June 2016.

8C. Presentation by Mr. Derek Kirk, North Orange County Chamber, sharing their mission with the City Council and providing information on their current operations.

8D. Presentation by Mr. Ken Vecchiarelli, Golden State Water Company, sharing their mission with the City Council and providing information on their current operations.

8E. Presentation by Community Services Coordinators Dianna Valtierra and Jesse Zavala; providing the City Council with information on Stanton Central Park programming.

9. CONSENT CALENDAR

Motion/Second: Ethans/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:

DRAFT

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/Authority Board waived reading of Ordinances and Resolutions.

- 9B. APPROVAL OF WARRANTS**

The City Council approved demand warrants dated May 19, 2016, May 26, 2016, and June 2, 2016, in the amount of \$2,572,722.63.

- 9C. APPROVAL OF MINUTES**

The City Council/Agency/Authority Board approved Minutes of Regular Joint Meeting – May 24, 2016.

- 9D. BIENNIAL REVIEW THE CITY'S CONFLICT OF INTEREST CODE**

The proposed action is pursuant to the requirements set forth in section 87306.5 of the Political Reform Act and placed upon the City Council as the City's code-reviewing body.

The City Council directed the review of the City's Conflict of Interest Code and the filing of a Biennial Notice with the City Clerk regarding such review, as required by the Political Reform Act.

DRAFT

9E. RESOLUTIONS OF THE CITY COUNCIL OF THE CITY OF STANTON, CALLING FOR THE HOLDING OF A GENERAL MUNICIPAL ELECTION, REQUESTING THE BOARD OF SUPERVISORS TO CONSOLIDATE A GENERAL MUNICIPAL ELECTION WITH THE STATEWIDE GENERAL ELECTION AND ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE PERTAINING TO CANDIDATES STATEMENTS SUBMITTED TO THE VOTERS

The General Election, including Stanton's Municipal Election, will be held on Tuesday, November 8, 2016. It is City policy to consolidate the local election with that of the County of Orange. In order to enable such consolidation, it is necessary to adopt Resolutions calling for the holding of a general municipal election and requesting consolidation. Additionally, it is necessary to adopt a Resolution pertaining to materials prepared by any candidate for a municipal election, including costs of candidate statements.

1. The City Council adopted Resolution No. 2016-20, Calling for the Holding of a General Municipal Election to be held on November 8, 2016; and
2. The City Council adopted Resolution No. 2016-21, Requesting the Board of Supervisors to Consolidate with the Statewide General Election to be held on November 8, 2016; and
3. The City Council adopted Resolution No. 2016-22, Adopting Regulations for Candidates for Elective Office Pertaining to Candidate Statements Submitted to the Voters.

9F. CONTRACT EXTENSION FOR LILLEY PLANNING GROUP

Requested is the authorization to allow the City Manager to extend the professional services agreement with Lilley Planning Group to continue providing contract planning services for the Community Development Department.

1. The City Council 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
2. Approved the contract amendment for Lilley Planning Group; and
3. Authorized the City Manager to bind the City of Stanton and Lilley Planning Group in a contract to continue providing contract planning services for the Community Development Department.

DRAFT

9G. APPROVE SUBMITTAL OF THE RENEWED MEASURE M ELIGIBILITY PACKAGE AND ITS COMPONENTS AND ADOPTION OF RESOLUTION 2016-14 BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA

The Orange County Transportation Authority (OCTA) requires that local jurisdictions comply with a variety of requirements to remain eligible to receive renewed Measure M2 funding. The proposed action will approve the submittal of items to keep the City eligible to receive annual fairshare and competitive grant funds. The Public Works Department has prepared all the requested documents and is prepared to submit them to OCTA upon approval by the City Council.

City Clerk Executive Summary:

This item is being brought before the City Council for approval of the amended staff report to include specific language and reflect the necessary revisions for submittal to the OCTA to remain eligible to receive renewed Measure M2 funding.

1. The City Council finds the submittal, adoption, and resolution exempt from CEQA per Section 15378(b)(5) [Project does not include]: organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment; and
2. Adopted the Measure M Seven Year Capital Improvement Program (CIP) for fiscal years 2016-17 through 2022-23; and
3. Authorized submittal of Resolution 2016-14 attesting that no reduction of lanes has been made on any MPAH arterial within the City of Stanton, that the City's Circulation Element is in conformance with the Master Plan of Arterial Highways, and that the existing Mitigation Fee Program is adequate; and
4. Submitted the Maintenance of Effort Reporting Form and supporting documentation for the City of Stanton to OCTA, and directed the Director of Administrative Services to certify this form; and
5. Directed the City Engineer to file the adopted CIP and the Measure M eligibility documents with OCTA in compliance with the requirements of OCTA Ordinance No. 3. The eligibility submittal consists of:
 - a. Measure M Seven-Year Capital Improvement Program.
 - b. The Maintenance of Effort Reporting Form.
 - c. Resolution 2016-14 for the MPAH Consistency and Circulation Element.
 - d. The Land Use Element of the City's General Plan.
 - e. Measure M Eligibility Checklist.

DRAFT

9H. CONTRACT FOR THE LEW EDWARDS GROUP

Requested is the authorization to allow the City Manager to enter into a Professional Services Agreement with The Lew Edwards Group for preparation of a residential education, outreach and engagement program.

1. The City Council 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
2. Approved the contract with The Lew Edwards Group; and
3. Authorized the City Manager to enter into a professional services agreement with The Lew Edwards Group with a not to exceed value of \$25,000.

9I. AGREEMENT WITH THE COUNTY OF ORANGE TO PARTICIPATE IN THE ALERT OC COUNTYWIDE EMERGENCY MASS NOTIFICATION SYSTEM

The City has been invited to participate in the Orange County's Alert OC emergency mass notification system. Access to the system is being offered to the City for no charge and will allow the City to contact citizens and disseminate important information during emergency situations.

1. The City Council declared that this 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
2. Approved the MOU agreement between the County of Orange and the City of Stanton, for the City's enrollment in the Countywide Mass Notification System.

DRAFT

9J. RESOLUTION DIRECTING THE AUDITOR OF THE COUNTY OF ORANGE TO ADD THE PROTECTIVE SERVICES TAX TO THE 2016-2017 TAX ROLL

On August 6, 1985, the voters of Stanton adopted an initiative measure establishing a Protective Services Tax. Each year the City Council must adopt a Resolution directing the Auditor Controller to place this assessment on the tax rolls.

1. The City Council 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 direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378(b)(4) 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. 2016-18 directing the County Auditor Controller to place the Protective Services Tax on the 2016-2017 Tax Roll.

9K. AGREEMENT WITH ANAHEIM FAMILY YMCA TO OFFER CONTRACT CLASSES AND SPORTS LEAGUES AT STANTON CENTRAL PARK

This item is before City Council to consider entering into an agreement with the Anaheim Family YMCA to offer various contract classes and sports leagues at Stanton Central Park.

1. The City Council 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
2. Approved the agreement between the Anaheim Family YMCA and the City of Stanton, to offer Contract Classes and Sports Leagues.

DRAFT

9L. AWARD OF A CONSTRUCTION CONTRACT FOR THE KERMORE LANE RECONSTRUCTION PROJECT BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA

The bids for the Kermore Lane Reconstruction Project were opened on May 23, 2016. Based on the post-bid analysis of the six (6) bids received, staff recommends the bid submitted by Excel Paving Company to be the lowest responsible bid.

The cost for completing the Kermore Lane Reconstruction Project is estimated at \$509,290, which includes a 10-percent contingency and a construction inspection fee.

1. The City Council declared this project to be categorically exempt under the California Environmental Quality Act, Class 1, Section 15301c; and
2. Approved the plans and specifications for the Kermore Lane Reconstruction Project; and
3. Awarded a construction contract for the Kermore Lane Reconstruction Project to the lowest responsible bidder, Excel Paving Company, for the amount of \$424,407.00; and
4. Authorized the City Manager to bind the City of Stanton and Excel Paving Company in a contract for the construction of the Kermore Lane Reconstruction Project; and
1. Authorized the City Manager to approve contract changes, not to exceed 10-percent.

END OF CONSENT CALENDAR

DRAFT

10. PUBLIC HEARINGS

10A PUBLIC HEARING RELATIVE TO THE ANNUAL LEVY OF ASSESSMENTS FOR THE INSTALLATION, MAINTENANCE, AND SERVICING OF PUBLIC LIGHTING FACILITIES AND MEDIAN ISLANDS WITHIN THE BOUNDARIES OF THE TERRITORY INCLUDED IN THE STANTON LIGHTING AND LANDSCAPING DISTRICT NO. 1 FOR FISCAL YEAR 2016-2017 PURSUANT TO THE LANDSCAPING AND LIGHTING ACT OF 1972

On May 24, 2016, the City Council adopted Resolution No. 2016-15, approving the Engineers report, and Resolution No. 2016-16, declaring its intention to levy and collect the annual assessments for installation, maintenance and servicing of Lighting and Landscaping District No. 1 for Fiscal Year 2016-2017 pursuant to the Landscaping and Lighting Act of 1972. This is the time and date scheduled to conduct the Public Hearing concerning the annual levy of assessments of the District, the extent of the District, the improvements and the proposed assessments and all other matters pertaining thereto.

Staff report by Mr. Stephen M. Parker, Administrative Services Director.

The public hearing was opened.

No one appearing to speak, the public hearing was closed.

Motion/Second: Shawver/Ramirez

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 conducted the required public hearing concerning the annual levy of assessments for the District, the extent of the District, the improvements and the proposed assessments and all other matters pertaining thereto; and
2. 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 direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378(b)(4) 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
3. Adopted Resolution No. 2016-17, confirming the assessments for installation, maintenance, and servicing of lighting and landscaping within the boundaries of the territory included in the Stanton Lighting and Landscaping District No. 1, for fiscal year 2016-2017.

DRAFT

10B. PUBLIC HEARING -- INTRODUCTION OF ORDINANCE ESTABLISHING A SEWER USER FEE UNIT RATE FOR SEWER SERVICES

On March 1, 1988, the City of Stanton assumed operation and maintenance of sanitary sewer system improvements within its jurisdictional boundary under Orange County Reorganization No. 88. In order to provide sufficient revenue for the operation of the Stanton Sewer Department the City Council must annually adopt an ordinance to establish a user fee rate for sewer services for each fiscal year.

Staff report by Mr. Stephen M. Parker, Administrative Services Director.

The public hearing was opened.

No one appearing to speak, the public hearing was closed.

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 proposed ordinance is exempt from the California Environmental Quality Act ("CEQA") review under Public Resources Code section 21080(b)(8) and State CEQA Guidelines section 15273; and
2. Conducted a public hearing to receive public comment regarding maintaining the current Sewer User Fee rate, which is a two percent reduction from the fiscal year 2014-2015 Sewer User Fee unit rate until such time as the sewer rates are otherwise revised by a subsequent ordinance of the City Council; and
3. Approved the fiscal year 2016-2017 parcel list for levying of the annual Sewer User Fee unit rate (on file in the City Clerk's office); and
4. Introduced Ordinance No. 1052 and set said ordinance for adoption at the regular City Council meeting of June 28, 2016.

DRAFT

10C. ORDINANCE TO AMEND THE ZONING CODE TO ESTABLISH NEW REGULATIONS RELATING TO POLITICAL SIGNS AND TEMPORARY NONCOMMERCIAL SIGNS

The proposed ordinance would amend the zoning code to modify and remove regulations on temporary noncommercial signs, such as political, religious, or ideological signs, in order to comply with the 2015 United States Supreme Court ruling.

Staff report by Ms. Kelly Hart, Community Development Director.

The public hearing was opened.

No one appearing to speak, the public hearing was closed.

Motion/Second: Ethans/Warren

Amended motion unanimously carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: None

The City Council directed staff to amend the sign code as presented and to bring the amended sign code back to the City Council for consideration.

DRAFT

11. UNFINISHED BUSINESS

11A. APPROVAL OF ORDINANCE NO. 1051

This Ordinance was introduced at the regular City Council meeting of May 24, 2016.

Presentation by Ms. Patricia A. Vazquez, City Clerk.

Motion/Second: Ramirez/Ethans

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

Motion unanimously carried:

1. The City Clerk read the title of Ordinance No. 1051, entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, ADDING CHAPTER 14.08 TO TITLE 14 OF THE STANTON MUNICIPAL CODE REGARDING REGULATIONS FOR THE USE OF PUBLIC SKATE PARKS”; and

2. The City Council finds that this Ordinance is exempt from 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; and
3. Adopted Ordinance No. 1051.

DRAFT

12. NEW BUSINESS

12A. APPROVAL OF THIRD AMENDMENT TO THE AGREEMENT BETWEEN THE CITY OF STANTON AND THE COUNTY OF ORANGE FOR LAW ENFORCEMENT SERVICES

The City of Stanton has contracted for police services with the Orange County Sheriff since 1988.

The City Council approves a five-year agreement with the County of Orange for law enforcement services. Then each fiscal year, an amendment to the Agreement is prepared which adjusts the cost for services, and any changes to the level of services directed by the City.

The current five-year agreement provides for services for the period from July 1, 2013 to June 30, 2018. The third amendment proposes the cost for services for FY 2016-2017 at \$9,673,787.

Staff report by Mr. Stephen M. Parker, Administrative Services Director.

The City Council expressed their concerns to Ms. Lynn Yamada, Orange County Sheriff's Department regarding the continued rising costs of services.

Motion/Second: Shawver/Ethans

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 project is exempt from California Environmental Quality Act ("CEQA") under Section 15378(b)(4) – The creation of government funding mechanisms or other government fiscal activities which do not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment; and
2. Approved the Third Amendment to the Five-Year Agreement for Law Enforcement Services between the City of Stanton and the County of Orange; and
3. Authorized the City Manager to execute the Operations Agreement.

13. ORAL COMMUNICATIONS – PUBLIC None.

14. WRITTEN COMMUNICATIONS None.

DRAFT

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

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

Council Member Ramirez spoke regarding collaboration with the California Massage Therapy Council (CAMTC) in reporting unprofessional conduct, should evidence be presented regarding massage establishments within the City.

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

None.

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

None.

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

None.

17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

Public Works Director/City Engineer Allan Rigg provided the City Council with an update regarding construction on the Stanton Central Park project.

17A. ORANGE COUNTY FIRE AUTHORITY

Chief Dave Steffen provided the City Council with an update on their current operations.

18. ADJOURNMENT in memory of the victims of the Orlando Shooting and in honor of their families and also in memory and honor of Mr. Andrew Charles Lazzaretto, Jr.

Motion/Second: Donahue/

Motion carried at 7:58 p.m.

MAYOR/CHAIRMAN

ATTEST:

CITY CLERK/SECRETARY

CITY OF STANTON

REPORT TO THE CITY COUNCIL

TO: Honorable Mayor and City Council

DATE: June 28, 2016

SUBJECT: MAY 2016 INVESTMENT REPORT

REPORT IN BRIEF:

The Investment Report as of May 31, 2016 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 May 2016.

BACKGROUND:

The attached reports summarize the City investments and deposit balances as of May 2016. 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 May 2016 was 0.552%. The City's other investments are shown on Attachment B and have a weighted investment yield of 1.32%. Including LAIF, the Stanton Central Park depository account and the City's deposit in the Bank of the West money market account, the weighted investment yield of the portfolio is 0.66%, which exceeds the benchmark LAIF return of 0.55%.

The weighted average maturity of the City's investments at May 31, 2016 is 902 days. Including LAIF, the Stanton Central Park depository account and a money market account, it is 228 days. LAIF's average maturity at May 31, 2016 was approximately 179 days.

The City was able to exceed the LAIF benchmark return, through Chandler Asset Management's diversification of the portfolio and pushing the weighted average maturity to more than quintuple 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 \$9.4 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.

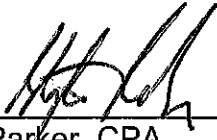
PUBLIC NOTIFICATION:

Through the agenda posting process.

STRATEGIC PLAN OBJECTIVE ADDRESSED

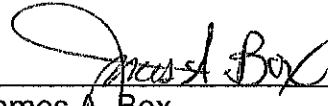
4. Ensure Fiscal Stability and Efficiency in Governance

Prepared by:



Stephen M. Parker, CPA
Administrative Services Director/Treasurer

Approved:



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
May 31, 2016

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	0.55%	\$ 20,488,825	\$ 15,345,808	62.01%	\$ 15,349,200	LAIF
Investments ²	Various	Various	Various	\$ 9,338,904	9,401,380	37.99%	9,386,105	US Bank
Subtotal - Investments					\$ 24,747,187	100.00%	\$ 24,735,305	
Demand Deposits/Main Checking - City portion	Bank of the West	On Demand	N/A	N/A	\$ (5,496,536)		\$ (5,496,536)	Bank of the West
Money Market Account	Bank of the West	On Demand	0.29%	\$ 12,465,109	12,465,109		12,465,109	Bank of the West
Imprest Accts & Petty Cash	Bank of the West	On Demand	N/A	N/A	71,011		71,011	Bank of the West
Stanton Park Depository Account	US Bank	On Demand	0.02%	\$ 284	284		284	
Subtotal - Deposits					\$ 7,039,868		\$ 7,039,868	

Total Cash Investments and Deposits ³

228	0.66%
Weighted Average Maturity (days)	Weighted Average Yield

\$ 31,787,055

\$ 31,775,173

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
May 2016**

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)		0.55%				6/1/2016	NC	20,488,825	15,345,808	15,348,200	41.27%	100%
Cash Equivalents													
Chandler Asset Management	First American Government Obligation	31846V203							80,081	80,081	80,081	0.22%	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	148,404		
Multi-Bank Securities	CD - EnerBank USA	29286NFX7	1.75%	1.750%	100	08/15/11	08/15/16	NC	248,000	248,000	248,667		
First Empire Securities	CD - Camden National Bk	133033DL1	1.75%	1.750%	100	08/17/11	08/17/16	NC	248,000	248,000	248,982		
First Empire Securities	CD - Discover Bank	254670Q54	1.75%	1.750%	100	08/17/11	08/17/16	NC	140,000	140,000	140,386		
Time Value Investments	CD - GE Capital Bank	38160VSC0	1.35%	1.350%	100	10/19/12	10/19/16	NC	248,000	248,000	248,806		
First Empire Securities	CD - Goldman Sachs Bank	38143ARY3	1.85%	1.850%	100	05/09/12	05/09/17	NC	97,000	97,000	98,026		
First Empire Securities	CD - Discover Bank	254671AT7	1.75%	1.750%	100	05/09/12	05/09/17	NC	100,000	100,000	101,059		
First Empire Securities	CD - Sallie Mae Bank	795450PJ8	1.60%	1.600%	100	10/01/12	08/19/17	NC	100,000	100,000	101,170		
Multi-Bank Securities	CD - American Express	02587DLD8	1.55%	1.550%	100	10/04/12	10/04/17	NC	248,000	248,000	250,755		
Time Value Investments	CD - HSBC	40431G3Q0	0.75%	Variable	100	10/26/12	10/26/17	NC	248,000	248,000	244,726		
First Empire Securities	CD - Everbank	29876DPY0	1.10%	1.100%	100	11/30/12	11/30/17	NC	248,000	248,000	248,734		
									2,073,000	2,073,000	2,079,417	5.57%	30%
U.S. Government Agency Securities:													
Chandler Asset Management	FHLB	3130A0JR2	1.65%	2.375%	103,068	11/23/15	12/13/19	NC	200,000	205,698	207,092		
Chandler Asset Management	FHLB	3133782M2	1.16%	1.500%	101,226	02/01/16	03/08/19	NC	185,000	186,930	186,959		
Chandler Asset Management	FHLB	3130A7CV5	1.46%	1.375%	99,769	02/17/16	02/18/21	NC	160,000	159,354	159,368		
Chandler Asset Management	FHLB	313382K69	1.53%	1.750%	101,716	03/23/16	03/12/21	NC	190,000	192,005	192,487		
Chandler Asset Management	FHLB	3130A7PV1	1.33%	1.375%	99,796	04/12/16	04/05/21	NC	200,000	200,432	198,984		
Chandler Asset Management	FHLB	3137EADK2	1.57%	1.250%	98,94	06/18/15	08/01/19	NC	180,000	177,745	180,632		
Chandler Asset Management	FHLB	3137EADM8	1.25%	1.250%	99,15	08/31/15	10/02/19	NC	190,000	188,394	190,279		
Chandler Asset Management	FHLB	3135G0E58	1.20%	1.125%	100,42	09/30/15	12/14/2018	NC	195,000	195,014	195,657		
Chandler Asset Management	FHLB	3135G0G72	1.17%	1.125%	99,39	10/30/2015	12/14/2018	NC	195,000	194,709	195,437		
Chandler Asset Management	FHLB	3135G0J20	1.31%	1.375%	100,01	4/12/2016	2/26/2021	NC	200,000	200,630	199,326		
Chandler Asset Management	FHLB	3135G0D75	1.27%	1.500%	100,90	2/24/2016	6/22/2020	NC	200,000	201,962	201,444		
Chandler Asset Management	FHLB	3130A3UQ5	1.49%	1.875%	102,18	2/1/2016	12/11/2020	NC	185,000	186,349	187,832		
Chandler Asset Management	FHLB	3135G0F73	1.50%	1.500%	100,36	1/20/2016	11/30/2020	NC	190,000	190,035	190,623		
Chandler Asset Management	FHLB	3135G0H55	1.50%	1.875%	102,11	1/20/2016	12/28/2020	NC	190,000	193,366	193,825		
									2,660,000	2,674,641	2,679,946	7.19%	100%
US Treasury													
Chandler Asset Management	US Treasury	912828VG2	0.45%	0.500%	100,10	06/13/14	06/15/16	NC	150,000	150,147	150,018		
Chandler Asset Management	US Treasury	912828A59	0.58%	0.625%	100,12	05/29/14	12/15/16	NC	165,000	165,200	165,064		
Chandler Asset Management	US Treasury	912828C73	0.71%	0.875%	100,47	05/29/14	04/15/17	NC	190,000	190,885	190,314		
Chandler Asset Management	US Treasury	912828VA5	1.28%	1.125%	99,86	02/01/16	04/30/20	NC	100,000	99,356	99,637		
Chandler Asset Management	US Treasury	912828N89	1.21%	1.375%	100,65	02/24/16	01/31/21	NC	200,000	201,555	200,172		
Chandler Asset Management	US Treasury	912828UV0	1.68%	1.125%	97,75	12/22/15	03/31/20	NC	200,000	195,907	199,492		
Chandler Asset Management	US Treasury	912828VV9	1.76%	2.125%	101,61	12/22/15	08/31/20	NC	200,000	203,790	206,820		
Chandler Asset Management	US Treasury	912828WC0	1.78%	1.750%	99,84	12/22/15	10/31/20	NC	200,000	200,282	203,610		
Chandler Asset Management	US Treasury	912828TH3	1.19%	0.875%	98,89	09/23/15	07/31/19	NC	190,000	187,789	188,932		
Chandler Asset Management	US Treasury	912828UB4	1.37%	1.000%	98,48	10/29/15	11/30/19	NC	110,000	108,402	109,519		
Chandler Asset Management	US Treasury	912828ST8	1.25%	1.250%	100,16	05/28/15	04/30/19	NC	160,000	160,007	161,118		
Chandler Asset Management	US Treasury	912828L65	1.36%	1.375%	100,84	03/23/16	09/30/20	NC	190,000	190,090	190,513		
									2,055,000	2,063,410	2,065,210	5.52%	100%

0.66% Weighted Average Yield	incl LAIF, investments depository account and money market
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CITY OF STANTON
CASH AND INVESTMENT BALANCES BY FUND TYPE
May 31, 2016

Fund Type	Cash and Investments	Totals
General Fund:		
Pooled	\$ (4,143,801)	
Other Accounts *	21,937,783	\$ 17,793,983
Special Revenue, Capital Projects and Enterprise Funds:		
Gas Tax	1,544,692	
Proposition 1B	-	
Measure M	1,011,867	
Fire Emergency Services	26,257	
Lighting & Median Maint.	2,001,320	
Sewer Maintenance	3,330,037	
Other	4,458,192	12,372,365
Internal Service Funds		1,368,601
Trust Funds		252,106
Total Cash and Investment Balances		\$ 31,787,055

* 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: June 28, 2016

SUBJECT: MAY 2016 INVESTMENT REPORT

REPORT IN BRIEF:

The Investment Report as of May 31, 2016 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 May 2016.

BACKGROUND:

The attached reports summarize the Successor Agency investments and deposit balances as of May 2016. 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 May 2016 was 0.55%.

The Agency began making investments in reserve funds other than those held by bond trustees in October 2015 for the first time. The Agency's other investments are shown on Attachment A and have a weighted investment yield of 1.84%. Including LAIF and

Successor Agency
Agenda Item # SA

6E

the Agency's portion of the Bank of the West checking and money market accounts, the weighted investment yield of the portfolio is 1.14%, which is more than double the benchmark LAIF return of 0.55%.

The weighted average maturity of the Agency's investments at May 31, 2016 is 1,369 days, or over three and a half years, as there is no immediate need for funds held in the reserve account. Including LAIF, the checking and money market accounts, the weighted average maturity is 478 days. LAIF's average maturity at May 31, 2016 is approximately 179 days.

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:

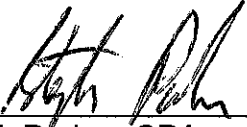
Through the agenda posting process.

STRATEGIC PLAN OBJECTIVE ADDRESSED:

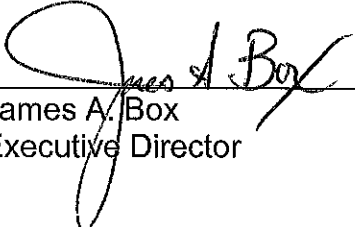
4. Ensure Fiscal Stability and Efficiency in Governance

Prepared by:

Approved by:



Stephen M. Parker, CPA
Administrative Services Director/Treasurer



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
May 31, 2016**

Investment Type	Institution	Issuer/ Broker	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
State Treasurer's Pool - SA portion	Local Agency Investment Fund (LAIF)	State of California	On Demand	0.55%	\$ 5,143,018	\$ 5,143,018	\$ 5,144,423	LAIF
Imprest Account - SA portion	Bank of the West	Bank of the West	On Demand	N/A	(1,842,118)	(1,842,118)	(1,842,118)	Bank of the West
Clawback - Demand Deposits/Money Market Account	Bank of the West Money Market	Bank of the West	On Demand	0.29%	9,088,517	9,088,517	9,088,517	Bank of the West

Total Cash Investments and Deposits

\$ 12,389,417 \$ 12,390,822

Bond Funds Held by Trustees:

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

Total 2005 Tax Allocation Bonds - Series A (Taxable)

\$ - \$

Investment Type	Institution	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									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$	\$	\$	US Bank
Interest									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$	\$	\$	US Bank
Special Fund									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$	\$	\$	US Bank
Reserve Account									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%				US Bank
Redevelopment Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%				US Bank

Total 2005 Tax Allocation Bonds - Series B (Tax-Exempt)

\$ - \$

Investment Type	Institution	Issuer/ Broker	CUSIP Number	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
2010 Tax Allocation Bonds (Tax-Exempt)									
Principal									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$3.84	\$3.84	\$3.84	US Bank
Interest									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$0.00	\$0.00	\$0.00	US Bank
Special Fund									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$0.17	\$0.17	\$0.17	US Bank
Reserve Account									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$12,659.77	\$12,659.77	\$12,659.77	US Bank
US Gov't Agency Security	Federal Home Loan Banks	Stern Agee	313380FB8	9/13/2019	1.38%	\$525,000.00	\$530,184.23	\$527,782.50	US Bank
US Gov't Agency Security	FNMA	Stern Agee	3135G0F73	11/30/2020	1.50%	\$530,000.00	\$532,368.90	\$531,738.40	US Bank
Negotiable Certificate of Deposit	Firstbank Puerto Rico	First Empire	33767ARS2	11/19/2018	1.50%	\$99,000.00	\$99,000.00	\$100,261.26	US Bank
Wells Fargo Bank Na	Wells Fargo Bank NA	MBS	9497482T3	11/19/2018	1.55%	\$249,000.00	\$249,000.00	\$252,169.77	US Bank
Goldman Sachs Bank USA	Goldman Sachs Bank USA	First Empire	38148J2Y6	11/26/2018	1.70%	\$150,000.00	\$150,000.00	\$151,908.00	US Bank
Redevelopment Fund:									
US Bank Money Market Fund	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$0.00	\$0.00	\$0.00	US Bank

Total 2010 Tax Allocation Bonds (Tax-Exempt)

\$1,573,216.91

\$1,576,523.71

Investment Type	Institution	Issuer/ Broker	CUSIP Number	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
2011 Tax Allocation Bonds - Series A (Taxable)									
Principal:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$1.07	\$1.07	\$1.07	US Bank
Interest Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$0.00	\$0.00	\$0.00	US Bank
Reserve Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$14,115.76	\$14,115.76	\$14,115.76	US Bank
US Gov't Agency Security	Federal Home Loan Banks	Stern Agee	313380FB8	9/13/2019	1.38%	\$490,000.00	\$494,694.01	\$492,597.00	US Bank
US Gov't Agency Security	Private Export Funding Corp	Stern Agee	742651DV1	9/15/2020	2.30%	\$470,000.00	\$483,304.30	\$484,626.40	US Bank
Negotiable Certificate of Deposit	Ally Bank	Stern Agee	02006LUX9	10/22/2018	1.60%	\$246,000.00	\$246,782.00	\$249,382.50	US Bank
Negotiable Certificate of Deposit	Comenity Capital Bank	Stern Agee	20033ANIK8	11/2/2018	1.40%	\$244,000.00	\$243,085.00	\$247,384.28	US Bank
Protect Account:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$4,728,968.25	\$4,728,968.25	\$4,728,968.25	US Bank
DS Fund									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$0.18	\$0.18	\$0.18	US Bank

Total 2011 Tax Allocation Bonds - Series A (Taxable)

\$6,210,950.57 \$6,217,075.44

Investment Type	Institution	Issuer/ Broker	CUSIP Number	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
2011 Tax Allocation Bonds - Series B (Taxable)									
Principal:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$0.00	\$1.10	\$1.10	US Bank
Interest Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$517,523.92	\$517,523.92	\$517,523.92	US Bank
Special Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$0.00	\$0.00	\$0.00	US Bank
Bond Reserve Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$22,481.46	\$22,481.46	\$22,481.46	US Bank
US Gov't Agency Security	Federal Home Loan Banks	Stern Agee	313380FB8	9/13/2019	1.38%	\$455,000.00	\$459,358.30	\$457,411.50	US Bank
Negotiable Certificate of Deposit	Capital One Bank	Stern Agee	140420WJ5	10/9/2018	1.65%	\$218,000.00	\$219,120.00	\$220,977.88	US Bank
Negotiable Certificate of Deposit	Capital One NA	Stern Agee	14042RBJ9	10/29/2018	1.65%	\$213,000.00	\$212,811.00	\$215,937.27	US Bank
US Gov't Agency Security	Private Export Funding Corp	Stern Agee	742651DV1	9/15/2020	2.30%	\$430,000.00	\$442,171.70	\$443,381.60	US Bank
Redevelopment Account:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$1,583,046.00	\$1,583,046.00	\$1,583,046.00	US Bank

Total 2011 Tax Allocation Bonds - Series B (Taxable)

\$ 3,456,513 \$ 3,460,761

Investment Type	Institution	Issuer/ Broker	CUSIP Number	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
2016 Series A and B									
Interest Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$11,744.87	\$11,744.87	\$11,744.87	US Bank
Reserve Fund:									
Insurance Commitment	Build America Mutual	BAM	98INP3YD7	N/A	0.00%	\$1,656,074.91	\$1.00	\$1,656,074.91	US Bank
Cost of Issuance Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$0.00	\$0.00	\$0.00	US Bank
2005A Refunding Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$0.00	\$0.00	\$0.00	US Bank
2005B Refunding Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$0.00	\$0.00	\$0.00	US Bank

Total 2016 Series A and B

\$11,745.87 \$1,667,819.78

Total Bond Fund Investments and Deposits (3)

\$ 11,252,427 \$ 12,922,180

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****May 31, 2016**

Fund	Cash Balance
710 Project 2000 Debt Service Fund	-
711 Redevelopment Debt Service Fund	-
712 Redevelopment Obligation Retirement Fund	3,386,712
720 Low and Moderate Income Housing Fund	-
721 Housing Successor Fund	-
730 Community Redevelopment Administration Fund	-
731 Successor Agency Admin Fund	(85,912)
740 Redevelopment Project Fund	-
741 Successor Agency Project Fund	100
741 Cash DDR Clawback	9,088,517

TOTAL CASH BALANCE**\$ 12,389,417**

CITY OF STANTON

REPORT TO CITY COUNCIL

TO: Honorable Mayor and Members of the City Council

DATE: June 28, 2016

SUBJECT: AGREEMENT WITH MAJOR LEAGUE SOFTBALL TO OFFER A FULL SERVICE REVENUE GENERATING ADULT SOFTBALL PROGRAM

REPORT IN BRIEF:

This item is before City Council to consider entering into an agreement with the Major League Softball to offer a full service adult softball program in the City of Stanton.

RECOMMENDED ACTION:

1. 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
2. City Council approve the agreement between the Major League Softball and the City of Stanton, to offer a full service adult softball program.

BACKGROUND:

To deliver Stanton Central Park as a multi-service facility, with minimal impact to the City's general fund, the Community Services Department has partnered with a well established organization to offer an adult softball program that has no out of pocket costs to the City. Major League Softball has been in operation for over 30 years and currently run programs in five counties and 22 cities. Partnering with this entity addresses the revenue generating component of the 2015 Strategic Plan.

If approved, Major League Softball will be responsible for all aspects associated with the program such as the program administration, officiating services, scorekeeping services, awards and field maintenance and preparation. The program will be conducted in accordance with the attached agreement and games will be held at Stanton Central Park and the Norm Ross Sports Facility. When league registration is taken, the City will receive 30% of the registration fees and the Major League Softball will receive 70%. There is also an option for Major League Softball to conduct tournament play, if there is field availability and a need for additional revenue.

ANALYSIS/JUSTIFICATION:

The proposed agreement with Major League Softball is a three year agreement, with the current agreement ending June 30, 2019 and it is anticipated that the organization will continue to provide services in the future years.

The Agreement stipulates that the Major League Softball must meet specific liability and insurance requirements by the City and also includes additional insurance benefits to the participants at no additional cost to the City or participants.

By partnering with the Major League Softball, the City will be able to provide a full service adult softball program in the City, with minimal cost to the City, while receiving 30% of all registration fees.

Another important factor to consider, is keeping the fields in good condition. Major League Softball are experts in this area and will be responsible for the weekly upkeep of fields, as they will be dragging and lining the fields three days a week. This is an added benefit and will help keep our fields in pristine condition.

FISCAL IMPACT:

There is no impact on the General Fund. Major League Softball will cover all operational, personnel and programmatic expenses.

ENVIRONMENTAL IMPACT:

In accordance with the requirements of the CEQA, this project has been determined to be exempt under Section 15061(b)(3).

PUBLIC NOTIFICATION:

Through the normal agenda process.

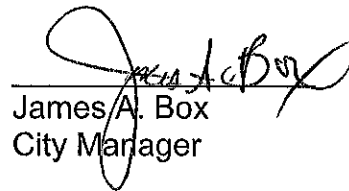
STRATEGIC PLAN OBJECTIVE ADDRESSED:

5 – Provide A High Quality of Life.

Prepared By:


Julie Roman
Community Services Director

Approved by:


James A. Box
City Manager

Attachment

- A. Agreement between the City of Stanton and Major League Softball.
- B. Major League Softball – Ball Field Maintenance Services

**OPERATING SERVICES AGREEMENT
MAJOR LEAGUE SOFTBALL**

THIS OPERATING SERVICES "Agreement" made the 30th day of June, 2016, by and between the CITY OF STANTON, a municipal corporation, hereinafter referred to as CITY, and MAJOR LEAGUE SOFTBALL, INC., a California corporation hereinafter referred to as PROVIDER.

WITNESSETH:

In consideration of this their mutual covenants and conditions, CITY exclusively retains PROVIDER to organize and manage the Stanton Adult Softball Program (which shall include both a league and tournament series) and to do the things necessary to provide the services, and to make payment to CITY, in accordance to the terms contained herein.

I. DEFINITIONS

A. For the purpose of this Agreement, the following words and phrases are defined and shall be construed as hereinafter set out:

1. CITY: The City of Stanton, acting by and through its City Council.

2. PROVIDER: The Individual or Corporation with whom CITY enters into this Agreement, and the person with whom the City Manager and/or Director of Community Services or their representative deals regarding subject Agreement. All employees and agents of the PROVIDER are subject to the terms of this Agreement.

3. STAFF: The City Manager, Director of Community Services, or their authorized representative(s), acting as agents of CITY.

4. SCOPE OF SERVICES: The services to be provided by PROVIDER, and the responsibilities of PROVIDER, shall be limited to the following functions:

- A. Program Administration
- B. Officiating Services
- C. Scorekeeping Services
- D. Awards
- E. Field Maintenance/Preparation

5. LEAGUE DIRECTOR: The individual assigned by PROVIDER to provide daily supervision.

6. SOFTBALL FIELDS: The terms "softball fields" and "fields" as used in this Agreement shall mean only the in-play areas of the subject ball fields, and specifically shall not include any out-of-play areas, bleachers, buildings or structures of any kind, sidewalks, streets, driveways, parking areas, playground or school yard areas.

II. FINANCIAL CONSIDERATIONS:

A. As part of the services to be provided hereunder, PROVIDER shall collect on behalf of CITY all team registration fees. As consideration for its services under this Agreement, PROVIDER shall be entitled to retain 70% of the gross receipts from team registration fees. PROVIDER shall pay to CITY the other 30% of the gross receipts from team registration fees.

Payments of the 30% share of team registration fees shall be made by PROVIDER to CITY in accordance with the payment schedule provided in Section IV. B. 8 below. PROVIDER shall administer the registration system including, but not limited to registrations, collecting of fees, providing a receipt and keeping of an accounting procedure acceptable to CITY.

B. As part of the services to be provided hereunder, PROVIDER shall collect on behalf of CITY all tournament team registration fees. As consideration for its services under this Agreement, PROVIDER shall be entitled to retain 85% of the gross receipts for each tournament team registered. PROVIDER shall pay to CITY the other 15% of the gross receipts from tournament team registration fees.

Payments of the 15% share of tournament team registration fees shall be made by PROVIDER to CITY within thirty (30) days after each tournament event. PROVIDER shall administer the tournament registration system including, but not limited to registrations, collecting of tournament fees, providing a receipt and keeping an accounting procedure acceptable to CITY.

III. TERM

Term of this Agreement shall be for a period of three (3) years, beginning June 30, 2016 and expiring June 30, 2019, unless earlier terminated in accordance with other provisions of this Agreement.

IV. OPERATING RESPONSIBILITIES:

A. GENERAL

1. Employees: PROVIDER shall provide such employees or independent contractors (collectively referred to as "employees") as may be required to render good service, to the satisfaction of STAFF. Such persons shall be satisfactory to STAFF as to their personal conduct, honesty, courtesy, health, personal appearance and willingness to cooperate with CITY employees. In the event an employee is not satisfactory, as herein defined, STAFF may furnish a written directive to PROVIDER to correct the cause of said dissatisfaction. If PROVIDER does not correct said problem to the satisfaction of CITY within 60 days after said written directive is received, STAFF may furnish a subsequent written notice to PROVIDER requiring that said employee be excluded from providing further services to CITY.

2. Operation. PROVIDER shall provide general supervision of softball fields including the enforcement of safety practices and regulations during periods the softball fields are in use in connection with the operation of the City of Stanton Adult Softball Program (in accordance with published game schedules as submitted to and approved by CITY). PROVIDER shall exercise the right to exclude persons from using the fields who do not abide by established rules.

3. Conduct: PROVIDER shall at all times perform its services in a quiet and orderly manner to the satisfaction of STAFF.

4. Disorderly Persons: PROVIDER shall use its reasonable efforts to prohibit intoxicated persons, profane or indecent language, or boisterous or loud conduct in or about the softball fields and will call upon the aid of peace officers to assist in maintaining peaceful conditions.

5. Permits and Licenses: PROVIDER shall be required to obtain at his sole expense any and all permits or licenses that may be required in connection with PROVIDER's subject operation including, but not limited to tax permits, business licenses and health permits.

6. Signs and Advertisements: No signs of any kind shall be displayed unless approved by STAFF, who may require removal or refurbishment of any sign previously approved. PROVIDER shall not permit vendors to display wares unless written permission is secured from STAFF and such permission shall be subject to revocation at any time.

7. Sponsorship: Notwithstanding that PROVIDER is providing to CITY the operating services contemplated in this Agreement, it is acknowledged that the City of Stanton Adult Softball Program is sponsored by CITY, and that PROVIDER is not a sponsor or co-sponsor of said Program.

B. ADMINISTRATION

1. League Director: The LEAGUE DIRECTOR shall oversee the program on a day-to-day basis. The League Director shall be an experienced umpire/scorekeeper who will work to serve the needs of both CITY and program participants.

2. League Coordination: The dates designated for and the duration of each league and the number of games offered will be determined by and within the sole discretion of CITY. PROVIDER shall schedule adult softball league play according to facility schedules as determined by and within the sole discretion of CITY.

3. Marketing: PROVIDER shall at all times use its reasonable best efforts to provide for the best possible program promotion, consistent with the marketing services generally offered by persons engaged in providing services similar to those required of PROVIDER under this Agreement. Services shall include, but may not be limited to, press releases, program flyers, letters and forms, mailing lists and a phone "hot line". All such marketing materials and forms must be submitted to CITY by established deadline. CITY'S written approval shall be obtained before such materials are distributed.

4. Pre-Season Services: PROVIDER shall arrange with STAFF mutually agreeable dates, times, and a Stanton location for team registration. PROVIDER shall collect and deposit league fees into a separate "Stanton" checking account. PROVIDER shall be responsible for team classification and league formation resulting in the most balanced and equitable competition possible. PROVIDER shall be responsible for preparing, printing and distributing of game schedules. Copies of game schedules shall be provided to CITY prior to the start of each season. Changes to game schedules will be provided to CITY

within three (3) days after their occurrence.

5. Sign In Sheets: PROVIDER shall provide sign-in sheets with hold harmless/release/assumption of risk provisions ("Release"), approved in advance by CITY in writing and ensure that each player signs the Release. Any player failing or refusing to sign the Release shall not be permitted to play by PROVIDER.

6. Manager's Meeting: PROVIDER shall organize and supervise each pre-season manager's meeting. This meeting will include distribution of league rules.

7. Southern California Municipal Athletic Federation (SCMAF): PROVIDER shall complete all SCMAF Players' Medical Benefit Fund (PMBF) registration paperwork, as required, and pay SCMAF fees within thirty (30) days of the first scheduled day of the season.

8. Method of Payment: PROVIDER shall pay to CITY 30% of the gross receipts from team registration fees in accordance with the following schedule (with each date specified being said date next following the start of the subject League):

Winter League	-	on or before April 15
Spring League	-	on or before July 15
Summer League	-	on or before October 15
Fall League	-	on or before January 15

PROVIDER shall transmit with payment, a Gross Receipts Report for the season which payment is submitted. STAFF shall provide a form this purpose, and the completed form shall include a statement of the gross receipts by source of sales, and such other information as STAFF may require. The payment shall be addressed to:

City of Stanton
7800 Katella Avenue
Stanton, CA 90680
Attn: Community Services Director

In the event PROVIDER fails to submit payment by the date due, an additional ten percent (10%) of the amount due will be charged for each month, or fraction thereof, that the payment is due. This charge is intended to compensate CITY for additional accounting and administrative costs.

C. SERVICES

1. Officiating Services: PROVIDER shall recruit, train, supervise and evaluate softball umpires. PROVIDER shall schedule and assign the approved number of SCMAF certified umpires to all

games.

2. Scorekeeping Services: PROVIDER shall recruit, train, supervise and evaluate all scorekeepers. PROVIDER shall schedule and assign league scorekeepers to all games. PROVIDER shall provide computerized scoring of all league softball games and generate and provide to teams reports at the conclusion of each game. CITY shall provide one (1) 110 volt electrical outlet at each softball field.

3. Equipment: PROVIDER shall provide all essential game equipment, including, but not necessarily limited to: one (1) new and one (1) good used SCMAF approved softball for each game, certified home plate extensions on each field, and Hollywood Impact or similar CITY approved quality bases for each field.

4. Field Maintenance: PROVIDER shall perform maintenance services in accordance with the "MLS Standard Softball Diamond Maintenance System" attached hereto as Attachment 1 and incorporated herein by reference.

5. Awards: PROVIDER shall provide no fewer and fifteen (15) individual awards for first and second place teams. Awards shall consist of shirts, sweatshirts or similar items as approved by CITY. Awards shall also be provided for statistical leaders in up to three (3) categories in each league at the end of each season.

6. The Services provided in this Section IV. C. shall be provided by PROVIDER at PROVIDER's sole cost.

V. SOFTBALL FIELD IMPROVEMENTS:

A. PROVIDER may make additional softball field improvements subject to prior written approval of CITY. In addition, CITY may, from time to time, make certain improvements which it deems to be advantageous or necessary for the protection of public property.

VI. LIABILITY AND INSURANCE:

A. Hold Harmless:

1. CITY and its respective elected and appointed boards, officials, officers, agents, employees and volunteer (individually and collectively, "Indemnitees") shall have no liability to PROVIDER or any other person for, and PROVIDER shall indemnify, defend, protect and hold harmless Indemnitees from and against, any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney's fees and disbursements (collectively "Claims"), which Indemnitees may suffer or incur or to which Indemnitees may become subject by reason of or arising out of any injury to or death of any person(s), damage to property, loss of use of property, economic loss or otherwise to the extent occurring as a result of or allegedly caused by the negligent, willful or unlawful acts or omissions of PROVIDER, its agents, officers, directors or employees, committed in performing any of the services under this Agreement.

2. If any action or proceeding is brought against Indemnitees by reason of any of the matters against which PROVIDER has agreed to indemnify Indemnities as provided above, PROVIDER, upon notice from CITY, shall defend Indemnitees at PROVIDER'S expense by counsel acceptable to CITY, such acceptance not to be unreasonably withheld. Indemnitees need not have first paid for any of the matters to which Indemnitees are entitled to indemnification in order to be so indemnified. The provisions of this section shall survive the expiration or earlier termination of the Agreement.

3. The provisions of this section do not apply to Claims to the extent occurring as a result of the CITY's active negligence or willful acts or omissions.

B. Insurance Requirements: PROVIDER shall, at its expense, procure and maintain for the duration of the Agreement the following types and limits of insurance :

1. Minimum Scope of Insurance. PROVIDER shall, at its sole cost and expense, procure and maintain in full force and effect throughout the term of this Agreement, the following insurance: (1) *Commercial General Liability*: Insurance Services Office Commercial General Liability coverage (occurrence form CG 00 01); (2) *Workers' Compensation and Employer's Liability*: Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance.
2. Minimum Limits of Insurance. PROVIDER shall maintain limits no less than: (1) *Commercial General Liability*: \$1,000,000 per occurrence and \$2,000,000 aggregate for bodily injury, personal injury and property damage; (2) *Workers' Compensation and Employer's Liability*: Workers' compensation limits as required by the Labor Code of the State of California and Employer's Liability limits of \$1,000,000 each accident, policy limit bodily injury or disease, and each employee bodily injury or disease. Defense costs shall be available in addition to the limits. Notwithstanding the minimum limits specified herein, any available coverage shall be provided to the parties required to be named as additional insureds pursuant to this Agreement.
3. Insurance Endorsements: General Liability. The general liability and all-risk property liability policies shall include or be endorsed to state that: (1) the CITY, its officials, officers, employees, agents, and volunteers shall be covered as additional insureds; and (2) the insurance coverage shall be primary insurance as respects the CITY, officials, officers, employees, agents, and volunteers, or if excess, shall stand in an unbroken chain of coverage excess of PROVIDER's scheduled underlying coverage. Any insurance or self-insurance maintained by the CITY, its officials, officers, employees, agents, and volunteers shall be excess of PROVIDER's insurance and shall not be called upon to contribute with it in any way.
4. Insurance Endorsements: All Coverages. Each insurance policy required by this Agreement shall be endorsed to provide: (A) that coverage shall not be

suspended, voided, reduced or canceled except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the CITY; (B) that any failure to comply with reporting or other provisions of the policies, including breaches of warranties, shall not affect coverage provided to the CITY, its officials, officers, employees, agents, and volunteers; and (C) a waiver of subrogation in favor of CITY, its officials, officers, employees, agents and volunteers.

5. Separation of Insureds; No Special Limitations. All insurance required by this Section shall contain standard separation of insureds provisions. In addition, such insurance shall not contain any special limitations on the scope of protection afforded to the CITY, its officials, officers, employees, agents, and volunteers.
6. Deductibles and Self-Insurance Retentions. Any deductibles or self-insured retentions must be declared to and approved by the CITY. PROVIDER shall guarantee that, at the option of the CITY, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects the CITY, its officials, officers, employees, agents, and volunteers; or (2) PROVIDER shall procure a bond guaranteeing payment of losses and related investigation costs, claims, and administrative and defense expenses.
7. Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating no less than A-:VII, licensed to do business in California, and satisfactory to the CITY.
8. Verification of Coverage. PROVIDER shall furnish the CITY with original certificates of insurance and endorsements effecting coverage required by this Agreement on forms satisfactory to the CITY. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf, and shall be on forms provided by the CITY if requested. All certificates and endorsements must be received and approved by the CITY before work commences. The CITY reserves the right to require complete, certified copies of all required insurance policies, at any time.
9. Reporting of Claims. PROVIDER shall report to the CITY, in addition to PROVIDER's insurer, any and all insurance claims submitted by PROVIDER in connection with this or under this Agreement.

C. Worker's Compensation: PROVIDER shall at all times during the term of the Agreement subscribe to and comply with the Worker's Compensation Laws of the State of California and pay such premiums as may be required thereunder, and hold CITY harmless from any and all liability arising from or under such act. Prior to any operations being performed under this Agreement, and at such other times as may be requested, it shall furnish a copy of the official certificate of receipt, showing payments herein above referred to.

D. Safety: With respect to the services being furnished by PROVIDER under this Agreement, PROVIDER shall correct safety deficiencies and violations of safety practices immediately and shall cooperate fully with CITY in the investigation of accidents occurring on the softball fields. In the event of injury to a patron or customer, PROVIDER shall ensure that the injured person receives prompt and qualified medical attention, and as soon as possible thereafter, it shall submit a "City Accident Report" form. With respect to the services being furnished by PROVIDER under this Agreement, PROVIDER shall immediately correct hazardous conditions which have led, or in the opinion of CITY agents could lead to injury.

VII. SECURITY PROVISIONS:

Prior to collecting any registration fees under this Agreement, PROVIDER shall furnish to CITY a certificate evidencing the existence of a Commercial Crime Prevention and Employee Dishonesty insurance policy insuring PROVIDER in an amount of not less than \$25,000 (with a \$250.00 deductible) per occurrence. CITY shall be named as loss payee, and shall be granted the right to file and process claims under said policy. PROVIDER shall not collect any registration fees hereunder until CITY has approved said certificate of insurance.

VIII. DEFAULT AND CANCELLATION:

This Agreement is subject to cancellation at any time by either party submitting a 30-day written notification of such cancellation.

In the event PROVIDER defaults in the performance of any of the terms or conditions of the Agreement, or fails to conform to the rules and regulations or any of the directions or instructions that may be properly made by CITY in the exercise of its powers, or fails neglects, or refuses to pay the CITY'S monies or any part thereof within thirty (30) days after the same shall become due, or becomes unable through personal incapacity to fulfill his obligations under the Agreement or defaults in the performance of any of the other terms or provisions therein required, CITY shall have the following options without further notice or authorization from PROVIDER, and its choice of any option shall in no way waive its rights to select any other option at any time:

- A. If the PROVIDER does not cure said default thirty (30) days after written notice of default (forthwith for a default involving sanitary safety conditions) or make reasonable progress to cure said default, CITY may terminate the Agreement, assume the operation, and exclude PROVIDER and/or
- B. CITY may retain any of PROVIDER'S money on deposit in the "Stanton Trust Account" and any of PROVIDER'S property on the softball fields and apply same to the payment of any and all claims which may be due CITY, and/or
- C. CITY may recover at law any and all claims which may be due CITY; and/or
- D. CITY may perform such work as it deems necessary to cure said default and charge PROVIDER for the full cost of labor and materials expended, plus thirty percent (30%) of said cost for administrative overhead. STAFF may exercise this option immediately in the event of a default involving

cleanliness provisions or safety provisions of the Agreement. STAFF may exercise this option within ten (10) days after giving PROVIDER written notice of a default involving maintenance provisions of this Agreement.

E. In the event of abandonment or other inability of PROVIDER to conduct the services required herein, CITY shall have the right to take immediate possession of all operations.

The acceptance of all or part of a payment by CITY for any period after a default shall not be deemed a waiver of any of these options, nor a waiver of the default or any subsequent default of the same or any other terms, covenant and condition. Any waiver by CITY of a default on the part of the PROVIDER shall not be construed as, or constitute a waiver of, any subsequent default of the same or any other term, covenant and condition.

In the event CITY defaults in the performance of any of the terms or conditions of the Agreement, and if a written notice of such default is issued to CITY by PROVIDER by registered mail, and if CITY does not cure said default within thirty (30) days of receipt of said notice as evidenced by return receipt of registered mail, then PROVIDER may immediately terminate the Agreement and recover at law any and all claims which may be due. However, if PROVIDER fails to notify CITY of its default within sixty (60) days after learning of its occurrence, then it has automatically waived any all of its rights occurring hereunder.

IX. ASSIGNMENT, BANKRUPTCY:

A. PROVIDER shall not transfer, assign or in any manner convey any of the rights or privileges therein granted without the written consent of CITY. Neither the Agreement nor the rights therein granted shall be assignable or transferrable by any process or proceedings in any court, or by attachment, execution, proceedings in insolvency or bankruptcy either voluntary or involuntary, or receivership proceedings. In the event of insolvency or bankruptcy, either voluntary or involuntary, CITY, at its option, may terminate and cancel this Agreement, in which event all rights of PROVIDER herein shall cease immediately and possession of the softball fields shall be delivered to CITY.

X. BUSINESS RECORDS:

A. PROVIDER shall be required to maintain a method of accounting of all receipts in connection with the performance of its services hereunder which shall correctly and accurately reflect the gross receipts received by PROVIDER relating to this Agreement. The method of accounting, including bank accounts established for operations under this Agreement, shall be separate from the accounting system used for any other business operation of PROVIDER. Such method shall include the keeping of the following documents:

1. Any accounting records that CITY in its sole discretion deems necessary for proper reporting of receipts.
2. A log showing the number of teams registered in each league. This log to be

considered an accounting record.

B. All such documents, books and accounting records shall be open for inspection and reinspection at any reasonable time during the terms of the Agreement and for a reasonable period, not to exceed one year, thereafter. In addition, CITY may, from time to time, conduct an audit and re-audit of the books and business conducted by PROVIDER, and observe the operation of the business so that accuracy of the above records can be confirmed. If the report of gross receipts made by PROVIDER to CITY shall be found to be less than the amount of gross receipts disclosed by such audit and observation, PROVIDER shall pay CITY within thirty (30) days after billing any additional amounts disclosed by such audit. If discrepancy exceeds two (2%) and no reasonable explanation is given for such discrepancy, PROVIDER shall also pay the cost of the audit. All information obtained in connection with CITY'S inspections of records or audits shall be received and maintained in confidence and shall not be disclosed to anyone not directly connected with the official business of CITY, to the extent permitted by law.

XI. REGULATIONS, INSPECTION AND DIRECTIVES:

A. City Rules: PROVIDER and its employees shall at all times abide by all Rules and Regulations heretofore adopted or that may hereafter be adopted by CITY and cooperate fully with CITY employees in the performance of their duties.

B. Laws and Ordinances: PROVIDER shall conduct its business in accordance with all the laws, ordinances, rules and regulations applicable to such business as set forth by the City, County, State and Federal government.

C. Permissions: Any permission required by the Agreement shall be secured in writing by PROVIDER from CITY and any errors or omissions therefrom shall not relieve PROVIDER of its obligations to faithfully perform the conditions therein, and without regard to any other basis prohibited by law. PROVIDER shall immediately comply with any written request or order submitted to it by CITY or STAFF.

D. Right of Inspection: CITY and STAFF, their authorized representatives, agents and employees shall have the right to enter upon the subject softball fields at any and all reasonable times for the purpose of inspection and observation of PROVIDER'S operations. During these inspections, they shall have the right to utilize photographic devices and other instruments for recording conditions and events taking place upon the subject softball fields. Said inspections may be made by persons identified to PROVIDER as CITY employees, or may be made by independent contractors engaged by CITY.

E. Standard of Performance: PROVIDER represents and warrants that it has the qualifications and experience necessary to properly perform the services required under this Agreement in a thorough, competent and professional manner. PROVIDER shall at all times faithfully, competently and to the best of its ability, experience and talent perform all services described herein. In meeting its obligations under this Agreement, PROVIDER shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing services similar to those required of PROVIDER under this Agreement.

F. Nondiscrimination: PROVIDER shall not discriminate, in any way, against any person on the basis of race, religious creed, color, national origin, ancestry, sex, age, physical handicap, medical condition or marital status in connection with or related to the performance of this Agreement and shall comply with the provisions of the State Fair Employment Practices Act; the Federal Civil Rights Act of 1964, and all amendments; all administrative rules and regulations issued pursuant to such acts.

G. Unauthorized Aliens: PROVIDER hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. Sections 1101, et seq., as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should PROVIDER so employ such unauthorized aliens for the performance of work and/or services covered by this Agreement, and should any liability or sanctions be imposed against CITY for such use of unauthorized aliens, PROVIDER hereby agrees to and shall reimburse CITY for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by CITY in connection therewith.

H. If either party commences an action against the other party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorney's fees and all other costs of such action.

I. Severability: In case anyone or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision hereof, and the remainder of the provisions of this Agreement shall continue in full force without impairment.

J. Integration: This Agreement constitutes the entire Agreement of the parties concerning the subject matter hereof and all prior agreements or understandings, oral or written, are hereby merged herein. This Agreement shall not be amended in any way except by a writing expressly purporting to be such an amendment, signed and acknowledged by both parties hereto.

XII. AGREEMENT IN DUPLICATE:

This Agreement is executed in duplicate, each copy of which shall be deemed as an original.

IN WITNESS WHEREOF, CITY, has by order of its City Council, caused this Agreement to be subscribed by the Mayor of the City of Stanton and attested by the City Clerk thereof, and PROVIDER has executed the same, the day and year hereinabove written.

CITY OF STANTON

MAJOR LEAGUE SOFTBALL, INC.

BY: _____

BY: _____

Brian Donahue
Mayor, City of Stanton

DATE: _____

ATTEST:

Patricia A. Vazquez
City Clerk

DATE: _____

Printed Name

Title

DATE: _____

APPROVED AS TO FORM

Matthew E. Richardson
City Attorney

MAJOR LEAGUE SOFTBALL

IV BALL FIELD MAINTENANCE SERVICES

Before, during and after each softball season MLS will provide the following services:

The MLS Standard Ball Diamond Maintenance System (SBDMS)

The MLS Field Maintenance Division is managed by MLS's Director of Maintenance Operations (hereafter "DFM") and his staff. The DFM has integrated his own innovative techniques along with proven maintenance procedures to create a comprehensive maintenance system that renders ball field conditions that have proven both safe and enjoyable for program participants.

The most remarkable benefit of the MLS Standard Ball Diamond Maintenance System (SBDMS) is that it affords program administrators the opportunity to resume league play immediately after inclement weather. The SBDMS eliminates the need to wait multiple days for ball fields to dry after a heavy rain; this feature has significantly reduced the number of rained-out games and the resulting rescheduling burden. MLS warrants that the SBDMS will enable it to schedule and complete four (4) softball seasons per year, regardless of the amount of rainfall.

By their very nature, every softball field has a unique set of conditions that requires special attention. Therefore, the Major League Softball SBDMS

consists of two distinct elements: Periodic Repair Services and the Daily Maintenance Program.



Periodic Field Repair Services

To the extent that adult softball play impacts the fields allocated for league use, the following repair services will be performed on each field programmed for adult softball:

- 1) Survey the traction (infield) area each season to evaluate the existing grade and decide which equipment and grading method should be employed to bring the infield(s) to the proper grade. See Paragraph #3 below for specific details regarding grading equipment and methods.
- 2) After surveying the traction area of each infield, obtain and provide whatever amount of traction material ("Angel Mix", decomposed granite, etc.) is necessary to build up the infield(s) that have suffered significant material displacement — if additional traction material is needed to create a level grade. It must be clearly understood that the SBDMS traction material replacement feature is limited to replacing only those quantities of material that have been lost or displaced due to adult softball use. The SBDMS will not include replacement of traction material when such material loss or displacement is caused by weather and/or athletic uses such as baseball, youth softball, soccer, school programming or any field uses other than adult softball.
- 3) On three (3) occasions per year, grade the traction area of each infield using a skip loader and "Gannon" grading box. Traction material will be added where necessary during the grading process. Traction material purchases will be prorated such that MLS will pay for traction material only to the extent of the SBDMS material replacement feature defined in Paragraph 2 above and the City will pay for the portion of each traction material purchase that is needed due to non-adult softball uses and/or weather. To ensure optimal drainage, safety and playability on each infield allocated for adult softball league play, MLS strongly recommends that each infield is laser leveled on one (1) occasion per year. MLS will invoice the City the sum of \$500.00 per infield after rendering laser leveling services.

THE MAJOR LEAGUE ALTERNATIVE

- 4) On a seasonal basis, survey the outfield (sodded) area to determine which areas are worn or damaged due to adult softball use. It must be clearly understood that this SBDMS sod replacement feature is limited to damage or wear that is specifically caused by adult softball use only. Worn or damaged areas of a softball outfield that have been caused by other activities or athletic uses such as soccer, rugby or football will not be considered part of the outfield area that will be repaired by the SBDMS.
- 5) When necessary, obtain and provide whatever type of sod that is currently used as outfield turf (i.e. bermuda, perennial rye, etc.) MLS will supply enough sod to completely fill those areas which are heavily impacted by softball league play. MLS will use proper sod cutting equipment to remove damaged, worn or diseased sod and replace it with healthy 3' by 1' lengths. During the planting process, MLS will add all necessary amendments (recipe to be mutually agreed upon between the appropriate City staff member(s) and the DFM) to ensure proper mending and growth.
- 6) Measure the distances from home plate, between base anchors, and to the pitcher's plate (rubber) to ensure that they fall within the specifications set forth in the SCMAF rule book. At this time, all base anchors, home plates and pitchers' plates will be thoroughly checked for excessive wear or defects; and a written status report may be submitted to the appropriate city staff member(s).
- 7) Using a light meter, MLS will test the candle foot power (lux) for each infield and outfield. In the event that an existing candle foot reading does not comply with the State of California's minimum standard for ball field use, a written diagram illustrating the location and quantity of each reading will be provided to the appropriate city staff member(s).
- 8) When necessary, the perimeter border edge (the line where infield traction material meets outfield turf) will receive special attention to eliminate any berm or ridge that develops from frequent use.

MLS will dethatch, scalp and water blast the perimeter edge such that it will remain free of infield mix buildup. It must be clearly understood that this infield perimeter border edge repair feature is limited to repair of damage caused by adult softball use only. The SBDMS will not provide repair of perimeter border edges when such repairs are caused by weather and/or athletic uses such as baseball, youth softball, soccer, school programming or any field uses other than adult softball.

MLS will evaluate the existing conditions on each softball field allocated for adult softball program use prior to commencement of a contract. If the existing conditions on each softball field do not meet industry standards then MLS will prepare a written estimate of proposed renovation services with MLS's customary charges for such services. In such situations, the City agrees to either accept MLS's proposal and pay MLS to renovate said softball fields or the City will bear the responsibility for bringing said fields up to industry standards for safety and playability.

Periodic Repair Services are provided to ensure that all playing surfaces are kept available for use. It is mutually understood that the City has its own, separate parks maintenance staff and/or parks maintenance program. The SBDMS is **not** a parks maintenance program and is not designed to alleviate the City's park maintenance responsibilities.

Infield Treatment Program

After necessary Periodic Repair Services have been completed, each softball field will be ready for the opening day of the season. Beginning on opening day, MLS's Field Maintenance staff will perform an Infield Treatment on each field scheduled for league play.

The Infield Treatment Program takes into account that specific locations (referred to as "high-impact areas") on each softball diamond endure heavy use

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and thus require special attention. High-impact areas such as batter's boxes, catcher's and umpire's places behind home plate, the pitcher's mound, the base paths, and the sliding areas around the base anchors will receive additional watering and scarifying on a daily basis; and traction material will be added when needed. A Daily Infield Treatment consists of the following steps that are performed on each day a field is scheduled for league play:

- 1) Large quantities of displaced material from high-impact areas will be back-filled using the front scoop of a John Deere 1200 ball field conditioner.
- 2) The entire traction area will be watered, with additional quantities applied to high-impact areas.
- 3) As needed, the entire traction area will be scarified using a variety of depth settings, depending on the existing condition of the field. MLS staff uses scarifiers that come as standard attachments on John Deere 1200 ball field conditioners. The JD 1200 scarifier is 54 inches wide and can be set to depths ranging from one to six inches. Extra care will be exercised when scarifying next to perimeter edges, base anchors, home plates, pitcher's plates, backstops and chain link fencing. (Experience has shown that this process renders a consistent infield texture that significantly reduces the number of injuries related to bad bounces and sliding on hard or unlevel surfaces.)
- 4) The JD 1200 grading/leveling attachment and a "screen" drag will then be employed to evenly distribute traction material over the entire traction area surface of the infield leaving a smooth surface.
- 5) Finally, the field shall be lined as prescribed by the SCMAF rule book. Using a batter's box template and string, MLS staff will set down the batter's boxes, foul lines, coaches' boxes, first base running line, and on-deck circles. Appropriate city staff member(s) will be

consulted, so that MLS will use only field marking materials that have been approved by the City's Parks Maintenance Division.

While the SBDMS is quite comprehensive, it **does not include** the following landscape and parks maintenance tasks: seeding, aeration, fertilization, mowing, watering of outfield areas, irrigation system repair, or infield mix replacement that becomes necessary due to weather or uses other than adult softball. However, the MLS Field Maintenance Division is capable of providing maintenance services well beyond the scope of the Standard Ball Diamond Maintenance System. If such maintenance services are desired, a separate contract concerning these maintenance services may be negotiated.

City Responsibilities

The City agrees to maintain in safe condition all park fixtures such as: poles, light fixtures, light bulbs, bleachers/seating apparatus, playground equipment, chainlink fencing (including but not limited to "dugout", "backstop", "out of play" and "outfield/home run" fences), base anchors, home plates and pitcher's rubbers. MLS will not be held responsible to defend or indemnify the City against any claims for personal injury, death or property damage that in any way arise from or relate to (i) the condition of said park fixtures, or (ii) the design and/or construction of park facilities allocated by the City for adult softball play, regardless of whether such claims involve program participants, program spectators or members of the general public.

The City agrees to defend and indemnify MLS against all claims and liabilities arising out of or in any way relating to (i) the condition of the aforesaid park fixtures or , (ii) the design and/or construction of park facilities allocated by the City for adult softball play, regardless of whether such claims involve program participants, program spectators or members of the general public.

CITY OF STANTON

REPORT TO CITY COUNCIL

TO: Honorable Mayor and Members of the City Council

DATE: June 28, 2016

SUBJECT: YGRENE AND OPENPACE RENEWABLE ENERGY AND ENERGY EFFICIENCY FUNDING PROGRAMS

REPORT IN BRIEF:

Adopt Resolutions 2016-27, 2016-28, and 2016-29, consenting to the inclusion of Properties within the City's Jurisdiction in the Statewide Community Development Authority (CSCDA) and the California Municipal Funding Authority (CMFA) to allow property owners to participate in these agencies funding programs for energy efficiency, renewable energy, water conservation and seismic strengthening projects.

RECOMMENDED ACTION:

1. City Council 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 is 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. Adopt Resolution Nos. 2016-27 and 2016-28 approving an Amendment to the CMFA Joint Powers Agreement to add the City of Stanton as member in order to authorize the City's participation in the Ygrene Program; and
3. Adopt Resolution No. 2016-29 approving an Amendment to the CSCDA Joint Powers Agreement to add the City of Stanton as member in order to authorize the City's participation in the Open PACE Program.

BACKGROUND:

Property assessed clean energy, or PACE, financing allows property owners to fund energy efficiency, water efficiency and renewable energy projects with little or no up-front costs. With PACE, residential and commercial property owners within a participating district can finance up to 100% of their project and pay it back over time as

a voluntary property tax assessment through their existing property tax bill. The State has undertaken two legislative actions in the form of Senate Bill 555 (SB 555) and Assembly Bill 811 (AB 811).

Senate Bill 555 (2011) amended the Mello-Roos Community Facilities Act of 1982 and authorizes a jurisdiction to form a voluntary special-use community facilities district to finance (or re-finance) the acquisition, installation, and improvement of energy efficiency, water conservation, renewable energy and other improvements to on real property and in buildings, whether the real property or buildings are privately or publicly owned. Property owners within the district, by executing program financing agreements, effectively vote to annex their properties into the district, authorize levy of a special tax and approve recordation of a special tax lien which only affects their parcel. Financing is repaid through biannual imposition of special tax levies on the improved property for terms not to exceed the useful life of the improvements or 40 years (30 years in the case of the Ygrene Works program), whichever is less.

Assembly Bill 811 (2008) authorizes a jurisdiction to designate an area within which public agencies property owners may enter into voluntary contractual assessments to finance the installation of distributed generation renewable energy sources, energy efficiency, and/or water conservation improvements that are permanently fixed to real property, as specified.

While generally similar in concept, there is one noteworthy distinction between the two funding mechanisms. Funds provided to a property owner through programs operating under the authority of SB 555 are considered a property tax, and are therefore fully deductible. Funds provided through AB 811 are not considered a property tax; however, the legislation does allow the interest portion of the loan to be deducted.

It is important to note that while these programs establish special tax/assessment districts within the City, a property owner's voluntary consent is required to levy the tax/assessment, and it can only be done to finance sustainable energy and energy efficiency property improvements of the property owner's choosing. Approving memberships in, and entering into Joint Powers Agreements with, the California Statewide Community Development Authority (CSCDA) and the California Municipal Funding Authority (CMFA) would not, in and of itself, obligate any property owner to participate in these programs, it would only create the opportunity for those who willingly and voluntarily choose these programs as a means of funding their own renewable energy or energy efficiency projects.

ANALYSIS/JUSTIFICATION:

The City has been approached by two different companies that administer PACE funding programs, requesting the City join CSCDA and CMFA and enter into Joint Power Agreements so that they may offer their programs to Stanton property owners. Spruce Finance administers the CSCDA Open PACE program, which provides funding under the provisions of AB 811. Energy Efficient Equity administers the CMFA's YgreneWorks program, which is funded under the provisions of SB 555, but is

authorized to provide funding under either model, to provide maximum flexibility in the future.

In addition to the two programs described in this report, the City has already approved the HERO Pace program in 2014, which provides funding under the provisions of AB 811.

PACE programs are intended to reduce the upfront cost burden of purchasing and installing property improvements for renewable energy, such as solar panels, or improve energy efficiency, such as high-efficiency insulation, new windows and Energy Star appliances. Because the loans are repaid as an item on a property owners tax bill, the risk to creditors (the program administrator companies) is significantly reduced. This means that homeowners or businesses who have had credit issues may still qualify for funding through these programs. Regardless of the participant's credit rating, all participants will be able to deduct either the full financed value of the improvements or the interest accrued during the life of the loan.

The improvements installed through these programs would increase property values, as home buyers and business owners will pay a premium for properties already fitted with energy efficient building features, and the reduced energy costs would mean lower operating costs for local businesses, improving their viability and profitability. Also, depending on the popularity of these programs, local contractors specializing in energy efficient services may see an increase in work and may need to hire additional employees.

If approved, City of Stanton property owners would be able to choose between three different programs, allowing them to compare improvement costs, interest rates, loan terms and warranties.

Federal Housing Finance Agency (FHFA), Fannie Mae and Freddie Mac

PACE enabling legislation was adopted by the State of California to encourage the adoption of energy efficiency, renewable energy and water efficiency measures on homes and businesses. When the legislation was enacted, many people believed PACE was an attractive financing option due to its ability to automatically transfer payments to a new owner if the property is sold.

In response to the Directive issued by the FHFA on July 6, 2010 and implemented, in part, by Fannie and Freddie (Government Sponsored Entities, GSEs) on August 31, 2010, mortgage originators were informed that the GSEs would not be purchasing any mortgages with PACE liens.

In response to this, the State of California and other entities filed lawsuits against FHFA. The original intent of the lawsuit was to amend or dismiss the Directive by requiring that FHFA follow the rulemaking procedures as set forth under the Administrative Procedure Act. On October 16, 2010, the District Court issued a judgment which required FHFA to go through the rule making procedures. However, the trial court ruled that the FHFA's

Directive would continue in effect. FHFA filed an appeal with the Ninth Circuit Court of Appeal, seeking to overturn the judgment requiring the FHFA to go through the rule making procedures. On March 19, 2013, the Ninth Circuit Court of Appeals ruled that the FHFA did not have to follow the rule making procedures in order to issue the Directive and dismissed the case. Thus, the FHFA does not need to go through the rule making procedures.

In the July 6, 2010 statement issuing the Directive, FHFA supported PACE programs whose assessments are junior/subordinate to Fannie/Freddie's mortgage interests. The statement also directed Fannie/Freddie to implement the following additional actions:

- Adjusting loan-to-value ratios to reflect the maximum permissible PACE loan amount available to borrowers in PACE jurisdictions;
- Ensuring that loan covenants require approval/consent for any PACE loan;
- Tightening borrower debt-to-income ratios to account for additional obligations associated with possible future PACE loans;
- Ensuring that mortgages on properties in a jurisdiction offering PACE-like programs satisfy all applicable federal and state lending regulations and guidance.

FHFA stated that "Nothing in this Statement affects the normal underwriting programs of the regulated entities or their dealings with PACE programs that do not have a senior lien priority." To date neither Fannie nor Freddie have taken action to implement any of the additional actions contained in the Directive.

The PACE enabling legislation in California provides that PACE assessments, like traditional assessments levied by public agencies in California, are equal in priority as general property taxes and as such are senior to private debt on the property and thus have first liens/senior liens priority. However under federal law, the Ninth Circuit Court of Appeal, which includes California, in *Rust v. Johnson* (9th Circuit (1979) 597 F.2d 174) ruled that local government cannot collect payment of assessments if they impair loans insured or owned by Freddie/Fannie ("Conforming Loans"). The court ruled that if a federal government entity has a mortgage interest on a parcel subject to assessments or special taxes, the property cannot be sold at a foreclosure sale unless it can be sold for an amount sufficient to preserve the federal government mortgage interest. Thus under federal law as set forth in the opinion under *Rust v. Johnson*, assessments, including PACE assessments, placed on the property are not "first liens" or "senior liens" with respect to Conforming Loans. Disclosure of *Rust v. Johnson* has been provided for in Official Statements of Municipal Bond issuances for traditional assessment district and community facilities district bond issues since 1979, in a form similar to the following:

Portions of the property within the Assessment District may now or in the future secure loans. Any such loan is subordinate to the lien of the Assessments. However, (a) in the event that any of the financial institutions making the loan that is secured by real property within the Assessment District is taken by the Federal Deposit Insurance Corporation ("FDIC"), (B) the FDIC or another federal entity acquires a

parcel subject to the Assessment lien, (C) the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation or similar federal agency or instrumentality has a mortgage interest in a loan on property subject to the Assessment lien, and, prior thereto or thereafter, the loan or loans go into default, the ability of the City to collect the interest and penalties specified by state law and to foreclose the lien of a delinquent unpaid assessment may be limited.

Additionally, under federal law, subordinate liens to mortgages are permitted and cannot be blocked (See U.S. Code Title 12 Banks and Banking, Section 1701j-3). Thus, the impact of a PACE assessment being subordinate in effect to the interests of Fannie/Freddie by virtue of the ruling in Rust v. Johnson and the inability to prevent a person from putting a subordinate lien on their property may make it difficult for FHFA/Fannie/Freddie to impose additional Directives adversely affecting the property owner's mortgage.

FISCAL IMPACT:

No negative fiscal impact to the City's general fund will be incurred by consenting to the inclusion of properties within the City limits in the California HERO Program. All PACE Program administrative costs are covered through an initial administrative fee included in the property owner's voluntary contractual assessment and an annual administrative fee which is also collected on the property owner's tax bill.

ENVIRONMENTAL IMPACT:

Not applicable.

PUBLIC NOTIFICATION:

Through the regular agenda posting process.

STRATEGIC PLAN OBJECTIVE ADDRESSED:

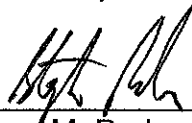
5 – Provide a high quality of life.

Prepared by:



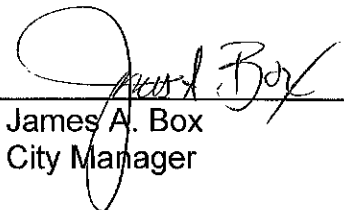
Kelly Hart
Community Development
Director

Concurred by:



Stephen M. Parker
Administrative Services
Director

Approved by:



James A. Box
City Manager

Attachment:

Resolution No. 2016-27

Resolution No. 2016-28

Resolution No. 2016-29

RESOLUTION NO. 2016-27

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA CONSENTING TO INCLUSION OF PROPERTIES WITHIN THE CITY'S JURISDICTION IN THE CALIFORNIA HOME FINANCE AUTHORITY COMMUNITY FACILITIES DISTRICT NO. 2014-1 (CLEAN ENERGY) TO FINANCE RENEWABLE ENERGY IMPROVEMENTS, ENERGY EFFICIENCY AND WATER CONSERVATION IMPROVEMENTS AND ELECTRIC VEHICLE CHARGING INFRASTRUCTURE AND APPROVING ASSOCIATE MEMBERSHIP IN THE JOINT EXERCISE OF POWERS AUTHORITY RELATED THERETO

WHEREAS, the California Home Finance Authority, a California joint powers authority, (the "Authority") has established the Community Facilities District No. 2014-1 (Clean Energy) in accordance with the Mello-Roos Community Facilities Act, set forth in sections 53311 through 53368.3 of the California Government Code (the "Act") and particularly in accordance with sections 53313.5(l) and 53328.1(a) (the "District"); and

WHEREAS, the purpose of the District is to finance or refinance (including the payment of interest) the acquisition, installation, and improvement of energy efficiency, water conservation, renewable energy and electric vehicle charging infrastructure improvements permanently affixed to private or publicly-owned real property (the "Authorized Improvements"); and

WHEREAS, the Authority is in the process of amending the Authority Joint Powers Agreement (the "Authority JPA") to formally change its name to the Golden State Finance Authority; and

WHEREAS, the City of Stanton is committed to development of renewable energy generation and energy efficiency improvements, reduction of greenhouse gases, and protection of the environment; and

WHEREAS, in the Act, the Legislature has authorized a parcel within the territory of the District to annex to the District and be subject to the special tax levy of the District only (i) if the city or county within which the parcel is located has consented, by the adoption of a resolution by the applicable city council or county board of supervisors, to the inclusion of parcels within its boundaries in the District and (ii) with the unanimous written approval of the owner or owners of the parcel when it is annexed (the "Unanimous Approval Agreement"), which, as provided in section 53329.6 of the Act, shall constitute the election required by the California Constitution; and

WHEREAS, the City wishes to provide innovative solutions to its property owners to achieve energy efficiency and water conservation and in doing so cooperate with Authority in order to efficiently and economically assist property owners the City in financing such Authorized Improvements; and

WHEREAS, the Authority has established the District, as permitted by the Act, the Authority JPA, originally made and entered into July 1, 1993, as amended to date, and the City, desires to become an Associate Member of the JPA by execution of the JPA Agreement, a copy of which is attached as Exhibit "A" hereto, to participate in the programs of the JPA and, to assist property owners within the incorporated area of the City in financing the cost of installing Authorized Improvements; and

WHEREAS, the City will not be responsible for the conduct of any special tax proceedings; the levy and collection of special taxes or any required remedial action in the case of delinquencies in the payment of any special taxes in connection with the District.

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

SECTION 1: This City Council finds and declares that properties in the City's incorporated area will be benefited by the availability of the Authority CFD No. 2014-1 (Clean Energy) to finance the installation of the Authorized Improvements.

SECTION 2: This City Council consents to inclusion in the Authority CFD No. 2014-1 (Clean Energy) of all of the properties in the incorporated area within the City and to the Authorized Improvements, upon the request of and execution of the Unanimous Approval Agreement by the owners of such properties when such properties are annexed, in compliance with the laws, rules and regulations applicable to such program; and to the assumption of jurisdiction thereover by Authority for the purposes thereof.

SECTION 3: The consent of this City Council constitutes assent to the assumption of jurisdiction by Authority for all purposes of the Authority CFD No. 2014-1 (Clean Energy) and authorizes Authority, upon satisfaction of the conditions imposed in this resolution, to take each and every step required for or suitable for financing the Authorized Improvements.

SECTION 4: This City Council hereby approves joining the JPA as an Associate Member and authorizes the execution by appropriate City officials of any necessary documents to effectuate such membership.

SECTION 5: City staff is authorized and directed to coordinate with Authority staff to facilitate operation of the Authority CFD No. 2014-1 (Clean Energy) within the City, and report back periodically to this City Council on the success of such program.

SECTION 6: This Resolution shall take effect immediately upon its adoption. The City Clerk is directed to send a certified copy of this resolution to the Secretary of the Authority.

PASSED, APPROVED, and ADOPTED this 28th day of June, 2016.

BRIAN DONAHUE, 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 Resolution, being Resolution No. 2016-27 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 June 28, 2016, and that the same was adopted, signed and approved by the following vote to wit:

AYES: COUNCILMEMBERS: _____

NOES: COUNCILMEMBERS: _____

ABSENT: COUNCILMEMBERS: _____

ABSTAIN: COUNCILMEMBERS: _____

CITY CLERK, CITY OF STANTON

RESOLUTION NO. 2016-28

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, CONSENTING TO INCLUSION OF PROPERTIES WITHIN THE CITY'S JURISDICTION IN THE CALIFORNIA HOME FINANCE AUTHORITY, PROGRAM TO FINANCE RENEWABLE ENERGY GENERATION, ENERGY AND WATER EFFICIENCY IMPROVEMENTS AND ELECTRIC VEHICLE CHARGING INFRASTRUCTURE AND APPROVING ASSOCIATE MEMBERSHIP IN THE JOINT EXERCISE OF POWERS AUTHORITY RELATED THERETO

WHEREAS, the California Home Finance Authority ("Authority") is a joint exercise of powers authority established pursuant to Chapter 5 of Division 7, Title 1 of the Government Code of the State of California (Section 6500 and following) (the "Act") and the Joint Power Agreement entered into on July 1, 1993, as amended from time to time (the "Authority JPA"); and

WHEREAS, the Authority is in the process of amending the Authority JPA to formally change its name to the Golden State Finance Authority; and

WHEREAS, Authority has established a property-assessed clean energy ("PACE") Program (the "Authority PACE Program") to provide for the financing of renewable energy generation, energy and water efficiency improvements and electric vehicle charging infrastructure (the "Improvements") pursuant to Chapter 29 of the Improvement Bond Act of 1911, being Division 7 of the California Streets and Highways Code ("Chapter 29") within counties and cities throughout the State of California that elect to participate in such program; and

WHEREAS, City of Stanton (the "City") is committed to development of renewable energy generation and energy and water efficiency improvements, reduction of greenhouse gases, and protection of the environment; and

WHEREAS, in Chapter 29, the Legislature has authorized cities and counties to assist property owners in financing the cost of installing Improvements through a voluntary contractual assessment program; and

WHEREAS, installation of such Improvements by property owners within the jurisdictional boundaries of the counties and cities that are participating in the Authority PACE Program would promote the purposes cited above; and

WHEREAS, the City wishes to provide innovative solutions to its property owners to achieve energy and water efficiency, and in doing so cooperate with Authority in order to efficiently and economically assist property owners within the City in financing such Improvements; and

WHEREAS, Authority has established the Authority PACE Program, which is such a voluntary contractual assessment program, as permitted by the Act, the Authority JPA, originally made and entered into July 1, 1993, as amended to date, and the City, desires

to become an Associate Member of the JPA by execution of the JPA Agreement, a copy of which is attached as Exhibit "A" hereto, to participate in the programs of the JPA and to assist property owners within the jurisdiction of the City in financing the cost of installing Improvements; and

WHEREAS, the City will not be responsible for the conduct of any assessment proceedings; the levy and collection of assessments or any required remedial action in the case of delinquencies in the payment of any assessments or the issuance, sale or administration of any bonds issued in connection with the Authority PACE Program.

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

SECTION 1: This City Council finds and declares that properties in the City's incorporated area will be benefited by the availability of the Authority PACE Program to finance the installation of the Improvements.

SECTION 2: This City Council consents to inclusion in the Authority PACE Program of all of the properties in the jurisdictional boundaries of the City and to the Improvements, upon the request by and voluntary agreement of owners of such properties, in compliance with the laws, rules and regulations applicable to such program; and to the assumption of jurisdiction thereover by Authority for the purposes thereof.

SECTION 3: The consent of this City Council constitutes assent to the assumption of jurisdiction by Authority for all purposes of the Authority PACE Program and authorizes Authority, upon satisfaction of the conditions imposed in this resolution, to take each and every step required for or suitable for financing the Improvements, including the levying, collecting and enforcement of the contractual assessments to finance the Improvements and the issuance and enforcement of bonds to represent such contractual assessments.

SECTION 4: This City Council hereby approves joining the JPA as an Associate Member and authorizes the execution by appropriate City officials of any necessary documents to effectuate such membership.

SECTION 5: City staff is authorized and directed to coordinate with Authority staff to facilitate operation of the Authority PACE Program within the City, and report back periodically to this City Council on the success of such program.

SECTION 6: This Resolution shall take effect immediately upon its adoption. The City Clerk is directed to send a certified copy of this resolution to the Secretary of the Authority.

PASSED, APPROVED, and ADOPTED this 28th day of June, 2016.

BRIAN DONAHUE, 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 Resolution, being Resolution No. 2016-28 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 June 28, 2016, and that the same was adopted, signed and approved by the following vote to wit:

AYES: COUNCILMEMBERS: _____

NOES: COUNCILMEMBERS: _____

ABSENT: COUNCILMEMBERS: _____

ABSTAIN: COUNCILMEMBERS: _____

CITY CLERK, CITY OF STANTON

Exhibit A
JPA Agreement

CALIFORNIA HOME FINANCE AUTHORITY

AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT

(Original date July 1, 1993 and as last amended and restated December 10, 2014)

THIS AMENDED AND RESTATED JOINT EXERCISE OF POWERS AGREEMENT ("Agreement") is entered into by and among the counties listed on Attachment 1 hereof and incorporated herein by reference. All such counties are referred to herein as "Members" with the respective powers, privileges and restrictions provided herein.

RECITALS

A. WHEREAS, the California Rural Home Mortgage Finance Authority ("CRHMFA") was created by a Joint Exercise of Powers Agreement dated July 1, 1993 pursuant to the Joint Exercise of Powers Act (commencing with Article 1 of Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California (the "Act"). By Resolution 2003-02, adopted on January 15, 2003, the name of the authority was changed to CRHMFA Homebuyers Fund. The most recent amendment to the Joint Exercise of Powers Agreement was on January 28, 2004.

B. WHEREAS, the Members of CRHMFA Homebuyers Fund desire to update, reaffirm, clarify and revise certain provisions of the joint powers agreement, including the renaming of the joint powers authority, as set forth herein.

C. WHEREAS, the Members are each empowered by law to finance the construction, acquisition, improvement and rehabilitation of real property.

D. WHEREAS, by this Agreement, the Members desire to create and establish a joint powers authority to exercise their respective powers for the purpose of financing the construction, acquisition, improvement and rehabilitation of real property within the jurisdiction of the Authority as authorized by the Act.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Members individually and collectively agree as follows:

1. Definitions

Unless the context otherwise requires, the following terms shall for purposes of this Agreement have the meanings specified below:

"Act" means the Joint Exercise of Powers Act, commencing with Article 1 of Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California, including the Marks-Roos Local Bond Pooling Act of 1985, as amended.

"Agreement" means this Joint Exercise of Powers Agreement, as the same now exists or as it may from time to time be amended as provided herein.

"Associate Member" means a county, city or other public agency which is not a voting member of the Rural County Representatives of California, a California nonprofit corporation ("RCRC"), with legal power and authority similar to that of the Members, admitted pursuant to paragraph 4.d. below to associate membership herein by vote of the Board.

"Audit Committee" means a committee made up of the nine-member Executive Committee.

"Authority" means California Home Finance Authority ("CHF"), formerly known as CRHMF A Homebuyers Fund or California Rural Home Mortgage Finance Authority.

"Board" means the governing board of the Authority as described in Section 7 below.

"Bonds" means bonds, notes, warrants, leases, certificates of participation, installment purchase agreements, loan agreements and other securities or obligations issued by the Authority, or financing agreements entered into by the Authority pursuant to the Act and any other obligation within the meaning of the term "Bonds" under the Act.

"Delegate" means the Supervisor designated by the governing board of each Member to serve on the Board of the Authority.

"Executive Committee" means the nine-member Executive Committee of the Board established pursuant to Section 10 hereof.

"Member" means any county which is a member of RCRC, has executed this Agreement and has become a member of the Authority.

"Obligations" means bonds, notes, warrants, leases, certificates of participation, installment purchase agreements, loan agreements and other securities or obligations issued by the Authority, or financing agreements entered into by the Authority pursuant to the Act and any other financial or legal obligation of the Authority under the Act.

"Program" or "Project" means any work, improvement, program, project or service undertaken by the Authority.

"Rural County Representatives of California" or "RCRC" means the nonprofit entity incorporated under that name in the State of California.

"Supervisor" means an elected County Supervisor from an RCRC member county.

2. Purpose

The purpose of the Authority is to provide financing for the acquisition, construction, , improvement and rehabilitation of real property in accordance with applicable provisions of law for the benefit of residents and communities. In pursuit of this purpose, this Agreement provides for the joint exercise of powers common to any of its Members and Associate Members as provided herein, or otherwise authorized by the Act and other applicable laws, including assisting

in financing as authorized herein, jointly exercised in the manner set forth herein.

3. Principal Place of Business

The principal office of the Authority shall be 1215 K Street, Suite 1650, Sacramento, California 95814.

4. Creation of Authority; Addition of Members or Associate Members

a. The Authority is hereby created pursuant to the Act. As provided in the Act, the Authority shall be a public entity separate and distinct from the Members or Associate Members.

b. The Authority will cause a notice of this Agreement or any amendment hereto to be prepared and filed with the office of the Secretary of State of California in a timely fashion in the manner set forth in Section 6503.3 of the Act.

c. A county that is a member of RCRC may petition to become a member of the Authority by submitting to the Board a resolution or evidence of other formal action taken by its governing body adopting this Agreement. The Board shall review the petition for membership and shall vote to approve or disapprove the petition. If the petition is approved by a majority of the Board, such county shall immediately become a Member of the Authority.

d. An Associate Member may be added to the Authority upon the affirmative approval of its respective governing board and pursuant to action by the Authority Board upon such terms and conditions, and with such rights, privileges and responsibilities, as may be established from time to time by the Board. Such terms and conditions, and rights, privileges and responsibilities may vary among the Associate Members. Associate Members shall be entitled to participate in one or more programs of the Authority as determined by the Board, but shall not be voting members of the Board. The Executive Director of the Authority shall enforce the terms and conditions for prospective Associate Members to the Authority as provided by resolution of the Board and as amended from time to time by the Board. Changes in the terms and conditions for Associate Membership by the Board will not constitute an amendment of this Agreement.

5. Term and Termination of Powers

This Agreement shall become effective from the date hereof until the earlier of the time when all Bonds and any interest thereon shall have been paid in full, or provision for such payment shall have been made, or when the Authority shall no longer own or hold any interest in a public capital improvement or program. The Authority shall continue to exercise the powers herein conferred upon it until termination of this Agreement, except that if any Bonds are issued and delivered, in no event shall the exercise of the powers herein granted be terminated until all Bonds so issued and delivered and the interest thereon shall have been paid or provision for such payment shall have been made and any other debt incurred with respect to any other financing program established or administered by the Authority has been repaid in full and is no longer outstanding.

6. Powers; Restriction upon Exercise

a. To effectuate its purpose, the Authority shall have the power to exercise any and all powers of the Members or of a joint powers authority under the Act and other applicable provisions of law, subject, however, to the conditions and restrictions herein contained. Each Member or Associate Member may also separately exercise any and all such powers. The powers of the Authority are limited to those of a general law county.

b. The Authority may adopt, from time to time, such resolutions, guidelines, rules and regulations for the conduct of its meetings and the activities of the Authority as it deems necessary or desirable to accomplish its purpose.

c. The Authority shall have the power to finance the construction, acquisition, improvement and rehabilitation of real property, including the power to purchase, with the amounts received or to be received by it pursuant to a bond purchase agreement, bonds issued by any of its Members or Associate Members and other local agencies at public or negotiated sale, for the purpose set forth herein and in accordance with the Act. All or any part of such bonds so purchased may be held by the Authority or resold to public or private purchasers at public or negotiated sale. The Authority shall set any other terms and conditions of any purchase or sale contemplated herein as it deems necessary or convenient and in furtherance of the Act. The Authority may issue or cause to be issued Bonds or other indebtedness, and pledge any of its property or revenues as security to the extent permitted by resolution of the Board under any applicable provision of law. The Authority may issue Bonds in accordance with the Act in order to raise funds necessary to effectuate its purpose hereunder and may enter into agreements to secure such Bonds. The Authority may issue other forms of indebtedness authorized by the Act, and to secure such debt, to further such purpose. The Authority may utilize other forms of capital, including, but not limited to, the Authority's internal resources, capital markets and other forms of private capital investment authorized by the Act..

d. The Authority is hereby authorized to do all acts necessary for the exercise of its powers, including, but not limited to:

- (1) executing contracts,
- (2) employing agents, consultants and employees,
- (3) acquiring, constructing or providing for maintenance and operation of any building, work or improvement,
- (4) acquiring, holding or disposing of real or personal property wherever located, including property subject to mortgage,
- (5) incurring debts, liabilities or obligations,
- (6) receiving gifts, contributions and donations of property, funds, services and any other forms of assistance from persons, firms, corporations or governmental entities,
- (7) suing and being sued in its own name, and litigating or settling any suits or claims,
- (8) doing any and all things necessary or convenient to the exercise of its specific powers and to accomplishing its purpose
- (9) establishing and/or administering districts to finance and refinance the acquisition, installation and improvement of energy efficiency, water

conservation and renewable energy improvements to or on real property and in buildings. The Authority may enter into one or more agreements, including without limitation, participation agreements and implementation agreements to implement such programs.

c. Subject to the applicable provisions of any indenture or resolution providing for the investment of monies held thereunder, the Authority shall have the power to invest any of its funds as the Board deems advisable, in the same manner and upon the same conditions as local agencies pursuant to Section 53601 of the Government Code of the State of California.

f. All property, equipment, supplies, funds and records of the Authority shall be owned by the Authority, except as may be provided otherwise herein or by resolution of the Board.

g. Pursuant to the provisions of Section 6508.1 of the Act, the debts, liabilities and obligations of the Authority shall not be debts, liabilities and obligations of the Members or Associate Members. Any Bonds, together with any interest and premium thereon, shall not constitute debts, liabilities or obligations of any Member. The Members or Associate Members hereby agree that any such Bonds issued by the Authority shall not constitute general obligations of the Authority but shall be payable solely from the moneys pledged to the repayment of principal or interest on such Bonds under the terms of the resolution, indenture, trust, agreement or other instrument pursuant to which such Bonds are issued. Neither the Members or Associate Members nor the Authority shall be obligated to pay the principal of or premium, if any, or interest on the Bonds, or other costs incidental thereto, except from the revenues and funds pledged therefor, and neither the faith and credit nor the taxing power of the Members or Associate Members or the Authority shall be pledged to the payment of the principal of or premium, if any, or interest on the Bonds, nor shall the Members or Associate Members of the Authority be obligated in any manner to make any appropriation for such payment. No covenant or agreement contained in any Bond shall be deemed to be a covenant or agreement of any Delegate, or any officer, agent or employee of the Authority in an individual capacity, and neither the Board nor any officer thereof executing the Bonds or any document related thereto shall be liable personally on any Bond or be subject to any personal liability or accountability by reason of the issuance of any Bonds.

7. Governing Board

a. The Board shall consist of the number of Delegates equal to one representative from each Member.

b. The governing body of each Member shall appoint one of its Supervisors to serve as a Delegate on the Board. A Member's appointment of its Delegate shall be delivered in writing (which may be by electronic mail) to the Authority and shall be effective until he or she is replaced by such governing body or no longer a Supervisor; any vacancy shall be filled by the governing body of the Member in the same manner provided in this paragraph b..

c. The governing body of each Member of the Board shall appoint a Supervisor as an alternate to serve on the Board in the absence of the Delegate; the alternate may exercise all the

rights and privileges of the Delegate, including the right to be counted in constituting a quorum, to participate in the proceedings of the Board, and to vote upon any and all matters. No alternate may have more than one vote at any meeting of the Board, and any Member's designation of an alternate shall be delivered in writing (which may be by electronic mail) to the Authority and shall be effective until such alternate is replaced by his or her governing body or is no longer a Supervisor, unless otherwise specified in such appointment. Any vacancy shall be filled by the governing body of the Member in the same manner provided in this paragraph c..

d. Any person who is not a member of the governing body of a Member and who attends a meeting on behalf of such Member may not vote or be counted toward a quorum but may, at the discretion of the Chair, participate in open meetings he or she attends.

e. Each Associate Member may designate a non-voting representative to the Board who may not be counted toward a quorum but who may attend open meetings, propose agenda items and otherwise participate in Board Meetings.

f. Delegates shall not receive compensation for serving as Delegates, but may claim and receive reimbursement for expenses actually incurred in connection with such service pursuant to rules approved by the Board and subject to the availability of funds.

g. The Board shall have the power, by resolution, to the extent permitted by the Act or any other applicable law, to exercise any powers of the Authority and to delegate any of its functions to the Executive Committee or one or more Delegates, officers or agents of the Authority, and to cause any authorized Delegate, officer or agent to take any actions and execute any documents for and in the name and on behalf of the Board or the Authority.

h. The Board may establish such committees as it deems necessary for any lawful purpose; such committees are advisory only and may not act or purport to act on behalf of the Board or the Authority.

i. The Board shall develop, or cause to be developed, and review, modify as necessary, and adopt each Program.

8. Meetings of the Board

a. The Board shall meet at least once annually, but may meet more frequently upon call of any officer or as provided by resolution of the Board.

b. Meetings of the Board shall be called, noticed, held and conducted pursuant to the provisions of the Ralph M. Brown Act, Chapter 9 (commencing with Section 54950) of Part I of Division 2 of Title 5 of the Government Code of the State of California.

c. The Secretary of the Authority shall cause minutes of all meetings of the Board to be taken and distributed to each Member as soon as possible after each meeting.

d. The lesser of twelve (12) Delegates or a majority of the number of current Delegates shall constitute a quorum for transacting business at any meeting of the Board, except

that less than a quorum may act to adjourn a meeting. Each Delegate shall have one vote.

c. Meetings may be held at any location designated in notice properly given for a meeting and may be conducted by telephonic or similar means in any manner otherwise allowed by law.

9. Officers; Duties; Official Bonds

a. The Board shall elect a chair and vice chair from among the Delegates at the Board's annual meeting who shall serve a term of one (1) year or until their respective successor is elected. The chair shall conduct the meetings of the Board and perform such other duties as may be specified by resolution of the Board. The vice chair shall perform such duties in the absence or in the event of the unavailability of the chair.

b. The Board shall contract annually with RCRC to administer the Agreement and to provide administrative services to the Authority, and the President and Chief Executive Officer of RCRC shall serve *ex officio* as Executive Director, Secretary, Treasurer, and Auditor of the Authority. As chief executive of the Authority, the Executive Director is authorized to execute contracts and other obligations of the Authority, unless prior Board approval is required by a third party, by law or by Board specification, and to perform other duties specified by the Board. The Executive Director may appoint such other officers as may be required for the orderly conduct of the Authority's business and affairs who shall serve at the pleasure of the Executive Director. Subject to the applicable provisions of any indenture or resolution providing for a trustee or other fiscal agent, the Executive Director, as Treasurer, is designated as the custodian of the Authority's funds, from whatever source, and, as such, shall have the powers, duties and responsibilities specified in Section 6505.5 of the Act. The Executive Director, as Auditor, shall have the powers, duties and responsibilities specified in Section 6505.5 of the Act.

c. The Legislative Advocate for the Authority shall be the Rural County Representatives of California.

d. The Treasurer and Auditor are public officers who have charge of, handle, or have access to all property of the Authority, and a bond for such officer in the amount of at least one hundred thousand dollars (\$100,000.00) shall be obtained at the expense of the Authority and filed with the Executive Director. Such bond may secure the faithful performance of such officer's duties with respect to another public office if such bond in at least the same amount specifically mentions the office of the Authority as required herein. The Treasurer and Auditor shall cause periodic independent audits to be made of the Authority's books by a certified public accountant, or public accountant, in compliance with Section 6505 of the Act.

e. The business of the Authority shall be conducted under the supervision of the Executive Director by RCRC personnel.

10. Executive Committee of the Authority

a. Composition

The Authority shall appoint nine (9) members of its Board to serve on an Executive Committee.

b. Powers and Limitations

The Executive Committee shall act in an advisory capacity and make recommendations to the Authority Board. Duties will include, but not be limited to, review of the quarterly and annual budgets, service as the Audit Committee for the Authority, periodically review this Agreement; and complete any other tasks as may be assigned by the Board. The Executive Committee shall be subject to all limitations imposed by this Agreement, other applicable law, and resolutions of the Board.

c. Quorum

A majority of the Executive Committee shall constitute a quorum for transacting business of the Executive Committee.

11. Disposition of Assets

Upon termination of this Agreement, all remaining assets and liabilities of the Authority shall be distributed to the respective Members in such manner as shall be determined by the Board and in accordance with the law.

12. Agreement Not Exclusive; Operation in Jurisdiction of Member

This Agreement shall not be exclusive, and each Member expressly reserves its rights to carry out other public capital improvements and programs as provided for by law and to issue other obligations for those purposes. This Agreement shall not be deemed to amend or alter the terms of other agreements among the Members or Associate Members.

13. Conflict of Interest Code

The Authority shall by resolution adopt a Conflict of Interest Code as required by law.

14. Contributions and Advances

Contributions or advances of public funds and of personnel, equipment or property may be made to the Authority by any Member, Associate Member or any other public agency to further the purpose of this Agreement. Payment of public funds may be made to defray the cost of any contribution. Any advance may be made subject to repayment, and in that case shall be repaid in the manner agreed upon by the advancing Member, Associate Member or other public agency and the Authority at the time of making the advance.

15. Fiscal Year; Accounts; Reports; Annual Budget; Administrative Expenses

a. The fiscal year of the Authority shall be the period from January 1 of each year to and including the following December 31, except for any partial fiscal year resulting from a change

in accounting based on a different fiscal year previously.

b. Prior to the beginning of each fiscal year, the Board shall adopt a budget for the succeeding fiscal year.

c. The Authority shall establish and maintain such funds and accounts as may be required by generally accepted accounting principles. The books and records of the Authority are public records and shall be open to inspection at all reasonable times by each Member and its representatives.

d. The Auditor shall either make, or contract with a certified public accountant or public accountant to make, an annual audit of the accounts and records of the Authority. The minimum requirements of the audit shall be those prescribed by the State Controller for special districts under Section 26909 of the Government Code of the State of California, and shall conform to generally accepted auditing standards. When an audit of accounts and records is made by a certified public accountant or public accountant, a report thereof shall be filed as a public record with each Member (and also with the auditor of Sacramento County as the county in which the Authority's office is located) within 12 months after the end of the fiscal year.

e. In any year in which the annual budget of the Authority does not exceed five thousand dollars (\$5,000.00), the Board may, upon unanimous approval of the Board, replace the annual audit with an ensuing one-year period, but in no event for a period longer than two fiscal years.

16. Duties of Members or Associate Members; Breach

If any Member or Associate Member shall default in performing any covenant contained herein, such default shall not excuse that Member or Associate Member from fulfilling its other obligations hereunder, and such defaulting Member or Associate Member shall remain liable for the performance of all covenants hereof. Each Member or Associate Member hereby declares that this Agreement is entered into for the benefit of the Authority created hereby, and each Member or Associate Member hereby grants to the Authority the right to enforce, by whatever lawful means the Authority deems appropriate, all of the obligations of each of the parties hereunder. Each and all of the remedies given to the Authority hereunder or by any law now or hereafter enacted are cumulative, and the exercise of one right or remedy shall not impair the right of the Authority to any or all other remedies.

17. Indemnification

To the full extent permitted by law, the Board may authorize indemnification by the Authority of any person who is or was a Board Delegate, alternate, officer, consultant, employee or other agent of the Authority, and who was or is a party or is threatened to be made a party to a proceeding by reason of the fact that such person is or was such a Delegate, alternate, officer, consultant, employee or other agent of the Authority. Such indemnification may be made against expenses, judgments, fines, settlements and other amounts actually and reasonably incurred in connection with such proceeding, if such person acted in good faith and in a manner such person reasonably believed to be in the best interests of the Authority and, in the case of a criminal

proceeding, had no reasonable cause to believe his or her conduct was unlawful and, in the case of an action by or in the right of the Authority, acted with such care, including reasonable inquiry, as an ordinarily prudent person in a like position would use under similar circumstances.

18. Immunities

All of the privileges and immunities from liabilities, exemptions from law, ordinances and rules, all pension, relief, disability, workers' compensation and other benefits which apply to the activity of officers, agents or employees of any of the Members or Associate Members when performing their respective functions, shall apply to them to the same degree and extent while engaged as Delegates or otherwise as an officer, agent or other representative of the Authority or while engaged in the performance of any of their functions or duties under the provisions of this Agreement.

19. Amendment

This Agreement may be amended by the adoption of the amendment by the governing bodies of a majority of the Members. The amendment shall become effective on the first day of the month following the last required member agency approval. An amendment may be initiated by the Board, upon approval by a majority of the Board. Any proposed amendment, including the text of the proposed change, shall be given by the Board to each Member's Delegate for presentation and action by each Member's board within 60 days, which time may be extended by the Board.

The list of Members, Attachment 1, may be updated to reflect new and/or withdrawn Members without requiring formal amendment of the Agreement by the Authority Board of Directors.

20. Withdrawal of Member or Associate Member

If a Member withdraws as member of RCRC, its membership in the Authority shall automatically terminate. A Member or Associate Member may withdraw from this Agreement upon written notice to the Board; provided however, that no such withdrawal shall result in the dissolution of the Authority as long as any Bonds or other obligations of the Authority remain outstanding. Any such withdrawal shall become effective thirty (30) days after a resolution adopted by the Member's governing body which authorizes withdrawal is received by the Authority. Notwithstanding the foregoing, any termination of membership or withdrawal from the Authority shall not operate to relieve any terminated or withdrawing Member or Associate Member from Obligations incurred by such terminated or withdrawing Member or Associate Member prior to the time of its termination or withdrawal.

20. Miscellaneous

a. **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

b. **Construction.** The section headings herein are for convenience only and are not to

be construed as modifying or governing the language in the section referred to.

c. **Approvals.** Wherever in this Agreement any consent or approval is required, the same shall not be unreasonably withheld.

d. **Jurisdiction; Venue.** This Agreement is made in the State of California, under the Constitution and laws of such State and is to be so construed; any action to enforce or interpret its terms shall be brought in Sacramento County, California.

e. **Integration.** This Agreement is the complete and exclusive statement of the agreement among the parties hereto, and it supersedes and merges all prior proposals, understandings, and other agreements, whether oral, written, or implied in conduct, between and among the parties relating to the subject matter of this Agreement.

f. **Successors; Assignment.** This Agreement shall be binding upon and shall inure to the benefit of the successors of the parties hereto. Except to the extent expressly provided herein, no Member may assign any right or obligation hereunder without the consent of the Board.

g. **Severability.** Should any part, term or provision of this Agreement be decided by the courts to be illegal or in conflict with any law of the State of California, or otherwise be rendered unenforceable or ineffectual, the validity of the remaining parts, terms or provisions hereof shall not be affected thereby.

The parties hereto have caused this Agreement to be executed and attested by their properly authorized officers.

AS ADOPTED BY THE MEMBERS:

Originally dated July 1, 1993

Amended and restated December 10, 1998

Amended and restated February 18, 1999

Amended and restated September 18, 2002

Amended and restated January 28, 2004

Amended and restated December 10, 2014

[SIGNATURES ON FOLLOWING PAGES]

SIGNATURE PAGE FOR NEW ASSOCIATE MEMBERS

NAME OF COUNTY OR CITY:

Dated:_____

By:_____

Name:_____

Title:_____

Attest:

By_____

[Clerk of the Board Supervisors or City Clerk]

AFTER EXECUTION, PLEASE SEND TO:

YGRENE ENERGY FUND
ATTN: LEGAL DEPARTMENT
815 5TH STREET
SANTA ROSA CA 95404

ATTACHMENT 1
CALIFORNIA HOME FINANCE AUTHORITY MEMBERS

As of December 10, 2014

Alpine County
Amador County
Butte County
Calaveras County
Colusa County
Del Norte County
El Dorado County
Glenn County
Humboldt County
Imperial County
Inyo County
Lake County
Lassen County
Madera County
Mariposa County
Mendocino County
Merced County
Modoc County
Mono County
Napa County
Nevada County
Placer County
Plumas County
San Benito County
Shasta County
Sierra County
Siskiyou County
Sutter County
Tehama County
Trinity County
Tuolumne County
Yolo County
Yuba County

RESOLUTION NO. 2016-29

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON CONSENTING TO THE INCLUSION OF PROPERTIES WITHIN THE TERRITORY OF THE STANTON IN THE CSCDA OPEN PACE PROGRAMS; AUTHORIZING THE CALIFORNIA STATEWIDE COMMUNITIES DEVELOPMENT AUTHORITY TO ACCEPT APPLICATIONS FROM PROPERTY OWNERS, CONDUCT CONTRACTUAL ASSESSMENT PROCEEDINGS AND LEVY CONTRACTUAL ASSESSMENTS WITHIN THE TERRITORY OF THE STANTNON; AND AUTHORIZING RELATED ACTIONS

WHEREAS, the California Statewide Communities Development Authority (the "Authority") is a joint exercise of powers authority, the members of which include numerous cities and counties in the State of California, including the City of Stanton (the "City"); and

WHEREAS, the Authority is implementing Property Assessed Clean Energy (PACE) programs, which it has designated CSCDA Open PACE, consisting of CSCDA Open PACE programs each administered by a separate program administrator (collectively with any successors, assigns, replacements or additions, the "Programs"), to allow the financing or refinancing of renewable energy, energy efficiency, water efficiency and seismic strengthening improvements, electric vehicle charging infrastructure and such other improvements, infrastructure or other work as may be authorized by law from time to time (collectively, the "Improvements") through the levy of contractual assessments pursuant to Chapter 29 of Division 7 of the Streets & Highways Code ("Chapter 29") within counties and cities throughout the State of California that consent to the inclusion of properties within their respective territories in the Programs and the issuance of bonds from time to time; and

WHEREAS, the program administrators currently active in administering Programs are the AllianceNRG Program, the Clean Fund, PACE Funding LLC, Renewable Funding LLC, and Spruce Finance, and the Authority will notify the City in advance of any additions or changes; and

WHEREAS, Chapter 29 provides that assessments may be levied under its provisions only with the free and willing consent of the owner or owners of each lot or parcel on which an assessment is levied at the time the assessment is levied; and

WHEREAS, the City desires to allow the owners of property ("Participating Property Owners") within its territory to participate in the Programs and to allow the Authority to conduct assessment proceedings under Chapter 29 within its territory and to issue bonds to finance or refinance Improvements; and

WHEREAS, the territory within which assessments may be levied for the Programs shall include all of the territory within the City's official boundaries; and

WHEREAS, the Authority will conduct all assessment proceedings under Chapter 29 for the Programs and issue any bonds issued in connection with the Programs; and

WHEREAS, the City will not be responsible for the conduct of any assessment proceedings; the levy of assessments; any required remedial action in the case of delinquencies in such assessment payments; or the issuance, sale or administration of any bonds issued in connection with the Programs;

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

SECTION 1. This City Council hereby finds and declares that properties in the territory of the City will benefit from the availability of the Programs within the territory of the City and, pursuant thereto, the conduct of special assessment proceedings by the Authority pursuant to Chapter 29 and the issuance of bonds to finance or refinance Improvements.

SECTION 2. In connection with the Programs, the City hereby consents to the conduct of special assessment proceedings by the Authority pursuant to Chapter 29 on any property within the territory of the City and the issuance of bonds to finance or refinance Improvements; provided, that

(1) The Participating Property Owners, who shall be the legal owners of such property, execute a contract pursuant to Chapter 29 and comply with other applicable provisions of California law in order to accomplish the valid levy of assessments; and

(2) The City will not be responsible for the conduct of any assessment proceedings; the levy of assessments; any required remedial action in the case of delinquencies in such assessment payments; or the issuance, sale or administration of any bonds issued in connection with the Programs.

SECTION 3. The appropriate officials and staff of the City are hereby authorized and directed to make applications for the Programs available to all property owners who wish to finance or refinance Improvements; provided, that the Authority shall be responsible for providing such applications and related materials at its own expense. The staff persons chosen by the City Manager of the City from time to time, are hereby designated as the contact persons for the Authority in connection with the Programs.

SECTION 4. The appropriate officials and staff of the City are hereby authorized and directed to execute and deliver such certificates, requisitions, agreements and related documents as are reasonably required by the Authority to implement the Programs.

SECTION 5. The City Council hereby finds that adoption of this Resolution is not a "project" under the California Environmental Quality Act, because the Resolution does not involve any commitment to a specific project which may result in a potentially significant physical impact on the environment, as contemplated by Title 14, California Code of Regulations, Section 15378(b)(4).

SECTION 6. This Resolution shall take effect immediately upon its adoption. The City Clerk is hereby authorized and directed to transmit a certified copy of this resolution to the Secretary of the Authority at: Secretary of the Board, California Statewide Communities Development Authority, 1400 K Street, Sacramento, CA 95814.

PASSED, APPROVED, and ADOPTED this 28th day of June, 2016.

BRIAN DONAHUE, 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 Resolution, being Resolution No. 2016-29 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 June 28, 2016, and that the same was adopted, signed and approved by the following vote to wit:

AYES: COUNCILMEMBERS: _____

NOES: COUNCILMEMBERS: _____

ABSENT: COUNCILMEMBERS: _____

ABSTAIN: COUNCILMEMBERS: _____

CITY CLERK, CITY OF STANTON

CITY OF STANTON

REPORT TO THE CITY COUNCIL

TO: Honorable Mayor and City Council

DATE: June 28, 2016

SUBJECT: FY 2016-17 INVESTMENT POLICY

REPORT IN BRIEF:

The Investment Policy for the City of Stanton provides guidelines for the prudent investment of City funds and outlines the procedures for efficient cash management. This policy is updated annually to incorporate any needed provisions or amendments necessitated by changes in state law or City investment philosophy, after which it is reviewed by the City Council. The current update adds a permitted investment, adds a prohibited investment, adds definitions to the glossary and makes other minor changes from the FY 2015-16 policy adopted in June 2015.

RECOMMENDED ACTION:

That 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) Approve the FY 2016-17 Investment Policy as presented.

BACKGROUND:

In 1985, the City Council adopted a Statement of Investment Policy to comply with California Government Code Section 53646. This code section also requires that annually thereafter, the City's Chief Financial Officer must resubmit a Statement of Investment Policy to the City Council, which the Council must review at a public meeting. Accordingly, the City's Investment Policy has been revised as necessary, submitted to the Council, and reviewed by the Council during each fiscal year.

The Government Code provides that the City Council must annually consider whether to delegate to the City Treasurer its authority to invest or reinvest funds of the City, or to sell or exchange securities thus purchased. If this authority is delegated, the City Treasurer assumes the responsibility for making such transactions, and must make a monthly report of such transactions to the City Council. This delegation of authority may

be revoked at any time by the City Council.

ANALYSIS/JUSTIFICATION:

The FY 2016-17 Investment Policy has been updated in a couple of areas. The changes made to the policy are as follows:

- Added supranational securities as a permitted investment. Supranationals were signed into law as a permitted investment on January 1, 2015. Supranationals are international institutions that provide development financing, advisory services and/or other financial services to their member countries. They finance their activities by issuing debt and similar to government bonds, the bonds issued by these institutions are considered very safe and have a high credit rating.
- Clarified a City policy prohibition by stating that foreign currency denominated securities are a prohibited investment
- Made other minor edits including adjusting permitted investment thresholds to match the California Government Code, made wording changes for clarity, and adding definitions to the Glossary.

FISCAL IMPACT:

The proposed policy is consistent with the City's past conservative approach to investing its funds and the requested action should result in no fiscal impact.

ENVIRONMENTAL IMPACT:

None.

LEGAL REVIEW:

The City Attorney has reviewed and approved the Investment Policy.

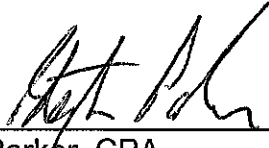
PUBLIC NOTIFICATION:

Through the agenda posting process.

STRATEGIC PLAN OBJECTIVE ADDRESSED

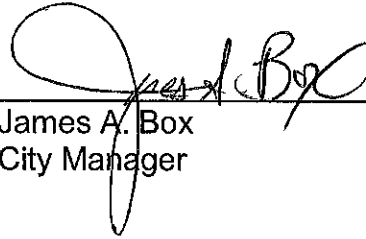
4. Ensure Fiscal Stability and Efficiency in Governance

Prepared by:



Stephen M. Parker, CPA
Administrative Services Director

Approved by:



James A. Box
City Manager

Attachment:

A. FY 2016-17 Investment Policy

**CITY OF STANTON
INVESTMENT POLICY
FISCAL YEAR 2016-17**

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CITY OF STANTON

FY 2016-17 INVESTMENT POLICY

I. POLICY

This statement is intended to provide guidelines for the prudent investment of the City's temporary idle cash, and to outline the procedures for maximizing the efficiency of the City's cash management system. This statement will also be utilized by the Successor Agency to the Stanton Redevelopment Agency. The ultimate goal is to enhance the economic status of the City while safeguarding its assets.

II. SCOPE

This policy applies to activities of the City with regard to investing the financial assets of all funds. The covered funds are defined in the City's Comprehensive Annual Financial Report, and include:

1. General Fund
2. Special Revenue Funds
3. Capital Projects Funds
4. Enterprise Funds
5. Internal Service Funds
6. Trust and Agency Funds

Proceeds of bonds or other indebtedness and any moneys set aside and pledged to secure payment of the bonds are excluded from this policy and may be invested in accordance with the resolution, indenture, or any other statutory provisions governing the issuance of those bonds or indebtedness, in accordance with California Government Code Sections 53601 (m) and 5922 (d).

All funds are subject to the laws and regulations established by the State of California.

III. GENERAL OBJECTIVE

The objective of the investment portfolio is to meet the short and long-term cash flow demands of the City. This is achieved by safekeeping the corpus of cash assets under control and by earning income on cash assets not in immediate use. The City of Stanton strives to maintain the level of investment of all idle funds as near 100% as possible, through daily and projected cash flow determinations. Accordingly, the City's cash management system is designed to accurately monitor and forecast revenues and expenditures, thus enabling the City to invest funds to the fullest extent possible.

Idle cash management and investment transactions are the responsibility of the City Treasurer.

In conformance with California Government Code Sec. 53600.5, the City attempts to obtain the highest return possible while ensuring that safety and liquidity needs have been met.

The City's principal investment objectives, in priority order, are:

3.1: SAFETY

The safety and risk associated with an investment refers to the potential loss of principal, interest or a combination of these amounts. The City should select only those investments that are considered very safe. The City shall not engage in speculation and will focus on the preservation of capital and protection of investment principal. Diversification guidelines will be established to avoid incurring unreasonable risks regarding specific security types or individual financial institutions.

3.2: LIQUIDITY

This refers to the ability to "cash in" at any moment in time with a minimal chance of losing some portion of principal or interest. Liquidity is an important investment quality especially when the need for unexpected funds occurs. The investment program will provide for the maintenance of sufficient liquidity to meet operating requirements that are reasonably anticipated.

3.3: YIELD

Yield is the potential dollar earnings an investment can provide, and sometimes is referred to as the rate of return. The investment program will strive to attain a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints of safety and liquidity needs.

IV. STANDARDS OF CARE

4.1: DELEGATION OF AUTHORITY

The ultimate responsibility and authority for the investment of City funds resides with the City Council. The City Council will receive monthly reports, designate investment officers and annually review the investment policy making any changes necessary by adoption. The City Council hereby designates the City Treasurer as the Investment Officer for the City's funds. The Investment Officer shall invest City funds in accordance with California Government Code Sec. 53600.5 and with this Investment Policy. This Policy shall constitute a "written order" from City Council. The City Treasurer is the Investment Officer, with the consent of the City Manager or designee, and may further delegate the authority to invest City funds to additional City Finance personnel with the consent of the City Manager.

Subject to required procurement procedures, the City may engage the support services of outside professionals in regard to its financial program, so long as it can be demonstrated or anticipated that these services produce a net financial advantage or necessary financial protection of the City's resources. The City Council may engage the services of one or more external investment managers to assist in the management of the City's investment portfolio in a manner consistent with the City's objectives. Such external managers may be granted discretion to purchase and sell investment securities in accordance with this Statement of Investment Policy. Such managers must be registered under the Investment Advisors Act of 1940, or be exempt from such registration. Such external managers shall be prohibited from executing safekeeping arrangements and wire transfers.

4.2: PRUDENCE

As a local agency defined by California Government Code Sec. 53600, the City of Stanton operates its pooled idle cash investments under California Government Code Sec. 53600.3, known as the "Prudent Investor Standard," which states, in part:

"When investing... or managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, including...the general economic conditions and the anticipated needs of the agency, that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency. Within the limitations of this section...investments may be acquired as authorized by law".

Investment officers acting in accordance with written procedures and the investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

4.3: ETHICS AND CONFLICT OF INTEREST

The City Treasurer, officers and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution and management of the investment program, or that could impair their ability to make impartial decisions. The City Treasurer, officers and employees shall, at all times, comply with the Conflict-of-Interest Code described in Title 2 of the California Code of Regulations, section 18351, and the City's adopted Conflict of Interest Code. Employees and officers shall refrain from undertaking any personal investment transactions with the same individual with whom business is conducted on behalf of the City.

V. SAFEKEEPING AND CUSTODY

5.1: SAFEKEEPING OF SECURITIES AND FUNDS:

Securities purchased by the City shall be held in a segregated account for the City's benefit at a third party trust department. The broker/dealer or bank from which the security is purchased shall issue a confirmation ticket to the City listing the specific instrument, issuer, coupon, maturity, CUSIP number, purchase or sale price, transaction date, and other pertinent information. The broker/dealer or bank that executes the transaction on the City's behalf shall deliver all securities on a delivery versus payment method to the designated third party trustee at the direction of the City Treasurer. All securities will be evidenced by safekeeping receipts in the City's name.

Certificates of Deposit shall be excluded from delivery versus payment as long as certificates are issued in the City's name.

5.2: QUALIFIED INSTITUTIONS

The City of Stanton shall purchase authorized investments directly from the issuer, from an institution licensed by the State of California as a broker dealer, as defined in Section 25004 of the Corporations Code, or from a member of a federally regulated securities exchange, from a national or state chartered bank, from a savings association or federal association (as defined by Section 5102 of the Financial Code) or from a brokerage firm designated as a primary government dealer by the Federal Reserve bank. {*Cal. Gov. Code Sec. 53601.5*}.

The City Treasurer will maintain a list of financial institutions formally authorized to provide investment services. The City shall formally authorize investment brokers to provide investment services to the City by conducting a process of due diligence. Investment Brokers may be Primary Dealers or Regional Brokers and licensed to do business in the State of California. Brokers must complete a broker questionnaire, which includes: proof of National Association of Securities Dealers (NASD) certification, Proof of State registration and execute a certification that the Broker's employees and supervisory personnel have read and understand the City's Investment Policy. Additional information from the broker/dealers Form BD and/or the broker/dealers disclosure statements on www.FINRA.org, will be included in the review. The City Treasurer shall conduct periodic reviews of the approved list of investment brokers and may remove a firm from the approved list at any time due to: any failure to comply with any of the above criteria, failure to execute a transaction; any change in broker/dealer staff; or any action, event or failure to act which, in the sole discretion of the City Treasurer, is materially adverse to the best interest of the City.

Selection of broker/dealers used by an external investment adviser retained by the City will be at the sole discretion of the adviser. Where possible, transactions

with broker/dealers shall be selected on a competitive basis and their bid or offering prices shall be recorded. If there is no other readily available competitive offering, the investment adviser shall make their best efforts to document quotations for comparable or alternative securities. If qualitative characteristics of a transaction, including, but not limited to, complexity of the transaction, or sector expertise of the broker, prevent a competitive selection process, investment advisers shall use brokerage selection practices as described above

5.3: ACCOUNTING METHOD

The City shall comply with all required legal provisions and Generally Accepted Accounting Principles (GAAP). The accounting principles are those contained in the pronouncements of authoritative bodies including but not necessarily limited to, the Governmental Accounting Standards Board (GASB); the American Institute of Certified Public Accountants (AICPA); and the Financial Accounting Standards Board (FASB).

Pooling of Funds: Except for cash in certain restricted and special funds, the City will consolidate balances from all City and Successor Agency funds to maximize investment earnings. Investment income will be allocated to the various funds based on their respective participation and in accordance with generally accepted accounting principles.

5.4: INTERNAL CONTROLS

The City Treasurer shall maintain a system of internal controls which shall be reviewed and tested by the independent auditor at least annually or upon any extraordinary event, i.e., turnover of key personnel, the discovery of any inappropriate activity, etc.

Investment officials shall be bonded or covered by blanket crime insurance to protect the public against possible embezzlement or malice.

VI. AUTHORIZED AND SUITABLE INVESTMENTS

6.1 AUTHORIZED INVESTMENTS:

All investments of the City shall be made in accordance with the investments authorized for local agencies by the California Government Code, Sections 53601 and 53635.

6.2 SUITABLE INVESTMENTS:

The City's investments are governed by California Government Code, Sections 53600 *et seq.* Within the investments permitted by the Code, the City seeks to further restrict eligible investments to the guidelines listed below. In the event a discrepancy is found between this policy and the Code, the more restrictive parameters will take precedence. Percentage holding limits listed in this section apply at the time the security is purchased.

Any investment currently held at the time the policy is adopted which does not meet the new policy guidelines can be held until maturity, and shall be exempt from the current policy. At the time of the investment's maturity or liquidation, such funds shall be reinvested only as provided in the current policy.

An appropriate risk level shall be maintained by primarily purchasing securities that are of high quality, liquid, and marketable. The portfolio shall be diversified by security type and institution to avoid incurring unreasonable and avoidable risks regarding specific security types or individual financial institutions.

6.211 COLLATERALIZED BANK DEPOSITS such as a passbook savings account, money market account or other demand deposits in state or federally chartered banks, savings and loans, or credit unions in excess of insured amounts which are fully collateralized in accordance with California law, provided that:

- The maximum maturity does not exceed five years.

6.212 MUNICIPAL SECURITIES include obligations of the City, the State of California, any of the other 49 states, and any local agency within the State of California, provided that:

- The securities are rated "A" or higher by at least one nationally recognized statistical rating organization.
- No more than 5% of the portfolio may be invested in any issuer.
- The maximum maturity does not exceed five years.

6.213 U.S. TREASURIES and other government obligations for which the full faith and credit of the United States are pledged for the payment of principal and interest. There are no limits on the dollar amount or percentage that the Agency may invest in U.S. Treasuries, provided that:

- The maximum maturity is five years.

6.214 FEDERAL AGENCIES or United States Government-Sponsored Enterprise obligations, participations, or other instruments, including those issued by or fully guaranteed as to principal and interest by federal agencies or United States government-sponsored enterprises. There are no limits on the dollar amount or percentage that the Agency may invest in Federal Agency or Government-Sponsored Enterprises (GSEs), provided that:

- No more than 25% of the portfolio may be invested in any Agency/GSE issuer.
- No more than 20% of the portfolio may be invested in callable securities.
- The maximum maturity does not exceed five years.

6.215 BANKER'S ACCEPTANCES, provided that:

- They are issued by institutions which have short-term debt obligations rated "A-1" or higher by at least one nationally recognized statistical-rating organization; or long-term debt obligations which are rated "A" or higher by at least one nationally recognized statistical rating organization.
- No more than 40% of the portfolio may be invested in Banker's Acceptances.
- No more than 5% of the portfolio may be invested in any issuer.
- The maximum maturity does not exceed 180 days.

6.216 FEDERALLY INSURED TIME DEPOSITS (Non-Negotiable Certificates of Deposit) in state or federally chartered banks, savings and loans, or credit unions, provided that:

- The amount per institution is limited to the maximum covered under federal insurance.
- No more than 20% of the portfolio will be invested in a combination of federally insured and collateralized time deposits.
- The maximum maturity does not exceed five years.

6.217 COLLATERALIZED TIME DEPOSITS (Non-Negotiable Certificates of Deposit) in state or federally chartered banks, savings and loans, or credit unions in excess of insured amounts which are fully collateralized with securities in accordance with California law, provided that:

- No more than 20% of the portfolio will be invested in a combination of federally insured and collateralized time deposits.
- The maximum maturity does not exceed five years.

6.218 CERTIFICATE OF DEPOSIT PLACEMENT SERVICE (CDARS)

- No more than 30% of the total portfolio may be invested in a combination of Certificates of Deposit, including CDARS.
- The maximum maturity does not exceed five years.

6.219 NEGOTIABLE CERTIFICATES OF DEPOSIT (NCDs), provided that:

- The amount of the NCD insured up to the FDIC limit does not require any credit ratings.
- For any amount above the FDIC insured limit they must be issued by institutions which have short-term debt obligations are rated "A-1" or higher by at least one nationally recognized statistical rating organization; or long-term obligations are rated "A" or higher by at least one nationally recognized statistical rating organization.
- No more than 30% of the total portfolio may be invested in NCDs (combined with CDARS.)
- No more than 5% of the portfolio may be invested in any issuer.
- The maximum maturity does not exceed five years.

6.220 COMMERCIAL PAPER, provided that:

- The issuer is a corporation organized and operating in the United States with assets in excess of \$500 million.
- The securities are rated "A-1" or higher by at least one nationally recognized statistical rating organization.
- They are issued by corporations which have long-term obligations are rated "A" or higher by at least one nationally recognized statistical rating organization.
- No more than 25% of the portfolio may be invested in Commercial Paper.
- No more than 5% of the portfolio may be invested in any issuer.
- The maximum maturity does not exceed 270 days.

6.221 STATE OF CALIFORNIA LOCAL AGENCY INVESTMENT FUND (LAIF), provided that:

- The Agency may invest up to the maximum permitted amount in LAIF.
- LAIF's investments in instruments prohibited by or not specified in the Agency's policy do not exclude it from the Agency's list of allowable investments, provided that the fund's reports allow the Treasurer to adequately judge the risk inherent in LAIF's portfolio.

6.222 LOCAL GOVERNMENT INVESTMENT POOLS

- Other LGIPs permitted by client.

6.223 CORPORATE MEDIUM TERM NOTES (MTNs), provided that:

- The issuer is a corporation organized and operating within the United States or by depository institutions licensed by the United States or any state and operating within the United States.
- The securities are rated "A" or higher by at least one nationally recognized statistical rating organization.
- No more than 30% of the total portfolio may be invested in MTNs.
- No more than 5% of the portfolio may be invested in any issuer.
- The maximum maturity does not exceed five years.

6.224 ASSET-BACKED, MORTGAGE-BACKED, MORTGAGE PASS-THROUGH SECURITIES, AND COLLATERALIZED MORTGAGE OBLIGATIONS, provided that:

- The securities are rated "AA" or higher by a nationally recognized statistical rating organization.
- They are issued by corporations which have long-term obligations are rated "A" or higher by at least one nationally recognized statistical rating organization.
- No more than 20% of the total portfolio may be invested in these securities.
- No more than 5% of the portfolio may be invested in any Asset-Backed or Commercial Mortgage security issuer. There is no issuer limitation on any

Mortgage security where the issuer is the US Treasury or a Federal Agency/GSE.

- The maximum maturity does not exceed 5 years.

6.225 MONEY MARKET MUTUAL FUNDS that are registered with the Securities and Exchange Commission under the Investment Company Act of 1940, provided that:

- Such Funds meet either of the following criteria:
 1. Have attained the highest ranking or the highest letter and numerical rating provided by not less than two nationally recognized statistical rating organizations; or
 2. Have retained an investment adviser registered or exempt from registration with the Securities and Exchange Commission with not less than five years' experience investing in the securities and obligations authorized by California Government Code, Section 53601 and with assets under management in excess of \$500 million.
- No more than 20% of the total portfolio may be invested in Money Market Mutual Funds.

6.226 Supranationals, provided that:

- Issues are US dollar denominated senior unsecured unsubordinated obligations issued or unconditionally guaranteed by the International Bank for Reconstruction and Development, International Finance Corporation, or Inter-American Development Bank.
- The securities are rated "AA" or higher by a NRSRO.
- No more than 30% of the total portfolio may be invested in these securities.
- No more than 10% of the portfolio may be invested in a single issuer.
- The maximum maturity does not exceed 5 years.

Professional investment managers that may be retained by the City may request more latitude in their choice of investment vehicles and practices than is allowed under this policy. As an integral part of their service to the City, such advisors shall recommend additional investment vehicles and practices, with limitations and restrictions on their use. The City Council must approve the investment vehicles and practices, and adopt an appropriate amendment to this policy prior to their implementation.

6.3 COLLATERALIZATION AND OTHER SAFETY CONSTRAINTS:

All bank deposits must be either federally insured or collateralized pursuant to requirements of State law. The City Treasurer may waive collateral for that portion of a deposit which is insured pursuant to Federal law.

6.4 PROHIBITED INVESTMENTS:

Certain securities will be prohibited as investments in the City's portfolio. The City has prohibited certain securities that are allowable under the California Government Code, based on its own assessment of risk and for the protection of City funds. Prohibited investments are:

1. Pursuant to California Government Code Section 53601.6, local agencies are prohibited from making investments in the following vehicles:
 - Inverse floaters, range notes, or mortgage-derived interest-only strips.
 - Securities that could result in a zero interest accrual if held to maturity.
2. City policy prohibition: The City further limits investments by expressly prohibiting investments in the following:
 - Stocks
 - Futures and options
 - Repurchase agreements
 - Reverse repurchase agreements
 - Leveraged investments of any kind
 - Foreign currency denominated securities

VII. INVESTMENT PARAMETERS:

7.1 DIVERSIFICATION:

The City will diversify the investment portfolio to avoid incurring unreasonable risks, both credit and interest rate risk, inherent in over-investing in specific instruments, individual financial institutions or maturities. The City constrains the portfolio further than the California Government Code to reduce credit risk in the marketplace. Due to fluctuations in the aggregate portfolio balance, maximum percentages for a particular investment type, issuer or security structure may be exceeded at a point in time subsequent to the purchase of a particular security. Securities do not need to be liquidated to realign the portfolio; however, consideration should be given to the matter when future purchases are made.

7.2 INVESTMENT MATURITY:

- The City will not directly invest in securities maturing more than five (5) years from the date of purchase.
- The maximum weighted maturity of the total portfolio shall not exceed 3.5 years. This maximum is established to limit the portfolio to excessive price change exposure.
- Liquidity funds, defined as active bank deposits, LAIF and CAMP balances and money market securities with a maturity of less than six months, will comprise at least 20% of the total portfolio.

- Longer term/Core funds will be defined as the funds in excess of liquidity requirements. The investments in this portion of the portfolio will have maturities between one (1) day and five (5) years.

Exception to 5 year maturity maximum: Reserve or Capital Improvement Project monies may be invested in securities exceeding five (5) years if the maturities of such investments are made to coincide as nearly as practicable with the expected use of the funds.

7.3 COMPETITIVE TRANSACTIONS

The City Treasurer shall obtain competitive bid information on all purchases of investment instruments purchased on the secondary market. Bid information can be obtained via telephone, faxed or emailed quotes. If the City is offered a security for which there is no readily available competitive offering on the same specific issue, the City Treasurer shall document quotations for comparable or alternative securities. The Treasurer will select the quote which best satisfies the investment objectives of the investment portfolio within the parameters of this policy. The City Treasurer will maintain a written record of each bidding process including the name and prices offered by each participating financial institution.

7.4 INVESTMENT GUIDELINES AND STRATEGIES

The investment portfolio will be managed passively. The City Treasurer and staff will develop and maintain procedures, guidelines and strategies to provide for investment decisions that meet the established goals of this policy. These strategies will incorporate cash flow considerations, liquidity and surplus balances.

For the most part, securities will be held to maturity except when:

1. Interest rates move substantially and the average maturity of the portfolio should be changed based on the overall portfolio strategy.
2. Downgrade of a corporate security substantially increases the default exposure of the issuer.
3. There are unforeseen liquidity requirements.

7.5 MITIGATING CREDIT RISK IN THE PORTFOLIO

Credit risk is the risk that a security or a portfolio will lose some or all of its value due to a real or perceived change in the ability of the issuer to repay its debt. The City will mitigate credit risk by adopting the following strategies:

- The diversification requirements included in the "Authorized Investments" section of this policy are designed to mitigate credit risk in the portfolio.
- Unless otherwise specified in this investment policy, no more than 5% of the total portfolio may be invested in securities of any single issuer per each category in Section VI of this policy, except:

1. Where the issuer is the US Government, its Agencies and GSEs
 2. Supranational securities
 3. Money Market Mutual Funds
 4. Local Government Investment Pools
- The City may elect to sell a security prior to its maturity and record a capital gain or loss in order to improve the quality, liquidity or yield of the portfolio in response to market conditions or City's risk preferences.
 - If securities owned by the City are downgraded to a level below the quality required by this investment policy, it will be the City's policy to review the credit situation and make a determination as to whether to sell or retain such securities in the portfolio.

VIII. REPORTING

8.1 SPECIFIC REPORTING REQUIREMENTS:

The City Treasurer shall render a monthly investment report to the City Council and the City Manager. The report shall include the type of investment, institution, date of maturity, par value and amount of investment, rate of interest, current market value, source of the market value, and such other data as may be required by the City Council. The report shall also include a schedule of investment transactions for the month, a statement denoting the ability of the City to meet its expenditure requirements for the ensuing six (6) months or an explanation as to why sufficient funds may not be available, and a statement that the City's investment portfolio is in compliance with the City's Investment Policy or the manner in which it may not be in compliance. {Gov. Code Sections 53607 and 53646}

8.2: PERFORMANCE STANDARDS:

The City's investment portfolio will be designed to obtain a market average rate of return during budgetary and economic cycles, taking into account the City's investment risk constraints and cash flow needs. The basis used by the Treasurer to determine whether market yields are being achieved shall be to identify a benchmark comparable to the portfolio's average weighted maturity and credit profile. Separate benchmarks may be established for liquidity funds and longer term/core funds. Benchmarks will be established through the City Treasurer's procedures manual.

8.3: MONITORING, ADJUSTING AND EVALUATING THE PORTFOLIO:

The City Treasurer will routinely monitor the portfolio holdings and evaluate overall market conditions. The portfolio may be adjusted as market conditions

change to comply with the City's objectives of safety, liquidity and achievement of market rates of return.

IX. POLICY REVIEW AND ADOPTION

The Statement of Investment Policy shall be adopted by the City Council. The policy shall be reviewed at least annually to ensure its consistency with the overall objectives of preservation of principal, liquidity and yield, and its relevance to current law, financial and economic trends.

X. GLOSSARY OF TERMS

Agencies. Shorthand market terminology for any obligation issued by a *government-sponsored entity (GSE)*, or a *federally related institution*. Most obligations of GSEs are not guaranteed by the full faith and credit of the US government. Examples are:

FFCB. The Federal Farm Credit Bank System provides credit and liquidity in the agricultural industry. FFCB issues discount notes and bonds.

FHLB. The Federal Home Loan Bank provides credit and liquidity in the housing market. FHLB issues discount notes and bonds.

FHLMC. Like FHLB, the Federal Home Loan Mortgage Corporation provides credit and liquidity in the housing market. FHLMC, also called "FreddieMac" issues discount notes, bonds and mortgage pass-through securities.

FNMA. Like FHLB and FreddieMac, the Federal National Mortgage Association was established to provide credit and liquidity in the housing market. FNMA, also known as "FannieMae," issues discount notes, bonds and mortgage pass-through securities.

GNMA. The Government National Mortgage Association, known as "GinnieMae," issues mortgage pass-through securities, which are guaranteed by the full faith and credit of the US Government.

PEFCO. The Private Export Funding Corporation assists exporters. Obligations of PEFCO are not guaranteed by the full faith and credit of the US government.

TVA. The Tennessee Valley Authority provides flood control and power and promotes development in portions of the Tennessee, Ohio, and Mississippi River valleys. TVA currently issues discount notes and bonds.

Asked. The price at which a seller offers to sell a security.

Asset Backed Securities. Securities supported by pools of installment loans or leases or by pools of revolving lines of credit.

Average Life. In mortgage-related investments, including CMOs, the average time to expected receipt of principal payments, weighted by the amount of principal expected.

Banker's Acceptance. A money market instrument created to facilitate international trade transactions. It is highly liquid and safe because the risk of the trade transaction is transferred to the bank which "accepts" the obligation to pay the investor.

Benchmark. A comparison security or portfolio. A performance benchmark is a partial market index, which reflects the mix of securities allowed under a specific investment policy.

Broker. A broker brings buyers and sellers together for a transaction for which the broker receives a commission. A broker does not sell securities from his own position.

Callable. A callable security gives the issuer the option to call it from the investor prior to its maturity. The main cause of a call is a decline in interest rates. If interest rates decline since an issuer issues securities, it will likely call its current securities and reissue them at a lower rate of interest. Callable securities have reinvestment risk as the investor may receive its principal back when interest rates are lower than when the investment was initially made.

CDARS (Certificate of Deposit Account Registry System). A private CD placement service that allows local agencies to purchase more than \$250,000 in CDs from a single financial institution (must be a participating institution of CDARS) while still maintaining FDIC insurance coverage. CDARS is currently the only entity providing this service. CDARS facilitates the trading of deposits between the California institution and other participating institutions in amounts that are less than \$250,000 each, so that FDIC coverage is maintained.

Certificate of Deposit (CD). A time deposit with a specific maturity evidenced by a certificate. Large denomination CDs may be marketable.

Collateral. Securities or cash pledged by a borrower to secure repayment of a loan or repurchase agreement. Also, securities pledged by a financial institution to secure deposits of public monies.

Collateralized Mortgage Obligations (CMO). Classes of bonds that redistribute the cash flows of mortgage securities (and whole loans) to create securities that have different levels of prepayment risk, as compared to the underlying mortgage securities.

Commercial Paper. The short-term unsecured debt of corporations.

Cost Yield. The annual income from an investment divided by the purchase cost. Because it does not give effect to premiums and discounts which may have been included in the purchase cost, it is an incomplete measure of return.

Coupon. The rate of return at which interest is paid on a bond.

Credit Risk. The risk that principal and/or interest on an investment will not be paid in a timely manner due to changes in the condition of the issuer.

Current Yield. The annual income from an investment divided by the current market value. Since the mathematical calculation relies on the current market value rather than the investor's cost, current yield is unrelated to the actual return the investor will earn if the security is held to maturity.

Dealer. A dealer acts as a principal in security transactions, selling securities from and buying securities for his own position.

Debenture. A bond secured only by the general credit of the issuer.

Delivery vs. Payment (DVP). A securities industry procedure whereby payment for a security must be made at the time the security is delivered to the purchaser's agent.

Derivative. Any security that has principal and/or interest payments which are subject to uncertainty (but not for reasons of default or credit risk) as to timing and/or amount, or any security which represents a component of another security which has been separated from other components ("Stripped" coupons and principal). A derivative is also defined as a financial instrument the value of which is totally or partially derived from the value of another instrument, interest rate, or index.

Discount. The difference between the par value of a bond and the cost of the bond, when the cost is below par. Some short-term securities, such as T-bills and banker's acceptances, are known as discount securities. They sell at a discount from par, and return the par value to the investor at maturity without additional interest. Other securities, which have fixed coupons, trade at a discount when the coupon rate is lower than the current market rate for securities of that maturity and/or quality.

Diversification. Dividing investment funds among a variety of investments to avoid excessive exposure to any one source of risk.

Duration. The weighted average time to maturity of a bond where the weights are the present values of the future cash flows. Duration measures the price sensitivity of a bond to changes in interest rates. (See modified duration).

Federal Funds Rate. The rate of interest charged by banks for short-term loans to other banks. The Federal Reserve Bank through open-market operations establishes it.

Leverage. Borrowing funds in order to invest in securities that have the potential to pay earnings at a rate higher than the cost of borrowing.

Liquidity: The speed and ease with which an asset can be converted to cash.

Make Whole Call. A type of call provision on a bond that allows the issuer to pay off the remaining debt early. Unlike a call option, with a make whole call provision, the issuer makes a lump sum payment that equals the net present value (NPV) of future coupon payments that will not be paid because of the call. With this type of call, an investor is compensated, or "made whole."

Margin: The difference between the market value of a security and the loan a broker makes using that security as collateral.

Market Risk. The risk that the value of securities will fluctuate with changes in overall market conditions or interest rates.

Market Value. The price at which a security can be traded.

Marking to Market. The process of posting current market values for securities in a portfolio.

Maturity. The final date upon which the principal of a security becomes due and payable.

Medium Term Notes. Unsecured, investment-grade senior debt securities of major corporations which are sold in relatively small amounts on either a continuous or an intermittent basis. MTNs are highly flexible debt instruments that can be structured to respond to market opportunities or to investor preferences.

Modified Duration. The percent change in price for a 100 basis point change in yields. Modified duration is the best single measure of a portfolio's or security's exposure to market risk.

Money Market. The market in which short-term debt instruments (Tbills, discount notes, commercial paper, and banker's acceptances) are issued and traded.

Mortgage Pass-Through Securities. A securitized participation in the interest and principal cash flows from a specified pool of mortgages. Principal and interest payments made on the mortgages are passed through to the holder of the security.

Municipal Securities. Securities issued by state and local agencies to finance capital and operating expenses.

Mutual Fund. An entity which pools the funds of investors and invests those funds in a set of securities which is specifically defined in the fund's prospectus. Mutual funds can be invested in various types of domestic and/or international stocks, bonds, and money market instruments, as set forth in the individual fund's prospectus. For most large, institutional investors, the costs associated with investing in mutual funds are higher than the investor can obtain through an individually managed portfolio.

Nationally Recognized Statistical Rating Organization (NRSRO). A credit rating agency (CRA) that issues credit ratings that the U.S. Securities and Exchange Commission (SEC) permits other financial firms to use for certain regulatory purposes.

Premium. The difference between the par value of a bond and the cost of the bond, when the cost is above par.

Prepayment Speed. A measure of how quickly principal is repaid to investors in mortgage securities.

Prepayment Window. The time period over which principal repayments will be received on mortgage securities at a specified prepayment speed.

Primary Dealer. A financial institution (1) that is a trading counterparty with the Federal Reserve in its execution of market operations to carry out U.S. monetary policy, and (2) that participates for statistical reporting purposes in compiling data on activity in the U.S. Government securities market.

Prudent Person (Prudent Investor) Rule. A standard of responsibility which applies to fiduciaries. In California, the rule is stated as "Investments shall be managed with the care, skill, prudence and diligence, under the circumstances then prevailing, that a prudent person, acting in a like capacity and familiar with such matters, would use in the conduct of an enterprise of like character and with like aims to accomplish similar purposes."

Realized Yield. The change in value of the portfolio due to interest received and interest earned and realized gains and losses. It does not give effect to changes in market value on securities, which have not been sold from the portfolio.

Regional Dealer. A financial intermediary that buys and sells securities for the benefit of its customers without maintaining substantial inventories of securities and that is not a primary dealer.

Repurchase Agreement (RP, Repo). Short-term purchases of securities with a simultaneous agreement to sell the securities back at a higher price. From the seller's point of view, the same transaction is a reverse repurchase agreement.

Safekeeping. A service to bank customers whereby securities are held by the bank in the customer's name.

Structured Note. A complex, fixed income instrument, which pays interest, based on a formula tied to other interest rates, commodities or indices. Examples include inverse floating rate notes which have coupons that increase when other interest rates are falling, and which fall when other interest rates are rising, and "dual index floaters," which pay interest based on the relationship between two other interest rates - for example, the yield on the ten-year Treasury note minus the Libor rate. Issuers of such notes lock in a reduced cost of borrowing by purchasing interest rate swap agreements.

Supranationals. A supranational is a multi-national organization whereby member states transcend national boundaries or interests to share in the decision making to promote economic development in the member countries.

Total Rate of Return. A measure of a portfolio's performance over time. It is the internal rate of return, which equates the beginning value of the portfolio with the ending value; it includes interest earnings, realized and unrealized gains, and losses in the portfolio.

U.S. Treasury Obligations. Securities issued by the U.S. Treasury and backed by the full faith and credit of the United States. Treasuries are considered to have no credit risk, and are the benchmark for interest rates on all other securities in the US and overseas. The Treasury issues both discounted securities and fixed coupon notes and bonds.

Treasury Bills. All securities issued with initial maturities of one year or less are issued as discounted instruments, and are called Treasury bills. The Treasury currently issues three- and six-month Tbills at regular weekly auctions. It also issues "cash management" bills as needed to smooth out cash flows.

Treasury Notes. All securities issued with initial maturities of two to ten years are called Treasury notes, and pay interest semi-annually.

Treasury Bonds. All securities issued with initial maturities greater than ten years are called Treasury bonds. Like Treasury notes, they pay interest semi-annually.

Volatility. The rate at which security prices change with changes in general economic conditions or the general level of interest rates.

Yield to Maturity. The annualized internal rate of return on an investment which equates the expected cash flows from the investment to its cost.

SECOND AMENDMENT TO EMPLOYMENT AGREEMENT

THIS SECOND AMENDMENT TO EMPLOYMENT AGREEMENT (the "Agreement") is made and entered into effective June 28, 2016 between the CITY OF STANTON, a municipal corporation ("City") and JAMES A. BOX ("Manager") as follows:

WHEREAS, City desires to retain the services of Manager as city manager of City, as provided by the City Municipal Code, and

WHEREAS, it is the desire of the City Council of the City ("Council"), to provide certain benefits, establish certain conditions of employment and to set working conditions of said Manager, and

WHEREAS, it is the desire of the Council to (1) secure and retain the services of Manager and to provide inducement for him to remain in such employment, (2) to make possible full work productivity by assuring Manager's morale and peace of mind with respect to future security, and (3) to provide a means of terminating Manager's services when City may desire to terminate his employ, and

WHEREAS, Manager desires to continue employment as city manager of City.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

Section 1 – Duties

City hereby agrees to employ Manager as city manager to perform the functions and duties specified in the City Municipal Code and the Government Code of the State of California, and to perform other legally permissible and proper duties and functions as the Council shall from time to time assign.

Section 2 – Termination and Severance Pay

- A. In the event Manager is terminated by a majority vote of the Council at such time as Manager continues to be willing and able to perform his duties under this Agreement, City agrees to pay Manager a lump sum cash payment, or equal payments over an agreed upon period of time, equal to (6) months of aggregate salary, and health benefits and discretionary compensation (Section 6), provided, however, that if less than six months remain in the term of this contract, the lump sum cash payment shall be in an amount equal to the monthly salary of the employee as provided above multiplied by the number of months left on the unexpired term of the contract. However, in the event Manager is terminated by a majority vote of the Council because of his commission of any illegal act involving a felony, an act or action constituting moral turpitude or personal gain to him, then in that event, City shall have no obligation to pay the aggregate severance sum designated in this paragraph.

- B. Except for a termination involving the commission of any illegal act, etc., as set forth in Section 2 A above, the Manager may not be terminated by the City within three (3) months preceding or following a City General Municipal Election where one or more Council seats are contested on the ballot of such election (the "election cool-off period"). Notwithstanding the foregoing, if a majority vote of the Council should determine to terminate Manager during the election cool-off period, and such a termination does not involve the commission of any illegal act, etc., as set forth in Section 2 A, above, the Manager shall be entitled to an additional (3) months aggregate salary beyond the six (6) months as provided in Section 2 A above, provided, however, that if less than six months remain in the term of this contract, the lump sum cash payment shall be in an amount equal to the monthly salary of the employee as provided above multiplied by the number of months left on the unexpired term of the contract.
- C. In the event City at any time during the term of the Agreement reduces the salary or other financial benefits of Manager in a greater percentage than an applicable across-the-board reduction for all department head level employees of City, or in the event City refuses, following written notice, to comply with any other provision benefitting Manager herein, or Manager resigns following a request, whether formal or informal, by a majority of the Council that he resign, Manager may, at his option, be deemed to be "terminated" at the date of such reduction, resignation or such refusal to comply, within the meaning and contest of the severance pay provision set forth in Sections 2 A and B.
- D. To the extent that any payments described in this section have been made to Manager based upon his termination, any cash settlement or payment related to the termination that Manager may receive from the City shall be fully reimbursed to the City if Manager is convicted of a crime involving an abuse of his office or position.
- E. Manager hereby expresses his intent to remain as Manager for a period of not less than three (3) years from the date of execution of this Agreement. Manager and Council agree that should Manager be offered other employment, he shall advise Council of his intent to accept the offer and provide Council the opportunity to meet with him to discuss the offer and other matters as might be desirable by either party. In the event Manager voluntarily resigns his position with the City, Manager shall give City a minimum of thirty (30) days' written notice in advance.

Section 3 - Salary

City agrees to pay Manager for his services rendered pursuant hereto a monthly base salary of thirteen thousand five hundred forty two dollars (\$13,542.00), payable in installments at the same time as other employees of City are paid. City and Manager agree that, as of the effective date of this Agreement, such a base salary is over ten percent (10%) higher than the current base salary of the highest paid department head level City employee. City agrees that the base salary of Manager shall be maintained at

least ten percent (10%) higher than any future base salary of the highest paid department head level City employee and, within thirty days of written request by the Manager, to increase such base salary of the Manager to maintain such ten percent (10%) salary differential. In addition, City agrees to increase said base salary and/or other benefits of Manager in such amounts and to such extent that the Council may determine that is desirable to do so, provided however, that unless otherwise agreed to by both Manager and Council, Manager shall automatically receive any cost of living or other salary and/or fringe benefit increases provided to all department head level City employees.

Section 4 – Automobile/Telephone

The City agrees to pay to the Manager a one hundred dollars (\$100.00) per month cellular telephone allowance, which shall be paid in equal installments in each pay period.

The City also agrees that it shall provide the Manager with a City-owned automobile. The Manager's duties, as City Manager and Director of Emergency Services for the City require that the Manager have exclusive and unrestricted use of an automobile at all times. As a result of these duties, the City will provide Manager with an automobile. Because Manager is essentially on 24-hour call, the automobile will be available for both business and personal use (and thus available for use by Manager's properly licensed and insured spouse under Manager's supervision). City agrees to maintain and pay for liability, property damage, and comprehensive insurance, and to pay for the purchase, operation (including all fuel costs), maintenance, repair, or replacement of a City-owned automobile. Manager agrees to keep the automobile in good condition and will ensure that all service is performed per the factory maintenance schedule.

Section 5 – Holidays Benefits

Manager shall be entitled to the same holidays as other department head level City employees.

Section 6 – Health, Disability and Life Insurance

- A. City agrees to provide hospitalization, surgical and comprehensive medical coverage for Manager. City shall contribute one hundred percent (100%) of premium, commensurate to Kaiser HMO, for "Manager and two or more", for health insurance plan cost. City shall also contribute one hundred percent of premium, commensurate to Delta Dental, for "Manager and two or more" for dental plan cost. City shall also contribute one hundred percent of premium, commensurate to VSP, for "Manager and two or more" for vision plan cost.
- B. City also agrees to provide Manager short-term and long-term disability insurance coverage commensurate with the standard City employee program.
- C. City also agrees to provide a term life insurance policy equal to a maximum of one hundred and fifty thousand (\$150,000.00).

Section 7- Retirement

City agrees to execute all necessary agreements to enroll Manager in the California Public Employees Retirement System ("CalPERS") and to pay a maximum of seven percent (7%) of "compensation earnable," for Manager, toward the employee's contribution to CalPERS.

Section 8 – Deferred Compensation

Manager may, at his own cost, participate in the City's deferred compensation program.

Section 9 – Comprehensive Leave

In lieu of sick, vacation, administrative, or any other paid leave, Manager shall accrue annually up to a maximum of three hundred seventy five (375) hours of comprehensive leave. On June 30 of each year, Manager shall be paid, at the then current rate of pay, for all unused accumulated comprehensive leave up to a maximum of two hundred twenty five (225) hours. After any such sell back of comprehensive leave under the previous sentence, any unused accumulated comprehensive leave remaining shall be carried forward to the following year. On July 1 of each year, the total amount of comprehensive leave available to Manager shall be replenished to reach the maximum comprehensive leave accumulation limit of three hundred seventy five (375) hours.

In the event that Manager voluntarily leaves the employ of the City, he shall receive in addition to any other accrued salary, a pro rata share of unused accumulated comprehensive leave at the then current rate of pay. For example, if Manager leaves City's employ on September 1st of any year, he shall receive 2/12ths of the unused accumulated leave balance at his then current rate of pay.

Section 10 – Dues and Subscriptions

City agrees to pay for the professional dues and subscriptions of Manager necessary for his continuation and full participation in national, regional, state and local associations and organizations necessary and desirable for his continued professional participation, growth and advancement, and for the good of the City.

Section 11 – Professional Development

- A. City hereby agrees to pay the travel and subsistence expenses of Manager for professional and official travel, meetings and occasions adequate to continue the professional development of Manager and to adequately pursue necessary official and other functions for City, including but not limited to, International City and County Management Association, and League of California Cities and other professional associations.

- B. City also agrees to pay for the travel and subsistence expenses of Manager for short courses, institutes and seminars that are necessary for his professional development and for the good of the City.
- C. City recognizes that certain expenses of a non-personal and generally job-affiliated nature are incurred by Manager, and hereby agrees to pay said general expenses subject to submission of written receipts and documentation of such expenses.

Section 12 – Performance Evaluation

- A. The Council shall review and evaluate the performance of Manager at the one year anniversary of the effective date of this Agreement and at least once annually thereafter. A full, formal review and evaluation shall be conducted each year on or before the anniversary date of the effective date of the Agreement. The Mayor of City shall provide Manager with a summary written statement of the findings of the Council and provide an adequate opportunity for Manager to discuss his evaluation with the Council. Said criteria may be modified as the Council may from time to time determine in consultation with Manager. The Council further agrees to review the Manager's total compensation on the first six month review and thereafter on the anniversary date of the effective date of the Agreement.
- B. Annually, the Council and Manager shall define such goals and performance objectives which they determine necessary for the proper operation of the City, and in the attainment of the Council's policy objectives, said goals and objectives to be reduced to writing. They shall generally be attainable within the time limitations as specified and the annual operating and capital budgets and appropriations provided.

Section 13 – Indemnification

City shall defend, save harmless and indemnify Manager against any tort, professional liability claim, and demand or other legal action, whether groundless or otherwise, arising out of an alleged act of omission occurring in the performance of Manager's duties as city manager.

Section 14 - Bonding

City shall bear the full cost of any fidelity or other bonds required of Manager, acting as city manager of the City, under any law or ordinance.

Section 15 – Other Terms and Conditions of Employment

- A. The Council, in consultation with the Manager, shall fix any such other terms and conditions of employment, as it may determine from time to time, relating to the

performance of Manager, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Agreement or State or Federal law.

- B. All provisions of the City Municipal Code and regulations and rules of City relating to vacation and sick leave, retirement and pension system contributions, life insurance, holidays and other fringe benefits and working conditions as they now exist, or thereafter may be amended, which apply to department head level City employees, except as otherwise set forth herein, shall also apply to Manager.

Section 16 – Notices

Notices pursuant to this Agreement shall be given by deposit in the custody of the United States Postal Service, postage prepaid and addressed as follows:

- | | |
|------------|---|
| 1. City | City of Stanton
7800 Katella Avenue
Stanton, CA 90680 |
| 2. Manager | James A. Box
7800 Katella Avenue
Stanton, CA 90680 |

Alternatively, notices required pursuant to this Agreement may be personally served in the same manner as is applicable to civil judicial practice. Notice shall be deemed given as of the date of personal service or as of the date of deposit of such written notice in the course of transmission in the United States Postal Service.

Section 17 – General Provisions

- A. The text herein shall constitute the entire Agreement between the parties.
- B. The Agreement shall become effective as provided herein.
- C. No provision of this Agreement may be modified, waived or discharged unless such waiver, modification or discharge is agreed to in writing by the City and the Manager.
- D. This Agreement shall be binding upon, or shall inure to the benefit of, the respective heirs, executors, administrators, successors and assigns of the parties provided, however, that Manager may not assign Manager's obligations hereunder.
- E. This Agreement shall be governed by and construed in accordance with the laws of the State of California. Any legal proceeding which may be initiated by either party relating to this Agreement shall be brought in the courts of Orange County, California or in the Central District of California.

F. If any provision, or any portion thereof, contained in this Agreement is held unconstitutional, invalid or unenforceable, the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected and shall remain in full force and effect.

IN WITNESS WHEREOF, the City and Manager have signed and executed this Agreement as of the day and year first above written.

CITY

ATTEST

Brian Donahue, Mayor

Patricia A. Vazquez, City Clerk

APPROVED AS TO FORM

MANAGER

Matthew E. Richardson,
City Attorney

James A. Box, City Manager

CITY OF STANTON

REPORT TO CITY COUNCIL

TO: Honorable Mayor and Members of the City Council

DATE: June 28, 2016

SUBJECT: APPROVAL OF AGREEMENT C-1-2861, AMENDMENT #1 AND THE AGENCY SERVICE PLAN WITH THE ORANGE COUNTY TRANSPORTATION AUTHORITY

REPORT IN BRIEF:

In order to continue van transportation for the City's Senior Citizen nutrition program participants, it is necessary to approve Agreement No. C-1-2861, Amendment #1 and the revised Agency Service Plan with the Orange County Transportation Authority (OCTA). The agreement will provide the City with funding for the Senior Nutrition Transportation Program. This in-house program will provide Van Transportation Service to and from the Congregate Senior Meal Program four days a week.

RECOMMENDED ACTION:

1. City Council 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
2. City Council approve Agreement C-1-2861, Amendment #1 and the revised Agency Service Plan between the Orange County Transportation Authority (OCTA) and the City of Stanton to provide van transportation funds for the Senior Nutrition Transportation Program; and
3. Authorize the City Manager to execute agreements on the City's behalf.

BACKGROUND:

Beginning in 2001, OCTA has dispersed one percent of Project U funds to support local Orange County cities offering community-based senior transportation services. With the procurement of these funds, the City has been able to cover 100% of the staff costs associated with the in-house Senior Nutrition Transportation Program and has received

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approximately \$27,000 a year since 2011.

City Council approved the required Agency Service Plan on April 12, 2016 and on June 13, 2016 the OCTA Board of Directors approved our Agency Service Plan with one modification and authorized the five-year extension of all SMP agreements.

ANALYSIS/JUSTIFICATION:

In order to continue the in-house Senior Nutrition Transportation Program at the current service levels, the City would continue to abide by the rules and regulations OCTA requires in order to extend the SMP agreement.

FISCAL IMPACT:

None.

ENVIRONMENTAL IMPACT:

In accordance with the requirements of the CEQA, this project has been determined to be exempt under Section 15061(b) (3).

LEGAL REVIEW:

None.

PUBLIC NOTIFICATION:

Through the regular agenda process.

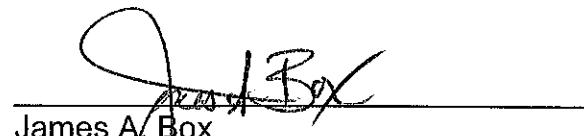
STRATEGIC PLAN OBJECTIVE ADDRESSES:

5 - Provide a High Quality of Life

Prepared by:


Julie Roman
Community Services Director

Approved by:


James A. Box
City Manager

Attachments:

Attachment A: Amendment #1 to the Cooperative Agreement #C-1-2861 between the City of Stanton and OCTA.

Attachment B: Attachment #1 to Amendment #1 to Agreement #C-1-2861

Attachment C: OCTA Agency Service Plan

ARTICLE 2. RESPONSIBILITIES OF AUTHORITY

A. AUTHORITY agrees to provide funds in accordance with Article 5 ("Term of Agreement"), for the Senior Mobility Program. Funding levels are determined annually and are calculated using the annual percentage change of AUTHORITY's budget for Transportation Development Act sales tax revenues.

B. AUTHORITY will pay to CONTRACTOR the AUTHORITY's annual contribution for the fiscal year by August 31st of each year.

C. AUTHORITY agrees that the CONTRACTOR funding allocation shall be expended within three (3) years of receipt. AUTHORITY may grant an extension to the three-year limit, but extensions shall not be granted beyond a total of five (5) years from the date of the initial funding allocation.

D. In the event the time limits for use of SMP funds are not satisfied, then any retained funding that was allocated to the CONTRACTOR and interest earned thereon shall be returned to AUTHORITY.

E. AUTHORITY may provide, at AUTHORITY's sole discretion, a refurbished surplus paratransit vehicle, at no cost to CONTRACTOR and no further responsibility to AUTHORITY after vehicle donation. CONTRACTOR may purchase additional vehicle(s) in excess of their vehicle allocation, based on availability, for a cost equivalent to the refurbishment costs incurred by AUTHORITY.

ARTICLE 3. RESPONSIBILITIES OF CONTRACTOR

A. CONTRACTOR agrees that all funds received from AUTHORITY as specified in Article 2.A. above will be used exclusively for providing accessible senior transportation services as specified in Exhibit A entitled "Senior Mobility Program Service Plan."

B. CONTRACTOR will ensure the SMP Service Plan is adopted by their governing board in accordance with Section 7.0 of the SMP Funding and Policy Guidelines.

C. CITY agrees to comply with all provisions of the SMP Guidelines included as Exhibit B.

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1
2 D. CONTRACTOR agrees that the funding allocation shall be expended within three (3)
3 years of receipt. AUTHORITY may grant an extension to the three-year limit, but extensions shall not
4 be granted beyond a total of five (5) years from the date of the initial funding allocation.

5 E. In the event the time limits for use of SMP funds are not satisfied, any retained funding
6 that was allocated to the CONTRACTOR and interest earned thereon shall be returned to
7 AUTHORITY.

8 F. CONTRACTOR agrees to match a minimum of twenty percent (20%) of the total
9 annual program expenditures. Local match may be made up of cash-subsidies, fare revenues,
10 donations, or in-kind contributions, such as salaries and benefits for the CONTRACTOR employees
11 who perform work on the program.

12 G. CONTRACTOR may contract with a third-party service provider to provide senior
13 transportation services provided that:

- 14 1. Contractor is selected using a competitive procurement process; and
15 2. Wheelchair accessible vehicles are available and used when requested.

16 H. CONTRACTOR shall procure and maintain insurance coverage during the entire term
17 of this Agreement. Coverage shall be full coverage or subject to self-insurance provisions.
18 CONTRACTOR shall provide the following insurance coverage:

19 1. Commercial General Liability, to include Products/Completed Operations,
20 Independent Contractors', Contractual Liability, and Personal Injury Liability with a minimum limit of
21 \$1,000,000.00 per occurrence and \$2,000,000.00 general aggregate.

22 2. Automobile Liability Insurance to include owned, hired and non-owned autos with a
23 combined single limit of \$1,000,000.00 each accident;

24 3. Workers' Compensation with limits as required by the State of California
25 including a waiver of subrogation in favor of AUTHORITY, its officers, directors, employees or agents;

26 4. Employers' Liability with minimum limits of \$1,000,000.00; and

/

I. Proof of such coverage, in the form of an insurance company issued policy endorsement and a broker-issued insurance certificate, must be received by AUTHORITY prior to commencement of any work. Proof of insurance coverage must be received by AUTHORITY within ten (10) calendar days from the effective date of this Agreement with AUTHORITY, its officers, directors, employees and agents designated as additional insured on the general and automobile liability. Such insurance shall be primary and non-contributive to any insurance or self-insurance maintained by AUTHORITY.

J. CONTRACTOR shall include on the face of the Certificate of Insurance the Cooperative Agreement Number C-X-XXXX; and, the Senior Contract Administrator's Name, Sue Ding.

K. CONTRACTOR agrees to provide AUTHORITY with monthly summary reports of CONTRACTOR's Senior Mobility Program. CONTRACTOR shall submit monthly summary report by the end of the following month as specified in Exhibit C "Senior Mobility Program Monthly Reporting Form," included in this Agreement, which is incorporated into and made part of this Agreement.

L. In the event CONTRACTOR obtains a retired AUTHORITY vehicle for Senior Mobility Program services, CONTRACTOR agrees to transfer vehicle title and registration within fourteen (14) calendar days from taking possession of the vehicle. CONTRACTOR also agrees to provide documentation to AUTHORITY confirming transfer of vehicle title and registration from AUTHORITY to CONTRACTOR within thirty (30) calendar days from taking possession of the vehicle.

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AMENDMENT NO. X TO COOPERATIVE AGREEMENT NO. C-X-XXXX

BETWEEN

THE ORANGE COUNTY TRANSPORTATION AUTHORITY

AND

AND

FOR

SENIOR MOBILITY PROGRAM

THIS AMENDMENT NO. X is effective this _____ day of _____, 2016 by and between the Orange County Transportation Authority, a public corporation of the State of California (hereinafter referred to as "AUTHORITY"), the City of _____ (hereinafter referred to as "CITY") and (Agency's Name) (hereinafter referred to as "CONTRACTOR").

RECITALS

WHEREAS, by Agreement No. C-X-XXXX dated XXXX, AUTHORITY, CITY and CONTRACTOR are entered into a contract to provide the Senior Mobility Program (SMP) concerning senior transportation services for seniors of City of _____; and

WHEREAS, AUTHORITY, CITY and CONTRACTOR agree to comply with the SMP Funding and Policy Guidelines ("Guidelines"); and

WHEREAS, AUTHORITY, CITY and CONTRACTOR agree to extend the term of the Agreement through June 30, 2021;

NOW, THEREFORE, it is mutually understood and agreed by AUTHORITY, CITY and CONTRACTOR that Amendment No. X to Cooperative Agreement No. C-X-XXXX is hereby amended in the following particulars only:

1. Amend **ARTICLES 2 and 3**: to delete in their entirety and replace with Attachment No. 1 to this Amendment.

**AMENDMENT NO. X TO
AGREEMENT NO. C-X-XXXX**

1 2. Amend **ARTICLE 4. TERM OF AGREEMENT**: Page 5 of 8, line 16, to delete
2 "June 30, 2016" as the expiration date of the Agreement, and in lieu thereof insert "June 30, 2021".

3 3. Amend **ARTICLE 8. AUDIT AND INSPECTION OF RECORDS**: Page 6 of 8, line 16, to
4 delete "four (4) years" as the period for audit and inspection record, and in lieu thereof insert
5 "five (5) years".

6 The balance of said Agreement remains unchanged.

7 Upon execution by all parties, this Amendment No. X to Cooperative Agreement
8 No. C-X-XXXX shall be made effective on July 1, 2016.

9 **IN WITNESS WHEREOF**, the Parties hereto have caused this Amendment No. X to Cooperative
10 Agreement No. C-X-XXXX to be executed on the date first above written.

11 **CITY**

ORANGE COUNTY TRANSPORTATION AUTHORITY

12
13 By _____

By _____
Darrell Johnson
Chief Executive Officer

16 APPROVED AS TO FORM:

18 **CONTRACTOR**

By _____
James M. Donich
General Counsel

20 By _____

22 APPROVED:

24 By _____

By _____
Beth McCormick
General Manager, Transit



Senior Mobility Program

Agency Service Plan

Jurisdictions and agencies participating in the Orange County Transportation Authority (OCTA) Senior Mobility Program (SMP) must complete the following Service Plan in order to receive SMP funding. The Service Plan must be developed in accordance with SMP Guidelines, included as Attachment 1, and submitted to OCTA for review. Upon review from OCTA, the Service Plan must be formally adopted by the agency's council or governing body and approved by the OCTA Board of Directors. Any modifications to SMP services will require submittal of a new Service Plan.

Participant Information:

Agency	<u>City of Stanton</u>	Date	<u>04/04/16</u>
Program Contact	<u>Julie Roman</u>	Phone	<u>(714) 890-4271</u>
Email	<u>jroman@ci.stanton.ca.us</u>		

Service Description:

1. Program goals and objectives:

1. To provide safe and reliable transportation to the Stanton Community Center.
2. To provide an opportunity for the seniors of the community to have access to a nutrition program that also allows for social interaction.
3. To offer recreational excursions within Orange County to the seniors of the community.
4. To increase senior participation by offering transportation services to community events.
5. To provide seniors with an opportunity to participate in healthy, active exercise programs offered at the community center.

2. Indicate how SMP service will be operated: *(Please check all that apply)*

- | | |
|---|--|
| <input checked="" type="checkbox"/> Directly-Operated | <input type="checkbox"/> Subsidized Taxi Program |
| <input type="checkbox"/> Contract Service Provider | <input type="checkbox"/> Other (Please Describe) |
| <input type="checkbox"/> Volunteers | |

N/A

3. Eligible trips provided under the SMP are limited to the following categories. Please indicate the categories of service to be provided by your program: *(Please check all that apply)*

- | | |
|---|---|
| <input checked="" type="checkbox"/> Senior Center | <input checked="" type="checkbox"/> Personal Care |
| <input checked="" type="checkbox"/> Nutrition | <input checked="" type="checkbox"/> Shopping |
| <input type="checkbox"/> Medical | <input checked="" type="checkbox"/> Social / Recreation (Please Describe) |

The City offers free or low cost excursions to Orange County museums, farmers markets, local plays, classes, health fairs, flu shot clinics and local community events to the older adult population.

4. SMP Guidelines restricts trips outside of Orange County to medical trips within approximately 10 miles of the Orange County border. Do you intend to provide medical trips outside of Orange County?

☐ Yes ☒ No

If yes, please list the trip purpose and destinations: *(e.g., medical trips to the VA Hospital in Long Beach)*

N/A

5. Fare structure:

No cost to utilize the transportation service.

6. Number of vehicles:

1

7. Projected annual ridership:

2,700

8. Source(s) of 20 percent match funding:

Staff time, and vehicle maintenance and upkeep (gas, tires, etc.)

Program Requirements:

1. Jurisdiction/Agency shall follow competitive procurement practices in selection of vendors for all services which it does not provide using its own work force. Any Request for Proposals (RFP) for services shall specify the use of vehicles meeting Americans with Disabilities Act (ADA) accessibility standards.
2. Jurisdiction/Agency will perform, or ensure that a contracted vendor performs, maintenance of all vehicles used in the Senior Mobility program, including, at a minimum:
 - a) Daily Pre-Trip Inspections that meet or exceed the guidelines provided in the attached Pre-Trip Inspection Checklist (Attachment 2)
 - b) Scheduled preventative maintenance that meets or exceeds the guidelines provided in the attached PM Checklist, including the maintenance of all accessibility features of the vehicles.
 - c) Maintain maintenance records for each vehicle for five (5) years and, if required, cooperate fully in annual motor coach carrier terminal inspections conducted by the California Highway Patrol.
3. Jurisdiction/Agency will ensure that its operators, or its contracted vendor's operators, are properly licensed and trained to proficiency to perform duties safely, and in a manner which treats its riders with respect and dignity. Disability awareness and passenger assistance will be included in this training.
4. Jurisdiction/Agency will establish and implement an alcohol and drug program that complies with 41 U.S.C. sections 701-707, (the Drug Free Workplace Act of 1988), and will produce any documentation necessary to establish its compliance with sections 701-707.
5. Jurisdiction/Agency will submit a monthly report to OCTA's Community Transportation Services Department as illustrated in Attachment 3.
6. Jurisdiction/Agency will participate in OCTA marketing and outreach efforts to encourage use of fixed route transit service by older adults.
7. Jurisdiction/Agency will note OCTA sponsorship in any promotional material for service funded under this agreement and will display an OCTA Senior Mobility Program logo on vehicles used in this program (excluding taxis).
8. Jurisdiction/Agency will ensure that it maintains adequate oversight and control over all aspects of services that are provided by a contracted vendor.

IN WITNESS WHEREOF, has formally adopted the Senior Mobility Program Scope of Work as written above.

AGENCY REPRESENTATIVE

Name: James A. Box

Title: City Manager

OCTA REPRESENTATIVE

Name: _____

Title: _____

CITY OF STANTON

REPORT TO CITY COUNCIL

TO: Honorable Mayor and Members of the City Council

DATE: June 28, 2016

SUBJECT: AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, IN ACCORDANCE WITH GOVERNMENT CODE SECTION 36937, TEMPORARILY PROHIBITING THE ESTABLISHMENT OF ANY AREA OF PERMIT PARKING PENDING STUDY AND ADOPTION OF REGULATORY STANDARDS

REPORT IN BRIEF:

This ordinance proposes a moratorium on the establishment of new permit parking areas so that staff may study and propose new regulatory standards. The City needs to evaluate permit parking due to immediate health, safety, and welfare issues; requests for permit parking are often prompted by residents' complaints of overflow parking, which allegedly results in excessive litter, vehicle break-ins, thefts, and other crime. Moreover, in April 2016, the California Attorney General issued an opinion on the application of the Vehicle Code to permit parking. The proposed moratorium would also allow staff time to study the implications of the opinion and draft new regulations and guidelines to be in compliance with the opinion.

RECOMMENDED ACTION:

1. Conduct a public hearing;
2. Declare that the project is not subject to 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. Moreover, this Ordinance is statutorily exempt from further CEQA review under Section 15262 (feasibility and planning studies); and
3. That the City Council adopt Interim Urgency Ordinance No. 1055, entitled:

AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, IN ACCORDANCE WITH GOVERNMENT CODE SECTION 36937, TEMPORARILY PROHIBITING THE

ESTABLISHMENT OF ANY AREA OF PERMIT PARKING PENDING STUDY AND ADOPTION OF REGULATORY STANDARDS

BACKGROUND:

Stanton Municipal Code Section 10.08.060 allows the City Council to designate, by resolution, that certain streets be restricted to permit parking. City residents often initiate the request for permit parking. Oftentimes, permit parking proponents have asserted that overflow parking in their neighborhoods have led to increased crime including excessive litter, vehicle break-ins, and theft.

Moreover, in April 2016, California's Attorney General issued an opinion on the application of Vehicle Code Section 22507 to permit parking. The opinion requires public agencies to apply permit parking regulations equally to all residential development types.

Specifically, the opinion provides: Section 22507 of the California Vehicle Code authorizes city councils to restrict or prohibit parking on public streets they designate by resolution or ordinance. Cities can also restrict or prohibit parking on designated streets during certain or all hours of the day. The statute expressly authorizes cities to grant preferential parking privileges to residents for their use and the use of their guests. However, the Attorney General concluded that Section 22507 requires resident-only permits to be available to all residents of adjacent streets, not just residents of a particular dwelling type (i.e., single family dwellings). For example, a city could not grant permits to residents of single family and small two- or four-unit dwellings while denying permits to residents of a similarly situated high-density apartment complex.

ANALYSIS/JUSTIFICATION:

City staff wishes to study and potentially propose new permit parking regulations because of the immediate health and safety issues residents have raised. Specifically, assertions that overflow parking in the City's neighborhoods is leading to an increase of crime. Moreover, staff wishes to further analyze the Attorney General's opinion in relation to the City's permit parking regulations. The City's regulations should comport with this new opinion.

As such, staff recommends that the City Council adopt Interim Urgency Ordinance No. 1055, which would place a 45-day moratorium on the establishment of any new permit parking areas in the City. Because this is an urgency ordinance, four-fifths (4/5) of the Council must approve the Ordinance in order for it to be effective. If the Ordinance is passed, at the conclusion of the 45-day period, staff will present the results of its research, and any proposed amendments. At that time, the Council may choose to approve the guidelines as drafted, or pass an ordinance to extend the moratorium for another period.

FISCAL IMPACT:

None.

ENVIRONMENTAL IMPACT:

In accordance with the requirements of CEQA, the adoption of this Ordinance has been determined to not be subject to 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. Moreover, this Ordinance is statutorily exempt from further CEQA review under Section 15262 (feasibility and planning studies).

PUBLIC NOTIFICATION:

Public notice for this item was made through the regular agenda process.

STRATEGIC PLAN OBJECTIVE ADDRESSED:

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

Prepared by:

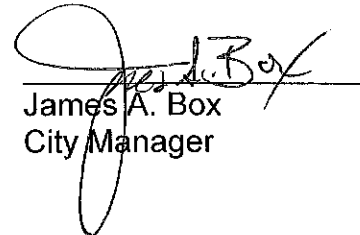
Concurred by:

Approved by:



Kelly Hart
Community Development
Director

Matthew E. Richardson
City Attorney



James A. Box
City Manager

Attachments:

A. Interim Urgency Ordinance No. 1055

URGENCY ORDINANCE NO. 1055

AN INTERIM URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, IN ACCORDANCE WITH GOVERNMENT CODE SECTION 36937, TEMPORARILY PROHIBITING THE ESTABLISHMENT OF ANY AREA OF PERMIT PARKING PENDING STUDY AND ADOPTION OF REGULATORY STANDARDS

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 SMC includes regulations on permit parking that allow the City Council to designate, by resolution, that certain streets be restricted to permit parking under a preferential parking system for residents adjacent to such streets (SMC § 10.08.060); and

WHEREAS, the City Council is aware that requests for permit parking have been prompted by residents because of overflow parking from one neighborhood to another; and

WHEREAS, the City Council is also aware that some residents assert that the overflow parking issues have led to, among other things, increased litter, broken car windows, vehicle break-ins and theft, as well as other crime in neighborhoods where overflow parking occurs; and

WHEREAS, the City is also aware that the California Attorney recently opined that local authorities may not institute preferential parking regulations that discriminate among residents based on the residents' dwelling type (see AG Opinion No. 14-304 (2016));

WHEREAS, in light of the immediate public health and safety issues that relate to overflow parking in the City's neighborhoods, the City desires to study permit parking laws, regulations, and guidelines to effectively combat those public safety issues in all neighborhoods; and

WHEREAS, the City Council also desires to study permit parking laws, regulations, and guidelines to ensure that the City's regulations comport with the law and the Attorney General's opinion; and

WHEREAS, Section 36937 of the Government Code authorizes the City Council to adopt an ordinance that will take effect immediately if it is an ordinance for the immediate preservation of the public peace, health or safety, containing a declaration of the facts constituting the urgency, and is passed by a four-fifths (4/5) vote of the City Council; and

WHEREAS, the City desires to adopt an interim urgency ordinance temporarily

prohibiting the establishment of additional area(s) of permit parking in the City, pending study and adoption of regulatory standards to protect the public health, safety, and welfare; and

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

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

SECTION 1: CEQA. The City Council finds that this Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or 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. Moreover, this Ordinance is statutorily exempt from further CEQA review under Section 15262 (feasibility and planning studies) because this Ordinance authorizes the City to study potential regulatory standards regarding permit parking.

SECTION 2: Urgency Findings. The City Council hereby incorporates by reference the recitals of this urgency ordinance and the accompanying staff report. The City Council finds that this interim urgency ordinance temporarily prohibiting the establishment of area(s) of permit parking in the City is necessary to promote the immediate preservation of the public health, safety, and welfare due to reports that overflow parking results in increased litter, vehicle break-ins and theft, and other crime. Moreover, this interim urgency ordinance is necessary to ensure that the City's permit parking laws, ordinances, and guidelines comport with the law. This is a matter of importance to the entire City of Stanton, and is not directed at any particular property.

SECTION 3: Moratorium. Pursuant to the authority granted to the City Council by Government Code Sections 36937, the City Council hereby adopts, as an interim urgency ordinance, a moratorium on the establishment of area(s) of permit parking in the City.

(a) The City shall not issue or approve any areas for permit parking, any general plan amendment, zone change, building permit, conditional use permit, minor use permit, variance, architectural and site plan review, business occupancy permit, business license, tenant improvement permit, subdivision map or other land use entitlement, license, or permit required to comply with the provisions of the SMC for the establishment of area(s) of permit parking during the time that this Interim Urgency Ordinance is in effect, and continuing for the time set forth in subdivision (b) below. The prohibitions contained in this Ordinance shall not apply to any existing lawful uses and buildings that have

already received all discretionary and vested land use entitlements from the City prior to the date of this Ordinance, and which do not seek to expand or intensify said existing use or building beyond what was already approved.

(b) This Interim Urgency Ordinance shall take effect immediately and shall remain in effect for a period of 45 days after the date of adoption, unless repealed earlier or extended.

(c) At least 10 days before this Interim Urgency Ordinance or any extension expires, the City Council shall issue a written report describing the measures taken to alleviate the condition which led to the adoption of this Interim Urgency Ordinance.

SECTION 4: 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 Community Development Director is the custodian of the record of proceedings.

SECTION 5: 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 one or more sections, subsections, sentences, clauses and phrases may be declared invalid or unconstitutional.

SECTION 6: Effective Date. This Interim Urgency Ordinance shall be effective immediately. This Interim Urgency Ordinance was adopted by the necessary four-fifths vote of the members of the City Council pursuant to the authority granted to it by Article XI, Section 7 of the California Constitution, Government Code Section 36937, which authorizes the City Council to adopt an ordinance that will take effect immediately if it is an ordinance for the immediate preservation of the public peace, health or safety. The City Council hereby directs the Planning Department to consider and study possible means of regulating internet cafes and cyber cafes, including zoning and other regulations permissible under State law.

SECTION 7: Publication. The City Clerk shall certify to the passage of the Interim Urgency Ordinance and cause the same or a summary thereof to be published within fifteen (15) days after adoption in a newspaper of general circulation published and circulated in the City.

PASSED, APPROVED, and ADOPTED this 28th day of June, 2016.

BRIAN DONAHUE, 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 Urgency Ordinance No. 1055 was introduced and adopted at a regular meeting of the City Council of the City of Stanton, California, held on the 28th day of June, 2016 by the following roll-call vote, to wit:

AYES:	COUNCILMEMBERS:	_____

NOES:	COUNCILMEMBERS:	_____
ABSENT:	COUNCILMEMBERS:	_____
ABSTAIN:	COUNCILMEMBERS:	_____

CITY CLERK, CITY OF STANTON

CITY OF STANTON

REPORT TO CITY COUNCIL

TO: Honorable Mayor and City Council

DATE: June 28, 2016

SUBJECT: ORDINANCE TO AMEND THE ZONING CODE TO ESTABLISH NEW REGULATIONS RELATING TO POLITICAL SIGNS AND TEMPORARY NONCOMMERCIAL SIGNS

REPORT IN BRIEF:

Based on Council comments at the June 14, 2016 Council meeting, staff has prepared a revised ordinance to amend the Zoning Code to, among other things, provide residents with opportunities to display temporary noncommercial signs year-round and to further regulate temporary noncommercial signs during election periods. Moreover, staff has removed regulations that relate to certain signs, such as political, religious, and ideological signs to comply with a 2015 United States Supreme Court ruling on sign ordinances.

RECOMMENDED ACTION:

1. City Council conduct a public hearing; 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. Introduce Ordinance No. 1050, entitled:

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING CHAPTER 20.325 OF THE STANTON MUNICIPAL CODE RELATING TO POLITICAL SIGNS AND TEMPORARY NONCOMMERCIAL SIGNS"; and
4. Set said ordinance for adoption at the regular City Council meeting of July 12, 2016.

BACKGROUND:

At the June 14, 2016 Council meeting, staff introduced an ordinance to the Council that deleted references to political signs and religious signs based on a U.S. Supreme Court ruling, *Reed v. Town of Gilbert* ((2015) 135 S. Ct. 2218). The *Reed* case provides that cities may not treat temporary noncommercial signs, such as political, ideological, and religious signs, differently.

The City Council considered the proposed ordinance and requested that staff bring back a revised ordinance that includes regulations: (1) allowing residents to display a limited number of temporary noncommercial signs year-round, and (2) allowing residents to display a limited number of temporary noncommercial signs during an election period.

ANALYSIS/JUSTIFICATION:

Staff has prepared the revised ordinance, per the Council's direction. In addition to removing all regulations regarding political and religious signs and making other minor revisions, staff has also added the following regulations related to temporary noncommercial signage:

Time Period	Number of Signs	Where	Property Owner Consent	Dimensions
Displayed year-round	One (1)	Private Property	Required	No larger than four (4) square feet
Displayed year-round	One (1)	Private Property Window	Required	No larger than 8.5 inches by 11 inches
Displayed no earlier than sixty (60) days prior to a federal, state, or local election, and removed no later than ten (10) days after the corresponding election	Ten (10) (but not including the year-round sign opportunities allowed, for a total of 12 temporary noncommercial signs displayed during this period at one time)	Private Property as a stake or wall sign	Required	Maximum size of each sign: 10 square feet; Maximum height of each sign: Stake signs: 4 feet Wall sign: No higher than the top of the eave or parapet wall

The year-round sign opportunities are to comply with U.S. Supreme Court law that provides that cities must give residents some opportunities to display noncommercial signs. (*City of Ladue v. Gilleo* (1994) 512 U.S. 43.) Also, because the above regulations regulate all temporary noncommercial signs instead of particular signs (such as political signs), the regulations are in line with the *Reed* case. Finally, per Council's direction, Stanton Municipal Code Section 20.323.060 was amended to clarify that all signage that is not protected by the First Amendment is prohibited.

In sum, if the revised ordinance is adopted, then the City's existing political and religious sign regulations would be removed. Two temporary noncommercial signs could be displayed on private property at all times, and up to 12 temporary noncommercial signs (10 signs plus the two year-round signs) could be displayed on private property during an election period.

FISCAL IMPACT:

None.

ENVIRONMENTAL IMPACT:

In accordance with the requirements of the CEQA, this project has been determined to be exempt under Section 15061(b)(3).

PUBLIC NOTIFICATION:

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

STRATEGIC PLAN IMPLEMENTATION:

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

Prepared By:

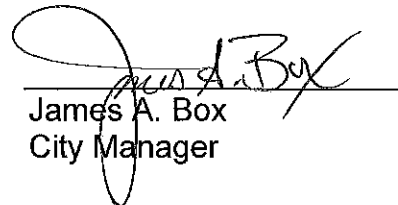
Reviewed by:

Approved by:



Kelly Hart
Community
Development Director

Matthew E. Richardson
City Attorney



James A. Box
City Manager

Attachment:

- A. Revised Draft Ordinance No. 1050
- B. Redline of City's Sign Code

ORDINANCE NO. 1050

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING CHAPTER 20.325 OF THE LAKE FOREST MUNICIPAL CODE RELATING TO POLITICAL SIGNS AND TEMPORARY NONCOMMERCIAL SIGNS (AZC16-02)

WHEREAS, Government Code, Section 65800 *et seq.* authorizes the City of Stanton ("City") to adopt and administer zoning laws, ordinances, rules and regulations by cities as a means of implementing the General Plan; and

WHEREAS, the City's Zoning Code includes comprehensive regulations on the display and placement of signs in the City, including the display and placement of political signs; and

WHEREAS, in 2015, the United States Supreme Court issued an opinion that directly addresses campaign sign regulations. The opinion concludes that local agencies may no longer treat political signs differently from other temporary signs (*Reed v. Town of Gilbert* (2015) 135 S. Ct. 2218); and

WHEREAS, following the *Reed* case, the City Council provided direction to City staff to bring back an ordinance repealing portions of the City's Sign Ordinance, particularly political sign regulations, that do not comply with the *Reed* case, and otherwise amending the City's Municipal Code so that it complies with the *Reed* case; and

WHEREAS, on May 9, 2016, the City gave public notice of a Planning Commission public hearing to be held to consider Zoning Code Amendment AZC16-02 by posting the public notice at three public places including Stanton City Hall, the Post Office, and the Stanton Community Services Center, and made the public notice available through the agenda posting process; and

WHEREAS, on May 18, 2016, the Planning Commission held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning amendments to Chapter 20.325 of the Stanton Municipal Code, provided comments on the amendments, and voted to forward the proposed ordinance to the City Council with a recommendation in favor of its adoption; and

WHEREAS, on June 2, 2016, the City gave public notice of a City Council public hearing to be held to consider Zoning Code Amendment AZC16-02 by posting the public notice at three public places including Stanton City Hall, the Post

Office, and the Stanton Community Services Center, and made the public notice available through the agenda posting process; and

WHEREAS, on June 14, 2016, the City Council considered the staff report, recommendations by staff and the City Attorney, and public testimony regarding amendments to Title 20 of the Municipal Code, provided additional direction to staff, and requested staff to return with a modified ordinance; and

WHEREAS, on June 28, 2016, the City Council considered the staff report, recommendations by staff and the City Attorney, and public testimony regarding amendments to Title 20 of the Municipal Code.

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

SECTION 1. CEQA. The City Council finds that this Ordinance is exempt from 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 2. Findings. The following findings are made in support of Zoning Code Amendment AZC16-02:

a. The proposed amendment is consistent with the General Plan, particularly:

Action CD-1.1.2(b): Amend the city's sign ordinance to encourage higher quality and more consistent signs throughout Stanton.

The purpose of the proposed Zoning Code Amendment is to comply with recent U.S. Supreme Court law regarding political sign regulations. As such, the proposed Zoning Code Amendment ensures that the City's Municipal Code is lawful and appropriate.

Goal CD-1.2 Promote an attractive streetscape and public right-of-way, especially along major primary and secondary corridors, that is consistent with the desired vision and image of Stanton.

Strategy CD-1.2.2: Remove visual clutter along the street to both enhance the street's attractiveness and promote pedestrian safety.

The proposed sign code amendments further Goal CD-1.2 and Strategy CD-1.2.2 because temporary noncommercial signs would only be allowed on private property and not the public right-of-way. The prohibition of temporary noncommercial signs on public property promotes a decluttered streetscape and public right-of-way.

b. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City because under the proposed sign code amendment, individuals will continue to be allowed to display temporary noncommercial signage on private property. This sign code amendment is in the public interest, because recent U.S. Supreme Court law provides that political, ideological, and religious signage may not be treated differently. The proposed sign code amendment does not differentiate between temporary noncommercial signs based on the signs' content.

c. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

The proposed amendment is internally consistent with the City's Municipal Code, because temporary noncommercial signs will continue to be disallowed from the public right-of-way. Moreover, temporary noncommercial signage may continue to be displayed on private property. Finally, certain definitions that are unnecessary will be stricken from the Municipal Code.

SECTION 3. Section 20.325.050 of Title 20 of the Stanton Municipal Code is hereby deleted in its entirety and restated to read as follows:

"20.325.050 – Signs Exempt from Sign Permit Requirements

This Section identifies signs and sign maintenance activities that are exempt from sign permit requirements.

A. Standards applicable to exempt signs. Exempt signs shall not be included in the determination of the total allowable number of signs or total allowable sign area for a site or project. However, exempt signs shall comply with the development standards in this Chapter for the applicable sign type. Exempt signs installed or erected without complying with the applicable standards are

considered illegal and may be removed in compliance with Section 20.325.170 (Removal of Certain Signs).

B. Nonstructural modifications and maintenance.

1. Changing the copy on conforming manual changeable copy signs.
2. The normal maintenance of conforming signs and nonconforming signs as provided in Subsection 20.325.160.E (Nonconforming Signs – Repair and Painting).

C. Temporary noncommercial signs.

D. On-site directional signs. A traffic control or directional sign that does not exceed four square feet.

E. On-site street address/unit identification signs.

1. **Apartment unit identification.** Apartment unit number identification sign, with a maximum sign area of one square foot.
2. **Site address or identification.** One name plate, street address, or identification sign, with a maximum sign area of one square foot may be placed at any door, loading dock or entrance facing a public street.

F. Incidental signs. Signs or notices that are incidental to an establishment (e.g., hours of operation, "Open" or "Closed" signs, credit card information, emergency contact information, etc.) not exceeding one-half square feet each, provided that the signs do not exceed four square feet in area for all the signs.

G. Government signs.

1. **Official signs.** Official notices of any court, public body, agency, or officer (e.g., legal notices; public transit signs and timetables; directional signs for pedestrian or vehicular traffic; warning signs erected by the City of other public entity, a public utility company, or contractor doing authorized permitted work on public property; public property identification signs; etc.). Public transit seating signs shall be allowed in all zones at the scheduled bus stops. Backlit signs shall be allowed on the ends of the bus shelters. The City reserves the right to review the copy of signs to be placed on bus benches and shelters. The objective is to ensure

compatibility of the signs with adjacent development and to ensure public safety.

2. **Public service signs.** Notices posted by a utility or other quasi-public agent in the performance of a public duty or by any person giving due legal notice or information signs regarding a public utility's poles, lines, pipes, or facilities.

3. **Official Neighborhood Watch/Business Watch signs.** Official Neighborhood Watch/Business Watch signs subject to the following requirements:

Type	Number	Sign Area	Sign Height	Illumination Allowed
Freestanding Pole Sign	Maximum one per street block	Maximum 4 sq ft	Maximum 5 ft	No

A. Other on-premises, non-illuminated signs.

1. **Artwork.** A sculpture, statue, relief, mosaic or mural which is a work of art or otherwise decorative and does not contain a commercial message or symbol.

2. **Building markers.** Cornerstones, including names of buildings, dates of erection, and citations that are an integral part of the structure, and memorial signs and plaques not to exceed four square feet each and limited to four per building.

3. **Flags.** A flag of any nation, state, military institution, or City is displayed in a manner that conforms to the Flag Code (36 USCA, Section 173 et seq.).

4. **Interior signs.** Signs within a structure and not visible from the outside. See definition of window sign in Section 20.325.180 (Definitions)."

SECTION 4. Section 20.325.060, subsection "D" of Title 20 of the Stanton Municipal Code is hereby deleted in its entirety and restated to read as follows:

"D. **Unconstitutional Signs.** Signs that are not protected by the First Amendment."

SECTION 5. Section 20.325.140, subsection "H" of Title 20 of the Stanton Municipal Code is hereby deleted in its entirety and restated to read as follows:

"H. Temporary Noncommercial Signs. All zones. One temporary noncommercial sign with a sign face no larger than four (4) square feet may be displayed on a private property at any time with the property owner's consent, and one temporary noncommercial sign with a sign face no larger than 8.5 inches by 11 inches may be displayed in a window on private property at any time with the property owner's consent."

SECTION 6. Section 20.325.140, subsection "I" of Title 20 of the Stanton Municipal Code is hereby added to read as follows:

"I. Temporary Noncommercial Signs During Specified Periods.

1. All zones. Up to ten (10) temporary noncommercial signs may be displayed on private property with the property's owner's consent no earlier than sixty (60) days prior to a federal, state or local election. Such temporary noncommercial signs must be removed no later than 10 days after the corresponding election.
2. The type of temporary noncommercial signs that may be displayed are wall and stake signs. The maximum size of each sign is 10 square feet, and the maximum height of each sign is:
 - a. Stake Sign: 4 feet;
 - b. Wall Sign: No higher than the top of the eave or parapet wall.
3. The ten (10) temporary noncommercial signs permitted under this Section 20.325.140(I) is in addition to the temporary noncommercial signs allowed to be displayed under Section 20.325.140(H)."

SECTION 7: The definition of "Civic Sign" provided in Section 20.325.180 is hereby deleted in its entirety.

SECTION 8. The definition of "Government Sign" provided in Section

20.325.180 is hereby deleted in its entirety and restated to read as follows:

“Government Sign. A sign that identifies or states the location of, describes the services available, the function of, the activities provided, or states the conditions of use of facilities or sites maintained, used or owned by any government entity or quasi-government entity such as a public utility or a public educational institution.”

SECTION 9. The definition of “Political Sign” provided in Section 20.325.180 is hereby deleted in its entirety.

SECTION 10. The definition of “Temporary Noncommercial Sign” is hereby added to Section 20.325.180 as follows:

“Temporary Noncommercial Sign. A sign, banner, pennant, valance, or display constructed of cloth, canvas, fabric, cardboard, wall board, or other light nondurable materials, with or without frames, designed to be displayed for a limited period of time that displays a sign message that is not commercial in nature.”

SECTION 11. The City Council’s actions are made upon review of the Planning Commission’s recommendation, the Staff Report, all oral and written comments, and all documentary evidence presented on the Ordinance.

SECTION 12. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance for any reason is 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, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 13. The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published within fifteen (15) days of the adoption and shall post a Certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

SECTION 14. This Ordinance is on file and has been available for public review for at least five days prior to the date of this Ordinance, in the City Clerk’s office, at Stanton City Hall, 7800 Katella Ave., Stanton, California 90680.

SECTION 15. This ordinance shall be effective thirty days after its adoption.

PASSED, APPROVED, AND ADOPTED this 12th day of July, 2016.

BRIAN DONAHUE, MAYOR

ATTEST:

PATRICIA A. VAZQUEZ, CITY CLERK

APPROVED AS TO FORM:

MATTHEW E. RICHARDSON, CITY ATTORNEY

COUNTY OF ORANGE) SS
CITY OF LAKE FOREST)

I, Patricia A. Vazquez, City Clerk of the City of Stanton, California do hereby certify that the foregoing Ordinance No. 1050 was duly introduced and placed upon its first reading at a regular meeting of the City Council on the 28th day of June 2016, and thereafter, said Ordinance was duly adopted and passed at a regular meeting of the City Council on the 12th day of July, 2016, by the following vote, to wit:

AYES: COUNCILMEMBERS: _____

NOES: COUNCILMEMBERS: _____

ABSENT: COUNCILMEMBERS: _____

ABSTAIN: COUNCILMEMBERS: _____

CITY CLERK, CITY OF STANTON

Chapter 20.325 – Sign Standards

Amended Sections:

- 20.325.050 – Signs Exempt from Sign Permit Requirements
- 20.325.060 Prohibited Signs
- 20.325.140 – Standards for Temporary Signs
- 20.325.180 – Definitions

20.325.050 – Signs Exempt from Sign Permit Requirements

This Section identifies signs and sign maintenance activities that are exempt from sign permit requirements.

A. Standards applicable to exempt signs. Exempt signs shall not be included in the determination of the total allowable number of signs or total allowable sign area for a site or project. However, exempt signs shall comply with the development standards in this Chapter for the applicable sign type. Exempt signs installed or erected without complying with the applicable standards are considered illegal and may be removed in compliance with Section 20.325.170 (Removal of Certain Signs).

B. Nonstructural modifications and maintenance.

1. Changing the copy on conforming manual changeable copy signs.
2. The normal maintenance of conforming signs and nonconforming signs as provided in Subsection 20.325.160.E (Nonconforming Signs – Repair and Painting).

C. Temporary noncommercial signs.

D. On-site directional signs. A traffic control or directional sign that does not exceed four square feet.

D.E. On-site street address/unit identification signs.

1. **Apartment unit identification.** Apartment unit number identification sign, with a maximum sign area of one square foot.
2. **Site address or identification.** One name plate, street address, or identification sign, with a maximum sign area of one square foot may be placed at any door, loading dock or entrance facing a public street.

E.F. Incidental signs. Signs or notices that are incidental to an establishment (e.g., hours of operation, “Open” or “Closed” signs, credit card information, emergency contact information, etc.) not exceeding one-half square feet each, provided that the signs do not exceed four square feet in area for all the signs.

F.G. Government signs.

1. **Official signs.** Official notices of any court, public body, agency, or officer (e.g., legal notices; public transit signs and timetables; directional signs for pedestrian or vehicular traffic; warning signs erected by the City of other public entity, a public utility company, or contractor doing authorized permitted work on public property; public property identification signs; etc.). Public transit seating signs shall be

allowed in all zones at the scheduled bus stops. Backlit signs shall be allowed on the ends of the bus shelters. The City reserves the right to review the copy of signs to be placed on bus benches and shelters. The objective is to ensure compatibility of the signs with adjacent development and to ensure public safety.

2. **Public service signs.** Notices posted by a utility or other quasi-public agent in the performance of a public duty or by any person giving due legal notice or information signs regarding a public utility's poles, lines, pipes, or facilities.
3. **Official Neighborhood Watch/Business Watch signs.** Official Neighborhood Watch/Business Watch signs subject to the following requirements:

Type	Number	Sign Area	Sign Height	Illumination Allowed
Freestanding Pole Sign	Maximum one per street block	Maximum 4 sq ft	Maximum 5 ft	No

A. Other on-premises, non-illuminated signs.

1. **Artwork.** A sculpture, statue, relief, mosaic or mural which is a work of art or otherwise decorative and does not contain a commercial message or symbol.
2. **Building markers.** Cornerstones, including names of buildings, dates of erection, and citations that are an integral part of the structure, and memorial signs and plaques not to exceed four square feet each and limited to four per building.
3. **Flags.** A flag of any nation, state, military institution, or City is displayed in a manner that conforms to the Flag Code (36 USCA, Section 173 et seq.).
4. **Interior signs.** Signs within a structure and not visible from the outside. See definition of window sign in Section 20.325.180 (Definitions).

20.325.060 Prohibited Signs

The following signs and/or sign structures are prohibited in all zones, and if found, shall be subject to removal by the City in compliance with Section 20.325.170 (Removal of Certain Signs).

A. Abandoned signs. Signs advertising an on-site activity, business, service or product no longer conducted or sold on the premises.

B. Hazardous, distracting, or confusing signs.

1. Signs that, by reason of their size, location, movement, content, or manner of illumination, may be confused with a traffic control sign or device, or the light of an emergency or road equipment vehicle, or that may hide from view any traffic or street sign, signal or device.
2. Signs or their support structures that obstruct any fire escape, stairway, exterior door or required exit, required emergency access, or legally required light or ventilation.

3. Signs that glare, flash, reflect, blink, revolve, rotate, or emit sound, odor, or visible matter in a distracting manner, except for public service signs (e.g., time and temperature signs, signs required by a public official in the performance of official duties, etc.) or otherwise provided in this Chapter.
 4. Signs supported by dilapidated buildings and structures; fences; or vehicles.
- C. Home occupation signs.** Signs pertaining to home occupations. See Chapter 20.515 (Home Occupation Permits).
- D. Unconstitutional Signs.** Signs that are not protected by the First Amendment. ~~Obscene or offensive signs. Obscene signs, as obscenity is defined by State Law.~~
- E. Signs in public right-of-way.** Any sign that is located in the public right-of-way or is supported by trees, rocks, overpasses, or utility poles in the public right-of-way, except as provided in Section 20.325.070 (Signs within Public Right-of-Way).
- F. Prohibited sign types.**
1. Staked signs.
 2. Signs using colors in the fluorescent day-glow color spectrum.
 3. Luminous tube lighting (e.g., neon, rope lighting, LED, etc.) used to frame signs or windows.
 4. Advertising devices using live animals or human beings.
 5. Vehicle signs, subject to the definition of Vehicle Signs in Section 20.325.180 (Definitions). This provision shall not apply to vehicles on property currently licensed and zones for the sale of new or used motor vehicles.
 6. Signs with off-site commercial messages (i.e., that advertise a business, accommodate, service, or activity not provided on the premises on which the sign is located) in all zones.
 7. Roof signs.
 8. Pole signs, other than directional signs in compliance with Subsection 20.325.110 (Standards for Specific Types of Permanent Signs).
- G. Unauthorized signs.** Signs not specifically authorized by this Chapter, except by approval of the Director or, upon appeal, the Commission or Council.

20.325.140 – Standards for Temporary Signs

- A. Number, size, and duration allowed.** Table 3-12 (Temporary Signs Allowed in Residential Zones) and Table 3-13 (Temporary Signs Allowed in Nonresidential Zones) provide standards under which temporary signs are allowed. Temporary signs are allowed in addition to the number of permanent signs allowed for the property, and do not count towards the maximum allowed sign area. References in the last column provide additional regulations for specific sign types located elsewhere in this Chapter. In the case of any inconsistency between regulations provided in the table and regulations provided for general or specific sign types, the general regulations or regulations for specific sign types shall take precedence.
- B. Placement of temporary signs.**

1. Signs are allowed on private property only and shall not be placed in public rights-of-way or at off-site locations, unless otherwise indicated in the regulations for specific sign types.
 2. Signs shall be placed only on building frontages where permanent signs are allowed.
 3. Signs shall not be attached to temporary structures, except where otherwise indicated in the regulations for specific sign types.
- C. Illumination prohibited.** Temporary signs shall not be illuminated.
- D. Durable materials required.** Signs shall be constructed of durable material suitable to their location and purpose.
- E. Removal of signs.** Temporary signs and their components shall be promptly removed at the expiration of the Temporary Sign Permit or Special Event Permit.
- F. Maintenance of signs.** Temporary signs shall be maintained in good condition, free of tears, sagging, discoloration, and detached edges. Signs not in compliance shall be immediately removed or replaced with a sign that is in compliance with this Subsection. Signs found not to be in compliance with this Subsection may be removed by the Code Enforcement Division under the supervision of the Director.

Table 3-12 Temporary Signs Allowed in Residential Zones						
Class	Type	Maximum Number	Maximum Sign Area	Maximum Sign Height	Location	Remarks
Construction Sign	Freestanding	One single-face sign per street frontage	10 sq ft per 20,000 sq ft lot	10 ft	Shall not create traffic hazard; or project into public right-of-way. 5 ft setback from lot line.	a. Authorized upon the issuance of a grading or building permit b. Sign shall be removed before issuance of certificate of occupancy or finaling of building permit
Garage Sale Signs	Ground sign	One per street frontage	3 sq ft	4 ft	Only on property where sale is being held	a. May be posted up to 7 days prior to initial sale date b. Must be removed within 24 hours after the sale dates
Off-Site Sign Residential Project Directional Signs	Freestanding	Five total per subdivision	50 sq ft each	10 ft	In all zones within 100 ft of a principal, major, and primary arterial, as identified in General Plan Exhibit 5-1 (Roadway Classifications)	a. Property owner's permission required b. Sign shall be removed within 30 days after the sale/rental of the last unit in the subdivision
On-Site Sign Residential Project Sale/Rental Sign	Freestanding	Two signs per residential subdivision	50 sq ft each	20 ft	On-site 5 ft setback from lot line	Sign shall be removed within 30 days after the sale/rental of the last unit in the project/subdivision

Table 3-13 Temporary Signs Allowed in Nonresidential Zones						
Class	Type	Maximum Number	Maximum Sign Area	Maximum Sign Height	Location	Remarks
Construction Sign	Freestanding	One single-face sign per street frontage	48 sq ft	10 ft	Shall not create traffic hazard; or project into public right-of-way 5 ft setback from lot line	a. Authorized upon the issuance of a grading or building permit b. Sign shall be removed before issuance of certificate of occupancy or finaling of building permit
Future Facility or Tenant Sign	Freestanding, wall, or window	One per street frontage, or tenant frontage	24 sq ft per sign	8 ft	Freestanding – 5 ft setback from property line Wall – Below eave line Window – 100% of window area	Sign shall be removed upon occupancy of the building(s), or within 30 days of the notice of completion
Off-Site Land Development Directional Sign	Freestanding	Two per site for sites less than 2 acres; three for sites over 2 acres	200 sq ft each; 400 sq ft total for less than 2 acres; 600 total for sites over 2 acres	20 ft, with a minimum 10 ft clearance	Minimum 150 ft setback from any residential zone. Minimum 300 ft separation from another off-site directional sign except at corners	Signs shall be removed within 30 days after the sale/rental of the last unit in the project/subdivision
Real Estate Banner	Banner	One banner per 100 lineal feet of street frontage	45 sq ft (3 ft x 15 ft)	3 ft	Affixed to the building below the eave line	Not permitted

Table 3-13 (cont'd) Temporary Signs Allowed in Nonresidential Zones						
Class	Type	Maximum Number	Maximum Sign Area	Maximum Sign Height	Location	Remarks
Promotional Sign	Window/door	One sign per window/door combines with permanent signs	25% of window area for temporary sign. During the month of December, 100% of the window may be covered.	At least 42 inches above sidewalk	Ground floor windows only	Sign shall be dated. Sale or special event promotion allowed for 12 days per month, with the exception of the month of December, subject to a Special Event Permit and the time limits noted in Chapter 20.540 (Temporary Use Permits, Special Event Permits and Annual Advertising Permits)
On-Site Subdivision Directional Sign	Freestanding	Five total per subdivision	50 sq ft each	10 ft	In all zones within 10 ft of a principal, major, and primary arterial as identified in General Plan Exhibit 5-1 (Roadway Classifications)	Property owner's permission is required. Sign shall be removed within 30 days after the sale/rental of the last in the subdivision

G. Temporary real estate signs.

1. Residential zones. In compliance with Civil Code Section 713, real estate signs are allowed, on a temporary basis, in residential zones, subject to the following:
 - a. One sign per parcel, except as provided in Subparagraph (2), below;
 - 1) The sign shall not exceed four square feet.
 - 2) The sign may have one rider not to exceed one square foot (See Figure 3-17 (Temporary Real Estate Sign in Residential Zone)).
 - 3) The sign may include one brochure box not to exceed 154 square inches. For purposes of this section, a brochure box means a plastic or metal container designed to hold brochures or flyers describing or advertising the real property for sale, lease, rent, or exchange.
 - 4) The overall height of the installed sign, rider, and brochure box shall not exceed four feet above ground unless the sign is mounted flush to a wall.
 - b. The sign shall be placed on the parcel for sale, lease, rent, or exchange and shall not be installed in a manner that creates a hazard for traffic or pedestrians;
 - c. No flags, pennants, or other attention-attracting devices shall be displayed, unless utilized for an open house event. If flags, pennants, or other attention-attracting devices are utilized for an open house event, the devices may only be placed on the subject property a maximum of 24 hours prior to the event, and must be removed immediately after the event;
 - d. The sign shall be removed immediately after the sale, lease, rental of the property is final; and
 - e. Residential subdivisions shall be allowed one real estate sign not exceeding 20 square feet in area that advertises the first sale of structures and lots for a period of time not to exceed one year following the recordation of the final subdivision map.
2. Nonresidential zones. Properties in nonresidential zones shall be allowed one temporary real estate sign not exceeding 20 square feet in area that advertises the sale, rental, or lease of the premises upon which the sign is located. Permanent installations of real estate signs shall be subject to the standards in this Chapter for permanent signs in nonresidential zones.

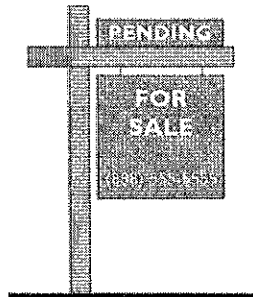


Figure 3-17
Temporary Real Estate Sign in Residential Zones

W. Political Signs. A political sign advertising a candidate for political office, a political party, or a measure scheduled for action subject to the following conditions:

1. Temporary political signs shall be erected with a property owner's permission no earlier than 88 days prior to an election and shall be removed within 15 days following the election.
2. Each candidate is allowed one political sign per parcel. On sites with an existing residential use, the sign may be a maximum of 16 square feet in area and erected to a maximum height of six feet. On sites with nonresidential uses, or which are vacant no matter what the underlying zone, the sign may be a maximum of 32 square feet in area and erected to a maximum of six feet.
3. Political signs shall not be attached to utility poles, trees, or fences, except on private property where written permission from the property owner has been obtained.
4. No political campaign shall be erected and attached on public property or within the public right-of-way, nor shall they obstruct the traffic visibility area in compliance with Section 20.305.100 (Traffic Visibility Area).
5. In cases where political or campaign signs are not removed within the specified time period, the Director may remove those signs that remain and the cost and expense of the activity shall be paid by the candidate or associated political entity.
6. Signs promoting social events of nonprofit organizations are subject to the same requirements as political signs.
7. Political banners, signs, notices, handbills, or similar devices found painted, marked, posted, attached, or otherwise affixed upon any public property or on the public right-of-way contrary to the provisions of this Chapter may be removed by the Director. The person, association, partnership, firm, corporation, or trust responsible for the illegal sign, notice, handbill or similar device shall be liable for the cost incurred in the removal, storage, and disposal of the illegal sign.

H. Temporary Noncommercial Signs.

All zones. One temporary noncommercial sign with a sign face no larger than four (4) square feet may be displayed on a private property at any time with the property owner's consent, and one temporary noncommercial sign with a sign face no larger than 8.5 inches by 11 inches may be displayed in a window on private property at any time with the property owner's consent.

I. Temporary Noncommercial Signs During Specified Periods.

1. All zones. Up to ten (10) temporary noncommercial signs may be displayed on private property with the property's owner's consent no earlier than sixty (60) days prior to a federal, state or local election. Such temporary noncommercial signs must be removed no later than 10 days after the corresponding election.
2. The type of temporary noncommercial signs that may be displayed are wall and stake signs. The maximum size of each sign is 10 square feet, and the maximum height of each sign is:
 - a. Stake Sign: 4 feet;
 - b. Wall Sign: No higher than the top of the eave or parapet wall.

3. The ten (10) temporary noncommercial signs permitted under this Section 20.325.140(I) is in addition to the temporary noncommercial signs allowed to be displayed under Section 20.325.140(H).

20.325.180 – Definitions

Abandoned Sign. A sign that no longer directs, advertises, or identifies a legal business establishment, product, or activity on the premises that has ceased for a period of 90 consecutive calendar days. See Section 20.325.170 (Removal of Certain Signs).

Abandoned Nonconforming Sign. A nonconforming sign that is advertising a use that has ceased or is located upon a structure that has been abandoned by its owner, for more than 90 consecutive calendar days. See Section 20.325.170 (Removal of Certain Signs).

Accessory Sign. A sign whose copy refers to the products, facilities, or services available on the premises. Accessory window signs shall include temporary posters attached to windows, or placed within five feet of any window and legible from the outside.

Address Sign. The numeric reference of a structure or use to a street included as part of a wall, awning, canopy, pylon/large monument, or monument sign.

Advertising Statuary. An imitation, representation or similitude of a person or thing which is sculpted, molded, modeled, or cast in any solid or plastic substance, material, or fabric and used to promote or represent a commercial enterprise.

Alteration of Sign. Any change of copy, size, shape, illumination, position, location, construction, or supporting structure.

Animated Sign. Any sign which is designed to give a message through a sequence of progressive changes of parts or lights or degree of lighting, accomplished by natural, manual, mechanical, electrical, or other means. An animated sign is a prohibited sign in compliance with Section 20.325.060 (Prohibited Signs).

Area of Sign. The area included within the outer dimensions of a sign, including all faces. For signs without a border or frame (channel or skeleton letters), the area shall be within a rectilinear boundary not exceeding eight sides formed around the extreme outer limits of the sign message, including all figures and any background or color which is an integral part of the sign. Embellishments such as poles, frames, support structures are not included in the sign area as long as there is no copy on them. See Section 20.325.090 (Calculation and Measurement of Sign Area and Height).

Attraction Board. A sign capable of supporting copy which is readily changeable, such as a theater marquee, and which refers to products, services, or coming events on the premises.

Awning. A shelter supported entirely from the exterior wall of a building and composed of non-rigid materials except the supporting framework.

Awning Valance. An ornamental piece of drapery placed across the bottom of an awning structure to hide structural details.

Awning Face Sign. A sign applied to the face of an awning and contained completely within the awning face. See Figure 3-18 (Awning Signs).

Awning Valence Sign. A sign applied to the valence of an awning and contained completely within the valence. See Figure 3-18 (Awning Signs).

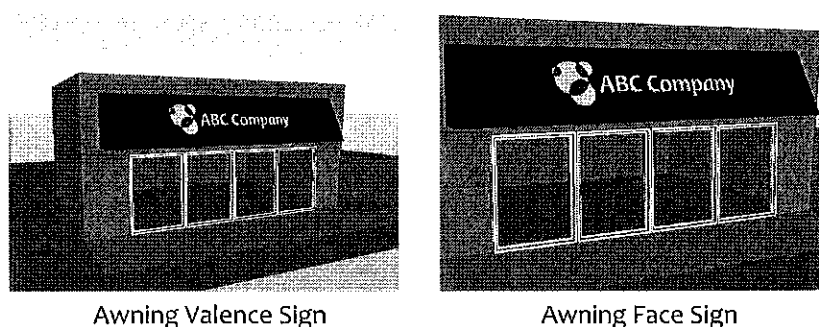


Figure 3-18
Awning Signs

Balloon. See “Banner, Feather Flag, Pennant, or Balloon.”

Banner, Flag, Feather Flag, Pennant or Balloon. Any cloth, bunting, plastic, paper, or similar material used for temporary advertising purposes attached to or pinned on or from any structure, staff, pole, line, framing, or vehicle, including captive balloons and inflatable signs but not including official flags of the United States, the state of California, and other states of the nation, counties, municipalities, official flags of foreign nations and nationally or internationally recognized organizations.

Bench/Bus Enclosure Sign. A sign painted on or otherwise displayed on a bench and/or bus enclosure.

Building Identification Sign. Sign copy including logo used to identify only the name and address of the building upon which it is located and includes no other advertising such as services, product lists, phone numbers, hours of operation, etc.

Canopy. A permanent, roof-like structure of rigid materials, for advertising purposes, supported by and extending from the façade of a building. See also “Marquee Sign.”

Canopy Fascia. The vertical surface of the canopy structure.

Canopy Sign. A sign that is printed on, painted on, or attached to the front or side fascia of a canopy and contained completely within that fascia. See Figure 3-19 (Canopy Sign).

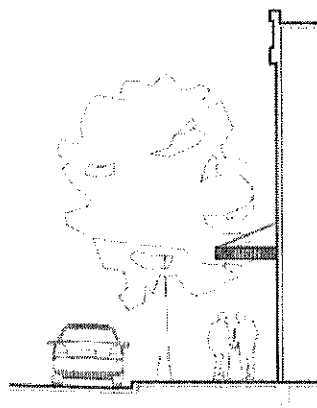


Figure 3-19
Canopy Sign

Changeable Copy Sign (electronic). A sign with changeable copy that is changed by incorporating video display, flip-disks, incandescent lamps, fluorescent lamps, fiber optics, light-emitting diodes, liquid crystal displays, plasma-displays, field emission displays, or any other mechanical or light-emitting matrix to convey changing copy or images.

Changeable Copy Sign (manual). A sign with changeable copy that is manually changed, regardless of method of attachment or materials of construction. This classification includes bulletin boards and changeable copy signs on marquees. Does not include electronic message boards with lighted displays. See Figure 3-20 (Changeable Copy Signs - Manual).

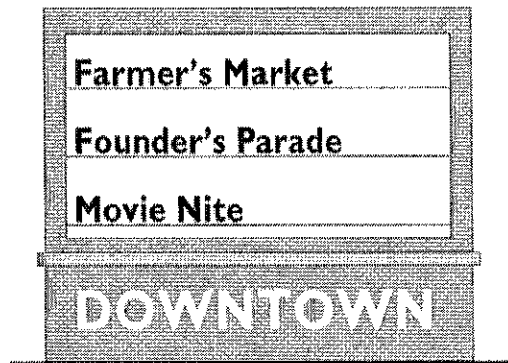


Figure 3-20
Changeable Copy Sign (Manual)

Channel Letters. Individual letters or figures, illuminated or non-illuminated, affixed to a building or freestanding sign structure.

Civic Sign. A sign that describes some aspect of public or quasi-public uses or facilities: location, services available, functions, activities, or conditions/limitations of use. Owners may include a governmental entity, education institution, society or association (including religious), church, charitable organization, medical institution, or public utility.

Commercial Message. A message displayed on a sign that relates primarily to economic interests (e.g., the exchange or sale of goods or services). This definition shall automatically incorporate court rulings defining the term "commercial speech."

Construction Sign. A temporary sign identifying the persons, firms or businesses directly connected with a construction or development project and may include the name of the future site occupant.

Content-Neutrality. See Section 20.235.030 (Basic Policies and General Provisions).

Copy. The graphic content of a sign surface in either permanent or removable letters, images, symbols, figures, logos, or message format.

Directional Sign.

On-Site Directional Sign. An on-site sign limited to directional messages, principally for facilitation of safe movement of pedestrian or vehicular traffic (e.g., “stop,” “one way,” “entrance,” or “exit,” etc.), with no advertising copy, unless approved through a Comprehensive Sign Program in compliance with Section 20.325.120 (Comprehensive Sign Program). See Figure 3-21 (Directional Signs).

Off-Site Directional Sign. An off-site sign giving directions to businesses, sales offices, model home complexes, or points of interest, etc., but with no advertising copy. See Figure 3-21 (Directional Signs).

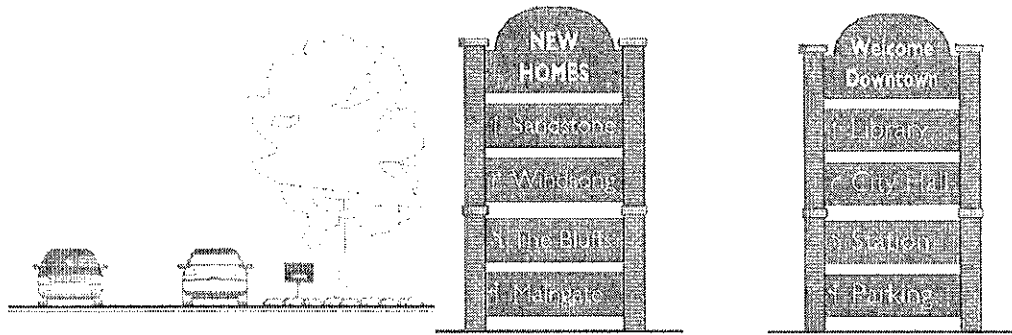


Figure 3-21
Directional Signs (On-Site and Off-Site)

Directory Sign. A sign for listing the tenants or occupants and their suite numbers of a building or center. A directory sign may contain the name or logo of an establishment. It cannot include advertising copy.

Double-Faced Sign. A single sign structure with copy on both sides. See Figure 3-22 (Double-Faced Sign).

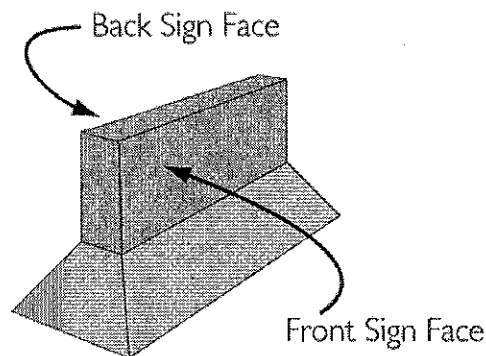


Figure 3-22
Double-Faced Sign

Electrical Sign. A sign or sign structure in which electrical wiring, connections, or fixtures are used.

Establishment. A legal, nonresidential use of land to conduct a commercial or noncommercial activity. By way of example and not limitation, “establishment” includes stores, offices, places of worship, hospitals, manufacturing facilities, etc. Establishment does not include home-based business occupations or hobbies.

Exempt Sign. A sign not subject to all regulations of this Chapter. See Section 20.325.050 (Signs Exempt from Sign Permit Requirements).

Facade. The entire building elevation, including the parapets.

Fascia. Typically, a smooth surface creating the vertical face of a canopy structure; or a smooth wall surface between a window and the parapet.

Feather Flag. See “Banner, Flag, Feather Flag, Pennant or Balloon.”

Festoons. A string of ribbon, tinsel, small flags pinwheels or other attention getting decorations.

Flag. See “Banner, Flag, Feather Flag, Pennant or Balloon.”

Flashing Sign. A sign having a conspicuous and intermittent variation in lighting; a sign incorporating intermittent electrical impulses from a source of light or a light revolving in a manner that creates the illusion of flashing.

Freestanding Sign. A sign permanently attached to the ground; supported by one or more uprights, braces, poles, concrete base, or other similar structural components; and not attached to a building or buildings, or has a building as its primary structural support. This includes Monument Signs and Pylon/Large Monument Signs. See Figure 3-23 (Types of Freestanding Signs – Monument and Pylon).

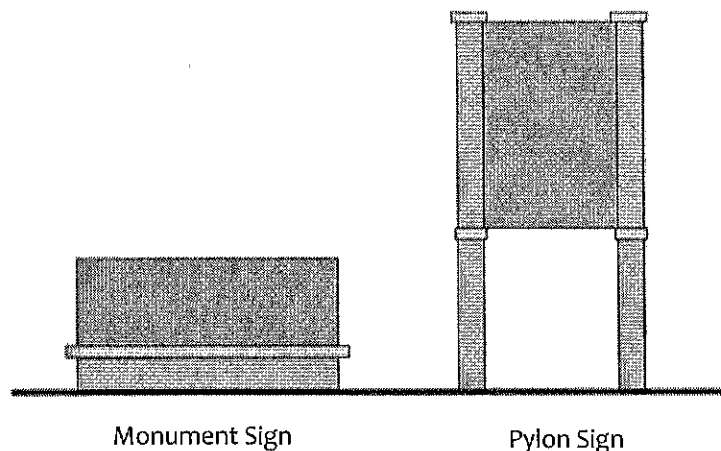


Figure 3-23
Types of Freestanding Signs (Monument and Pylon)

Frontage.

Building Frontage. The structure elevation that fronts on a street, alley, driveway, parking area, pedestrian plaza, walkway, courtyard, or arcade.

Building Frontage, Primary. The side or façade of a structure that faces the front of the lot on which the structure is located. See Figure 3-24 (Frontages).

Building Frontage, Secondary. The side or façade of a structure that abuts the street side yard of the parcel on which the structure is located. See Figure 3-24 (Frontages).

Street Frontage. The length of the property line of a lot along the right-of-way on which it borders.

Tenant Frontage. That portion of a multi-tenant building façade that is devoted to a single tenant.

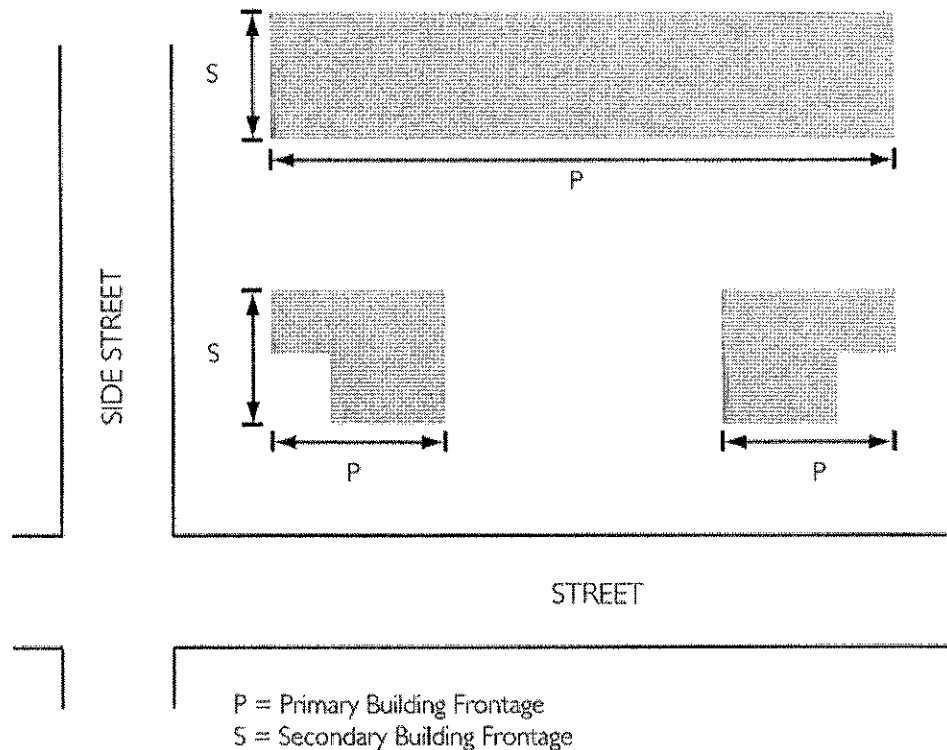


Figure 3-24
Frontages

Government/Community Service Sign. A sign that identifies or states the location of, describes the services available, the function of, the activities provided, or states the conditions of use of facilities or sites maintained, used or owned by any government entity or quasi-government entity such as a public utility or a public educational institution, educational institution, society or organization, religious affiliation, recreation association, medical institution, or public utility.

Illegal Sign. Any of the following:

1. A sign erected without first complying with all ordinances and regulations in effect at the time of its construction and erection or use;
2. A sign that was legally erected, but whose use has ceased, or the structure upon which the display is placed has been abandoned by its owner, not maintained, or not used to identify or advertise an ongoing business for a period of not less than 90 calendar days;
3. A sign that was legally erected which later became nonconforming as a result of the adoption of an ordinance, the amortization period for the display provided the ordinance rendering the display nonconforming has expired, and conformance has not been accomplished;
4. A sign that is a danger to the public or is unsafe.

5. A sign that is a traffic hazard not created by relocation of streets or highways or by governmental acts. See Section 20.325.180 (Removal of Certain Signs).
6. A sign identified as prohibited in Section 20.325.060 (Prohibited Signs).

Illuminated Sign. A sign with an artificial light source for the purpose of lighting the sign.

1. **Fixed Illumination Sign.** A sign illuminated by electric light, luminous tubes, gas flames, or similar sources where the illumination is maintained constant in intensity, color, or pattern during all times the sign is illuminated.
2. **Flashing Illumination Sign.** An illuminated sign that contains an intermittent or sequential flashing light source or any other similar means to attract attention. This definition is not intended to include changeable copy signs or animated signs.
3. **Indirect Illumination.** A light cast on the surface of a sign from an exterior source.
4. **Interior Illumination.** A sign face that is artificially lit from the inside of the sign casing.

Incidental Sign. A small sign, emblem, or decal providing information to the public regarding aspects of service available on the premises, such as credit cards accepted or hours of operation.

Kiosk. See "Directional Signs."

Legal Business Name. The business name identified on the Fictitious Business Name application under the "doing business as" name filed with the County of Orange Clerk Recorder.

Logo. An established identifying trademark or symbol for an organization, business or business entity.

Maintenance. Any activity which preserves the usefulness and appearance of a sign and does not alter its copy, design, or structure. This includes cleaning, painting, repairing, or replacement of defective parts.

Marquee Sign. A sign, which may include changeable copy, which may be mounted to the façade of a building with the purposes of displaying product lists or services.

Monument Sign. See "Freestanding Sign."

Moving Sign. Any sign or device that has any visible moving part, visible revolving part, or visible mechanical movement. See Section 20.325.060 (Prohibited Signs).

Multiple-Faced Sign. A sign containing three or more faces, not necessarily in back-to-back configuration.

Multi-Tenant Sign. A sign that identifies or advertises more than one business or activity within a single sign structure.

Murals (also called "painted wall decorations"). Displays painted directly on a wall which are designed and intended as a decorative or ornamental feature. Painted wall decorations do not contain advertising text, numbers, address, registered trademarks, or registered logos.

Nameplate. A non-electric on-premises sign that contains only the name, address, and/or occupation of an occupant or group of occupants.

Neon Sign. A sign that utilizes neon or other gases with translucent tubing in or on any part of the sign structure.

Noncommercial Message. A sign message that is not commercial in nature. This definition shall automatically incorporate court rulings defining the term “noncommercial speech.”

Nonconforming Sign. A Sign that (1) was erected legally and does not now comply with subsequently enacted sign restrictions or regulations; or (2) does not conform to the current sign code requirements even though a special permit has been issued.

Non-Illuminated Sign. A sign that is not illuminated, either internally or externally.

Off-Site Sign. A sign erected on a parcel that is not the location of the business or use that the sign is advertising. See also “Directional Sign.”

Owner. A person recorded on official city records as the owner of a sign. The owner of the property on which a sign is located is presumed to be the owner of the sign unless another owner is specified in City files or is verified in writing by the owner of the property.

Painted Wall Sign. A sign that is applied with paint or a similar coating directly on the surface of a wall. Does not include “Murals.”

Parapet. The extension of a false front or wall above a roofline.

Pedestrian Oriented Sign. A small sign that can be read primarily from the abutting sidewalk or other walkway but not generally from the street.

Pennant. See “Banner, Flag, Feather Flag, Pennant or Balloon.”

Plaque. A wall-mounted placard, usually of a commemorative nature.

Pole Sign. A sign supported permanently on the ground by a single pole that is not attached to any building. Pole signs are only permitted for Directional Signs.

~~**Political Sign.** A temporary sign used in connection with a local, state, or national election or referendum or a matter subject to a forthcoming election.~~

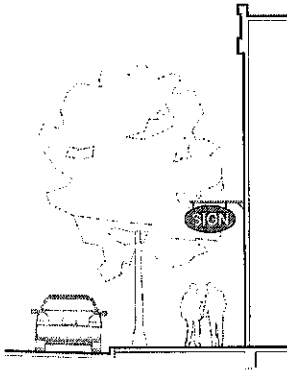
Portable Sign. A movable sign that is designed to be easily moved and is not permanently attached to the ground or a building (e.g., A-frame signs, portable reader boards, etc.).

Product Sign. A sign whose message is limited to identification of a product or service provided. A product sign does not include the name or address of the facility or building.

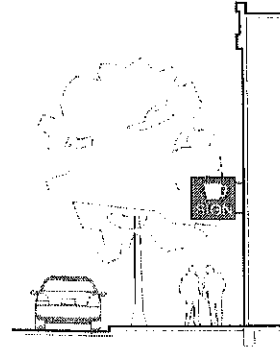
Prohibited Sign. A sign that is inconsistent with the sign standards and provisions of this Chapter.

Projecting Sign. A sign that is attached to and projects from the wall of a building more than 18 inches with the display surface of the sign perpendicular to the wall of the structure to which it is attached. Projecting Signs may be either (1) suspended under a bracket, armature, or other mounting device, or (2) cantilevered (i.e., structurally affixed to the building). A Grand Projecting Sign is a tall, large vertically-oriented sign that projects

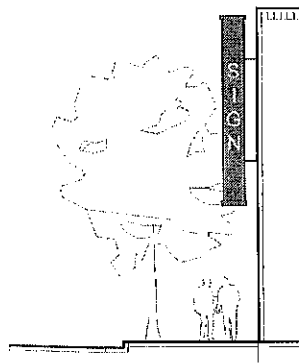
from the building perpendicular to the façade and is structurally integrated into the building. See Figure 3-25 (Projecting Sign).



Projecting Sign – Suspended (Blade Sign)



Projecting Sign – Cantilevered (Bracket)



Grand Projecting Sign

Figure 3-25
Projecting Signs

Projection. The distance by which a sign extends from the building it is supported by. See Figure 3-26 (Sign Projection).

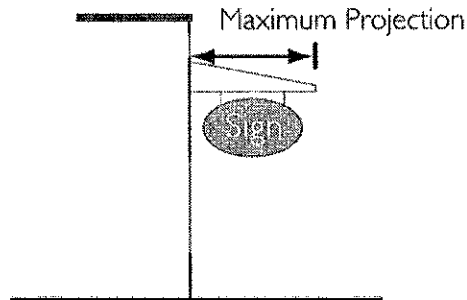


Figure 3-26
Sign Projection

Promotional Activity Sign. A sign erected on a temporary basis to promote the sale of new products, new management, new hours of operation, a new service, or to promote a special sale.

Pylon Sign. A freestanding Sign that is supported by two or more uprights, or braces in or upon the ground that are not part of a building or enclosed within the exterior walls of a building and are separated from any other structures by a distance of at least six feet. This includes a sign that is supported by two or more uprights or braces that are surrounded by a decorative cover to form a solid sign support. See "Freestanding Sign."

Raceway. A channel for protecting and holding electrical wires and cables, typically a rectangular metal box for the electrical components for an illuminated sign consisting of channel letters. Pre-wired channel letters are mounted to the raceway, which in turn is mounted to a building wall. One set of wiring is then connected to the main circuit. The rectangular box (raceway) sets behind the attached letters and is not designed as an architectural feature. Typically, the raceway is painted to match the building wall color so that it blends in with the wall. See Figure 3-27 (Electrical Raceway with Channel Letters).

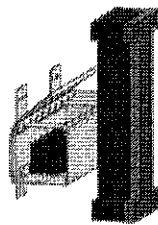


Figure 3-27
Electrical Raceway with Channel Letters

Reader board. See "Changeable Copy Sign."

Real Estate Sign. A type of temporary sign that relates to the sale, lease, or rental of property or building, or to construction activities on the same premises on which the sign is located.

Roof Sign. A sign erected, constructed, or placed upon or over a roof of a building and wholly or partly supported by a building.

Sign. A medium for visual communication, including its copy, structure and component parts, which is used or intended to be used to attract attention to, or identify, or advertise an activity or location or to provide information.

Sign Area. See Section 20.325.090 (Calculation and Measurement of Sign Area and Height).

Sign Copy. See “Commercial Message” and “Noncommercial Message.”

Sign Face. The exterior surface of a sign, exclusive of structural supports.

Sign Height. See Section 20.325.090 (Calculation and Measurement of Sign Area and Height).

Sign Permit. An entitlement from the City to display, place, or erect a sign. See Section 20.325.040 (Sign Permit).

Sign Program (also referred to as “Comprehensive Sign Program”). A coordinated program of one or more signs for an individual building or building complexes with multiple tenants. See Section 20.325.120 (Comprehensive Sign Program).

Sign Structure. A structure of any kind or character erected or maintained to support a sign; a physical support used exclusively as a stand, frame or background for the support or display of signs or advertising; an outdoor advertising structure.

Snipe Sign. A temporary sign or poster fastened to a tree, fence, telephone pole or structure not intended for signage purposes.

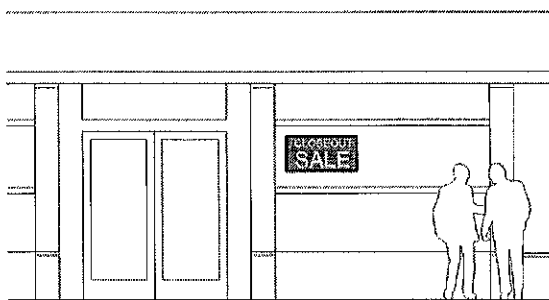
Subdivision Sign. A freestanding sign or wall sign identifying a recognized subdivision or development project.

Temporary Noncommercial Sign. A sign, banner, pennant, valance, or display constructed of cloth, canvas, fabric, cardboard, wall board, or other light nondurable materials, with or without frames, designed to be displayed for a limited period of time that displays a sign message that is not commercial in nature.

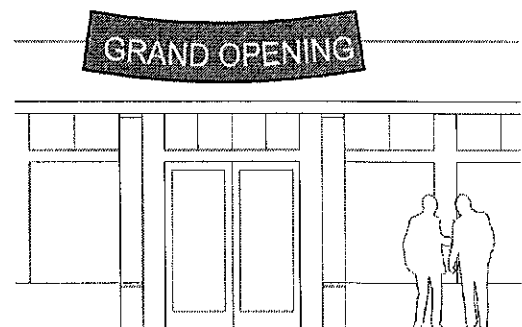
Temporary Real Estate/Subdivision Sign. A temporary freestanding sign or wall sign identifying a subdivision, condominium complex, or residential development under construction with units for sale.

Temporary Sign. A sign, banner, pennant, valance, or advertising display constructed of cloth, canvas, fabric, cardboard, wall board, or other light nondurable materials, with or without frames, designed to be displayed for a limited period of time. Typically displayed by an establishment to promote a sale, new product line, management change, service, liquidation sales, going-out-of-business sales, person running for public office, and similar special activities or events. See Figure 3-28 (Temporary Signs).

Temporary Window Sign. A non-illuminated sign painted directly onto a window with water soluble paint or painted on paper or fabric and placed behind a window, or affixed on the exterior side of a window for a limited period of time. Examples include “grand opening,” “special sale,” and seasonal signage. See Figure 3-28 (Temporary Signs).



Temporary Window Sign



Temporary Wall Sign

Figure 3-28
Temporary Signs (Wall and Window)

Time/Temperature Sign. An electronic or mechanical device that shows time and temperature but contains no advertising signage.

Trademark. A word, name, symbol or logo which, with distinctive type or letter style is associated with a business or business entity in the conduct of a business.

Under Awning or Under Canopy Sign. A sign suspended beneath a projecting canopy, awning, ceiling, or marquee, perpendicular to the building façade. See Figure 3-29 (Under-Awning Sign and Under-Canopy Sign).

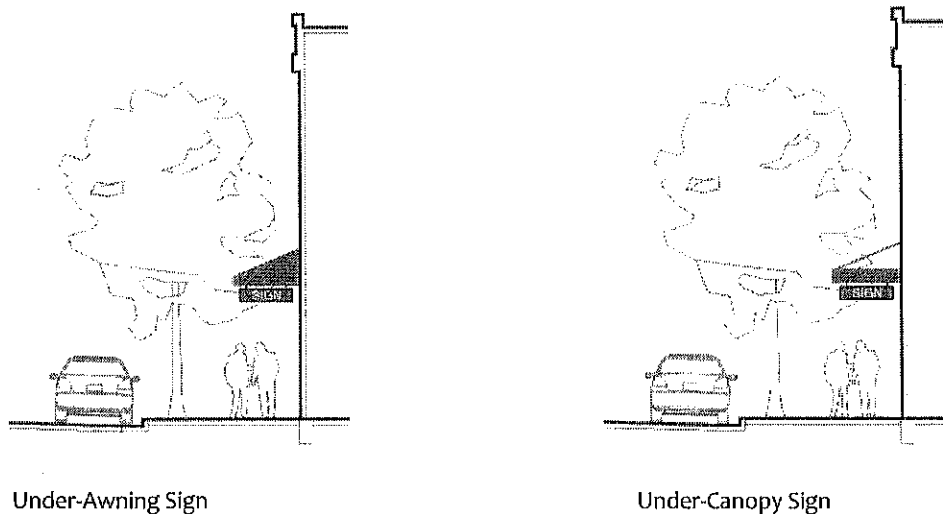


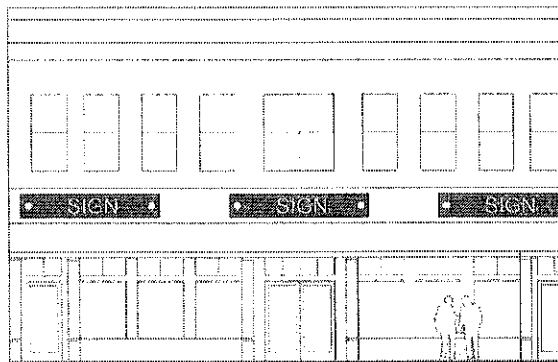
Figure 3-29
Under-Awning Sign and Under-Canopy Sign

Vehicle Sign. A sign painted, affixed, or placed upon a vehicle, or trailer that is designed to be towed behind a vehicle. On street-legal vehicles, the following insignia are not considered to be “Vehicle Signs” and are not regulated as Vehicle Signs:

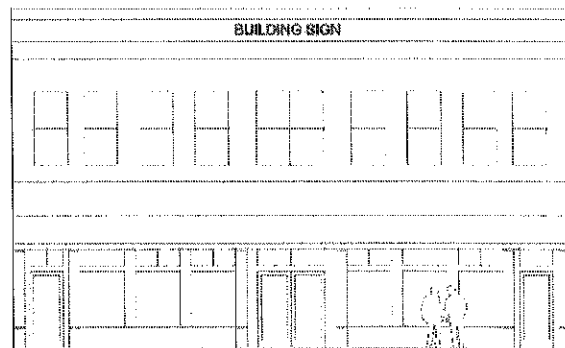
1. License plates;
2. License plate frames;
3. Registration insignia;

4. Noncommercial messages painted on or otherwise attached in a manner so that the vehicle can be legally operated on public rights-of-way, or any noncommercial message that does not exceed a total of three square feet in size;
5. Messages on a vehicle the primary purpose of which is to be used in the regular course of business to transport personnel or products, or to provide the services (not including general advertising) that are advertised by messages on the vehicle, provided that the messages are painted or otherwise attached in a manner so that the vehicle can be operated on public rights-of-way;
6. Commercial messages that do not exceed a total of three square feet in size; and
7. Commercial messages on duly licensed mass transit vehicles that pass through the City.

Wall Sign. A sign attached to, erected against, painted on, or fastened to a wall of a building or structure, the face of which is in a single plane parallel of the wall and that does not project more than 12 inches from the building or structure, with no copy on the sides or edges. A wall sign does not extend above the wall or parapet on which it is located. Wall signs may be used to announce the name of a business, business use, phone number and website within a building. A wall sign may also be a Building Identification Sign which announces the name of the building. See Figure 3-30 (Wall Sign).



Wall Sign – Business Identification



Wall Sign – Building Identification

Figure 3-30
Wall Sign (Business Identification and Building Identification)

Window Sign. A sign in which the name, business, address, phone number, hours of operation, or other general advertising signage are applied directly to the window of a business or a sign visible through the window from the street which presents information to viewers outside the building as effectively as if it were located on the window surface. See Figure 3-31 (Window Sign).

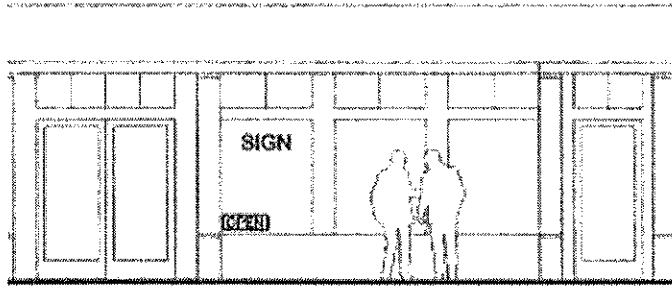


Figure 3-31
Window Sign

CITY OF STANTON

REPORT TO CITY COUNCIL

TO: Honorable Mayor and Members of the City Council

DATE: June 28, 2016

SUBJECT: CITYWIDE USER FEES AND CHARGES STUDY

REPORT IN BRIEF:

The Administrative Services Department has prepared a citywide user fee study to update all city fees to provide cost recovery.

RECOMMENDED ACTION:

1. That City Council find that these items are not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378(b)(4) 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).
2. That City Council hold a public hearing for comment and discussion regarding the adoption of the revision to the fees and charges for City services.
3. That City Council adopt Resolution No. 2016-23 approving the Revision to the Fees and Charges for City Services.

BACKGROUND:

The Administrative Services Department prepared a citywide user fee study to update the City's fees for services. This is typically completed on an annual basis to ensure that fees and charges cover the cost to provide the service. Other fees, adopted by separate ordinance or resolution, are also included to produce an inclusive schedule of fees and charges.

ANALYSIS/JUSTIFICATION:

User fees and charges are considered "beneficiary charges" which are defined as payments made by consumers in direct exchange for government services received. User fees and charges are payments for publicly provided services that benefit individuals and

exhibit "public good" characteristics. They include fees such as recreational fees, building permit fees and engineering fees.

The California Constitution allows municipalities to recover the "costs reasonably borne" for all services provided to the community. The fee schedule as recommended for both existing and proposed new user fees were calculated utilizing the incremental price method. This method is based on the additional amount of time it takes to process one fee for service. Tasks and time are identified for processing each fee. In no instance does a user fee suggested for FY 16/17 exceed the total cost of providing specific services. The process utilized by staff in the evaluation and determination of suggested fees and adjustments to existing user fees and new user fees included the following:

- Services and activities appropriate for the user fee structure were identified.
- Cost data was collected for all existing and user fees under consideration in the user fee schedule utilizing current salary and fringe benefit rates.
- Each service was reviewed for possible streamlining so that the cost to provide each service could be reduced to the lowest level possible.

FISCAL IMPACT:

The updated Citywide User Fees and Charges anticipates a \$63,598 increase in revenue that recovers the cost by City employees for services rendered. The table below identifies the increase/decrease in revenue generated by the adoption of the fee schedule as presented.

<u>Department</u>	<u>Estimated Increase/ (Decrease) in Revenue</u>
Administration	\$ 5,030
Community Development	33,951
Building and Safety	9,104
Parks and Recreation	8,255
Public Works	<u>6,179</u>
Total	<u>\$62,520</u>

The table below identifies the number of fees in each department, the number of fees that will decrease, remain the same and increase. The average increase by department is also provided.

<u>Department</u>	<u>Number of fees</u>	<u>Decrease</u>	<u>Same</u>	<u>Increase</u>	<u>Average</u>
Administrative Svcs	12	2	5	5	4%
Planning	88	0	12	76	12%
Building & Safety	1,152	2	7	1,143	8%
Parks & Rec	50	3	40	7	5%
Public Works	14	1	1	12	6%

Administrative Services is adding two new fees for the upcoming introduction of online business license application and renewals. Business owners processing payments online will see a reduced rate in their fees from the paper renewals as well as a decrease from the current year's rate.

Building & Safety is adding 11 new Building and Safety user fees to the books. Many of these fees will establish costs for situations that have occurred to date without a clear fee established on the books, such as accessibility compliance inspections. Solar panel fees were added to the fee schedule as per City Council Ordinance 1038 and in compliance with the Solar Rights Act (AB 2188). In reviewing the time taking to inspect new signage, it was found that less time was taken to perform proper inspections than previously allocated, therefore those fees were decreased accordingly. The size limit for a new garage base fee was adjusted from 420 sq.ft. to 500 sq.ft. to include the majority of garages that are actually permitted and to reflect the current dimensions of a "typical" garage; additionally, the inspection time for a new garage was adjusted from 4 hours to 4.5 hours to reflect all elements of the inspection process.

Community Development has incorporated the Firework Stand Permits approved by City Council last year. These permits include staff time for the processing, licensing, and inspection of the locations to Council approved non-profit organizations. Other user fee increases are attributed to the adjustment of the fully-burdened cost assessed City-wide.

Parks and Recreation fees are generally staying the same with the addition of the newly approved fees for rentals at Stanton Central Park. 25 new fees were added since FY 14/15 with the bulk of them pertaining to Stanton Central Park.

The most significant changes have been in the Public Works area. Public Works fees now include a Plan Check Fee. In addition, Trust Deposits are being used for certain services in the department such as Inspections, Parcel Map Review and Tract Map Review. In situations where those services are needed, a Trust Deposit will be asked for up front, and the actual time spent by the City Attorney, Traffic Engineer, NPDES Consultant, City Engineer, Geologist, and Biotechnical Consultant will be charged against the deposit. If the deposit is drawn down completely, another one will be requested. If the deposit has a remaining balance at the end, it will be returned to the customer.

ENVIRONMENTAL IMPACT:

Not applicable.

LEGAL REVIEW:

Reviewed and approved.

PUBLIC NOTIFICATION:

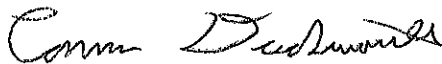
Through publication and posting of public hearing notices and the normal agenda process.

STRATEGIC PLAN OBJECTIVE ADDRESSED:

4. Ensure Fiscal Stability and Efficiency in Government

Prepared by:

Reviewed by:

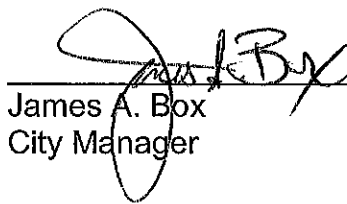


Connor Duckworth
Business License Specialist



Stephen M. Parker, CPA
Administrative Services Director

Approved by:



James A. Box
City Manager

RESOLUTION NO. 2016-23

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, REVISING THE SCHEDULE OF FEES AND CHARGES FOR CITY SERVICES

WHEREAS, the City of Stanton has conducted an analysis of its services, the costs reasonably borne of providing those services, the beneficiaries of those services, and the revenues produced by those paying fees and charges for special services; and

WHEREAS, the City wishes to comply with both the letter and the spirit of Article XIII B of the California Constitution and limit the growth of taxes; and

WHEREAS, the City has established a policy of recovering the full costs reasonably borne of providing special services of a voluntary and limited nature; such that general taxes are not diverted from general services of a broad nature, and thereby utilized to subsidize unfairly and inequitably such special services; and

WHEREAS, pursuant to those various sections of the California Government Code which require that specific fees to be charged for services must be adopted by the City Council by Resolution, after providing notice and holding a public hearing; and

WHEREAS, on June 28, 2016, the City Council of the City of Stanton conducted a duly noticed public hearing regarding the adoption of the fees in this Resolution; and

WHEREAS, a schedule of fees and charges to be paid by those requesting such special services needs be adopted so that the City might carry into effect its policies; and

WHEREAS, it is the intention of the City Council to develop a revised schedule of fees and charges based on the City's budgeted and projected costs reasonably borne for the Fiscal Year beginning July 1, 2016; and

WHEREAS, pursuant to the applicable provisions of State Law a general explanation of the schedule of fees and charges contained in this Resolution has been published as required; and

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

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANTON DOES RESOLVE, DETERMINE, AND ORDER AS FOLLOWS:

SECTION 1. The City Council finds that the above recitations are true and correct and, accordingly, are incorporated as a material part of this Resolution.

SECTION 2. The schedule of fees and charges, as listed in Attachment A are hereby directed to be computed by and applied by the various City departments, and to be collected by the Administrative Services Department for the herein listed special services when provided by the City or its designated contractors.

SECTION 3. All fees set by this resolution are for each identified process; additional fees shall be required for each additional process or service that is requested or required. Where fees are indicated on a per-unit of measurement basis, the fee is for each identified unit or portion thereof within the indicted ranges of such units.

Where additional fees need to be charged and collected for completed staff work, or where a refund of excess deposited monies is due, and where such charge or refund is ten dollars (\$10.00) or less, a charge or refund is hereby waived.

SECTION 4. This Resolution may be interpreted by the several City department heads in consultation with the City Manager and, should there be a conflict between two fees, then the lower in dollar amount of the two shall be applied.

SECTION 5. If any section, subsection, sentence, clause, phrase, or portion of this Resolution 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 Resolution. The City Council of the City of Stanton hereby declares that it would have adopted this Resolution and each section, subsection, sentence, clause, phrase, or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional.

SECTION 6. All resolutions and other actions of the City Council in conflict with the contents of this Resolution are hereby repealed.

SECTION 7. This Resolution shall go into full force and effect immediately, but the individual fees shall become effective as provided by the applicable provisions of State Law.

SECTION 8. The City Clerk shall certify to the adoption of this Resolution

ADOPTED, SIGNED AND APPROVED this 28th day of June, 2016.

BRIAN DONAHUE, MAYOR

APPROVED AS TO FORM:

MATTHEW 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. 2016-23 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 June 28, 2016, 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
USER FEE STUDY
OVERHEAD RATES JULY 1, 2016**

Attachment B

<u>Department/Division</u>	<u>Direct</u>	<u>Indirect</u>	<u>Total</u>	<u>Division OH Rate</u>
City Council	54,820	87,445	112,938	77.43%
City Attorney	208,768	49	204,980	0.02%
City Clerk	133,690	88,970	191,395	46.48%
Personnel	53,214	55,177	89,546	61.62%
City Manager	355,457	97,809	415,079	23.56%
Administrative Svs	1,469,483	75,800	1,493,833	5.07%
Law Enforcement	8,297,696	161,763	8,255,173	1.96%
Fire	3,862,760	4,229	3,794,909	0.11%
Public Works	654,785	488,089	972,798	50.17%
Community Development	1,266,294	107,441	1,315,755	8.17%
Parks and Recreation	<u>328,240</u>	<u>198,357</u>	<u>456,341</u>	<u>43.47%</u>
Citywide Overhead	16,685,206	1,365,127	17,302,748	7.89%

**CITY OF STANTON
FEES AND CHARGES
ADMINISTRATIVE FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description	% Of Recovery	No. of Units Performed	Current Fee	Fully Burdened Cost	Fee	Comments
New/Moved Business License Appl Review	100%	400	95	100	100	
New/Moved Business License Appl Review - Online	100%	100	95	90	90	
Business Tax Renewal Processing	100%	1,100	55	60	60	
Business Tax Renewal Processing - Online	100%	400	55	50	50	
Returned Checks (NSF) Processing*	63%	50	25/35	40	25/35	Civil Code Section 1719
Document Printing & Copying	5%	3,000	0.10	2	0.10	Per page
Council Agenda/Minute Mailing Service	100%	1	80	90	90	
Document Certification	100%	10	14	15	15	Per page
Municipal Code Subscription Service	100%	1	80	90	90	+ Direct Costs of Code Book or supplements and postage
Special License Permit Fees:						
Film Permit Fee	95%	1	265	280	265	
Film Location Fee	95%	1	265	280	265	Per day
Film-Additional Fees	100%	1	n/a	280	n/a	Reimbursement for all costs in excess of Film Permit Fee and Location Fee for activities conducted under Film Permit Fee

*Civil Code Section 1719 allows for a \$25 charge for the first returned check and \$35 for subsequent returned checks

**CITY OF STANTON
FEES AND CHARGES
COMMUNITY DEVELOPMENT FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description	% Of Recovery	Current Fee	Fully Burdened Cost	Fee	Comments
Planning Commission Agenda/Minute Mailing Service	50%	35	90	45	Plus postage
Preliminary Plan Review	100%	1,300	1,405	1,405	
Tentative Parcel Map Review	100%	1,755	1,865	1,865	
Tentative Tract Map Review	100%	2,640	2,805	2,805	
Lot Line Adjustment Review	100%	1,105	1,185	1,185	
Site Plan Amendment - Minor	100%	525	560	560	
Development Agreement (DA) Review	100%	4,585	5,100	5,100	Deposit/FBHR
Conditional Use Permit	100%	1,525	1,670	1,670	
Conditional Use Permit Amendment	100%	640	690	690	
Precise Plan of Development	100%	2,275	2,440	2,440	
Minor Precise Plan of Design (Adm)	100%	1,050	1,050	1,050	
Minor Precise Plan of Design (Rm+)	100%	540	565	565	
Provisional User Permit	100%	1,380	1,450	1,450	
Special Events Permit Review	100%	70	75	75	
Tenant Improvement Plan Review	100%	50	55	55	
Room Additions/Patios	100%	35	35	35	
Fencing Permit	100%	15	20	20	
Temporary Use Review	100%	145	155	155	
Variance Review by Planning Commission	100%	1,510	1,650	1,650	
Relocation Review & Inspection	100%	1,105	1,180	1,180	
Zone Change Review	100%	1,635	1,785	1,785	
General Plan Maintenance Surcharge	100%	55	65	65	Surcharge
General Plan Amendment Review	100%	2,090	2,265	2,265	
Land Use Determination	100%	260	285	285	
Zoning Code Amendment Review	100%	1,820	1,980	1,980	
Condominium Conversion Review	100%	3,750	4,105	4,105	
Annexation Processing	100%	13,450	14,075	14,075	Deposit/FBHR
Zoning Confirmation Letter	100%	220	245	245	
Environmental - Categorical Exempt Notice	100%	35	35	35	
Environmental - Negative Declaration - Staff Preparation	100%	1,150	1,255	1,255	
Environmental Impact Report Staff Review	100%	3,720	3,960	3,960	
Fish & Game Fee Admin (\$50 to County)	100%	55	60	60	
Mitigated Negative Declaration Preparation	100%	-	-	-	Consultant costs
Mitigated Negative Declaration Staff Review	100%	2,225	2,370	2,370	
Mitigation Monitoring - Construction	100%	1,580	1,650	1,650	Deposit/FBHR - Inspections hourly
Mitigation Monitoring - Annual Maintenance	100%	520	545	545	Deposit/FBHR - Inspections hourly
Processing of Appeal to Planning Commission	100%	875	950	950	\$0 if Appeal Granted
Processing Appeal to City Council	100%	1,135	1,235	1,235	\$0 if Appeal Granted
Landscape Review Fee	100%	400	400	400	
Landscape Plan Check	100%	190	210	210	
Landscape Inspection	100%	185	200	200	
Home Occupation Permit	100%	60	65	65	
Home Occupation Use Permit	100%	95	110	110	
Temporary Sign Review & Inspection	100%	100	115	115	Deposit/FBHR
Sign Program Review	100%	195	215	215	
Sign Permit	100%	130	140	140	
Sign Face Change Fee	100%	45	50	50	
Special License - Adult Entertainment	100%	1,010	1,125	1,125	
Banner Permit	100%	20	20	20	
Annual Advertising Permit	100%	20	20	20	
Special Event Permit Amendment	100%	20	20	20	
Change of Address	100%	50	60	60	
Time Extension Review	100%	385	420	420	
Building Demolition Review & Inspection	100%	200	220	220	
Final Parcel Map Check	100%	2,290	2,780	2,780	
Final Tract Map Check	100%	3,985	4,900	4,900	
Building Board of Appeal	100%	650	715	715	
Building Plan Review	100%	95	110	110	Plus Deposit for Plan check
Building Plan Revision Review	100%	65	70	70	FBHR + Direct Costs

**CITY OF STANTON
FEES AND CHARGES
COMMUNITY DEVELOPMENT FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description	% Of Recovery	Current Fee	Fully Burdened Cost	Fee	Comments
Building Inspection - Permit Issuance	100%	55	60	60	Permit Issuance
Plan Check Extension	100%	40	45	45	
Building Permit Extension	100%	40	45	45	
Special Inspection/Re-inspection	100%	40	45	45	+ Direct Costs
Miscellaneous Plan Check Review	100%	15	20	20	
Investigation for Compliance	100%	40	45	45	
Temporary Certificate of Occupancy	100%	255	275	275	
Microfilming of Building Plans/Permits	50%	1	2	1	Per Sheet
Vehicle Abatement	100%	150	170	170	
Vehicle Abandonment	100%	150	170	170	
Parking Scofflaws/Auto Release Charge	100%	150	170	170	citations
Garage Sale and Inspection	100%	10	10	10	
Adult-Oriented Live Entertainer	87%	43	49.07	42.83	vendor & DOJ background check
Adult-Oriented Live Entertainer Renewal	86%	21	24.84	21.46	if required due to changed
Nuisance Abatement	100%	1,695	1,920	1,920	
Minor Conditional Use Permit	100%	1,050	1,105	1,105	
Interpretation or Similar Use Determination	100%	260	280	280	
Reasonable Accommodations	100%	130	140	140	
Minor Variances	100%	455	490	490	
Zoning Clearance	100%	220	245	245	
Deposit - City Attorney Review	100%	1,000	-	1,000	At fully burdened hourly rates
Determination of Public Convenience or Necessity	100%	130	140	140	
Amendments to Approved Projects	100%	650	705	705	
Administrative Hearing	100%	135	140	140	
Fireworks Stand Permit	13%	236.25	2,080	260	
Massage Establishment User Fee	100%	390	430	430	

**CITY OF STANTON
FEES AND CHARGES
BUILDING AND SAFETY FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
Agricultural Building					
IA IB 0-1,000	100%	1,645	1,745	1,745	
1A 1B 1,001-5,000	100%	3,270	3,520	3,520	222
IA IB 5,001-10,000	100%	4,715	5,050	5,050	153
IA IB 10,001-20,000	100%	7,415	7,990	7,990	147
IA IB 20,001-50,000	100%	10,120	10,890	10,890	45
IA IB 50,000 - 100,000	100%	13,895	15,000	15,000	41
IIA IIIA VA 0-1,000	100%	1,645	1,745	1,745	
IIA IIIA VA 1,001-5,000	100%	3,270	3,520	3,520	222
IIA IIIA VA 5,001-10,000	100%	4,715	5,050	5,050	153
IIA IIIA VA 10,001-20,000	100%	7,415	7,990	7,990	147
IIA IIIA VA 20,001-50,000	100%	10,120	10,890	10,890	45
IIA IIIA VA 50,001 - 100,000	100%	13,895	15,000	15,000	41
IIB IIIB VB 0-1,000	100%	1,645	1,745	1,745	
IIB IIIB VB 1,001-5,000	100%	3,270	3,520	3,520	222
IIB IIIB VB 5001-10,000	100%	4,715	5,050	5,050	153
IIB IIIB VB 10,001-20,000	100%	7,415	7,990	7,990	147
IIB IIIB VB 20,001-50,000	100%	10,120	10,890	10,890	45
IIB IIIB VB 50,001-100,000	100%	13,895	15,000	15,000	41
Apartment Buildings					
IA IB 0-1,000	100%	2,730	2,890	2,890	
1A 1B 1,001-5,000	100%	5,665	6,000	6,000	389
IA IB 5,001-10,000	100%	8,540	9,040	9,040	304
IA IB 10,001-20,000	100%	13,715	14,590	14,590	278
IA IB 20,001-50,000	100%	16,735	17,835	17,835	54
IA IB 50,000 - 100,000	100%	23,160	24,790	24,790	70
IIA IIIA VA 0-1,000	100%	2,730	2,890	2,890	
IIA IIIA VA 1,001-5,000	100%	5,665	6,000	6,000	389
IIA IIIA VA 5,001-10,000	100%	8,540	9,040	9,040	304
IIA IIIA VA 10,001-20,000	100%	13,715	14,590	14,590	278
IIA IIIA VA 20,001-50,000	100%	16,735	17,835	17,835	54
IIA IIIA VA 50,001 - 100,000	100%	23,160	24,790	24,790	70
IIB IIIB VB 0-1,000	100%	2,495	2,635	2,635	
IIB IIIB VB 1,001-5,000	100%	4,910	5,175	5,175	318
IIB IIIB VB 5001-10,000	100%	7,540	8,045	8,045	287
IIB IIIB VB 10,001-20,000	100%	11,950	12,760	12,760	236
IIB IIIB VB 20,001-50,000	100%	16,315	17,510	17,510	73
IIB IIIB VB 50,001-100,000	100%	22,635	24,310	24,310	68
Auditorium					
IA IB 0-1,000	100%	2,730	2,865	2,865	
1A 1B 1,001-5,000	100%	5,665	5,945	5,945	385
IA IB 5,001-10,000	100%	8,540	8,965	8,965	302
IA IB 10,001-20,000	100%	13,715	14,460	14,460	275
IA IB 20,001-50,000	100%	16,735	17,660	17,660	53
IA IB 50,000 - 100,000	100%	23,160	24,545	24,545	69
IIA IIIA VA 0-1,000	100%	2,730	2,865	2,865	

**CITY OF STANTON
FEES AND CHARGES
BUILDING AND SAFETY FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
I/A III/A VA 1,001-5,000	100%	5,665	5,945	5,945	385
I/A III/A VA 5,001-10,000	100%	8,540	8,965	8,965	302
I/A III/A VA 10,001-20,000	100%	13,715	14,460	14,460	275
I/A III/A VA 20,001-50,000	100%	16,735	17,660	17,660	53
I/A III/A VA 50,001 - 100,000	100%	23,160	24,545	24,545	69
I/B III/B VB 0-1,000	100%	2,495	2,615	2,615	
I/B III/B VB 1,001-5,000	100%	4,910	5,130	5,130	314
I/B III/B VB 5001-10,000	100%	7,540	7,975	7,975	285
I/B III/B VB 10,001-20,000	100%	11,950	12,655	12,655	234
I/B III/B VB 20,001-50,000	100%	16,315	17,345	17,345	78
I/B III/B VB 50,001-100,000	100%	22,635	24,085	24,085	67
Bakery Building					
I/A IB 0-1,000	100%	2,295	2,415	2,415	
1A 1B 1,001-5,000	100%	4,390	4,610	4,610	274
I/A IB 5,001-10,000	100%	6,905	7,350	7,350	274
I/A IB 10,001-20,000	100%	10,790	11,500	11,500	208
I/A IB 20,001-50,000	100%	14,720	15,775	15,775	71
I/A IB 50,000 - 100,000	100%	20,320	21,790	21,790	60
I/A III/A VA 0-1,000	100%	2,295	2,415	2,415	
I/A III/A VA 1,001-5,000	100%	4,390	4,610	4,610	274
I/A III/A VA 5,001-10,000	100%	6,905	7,350	7,350	274
I/A III/A VA 10,001-20,000	100%	10,790	11,500	11,500	208
I/A III/A VA 20,001-50,000	100%	14,720	15,775	15,775	71
I/A III/A VA 50,001 - 100,000	100%	20,320	21,790	21,790	60
I/B III/B VB 0-1,000	100%	2,295	2,415	2,415	
I/B III/B VB 1,001-5,000	100%	4,390	4,610	4,610	274
I/B III/B VB 5001-10,000	100%	6,905	7,350	7,350	274
I/B III/B VB 10,001-20,000	100%	10,790	11,500	11,500	208
I/B III/B VB 20,001-50,000	100%	14,720	15,775	15,775	71
I/B III/B VB 50,001-100,000	100%	20,320	21,790	21,790	60
Banks					
I/A IB 0-1,000	100%	2,295	2,395	2,395	
1A 1B 1,001-5,000	100%	4,390	4,570	4,570	272
I/A IB 5,001-10,000	100%	6,905	7,290	7,290	272
I/A IB 10,001-20,000	100%	10,790	11,405	11,405	206
I/A IB 20,001-50,000	100%	14,720	15,625	15,625	70
I/A IB 50,000 - 100,000	100%	20,320	21,585	21,585	60
I/A III/A VA 0-1,000	100%	2,295	2,395	2,395	
I/A III/A VA 1,001-5,000	100%	4,390	4,570	4,570	272
I/A III/A VA 5,001-10,000	100%	6,905	7,290	7,290	272
I/A III/A VA 10,001-20,000	100%	10,790	11,405	11,405	206
I/A III/A VA 20,001-50,000	100%	14,720	15,625	15,625	70
I/A III/A VA 50,001 - 100,000	100%	20,320	21,585	21,585	60
I/B III/B VB 0-1,000	100%	2,295	2,395	2,395	
I/B III/B VB 1,001-5,000	100%	4,390	4,570	4,570	272
I/B III/B VB 5001-10,000	100%	6,905	7,290	7,290	272

**CITY OF STANTON
FEES AND CHARGES
BUILDING AND SAFETY FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
IIB IIIB VB 10,001-20,000	100%	10,790	11,405	11,405	206
IIB IIIB VB 20,001-50,000	100%	14,720	15,625	15,625	70
IIB IIIB VB 50,001-100,000	100%	20,320	21,585	21,585	60
Bank - Shell					
IA IB 0-1,000	100%	1,645	1,745	1,745	
1A 1B 1,001-5,000	100%	3,270	3,520	3,520	222
IA IB 5,001-10,000	100%	4,715	5,050	5,050	153
IA IB 10,001-20,000	100%	7,415	7,990	7,990	147
IA IB 20,001-50,000	100%	10,123	10,890	10,890	48
IA IB 50,000 - 100,000	100%	13,895	15,000	15,000	41
IIA IIIA VA 0-1,000	100%	1,645	1,745	1,745	
IIA IIIA VA 1,001-5,000	100%	3,270	3,520	3,520	222
IIA IIIA VA 5,001-10,000	100%	4,715	5,050	5,050	153
IIA IIIA VA 10,001-20,000	100%	7,415	7,990	7,990	147
IIA IIIA VA 20,001-50,000	100%	10,120	10,890	10,890	48
IIA IIIA VA 50,001 - 100,000	100%	13,895	15,000	15,000	41
IIB IIIB VB 0-1,000	100%	1,645	1,745	1,745	
IIB IIIB VB 1,001-5,000	100%	3,270	3,520	3,520	222
IIB IIIB VB 5001-10,000	100%	4,715	5,050	5,050	153
IIB IIIB VB 10,001-20,000	100%	7,415	7,990	7,990	147
IIB IIIB VB 20,001-50,000	100%	10,120	10,890	10,890	48
IIB IIIB VB 50,001-100,000	100%	13,895	15,000	15,000	41
Bowling Alley					
IA IB 0-1,000	100%	2,295	2,415	2,415	
1A 1B 1,001-5,000	100%	4,390	4,610	4,610	274
IA IB 5,001-10,000	100%	6,905	7,350	7,350	274
IA IB 10,001-20,000	100%	10,790	11,500	11,500	208
IA IB 20,001-50,000	100%	14,720	15,775	15,775	71
IA IB 50,000 - 100,000	100%	20,320	21,790	21,790	60
IIA IIIA VA 0-1,000	100%	2,295	2,415	2,415	
IIA IIIA VA 1,001-5,000	100%	4,390	4,610	4,610	274
IIA IIIA VA 5,001-10,000	100%	6,905	7,350	7,350	274
IIA IIIA VA 10,001-20,000	100%	10,790	11,500	11,500	208
IIA IIIA VA 20,001-50,000	100%	14,720	15,775	15,775	71
IIA IIIA VA 50,001 - 100,000	100%	20,320	21,790	21,790	60
IIB IIIB VB 0-1,000	100%	2,295	2,415	2,415	
IIB IIIB VB 1,001-5,000	100%	4,390	4,610	4,610	274
IIB IIIB VB 5001-10,000	100%	6,905	7,350	7,350	274
IIB IIIB VB 10,001-20,000	100%	10,790	11,500	11,500	208
IIB IIIB VB 20,001-50,000	100%	14,720	15,775	15,775	71
IIB IIIB VB 50,001-100,000	100%	20,320	21,790	21,790	60

**CITY OF STANTON
FEES AND CHARGES
BUILDING AND SAFETY FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
Car Wash					
IA IB 0-1,000	100%	2,295	2,415	2,415	
1A 1B 1,001-5,000	100%	4,390	4,610	4,610	274
IA IB 5,001-10,000	100%	6,905	7,350	7,350	274
IA IB 10,001-20,000	100%	10,790	11,500	11,500	208
IA IB 20,001-50,000	100%	14,720	15,775	15,775	71
IA IB 50,000 - 100,000	100%	20,320	21,790	21,790	60
IIA IIIA VA 0-1,000	100%	2,295	2,415	2,415	
IIA IIIA VA 1,001-5,000	100%	4,390	4,610	4,610	274
IIA IIIA VA 5,001-10,000	100%	6,905	7,350	7,350	274
IIA IIIA VA 10,001-20,000	100%	10,790	11,500	11,500	208
IIA IIIA VA 20,001-50,000	100%	14,720	15,775	15,775	71
IIA IIIA VA 50,001 - 100,000	100%	20,320	21,790	21,790	60
IIB IIIB VB 0-1,000	100%	2,295	2,415	2,415	
IIB IIIB VB 1,001-5,000	100%	4,390	4,610	4,610	274
IIB IIIB VB 5001-10,000	100%	6,905	7,350	7,350	274
IIB IIIB VB 10,001-20,000	100%	10,790	11,500	11,500	208
IIB IIIB VB 20,001-50,000	100%	14,720	15,775	15,775	71
IIB IIIB VB 50,001-100,000	100%	20,320	21,790	21,790	60
Church					
IA IB 0-1,000	100%	2,815	2,955	2,955	
1A 1B 1,001-5,000	100%	5,225	5,475	5,475	315
IA IB 5,001-10,000	100%	7,980	8,445	8,445	297
IA IB 10,001-20,000	100%	12,585	13,340	13,340	245
IA IB 20,001-50,000	100%	16,950	18,035	18,035	78
IA IB 50,000 - 100,000	100%	23,275	24,775	24,775	67
IIA IIIA VA 0-1,000	100%	2,495	2,615	2,615	
IIA IIIA VA 1,001-5,000	100%	4,910	5,130	5,130	314
IIA IIIA VA 5,001-10,000	100%	7,540	7,975	7,975	285
IIA IIIA VA 10,001-20,000	100%	11,950	12,655	12,655	234
IIA IIIA VA 20,001-50,000	100%	16,315	17,345	17,345	78
IIA IIIA VA 50,000 - 100,000	100%	22,635	24,085	24,085	67
IIB IIIB VB 0-1,000	100%	2,495	2,615	2,615	
IIB IIIB VB 1,001-5,000	100%	4,910	5,130	5,130	314
IIB IIIB VB 5001-10,000	100%	7,540	7,975	7,975	285
IIB IIIB VB 10,001-20,000	100%	11,950	12,655	12,655	234
IIB IIIB VB 20,001-50,000	100%	16,315	17,345	17,345	78
IIB IIIB VB 50,001-100,000	100%	22,635	24,085	24,085	67
Convalescent Hospital					
IA IB 0-1,000	100%	2,730	2,890	2,890	
1A 1B 1,001-5,000	100%	5,665	6,000	6,000	389
IA IB 5,001-10,000	100%	8,515	9,010	9,010	301
IA IB 10,001-20,000	100%	13,715	14,590	14,590	279
IA IB 20,001-50,000	100%	16,715	17,805	17,805	54
IA IB 50,000 - 100,000	100%	23,160	24,790	24,790	70
IIA IIIA VA 0-1,000	100%	2,730	2,890	2,890	

**CITY OF STANTON
FEES AND CHARGES
BUILDING AND SAFETY FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
IIA IIIA VA 1,001-5,000	100%	5,665	6,000	6,000	389
IIA IIIA VA 5,001-10,000	100%	8,540	9,040	9,040	304
IIA IIIA VA 10,001-20,000	100%	13,715	14,590	14,590	278
IIA IIIA VA 20,001-50,000	100%	16,735	17,835	17,835	54
IIA IIIA VA 50,001 - 100,000	100%	23,160	24,790	24,790	70
IIB IIIB VB 0-1,000	100%	2,495	2,635	2,635	
IIB IIIB VB 1,001-5,000	100%	4,910	5,175	5,175	318
IIB IIIB VB 5001-10,000	100%	7,565	8,075	8,075	290
IIB IIIB VB 10,001-20,000	100%	11,950	12,760	12,760	234
IIB IIIB VB 20,001-50,000	100%	16,335	17,540	17,540	80
IIB IIIB VB 50,001-100,000	100%	22,635	24,310	24,310	68
Daycare					
IA IB 0-1,000	100%	2,295	2,395	2,395	
1A 1B 1,001-5,000	100%	4,390	4,570	4,570	272
IA IB 5,001-10,000	100%	6,905	7,290	7,290	272
IA IB 10,001-20,000	100%	10,790	11,405	11,405	206
IA IB 20,001-50,000	100%	14,720	15,625	15,625	70
IA IB 50,000 - 100,000	100%	20,320	21,585	21,585	60
IIA IIIA VA 0-1,000	100%	2,295	2,395	2,395	
IIA IIIA VA 1,001-5,000	100%	4,390	4,570	4,570	272
IIA IIIA VA 5,001-10,000	100%	6,905	7,290	7,290	272
IIA IIIA VA 10,001-20,000	100%	10,790	11,405	11,405	206
IIA IIIA VA 20,001-50,000	100%	14,720	15,625	15,625	70
IIA IIIA VA 50,001 - 100,000	100%	20,320	21,585	21,585	60
IIB IIIB VB 0-1,000	100%	2,295	2,395	2,395	
IIB IIIB VB 1,001-5,000	100%	4,390	4,570	4,570	272
IIB IIIB VB 5001-10,000	100%	6,905	7,290	7,290	272
IIB IIIB VB 10,001-20,000	100%	10,790	11,405	11,405	206
IIB IIIB VB 20,001-50,000	100%	14,720	15,625	15,625	70
IIB IIIB VB 50,001-100,000	100%	20,320	21,585	21,585	60
Department Stores					
IA IB 0-1,000	100%	1,895	1,975	1,975	
1A 1B 1,001-5,000	100%	4,040	4,315	4,315	293
IA IB 5,001-10,000	100%	5,720	6,100	6,100	179
IA IB 10,001-20,000	100%	9,340	10,045	10,045	197
IA IB 20,001-50,000	100%	12,800	13,770	13,770	62
IA IB 50,000 - 100,000	100%	17,450	18,830	18,830	51
IIA IIIA VA 0-1,000	100%	1,895	1,975	1,975	
IIA IIIA VA 1,001-5,000	100%	4,040	4,315	4,315	293
IIA IIIA VA 5,001-10,000	100%	5,720	6,100	6,100	179
IIA IIIA VA 10,001-20,000	100%	9,340	10,045	10,045	197
IIA IIIA VA 20,001-50,000	100%	12,800	13,770	13,770	62
IIA IIIA VA 50,001 - 100,000	100%	17,450	18,830	18,830	51
IIB IIIB VB 0-1,000	100%	1,895	1,975	1,975	
IIB IIIB VB 1,001-5,000	100%	4,040	4,315	4,315	293
IIB IIIB VB 5,001-10,000	100%	5,720	6,100	6,100	179

**CITY OF STANTON
FEES AND CHARGES
BUILDING AND SAFETY FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
IIB IIIB VB 10,001-20,000	100%	9,340	10,045	10,045	197
IIB IIIB VB 20,001-50,000	100%	12,800	13,770	13,770	62
IIB IIIB VB 50,001-100,000	100%	17,450	18,830	18,830	51
Dry Cleaning Plants					
IA IB 0-1,000	100%	2,295	2,415	2,415	
1A 1B 1,001-5,000	100%	4,390	4,610	4,610	274
IA IB 5,001-10,000	100%	6,905	7,350	7,350	208
IA IB 10,001-20,000	100%	10,790	11,500	11,500	208
IA IB 20,001-50,000	100%	14,720	15,775	15,775	71
IA IB 50,000 - 100,000	100%	20,320	21,790	21,790	60
IIA IIIA VA 0-1,000	100%	2,295	2,415	2,415	
IIA IIIA VA 1,001-5,000	100%	4,390	4,610	4,610	274
IIA IIIA VA 5,001-10,000	100%	6,905	7,350	7,350	274
IIA IIIA VA 10,001-20,000	100%	10,790	11,500	11,500	208
IIA IIIA VA 20,001-50,000	100%	14,720	15,775	15,775	71
IIA IIIA VA 50,001 - 100,000	100%	20,320	21,790	21,790	60
IIB IIIB VB 0-1,000	100%	2,295	2,415	2,415	
IIB IIIB VB 1,001-5,000	100%	4,390	4,610	4,610	274
IIB IIIB VB 5001-10,000	100%	6,905	7,350	7,350	274
IIB IIIB VB 10,001-20,000	100%	10,790	11,500	11,500	208
IIB IIIB VB 20,001-50,000	100%	14,720	15,775	15,775	71
IIB IIIB VB 50,001-100,000	100%	20,320	21,790	21,790	60
Dwellings, Conventional					
IA IB 0-1,000	100%	1,895	1,975	1,975	
1A 1B 1,001-5,000	100%	3,665	3,900	3,900	241
IA IB 5,001-10,000	100%	5,510	5,870	5,870	197
IA IB 10,001-20,000	100%	8,615	9,245	9,245	169
IA IB 20,001-50,000	100%	11,720	12,585	12,585	56
IA IB 50,000 - 100,000	100%	16,100	17,355	17,355	48
IIA IIIA VA 0-1,000	100%	1,785	1,905	1,905	
IIA IIIA VA 1,001-5,000	100%	2,305	2,470	2,470	71
IIA IIIA VA 5,001-10,000	100%	2,755	2,920	2,920	45
IIA IIIA VA 10,001-20,000	100%	3,390	3,615	3,615	35
IIA IIIA VA 20,001-50,000	100%	4,195	4,450	4,450	14
IIA IIIA VA 50,001 - 100,000	100%	7,450	7,995	7,995	35
IIB IIIB VB 0-1,000	100%	1,785	1,905	1,905	
IIB IIIB VB 1,001-5,000	100%	2,305	2,470	2,470	71
IIB IIIB VB 5001-10,000	100%	2,755	2,920	2,920	45
IIB IIIB VB 10,001-20,000	100%	3,390	3,615	3,615	35
IIB IIIB VB 20,001-50,000	100%	4,195	4,450	4,450	14
IIB IIIB VB 50,001-100,000	100%	7,450	7,995	7,995	35

**CITY OF STANTON
FEES AND CHARGES
BUILDING AND SAFETY FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description & Range	% of Recovery	Current Fee	Fully	Fee	Each Add'l
			Burdened Cost		
Fitness Center					
IA IB 0-1,000	100%	1,775	1,850	1,850	
1A 1B 1,001-5,000	100%	3,685	3,930	3,930	260
IA IB 5,001-10,000	100%	5,530	5,895	5,895	197
IA IB 10,001-20,000	100%	8,635	9,275	9,275	169
IA IB 20,001-50,000	100%	11,740	12,615	12,615	56
IA IB 50,000 - 100,000	100%	16,120	17,385	17,385	
IIA IIIA VA 0-1,000	100%	1,775	1,850	1,850	
IIA IIIA VA 1,001-5,000	100%	3,685	3,930	3,930	260
IIA IIIA VA 5,001-10,000	100%	5,530	5,895	5,895	197
IIA IIIA VA 10,001-20,000	100%	8,635	9,275	9,275	169
IIA IIIA VA 20,001-50,000	100%	11,740	12,615	12,615	56
IIA IIIA VA 50,001 - 100,000	100%	16,120	17,385	17,385	48
IIB IIIB VB 0-1,000	100%	1,775	1,850	1,850	
IIB IIIB VB 1,001-5,000	100%	3,685	3,930	3,930	260
IIB IIIB VB 5001-10,000	100%	5,530	5,895	5,895	197
IIB IIIB VB 10,001-20,000	100%	8,635	9,275	9,275	169
IIB IIIB VB 20,001-50,000	100%	11,740	12,615	12,615	56
IIB IIIB VB 50,001-100,000	100%	16,120	17,385	17,385	48
Fire Station					
IA IB 0-1,000	100%	2,295	2,415	2,415	
1A 1B 1,001-5,000	100%	4,390	4,610	4,610	274
IA IB 5,001-10,000	100%	6,905	7,350	7,350	274
IA IB 10,001-20,000	100%	10,790	11,500	11,500	208
IA IB 20,001-50,000	100%	14,720	15,775	15,775	71
IA IB 50,000 - 100,000	100%	20,320	21,790	21,790	60
IIA IIIA VA 0-1,000	100%	2,295	2,415	2,415	
IIA IIIA VA 1,001-5,000	100%	4,390	4,610	4,610	274
IIA IIIA VA 5,001-10,000	100%	6,905	7,350	7,350	274
IIA IIIA VA 10,001-20,000	100%	10,790	11,500	11,500	208
IIA IIIA VA 20,001-50,000	100%	14,720	15,775	15,775	71
IIA IIIA VA 50,001 - 100,000	100%	20,320	21,790	21,790	60
IIB IIIB VB 0-1,000	100%	2,295	2,415	2,415	
IIB IIIB VB 1,001-5,000	100%	4,390	4,610	4,610	274
IIB IIIB VB 5001-10,000	100%	6,905	7,350	7,350	274
IIB IIIB VB 10,001-20,000	100%	10,790	11,500	11,500	208
IIB IIIB VB 20,001-50,000	100%	14,720	15,775	15,775	71
IIB IIIB VB 50,001-100,000	100%	20,320	21,790	21,790	60
Health Care Centers					
IA IB 0-1,000	100%	2,730	2,890	2,890	
1A 1B 1,001-5,000	100%	5,665	6,000	6,000	389
IA IB 5,001-10,000	100%	8,515	9,010	9,010	301
IA IB 10,001-20,000	100%	13,715	14,590	14,590	279
IA IB 20,001-50,000	100%	16,715	17,805	17,805	54
IA IB 50,000 - 100,000	100%	23,160	24,790	24,790	70
IIA IIIA VA 0-1,000	100%	2,730	2,890	2,890	

**CITY OF STANTON
FEES AND CHARGES
BUILDING AND SAFETY FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
I/A IIIA VA 1,001-5,000	100%	5,665	6,000	6,000	389
I/A IIIA VA 5,001-10,000	100%	8,540	9,040	9,040	304
I/A IIIA VA 10,001-20,000	100%	13,715	14,590	14,590	278
I/A IIIA VA 20,001-50,000	100%	16,735	17,835	17,835	54
I/A IIIA VA 50,001 - 100,000	100%	23,160	24,790	24,790	70
IIB IIIB VB 0-1,000	100%	2,495	2,635	2,635	
IIB IIIB VB 1,001-5,000	100%	4,910	5,175	5,175	318
IIB IIIB VB 5001-10,000	100%	7,565	8,075	8,075	290
IIB IIIB VB 10,001-20,000	100%	11,950	12,760	12,760	234
IIB IIIB VB 20,001-50,000	100%	16,335	17,540	17,540	80
IIB IIIB VB 50,001-100,000	100%	22,635	24,310	24,310	68
High Rise Offices					
IA IB 0-1,000	100%	18,060	19,240	19,240	
1A 1B 1,001-5,000	100%	32,210	34,385	34,385	1,893
IA IB 5,001-10,000	100%	47,025	50,260	50,260	1,588
IA IB 10,001-20,000	100%	62,210	66,685	66,685	821
IA IB 20,001-50,000	100%	99,670	106,450	106,450	663
IA IB 50,000 - 100,000	100%	141,520	151,140	151,140	447
Hospital					
IA IB 0-1,000	100%	2,730	2,890	2,890	
1A 1B 1,001-5,000	100%	5,665	6,000	6,000	389
IA IB 5,001-10,000	100%	8,515	9,040	9,040	304
IA IB 10,001-20,000	100%	13,715	14,590	14,590	278
IA IB 20,001-50,000	100%	16,735	17,835	17,835	54
IA IB 50,000 - 100,000	100%	23,160	24,790	24,790	70
I/A IIIA VA 0-1,000	100%	2,730	2,890	2,890	
I/A IIIA VA 1,001-5,000	100%	5,665	6,000	6,000	389
I/A IIIA VA 5,001-10,000	100%	8,540	9,040	9,040	304
I/A IIIA VA 10,001-20,000	100%	13,715	14,590	14,590	278
I/A IIIA VA 20,001-50,000	100%	16,735	17,835	17,835	54
I/A IIIA VA 50,001 - 100,000	100%	23,160	24,790	24,790	70
IIB IIIB VB 0-1,000	100%	2,495	2,635	2,635	
IIB IIIB VB 1,001-5,000	100%	4,910	5,175	5,175	318
IIB IIIB VB 5001-10,000	100%	7,565	8,045	8,045	287
IIB IIIB VB 10,001-20,000	100%	11,950	12,760	12,760	236
IIB IIIB VB 20,001-50,000	100%	16,315	17,510	17,510	79
IIB IIIB VB 50,001-100,000	100%	22,635	24,790	24,790	73
Hotels and Motels					
IA IB 0-1,000	100%	2,730	2,890	2,890	
1A 1B 1,001-5,000	100%	5,665	6,000	6,000	389
IA IB 5,001-10,000	100%	8,515	9,040	9,040	304
IA IB 10,001-20,000	100%	13,715	14,590	14,590	278
IA IB 20,001-50,000	100%	16,735	17,835	17,835	54
IA IB 50,000 - 100,000	100%	23,160	24,790	24,790	70
I/A IIIA VA 0-1,000	100%	2,730	2,890	2,890	

**CITY OF STANTON
FEES AND CHARGES
BUILDING AND SAFETY FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
I/A I/A VA 1,001-5,000	100%	5,665	6,000	6,000	389
I/A I/A VA 5,001-10,000	100%	8,540	9,040	9,040	304
I/A I/A VA 10,001-20,000	100%	13,715	14,590	14,590	278
I/A I/A VA 20,001-50,000	100%	16,735	17,835	17,835	54
I/A I/A VA 50,001 - 100,000	100%	23,160	24,790	24,790	70
I/B I/B VB 0-1,000	100%	2,495	2,635	2,635	
I/B I/B VB 1,001-5,000	100%	4,910	5,175	5,175	318
I/B I/B VB 5001-10,000	100%	7,565	8,045	8,045	287
I/B I/B VB 10,001-20,000	100%	11,950	12,760	12,760	236
I/B I/B VB 20,001-50,000	100%	16,315	17,510	17,510	79
I/B I/B VB 50,001-100,000	100%	22,635	24,310	24,310	68
Industrial Plants					
I/A I/B 0-1,000	100%	2,295	2,415	2,415	
I/A I/B 1,001-5,000	100%	4,390	4,610	4,610	274
I/A I/B 5,001-10,000	100%	6,905	7,350	7,350	274
I/A I/B 10,001-20,000	100%	10,790	11,500	11,500	208
I/A I/B 20,001-50,000	100%	14,720	15,775	15,775	71
I/A I/B 50,000 - 100,000	100%	20,320	21,790	21,790	60
I/A I/A VA 0-1,000	100%	1,775	1,850	1,850	
I/A I/A VA 1,001-5,000	100%	3,685	3,930	3,930	260
I/A I/A VA 5,001-10,000	100%	5,530	5,895	5,895	197
I/A I/A VA 10,001-20,000	100%	8,635	9,275	9,275	169
I/A I/A VA 20,001-50,000	100%	11,740	12,615	12,615	56
I/A I/A VA 50,001 - 100,000	100%	16,120	17,385	17,385	48
I/B I/B VB 0-1,000	100%	1,775	1,850	1,850	
I/B I/B VB 1,001-5,000	100%	3,685	3,930	3,930	260
I/B I/B VB 5001-10,000	100%	5,530	5,895	5,895	197
I/B I/B VB 10,001-20,000	100%	8,635	9,275	9,275	169
I/B I/B VB 20,001-50,000	100%	11,740	12,615	12,615	56
I/B I/B VB 50,001-100,000	100%	16,120	17,385	17,385	48
Jail					
I/A I/B 0-1,000	100%	1,340	1,375	1,375	
I/A I/B 1,001-5,000	100%	2,530	2,670	2,670	162
I/A I/B 5,001-10,000	100%	3,840	4,095	4,095	143
I/A I/B 10,001-20,000	100%	6,120	6,540	6,540	122
I/A I/B 20,001-50,000	100%	8,270	8,835	8,835	38
I/A I/B 50,000 - 100,000	100%	11,290	12,125	12,125	33
I/A I/A VA 0-1,000	100%	1,340	1,375	1,375	
I/A I/A VA 1,001-5,000	100%	2,530	2,670	2,670	162
I/A I/A VA 5,001-10,000	100%	3,840	4,095	4,095	143
I/A I/A VA 10,001-20,000	100%	6,120	6,540	6,540	122
I/A I/A VA 20,001-50,000	100%	8,270	8,835	8,835	38
I/A I/A VA 50,001 - 100,000	100%	11,290	12,125	12,125	33
I/B I/B VB 0-1,000	100%	1,340	1,375	1,375	
I/B I/B VB 1,001-5,000	100%	2,530	2,670	2,670	162
I/B I/B VB 5001-10,000	100%	3,840	4,095	4,095	143

**CITY OF STANTON
FEES AND CHARGES
BUILDING AND SAFETY FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
IIB IIIB VB 10,001-20,000	100%	6,120	6,540	6,540	122
IIB IIIB VB 20,001-50,000	100%	8,270	8,835	8,835	38
IIB IIIB VB 50,001-100,000	100%	11,290	12,125	12,125	33
Laundromat					
IA IB 0-1,000	100%	885	915	915	
1A 1B 1,001-5,000	100%	1,775	1,830	1,830	114
IA IB 5,001-10,000	100%	2,530	2,645	2,645	82
IA IB 10,001-20,000	100%	3,770	3,935	3,935	65
IA IB 20,001-50,000	100%	5,435	5,720	5,720	30
IA IB 50,000 - 100,000	100%	7,110	7,480	7,480	18
IIA IIIA VA 0-1,000	100%	885	915	915	
IIA IIIA VA 1,001-5,000	100%	1,775	1,830	1,830	114
IIA IIIA VA 5,001-10,000	100%	2,530	2,645	2,645	82
IIA IIIA VA 10,001-20,000	100%	3,770	3,935	3,935	65
IIA IIIA VA 20,001-50,000	100%	5,435	5,720	5,720	30
IIA IIIA VA 50,001 - 100,000	100%	7,110	7,480	7,480	18
IIB IIIB VB 0-1,000	100%	885	915	915	
IIB IIIB VB 1,001-5,000	100%	1,775	1,830	1,830	114
IIB IIIB VB 5001-10,000	100%	2,530	2,645	2,645	82
IIB IIIB VB 10,001-20,000	100%	3,770	3,935	3,935	65
IIB IIIB VB 20,001-50,000	100%	5,435	5,720	5,720	30
IIB IIIB VB 50,001-100,000	100%	7,110	7,480	7,480	18
Library					
IA IB 0-1,000	100%	2,295	2,415	2,415	
1A 1B 1,001-5,000	100%	4,390	4,610	4,610	274
IA IB 5,001-10,000	100%	6,905	7,350	7,350	274
IA IB 10,001-20,000	100%	10,790	11,500	11,500	208
IA IB 20,001-50,000	100%	14,720	15,775	15,775	71
IA IB 50,000 - 100,000	100%	20,320	21,790	21,790	60
IIA IIIA VA 0-1,000	100%	2,295	2,415	2,415	
IIA IIIA VA 1,001-5,000	100%	4,390	4,610	4,610	274
IIA IIIA VA 5,001-10,000	100%	6,905	7,350	7,350	274
IIA IIIA VA 10,001-20,000	100%	10,790	11,500	11,500	208
IIA IIIA VA 20,001-50,000	100%	14,720	15,775	15,775	71
IIA IIIA VA 50,001 - 100,000	100%	20,320	21,790	21,790	60
IIB IIIB VB 0-1,000	100%	2,295	2,415	2,415	
IIB IIIB VB 1,001-5,000	100%	4,390	4,610	4,610	274
IIB IIIB VB 5001-10,000	100%	6,905	7,350	7,350	274
IIB IIIB VB 10,001-20,000	100%	10,790	11,500	11,500	208
IIB IIIB VB 20,001-50,000	100%	14,720	15,775	15,775	71
IIB IIIB VB 50,001-100,000	100%	20,320	21,790	21,790	60
Low Hazard Storage					
IA IB 0-1,000	100%	1,775	1,850	1,850	
1A 1B 1,001-5,000	100%	3,685	3,930	3,930	260
IA IB 5,001-10,000	100%	5,530	5,895	5,895	197

**CITY OF STANTON
FEES AND CHARGES
BUILDING AND SAFETY FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
IA IB 10,001-20,000	100%	8,635	9,275	9,275	169
IA IB 20,001-50,000	100%	11,740	12,615	12,615	56
IA IB 50,000 - 100,000	100%	16,120	17,385	17,385	48
IIA IIIA VA 0-1,000	100%	1,775	1,850	1,850	
IIA IIIA VA 1,001-5,000	100%	3,685	3,930	3,930	260
IIA IIIA VA 5,001-10,000	100%	5,530	5,895	5,895	197
IIA IIIA VA 10,001-20,000	100%	8,635	9,275	9,275	169
IIA IIIA VA 20,001-50,000	100%	11,740	12,615	12,615	56
IIA IIIA VA 50,001 - 100,000	100%	16,120	17,385	17,385	48
IIB IIIB VB 0-1,000	100%	1,775	1,850	1,850	
IIB IIIB VB 1,001-5,000	100%	3,685	3,930	3,930	260
IIB IIIB VB 5001-10,000	100%	5,530	5,895	5,895	197
IIB IIIB VB 10,001-20,000	100%	8,635	9,275	9,275	169
IIB IIIB VB 20,001-50,000	100%	11,740	12,615	12,615	56
IIB IIIB VB 50,001-100,000	100%	16,120	17,385	17,385	48
Manufactured Housing					
IA IB 0-1,000	100%	240	265	265	
1A 1B 1,001-5,000	100%	520	570	570	38
IA IB 5,001-10,000	100%	795	870	870	30
IA IB 10,001-20,000	100%	1,230	1,345	1,345	24
IA IB 20,001-50,000	100%	1,785	1,950	1,950	10
IA IB 50,000 - 100,000	100%	2,540	2,770	2,770	8
IIA IIIA VA 0-1,000	100%	240	265	265	
IIA IIIA VA 1,001-5,000	100%	520	570	570	38
IIA IIIA VA 5,001-10,000	100%	795	870	870	30
IIA IIIA VA 10,001-20,000	100%	1,230	1,345	1,345	24
IIA IIIA VA 20,001-50,000	100%	1,785	1,950	1,950	10
IIA IIIA VA 50,001 - 100,000	100%	2,540	2,770	2,770	8
IIB IIIB VB 0-1,000	100%	240	265	265	
IIB IIIB VB 1,001-5,000	100%	520	570	570	38
IIB IIIB VB 5001-10,000	100%	795	870	870	30
IIB IIIB VB 10,001-20,000	100%	1,230	1,345	1,345	24
IIB IIIB VB 20,001-50,000	100%	1,785	1,950	1,950	10
IIB IIIB VB 50,001-100,000	100%	2,540	2,770	2,770	8
Markets					
IA IB 0-1,000	100%	1,895	1,975	1,975	
1A 1B 1,001-5,000	100%	4,040	4,315	4,315	293
IA IB 5,001-10,000	100%	5,720	6,100	6,100	179
IA IB 10,001-20,000	100%	9,340	10,045	10,045	197
IA IB 20,001-50,000	100%	12,800	13,770	13,770	62
IA IB 50,000 - 100,000	100%	17,450	18,830	18,830	51
IIA IIIA VA 0-1,000	100%	1,895	1,975	1,975	
IIA IIIA VA 1,001-5,000	100%	4,040	4,315	4,315	293
IIA IIIA VA 5,001-10,000	100%	5,720	6,100	6,100	179
IIA IIIA VA 10,001-20,000	100%	9,340	10,045	10,045	197
IIA IIIA VA 20,001-50,000	100%	12,800	13,770	13,770	62

**CITY OF STANTON
FEES AND CHARGES
BUILDING AND SAFETY FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
I/A IIIA VA 50,001 - 100,000	100%	17,450	18,830	18,830	51
IIB IIIB VB 0-1,000	100%	1,895	1,975	1,975	
IIB IIIB VB 1,001-5,000	100%	4,040	4,315	4,315	293
IIB IIIB VB 5001-10,000	100%	5,720	6,100	6,100	179
IIB IIIB VB 10,001-20,000	100%	9,340	10,045	10,045	197
IIB IIIB VB 20,001-50,000	100%	12,800	13,770	13,770	62
IIB IIIB VB 50,001-100,000	100%	17,450	18,830	18,830	51
Medial Offices					
IA IB 0-1,000	100%	2,730	2,865	2,865	
1A 1B 1,001-5,000	100%	5,665	5,945	5,945	385
IA IB 5,001-10,000	100%	8,540	8,965	8,965	302
IA IB 10,001-20,000	100%	13,715	14,460	14,460	275
IA IB 20,001-50,000	100%	16,735	17,660	17,660	53
IA IB 50,000 - 100,000	100%	23,160	24,545	24,545	69
I/A IIIA VA 0-1,000	100%	2,730	2,865	2,865	
I/A IIIA VA 1,001-5,000	100%	5,665	5,945	5,945	385
I/A IIIA VA 5,001-10,000	100%	8,540	8,965	8,965	302
I/A IIIA VA 10,001-20,000	100%	13,715	14,460	14,460	275
I/A IIIA VA 20,001-50,000	100%	16,735	17,660	17,660	53
I/A IIIA VA 50,001 - 100,000	100%	23,160	24,545	24,545	69
IIB IIIB VB 0-1,000	100%	2,495	2,615	2,615	
IIB IIIB VB 1,001-5,000	100%	4,910	5,130	5,130	314
IIB IIIB VB 5001-10,000	100%	7,540	7,975	7,975	285
IIB IIIB VB 10,001-20,000	100%	11,950	12,655	12,655	234
IIB IIIB VB 20,001-50,000	100%	16,315	17,345	17,345	78
IIB IIIB VB 50,001-100,000	100%	22,635	24,085	24,085	67
Medical Offices - Shell					
IA IB 0-1,000	100%	1,645	1,745	1,745	
1A 1B 1,001-5,000	100%	3,270	3,520	3,520	222
IA IB 5,001-10,000	100%	4,715	5,050	5,050	153
IA IB 10,001-20,000	100%	7,415	7,990	7,990	147
IA IB 20,001-50,000	100%	10,120	10,890	10,890	48
IA IB 50,000 - 100,000	100%	13,895	15,000	15,000	41
I/A IIIA VA 0-1,000	100%	1,645	1,745	1,745	
I/A IIIA VA 1,001-5,000	100%	3,270	3,520	3,520	222
I/A IIIA VA 5,001-10,000	100%	4,715	5,050	5,050	153
I/A IIIA VA 10,001-20,000	100%	7,415	7,990	7,990	147
I/A IIIA VA 20,001-50,000	100%	10,120	10,890	10,890	48
I/A IIIA VA 50,001 - 100,000	100%	13,895	15,000	15,000	41
IIB IIIB VB 0-1,000	100%	1,645	1,745	1,745	
IIB IIIB VB 1,001-5,000	100%	3,270	3,520	3,520	222
IIB IIIB VB 5001-10,000	100%	4,715	5,050	5,050	153
IIB IIIB VB 10,001-20,000	100%	7,415	7,990	7,990	147
IIB IIIB VB 20,001-50,000	100%	10,120	10,890	10,890	48
IIB IIIB VB 50,001-100,000	100%	13,895	15,000	15,000	41

**CITY OF STANTON
FEES AND CHARGES
BUILDING AND SAFETY FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
Mobile Homes					
IA IB 0-1,000	100%	240	265	265	
1A 1B 1,001-5,000	100%	520	570	570	38
IA IB 5,001-10,000	100%	795	870	870	30
IA IB 10,001-20,000	100%	1,230	1,345	1,345	24
IA IB 20,001-50,000	100%	1,785	1,950	1,950	10
IA IB 50,000 - 100,000	100%	2,540	2,770	2,770	8
IIA IIIA VA 0-1,000	100%	240	265	265	
IIA IIIA VA 1,001-5,000	100%	520	570	570	38
IIA IIIA VA 5,001-10,000	100%	795	870	870	30
IIA IIIA VA 10,001-20,000	100%	1,230	1,345	1,345	24
IIA IIIA VA 20,001-50,000	100%	1,785	1,950	1,950	10
IIA IIIA VA 50,001 - 100,000	100%	2,540	2,770	2,770	8
IIB IIIB VB 0-1,000	100%	240	265	265	
IIB IIIB VB 1,001-5,000	100%	520	570	570	38
IIB IIIB VB 5001-10,000	100%	795	870	870	30
IIB IIIB VB 10,001-20,000	100%	1,230	1,345	1,345	24
IIB IIIB VB 20,001-50,000	100%	1,785	1,950	1,950	10
IIB IIIB VB 50,001-100,000	100%	2,540	2,770	2,770	8
Moderate Explosion Hazard					
IA IB 0-1,000	100%	2,730	2,890	2,890	
1A 1B 1,001-5,000	100%	5,665	6,000	6,000	389
IA IB 5,001-10,000	100%	8,540	9,040	9,040	304
IA IB 10,001-20,000	100%	13,715	14,590	14,590	278
IA IB 20,001-50,000	100%	16,735	17,835	17,835	54
IA IB 50,000 - 100,000	100%	23,160	24,790	24,790	70
IIA IIIA VA 0-1,000	100%	2,730	2,890	2,890	
IIA IIIA VA 1,001-5,000	100%	5,665	6,000	6,000	389
IIA IIIA VA 5,001-10,000	100%	8,540	9,040	9,040	304
IIA IIIA VA 10,001-20,000	100%	13,715	14,590	14,590	278
IIA IIIA VA 20,001-50,000	100%	16,735	17,835	17,835	54
IIA IIIA VA 50,001 - 100,000	100%	23,160	24,790	24,790	70
IIB IIIB VB 0-1,000	100%	1,340	1,375	1,375	
IIB IIIB VB 1,001-5,000	100%	2,530	2,670	2,670	162
IIB IIIB VB 5001-10,000	100%	3,840	4,095	4,095	143
IIB IIIB VB 10,001-20,000	100%	6,120	6,540	6,540	122
IIB IIIB VB 20,001-50,000	100%	8,270	8,835	8,835	38
IIB IIIB VB 50,001-100,000	100%	11,290	12,125	12,125	33

**CITY OF STANTON
FEES AND CHARGES
BUILDING AND SAFETY FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
Motor Vehicle Fuel Dispensing					
IA IB 0-1,000	100%	2,295	2,415	2,415	
1A 1B 1,001-5,000	100%	4,390	4,610	4,610	274
IA IB 5,001-10,000	100%	6,905	7,350	7,350	274
IA IB 10,001-20,000	100%	10,790	11,500	11,500	208
IA IB 20,001-50,000	100%	14,720	15,775	15,775	71
IA IB 50,000 - 100,000	100%	20,320	21,790	21,790	60
IIA IIIA VA 0-1,000	100%	2,295	2,415	2,415	
IIA IIIA VA 1,001-5,000	100%	4,390	4,610	4,610	274
IIA IIIA VA 5,001-10,000	100%	6,905	7,350	7,350	274
IIA IIIA VA 10,001-20,000	100%	10,790	11,500	11,500	208
IIA IIIA VA 20,001-50,000	100%	14,720	15,775	15,775	71
IIA IIIA VA 50,001 - 100,000	100%	20,320	21,790	21,790	60
IIB IIIB VB 0-1,000	100%	2,295	2,415	2,415	
IIB IIIB VB 1,001-5,000	100%	4,390	4,610	4,610	274
IIB IIIB VB 5001-10,000	100%	6,905	7,350	7,350	274
IIB IIIB VB 10,001-20,000	100%	10,790	11,500	11,500	208
IIB IIIB VB 20,001-50,000	100%	14,720	15,775	15,775	71
IIB IIIB VB 50,001-100,000	100%	20,320	21,790	21,790	60
Nursing Home Assisted Living					
IA IB 0-1,000	100%	2,730	2,890	2,890	
1A 1B 1,001-5,000	100%	5,665	6,000	6,000	389
IA IB 5,001-10,000	100%	8,515	9,010	9,010	301
IA IB 10,001-20,000	100%	13,715	14,590	14,590	279
IA IB 20,001-50,000	100%	16,715	17,805	17,805	54
IA IB 50,000 - 100,000	100%	23,160	24,790	24,790	70
IIA IIIA VA 0-1,000	100%	2,730	2,890	2,890	
IIA IIIA VA 1,001-5,000	100%	5,665	6,000	6,000	389
IIA IIIA VA 5,001-10,000	100%	8,540	9,040	9,040	304
IIA IIIA VA 10,001-20,000	100%	13,715	14,590	14,590	278
IIA IIIA VA 20,001-50,000	100%	16,735	17,835	17,835	54
IIA IIIA VA 50,001 - 100,000	100%	23,160	24,790	24,790	70
IIB IIIB VB 0-1,000	100%	2,495	2,635	2,635	
IIB IIIB VB 1,001-5,000	100%	4,910	5,175	5,175	318
IIB IIIB VB 5001-10,000	100%	7,565	8,075	8,075	290
IIB IIIB VB 10,001-20,000	100%	11,950	12,760	12,760	234
IIB IIIB VB 20,001-50,000	100%	16,335	17,540	17,540	80
IIB IIIB VB 50,001-100,000	100%	22,635	24,310	24,310	68
Offices					
IA IB 0-1,000	100%	1,775	1,830	1,830	
1A 1B 1,001-5,000	100%	3,500	3,655	3,655	228
IA IB 5,001-10,000	100%	5,260	5,505	5,505	185
IA IB 10,001-20,000	100%	8,450	8,945	8,945	172
IA IB 20,001-50,000	100%	11,355	12,020	12,020	51
IA IB 50,000 - 100,000	100%	15,665	16,630	16,630	46
IIA IIIA VA 0-1,000	100%	1,775	1,830	1,830	

**CITY OF STANTON
FEES AND CHARGES
BUILDING AND SAFETY FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
IIA IIIA VA 1,001-5,000	100%	3,500	3,655	3,655	228
IIA IIIA VA 5,001-10,000	100%	5,260	5,505	5,505	185
IIA IIIA VA 10,001-20,000	100%	8,450	8,945	8,945	172
IIA IIIA VA 20,001-50,000	100%	11,355	12,020	12,020	51
IIA IIIA VA 50,001 - 100,000	100%	15,665	16,630	16,630	46
IIB IIIB VB 0-1,000	100%	1,775	1,830	1,830	
IIB IIIB VB 1,001-5,000	100%	3,500	3,655	3,655	228
IIB IIIB VB 5001-10,000	100%	5,260	5,505	5,505	185
IIB IIIB VB 10,001-20,000	100%	8,450	8,945	8,945	172
IIB IIIB VB 20,001-50,000	100%	11,355	12,020	12,020	51
IIB IIIB VB 50,001-100,000	100%	15,665	16,630	16,630	46
Office Building - Shell					
IA IB 0-1,000	100%	1,645	1,745	1,745	
1A 1B 1,001-5,000	100%	3,270	3,520	3,520	222
IA IB 5,001-10,000	100%	4,715	5,050	5,050	153
IA IB 10,001-20,000	100%	7,415	7,990	7,990	147
IA IB 20,001-50,000	100%	10,120	10,890	10,890	48
IA IB 50,000 - 100,000	100%	13,895	15,000	15,000	41
IIA IIIA VA 0-1,000	100%	1,645	1,745	1,745	
IIA IIIA VA 1,001-5,000	100%	3,270	3,520	3,520	222
IIA IIIA VA 5,001-10,000	100%	4,715	5,050	5,050	153
IIA IIIA VA 10,001-20,000	100%	7,415	7,990	7,990	147
IIA IIIA VA 20,001-50,000	100%	10,120	10,890	10,890	48
IIA IIIA VA 50,001 - 100,000	100%	13,895	15,000	15,000	41
IIB IIIB VB 0-1,000	100%	1,645	1,745	1,745	
IIB IIIB VB 1,001-5,000	100%	3,270	3,520	3,520	222
IIB IIIB VB 5001-10,000	100%	4,715	5,050	5,050	153
IIB IIIB VB 10,001-20,000	100%	7,415	7,990	7,990	147
IIB IIIB VB 20,001-50,000	100%	10,120	10,890	10,890	48
IIB IIIB VB 50,001-100,000	100%	13,895	15,000	15,000	41
Office Tenant Improvements					
IA IB 0-1,000	100%	1,340	1,360	1,360	
1A 1B 1,001-5,000	100%	2,530	2,645	2,645	161
IA IB 5,001-10,000	100%	3,840	4,050	4,050	141
IA IB 10,001-20,000	100%	6,120	6,470	6,470	121
IA IB 20,001-50,000	100%	8,270	8,730	8,730	38
IA IB 50,000 - 100,000	100%	11,290	11,985	11,985	33
IIA IIIA VA 0-1,000	100%	1,340	1,360	1,360	
IIA IIIA VA 1,001-5,000	100%	2,530	2,645	2,645	161
IIA IIIA VA 5,001-10,000	100%	3,840	4,050	4,050	141
IIA IIIA VA 10,001-20,000	100%	6,120	6,470	6,470	121
IIA IIIA VA 20,001-50,000	100%	8,270	8,730	8,730	38
IIA IIIA VA 50,001 - 100,000	100%	11,290	11,985	11,985	33
IIB IIIB VB 0-1,000	100%	1,340	1,360	1,360	
IIB IIIB VB 1,001-5,000	100%	2,530	2,645	2,645	161
IIB IIIB VB 5001-10,000	100%	3,840	4,050	4,050	141

**CITY OF STANTON
FEES AND CHARGES
BUILDING AND SAFETY FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
IIB IIIB VB 10,001-20,000	100%	6,120	6,470	6,470	121
IIB IIIB VB 20,001-50,000	100%	8,270	8,730	8,730	38
IIB IIIB VB 50,001-100,000	100%	11,290	11,985	11,985	33
Other Tenant Improvements					
IA IB 0-1,000	100%	1,340	1,375	1,375	
1A 1B 1,001-5,000	100%	2,530	2,670	2,670	162
IA IB 5,001-10,000	100%	3,840	4,095	4,095	143
IA IB 10,001-20,000	100%	6,120	6,540	6,540	122
IA IB 20,001-50,000	100%	8,270	8,835	8,835	38
IA IB 50,000 - 100,000	100%	11,290	12,125	12,125	33
IIA IIIA VA 0-1,000	100%	1,340	1,375	1,375	
IIA IIIA VA 1,001-5,000	100%	2,530	2,670	2,670	162
IIA IIIA VA 5,001-10,000	100%	3,840	4,095	4,095	143
IIA IIIA VA 10,001-20,000	100%	6,120	6,540	6,540	122
IIA IIIA VA 20,001-50,000	100%	8,270	8,835	8,835	38
IIA IIIA VA 50,001 - 100,000	100%	11,290	12,125	12,125	33
IIB IIIB VB 0-1,000	100%	1,340	1,375	1,375	
IIB IIIB VB 1,001-5,000	100%	2,530	2,670	2,670	162
IIB IIIB VB 5001-10,000	100%	3,840	4,095	4,095	143
IIB IIIB VB 10,001-20,000	100%	6,120	6,540	6,540	122
IIB IIIB VB 20,001-50,000	100%	8,270	8,835	8,835	38
IIB IIIB VB 50,001-100,000	100%	11,290	12,125	12,125	33
Preschool Building					
IA IB 0-1,000	100%	2,295	2,395	2,395	
1A 1B 1,001-5,000	100%	4,390	4,570	4,570	272
IA IB 5,001-10,000	100%	6,905	7,290	7,290	272
IA IB 10,001-20,000	100%	10,790	11,405	11,405	206
IA IB 20,001-50,000	100%	14,720	15,625	15,625	70
IA IB 50,000 - 100,000	100%	20,320	21,585	21,585	60
IIA IIIA VA 0-1,000	100%	2,295	2,395	2,395	
IIA IIIA VA 1,001-5,000	100%	4,390	4,570	4,570	272
IIA IIIA VA 5,001-10,000	100%	6,905	7,290	7,290	272
IIA IIIA VA 10,001-20,000	100%	10,790	11,405	11,405	206
IIA IIIA VA 20,001-50,000	100%	14,720	15,625	15,625	70
IIA IIIA VA 50,001 - 100,000	100%	20,320	21,585	21,585	60
IIB IIIB VB 0-1,000	100%	2,295	2,395	2,395	
IIB IIIB VB 1,001-5,000	100%	4,390	4,570	4,570	272
IIB IIIB VB 5001-10,000	100%	6,905	7,290	7,290	272
IIB IIIB VB 10,001-20,000	100%	10,790	11,405	11,405	206
IIB IIIB VB 20,001-50,000	100%	14,720	15,625	15,625	70
IIB IIIB VB 50,001-100,000	100%	20,320	21,585	21,585	60

**CITY OF STANTON
FEES AND CHARGES
BUILDING AND SAFETY FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
Private Garage					
IA IB 0-1,000	100%	1,645	1,745	1,745	
1A 1B 1,001-5,000	100%	3,270	3,520	3,520	222
IA IB 5,001-10,000	100%	4,715	5,050	5,050	153
IA IB 10,001-20,000	100%	7,415	7,990	7,990	147
IA IB 20,001-50,000	100%	10,120	10,890	10,890	147
IA IB 50,000 - 100,000	100%	13,895	15,000	15,000	48
IIA IIIA VA 0-1,000	100%	1,645	1,745	1,745	41
IIA IIIA VA 1,001-5,000	100%	3,270	3,520	3,520	
IIA IIIA VA 5,001-10,000	100%	4,715	5,050	5,050	222
IIA IIIA VA 10,001-20,000	100%	7,415	7,990	7,990	153
IIA IIIA VA 20,001-50,000	100%	10,120	10,890	10,890	147
IIA IIIA VA 50,001 - 100,000	100%	13,895	15,000	15,000	48
IIB IIIB VB 0-1,000	100%	1,645	1,745	1,745	41
IIB IIIB VB 1,001-5,000	100%	3,270	3,520	3,520	
IIB IIIB VB 5001-10,000	100%	4,715	5,050	5,050	222
IIB IIIB VB 10,001-20,000	100%	7,415	7,990	7,990	153
IIB IIIB VB 20,001-50,000	100%	10,120	10,890	10,890	147
IIB IIIB VB 50,001-100,000	100%	13,895	15,000	15,000	48
					41
Public Buildings					
IA IB 0-1,000	100%	2,295	2,415	2,415	
1A 1B 1,001-5,000	100%	4,390	4,610	4,610	274
IA IB 5,001-10,000	100%	6,905	7,350	7,350	274
IA IB 10,001-20,000	100%	10,790	11,500	11,500	208
IA IB 20,001-50,000	100%	14,720	15,775	15,775	71
IA IB 50,000 - 100,000	100%	20,320	21,790	21,790	60
IIA IIIA VA 0-1,000	100%	2,295	2,415	2,415	
IIA IIIA VA 1,001-5,000	100%	4,390	4,610	4,610	274
IIA IIIA VA 5,001-10,000	100%	6,905	7,350	7,350	274
IIA IIIA VA 10,001-20,000	100%	10,790	11,500	11,500	208
IIA IIIA VA 20,001-50,000	100%	14,720	15,775	15,775	71
IIA IIIA VA 50,001 - 100,000	100%	20,320	21,790	21,790	60
IIB IIIB VB 0-1,000	100%	2,295	2,415	2,415	
IIB IIIB VB 1,001-5,000	100%	4,390	4,610	4,610	274
IIB IIIB VB 5001-10,000	100%	6,905	7,350	7,350	274
IIB IIIB VB 10,001-20,000	100%	10,790	11,500	11,500	208
IIB IIIB VB 20,001-50,000	100%	14,720	15,775	15,775	71
IIB IIIB VB 50,001-100,000	100%	20,320	21,790	21,790	60
Public Garage					
IA IB 0-1,000	100%	1,645	1,745	1,745	
1A 1B 1,001-5,000	100%	3,270	3,520	3,520	222
IA IB 5,001-10,000	100%	4,715	5,050	5,050	153
IA IB 10,001-20,000	100%	7,415	7,990	7,990	147
IA IB 20,001-50,000	100%	10,120	10,890	10,890	48
IA IB 50,000 - 100,000	100%	13,895	15,000	15,000	41
IIA IIIA VA 0-1,000	100%	1,645	1,745	1,745	

**CITY OF STANTON
FEES AND CHARGES
BUILDING AND SAFETY FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
I/A I/A VA 1,001-5,000	100%	3,270	3,520	3,520	222
I/A I/A VA 5,001-10,000	100%	4,715	5,050	5,050	153
I/A I/A VA 10,001-20,000	100%	7,415	7,990	7,990	147
I/A I/A VA 20,001-50,000	100%	10,120	10,890	10,890	48
I/A I/A VA 50,001 - 100,000	100%	13,895	15,000	15,000	41
I/B I/B VB 0-1,000	100%	1,645	1,745	1,745	
I/B I/B VB 1,001-5,000	100%	3,270	3,520	3,520	222
I/B I/B VB 5001-10,000	100%	4,715	5,050	5,050	153
I/B I/B VB 10,001-20,000	100%	7,415	7,990	7,990	147
I/B I/B VB 20,001-50,000	100%	10,120	10,890	10,890	48
I/B I/B VB 50,001-100,000	100%	13,895	15,000	15,000	41
Repair Garage					
I/A I/A VA 0-1,000	100%	2,295	2,415	2,415	
I/A I/A VA 1,001-5,000	100%	4,390	4,610	4,610	274
I/A I/A VA 5,001-10,000	100%	6,905	7,350	7,350	274
I/A I/A VA 10,001-20,000	100%	10,790	11,500	11,500	208
I/A I/A VA 20,001-50,000	100%	14,720	15,775	15,775	71
I/A I/A VA 50,001 - 100,000	100%	20,320	21,790	21,790	60
I/B I/B VB 0-1,000	100%	2,295	2,415	2,415	
I/B I/B VB 1,001-5,000	100%	4,390	4,610	4,610	274
I/B I/B VB 5001-10,000	100%	6,905	7,350	7,350	274
I/B I/B VB 10,001-20,000	100%	10,790	11,500	11,500	208
I/B I/B VB 20,001-50,000	100%	14,720	15,775	15,775	71
I/B I/B VB 50,001-100,000	100%	20,320	21,790	21,790	60
Restaurant					
I/A I/B 0-1,000	100%	2,295	2,395	2,395	
I/A I/B 1,001-5,000	100%	4,390	4,570	4,570	272
I/A I/B 5,001-10,000	100%	6,905	7,290	7,290	272
I/A I/B 10,001-20,000	100%	10,790	11,405	11,405	206
I/A I/B 20,001-50,000	100%	14,720	15,625	15,625	70
I/A I/B 50,000 - 100,000	100%	20,320	21,585	21,585	60
I/A I/A VA 0-1,000	100%	2,295	2,395	2,395	
I/A I/A VA 1,001-5,000	100%	4,390	4,570	4,570	272
I/A I/A VA 5,001-10,000	100%	6,905	7,290	7,290	272
I/A I/A VA 10,001-20,000	100%	10,790	11,405	11,405	206
I/A I/A VA 20,001-50,000	100%	14,720	15,625	15,625	70
I/A I/A VA 50,001 - 100,000	100%	20,320	21,585	21,585	60
I/B I/B VB 0-1,000	100%	2,295	2,395	2,395	
I/B I/B VB 1,001-5,000	100%	4,390	4,570	4,570	272
I/B I/B VB 5001-10,000	100%	6,905	7,290	7,290	272
I/B I/B VB 10,001-20,000	100%	10,790	11,405	11,405	206
I/B I/B VB 20,001-50,000	100%	14,720	15,625	15,625	70
I/B I/B VB 50,001-100,000	100%	20,320	21,585	21,585	60
Restaurant - Shell					
I/A I/B 0-1,000	100%	1,645	1,745	1,745	

**CITY OF STANTON
FEES AND CHARGES
BUILDING AND SAFETY FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
1A 1B 1,001-5,000	100%	3,270	3,520	3,520	222
1A 1B 5,001-10,000	100%	4,715	5,050	5,050	153
1A 1B 10,001-20,000	100%	7,415	7,990	7,990	147
1A 1B 20,001-50,000	100%	10,120	10,890	10,890	48
1A 1B 50,000 - 100,000	100%	13,895	15,000	15,000	41
1IA 11IA VA 0-1,000	100%	1,645	1,745	1,745	
1IA 11IA VA 1,001-5,000	100%	3,270	3,520	3,520	222
1IA 11IA VA 5,001-10,000	100%	4,715	5,050	5,050	153
1IA 11IA VA 10,001-20,000	100%	7,415	7,990	7,990	147
1IA 11IA VA 20,001-50,000	100%	10,120	10,890	10,890	48
1IA 11IA VA 50,001 - 100,000	100%	13,895	15,000	15,000	41
1IB 11IB VB 0-1,000	100%	1,645	1,745	1,745	
1IB 11IB VB 1,001-5,000	100%	3,270	3,520	3,520	222
1IB 11IB VB 5001-10,000	100%	4,715	5,050	5,050	153
1IB 11IB VB 10,001-20,000	100%	7,415	7,990	7,990	147
1IB 11IB VB 20,001-50,000	100%	10,120	10,890	10,890	48
1IB 11IB VB 50,001-100,000	100%	13,895	15,000	15,000	41
Retail Tenant Improvements					
1A 1B 0-1,000	100%	1,340	1,375	1,375	
1A 1B 1,001-5,000	100%	2,530	2,670	2,670	162
1A 1B 5,001-10,000	100%	3,840	4,095	4,095	143
1A 1B 10,001-20,000	100%	6,120	6,540	6,540	122
1A 1B 20,001-50,000	100%	8,270	8,835	8,835	38
1A 1B 50,000 - 100,000	100%	11,290	12,125	12,125	33
1IA 11IA VA 0-1,000	100%	1,340	1,375	1,375	
1IA 11IA VA 1,001-5,000	100%	2,530	2,670	2,670	162
1IA 11IA VA 5,001-10,000	100%	3,840	4,095	4,095	143
1IA 11IA VA 10,001-20,000	100%	6,120	6,540	6,540	122
1IA 11IA VA 20,001-50,000	100%	8,270	8,835	8,835	38
1IA 11IA VA 50,001 - 100,000	100%	11,290	12,125	12,125	33
1IB 11IB VB 0-1,000	100%	1,340	1,375	1,375	
1IB 11IB VB 1,001-5,000	100%	2,530	2,670	2,670	162
1IB 11IB VB 5001-10,000	100%	3,840	4,095	4,095	143
1IB 11IB VB 10,001-20,000	100%	6,120	6,540	6,540	122
1IB 11IB VB 20,001-50,000	100%	8,270	8,835	8,835	38
1IB 11IB VB 50,001-100,000	100%	11,290	12,125	12,125	33
Schools					
1A 1B 0-1,000	100%	2,295	2,395	2,395	
1A 1B 1,001-5,000	100%	4,390	4,570	4,570	272
1A 1B 5,001-10,000	100%	6,905	7,290	7,290	272
1A 1B 10,001-20,000	100%	10,790	11,405	11,405	206
1A 1B 20,001-50,000	100%	14,720	15,625	15,625	70
1A 1B 50,000 - 100,000	100%	20,320	21,585	21,585	60
1IA 11IA VA 0-1,000	100%	2,295	2,395	2,395	
1IA 11IA VA 1,001-5,000	100%	4,390	4,570	4,570	272
1IA 11IA VA 5,001-10,000	100%	6,905	7,290	7,290	272

**CITY OF STANTON
FEES AND CHARGES
BUILDING AND SAFETY FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
I/A III/A VA 10,001-20,000	100%	10,790	11,405	11,405	206
I/A III/A VA 20,001-50,000	100%	14,720	15,625	15,625	70
I/A III/A VA 50,001 - 100,000	100%	20,320	21,585	21,585	60
I/B III/B VB 0-1,000	100%	2,295	2,395	2,395	
I/B III/B VB 1,001-5,000	100%	4,390	4,570	4,570	272
I/B III/B VB 5001-10,000	100%	6,905	7,290	7,290	272
I/B III/B VB 10,001-20,000	100%	10,790	11,405	11,405	206
I/B III/B VB 20,001-50,000	100%	14,720	15,625	15,625	70
I/B III/B VB 50,001-100,000	100%	20,320	21,585	21,585	60
Semiconductor Fabrication					
I/A IB 0-1,000	100%	2,730	2,890	2,890	
1A 1B 1,001-5,000	100%	5,665	6,000	6,000	389
I/A IB 5,001-10,000	100%	8,515	9,010	9,010	301
I/A IB 10,001-20,000	100%	13,715	14,590	14,590	279
I/A IB 20,001-50,000	100%	16,715	17,805	17,805	54
I/A IB 50,000 - 100,000	100%	23,160	24,790	24,790	70
I/A III/A VA 0-1,000	100%	2,730	2,890	2,890	
I/A III/A VA 1,001-5,000	100%	5,665	6,000	6,000	389
I/A III/A VA 5,001-10,000	100%	8,540	9,040	9,040	304
I/A III/A VA 10,001-20,000	100%	13,715	14,590	14,590	278
I/A III/A VA 20,001-50,000	100%	16,735	17,835	17,835	54
I/A III/A VA 50,001 - 100,000	100%	23,160	24,790	24,790	70
I/B III/B VB 0-1,000	100%	2,295	2,415	2,415	
I/B III/B VB 1,001-5,000	100%	4,390	4,610	4,610	274
I/B III/B VB 5001-10,000	100%	6,925	7,380	7,380	277
I/B III/B VB 10,001-20,000	100%	10,790	11,500	11,500	206
I/B III/B VB 20,001-50,000	100%	14,745	15,805	15,805	72
I/B III/B VB 50,001-100,000	100%	20,320	21,790	21,790	60
Shell Building - Tenant Improvements					
I/A IB 0-1,000	100%	1,340	1,375	1,375	
1A 1B 1,001-5,000	100%	2,530	2,670	2,670	162
I/A IB 5,001-10,000	100%	3,840	4,095	4,095	143
I/A IB 10,001-20,000	100%	6,120	6,540	6,540	122
I/A IB 20,001-50,000	100%	8,270	8,835	8,835	38
I/A IB 50,000 - 100,000	100%	11,290	12,125	12,125	33
I/A III/A VA 0-1,000	100%	1,340	1,375	1,375	
I/A III/A VA 1,001-5,000	100%	2,530	2,670	2,670	162
I/A III/A VA 5,001-10,000	100%	3,840	4,095	4,095	143
I/A III/A VA 10,001-20,000	100%	6,120	6,540	6,540	122
I/A III/A VA 20,001-50,000	100%	8,270	8,835	8,835	38
I/A III/A VA 50,001 - 100,000	100%	11,290	12,125	12,125	33
I/B III/B VB 0-1,000	100%	1,340	1,375	1,375	
I/B III/B VB 1,001-5,000	100%	2,530	2,670	2,670	162
I/B III/B VB 5001-10,000	100%	3,840	4,095	4,095	143
I/B III/B VB 10,001-20,000	100%	6,120	6,540	6,540	122
I/B III/B VB 20,001-50,000	100%	8,270	8,835	8,835	38

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Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft.
IIB IIIB VB 50,001-100,000	100%	11,290	12,125	12,125	33
Stores					
IA IB 0-1,000	100%	1,895	1,975	1,975	
1A 1B 1,001-5,000	100%	4,175	4,420	4,420	306
IA IB 5,001-10,000	100%	5,720	6,100	6,100	168
IA IB 10,001-20,000	100%	9,275	10,000	10,000	195
IA IB 20,001-50,000	100%	12,800	13,770	13,770	63
IA IB 50,000 - 100,000	100%	17,450	18,830	18,830	51
IIA IIIA VA 0-1,000	100%	1,895	1,975	1,975	
IIA IIIA VA 1,001-5,000	100%	4,040	4,315	4,315	293
IIA IIIA VA 5,001-10,000	100%	5,720	6,100	6,100	179
IIA IIIA VA 10,001-20,000	100%	9,340	10,045	10,045	197
IIA IIIA VA 20,001-50,000	100%	12,800	13,770	13,770	62
IIA IIIA VA 50,001 - 100,000	100%	17,450	18,830	18,830	51
IIB IIIB VB 0-1,000	100%	1,895	1,975	1,975	
IIB IIIB VB 1,001-5,000	100%	4,040	4,315	4,315	293
IIB IIIB VB 5001-10,000	100%	5,720	6,100	6,100	179
IIB IIIB VB 10,001-20,000	100%	9,340	10,045	10,045	197
IIB IIIB VB 20,001-50,000	100%	12,800	13,770	13,770	62
IIB IIIB VB 50,001-100,000	100%	17,450	18,830	18,830	51
Stores - Shell					
IA IB 0-1,000	100%	1,325	1,400	1,400	
1A 1B 1,001-5,000	100%	2,950	3,175	3,175	222
IA IB 5,001-10,000	100%	4,395	4,700	4,700	153
IA IB 10,001-20,000	100%	7,095	7,645	7,645	147
IA IB 20,001-50,000	100%	9,800	10,545	10,545	48
IA IB 50,000 - 100,000	100%	13,575	14,655	14,655	41
IIA IIIA VA 0-1,000	100%	1,325	1,400	1,400	
IIA IIIA VA 1,001-5,000	100%	2,950	3,175	3,175	222
IIA IIIA VA 5,001-10,000	100%	4,395	4,700	4,700	153
IIA IIIA VA 10,001-20,000	100%	7,095	7,645	7,645	147
IIA IIIA VA 20,001-50,000	100%	9,800	10,545	10,545	48
IIA IIIA VA 50,001 - 100,000	100%	13,575	14,655	14,655	41
IIB IIIB VB 0-1,000	100%	1,325	1,400	1,400	
IIB IIIB VB 1,001-5,000	100%	2,950	3,175	3,175	222
IIB IIIB VB 5001-10,000	100%	4,395	4,700	4,700	153
IIB IIIB VB 10,001-20,000	100%	7,095	7,645	7,645	147
IIB IIIB VB 20,001-50,000	100%	9,800	10,545	10,545	48
IIB IIIB VB 50,001-100,000	100%	13,575	14,655	14,655	41

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Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
Steel Products Fabrication					
IA IB 0-1,000	100%	2,295	2,415	2,415	
1A 1B 1,001-5,000	100%	4,390	4,610	4,610	274
IA IB 5,001-10,000	100%	6,905	7,350	7,350	274
IA IB 10,001-20,000	100%	10,790	11,500	11,500	208
IA IB 20,001-50,000	100%	14,720	15,775	15,775	71
IA IB 50,000 - 100,000	100%	20,320	21,790	21,790	60
IIA IIIA VA 0-1,000	100%	2,295	2,415	2,415	
IIA IIIA VA 1,001-5,000	100%	4,390	4,610	4,610	274
IIA IIIA VA 5,001-10,000	100%	6,905	7,350	7,350	274
IIA IIIA VA 10,001-20,000	100%	10,790	11,500	11,500	208
IIA IIIA VA 20,001-50,000	100%	14,720	15,775	15,775	71
IIA IIIA VA 50,001 - 100,000	100%	20,320	21,790	21,790	60
IIB IIIB VB 0-1,000	100%	2,295	2,415	2,415	
IIB IIIB VB 1,001-5,000	100%	4,390	4,610	4,610	274
IIB IIIB VB 5001-10,000	100%	6,905	7,350	7,350	274
IIB IIIB VB 10,001-20,000	100%	10,790	11,500	11,500	208
IIB IIIB VB 20,001-50,000	100%	14,720	15,775	15,775	71
IIB IIIB VB 50,001-100,000	100%	20,320	21,790	21,790	60
Theater					
IA 1B 0-1,000	100%	2,730	2,865	2,865	
IA IB 1,001-5,000	100%	5,665	5,945	5,945	385
IA IB 5,001-10,000	100%	8,540	8,965	8,965	302
IA IB 10,001-20,000	100%	13,715	14,460	14,460	275
IA IB 20,001-50,000	100%	16,735	17,660	17,660	53
IA IB 50,001 - 100,000	100%	23,160	24,545	24,545	69
IIA IIIA VA 0-1,000	100%	2,730	2,865	2,865	
IIA IIIA VA 1,001-5,000	100%	5,665	5,945	5,945	385
IIA IIIA VA 5,001-10,000	100%	8,540	8,965	8,965	302
IIA IIIA VA 10,001-20,000	100%	13,715	14,460	14,460	275
IIA IIIA VA 20,001-50,000	100%	16,735	17,660	17,660	53
IIA IIIA VA 50,001-100,000	100%	23,160	24,545	24,545	69
Warehouse (concrete tilt-up)					
IA IB 0-1,000	100%	1,775	1,850	1,850	
1A 1B 1,001-5,000	100%	3,685	3,930	3,930	260
IA IB 5,001-10,000	100%	5,530	5,895	5,895	197
IA IB 10,001-20,000	100%	8,635	9,275	9,275	169
IA IB 20,001-50,000	100%	11,740	12,615	12,615	56
IA IB 50,000 - 100,000	100%	16,120	17,385	17,385	48
IIA IIIA VA 0-1,000	100%	1,340	1,375	1,375	
IIA IIIA VA 1,001-5,000	100%	2,530	2,670	2,670	162
IIA IIIA VA 5,001-10,000	100%	3,840	4,095	4,095	143
IIA IIIA VA 10,001-20,000	100%	6,120	6,540	6,540	122
IIA IIIA VA 20,001-50,000	100%	8,270	8,835	8,835	38
IIA IIIA VA 50,001 - 100,000	100%	11,290	12,125	12,125	33
IIB IIIB VB 0-1,000	100%	1,340	1,375	1,375	

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Attachment B

Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
IIB IIIB VB 1,001-5,000	100%	2,530	2,670	2,670	162
IIB IIIB VB 5001-10,000	100%	3,840	4,095	4,095	143
IIB IIIB VB 10,001-20,000	100%	6,120	6,540	6,540	122
IIB IIIB VB 20,001-50,000	100%	8,270	8,835	8,835	38
IIB IIIB VB 50,001-100,000	100%	11,290	12,125	12,125	33
Woodworking					
IA IB 0-1,000	100%	2,295	2,415	2,415	
1A 1B 1,001-5,000	100%	4,390	4,610	4,610	274
IA IB 5,001-10,000	100%	6,905	7,350	7,350	274
IA IB 10,001-20,000	100%	10,790	11,500	11,500	208
IA IB 20,001-50,000	100%	14,720	15,775	15,775	71
IA IB 50,000 - 100,000	100%	20,320	21,790	21,790	60
IIA IIIA VA 0-1,000	100%	2,295	2,415	2,415	
IIA IIIA VA 1,001-5,000	100%	4,390	4,610	4,610	274
IIA IIIA VA 5,001-10,000	100%	6,905	7,350	7,350	274
IIA IIIA VA 10,001-20,000	100%	10,790	11,500	11,500	208
IIA IIIA VA 20,001-50,000	100%	14,720	15,775	15,775	71
IIA IIIA VA 50,001 - 100,000	100%	20,320	21,790	21,790	60
IIB IIIB VB 0-1,000	100%	2,295	2,415	2,415	
IIB IIIB VB 1,001-5,000	100%	4,390	4,610	4,610	274
IIB IIIB VB 5001-10,000	100%	6,905	7,350	7,350	274
IIB IIIB VB 10,001-20,000	100%	10,790	11,500	11,500	208
IIB IIIB VB 20,001-50,000	100%	14,720	15,775	15,775	71
IIB IIIB VB 50,001-100,000	100%	20,320	21,790	21,790	60
Mechanical					
Forced air furnace wall syst 90,000 BTU's or less	100%	110	120	120	
Forced are furnace 91,000 BTU's or greater	100%	110	120	120	
A/C Refrig unit over 2 1/2 tons and not greater than 5 tons	100%	110	120	120	
A/C Refrig unit over 5 tons and not greater than 10 tons	100%	110	120	120	
A/C Refrig unit over 10 tons	100%	110	120	120	
Each Supply opening	100%	25	30	30	
Each return opening	100%	25	30	30	
Each air handling unit	100%	55	60	60	
Bathroom exhaust fan and duct	100%	95	85	85	
Residential Range Hood	100%	55	60	60	
Commercial kitchen range hood	100%	130	125	125	
Makeup air or evaporative cooling unit	100%	55	60	60	
Boiler up to 100 BTU	100%	65	75	75	
Over 100K and not greater than 500K BTU	100%	75	80	80	
Over 501K and not greater than 1 million BTU	100%	105	105	105	
Over 1 million and not greater than 1.75 million BTU	100%	105	105	105	
1,750,000 BTU's and over	100%	120	120	120	
For each piece of equipment not listed	100%	55	60	60	
Minimum Permit Fee	100%	10	15	15	

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Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
Issuance Fee	100%	10	15	15	
Supplemental Fee	100%	10	15	15	
Plumbing					
Plumbing fixtures or trap or set of fixtures on one trap (including water, drainage piping and backflow protection therefore) - one to four	100%	25	30	30	
each additional	100%	15	20	20	
Water heater, one to four	100%	75	80	80	
Each additional water heater	100%	25	30	30	
building sewer	100%	55	60	60	
gas piping system one to four outlets	100%	80	85	85	
each additional outlet	100%	15	20	20	
Grease interceptor	100%	70	75	75	
installation, alteration or repair of water piping and or water treatment equipment	100%	60	65	65	
For any device or fixture not listed	100%	55	60	60	
Swimming pool piping	100%	55	60	60	
Minimum Permit Fee	100%	10	15	15	
Issuance Fee	100%	10	15	15	
Supplemental Fee	100%	10	15	15	
Electrical					
First 10 outlets or less	100%	25	30	30	
Each additional outlets	100%	1	2	2	each
First 20 fixtures	100%	25	30	30	
Additional 21-100 fixtures	100%	25	30	30	
Additional 101 and over fixtures	100%	25	30	30	
Panel subfeed	100%	75	80	80	
Fractional HP motor	100%	40	45	45	
1 HP through 5 HP motor	100%	40	45	45	
Over 5 HP motor	100%	50	55	55	
Temporary pole or pedestal	100%	40	45	45	
Range	100%	25	30	30	
Dryer	100%	25	30	30	
Electrical hot water heater	100%	55	60	60	
Private swimming pool	100%	55	60	60	
Pole and platform mounted fixtures	100%	25	30	30	
Services up to and including 200 amperes	100%	70	75	75	
Service 201 to 1,000 amperes	100%	100	105	105	
1-25 KVA transformers	100%	55	60	60	
26-75 KVA transformers	100%	55	60	60	
76-112 KVA transformers	100%	75	80	80	
112.5 & over	100%	95	95	95	
Outline & marquee (Signs)	100%	55	60	60	
Additional Signs	100%	15	15	15	
Generators (Carnival)	100%	75	80	80	
Electric driven rides (Carnival)	100%	70	75	75	

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Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
Booth lighting (Carnival)	100%	50	55	55	
Miscellaneous fee	100%	50	55	55	
Minimum permit fee	100%	10	15	15	
Issuance fee	100%	10	10	10	
Supplemental fee	100%	10	15	15	
Hourly Rates - All Services					
Standard Hourly Rate	100%	155	170	170	
Accelerated Hourly Rate	100%	230	250	250	
After Hours Inspection per hour (2 hour min)	100%	230	250	250	
Change Permit holder/reissuance fee	100%	20	30	30	
Misc Plan check per 1/2 hour	100%	75	85	85	
Misc inspection per 1/2	100%	45	50	50	
Private Landscape R/W	100%	135	145	145	
Minor project NPDES - non-grading	100%	250	270	270	
NPDES Permit Building review only - Deposit	100%	2,010	2,190	2,190	
Over the Counter Plan Check		95	100	100	
Third Party Review and Inspection		Actual Cost		Actual Cost	
Building Plan Check Fee only		35% of total fee		35% of total fee	
Energy Permit		30% of bldg permit		30% of bldg permit	
Energy Plan Check Fee only		65% of energy permit		65% of energy permit	
Building Permit Issuance Fee		10	15	15	
Accessibility Compliance					
Miscellaneous accessibility compliance inspection	100%	-	95	95	
Parking Lot Restriping	100%	-	95	95	
Ramp	100%	-	195	195	
Antenna					
Radio <30 ft. each	100%	370	395	395	
Radio >30 ft. each	100%	370	395	395	
Dish > 2 ft. each	100%	250	270	270	
Awning or Canopy (supported by building)					
Awning or Canopy supported by building					
Awning Aluminum	100%	185	200	200	
Awning Canvas	100%	185	200	200	
Balcony					
Balcony Addition	100%	370	395	395	
Additional Balcony	100%	370	395	395	
Deck (wood) with footings	100%	415	445	445	
Additional Deck	100%	370	395	395	
Carport					
Carport	100%	535	575	575	
Certificate of Occupancy					
Certificate of Occupancy	100%	180	195	195	
Temporary Construction trailer with ramp	100%	615	660	660	
Close Existing Openings					
Interior wall	100%	185	200	200	
Exterior wall	100%	185	200	200	

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Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
Covered Porch					
Covered Porch	100%	370	395	395	
Demolition					
Demolition up to \$3,000 sq. ft.	100%	250	270	270	
Additional Demolition each add'l 3,000 sq. ft.	100%	250	270	270	
Door					
Replacement	100%	185	200	200	
Structural shear wall masonry	100%	185	200	200	
New door non structural	100%	415	445	445	
Each additional door 50% of first 1-5	100%	93	100	100	
Fencing					
Fence or Freestanding Wall - Wood up to 100 l.f.	100%	250	270	270	
Fence or free standing wall additional wood fend each	100%	185	200	200	
Chain Link up to 100 l.f.	100%	250	270	270	
additional chain link each additional 100 l.f.	100%	185	200	200	
Stucco with wood frame up to 100 l.f.	100%	250	270	270	
Additional stucco fence each additional 100 l.f.	100%	185	200	200	
Wire fence up to 100 l.f.	100%	250	270	270	
Wire fence each additional 100 l.f.	100%	185	200	200	
Wrought iron fence up to 100 l.f.	100%	250	270	270	
Additional iron fence each additional 100 l.f.	100%	185	200	200	
Masonry (Blockwall), 42" - 6' high up to 100 l.f.	100%	250	270	270	
Additional Masonry 42" - 6' high each additional 100 l.f.	100%	180	200	200	
Masonry (Block wall), Special design over 6' high up to 100 l.f.	100%	295	445	445	
Additional Masonry over 6' high each additional 100 l.f.	100%	185	325	325	
Flag Pole					
Flag pole	100%	250	270	270	
Fireplace					
Masonry or concrete	100%	295	320	320	
Metal	100%	250	270	270	
Factory Built	100%	250	270	270	
Sprinkler Systems					
Fire Sprinkler System up to 100 sprinklers	100%	460	495	495	
Additional sprinklers (1 hour min.)	100%	175	185	185	
Garage					
Wood frame up to 500 sq ft	100%	460	540	540	
Each additional 500 sq ft 35% of first 500 sq ft	100%	-	189	189	
Masonry up to 500 sq ft	100%	525	615	615	
Each additional 500 sq ft 35% of first 500 sq ft	100%	-	215	215	
Wood frame up to 420 sq. ft	100%	460	540	540	
Masonry up to 420 sq. ft.	100%	525	615	615	
Grading (on-site)					
Plan Review/Check	100%	470	695	695	
Inspection	100%	550	560	560	
Lighting Pole					
Lighting pole each	100%	185	200	200	

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Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
Each additional pole	100%	45	50	50	
Partition					
Partition - interior up to 30 l.f.	100%	185	200	200	
Partition additional 30 l.f.	100%	45	50	50	

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Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
Patio Cover					
Wood frame	100%	250	270	270	
Metal frame	100%	250	270	270	
Other frame	100%	250	270	270	
Additional patio	100%	105	115	115	
Enclosed wood frame	100%	290	315	315	
Enclosed metal frame	100%	290	315	315	
Additional enclosed patio	100%	290	315	315	
Pile Foundation					
Pile foundation up to 50 l.f. of pile	100%	615	660	660	
Concrete case in place	100%	615	660	660	
Steel piles	100%	615	660	660	
Additional pile foundation	100%	185	200	200	
Plastering (Stucco)					
Inside: per 100 l.f.	100%	125	130	130	
Outside: per 100 l.f.	100%	185	200	200	
Each additional 100 l.f.	100%	35	40	40	
Retaining Wall					
Concrete or masonry Standard 3-6' high up to 50 lf	100%	415	445	445	
Additional retaining wall each 50 sq. ft.	100%	60	65	65	
Concrete or masonry special design 7-9' high up to 50 lf	100%	435	470	470	
Concrete or masonry - additional retaining wall each 50 lf	100%	60	65	65	
Concrete or masonry special design 10'+ high up to 30 lf	100%	490	530	530	
Concrete or masonry additional retaining wall each 30 sf	100%	60	65	65	
Reroofing					
Gravel, Built up to 1500 sq. ft.	100%	175	185	185	
Composition shingles up to 1500 sq. ft	100%	105	115	115	
Fiberglass shingles up to 1500 sq. ft	100%	105	115	115	
Asbestos cement shingles up to 1500 sq. ft	100%	105	115	115	
Wood shingles to 1500 sq. ft	100%	175	185	185	
Wood shakes up to 1500 sq. ft	100%	175	185	185	
Aluminum shingles up to 1500 sq. ft	100%	175	185	185	
Clay tiles up to 1500 sq. ft	100%	175	185	185	
Concrete tile up to 1500 sq. ft	100%	175	185	185	
Each additional re-roof up to 1000 sq. ft	100%	45	50	50	
Roof structure replacement					
Roof structure replacement up to 100 s.f.	100%	250	270	270	
Additional roof structure replacement each 100 s.f.	100%	45	50	50	
Room Addition					
Up to 100 sq. ft.	100%	415	445	445	
101-300 sq. ft.	100%	580	625	625	
301-500 sq. ft.	100%	725	780	780	
501-700 sq. ft.	100%	895	960	960	
Each additional 200 sq. ft. over 700 sq. ft.	100%	145	155	155	

**CITY OF STANTON
FEES AND CHARGES
BUILDING AND SAFETY FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
Remodel - Residential					
Less than 500 sq. ft.	100%	460	495	495	
Kitchen includes MEPS	100%	525	565	565	
Additional remodel - each 500 sq. ft.	100%	185	200	200	
Sauna					
Sauna - steam	100%	250	270	270	
Siding					
Aluminum up to 100 sq. ft.	100%	205	225	225	
Stone and Brick Veneer (interior or exterior) up to 100	100%	205	225	225	
Other up to 100 sq. ft.	100%	205	225	225	
Additional siding 100 sq. ft.	100%	45	50	50	
Sign					
Monument signs - electrical not included	100%	370	395	395	
Channel letter signs - electrical not included	100%	370	265	265	
Nonilluminated signs	100%	180	200	200	
Sign Face Change	100%	120	145	145	
Skylight					
Less than 10 sq. ft.	100%	105	115	115	
Greater than 10' or structural	100%	205	225	225	
Solar					
Residential Solar Panels - 10 Kw or less w/exp pln ck	63%	185	395	250	
Residential Solar Panels - 15 Kw or less w/nrml pln ck	94%	185	530	500	
Residential Solar Panels - Over 15 Kw	100%	-	660	500+15/Kw	
Commercial Solar Panels - 50 Kw or less	94%	125	1,060	1,000	
Commercial Solar Panels - 51 Kw-250 Kw	100%	-	1,590	1000+7/kw	
Commerical Solar Panels - Over 250 Kw	100%	-	2,645	2400+5/Kw	
Stairs					
One story	100%	250	270	270	
Additional stairs per story	100%	250	265	265	
Storage					
Up to 100 linear feet	100%	250	270	270	
Additional racks (same type) - per 100 linear feet	100%	60	65	65	
Swimming Pool, Spa or Hot Tub					
Spa or Hot Tub - gunite only	100%	360	275	275	
Vinyl Lined up to 500 sq. ft.	100%	975	1,045	1,045	
Fiberglass up to 500 sq. ft.	100%	975	1,045	1,045	
gunite up to 500 sq. ft.	100%	975	1,045	1,045	
Additional pool over 500 sq. ft.	100%	85	90	90	
Commercial pool	100%	1,755	1,890	1,890	
pool/spa demo	100%	250	270	270	
portable spa/ self-contained equipment	100%	185	200	200	
portable spa - separate equipment	100%	250	270	270	
Trash Enclosure					
Trash enclosure	100%	370	395	395	
Window or Sliding Glass Door					
Replacement (1-5)	100%	185	200	200	
New window non structural (1-5)	100%	205	225	225	

**CITY OF STANTON
FEES AND CHARGES
BUILDING AND SAFETY FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description & Range	% of Recovery	Current Fee	Fully Burdened Cost	Fee (Max Range)	Each Add'l 500 Sq. Ft
New window structural shear wall masonry (1-5)	100%	415	445	445	
Bay window	100%	295	320	320	
Each Additional 50% of first 1-5	100%	93	100	100	

**CITY OF STANTON
FEES AND CHARGES
PARKS AND RECREATION FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description	% Of Recovery	Current Fee	Current Fee	Fully Burdened Cost	Per	New Fee
COMMUNITY SERVICES CENTER						
Multi-purpose Room						
Resident	50%	\$73/hour	73	180	hour	90
Non-Profit	50%	\$73/hour	73	180	hour	90
Commercial Use, Non-Resident, Private Party	100%	\$145/hour	145	180	hour	180
Deposits - Multi purpose Room		\$200	200	-		200
Kitchen		\$250 flat rate	250	315	flat rate	315
Clean Up	100%	\$250 flat rate	250	315	flat rate	315
Extended Hours	100%	\$65/hour	65	80		80
Recreation/Contractual Personnel						
STANTON CENTRAL PARK						
Stanton Central Park Picnic Shelters						
Resident	75%	75		100	flat	75
Non-Profit	75%	75		100	flat	75
Commercial Use, Non-Resident, Private Party	100%	100		100	flat	100
Deposits						
Resident/Non-Profit					flat	100
Commercial Use/Non-Resident					flat	150
Stanton Central Park Multi-purpose Room						
Resident	50%	73	73	145	hour	73
Non-Profit	50%	73	73	145	hour	73
Commercial Use, Non-Resident, Private Party	100%	145	145	145	hour	145
Deposits						
Resident/Non-Profit					flat	200
Commercial Use/Non-Resident					flat	300
Stanton Central Park Sports Field Deposit One Time Use						
Resident/Non-Profit					flat	100
Commercial Use/Non-Resident					flat	150
Stanton Central Park Sports Field Deposit Multiple Use						
Resident/Non-Profit					flat	300
Commercial Use/Non-Resident					flat	450
Sports Field - Rental with Lights						
Resident	100%	\$50/hour	50	50	hour	50
Non-Profit	100%	\$50/hour	50	50	hour	50
Commercial Use, Non-Resident, Private Party	100%	\$50/hour	50	50	hour	50
Sports Field - Rental without Lights						
Resident	57%	\$20/hour	20	20	hour	20
Non-Profit	57%	\$20/hour	20	20	hour	20
Commercial Use, Non-Resident, Private Party	100%	\$35/hour	35	35	hour	35
CITY HALL MULTI-PURPOSE ROOM						
Full Community Center						
Resident	40%	\$160/hour	160	400	hour	160
Non-Profit	40%	\$160/hour	160	400	hour	160
Commercial Use, Non-Resident, Private Party	80%	\$320/hour	320	400	hour	320
Deposits						
No Alcohol		\$400	400	-	event	400
With Alcohol		\$500	500	-	event	500
Maintenance Fee		\$165	165	-	event	165
Refund - 30 Days or More		-	50	-	event	50
Sports Field - Rental with Lights						
Resident	100%	\$50/hour	50	50	hour	50

**CITY OF STANTON
FEES AND CHARGES
PARKS AND RECREATION FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description	% Of Recovery	Current Fee	Current Fee	Fully Burdened Cost	Per	New Fee
Non-Profit	100%	\$50/hour	50	50	hour	50
Commercial Use, Non-Resident, Private Party	100%	\$50/hour	50	50	hour	50
Sports Field - Rental without Lights						
Resident	50%	\$18/hour	18	30	hour	15
Non-Profit	50%	\$18/hour	18	30	hour	15
Commercial Use, Non-Resident, Private Party	100%	\$35/hour	35	30	hour	30
Security						
Guard	100%	\$20/hour	20	20	hour	20
Armed Guard	100%	\$20/hour	20	20	hour	20
Park Picnic Shelters						
Park Picnic Shelters						
Resident	43%		30	70	flat	30
Non-Profit	43%	-	30	70	flat	30
Commercial Use, Non-Resident, Private Party	100%	-	60	70	flat	70
Deposits						
Resident		-	50		flat	50
Non-Resident		-	100		flat	100
Picnic Shelter Refunds - 30 Days or More to Rental						
Resident/Non-Profit			30		flat	30
Commercial Use, Non-Resident, Private Party			60		flat	60

**CITY OF STANTON
FEES AND CHARGES
PUBLIC WORKS FEES
EFFECTIVE JULY 1, 2016**

Attachment B

Fee Description	% Of Recovery	Current Fee	Fully Burdened Cost	Fee	Comments
Offsite Grading Plan Review/Check	100%	4,825	6,020	6,020	
Offsite Grading Permit Fee	100%	355	345	345	
Offsite Grading Inspection	100%	2,360	2,600	2,600	
Offsite Public Improvement Plan Review/Check	100%	5,085	5,950	5,950	
Offsite Public Improvement Inspection	100%	1,420	1,570	1,570	
Offsite Public Improvement Permit/Issuance Fee	100%	230	545	545	
Wide, Overweight, Overlong Load Review	100%	16	18	18	Permit-Single Trip - State rate
Wide, Overweight, Overlong Load Review	100%	90	100	100	Permit-Annual/Repetitive Trips - State rate
Hazardous Material Clean-up	100%	FBHR*	-	-	FBHR + Direct Costs/Deposit
Weed Abatement	100%	FBHR*	-	-	FBHR + Direct Costs
Spilled Load Clean-up	100%	FBHR*	-	-	FBHR + Direct Costs
Damage to City Property	100%	FBHR*	-	-	FBHR + Direct Costs
Safeguard Private Property	100%	FBHR*	-	-	FBHR + Direct Costs
Plan Check	100%	681	681	681	
Encroachment Permit	100%	330	370	370	
Street Vacation Request Processing	100%	6,505	7,685	7,685	
Utility Street Cut Review and Inspection	100%	470	390	390	
Plans and Specs	100%	cost	cost	cost	
Grading Plan Review				Trust Dep.	
Inspections				Trust Dep.	
Parcel Map Review				Trust Dep.	
Tract Map Review				Trust Dep.	
Traffic Control Plan Check				Trust Dep.	
Sewer Connection - City**	100%	2,235	2,600	2,600	

*These costs are charged on actual time and materials by Incident based on fully burdened hourly rates established annually.

** Additional fees may be required from Orange County Sanitation District

Minimum initial deposit to be determined by staff for all trust deposits. All City fees may require a trust deposit in addition to listed fees. Trust deposits may be used to recover time spent by the City Attorney, Traffic Engineer, NPDES Consultant, City Engineer, Geologist, and Biotechnical Consultant.

**CITY OF STANTON
FEES AND CHARGES
OTHER FEES ADOPTED BY SEPARATE ORDINANCE OR RESOLUTION
LISTED FOR INFORMATION ONLY**

**City of Stanton
Residential Development Impact Fees
Resolution 2011-19**

Impact Fees as of April 12, 2011	Low Density Fee	Median Density Fee	High Density Fee (1)
Street Fee	\$ 650	\$ 456	\$ 398
Traffic Signal Fee	\$ 145	\$ 102	\$ 89
Total Traffic Fee	\$ 795	\$ 558	\$ 487
Community Center Fee	\$ 295	\$ 295	\$ 295
Police Facilities Fee	\$ 267	\$ 267	\$ 267

Total Impact Fees (2)

\$ 1,357	\$ 1,120	\$ 1,049
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(1) High Density Fee includes 11.1 to 60 dwelling units per acre and includes mixed use residential

(2) Yearly Increases by Cost of Living

The Council directs the City Manager or his/her designee to determine the rate increase of the Consumer Price Index at least 90 days prior to the public hearing required by section 66002 to determine whether a cost of living increase should be made to such development impact fees. Any such adjustments shall be based on the Bureau of Labor Statistics Consumer Price Index for all Urban Consumers. The Consumer Price Index on January 1, 1978 equals one hundred. Any proposed adjustments based on CPI increases shall be considered at the annual public hearing required by section 66002.

**CITY OF STANTON
FEES AND CHARGES
OTHER FEES ADOPTED BY SEPARATE ORDINANCE OR RESOLUTION
LISTED FOR INFORMATION ONLY**

**City of Stanton
Park-In-Lieu Fees
Resolution 2007-22**

Park-in-Lieu Fee as of July 1, 2011	Single Family	Duplex	Multi- Family	Mobile Home
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New Construction	\$ 11,173	\$ 11,379	\$ 9,732	\$ 6,410
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Additions < 500 sq. ft	\$ -	\$ -	\$ -	\$ -
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Additions > 500 sq. ft see explanation and calculation below.

Multiply the percentage increase in unit size, not including the first 500 square feet of addition, by the appropriate fee as shown above. For example, if a 2,000 square foot single family home were to be increased by 1000 s.f., 25% (500 s.f. divided by 2,000 s.f) of the current \$11,173 Park In Lieu Fee, or a \$2,793 fee, would be assessed and due at time of building permit issuance.

Calculation:

		Size of Addition (sq. ft.)
-	500 sq. ft.	(Exempt)
=		Sq. ft. to be assessed
Divided by		Size of Existing D.U. sq. ft.
=		← If this is over 100%, us New Const. Fee as fee due
Multiplied by		New Const. Fee for type of unit
=		PARK-IN-LIEU FEE DUE

**CITY OF STANTON
FEES AND CHARGES
OTHER FEES ADOPTED BY SEPARATE ORDINANCE OR RESOLUTION
LISTED FOR INFORMATION ONLY**

**City of Stanton
Fats, Oils, and Grease Program
Resolution 2009-16**

Description	Fee
Annual FOG Inspection: Yearly inspection fee paid by food service establishments. Billed in conjunction with business license tax.	\$ 150
Annual Sewer Mitigation Fee: Yearly fee paid by food service establishments that do not have a <u>grease control device</u> . Billed in conjunction with business license tax.	\$ 150
Initial FOG Permit Fee and Plan Review Fee: Food Service Establishments. Permits issued shall be in effect for 5 years and are non-transferable.	\$ 550
Subsequent FOG Permit Fee: Food Service Establishments. Permits issued shall be in effect for 5 years and are non-transferable	\$ 200
Violation FOG Follow-up Inspections: Follow-up inspection fee paid by food services establishments.	\$ 100 per inspection

**CITY OF STANTON
FEES AND CHARGES
OTHER FEES ADOPTED BY SEPARATE ORDINANCE OR RESOLUTION
LISTED FOR INFORMATION ONLY**

**City of Stanton
Orange County Sanitation District Connection Charges
City of Stanton Retains 5% of total fee for administrative costs**

Residential Connections	5+ Bedroom	4 Bedroom	3 Bedroom	2 Bedroom	1 Bedroom	Studio
Single Family Units (SFR) Fee per Unit	\$ 4,643	\$ 3,976	\$ 3,341	\$ 2,705	\$ 2,069	\$ -
Multi Family Units (MFR) Fee per Unit	\$ 3,610	\$ 3,610	\$ 2,973	\$ 2,337	\$ 1,670	\$ 1,073
Commercial / Industrial Units		Per Square Foot	Per Unit			
(Note: Minimum Charge is \$3,341 per new connection)						
Low Capacity Demand		\$ 279				
Average Capacity Demand		\$ 1,734				
High Capacity Demand		\$ 4,118				
Number of Units at Minimum			\$ 3,341			

City of Stanton Fees and Charges Definitions

Fee Name	Fee Description
Administrative Hearing	Processing a request to the Planning Commission for a waiver of an administrative citation.
Adult-Oriented Live Entertainer	Reviewing a request to operate in the City as an adult-oriented live entertainer.
Adult-Oriented Live Entertainer Renewal	Reviewing annual renewal request to operate in the City as an adult-oriented live entertainer.
Alcohol	A deposit is required for facility rental when alcohol is intended to be served.
Amendments to Approved Projects	Reviewing amendments to existing entitlements, such as Conditional Use Permits, Precise Plans of Development, Variances, Subdivision Maps, etc.
Annexation Processing	Reviewing a request to annex property to the city and determining the impact on city services.
Banner Permit	Reviewing proposed banners to insure that they fall within existing standards.
Building Board of Appeal	Holding a hearing before a convened Building Board in order to hear and decide appeals of orders, decisions or determination made by the Building Official relative to the application and interpretation of the uniform building codes.
Building Demolition Review and Inspection	Reviewing and inspecting a building prior to and during demolition.
Building Inspection - Permit Issuance	Providing a permit for inspection of building, electrical, plumbing and mechanical construction.
Building Inspection and Plan Check	Providing an inspection and plan check services for building, electrical, plumbing and mechanical construction to ensure compliance with appropriate code requirements.
Building Permit Extension	Requesting a timely extension to be filed prior to the expiration of a maximum 180 days to complete the building.
Building Permit Issuance Fee	Cost of Departmental Assistant issuing the building permit.

City of Stanton Fees and Charges Definitions

Fee Name	Fee Description
Building Plan Check Fee Only	Providing only plan check services for building, electrical, plumbing and mechanical construction to ensure compliance with appropriate code requirements.
Building Plan Review	Reviewing building construction plans to assure compliance of the proposed work with appropriate code requirements.
Building Plan Revision Review	Reviewing revised plans to ensure that modification are in compliance with appropriate code requirements.
Business Tax Renewal Processing	Review and process the annual renewal of business licenses.
Business Tax Renewal Processing- Online	Review and process the annual renewal of business licenses, payment and processing online only
Change of Address	Administratively changing an address by formal notification by letter to all affected public and private entities (i.e. fire, sheriff, utility companies, postal authorities, etc.).
City Council Agenda/Minute Mailing Service	Print and mail Redevelopment and City Council Agendas and/or minutes requested by private citizens.
City Hall – Full Community Center	Rental of Community Center room located at City Hall located at 7800 Katella Ave.
Commercial Use, Non-Resident Private Party	Fees charged to those who are not residents of the City for specific services.
Community Services Center – Clean Up	Charge to provide additional clean up beyond the contracted amount. Located at 11822 Santa Paula.
Community Services Center – Extended Hours	Additional hours exceeding the contract amount. Located at 11822 Santa Paula.
Community Services Center – Kitchen	Rental of the kitchen in the Community Services Center. Located at 11822 Santa Paula.
Community Services Center – Multi-Purpose Room	Rental of the Community Services Center Multi-purpose room. Located at 11822 Santa Paula.

City of Stanton Fees and Charges Definitions

Fee Name	Fee Description
Conditional Use Permit	Reviewing request for conditional use permit for a specific use of a specific parcel of property within terms of the zoning code.
Condominium Conversion Review	Review conditions that permit the conversion in conformity with all appropriate code requirements.
Damage to City Property	Repair damage to City property by private parties.
Deposit - City Attorney Review	Deposit collected for City Attorney to charge against while conducting a review of development related documents.
Deposits (Park & Recreation Fees)	To hold rental space and time for an event.
Determination of Public Convenience or Necessity	Staff review of a third party claim that an item is a public necessity when initially thought by the City to be a public convenience.
Development Agreement (DA) Review	Developing, negotiating and enforcing agreement to develop land within specific physical requirements in conjunction with the Stanton Redevelopment Agency.
Document Certification	Review City documents to verify that they are true and legal and provide proof of certification thereof.
Document Printing and Copying	Copy documents with city paper on the copy machine as requested by an individual.
Encroachment Permit	Review / inspect proposed work in the public right of way for conformance to City standards.
Energy Permit	Review of construction work to ensure California energy standards are met.
Energy Plan Check Fee Only	Review of plans to ensure California energy standards are met.
Environmental – Categorical Exempt Notice	Reviewing an application of eligibility as a site which is exempt from further environmental review and issuing a notice on the findings.
Environmental – Negative Declaration – Staff Preparation	Reviewing circumstances and filing a report declaring that the proposed project will have no adverse environmental impact.
Environmental Impact Report – Staff Review	Reviewing and commenting on a professionally

City of Stanton Fees and Charges Definitions

Fee Name	Fee Description
Extended Hours Final Parcel Map Check	prepared environmental impact report. Cost of rental beyond the original contract time. Reviewing the final parcel map to determine extent to which it complies with appropriate code requirements. There is one fee for Community Development review and a second for Public Works review.
Final Tract Map Check	Reviewing final tract map to determine extent to which it complies with appropriate code requirements. There is one fee for Community Development review and a second for Public Works review.
Fish and Game Exemption Administrative Fee	Reviewing plans for their potential negative impact on locally endangered wildlife species, as well as collect the County's fee of \$50 for an exemption.
FOG (Fats, Oils, and Grease Discharges)	Manage, operate, inspect, and maintain all parts of the City's wastewater collection system in order to reduce and prevent Sanitary Sewer Overflows from fats, oils, and grease.
Garage Sale Permit and Inspection	Approval and enforcement of garage/yard sale permits.
General Plan Amendment Review	Reviewing, processing an application and making recommendations regarding proposed amendments to the City's Comprehensive General Plan to the Planning Commission and City Council.
General Plan Maintenance Surcharge	Updating the Comprehensive General Plan to be submitted to the Planning Commission approximately every 15 years for the complete plan, and every 5 years for the housing element.
General Plan Map Amendment	Processing of requests to amend the City's General Plan Map and time/costs associated with amending existing Map and printing new maps.
Grading (Onsite) Inspection	Reviewing and inspecting approved grading on private property.
Grading (Onsite) Plan Review/Check	Reviewing proposed grading plans to ensure compliance with appropriate codes and standards.

City of Stanton Fees and Charges Definitions

Fee Name	Fee Description
Interpretation or Similar Use Determination	Review of request to determine if proposed use is similar to an existing use described in the Stanton Zoning Code.
Investigation for Compliance	Investigating a business situs for compliance with requirements for each or all of the following: code enforcement, planning, building, fire, AQMD and health.
Land Use Determination	Determination by the Planning Commission of appropriateness of uses that are not listed in the City zoning code.
Landscape Inspection	Inspecting commercial/industrial landscaping to ensure compliance to plans.
Landscape Plan Check	Reviewing commercial/industrial property owner landscape plan to assure compliance with appropriate code requirements.
Landscape Review Fee	To provide a review of proposed landscaping to assure compliance with appropriate code requirements.
Lot Line Adjustment Review	Reviewing the proposed change to the property boundary between two lots and issuing a certificate of compliance.
Mechanical, Plumbing, Electrical Inspection	Providing mechanical, plumbing, electrical inspection on construction projects.
Mechanical, Plumbing, Electrical Permit Issuance	Providing a permit to perform mechanical, plumbing and/or electrical construction.
Microfilming of Building Plans/Permits	Microfilming of a building plan for City activities for use by City staff and the public.
Minor Conditional Use Permit	Reviewing request for minor conditional use permit for a specific use of a specific parcel of property within terms of the zoning code.
Minor Precise Plan of Design (Rm+)	Reviewing and processing application for construction or location of buildings on a specific parcel of land for a specific development review site plan to insure zoning code conformity.
Miscellaneous Plan Check Review	Time spent per quarter hour of a Planning Associate reviewing a Plan Check item that does not fit into another category.

City of Stanton Fees and Charges Definitions

Fee Name	Fee Description
Mitigated Monitoring - Construction	Cost of setting up the mitigation monitoring plan at the construction stage to mitigate or eliminate adverse impacts to the environment and cost of providing on-going inspections of the project during construction activities.
Mitigated Negative Declaration Preparation	Preparing a mitigated negative declaration report that a proposed project will have no adverse impact.
Mitigated Negative Declaration Staff Review	Reviewing a mitigated negative declaration report prepared by other than the city staff and finding that a proposed project will have no adverse impact.
Mitigation Monitoring – Annual Maintenance	Providing an annual review of the mitigation plan for project requiring a mitigation monitoring program.
Municipal Code Subscription Service	Subscription to the City's Municipal Code including all updates.
New/Moved Business License Application	Review and process of new or moved business license applications and perform on site inspections of the business location.
New/Moved Business License Application - Online	Review and process of new or moved business license applications and perform on site inspections of the business location, payment and processing online only
No Alcohol	Deposit required for organizations renting facilities with no alcohol served.
Non-profit	Fees charged to organizations that are approved non-profit organizations by the State of California.
Norm Ross Field with Lights	To rent the field with lights.
Norm Ross Field without Lights	To rent the field without lights.
Nuisance Abatement	The cost to remove a nuisance from private property.
Park Picnic Shelters	To reserve a picnic shelter for private use at a City park.
Parking Scofflaws/Auto Release Charge	Pursuing contemptuous law violators for non-payment of parking citations and

City of Stanton Fees and Charges Definitions

Fee Name	Fee Description
	administratively overseeing the removal by towing after five unpaid citations.
Plan Check	Miscellaneous plan review related to permit applications, development projects or construction
Plan Check Extension	Reviewing requests showing that the circumstances beyond the control of the permittee have prevented action from being taken on a building permit to determine if a time extension should be permitted.
Planning Commission Agenda/Minute Mailing Service	Print and mail Planning Commission Agendas/Minutes requested by private citizens and businesses.
Plans and Specifications	Providing plans and specifications for City projects to those interested.
Precise Plan of Development	Reviewing and processing application for construction or location of buildings on a specific parcel of land for a specific development. Review of site plan to insure zoning code conformity.
Preliminary Plan Review	Reviewing preliminary plans prior to formally submitting them in order to identify any special conditions and determine extent to which proposal complies with appropriate code requirements. Implementing a facilities pre-approved review process.
Processing Appeal to the City Council	Processing an appeal of a decision by the Planning Commission to the City Council.
Processing Appeal to the Planning Commission	Processing an appeal to the Planning Commission of an administrative staff decision.
Provisional Use Permit	The uses listed in any zoning districts which are allowed subject to the issuance of a conditional use permit may, on a limited basis, be allowed in such zoning district as a provisional use subject to the requirements of the municipal code.
Reasonable Accommodations	Review of request for accommodations to

City of Stanton Fees and Charges Definitions

Fee Name	Fee Description
	determine appropriateness.
Recreational/Contractual Personnel	Costs for recreational staff
Relocation Review and Inspection	Reviewing the application for relocating a building into the City, and inspecting the building after the move.
Returned Check (NSF) Processing	Re-process checks returned due to insufficient funds
Safeguard Private Property	Safeguard private property being jeopardized due to a sudden condition.
Security	Costs for security staff
Sign Face Change	Reviewing proposed sign face change to ensure changes fall within existing City standards.
Sign Permit	Reviewing proposed signs to insure they fall within existing city standards.
Sign Program Review	Reviewing proposed sign criteria within multiple signed commercial centers or new monuments to ensure compatibility with existing city standards.
Site Plan Amendment - Minor	A ministerial review of a minor proposed site plan for a specific parcel to assure compliance with appropriate codes with no additional action required.
Special Events Permit Review	A special event permit is required for events/retail outdoor sales events which are held in open areas or within temporary structures, such as tents, trailers, and other such structures and which are not intended to serve the primary use of the lot.
Special Inspection/Re-inspection	Fees charged for inspections that are unique and not part specifically identified in the fee schedule or a project that requires a duplicate inspection for work previously performed.
Special License – Adult Establishment	Process various applications for unique establishments.
Special License (Film)	Process an application for filming within the City.

City of Stanton Fees and Charges Definitions

Fee Name	Fee Description
Special Traffic/Curb Mark Service – Maintenance	Maintaining curb markings which benefit business property interests as opposed to general traffic safety.
Special Traffic/Curb Marking Services – Initial Request	Reviewing request for and, if approved, placing curb markings which benefit property business interests as opposed to general traffic safety.
Specific Plan Amendment	Reviewing and processing of an amendment to an existing specific plan.
Stanton Central Park Sports Field Rental with Lights	To rent the field with lights.
Stanton Central Park Sports Field Rental without Lights	To rent the field without lights.
Street Vacation Request Processing	Reviewing and providing a report and recommendation on the advisability of abandoning all or a portion of a public right-of-way.
Temporary Certificate of Occupancy	Determining that no substantial hazard exists for the temporary use of a portion or portions of a building prior to its completion.
Temporary Sign Review and Inspection	Reviewing temporary sign plans and inspecting sign on-site to assure compliance with appropriate code requirements.
Temporary Use Review	Reviewing request for a temporary use permit for a specific use (such as a carnival, Christmas tree lot, or construction trailer) of a specific parcel of property within terms of the zoning code.
Tentative Parcel Map Review	Reviewing tentative parcel map to identify any special conditions and determine extent to which it complies with appropriate code requirements.
Tentative Tract Map Review	Reviewing tentative tract map to identify any special conditions and determine extent to which it complies with appropriate code requirements.
Time Extension Review	Reviewing expiring tract maps and other developmental applications to determine if time extensions should be permitted with or without new restrictions.
Variance Review by Planning Commission	Processing a request to the Planning

City of Stanton Fees and Charges Definitions

Fee Name	Fee Description
	Commission for a major variance from the requirements of the zoning code.
Vehicle Abandonment	Removing abandoned vehicle from either private or public property.
Vehicle Abatement	Identifying, preparing report on, towing and storing vehicles without registration, or vehicles abandoned on public highways.
Weed Abatement	To recover costs of weed abatement on private property due to a hazard.
Wide, Overweight, Overlong Load Review – Annual / Repetitive Trips	Reviewing request for permit and establishing route for wide, overweight, overlong vehicles through the City on an annual or repetitive trip basis.
Wide, Overweight, Overlong Load Review – Single Trip	Reviewing request for a single trip permit and establishing route for wide, overweight, overlong vehicles through the City. This fee is the same as the State rate.
Zone Change Review	Reviewing a request for change of zoning designation for a specific parcel(s).
Zoning Clearance	Researching information on zoning clearance for specific sites.
Zoning Code Amendment Review	Reviewing and processing application for a zone ordinance amendment.
Zoning Confirmation Letter	Researching and issuing a letter providing information on zoning requirements for specific sites.
Zoning Map Amendment	Processing of requests to amend the City's Zoning Map and time/costs associated with amending existing Map and printing new maps.

CITY OF STANTON

REPORT TO CITY COUNCIL

TO: Honorable Mayor and City Council

DATE: June 28, 2016

SUBJECT: PUBLIC HEARING TO CONSIDER MITIGATED NEGATIVE DECLARATION, PRECISE PLAN OF DEVELOPMENT PPD-766, VARIANCE V14-01, AMENDMENT TO THE ZONING CODE AZC15-03, AND DEVELOPMENT AGREEMENT FOR THE CONSTRUCTION OF A FIVE-STORY MIXED USE DEVELOPMENT WITH THE COMMERCIAL COMPONENT INCLUDING A RESTAURANT, OUTPATIENT CLINIC, AND PARKING ON THE FIRST TWO FLOORS, AND THE RESIDENTIAL COMPONENT CONSISTING OF A 66 ROOM/120 BED ASSISTED LIVING FACILITY ON THE TOP THREE FLOORS FOR THE PROPERTY LOCATED AT 12282 BEACH BLVD. IN THE SOUTH GATEWAY MIXED-USE OVERLAY ZONE.

REPORT IN BRIEF:

A public hearing to consider a five-story mixed-use development including commercial uses on the first floor, a two-story parking garage, and an assisted living facility on the top three floors of the structure for the property located at 12282 Beach Blvd. in the SGMX (South Gateway Mixed Use Overlay) zone. Under consideration is a mitigated negative declaration, Precise Plan of Development PPD-766, an ordinance to amend the zoning code, Variance V14-01, and an ordinance to consider a Development Agreement.

RECOMMENDED ACTION:

1. Conduct a public hearing;
2. Adopt Resolution No. 2016-24 adopting a Mitigated Negative Declaration in compliance with CEQA;
3. Adopt Resolution No. 2016-25 approving Variance V14-01;
4. Adopt Resolution No. 2016-26 approving Precise Plan of Development PPD-766;
5. City Council introduce Ordinance No. 1053, entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING SECTION 20.230.060 OF THE STANTON MUNICIPAL CODE RELATING TO MAXIMUM BUILDING PROJECTIONS ON STOREFRONT

BUILDING FRONTAGES IN THE MIXED-USE OVERLAY ZONES (AZC15-03)”;

6. Set Ordinance No. 1053 for adoption at the regular City Council meeting on July 12, 2016;
7. City Council introduce Ordinance No. 1054, entitled:
“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF STANTON AND STANTON ASSISTED LIVING, LLC FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF STANTON PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65864 ET SEQ.”; and
8. Set Ordinance No. 1054 for adoption at the regular City Council meeting on July 12, 2016.

BACKGROUND:

The Applicant, USS Cal Builders, Inc., is proposing to develop three vacant lots located at the northeast corner of Beach Blvd. and Catherine Ave., with a five-story mixed-use development. To accommodate this proposed project, the Applicant has requested the following entitlements and agreements:

- Development Agreement – In exchange for the development of the property, the developer is agreeing to provide a public benefit, specifically the improvement of existing parkland in the City. Section 20.510.050 of the Stanton Municipal Code (SMC) requires the City Council hold a public hearing to consider the Development Agreement and authorize the City Manager to execute the agreement;
- Variance (V14-01) – to allow a variance from the minimum property size in order to develop a mixed-use project in the South Gateway Mixed Use Overlay zone.
- Amendment to the Zoning Code (AZC15-03) – to amend Section 20.230.060 of the SMC to allow for greater building projections for storefront facades in mixed-use developments; and
- Precise Plan of Development (PPD-766) – Section 20.530.030 of the SMC requires a development permit for the construction any new commercial or mixed-use building.

ANALYSIS/JUSTIFICATION:

Project Location – The project site, which is located on the northeast corner of Beach Blvd. and Catherine Ave., is three parcels that cumulatively total approximately 49,500 square feet in size. The site carries a CG (Commercial General) zoning designation with a South

Gateway Mixed Use (SGMX) Overlay, and has a general plan designation of South Gateway Mixed Use. Properties to the north, across the Orange County Flood Control channel, are zoned CG (Commercial General) and house commercial uses, including a smog check business and a recreational vehicle rental business. To the west, across Beach Blvd. are properties in the CG zone, which include a business executive building and a mobile home dealership. To the south of the subject property are properties within the CG zone, which include a used car dealership and a residential property with a one-story single-family residence. To the southeast is a property in the RH (High Density Residential) zone, which includes a condominium complex with two-story structures. To the east are properties in the RH zone, which include residential uses. Directly adjacent to the subject site is a residential project containing six, two-story single-family detached residential units.

Project Description – The proposed project would include the construction of an 86,385 square foot, five-story structure. The ground floor of the structure would consist of 10,803 square feet of commercial and storage uses; an 18,354 square foot parking garage structure; and 5,255 square feet of publicly accessible open space, including a public plaza located at the western portion of the property, adjacent to Beach Blvd. The proposed commercial uses include a restaurant, an outpatient medical clinic that would be open to the public, and offices and reception areas for the operation of a residential assisted living/continuing care facility that would be located on the upper floors of the proposed structure. The second floor of the structure would contain no commercial or residential uses. It would house mechanical equipment and storage rooms and 15,718 square feet of parking.

The top three floors of the structure would house an assisted living facility. The third floor of the structure (first level of the assisted living facility) would include 25,194 square feet of area for the living quarters and assisted living operations. In addition, two roof garden terraces are provided, totaling 8,721 square feet. The fourth and fifth floors of the structure (second and third levels of the assisted living facility) would include 25,194 square feet on each level for the living quarters and assisted living operations.

All proposed uses on the site are permitted by right per Table 2-11(Allowed Uses and Permit Requirement) in Section 20.230.040 (Mixed-Use Overlay Zone Land Uses and Permit Requirements) of the SMC. For the restaurant use, the sale of alcohol is not proposed. If the sale of alcohol is proposed in the future, a conditional use permit would be required.

To be eligible to develop a mixed-use project in the SGMX Overlay, Table 2-12 (Development Standards for Mixed-Use Overlay Zones) in Section 20.230.050 (Mixed-Use Overlay Zone Development Standards) of the SMC indicates the minimum site area shall be 50,000 square feet. The subject site is approximately 49,500 square feet. In the northeast portion of the project site, there is a small rectangular water well parcel (APN: 131-481-05) approximately fifteen feet by twenty-four feet in size that results in a reduction of approximately 360 square feet of land from the site, if it were otherwise a regularly shaped lot line. In addition, the Orange County Flood Control District channel runs along

the northern property line of the subject site, altering the shape of the property, creating an irregularly shaped property and a unique situation that is not shared by other properties along Catherine Ave. As such, the applicant is requesting a variance from the minimum lot size requirement. The requested variance would equate to an approximate 600 square foot reduction, or a 1.2% modification.

Operations – In terms of the proposed operations on the site, the ground level would include all the commercial operations, while the upper floors would be utilized as an assisted living facility. The proposed commercial operations include a 1,153 square foot restaurant, a 1,471 square foot outpatient medical clinic, and 2,319 square foot office area for the support operations of the assisted living facility.

The proposed restaurant would be open to the public, and the applicant is proposing to include outdoor seating in the public plaza area that could be utilized for the restaurant patrons, or the general public. A large kitchen facility is proposed as part of the restaurant.

This kitchen facility would also be utilized to prepare the food as part of the assisted living facility. The food would be prepared in the ground floor kitchen, and transported to the assisted living facility through a dumbwaiter system.

The outpatient clinic is proposed to be open to the public, and would handle non-emergency medical issues. As currently proposed, the clinic area would be improved with a handicap accessible restroom. The remainder of the clinic area is currently proposed to be open. When an operator of the clinic is identified, tenant improvement plans would be required to be submitted to the Planning Division for any interior modifications.

For the operation of the assisted living facility, the main offices and entrance to the facility would be located on the ground floor. All office employees, residents, and guests would enter and exit through the controlled access point and into the reception/front lobby area. Elevators would then be utilized to enter the facility located on the third through fifth floors of the building. As proposed, no residents would be able to exit the facility, except through the controlled entry point on the ground floor. As the assisted living facility is proposed to accommodate patients with dementia and other similar medical conditions, the residents would not have automatic entry/exit privileges. The residents would either be escorted by nurses and staff on designated outings, or resident family members or acquaintances would be able to escort the resident from the facility for day visits.

In regards to the operations assisted living facility on the upper floors, the first level of the resident living quarters would be located on the third floor of the building. This level would include: 32 resident rooms; the main dining area where ambulatory residents would have all their meals served; two activity rooms; a resident lounge; three nurses stations (one in each wing of the building); and access to two rooftop terraces.

The second level of the facility would include: 32 resident rooms; two activity rooms; a tenant lounge; a smaller dining room for less ambulatory residents; hair salon; staff lounge; and three nurse stations. The third and final level of the facility would include: 32 resident rooms; a small dining room; two activity rooms; a spa and jacuzzi room; laundry facility;

and three nurse stations.

All residents would be able to access the rooftop terraces on the first level of the facility. Nurses and staff would be monitoring the terraces at all times. If residents become agitated or the noise level becomes elevated, staff of the facility would be present to immediately address the situation. The perimeter wall around the terraces would include tall glass paneling, to allow the residents to enjoy the view, while ensuring the safety of the residents. The glass paneling also provides a sound buffer to ensure any ambient noise from the terrace is significantly limited to not impact the neighboring residents or property owners.

Circulation/Parking – As proposed, site access would be provided by three driveways located along Catherine Ave. The two western most driveways would provide access to the first floor of the parking garage, and loading area for the commercial uses. The eastern most driveway on Catherine Ave. would provide access to the second floor of the parking garage. As proposed, the first floor of the parking garage would be designated for the guests and employees of the restaurant, outpatient clinic and the guests visiting residents of the assisted living facility. The second floor of the parking structure is proposed to be restricted access for the nurses and employees for the assisted living facility, and would be gated.

In terms of parking requirements, a total of 70 parking spaces are provided on-site. The restaurant (1 space/100 s.f.), kitchen (1 space/300 s.f.), and outpatient clinic (1 space/250 s.f.) require a total of 28 parking spaces to be provided. A total of 37 parking spaces are provided on the non-restricted ground floor of the parking garage. For the assisted living facility, per Section 20.400.310 of the Stanton Municipal Code, one parking space must be provided per three beds provided as part of a residential care facility for the elderly. As such, the applicant is proposing to provide 120 beds, which equates to 40 required parking spaces. These parking spaces are designated to accommodate ambulatory residents, employees of the facility, and guests of the facility. Eight parking spaces are provided on the ground level of the parking garage for guests of the facility, and a total of 33 parking spaces are provided on the second floor of the parking structure for employees of the assisted living facility.

The location of the second floor of the parking structure is on the eastern portion of the subject site. To ensure the illumination of the parking structure, or the headlights from the vehicles do not impact the neighboring uses, three foot barrier walls are placed along the parking area to block the headlights as the vehicles travel through the structure. In addition, on the exterior of the building, decorative awnings are proposed, which also act to obscure the light produced from the overhead lighting, and direct the ambient light toward the ground. Furthermore, the applicant is proposing to plant a minimum of eight mature trees along the eastern property line to ensure that a dense landscape buffer is provided to further obstruct light and any ambient noise. Conditions of approval for Precise Plan of Development PPD-766 have been included to ensure these items are constructed, installed and maintained.

Open Space/Landscaping – Per Section 20.230.050 (Mixed-Use Overlay Zone

Development Standards) of the SMC, a minimum of 10% of the site shall be provided for publicly accessible open space, and a minimum of 15% of the total floor area of the dwelling area shall be provided for common open space for the residential component. For this site, that equates to a minimum of 4,949 square feet dedicated to publicly accessible open space, and 7,424 square feet dedicated towards common open space for the residents.

To meet this requirement, the applicant is proposing to develop 5,255 square feet of publicly accessible open space, including the public plaza on the ground floor of the development, adjacent to Beach Blvd. This proposal would also meet the goals of the Livable Beach Blvd. Mobility Plan, which identifies this site as a potential location for a public plaza. The applicant has proposed to improve the public plaza with lush landscaping, seating areas, and a water feature or art sculpture.

To meet the common open space requirement for the residential use, the applicant is proposing two elevated rooftop terraces. The eastern terrace would total 4,216 square feet in size, and the western terrace would total 4,505 square feet, for a combined total of 8,721 square feet. As indicated in the operations section, these rooftop terraces would be under constant surveillance by the staff and security of the facility.

Beyond the open space requirement, the applicant is proposing to provide a lush landscaping along the eastern and northern property lines. This will assist in providing a visual buffer, and break up the building massing.

Design and Architecture – For the South Gateway Mixed Use District, the development standards are different than the traditional setback standards previously observed in past development in the City. As part of the mixed-use districts, there is no longer simply a minimum setback, but also a maximum setback. This new standard is called the build-to-zone, where a building must be located within the minimum and maximum setbacks. In addition, there are regulations that require a minimum of the building frontage length to be located with the build-to-zone. As such, for this development, the minimum setback along Catherine Ave. is zero feet, with a maximum of a ten foot setback. In addition, a minimum of 65% of the building frontage would need to be located within the build-to-zone.

To meet this requirement, the applicant has designed the building to have a presence along Catherine Ave., while setting a portion of the upper floors back from the street and adjacent residents. The rooftop terraces were designed to be located within the build-to-zone to meet the development standards. This allowed majority portion of the upper floors of the building to be setback from Catherine Ave., with the majority of the upper floor area situated along the northern property boundary, along the Orange County Flood Control Channel.

Overall, the building is designed in a T-shape. The short leg of the "T" runs in a north-south direction and terminates within the build-to-zone along Catherine Ave. The short leg is approximately 70 feet in width and is angled away Catherine Ave. to minimize the building massing along the street. The long leg of the T-shape is located along the

northern property line adjacent to the channel. Along the eastern boundary line, adjacent to the existing residential properties, the building is set back a minimum of ten feet. Again, rooftop terraces are utilized to break up the building massing on the eastern elevations. In addition, the "T" portion of the building is angled to reduce the building massing directly adjacent to the neighboring property.

In terms of the architectural design, the exterior of the proposed building is designed in a contemporary style, with clean straight lines and complementary layered materials. The architect has provided articulation along the elevations to break up the massing, and provide designed focal points. Each elevation is comprised of alternative wall planes of medium brown stucco, chocolate brown engineered wood siding applied in a horizontal direction, stonework and wrought iron decorative features. The roof material would be a terra cotta style tile.

Amendment to the Zoning Code – In order to meet Orange County Fire Authority access requirements, exterior access balconies and walkways were required as part of the development proposal. These walkways must be ADA accessible, which is a minimum of five feet in width. The current allowed projection from the building façade per Figure 2-13 in Section 20.230.060 of the SMC is three feet. As such, in order to accommodate the projecting balconies that are utilized for emergency access, the applicant is proposing to expand the projection from the building façade to be five feet.

Water Well – In the northeast portion of the property, there is an active, private water well, and associated pumping equipment. There is a 10 foot easement running along the eastern property line of the subject site to provide access to the well and pumping equipment. This water well was constructed in 1949 and is 167 feet in depth. Per the regulations of OC Health, when a well has less than five connections, it is considered private, and is no longer regulated by any agency. The water well adjacent to the site currently only has four connections. On April 24, 2013, the Orange County Health Care Agency Department of Environmental Health transitioned the water well from a publicly regulated well to a private well. As a result of transitioning the well to be private, there are no longer any agencies that regulate the well, construction around the well, or the water quality coming from the well.

As part of the proposed development, the applicant is proposing to construct the building within approximately six feet of the well site. To ensure the well is not contaminated, damaged or destroyed during construction, the applicant will be engineering a system to protect the well during the construction and operational stages of the development. As part of the resolution of approval for the Precise Plan of Development, a number of conditions have been incorporated to ensure the proper protection of the well. Conditions have also been added to ensure that if the well is damaged or contaminated during the construction phase, the applicant will be responsible for providing potable water to the four properties that would be affected.

Development Agreement – As part of the entitlement process, the City Council authorized staff to enter into negotiations for a development agreement for this project. The

Development Agreement would vest the Applicant with the authority to develop the assisted living facility in accordance with the existing land use laws, regulations, and ordinances. In other words, if the land use laws, regulations, and ordinances change during the life of the Development Agreement, the applicant would still be able to develop the project, according the Agreement. In exchange, the developer has agreed to provide improvements to existing parkland within the City as a public benefit. Specifically, the developer has agreed to redevelop the park on the southwest corner of Beach Blvd. and Orangewood Ave.

Planning Commission Meeting – On June 22, 2016, a duly noticed special meeting of the Planning Commission was held to conduct a public hearing to consider this project. During the noticing period, three letters of opposition were received in regards to this project, and have been attached for the City Council's consideration. In the letters, the points of opposition included traffic on Catherine Ave., parking, the proposed building height, homeless population and its use of the plaza area, and the opinion that there were alternative sites in the City that would be better suited for the project.

In response to the traffic concern, as part of the environmental analysis, the environmental consultant conducted a traffic analysis and warrant study. The conclusion of this study resulted in two mitigation measures. The first measure was to require the developer to expand and improve Catherine Ave. to its full street width as part of the development. The project design has already incorporated this mitigation measure. The second mitigation measure was to prepare a traffic control plan during the construction phase to mitigate the impacts of construction on the traffic patterns.

In regards to parking, the letter of opposition stated that there would not be sufficient customer parking and visitor parking for the site. For all the commercial uses on the first level, 28 parking spaces are required per the municipal code, however, 37 parking spaces are provided on the first level of the parking structure. For the overall parking demand, the applicant has met the required parking per the Stanton Municipal Code. In the public hearing, the applicant indicated that although the second level of the parking garage is gated access, guests of the assisted living facility would be able to access the upper level through a call box system if parking on the first level became full.

In regards to the building height, the proposed structure would be the tallest in the neighborhood, and in the City of Stanton. There is another four-story structure in the City, but not in close proximity to the project site. In the General Plan, this area and south of this area have been designated as part of the South Gateway Mixed Use District. The General Plan identifies this area as allowing up to five stories in height and a density of up to 60 dwelling units to the acre. The zoning code was developed to be consistent with the General Plan, and this proposed project is consistent with the development standards in terms of the number of stories and the maximum height of a structure in the South Gateway Mixed-Use District.

Regarding the comment that the homeless population would use the proposed plaza area, the letter provides, "there is already a large population of homeless in the City...and with

this development, it will create another place for this population to congregate.” Although the proposed plaza will be a public plaza, the site will be privately owned and operated. The property owner will be responsible for the maintenance and security of the site. The applicant has indicated that there will be security on-site 24-hours a day, seven days a week to patrol all aspects of the site, including the public plaza.

Finally, in one of the letters, an opinion was stated that this project would be better suited in an alternative location within the City. This is a private property, and the applicant property owner has a right to apply for a project that is compliant with the zoning code and consistent with the General Plan. The proposed project is consistent with the General Plan, and with approval of the proposed applications, the project has met the zoning standard thresholds as well.

At the public hearing, two members of the public spoke. The individuals reiterated concerns regarding traffic on Catherine Ave., and overflow parking. Specifically, the residents requested the City consider traffic-calming options on Catherine Ave. as a whole, not just as part of the proposed project. At the conclusion their comments, the residents voiced their support of the project.

At the conclusion of the public hearing, the Planning Commission unanimously voted to recommend approval of the project to the City Council.

FISCAL IMPACT:

None. The applicant will reimburse City staff and the City’s consultants’ review of this project. Moreover, if the project is approved, the applicant will design, construct, and pay for the construction of park improvements in the City.

ENVIRONMENTAL IMPACT:

In accordance with the requirements of the California Environmental Quality Act, a Mitigated Negative Declaration (MND) has been drafted. The environmental factors that were determined to require mitigation included: Biological Resources, Transportation/Traffic, Cultural Resources, Hydrology/Water Quality, and Mandatory Findings of Significance. The Notice of Availability for the state-mandated 30-day public review period was released on March 24, 2016. Written comments on the Draft MND (SCH#2016031086) were accepted until April 25, 2016. The City received four letters from stakeholder agencies. Response to comments were drafted and incorporated and have been included as part of the MND for consideration. A Mitigation Monitoring Program has also been drafted and incorporated into the document.

PUBLIC NOTIFICATION:

Notice of Public Hearing was mailed to all property owners within a five hundred-foot radius

of the subject property, posted at three public places, on the City's website, and made public through the agenda-posting process.

STRATEGIC PLAN OBJECTIVE ADDRESSED:

- 2 – Promote a Strong Local Economy
- 5 – Provide a High Quality of Life


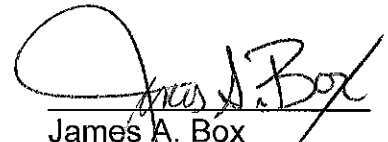
Prepared by:

Reviewed by:

Approved by:



Kelly Hart
Community Development
Director


Matthew E. Richardson
City Attorney
James A. Box
City Manager

ATTACHMENTS

- A. Resolution No. 2016-24 – Mitigated Negative Declaration w/ exhibits
- B. Resolution No. 2016-25 – Variance V14-01
- C. Resolution No. 2016-26 – Precise Plan of Development PPD-766
- D. Ordinance No. 1053 – Amendment to the Zoning Code AZC15-03
- E. Ordinance No. 1054 – Development Agreement w/ exhibit
- F. Letters from the public
- G. Vicinity Map
- H. Architectural Plans

RESOLUTION NO. 2016-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA ADOPTING A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR THE DEVELOPMENT OF A FIVE-STORY MIXED-USE DEVELOPMENT PROJECT LOCATED AT 12282 BEACH BLVD. (APNs: 131-483-01, 02 & 03)

WHEREAS, on January 27, 2014, USS Cal Builders, Inc. ("Applicant") filed applications for approval of a Precise Plan of Development PPD-766, Variance V14-01, Amendment to the Zoning Code AZC15-03, and a Development Agreement for the development of a 49,500 square foot site ("Project Site"), located at 12282 Beach Blvd. with a five-story mixed use development including commercial uses on the ground floor, a two-story parking garage, and an assisted living facility on the top three floors and associated site improvements ("Project"); and

WHEREAS, pursuant to section 21067 of the Public Resources Code, and section 15367 of the State CEQA Guidelines (Cal. Code Regs., tit. 14 §15000 et seq.), the City of Stanton is the lead agency for the proposed Project; and

WHEREAS, in accordance with State CEQA Guidelines section 15063, the City prepared an Initial Study to determine if the Project could have a significant effect on the environment; and

WHEREAS, based on the information contained in the Initial Study, which concluded that the Project would not have a significant impact on the environment with mitigation incorporated, the City determined that a Mitigated Negative Declaration ("MND") should be prepared for the Project, and an MND was prepared pursuant to CEQA, and the State CEQA Guidelines; and

WHEREAS, in accordance with State CEQA Guidelines section 15072(b), on March 24, 2016, the City mailed a Notice of Intent to Adopt the MND to the Office of Planning and Research and all responsible and trustee agencies and members of the public; and

WHEREAS, as required by State CEQA Guidelines, section 15072(d), on April 6, 2016, the Notice of Intent to Adopt the MND was posted by the Clerk for the County of Orange; and

WHEREAS, during the public comment period, copies of the MND and technical appendices were available for review and inspection at City Hall; and

WHEREAS, pursuant to State CEQA Guidelines section 15073, the MND was circulated for a 30-day review period from March 24, 2016 through April 25, 2016, during which the City received comment letters from the Airport Land Use Commission for Orange County, Planning Division Orange County Public Works Service Area/OC

Development Services, Garden Grove Unified School District, and Caltrans Regional Community-Transit Planning District 12; and

WHEREAS, responses were prepared for the comment letters received and transmitted to the commenting agencies, as well as incorporated into the Final Mitigated Negative Declaration; and

WHEREAS, the proposed Mitigation Monitoring and Reporting Program is attached hereto as Exhibit "A"; and

WHEREAS, on June 22, 2016, the Planning Commission held a duly-noticed public hearing to consider and make a recommendation to the City Council regarding the Project and the MND. At the conclusion of the public hearing, the Planning Commission approved Resolution No. 2349, recommending approval of the MND to the City Council; and

WHEREAS, on June 28, 2016, the City Council held a duly-noticed public hearing to consider the Project and MND; and

WHEREAS, at the City Council public hearing, members of the public were afforded an opportunity to comment upon the Project and the MND; and

WHEREAS, as contained herein, the City Council has endeavored in good faith to set forth the basis for its decision on the Project; and

WHEREAS, all the requirements of the Public Resources Code, and the State's CEQA Guidelines have been satisfied by the City in connection with the preparation of the MND, which is sufficiently detailed so that all of the potentially significant environmental effects of the Project, as well as feasible mitigation measures, have been adequately evaluated; and

WHEREAS, the MND prepared in connection with the Project sufficiently analyzes the feasible mitigation measures necessary to avoid or substantially lessen the Project's potentially significant environmental impacts; and

WHEREAS, the Council has carefully considered all pertinent testimony and information contained in the staff report prepared for this application as presented at the public hearing; and

WHEREAS, the findings and conclusions made by the City Council in this Resolution are based upon the oral and written evidence presented as well as the entirety of the administrative record for the Project, which is incorporated herein by this reference. The findings are not based solely on the information provided in this Resolution; and

WHEREAS, prior to consideration, the City Council has heard, been presented with, reviewed and considered all of the information and data in the administrative record, including but not limited to the Initial Study, MND, and Mitigation Monitoring and

Reporting Program, and all oral and written evidence presented to it during the hearing; and

WHEREAS, the MND reflects the independent judgment of the City Council and is deemed adequate for purposes of making decisions on the merits of the Project; and

WHEREAS, no comments made in the public hearings conducted by the City Council and no additional information submitted to the City Council have produced substantial new information requiring recirculation of the MND or additional environmental review of the Project under State CEQA Guidelines section 15073.5; and

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

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF STANTON DOES HEREBY FIND:

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

SECTION 2: CEQA. As the hearing body for the Project, the City Council has reviewed and considered the information contained in the MND, Initial Study, comments received, and other documents contained in the administrative record for the Project. The City Council finds that the MND, Initial Study and administrative record contain a complete and accurate reporting on the environmental impacts associated with the Project. The City Council further finds that the MND and Initial Study have been completed in compliance with CEQA, and the State CEQA Guidelines.

SECTION 3: Findings on Environmental Impacts. Based on the whole record before it, including the MND, Initial Study, the administrative record and all other written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the Project are either less than significant or can be mitigated to less than significant levels pursuant to the mitigation measures outlined in the MND, the Initial Study and the Mitigation Monitoring and Reporting Program. The City Council further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Project may result in any significant environmental impacts. The City Council finds that the MND contains a complete, objective, and accurate reporting of the environmental impacts associated with the Project and reflects the independent judgment and analysis of the City.

SECTION 4: Wildlife Resources. Pursuant to Fish and Game Code section 711.4(c), all project applicants and public agencies subject to CEQA shall pay a filing fee for each proposed project, as specified in subdivision 711.4(d) for any adverse effect on wildlife resources or the habitat upon which wildlife depends unless a "no effect" finding is made by the California Department of Fish and Game. This fee is due and payable as a condition precedent to the County Clerk's filing of a Notice of Determination.

SECTION 5: Adoption of the Mitigated Negative Declaration. The City Council hereby adopts the MND.

SECTION 6: Adoption of Mitigation Monitoring and Reporting Program. The City Council hereby adopts the Mitigation Monitoring and Reporting Program prepared for the Project, attached hereto as Exhibit "A".

SECTION 7: Location and Custody of Records. The documents and materials that constitute the record of proceedings on which these findings are based are located at Stanton City Hall; 7800 Katella Avenue, Stanton, CA 90680. The Community Development Director is the custodian of the record of proceedings.

SECTION 8. Certification. The Mayor shall sign this Resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

ADOPTED, SIGNED AND APPROVED by the City Council of the City of Stanton at a regular meeting held on June 28, 2016 by the following vote, to wit:

BRIAN DONAHUE, MAYOR

ATTEST:

PATRICIA A. VAZQUEZ, CITY CLERK

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. 2016-24 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 June 28, 2016, 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

12282 Beach Boulevard Mixed-Use Project

Draft
**Initial Study-
Mitigated Negative
Declaration**



March 2016

Environmental Scientists Planners Engineers

Draft
**Initial Study -
Mitigated Negative Declaration**

12282 Beach Boulevard Mixed-Use Project

Prepared by:

City of Stanton
7800 Katella Avenue
Stanton, California 90680
Contact: Kelly Hart, Associate Planner
714-890-4228
khart@ci.stanton.ca.us

Prepared with the assistance of:

Rincon Consultants, Inc.
180 North Ashwood Avenue
Ventura, California 93003
805-644-4455

March 2016

This report prepared on 50% recycled paper with 50% post-consumer content.

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Appendices

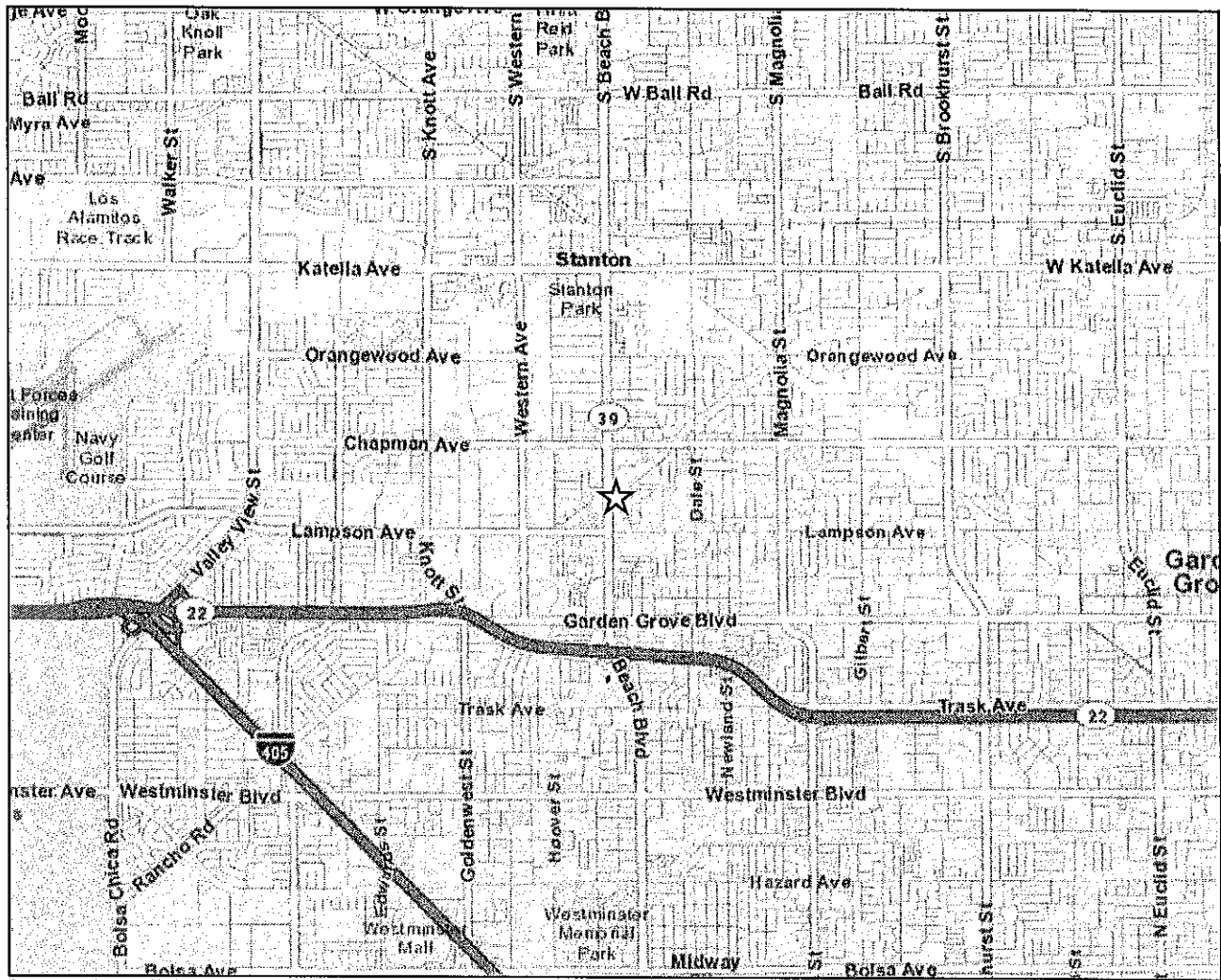
Appendix A:	Shade/Shadow Analysis
Appendix B:	Air Quality and Greenhouse Gas Emissions Modeling Results
Appendix C:	Noise Measurements
Appendix D:	Project Traffic Study
Appendix E:	Closed Circuit Cooler Data Sheet
Appendix F:	Water Quality Management Plan

INITIAL STUDY

Project Title	12282 Beach Boulevard Mixed-Use Project
Lead Agency	City of Stanton 7800 Katella Avenue Stanton, California 90680
Contact Person	Kelly Hart, Interim Community Development Director (714) 890-4228
Project Location	The project site is comprised of three contiguous parcels (APN 131-483-01, -02, and -03) located at 12282 Beach Boulevard, in the City of Stanton. Figure 1 shows the regional location and Figure 2 shows the project site location.
Project Sponsor Name and Address	Manju Pai 420 Goddard, Ste 200 Irvine, CA 92618
General Plan Designations	South Gateway Mixed-Use District
Zoning	Commercial General Zone South Gateway Mixed-Use Overlay
Project Description	<p>The proposed development (the project) would involve development of a five-story (63-foot-high) mixed-use building that would include commercial space, parking, and a residential care facility on a 1.12-acre site located in the City of Stanton. The residential care facility would include assisted living units with meal service, social programs, activity rooms, and offices for support staff. Off-street parking would be provided on the first and second floors of the building. Figure 3 shows the proposed site plan.</p> <p>The first floor would contain a 1,153 square foot (SF) public restaurant, a 3,143 SF kitchen, a 1,471 SF outpatient medical clinic, 5,036 SF administrative and reception areas for the assisted living facility, and 38 garage parking spaces. The second floor would be dedicated to parking and would contain 34 spaces. The assisted living facility would occupy the third through fifth floors, and would include exterior balconies and emergency exit walkways. The assisted living facility would have a total of 66 rooms and 120 beds and would include three dining rooms, six activity rooms, one laundry room, one hair salon, nine nursing stations, nine medical dispensaries, one spa and jacuzzi, three tenant lounges, and one staff lounge.</p> <p>The project would require an amendment to the zoning code to</p>

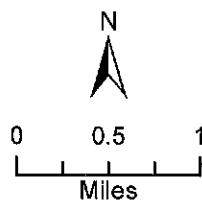


12282 Beach Boulevard Mixed-Use Project
Initial Study – Mitigated Negative Declaration



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★ Project Location



Regional Location

Figure 1

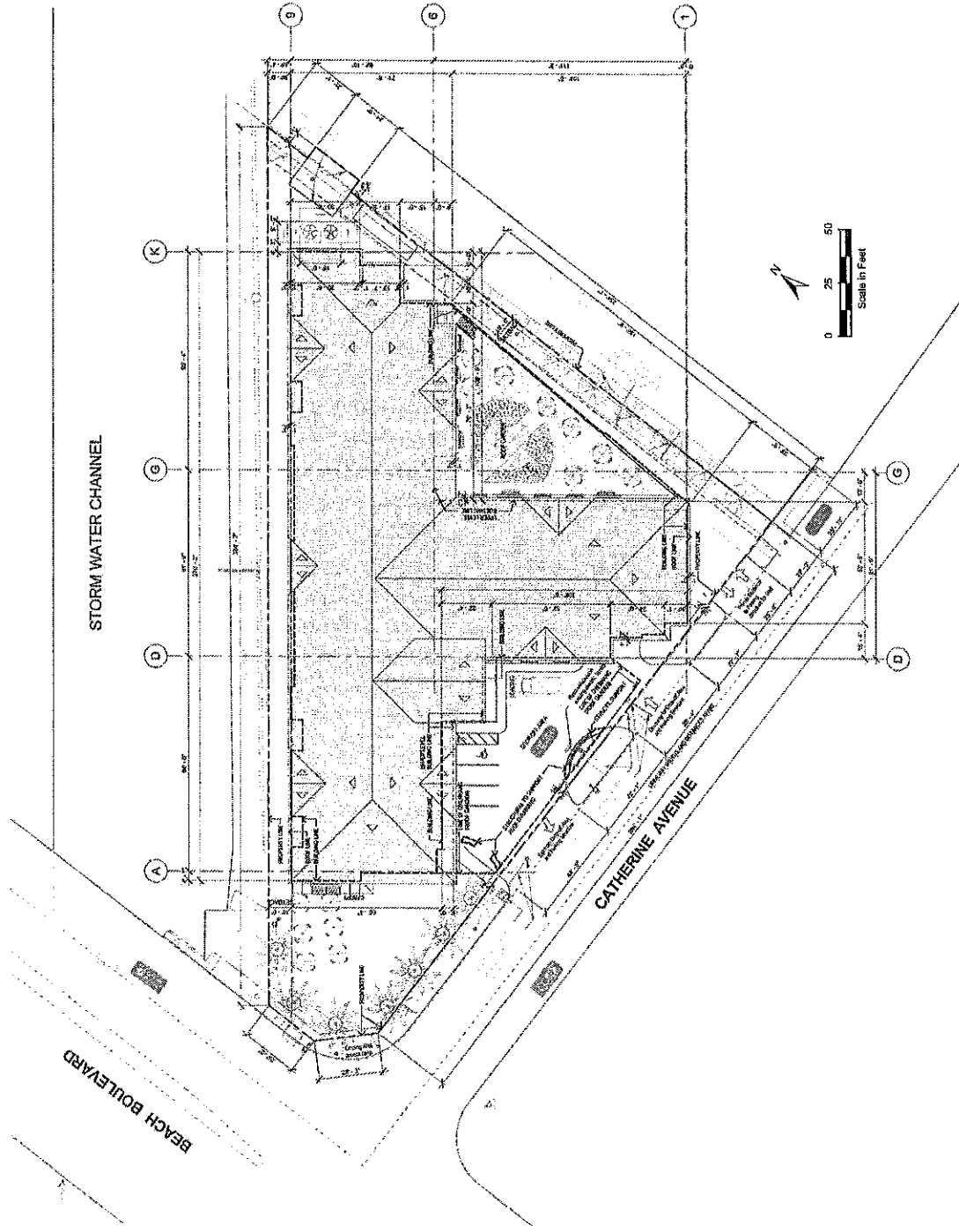
City of Stanton



Imagery provided by Google and its licensors © 2014.

Project Location

Figure 2
City of Stanton



Site Plan
Figure 3
City of Stanton

allow for larger exterior balcony/emergency walkway projections. Construction of the project would begin in early 2016 with occupancy expected in early 2017. The duration of construction would be approximately 12 months.

The proposed onsite drainage system would collect runoff from the site and transmit flows to a drainage pipe on the south side of the site along Catherine Avenue. Excess flows would be directed to a StormTech Subsurface Stormwater Management System (StormTech System). This system, described in detail in Item VI, *Geology and Soils*, of this Initial Study, removes sediments, trash and debris that may otherwise continue downstream and also stores a volume of water prior to biofiltration treatment. The StormTech System allows runoff to be detained and slowly released into a Modular Wetlands Stormwater Biofiltration System (MWS) for biofiltration treatment before being discharged into the public drainage system.

**Surrounding Land
Uses and Setting**

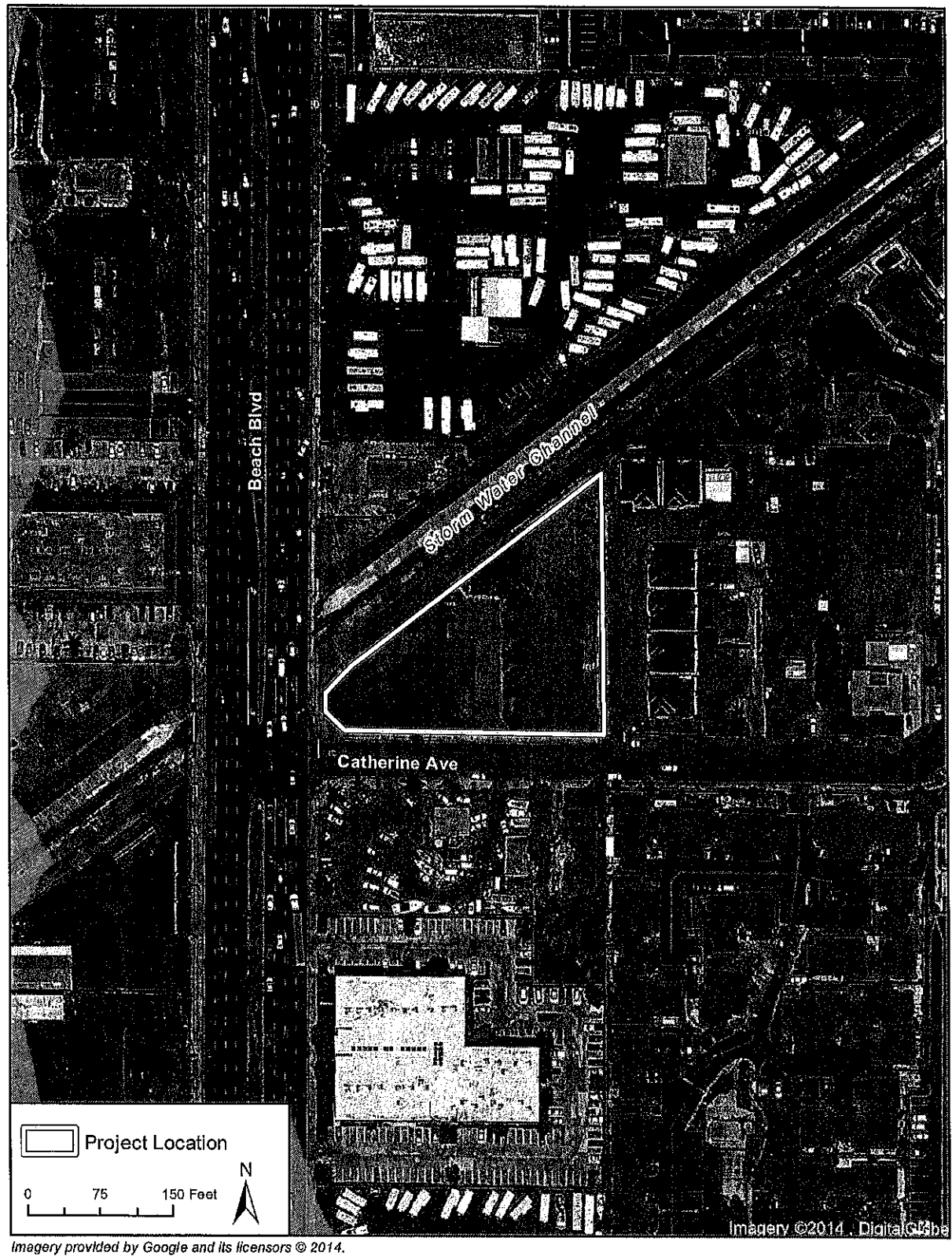
The project site is located on the northeast corner of Beach Boulevard and Catherine Avenue in the southern portion of the City of Stanton. The site is currently vacant and primarily dirt, but a portion of the site is paved. A row of trees is present in the central portion of the site and the entire site is surrounded by a chain link fence approximately 6 six feet high. A water well and associated pumping equipment are located along the eastern property line near the northern edge of the project site. The site is bordered to the north by an Orange County Flood Control District stormwater channel and an adjacent commercial center. The commercial center includes a test only smog center and a recreational vehicle sales business. An automotive sales lot is located to the south of the site. Single family residences are located east of the project site along the east side of Matthew Place. West of the project site, across Beach Boulevard is a commercial area including offices and small retail stores. Figure 4 shows an aerial photograph of the project site and surrounding uses. Figures 5a and 5b show the site and its surroundings.

**Required
Entitlements**

The project requires the following discretionary approvals (entitlements) from the City of Stanton:

- Initial Study and Mitigated Negative Declaration adoption;
- Variance allowing construction of the project on a site smaller than that allowed per the zoning code;
- Parcel merger;
- Precise Plan of Development for approval of building and site improvements; and
- Amendment to the zoning code to allow for larger projections from the building in the South Gateway Mixed-Use District.
- Approval of a Development Agreement





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Aerial of Site

Figure 4
City of Stanton

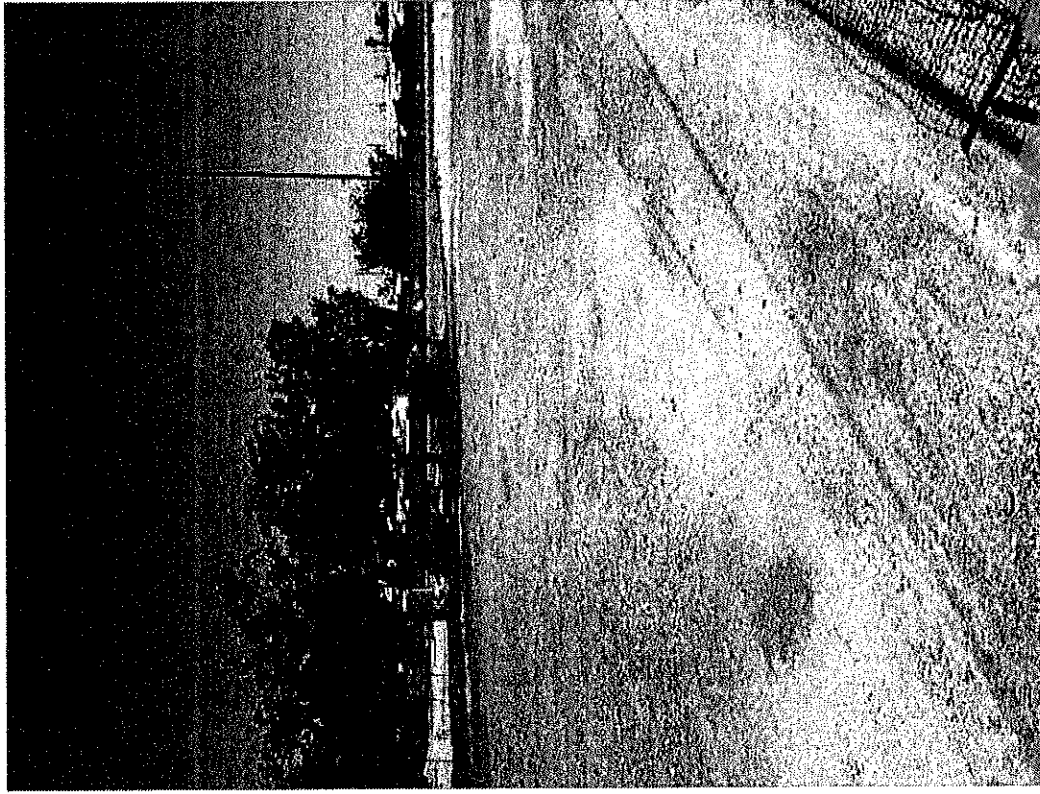


Photo 1: Looking northwest from the southeast corner of the project site.

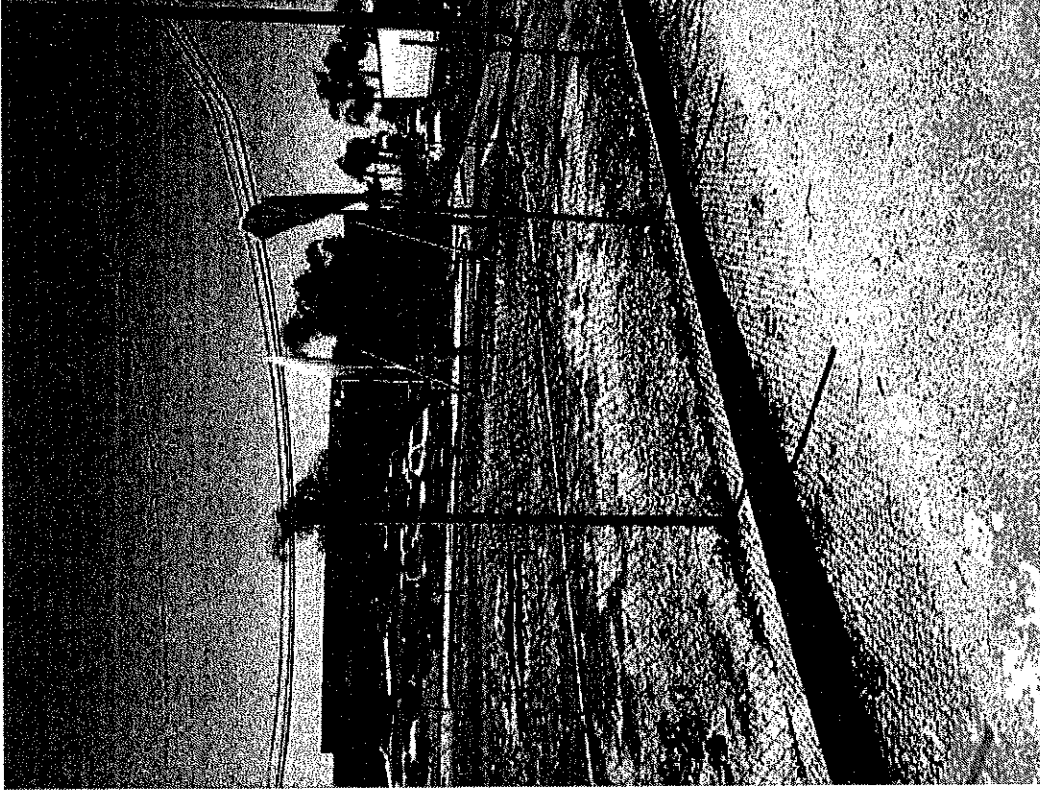


Photo 2: Looking south along Beach Boulevard.

Site Photos

Figure 5a
City of Stanton

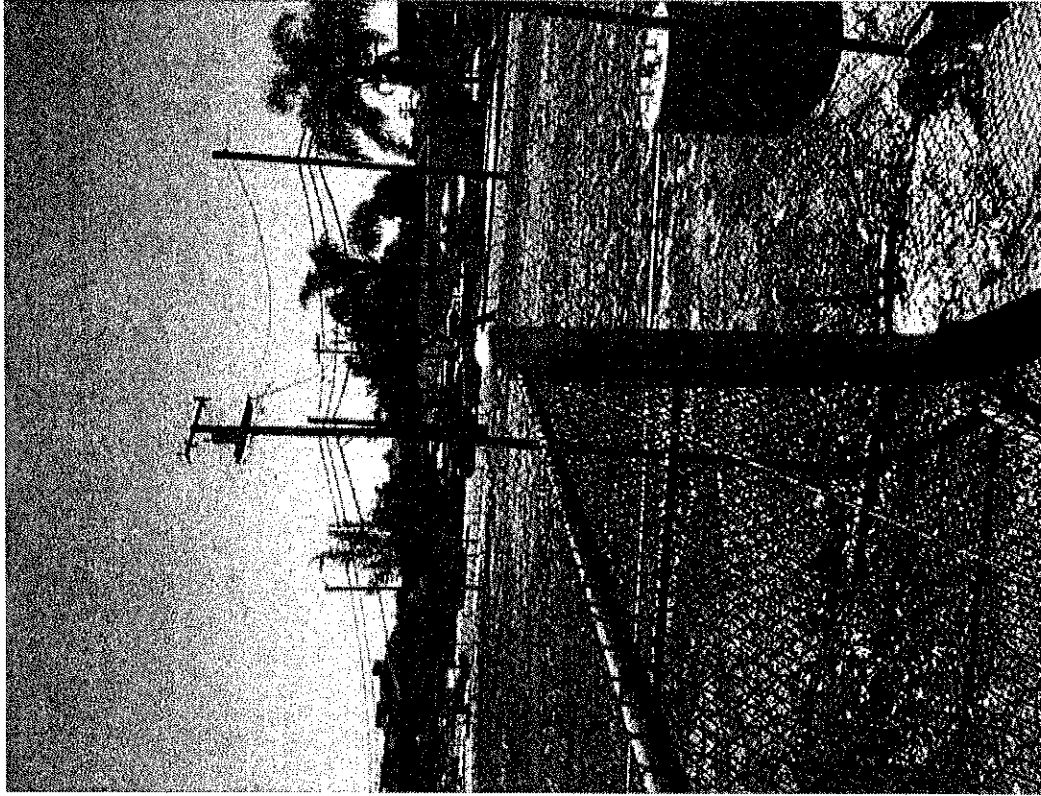


Photo 3: Looking southeast from the northwest corner of the project site.

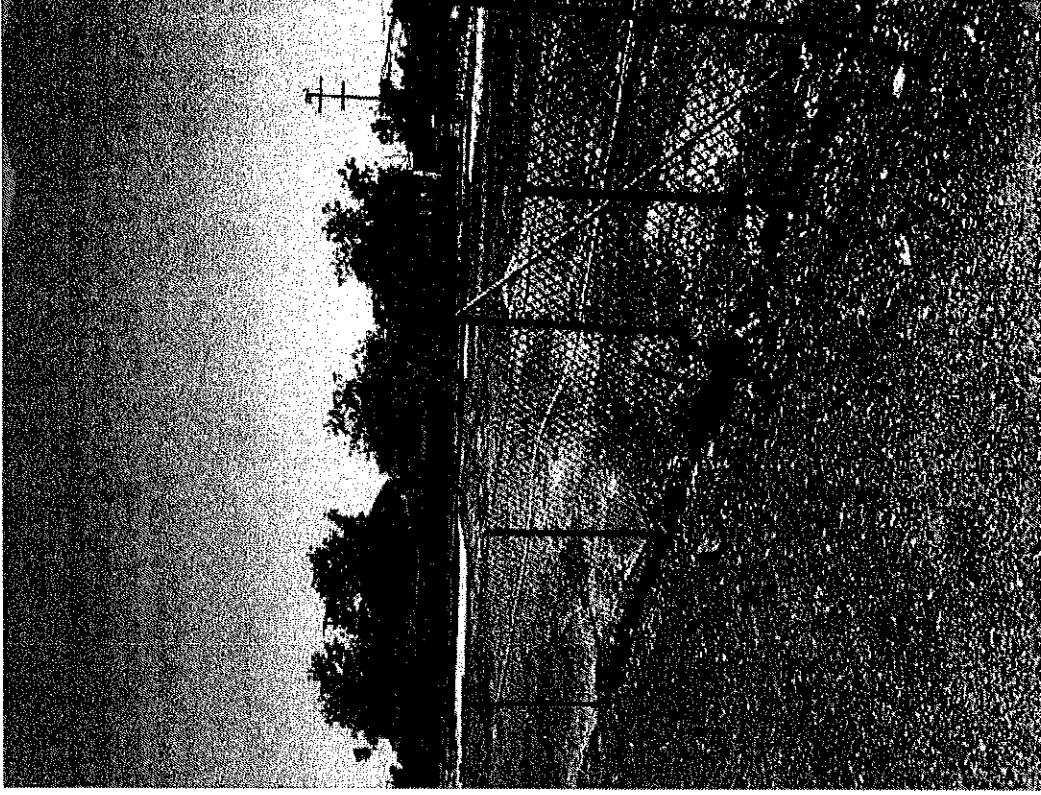


Photo 4: Looking southwest from the east side of the project site.

Site Photos

Figure 5b

City of Stanton

**Other Public
Agencies Whose
Approval is
Required**

The City of Stanton is the lead agency for the project and holds primary approval authority. The applicant would need to prepare a Stormwater Pollution Prevention Plan (SWPPP) that would be subject to Regional Water Quality Control Board review and approval.



ENVIRONMENTAL FACTORS EFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Potentially Significant" or "Potentially Significant Unless Mitigation Incorporated" as indicated by the checklist on the following pages.

- | | | |
|--|---|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |



DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potential significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Kelly Hart
Signature

3/21/10
Date

KELLY HART
Printed Name



ENVIRONMENTAL CHECKLIST

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
I. AESTHETICS				
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is located in an urbanized area within the City of Stanton. The site is currently vacant and primarily dirt, although a portion of the site is paved. A row of trees is present in the central portion of the site. The entire site is surrounded by a chain link fence approximately six feet high. Surrounding land uses include a mix of single-family, multi-family and commercial development. The buildings to the north, east, and south are one-story; the office building located to the west across Beach Boulevard and the multi-family complex located to the southeast are two stories. There are no scenic views or highways in proximity to the project site. Lighting in the site vicinity is limited to lights within the nearby structures and street lighting along Catherine Avenue and Beach Boulevard. Vehicle lights are also visible during hours of darkness.

a) The proposed project involves development of the site with a five-story mixed-use building, perimeter fencing and landscaping. While views of and through the site would change, there are no scenic views or highways in proximity to the project site, so no scenic views would be affected. There would be **no impact**.

b) Figures 5a and b provide representative photos of the project site and immediate surroundings. As shown, no scenic trees, rock outcroppings, or historic buildings occur within or in proximity to the project site. **No impact** to scenic resources would occur.

c) Development of the proposed project could result in a significant impact if it results in substantial degradation of the existing visual character or quality of the site and surroundings. Degradation of visual character or quality is generally defined as a substantial change to the existing site appearance as a result of new development. The project site is located in an urbanized area and contains no scenic resources.



The project site is currently vacant and contains a few trees, some paving, remnant utility cabinets, sign posts, and related features associated with past development. It currently exhibits low visual quality due to its vacant and unmaintained condition. Two-story, single-family residences are located along the east side of Matthew Place. Matthew Place is an access driveway serving the adjacent residences. While it can accommodate two lanes of traffic, it is narrow and consequently the distance between the project site and neighboring residences is approximately 20 feet. Because of the relatively short distance, visual changes associated with the proposed project would be most evident to the residents living along the east side of Matthew Place. While the proposed building would be three stories taller than the adjacent residences at its peak elevation, it has been designed to incorporate terracing, balconies, and related features that set the upper floors back from the eastern property line. These design features are intended to minimize the visual impact when looking into the site from residences east of the site. In addition to the building design elements, the applicant is proposing to install mature landscaping along the eastern property line that would be tall enough to partially shield the project from neighboring residences.

The applicant prepared a shadow analysis to demonstrate how the proposed building's shadow would affect residences to the east (Appendix A). The project would have little effect during the morning or mid-day hours year round. The greatest effect would be during the winter months in the afternoon and early evening as the building would block the setting sun earlier in the day than under existing conditions. This would change the visual environment but would not significantly degrade the visual quality of the site or surrounding environment.

The project would replace a vacant lot of low visual quality with a new residential building with landscaping. For the reasons and based on the above, impacts to visual character would be **less than significant**.

d) New security lighting would be installed in the parking lot and lights within the new building would be visible from surrounding areas. Interior lighting is typically associated with residential uses; however the lights are generally positioned toward the inside of the room. Additionally, blinds, shades, and curtains would minimize "light trespass" from interior lights within the proposed project from impacting adjacent residents. Vehicle lights in the parking structure may also be visible. To minimize light trespass from the parking structure, the applicant has agreed to construct the exterior walls high enough (4-5 feet) to block headlights, while also meeting ventilation requirements. In addition, four-foot high walls have been proposed throughout the parking structure to block the light from the vehicle headlights. Other features such as awnings over openings on the parking structure have been included to improve the aesthetic appearance of the building exterior while restricting light trespass.

On-site building and security lighting would be installed consistent with California Building Code requirements to minimize spillover onto adjacent parcels. While light and glare emanating from the site would change from existing conditions, the project would comply with lighting code requirements, and incorporate design features to minimize impacts from lighting. Impacts would be **less than significant**.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
II. AGRICULTURE AND FOREST RESOURCES				
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:</p>				
a) Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



a-e) The site is zoned Commercial General Zone South Gateway Mixed-Use Overlay. No portion of the site is designated for agricultural/forest use. No prime or unique farmland or farmland of statewide importance is located on or in proximity to the site (Farmland Mapping and Monitoring Program, 2011). The project would not impact or conflict with agricultural zoning or a Williamson Act designation (US Department of Conservation, 2004). The project would not conflict with forest or timberland zoning or result in the loss of forest land or the conversion of forest to non-forest use. The proposed project would not change the existing use of the site such that agricultural activities would be eliminated or agricultural lands lost as a result of project approval. **No impact** would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
III. AIR QUALITY				
Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site is within the South Coast Air Basin (the Basin), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). As the local air quality management agency, the SCAQMD is required to monitor air pollutant levels to ensure that state and federal air quality standards are met and, if they are not met, to develop strategies to meet the standards.

Depending on whether the standards are met or exceeded, the Basin is classified as being in "attainment" or "nonattainment." The part of the Basin within which the project site is located is in nonattainment for the federal standards for ozone, PM_{2.5}, and lead and the state standards for ozone, PM₁₀, PM_{2.5}, NO₂, and lead (California Air Resources Board, Area Designations Maps/State and National, September 2011; EPA, June 26, 2013). Thus, the Basin currently exceeds several state and federal ambient air quality standards and is required to implement strategies to reduce pollutant levels to recognized acceptable standards. The non-attainment

status results in part from the fact that meteorological conditions limit the dispersion and diffusion of pollutants, the capacity of the local airshed to eliminate pollutants from the air is limited, and there are many different emission sources within the Basin. The health effects associated with criteria pollutants are described in Table 1.

Table 1
Health Effects Associated with Criteria Pollutants

Pollutant	Adverse Effects
Ozone	(1) Short-term exposures: (a) pulmonary function decrements and localized lung edema in humans and animals and (b) risk to public health implied by alterations in pulmonary morphology and host defense in animals; (2) long-term exposures: risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans; (3) vegetation damage; and (4) property damage.
Carbon monoxide (CO)	(1) Aggravation of angina pectoris and other aspects of coronary heart disease; (2) decreased exercise tolerance in persons with peripheral vascular disease and lung disease; (3) impairment of central nervous system functions; and (4) possible increased risk to fetuses.
Nitrogen dioxide (NO ₂)	(1) Potential to aggravate chronic respiratory disease and respiratory symptoms in sensitive groups; (2) risk to public health implied by pulmonary and extra-pulmonary biochemical and cellular changes and pulmonary structural changes; and (3) contribution to atmospheric discoloration.
Sulfur dioxide (SO ₂)	(1) Bronchoconstriction accompanied by symptoms that may include wheezing, shortness of breath, and chest tightness during exercise or physical activity in persons with asthma.
Suspended particulate matter (PM ₁₀)	(1) Excess deaths from short-term and long-term exposures; (2) excess seasonal declines in pulmonary function, especially in children; (3) asthma exacerbation and possibly induction; (4) adverse birth outcomes including low birth weight; (5) increased infant mortality; (6) increased respiratory symptoms in children such as cough and bronchitis; and (7) increased hospitalization for both cardiovascular and respiratory disease (including asthma). ^a
Suspended particulate matter (PM _{2.5})	(1) Excess deaths from short- and long-term exposures; (2) excess seasonal declines in pulmonary function, especially in children; (3) asthma exacerbation and possibly induction; (4) adverse birth outcomes, including low birth weight; (5) increased infant mortality; (6) increased respiratory symptoms in children, such as cough and bronchitis; and (7) increased hospitalization for both cardiovascular and respiratory disease, including asthma. ^a

Source: EPA 2008c.

^a More detailed discussions on the health effects associated with exposure to suspended particulate matter can be found in the following documents: Office of Environmental Health Hazard Assessment, *Particulate Matter Health Effects and Standard Recommendations*, www.oehha.ca.gov/air/toxic_contaminants/PM10notice.html#may, May 9, 2002; and EPA, *Air Quality Criteria for Particulate Matter*, October 2004.

The SCAQMD has adopted an Air Quality Management Plan (AQMP) that provides a strategy for the attainment of state and federal air quality standards. The SCAQMD has adopted the following thresholds for temporary construction-related pollutant emissions:

- 75 pounds per day of reactive organic compounds (ROC or ROG)
- 100 pounds per day nitrogen oxides (NO_x)
- 550 pounds per day carbon monoxide (CO)
- 150 pounds per day of sulfur oxides (SO_x)
- 150 pounds per day of particulate matter less than 10 microns in diameter (PM₁₀)
- 55 pounds per day of particulate matter less than 2.5 microns in diameter (PM_{2.5})



The SCAQMD also has established the following significance thresholds for project operations within the South Coast Air Basin:

- 55 pounds per day of ROC or ROG
- 55 pounds per day of NO_x
- 550 pounds per day of CO
- 150 pounds per day of SO_x
- 150 pounds per day of PM₁₀
- 55 pounds per day of PM_{2.5}

In addition to the above thresholds, the SCAQMD has developed Localized Significance Thresholds (LSTs) in response to the Governing Board's Environmental Justice Enhancement Initiative (1-4), which was prepared to update the *CEQA Air Quality Handbook*. LSTs were developed in response to concern regarding exposure of individuals to criteria pollutants in local communities. LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest sensitive receptor taking into consideration factors such as ambient concentrations in each source receptor area (SRA), project size and distance to the sensitive receptor. However, LSTs only apply to emissions within a fixed stationary location, including idling emissions during project construction and operation. LSTs have been developed for NO_x, CO, PM₁₀ and PM_{2.5} and are not applicable to mobile sources such as cars on a roadway (Final Localized Significance Threshold Methodology, SCAQMD, June 2003). As such, LSTs for operational emissions generally do not apply to the proposed project because the majority of project-related operational emissions would be generated by vehicles traveling to/from the site.

The project site is located in Source Receptor Area 7 (SRA-77). The SCAQMD provides lookup tables for project sites that measure one, two, or five acres. The project involves 1.1 acres of on-site construction. SCAQMD's *Sample Construction Scenarios for Projects Less than 5 Acres in Size* contains methodology for determining the thresholds for projects that are not exactly 1, 2, or 5 acres in size. This methodology was implemented to determine the thresholds for the proposed project. According to the SCAQMD's publication *Final Localized Significant (LST) Thresholds Methodology*, the use of LSTs is voluntary and to be implemented at the discretion of local agencies.

a) A project may be inconsistent with the AQMP if it would generate population, housing, or employment growth exceeding the forecasts used in the development of the AQMP. The project would generate temporary employment opportunities during construction and, as discussed in Section XIII, *Population and Housing*, would generate an estimated 36 long-term jobs. According to the California Department of Finance, the City of Stanton has a current population of 38,963. The Southern California Council of Governments (SCAG) projects that the City's population will increase to 43,400 by 2035. The proposed project includes 66 assisted living rooms and 120 beds. It is anticipated that some of the residents would come from the City of Stanton. However, assuming that all residents would come from out of the area, the 120 residents living at the proposed facility would account for 3% of the projected growth within the City. Therefore the project would not conflict with the population forecasts contained in the 2012 AQMP. Impacts would be **less than significant**.

b-d) Emissions generated by the proposed project would include temporary construction emissions and long-term operational emissions. Emissions are quantified and compared to SCAQMD significance thresholds below.

Construction Emissions

Demolition and project construction would generate temporary air pollutant emissions. These emissions are associated with fugitive dust (PM₁₀ and PM_{2.5}) and exhaust emissions from heavy construction vehicles, in addition to reactive organic gases (ROG) that would be released during the drying phase upon application of architectural coatings (i.e., paint). Construction would generally consist of demolition, site preparation, grading, erection of the building, paving and architectural coating.

Grading, excavation and site preparation would involve the largest use of heavy equipment and generation of fugitive dust. For the purposes of modeling, it was assumed that the project would comply with SCAQMD Rule 403, which identifies measures to reduce fugitive dust and is required to be implemented at all construction sites located within the South Coast Air Basin. Therefore, the following conditions would be required to reduce fugitive dust in compliance with SCAQMD Rule 403 and were included in the CalEEMod model version 2013.2.2 for site preparation and grading phases of construction.

1. **Minimization of Disturbance.** Construction contractors should minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive dust generation.
2. **Soil Treatment.** Construction contractors should treat all graded and excavated material, exposed soil areas, and active portions of the construction site, including unpaved on-site roadways to minimize fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally safe soil stabilization materials, and/or roll compaction as appropriate. Watering shall occur as necessary, and at least twice daily, preferably in the late morning and after work is completed for the day.
3. **Soil Stabilization.** Construction contractors should monitor all graded and/or excavated inactive areas of the construction site daily for dust stabilization. Soil stabilization methods, such as water and roll compaction, and environmentally safe dust control materials, shall be applied to portions of the construction site that are inactive for over four days. If no further grading or excavation operations are planned for the area, the area shall be periodically treated with environmentally safe dust suppressants to prevent excessive fugitive dust.
4. **No Grading During High Winds.** Construction contractors should stop all clearing, grading, earth moving, and excavation operations during periods of high winds (20 miles per hour or greater, as measured continuously over a one-hour period).
5. **Street Sweeping.** Construction contractors should sweep all on-site driveways and adjacent streets and roads at least once per day, preferably at the end of the day, if visible soil material is carried over to adjacent streets and roads.

Table 2 shows the estimated maximum daily emissions associated with on-site construction activities and off-site mobile source emissions as well as on-site construction emissions as required for comparison to LSTs. Construction emissions would not exceed thresholds related to ROG, NO_x, CO, and SO_x. With adherence to the conditions listed above that are required by SCAQMD Rule 403 to reduce fugitive dust during the grading phase of construction, maximum daily emissions of fugitive dust (PM₁₀ and PM_{2.5}) would not exceed SCAQMD or LST thresholds. Therefore, impacts would be less than significant.

Table 2
Estimated Construction Maximum Daily Air Pollutant Emissions

	Maximum Daily Emissions (lbs/day)				
	ROG	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions ^a	38.4	25.8	25.3	4.0	2.7
SCAQMD Thresholds	75	100	550	150	55
Threshold Exceeded?	No	No	No	No	No
Maximum Daily On-Site Emissions ^b	34.5	25.8	16.5	4.0	2.7
Local Significance Thresholds (LSTs)	n/a	84	508	4	3
Threshold Exceeded?	n/a	No	No	No	No

^a All calculations were made using CalEEMod version 2012.2.2. See Appendix B for calculations. Calculations assume adherence to the conditions listed previously that are required by SCAQMD Rule 403 to reduce fugitive dust.

^b LSTs only apply to on-site emissions and do not apply to mobile emissions (the majority of operational emissions). Therefore, only on-site construction emissions are compared to LSTs.

Long-term Emissions

Long-term emissions associated with project operation, as shown in Table 3, would include emissions from vehicle trips, natural gas and electricity use, landscape maintenance equipment, consumer products, and architectural coating associated with on-site development. Emissions would not exceed SCAQMD thresholds for any criteria pollutant. Consequently, the project's regional air quality impacts would be less than significant.

e) The proposed project would involve construction of a restaurant, parking area, outpatient clinic and assisted living facility. These uses are not included on Figure 5-5, *Land Uses Associated with Odor Complaints*, of the 1993 SCAQMD CEQA Air Quality Handbook and are not expected to generate odors in the long-term. Diesel exhaust may be noticeable during construction; however, the proposed project would not generate objectionable odors affecting a substantial number of people and impacts would be less than significant.

Table 3
Estimated Project Operational Emissions

	Estimated Emissions (lbs/day)					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Proposed Project Operational Emissions	6.4	6.5	38.3	0.1	4.9	1.4
SCAQMD Thresholds	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

See Appendix B for CalEEMod output.

Potentially Significant Impact Potentially Significant Unless Mitigation Incorporated Less than Significant Impact No Impact

IV. BIOLOGICAL RESOURCES

Would the project:

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES				
Would the project:				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is located within an urbanized area of the City of Stanton. On-site vegetation is limited to ruderal species and ornamental bushes and trees. A portion of the site is paved. The site contains six trees that would be removed to construct the proposed project.

a) The site is heavily disturbed and void of natural habitat. Species listed under the federal Endangered Species Act or California Special Concern Species are not expected to occur on or in proximity to the site. Therefore, the proposed project would not have a substantial adverse effect on any species identified as a candidate, sensitive, or special-status species in local or regional plans or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS).

The site contains six ornamental trees that would be removed to construct the proposed project. These trees could provide nesting sites for bird protected by the Migratory Bird Treaty Act (MBTA). To ensure that no take of birds protected by the MBTA occurs, Mitigation Measure BIO-1 has been incorporated.

- BIO-1 Nesting Bird Surveys and Avoidance.** Initial site disturbance shall be prohibited during the general avian nesting season (February 1 - August 30), if feasible. If breeding season avoidance is not feasible, the applicant shall deposit adequate funds with the Community Development Department to retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by MBTA, nesting bird surveys shall be performed not more than 14 days prior to the scheduled vegetation clearance. In the event that active nests are discovered, a suitable buffer should be established around such active nests and no



construction within the buffer allowed until a qualified biologist has determined that the nest is no longer active (e.g. the nestlings have fledged and are no longer reliant on the nest). No ground disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Survey results shall be presented in a letter report and submitted to the Community Development Department. Nesting bird surveys are not required for construction activities occurring between August 30 and February 1.

Impacts would be less than significant after mitigation.

b) There are no riparian habitats or other sensitive natural communities located on-site or in the site vicinity. **No impact** would occur.

c) Section 404 of the Clean Water Act administers wetland jurisdiction to the U.S. Army Corps of Engineers (USACE). The USACE 1987 Wetland Delineation Manual defines jurisdictional wetlands as lands that possess hydric soils and a dominance of wetland vegetation, and are inundated with water for at least 5% of the growing season in most years. The project site is within a highly urbanized area and does not contain any wetlands. **No impact** would occur.

d) The project site is located within an urbanized portion of the City of Stanton. No wildlife corridors or wildlife nurseries are present on or in proximity to the proposed site. **No impact** would occur.

e) Title 12, Chapter 12.20 of the Stanton Municipal Code addresses the City's Street Tree Plan. There are no street trees that would be affected by the proposed project. The City of Stanton does not have local policies or ordinances related to tree preservation. **No impact** would occur.

f) No sensitive biological resources are present on-site. The project site is not included in any Habitat Conservation Plans or Natural Community Conservation Plans. Thus, **no impact** would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
V. CULTURAL RESOURCES				
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
V. CULTURAL RESOURCES				
Would the project:				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) The project site is vacant and does not contain any structures or historical resources. Therefore, development of the project would not cause a substantial adverse change in the significance of a historical resource. **No impact** to historic resources would occur.

b) No archaeological or tribal cultural resources are known to be present on-site or in the site vicinity. However, the proposed project would require ground disturbance that could have the potential to disturb previously unrecorded archaeological resources. Impacts could be **potentially significant unless mitigation is incorporated**. Implementation of the Mitigation Measure CR-1 would avoid, reduce, or minimize potentially significant impacts to archaeological resources. Additionally, in accordance with Assembly Bill 52 (AB 52), if tribal cultural resources are present, the lead agency must consult with a California Native American tribe that is traditionally and culturally affiliated with the geographic area. Three tribes sent the City letters requesting notification of any projects. The City sent letters with the project information to all three tribes, but none responded.

CR-1 Archaeological Resources. Should significant subsurface prehistoric, historic archaeological, paleontological, or tribal cultural resources appear to be encountered during construction and/or earthmoving activities, the evaluation of any such resources should proceed in accordance with the criteria outlined in Section 106 of the National Historic Preservation Act (1966, as amended), in accordance with CEQA guidelines (1970, as amended), and in accordance with the City of Stanton General Plan. Specifically, all work must be halted in the immediate vicinity of the cultural resource found until a qualified archaeologist can assess the significance of the resource.

c) Construction of the proposed project could potentially unearth undiscovered paleontological resources. Impacts would be **potentially significant unless mitigation is incorporated**. Implementation of mitigation measure CR-1 above would reduce, avoid, or minimize potentially significant impacts to paleontological resources.

d) The project site is vacant though portions are paved. There are no known human remains on-site and the presence of such remains is unlikely. However, ground disturbance would be required



to construct the proposed project. While the likelihood of finding human remains is remote, this impact could be **potentially significant unless mitigation is incorporated**. Implementation of Mitigation Measure CR-2 would avoid, reduce, or minimize potentially significant impacts to buried remains.

CR-2 Human Remains. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendent (MLD) of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VI. GEOLOGY AND SOILS				
Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VI. GEOLOGY AND SOILS				
Would the project:				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a-i) According to the State Department of Conservation Seismic Hazards Maps, although the project site is located in seismically active Southern California, the site is not located within an Alquist-Priolo Earthquake Fault Zone. The closest earthquake fault zone defined by the Alquist-Priolo Earthquake Fault Zoning Act, is the Los Alamitos fault, which is located approximately three miles to the west of the proposed project site. A rupture of the Los Alamitos Fault would likely be felt at the project site; however, no fault rupture at the site is expected. The impact would be less than significant .				
a-ii) The project site is located in the seismically active region of Southern California; thus, it would be subject to strong seismic groundshaking. As discussed, the closest active fault to the site is the Los Alamitos fault. As with any new development in California, building design and construction for the project would be required to conform to the current seismic design provisions of the California Building Code (CBC). The 2013 CBC incorporates the latest seismic design standards for structural loads and materials, as well as provisions from the National Earthquake Hazards Reduction Program, to mitigate losses from an earthquake and provide for the latest in earthquake safety. Therefore, the project would not cause or accelerate geologic hazards that would result in substantial damage to structures or infrastructure, or expose people to substantial risk of injury impacts from strong seismic ground shaking. Impacts associated with seismicity and ground shaking would be less than significant , and no mitigation measures are required.				
a-iii) According to the California Department of Conservation, Division of Mines and Geology's Seismic Hazard Zone Map for the Anaheim Quadrangle (April 1998), the entire City of Stanton, including the project site, is located within a liquefaction zone. Liquefaction occurs when the strength and stiffness of a soil is reduced by intense ground shaking typically associated with an earthquake in areas with a high groundwater table. As with any new development in California, building design and construction for the project would be required to comply with applicable provisions of the most recently adopted version of the CBC. Adherence to these regulations would ensure that liquefaction impacts would be less than significant .				
a-iv) The site and surrounding area is relatively flat and not susceptible to landslide hazards. Furthermore, the project site is not located within a State-designated seismic hazard zone for landslide potential (City of Stanton, 2008). Potential impacts related to landslides would be less than significant .				

b) Loose soils create conditions that can lead to erosion. The potential for erosion generally increases after soil has been disturbed by clearing and grading. As discussed in Section 3.3, *Air Quality*, dust control measures would be implemented during construction as required by the SCAQMD Rule 403 to minimize fugitive dust emissions. Measures to minimize fugitive dust emissions include watering exposed surfaces and covering soil stockpiles. These measures are also effective for reducing soil erosion.

The California State Water Board adopted the most recent Construction General Permit (2009-0009-DWQ) on September 2, 2009. This permit became effective on July 1, 2010, and is applicable to construction sites greater than one-acre in size. As required by the Construction General Permit, a Stormwater Pollution Prevention Plan (SWPPP) will be prepared for the proposed project. The SWPPP will specify Best Management Practices (BMPs) that will be implemented by the contractor during construction to minimize stormwater runoff and downstream impacts to water quality. Typical BMPs include the use of soil binders, straw mulch, earth dikes, drainage swales, and velocity dissipation devices.

The applicant has prepared a conceptual Water Quality Management Plan (WQMP) that outlines BMPs that would address the project's operational impacts to surface water quality (see the complete WQMP in Appendix F). The proposed drainage system would collect runoff from the site and transmit flows to a drainage pipe on the south side of the site along Catherine Avenue. The excess runoff volume from the 2-year storm cannot feasibly be retained by infiltration or capture/use; therefore the project would utilize on-site hydromodification controls to retain the excess volume to the maximum extent possible. These flows would be directed to a StormTech Subsurface Stormwater Management System (StormTech System). This BMP removes sediments, trash and debris that may otherwise continue downstream and also stores a volume of water prior to biofiltration treatment. The StormTech System consists of a series of half-pipes and aggregates that includes an underdrain. Flows are directed into the system, allowing the treated volume to be stored in the half-pipes and pore spaces of the aggregates. The volume is detained and slowly released into a Modular Wetlands Stormwater Biofiltration System (MWS) for biofiltration treatment before being discharged into the public drainage system. High flows during storms that are greater than the design storm are designed to bypass the StormTech storage system and drain directly to the back of the catch basin in Beach Boulevard. The MWS provides primary treatment of pollutants through biofiltration prior to joining the high flows and discharging into the catch basin in Beach Boulevard. With this system in place, operational impacts associated with sedimentation and erosion would be **less than significant**.

c) No known active or potentially active faults with the potential for surface fault rupture cross or project towards the project site; thus, the potential for surface fault rupture on the site is presumed to be low. Like all of southern California, the site is subject to seismic shaking. Implementation of CBC requirements would minimize the potential for damage resulting from a seismic event. Impacts would be **less than significant**.

d) On-site soils consist of Hueneme sandy loam and Metz loamy sand. Hueneme fine sandy loam is poorly drained and Metz loamy sand is somewhat excessively drained. Both soil types are subject to expansion; thus, foundation and structural design would incorporate measures as

prescribed in the CBC to address these issues and minimize related project impacts. Structural design measures would address depth, thickness, and reinforcement requirements for concrete footings and the ground floor building slab. With implementation of standard design measures to address expansive soils, impacts would be **less than significant**.

e) The proposed project would be required to connect to the existing sanitary sewer system. No septic systems would be required. **No impact** would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS				
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project construction and operation would generate greenhouse gas (GHG) emissions primarily through the combustion of fossil fuels or other emissions of GHGs; thus, potentially contributing to cumulative impacts related to global climate change. The following summarizes global climate change, GHG emissions, and the regulatory framework related to climate change.

Local Regulations and CEQA Requirements

Pursuant to the requirements of SB 97, the Resources Agency adopted amendments to the *CEQA Guidelines* for the feasible mitigation of GHG emissions and analysis of the effects of GHG emissions. The adopted *CEQA Guidelines* provide regulatory guidance on the analysis and mitigation of GHG emissions in CEQA documents, while giving lead agencies the discretion to set quantitative or qualitative thresholds for the assessment and mitigation of GHGs and climate change impacts. To date, the Bay Area Air Quality Management District (BAAQMD), the South Coast Air Quality Management District (SCAQMD), and the San Joaquin Air Pollution Control District (SJVAPCD) have adopted significance thresholds for GHGs. The SCAQMD threshold, which was adopted in December 2008, considers emissions of over 10,000 metric tons carbon dioxide equivalent (CO₂e)/year to be significant. However, the SCAQMD's threshold applies only to stationary sources and is intended to apply only when the SCAQMD is the CEQA lead agency. Although not formally adopted, the SCAQMD has a recommended quantitative threshold for all land use types of 3,000 metric tons CO₂e/year (SCAQMD, "Proposed Tier 3 Quantitative Thresholds – Option 1", September 2010).

Because the SCAQMD has not adopted GHG emissions thresholds that apply to land use projects where the SCAQMD is not the lead agency and no GHG emissions reduction plan or GHG emissions thresholds have been adopted in the City of Stanton, the proposed project is

evaluated based on the SCAQMD's recommended/preferred option threshold for all land use types of 3,000 metric tons CO₂e per year (SCAQMD, "Proposed Tier 3 Quantitative Thresholds – Option 1", September 2010).

Methodology

This analysis is based on the methodologies recommended by the California Air Pollution Control Officers Association [CAPCOA] (January 2008) *CEQA and Climate Change* white paper. The analysis focuses on CO₂, N₂O, and CH₄ as these are the GHG emissions that on-site development would generate in the largest quantities. Fluorinated gases, such as HFCs, PFCs, and SF₆, were also considered. However, because the proposed project is not comprised of industrial uses, the quantity of fluorinated gases would not be significant because fluorinated gases are primarily associated with industrial processes. Calculations were based on the methodologies discussed in the CAPCOA white paper (January 2008) and included the use of the California Climate Action Registry General Reporting Protocol (January 2009).

Construction Emissions

Although construction activity is addressed in this analysis, CAPCOA does not discuss whether any of the suggested threshold approaches (as discussed below in *GHG Cumulative Significance*) adequately address impacts from temporary construction activity. As stated in the *CEQA and Climate Change* white paper, "more study is needed to make this assessment or to develop separate thresholds for construction activity" (CAPCOA, 2008). Nevertheless, air districts such as the SCAQMD (2011) have suggested amortizing construction-related emissions over a 30-year period in conjunction with the proposed project's operational emissions.

Construction of the proposed project would generate temporary GHG emissions primarily from construction equipment operation and truck trips. For this analysis, it was assumed that construction would commence in January, 2016 and would be completed in December 2016. Emissions associated with the construction period were estimated using the California Emissions Estimator Model (CalEEMod), based on the projected maximum amount of equipment that would be used on-site at one time. Complete CalEEMod input assumptions and results can be viewed in Appendix B.

Indirect Emissions

Operational emissions associated with energy use (electricity and natural gas use) were estimated using the CalEEMod model. The emission values on which the CalEEMod model are based include the California Energy Commission (CEC) sponsored California Commercial End Use Survey (CEUS) and Residential Appliance Saturation Survey (RASS) studies. CalEEMod provides operational emissions of CO₂, N₂O, and CH₄. This methodology is considered reasonable and reliable for use, as it has been subjected to peer review by numerous public and private stakeholders, and in particular by the CEC. It is also recommended by CAPCOA (January 2008).

Emissions associated with area sources including consumer products, landscape maintenance, and architectural coating were calculated in CalEEMod and utilize standard emission rates from CARB, USEPA, and district supplied emission factor values (CalEEMod User Guide, 2011).

Emissions from waste generation were also calculated in CalEEMod and are based on the IPCC's methods for quantifying GHG emissions from solid waste using the degradable organic content of waste (CalEEMod User Guide, 2011). Waste disposal rates by land use and overall composition of municipal solid waste in California was primarily based on data provided by the California Department of Resources Recycling and Recovery (CalRecycle).

Emissions from water and wastewater calculated in CalEEMod were based on the default electricity intensity is from the CEC's 2006 Refining Estimates of Water-Related Energy Use in California using the average values for Northern and Southern California.

Direct Emissions from Mobile Combustion

Emissions of CO₂ and CH₄ from transportation sources for the project were quantified using CalEEMod. Because CalEEMod does not calculate N₂O emissions from mobile sources, N₂O emissions were quantified using the California Climate Action Registry General Reporting Protocol (January 2009) direct emissions factors for mobile combustion (see Appendix B). Total daily trips for the proposed project were based on the project traffic study prepared by Kunzman Associates, Inc. (June 2014) and were calculated and extrapolated to derive total annual mileage in CalEEMod. Emission rates for N₂O emissions were based on the vehicle mix output generated by CalEEMod and the emission factors found in the California Climate Action Registry General Reporting Protocol.

One of the limitations to a quantitative analysis is that emission models such as CalEEMod, evaluate aggregate emissions and do not demonstrate what proportion are "new" emissions, specifically attributable to the project in question. For most projects, the main contribution of GHG emissions is from motor vehicles and the total vehicle miles traveled (VMT), but the quantity of these emissions appropriately characterized as "new" is uncertain. Traffic associated with a project may be relocated trips, and consequently, may result in either higher or lower net VMT. For the proposed project, it is likely that some of the GHG emissions associated with traffic and energy demand would be truly "new" emissions; however, most of the trips would be generated by staff and vendors already working in the area. Thus, although GHG emissions are associated with the project, it is not possible to discern how much diversion is occurring or what fraction of those emissions represents global increases. In the absence of information regarding the different types of trips (i.e., existing versus new), the VMT estimate generated by CalEEMod is used to provide an estimate of maximum annual emissions.

a) GHG emissions associated with construction emissions and operational emissions are discussed below.

Construction Emissions

Based on CalEEMod results, construction activity for the project would generate an estimated 389 metric tons of carbon dioxide equivalent (CO_{2e}) units (as shown in Table 4). Amortized over a 30-year period (the assumed life of the project), construction of the proposed project would generate about 13.0 metric tons of CO_{2e} per year.

Table 4
Estimated Construction Emissions
of Greenhouse Gases

	Annual Emissions (metric tons CO ₂ e)
Total Emissions	388.63 metric tons
Amortized over 30 years	12.97 metric tons per year

See Appendix B for CalEEMod Results.

Operational Indirect and Stationary Direct Emissions

Operational Emissions include area sources, energy use, solid waste, water use, and transportation emissions. Table 5 combines the construction, operational, and mobile GHG emissions associated with the proposed project. For the proposed project, the combined annual GHG emissions would total approximately 1,327 metric tons per year in CO₂e. The total amount of GHG emissions would be lower than the threshold of 3,000 metric tons CO₂e per year. Impacts related to GHG emissions would be less than significant.

Table 5
Combined Annual Emissions
of Greenhouse Gases

Emission Source	Annual Emissions CO ₂ e
Construction	14 metric tons
Operational	
Area	40 metric tons
Energy	318 metric tons
Solid Waste	75 metric tons
Water	62 metric tons
Mobile	818 metric tons
Total Emissions from the Proposed Project	1,327 metric tons

Sources: See Appendix B for calculations and for GHG emission factor assumptions.

b) Senate Bill (SB) 375, signed in August 2008, requires the inclusion of sustainable communities' strategies in regional transportation plans for the purpose of reducing GHG emissions. In April 2012, the Southern California Association of Governments (SCAG) adopted the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG's RTP/SCS includes a commitment to reduce emissions from transportation sources by promoting compact and infill development and promoting alternative modes of transportation. A goal of the SCS is to "promote the development of better places to live and work through measures that encourage more compact development, varied housing options, bike and pedestrian improvements and efficient transportation infrastructure." The proposed project would create infill development that would also be located within walking distance to jobs,

public transportation and other alternative transportation modes, thereby reducing vehicle trips and vehicle miles traveled. Therefore, it would be consistent with this RTP/SCS goal.

Executive Order B-30-15, signed by the governor in April 2015, establishes a new interim statewide greenhouse gas emission reduction target to reduce GHG emissions to 40 percent below 1990 levels by 2030 in order to ensure California meets its target of reducing GHG emissions to 80% below 1990 levels by 2050. SB 350 was adopted in October 2015, setting goals of reaching a 50% reduction in petroleum use from motor vehicles; generating 50% of California's electricity from renewable power sources; and doubling energy efficiency in existing buildings, all by 2030. As discussed above, the proposed project involves infill residential development that would be consistent with SCS goals related to reducing vehicle trips and vehicle miles traveled. The project would also comply with applicable requirements pertaining to energy conservation and would not conflict with statewide efforts aimed at reducing petroleum use from motor vehicles, increasing the use of renewable power sources, or increasing the energy efficiency of existing buildings. As such, the project would not conflict with Executive Order B-30-15 or SB 350.

Based on the above, the proposed project would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs and would be consistent with the objectives of the RTP/SCS, AB 32, SB 97, and SB 375. As discussed under item a, the project's GHG emissions would be less than the 3,000 metric tons per year threshold. Impacts would be **less than significant**.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

City of Stanton

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-b) Potentially hazardous materials such as fuels, lubricants, and solvents would be used during construction on the proposed project site. The transport, use, and storage of hazardous materials during the construction of the project would be conducted in accordance with all applicable state and federal laws, such as the Hazardous Materials Transportation Act, Resource Conservation and Recovery Act, the California Hazardous Material Management Act, and the California Code of Regulations, Title 22. Compliance with applicable laws and regulations during construction of the proposed project would reduce the potential impact associated with the routine transport, use, storage, or disposal of hazardous materials to **less than significant** and no mitigation would be required.

The proposed restaurant and assisted living facility would store cleaning supplies needed to maintain the facilities. No large quantities would be stored on-site. Because medical services would be performed on-site, pharmaceuticals and related chemicals would be used. Further, medical waste would be generated. The State Medical Waste Management Act (MWMA) (22 CCR Sections 65600–65628) provides for regulation of medical waste generators, haulers, and treatment facilities. The MWMA defines medical waste as all of the following:

- Biohazardous waste, or “sharps” waste;
- Waste that is generated or produced as a result of the diagnosis, treatment, or immunization of human beings or animals, in related research, in the production or

testing of biologicals, or in the accumulation of properly contained home-generated “sharps” waste; and

- Trauma scene waste contaminated with human blood or other fluids, produced by an accident or illness.

The MWMA recognizes two separate types of generators, Small Quantity Generators (less than 200 pounds per month) and Large Quantity Generators (more than 200 pounds per month). Small Quantity Generators may treat their waste on-site, and Large Quantity Generators must complete a Medical Waste Management Plan and register it with the local enforcement agency (Orange County Environmental Health Department). It is unknown how much medical waste would be generated on-site; however, the project would be required to comply with the MWMA to ensure proper handling and disposal of medical wastes. Impacts would be **less than significant**.

c) The project site is located approximately 0.2 miles from St. Polycarp Elementary School and Wakeham Elementary School. With the exception of domestic cleaning supplies, no hazardous materials would be used on-site. The proposed assisted living facility and outpatient clinic would be required to dispose of all medical waste according to the MWMA. People, including students at the nearest schools, would not be exposed to these materials in quantities that would be hazardous. This impact would be **less than significant**.

d) The project site is not on any hazardous material site list compiled pursuant to Government Code Section 65962.5. The following databases were checked (May 2014) for known hazardous materials contamination at the project site:

- GeoTracker (California State Water Resources Control Board): list of leaking underground storage tank sites
- EnviroStor (California Department of Toxic Substances Control): list of hazardous waste and substances sites
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) database
- Cortese list of Hazardous Waste and Substances Sites

The project site is not included on any list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. There is one leaking underground storage tank (LUST) cleanup site located within 1,000 feet of the project site (12153 Beach Boulevard, approximately 900 feet north of the project site). The status for this listing is “completed-case closed,” indicating that no hazards remain on-site. There are no known or permitted underground storage tank (UST) facilities on the project site. No other hazardous materials sites were found within 1,000 feet of the site. **No impact** would occur.

e, f) The project site is located approximately 2.5 miles east of the Joint Forces Training Base (JFTB) in Los Alamitos and six miles south of the Fullerton Airport. The site is not within the airport influence area for either of these two airports as defined by the Orange County Airport Environs Land Use Plan (2004). **No impact** would occur.

g) The proposed project would not substantially change existing conditions with regard to transportation routes or evacuation plans. Construction activities may temporarily restrict vehicular traffic along Catherine Avenue and Beach Boulevard; thus, the contractor would be required to implement standard traffic control conditions to facilitate the passage of people and vehicles through/around any required lane closures. Project specific conditions would be developed as part of the preconstruction process.

Access to the project site would be from three points along Catherine Avenue on the south side of the project site. During the operational phase of the project, on-site access would be required to comply with standards established by the City of Stanton Public Works Department. The size and location of fire suppression facilities (e.g., hydrants) and fire access routes would be required to conform to Orange County Fire Department standards. As required of all development in the City, the proposed project would conform to applicable Uniform Fire Code standards. The submittal of such plans would be subject to conditions of approval, which would be developed as part of the permitting process approved by the City in accordance with City standards. Therefore, implementation of the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and no mitigation is required. The project's potential impact to emergency response and evacuation routes would be **less than significant**.

h) The proposed project is located within a heavily urbanized area. Wildfire conditions do not occur; thus, there is no significant risk associated with wildland fires. **No impact** would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY				
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY				
Would the project:				
d) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, e, f) Section 303 of the federal Clean Water Act requires states to develop water quality standards to protect the beneficial uses of receiving waters. In accordance with California's Porter/Cologne Act, the Regional Water Quality Control Boards (RWQCBs) of the State Water Resources Control Board (SWRCB) are required to develop water quality objectives that ensure each region meets requirements related to Section 303 of the Clean Water Act.

Stanton is within the jurisdiction of the Santa Ana RWQCB, which has adopted water quality objectives in its Stormwater Quality Management Plan (SQMP). This SQMP is designed to ensure that stormwater complies with receiving water contamination limitations. Stormwater that complies with the SQMP would not exceed the limitations of receiving waters; and thus, would not exceed water quality standards.



Compliance with the SQMP is ensured by Section 402 of the Clean Water Act, which is referred to as the National Pollutant Discharge Elimination System (NPDES). Under this section, municipalities are required to obtain Municipal Separate Storm Sewer Systems (MS4) permits. Orange County and 26 incorporated cities therein, including Stanton, obtained an MS4 from the Santa Ana RWQCB. Short-term stormwater pollutant discharges would be mitigated through compliance with the applicable NPDES permitting process. Permit holders must verify compliance with permit requirements by monitoring effluent, maintaining records, and filing periodic reports. A NPDES permit would generally specify an acceptable level of a pollutant or pollutant parameter (for example, a certain level of bacteria) in a discharge. The permit holder may choose which technologies to use to achieve that level.

Development on the project site would disturb more than one acre; therefore, the project would be subject to the NPDES General Construction permit. Implementation of NPDES permit requirements ensures that a state's mandatory standards for clean water and the federal minimums are met. Coverage with the permit would prevent sedimentation and soil erosion through implementation of a Stormwater Pollution Prevention Plan (SWPPP) and periodic inspections by RWQCB staff. A SWPPP is a written document that describes the construction operator's activities to comply with the requirements in the NPDES permit. Required elements of an SWPPP include (1) site description addressing the elements and characteristics specific to the project site; (2) descriptions of BMPs for erosion and sediment controls; (3) BMPs for construction waste handling and disposal; (4) implementation of approved local plans; and (5) proposed post-construction controls, including a description of local post-construction erosion and sediment control requirements. The SWPPP is intended to facilitate a process whereby the operator evaluates potential pollutant sources at the site and selects and implements BMPs designed to prevent or control the discharge of pollutants in stormwater runoff. As discussed in Section VI, Geology and Soils, the applicant has prepared a Conceptual Water Quality Management Plan, dated February 15, 2016, that includes a range of BMPs aimed at meeting these requirements. The WQMP is included in Appendix F.

During the construction period, all activities on the project site would use a series of BMPs to reduce erosion and sedimentation, as outlined in mitigation measure H-1. These measures may include the use of gravel bags, silt fences, hay bales, check dams, hydroseed, and soil binders. The construction contractor would be required to operate and maintain these controls throughout the duration of construction. In addition, the construction contractor would be required to maintain an inspection log and have the log on-site to be reviewed by the City and representatives of the RWQCB.

H-1 Water Quality Management Plan. The applicant shall implement applicable BMPs outlined in the Orange County 2011 Model Water Quality Management Plan as appropriate. These may include but are not limited to:

- Site design measures;
- Implementing Low Impact Development (LID) BMPs on-site;
- Constructing or participating in sub-regional/regional LID BMPs;
- Implementing hydromodification control BMPs;
- Utilizing alternative programs or treatment control BMPs;
- Employing applicable source control BMPs.



- H-2 Stormwater Filtration.** The applicant must include filtration in all stormwater drain basins. The proposed filtration systems must be submitted to the City of Stanton for approval prior to issuance of a grading permit.

With the implementation of regulatory requirements and mitigation measures H-1 and H-2, impacts related to stormwater quality would be **less than significant**.

b) The availability of groundwater and issues involving the adequacy of recharge capability are regional concerns. The Groundwater Management Act (AB 3030)(CWC 2011) provides a systematic procedure for an existing local agency to develop a groundwater management plan. AB 3030 allows a local agency whose service includes a groundwater basin that is not already subject to groundwater management pursuant to law or court order to adopt and implement a groundwater management plan and includes plans to mitigate overdraft conditions, control brackish water, and to monitor and replenish groundwater. Potable water for the proposed development would be supplied by the City. Further analysis of water supplies that would serve the development on the project site is provided in Section XVII (Utilities and Service Systems) of this Initial Study.

An operating water well is located along the eastern property line near the northern edge of the project site. This facility would not be disturbed by the proposed development. The proposed onsite drainage system would collect runoff from the site and transmit flows to a drainage pipe on the south side of the site along Catherine Avenue. These flows would be directed to a StormTech Subsurface Stormwater Management System, (StormTech System). This BMP removes sediments, trash and debris that may otherwise continue downstream and also stores a volume of water prior to biofiltration treatment. The drain system would direct surface flows away from the existing well. Therefore, this and other BMPs implemented on the site would ensure that project development would not adversely affect the existing onsite well.

According to the Orange County Water District, groundwater recharge in Orange County occurs solely within the Cities of Anaheim and Orange. Therefore, development of the proposed project would not interfere with groundwater recharge. A portion of the site is paved while the remainder is bare ground. The project would increase the amount of impervious surface on the site, however, because the site is not in a groundwater recharge area, this would not cause a significant impact. Impacts associated with this issue would be **less than significant** and no mitigation is required.

c) A portion of the site would be landscaped, leaving it as pervious surface, while the remainder would be covered in impervious surface. The nearest river is Coyote Creek located five miles northwest of the project site. The proposed project would not alter any watershed boundaries or affect the course or water supply of any stream or river. The project would be subject to the requirements of Orange County's 2011 Model Water Quality Management Plan. This plan requires projects in the area to utilize Low Impact Design (LID) BMPs, including bioretention, vegetated swales, sand filters, infiltration trenches, drywells, and catch basins, which contribute to reduced peak stormwater runoff volumes and filter contaminants associated with stormwater runoff. Therefore, the proposed project would not increase peak surface runoff from the site or otherwise adversely affect the local storm drain system. Erosion or siltation impacts

would be minimized through implementation of erosion control techniques as discussed in Section III, *Air Quality*, and the proposed onsite drainage system discussed in detail in Section VI, *Geology and Soils*. Impacts would be **less than significant**.

d) The proposed project would not alter any watershed boundaries, impact a stream course, or increase the quantity of water in a stream or river. The project site is relatively flat; thus, while the project would add impervious surface to the site, it would not substantially affect runoff volumes or patterns on the site. As such, the proposed project would not alter drainage patterns in a manner that would cause flooding. Impacts would be **less than significant**.

g-i) The project site is located in Zone X as designated by the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRMs) Panel #06059C0136J. Zone X is outside the 500 and 100-year flood zone. The site is bordered by the Orange County Flood Control District's stormwater channel. All storm flows, including 100-year flood (or 1% annual flood) flows from the area are collected and contained within this channel. The project would not affect this channel or place housing within a 100-year flood hazard area. The project would not impact flood patterns and would not put people or structures at risk from natural flooding. Further, the proposed project would not expose people to the risk of injury or death from flooding. **No impact** would occur per this threshold.

j) Stanton is located inland from the Pacific Ocean and not within a tsunami flood zone. There are no water bodies such as lakes or reservoirs in proximity to the project that could generate seiches should a seismic event occur. Therefore, the project would not be affected by seiche or tsunamis. The project site is flat as is the surrounding topography; thus, the project would not be affected by mudflows. **No impact** would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
X. LAND USE AND PLANNING				
Would the proposal:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with an applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



a) The proposed project is located on an infill site surrounded by commercial and residential development. The project does not include any features that would physically divide the surrounding community, such as construction of a new roadway, flood control channel, or other structure. The project involves the construction of a commercial assisted living building on a vacant site. The site does not separate complementary uses nor is it used as a point of ingress/egress for the neighborhood. Therefore, **no impact** would occur.

b) The project is consistent with the General Plan (South Gateway Mixed-Use District) and zoning (Commercial General Zone South Gateway Mixed-Use Overlay) designations. The proposed project requires City approval of four entitlements. A parcel merger is required to consolidate three parcels that comprise the site into one parcel. Section 20.230.050 of the Zoning Ordinance requires a minimum lot size of 50,000 square feet for the proposed project. The lot is 49,494 square feet; thus, a variance is needed to allow development of the project as proposed. Additionally, an amendment to the zoning code is required to allow for a larger projection from the buildings and a development permit for the approval of the building and site improvements.

With approval of the proposed entitlements, the project would be consistent with applicable land use plans, policies, and regulations. The proposed project site is not located in the coastal zone; and thus, is not subject to local coastal programs and/or related elements of the California Coastal Act. **No impact** would occur.

c) The project site is located within a highly urbanized area of Stanton. No habitat conservation plans or natural community conservation plans apply to project site. **No impact** would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XI. MINERAL RESOURCES				
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a-b) The project site is located in a completely urbanized area. There are no mineral extraction or processing facilities on or adjacent to the site. No known mineral resources are identified in the City of Stanton General Plan. Thus, the project would not result in the loss of availability of an important mineral resource recovery site; **no impact** would occur.



	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XII. NOISE				
Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Noise is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound power levels to be consistent with that of human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano keyboard) and less sensitive to low frequencies (below 100 Hertz).

Because of the logarithmic scale of the decibel unit, sound levels cannot be added or subtracted arithmetically. If a sound's physical intensity is doubled, the sound level increases by 3 dB, regardless of the initial sound level. For example, 60 dB plus 60 dB equals 63 dB, 80 dB plus 80 dB equals 83 dB. However, where ambient noise levels are high in comparison to a new noise source, there will be a small change in noise levels. For example, when 70 dB ambient noise levels are combined with a 60 dB noise source the resulting noise level equals 70.4 dB.

Noise that is experienced at any receptor can be attenuated by distance or the presence of noise barriers or intervening terrain. Sound from a single source (i.e., a point source) radiates



uniformly outward as it travels away from the source in a spherical pattern. The sound level attenuates (or drops off) at a rate of 6 dBA for each doubling of distance. For acoustically absorptive, or soft, sites (i.e., sites with an absorptive ground surface, such as soft dirt, grass, or scattered bushes and trees), an excess ground attenuation value of 1.5 dBA per doubling of distance is normally assumed. A large object or barrier in the path between a noise source and a receiver can substantially attenuate noise levels at the receiver. The amount of attenuation provided by this shielding depends on the size of the object, proximity to the noise source and receiver, surface weight, solidity, and the frequency content of the noise source. Natural terrain features (such as hills and dense woods) and human-made features (such as buildings and walls) can substantially reduce noise levels. Walls are often constructed between a source and a receiver specifically to reduce noise. A barrier that breaks the line of sight between a source and a receiver will typically result in at least 5 dB of noise reduction.

The City of Stanton has adopted a Noise Ordinance as Chapter 9.28 of the Stanton Municipal Code (SMC). For construction noise, Section 9.28.070(e) of the SMC states that the operation of construction equipment in or adjacent to residential areas is prohibited except between the hours of 7:00 a.m. and 8:00 p.m. on weekdays and Saturdays and is prohibited on Sundays and holidays. Construction of the proposed project would be subject to these timing restrictions. For operational noise, the SMC states the following noise limits:

- Exterior and interior noise of 55 dBA during the hours of 7:00 a.m. to 10:00 p.m.;
- Exterior noise of 50 dBA during the hours of 10:00 p.m. to 7:00 a.m.; and,
- Interior noise of 45 dBA during the hours of 10:00 p.m. to 7:00 a.m.

Stanton Municipal Code Section 9.28.050(C) states that if ambient noise levels exceed the maximum allowed noise level, then the ambient level becomes the standard. The ordinance further prohibits noise levels to exceed the following:

- The noise standard for a cumulative period of more than thirty minutes in any hour; or
- The noise standard plus 5 dB(A) for a cumulative period of more than fifteen minutes in any hour; or
- The noise standard plus 10 dB(A) for a cumulative period of more than five minutes in any hour; or
- The noise standard plus 15 dB(A) for a cumulative period of more than one minute in any hour; or
- The noise standard plus 20 dB(A) for any period of time.

Vibration is a unique form of noise as the energy is transmitted through buildings, structures and the ground whereas audible noise energy is transmitted through the air. Thus, vibration is generally felt rather than heard. The ground motion caused by vibration is measured as particle velocity in inches per second and is referenced as vibration decibels (VdB). The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 75 VdB is the approximate dividing line between barely perceptible and distinctly perceptible levels.

The City has not adopted specific thresholds or regulations addressing vibration; thus, for the purpose of evaluating project-related vibration impacts, thresholds established in the Federal



Transit Administration's (FTA) *Transit Noise and Vibration Impact Assessment* (May 2006) are used. A threshold of 65 VdB is used for buildings where low ambient vibration is essential for interior operations. These buildings include hospitals and recording studios. A threshold of 72 VdB is used for residences and buildings where people normally sleep (i.e., hotels and rest homes). A threshold of 75 VdB is used for institutional land uses where activities occur primarily during the daytime (i.e., churches and schools). The threshold used for the proposed project is 72 VdB as residences are the only sensitive receptors in proximity to the site.

With respect to ground-borne vibration impacts on structures, the FTA states that ground-borne vibration levels in excess of 100 VdB would damage fragile buildings and levels in excess of 95 VdB would damage extremely fragile historic buildings. No historic buildings are known to occur in proximity to the site; thus, 100 VdB is used to quantify potential vibration impacts to neighboring structures.

a, c, d) Potential noise impacts include those from temporary sources during grading and construction, and long-term sources from project occupancy.

Short-Term Impacts

Construction activity associated with development of the proposed mixed-use building would generate temporary increases in noise levels. Short-term noise levels associated with project construction would be higher than existing ambient noise levels. Construction noise would be limited to construction hours and would terminate completely when construction is finished. Noise impacts associated with construction activity are a function of the noise generated by construction equipment, location, sensitivity of nearby land uses, and the timing and duration of the noise-generating activities. Normally, these activities are carried out in stages and each stage has its own characteristics based on the mix of equipment in use. Table 6 shows typical noise levels associated with construction equipment. The project site is bordered by residential buildings to the south and east. Adjacent residential buildings would be most sensitive to construction noise. Typical maximum construction noise levels at 25 feet from the source, assuming use of the equipment shown in Table 6, range from 81 to 95 dBA. Construction-related noise would exceed ambient noise levels and may cause periodic annoyance to nearby residents. Construction noise is highly variable and dependent on the type(s) of equipment being used, where the equipment is operating on the site relative to the receiving properties, and the operating duration.

Based on Section 9.28.070(e) of the City's Municipal Code, construction-related noise is not permitted between the hours of 8:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or anytime on Sundays or holidays. The contractor would be required to adhere to the construction hours specified in the City's Municipal Code. With adherence to these timing restrictions and mitigation measure N-1, noise impacts associated with project construction would be **less than significant**.

Table 6
Typical Construction Equipment Noise Levels

Equipment On-site	Typical Level (dBA) 25 Feet from the Source	Typical Level (dBA) 50 Feet from the Source	Typical Level (dBA) 100 Feet from the Source
Air Compressor	84	78	64
Backhoe	84	78	64
Bobcat Tractor	84	78	64
Concrete Mixer	86	79	73
Bulldozer	88	82	76
Jack Hammer	95	89	83
Pavement Roller	86	80	74
Street Sweeper	86	82	76
Man Lift	81	75	69
Dump Truck	82	76	70

*Source: Noise levels based on FHWA Roadway Construction Noise Model (2006) Users Guide Table 1
Noise levels based on actual maximum measured noise levels at 50 feet (L_{max})
Noise levels assume a noise attenuation rate of 6dBA per doubling of distance.*

Although compliance with Municipal Code timing restrictions on construction would reduce impacts to below a level of significance under CEQA, the following is recommended to minimize the effects of construction noise on neighboring properties.

N-1 Construction Noise. The proposed project shall implement measures to reduce noise during construction. These include, but are not limited to:

- Ensure that all construction equipment is in proper operating condition and fitted with standard factory noise attenuation features. All equipment shall be properly maintained to ensure that no additional noise, due to worn or improperly maintained parts, would be generated;
- Use noise control devices, such as equipment mufflers, enclosures, and barriers;
- Perform all construction in a manner to minimize noise. The contractor will be required to select construction processes and techniques that create the lowest noise levels. Examples include using predrilled piles instead of impact pile driving, mixing concrete off-site instead of on-site, using hydraulic tools instead of pneumatic impact tools, and use of silencing packages for air compressors;
- Stage construction operations as far from noise sensitive uses as possible;
- Limit idling of trucks to less than five minutes;
- Avoid residential areas when planning haul truck routes;
- Change the timing and/or sequence of the noisiest construction operations to avoid sensitive times of the day; and



- Maintain all sound-reducing devices and restrictions throughout the construction period.

Long-Term Impacts

Potential noise impacts associated with the operation of the proposed mixed-use building are a result of increased vehicular traffic on the project vicinity roadways. Additionally, the project would include mechanical equipment such as a cooling tower and trash compactor. The trash compactor and cooling tower would be located on the first-floor at the northeastern corner of the project site. The nearest sensitive receptor would be located approximately 125 feet away to the southwest at the out-patient clinic; however, first-floor parking is located between this equipment and nearby receptors. The compactor would be accessible to residents on each floor via a chute. The compactor would be enclosed and used intermittently and infrequently, not resulting in a permanent source of noise. An elevator, set of stairs, and the trash chute would be positioned above the trash compactor on the subsequent floors. The cooling tower would also be enclosed and would not result in an increased sound pressure level (see the *Closed Circuit Cooler Data Sheet* in Appendix E). The proposed project would be located on a site zoned Commercial General Zone South Gateway Mixed-Use Overlay. The properties directly east of the site are zoned Medium Density Residential South Gateway Mixed-Use Overlay. The most common source of noise in the project vicinity is traffic on Beach Boulevard. On May 20, 2014, between 11:00 a.m. and 12:00 p.m., two 20-minute weekday noise measurements were taken using a Rion NL-21 sound level meter to establish baseline noise conditions at the project site. Noise monitoring locations and results are shown in Table 7.

Table 7
Noise Measurement Results

Measurement Number	Measurement Location	Primary Noise Source	Leq (dBA)
1	Catherine Avenue adjacent to southeast corner of project site	Traffic	57.0
2	Corner of Beach Boulevard and Catherine Avenue adjacent to project site	Traffic	64.8

Source: Rincon Consultants, Inc. Recorded during field visit using Rion NL-21 sound level meter. See Appendix C for full results.

Measured noise levels were about 57 dBA at the southeast corner of the site on Catherine Avenue and about 65 dBA at the intersection of Beach Boulevard and Catherine Avenue. Because volumes and speeds are higher on Beach Boulevard, corresponding noise levels are also higher. Traffic-related noise impacts would be significant if project-generated traffic results in exposure of sensitive receptors to unacceptable noise levels. The City does not have an established significance criteria for traffic-related noise; thus, FTA (May 2006) recommendations are used herein to determine whether increases in traffic noise would be considered significant. Under these thresholds, the allowable project-related noise exposure increase varies depending on existing noise levels. Lower existing noise levels allow a greater increase in project-related noise levels before triggering an impact. Conversely, higher existing noise levels

allow a smaller increase in project-related noise before triggering an impact. Table 8 shows the impact criteria used in this evaluation.

Table 8
Significance of Changes in Operational
Roadway Noise Exposure

Ldn or Leq in dBA	
Existing Noise Exposure	Allowable Noise Exposure Increase
45-50	7
50-55	5
55-60	3
60-65	2
65-75	1
75+	0

Source: Federal Transit Administration (FTA), May 2006

The traffic study prepared for the project by Kunzman Associates (May, 2014) (see Appendix D) states that the project would generate 997 average daily trips (ADT). Table 9 shows the distribution of these trips on Beach Boulevard and Catherine Avenue. As stated above, it would take a doubling of the intensity (doubling of traffic volumes while maintaining the same speed) of the source to cause a 3 dBA increase. Using the scale from Table 8, it would take an increase in noise level of 3 dBA on Catherine Avenue and an increase of 2 dBA on Beach Boulevard for the increase in noise level to be considered significant. As shown in Table 9 the project would not cause a doubling of traffic on any of the street segments adjacent to the site. Volumes on Beach Boulevard would increase by less than 1% as a result of the project. Volumes on Catherine Avenue would increase by 40%; thus, it is assumed that traffic-related noise levels would also increase. Noise levels associated with existing and projected volumes on Catherine Avenue were estimated using the Federal Highway Administration Transportation Noise Model Look Up tables. The purpose was to perform simple calculations to determine how project traffic would affect noise levels at receivers located adjacent to Catherine Avenue. Existing noise levels, assuming peak hour traffic volumes are 10% (120 vehicles) of the ADT shown Table 9, are 56.7 dBA. Project related traffic (80 vehicles per hour) volumes were modeled to account for cars/light trucks as well delivery/vendor vehicles. Assuming total traffic on Catherine Avenue would be 200 vehicles per hour, noise levels would increase by 2 dBA to 57.4 dBA. The increase in traffic that would result from operation of the proposed project would not cause a perceptible change in the existing noise environment.

Table 9
Trip Distribution

Measurement Location	Leg	Average Daily Traffic Volumes			Percent Increase Due to Project
		Existing	Project	Existing Plus Project	
Beach Boulevard and Catherine Avenue	North	71,000	400	71,400	0.6%
	South	71,000	400	71,400	0.6%
	East	1,200	800	2,000	40.0%
	West	0	0	0	0.0%

Source: Kunzman Associates, 2014

The project includes parking on the first and second floors of the building. Noise associated with vehicles operating on the first floor would be attenuated by the block wall constructed along the east property boundary and the structure itself. As discussed in Section I, *Aesthetics*, the garage walls would be four to five feet high with gaps to allow ventilation. The structure would attenuate noise. In addition, vehicles operating on the second floor would be traveling slowly and intermittently. Noise from within the structure is not expected to be audible above ambient noise and noise associated with overall operation of the facility. Impacts would be less than significant.

b) Based on the information presented in Table 10, vibration levels could reach approximately 87 VdB at the residences adjacent to and east of the site during construction.

Table 10
Vibration Source Levels for Construction Equipment

Equipment	Approximate VdB				
	25 Feet	50 Feet	60 Feet	75 Feet	100 Feet
Large Bulldozer	87	81	79	77	75
Loaded Trucks	86	80	78	76	74
Jackhammer	79	73	71	69	67
Small Bulldozer	58	52	50	48	46

Source: Federal Railroad Administration, 1998

As discussed above, 100 VdB is the threshold where minor damage can occur in fragile buildings. These residences are new construction and vibration levels are projected to be under 100 VdB. Thus, structural damage would not occur as a result of construction activities associated with the proposed project. The nearest residence is approximately 20 feet from the property line. Vibration levels at residential units located east of the project site could exceed the ground borne velocity threshold level of 72 VdB for residences and/or buildings where people sleep as discussed above. However, in accordance with the City's Noise Ordinance, the operation of construction equipment adjacent to residential buildings is prohibited except between the hours of 7:00 a.m. and 8:00 p.m. on weekdays and Saturdays and all construction is prohibited on Sundays, and holidays. Adherence to these standards would restrict construction

to time outside of normal sleep hours. Operation of the proposed project would not be expected to generate vibration in the long term. Therefore, the impact would be **less than significant**.

e) The project site is approximately 2.5 miles from the nearest airport (Joint Forces Training Base). The site is not within the airport influence area defined by the Orange County Airport Environs Land Use Plan (2004). Thus, the proposed project would not expose people working or living on the project site to excessive noise levels related to airport operation. Impacts would be **less than significant**.

f) There are no private airstrips in the vicinity of the project site. **No impact** would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XIII. POPULATION AND HOUSING				
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

As of January, 2014, the population of the City of Stanton was estimated to be 38,963 (E-1 Cities, Counties, and State Population Estimates with Percent Change, January 2013- 2014, California Department of Finance, March, 2014).

a) The proposed assisted living facility would have approximately 120 residents and 21 employees. According to SCAG's *Employee Density Study* (2001), the outpatient clinic and restaurant would have one employee for every 450 SF for a total of 15 employees. The total employee count would be 36. Assuming all residents and employees are new to Stanton, the total population increase would be 156. SCAG estimates that the population of the City of Stanton will be 43,400 in 2035. This is an increase of 4,437 residents over the 20 year period. The addition of 156 new residents to Stanton would equal 4% of the estimated growth for the City. Therefore the project would not induce substantial population growth and impacts would be **less than significant**.

b-c) The site is vacant, though a portion has been paved to accommodate previous activities on the site. The project site does not contain residential uses. No existing housing or people would

be displaced due to construction of the proposed project. **No impact** would occur under these criteria.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XIV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a.i) Fire protection service within the City of Stanton is provided by Orange County Fire Authority (OCFA). The closest fire station is Station 46 located at 7871 Pacific Street, approximately 1.6 miles north of the project site. While the proposed facility would be constructed consistent with all applicable fire codes, the senior living facility could increase emergency service calls to the property. The applicant would be responsible for paying all impact fees associated with the project which in part, are intended to ensure adequate funding is available for equipment needed to provide proper service. The project site is within the existing OCFA service area and, therefore, would not require the construction of a new or expanded fire station. Therefore, the proposed project would not require new or expanded Fire Department facilities to maintain acceptable service ratios, response times, or other performance objectives and would have **no environmental impact** related to the provision of fire protection.

a.ii) Law enforcement services are provided by the Orange County Sheriff-Coroner Department from the Stanton Substation located at 11100 Cedar Street approximately 1.2 miles north of the project site. The project site is located in an area developed with commercial and residential buildings. The project site is surrounded by urban uses and is already within the service area of the Police Department. The proposed project may cause an increase in law enforcement service calls. However, because the project site is within the current service area of the Sheriff-Coroner Department, it would not require the construction of new or expanded Department facilities. Thus, **no environmental impact** related to the provision of police protection service would

occur. The payment of applicable impact fees would fund equipment needed to provide law enforcement service.

a.iii) The project site is located within the Garden Grove Unified School District and would be served by Lawrence Elementary, Alamitos Intermediate, and Rancho Alamitos High Schools. The project would not directly affect any existing schools or cause an increase in school age population and thus would have no impact to local schools. Thus, the proposed project would not require new or expanded schools to maintain acceptable service ratios or other performance objectives. The project would have **no impact** with respect to schools.

a.iv) Refer to Section XV, *Recreation*.

a.v) Library services are provided by a branch of the Orange County Public Library (OCPL) located at 7850 Katella Avenue. Assuming all facility residents are new to Stanton, the proposed project would directly increase the population by 120 residents and indirectly by 36, if all new employees relocated to Stanton. Residents and employees may use existing library facilities; however, increased demand would be nominal and the project is not expected to require the construction of new or expanded facilities. The project would have **no impact**.

Impacts to other public facilities (e.g., sewer, storm drains, and roadways) are discussed in Sections XVI (Transportation/Traffic) and Section XVII (Utilities and Public Services) of this Initial Study.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) The City of Stanton Parks and Recreation Services Department provides park and recreation services to Stanton residents. Premier Park is the park nearest the site. It is located approximately 0.4 miles northeast of the site. Assuming all facility residents are new to Stanton, the project would cause a direct increase in population of 120 residents and an indirect increase of 36, if all new employees move to Stanton from elsewhere. This is 4% of the projected population growth as discussed in Section XIII, *Population and Housing*. The proposed project will have recreational resources; thus, it is unlikely that the residents of the facility would utilize parks and recreation facilities. Employees may utilize parks and recreation facilities; however,



this increase would be negligible when compared to the existing population of the City. The project would not cause physical deterioration of parks. Impacts would be **less than significant**.

b) No public recreational facilities are proposed as part of the project. The City of Stanton has 25.25 acres of parkland and a current population of 38,963. This is a ratio of 0.65 acres per 1,000 residents. If it is assumed that the 36 employees relocated to Stanton, the addition would not affect the current ratio of 0.65 acres of parkland per person. The project would not require the construction or expansion of recreational facilities. Impacts would be **less than significant**.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVI. TRANSPORTATION AND TRAFFIC				
Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible use (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



a, b) Construction activities may temporarily restrict vehicular traffic along Catherine Street Avenue and Beach Boulevard; thus, the contractor would be required to implement standard traffic control conditions to facilitate the passage of people and vehicles through/around any required lane closures. Project specific measures conditions would be developed as part of the preconstruction process.

Kunzman Associates, Inc. prepared a traffic impact study for the proposed project (May 2014, revised October 2014; see Appendix D of this document). Trip generation rates used for the proposed project were developed in consultation with City of Stanton. As shown in Table 11, the proposed project would generate approximately 997 daily vehicle trips.

Table 11
Estimated Project Traffic Trip Generation

Land Use	Quantity	Weekday Peak Hour		Total Daily Trips
		Morning	Evening	
Assisted Living	120 beds	17	27	319
High-Turnover (Sit-Down) Restaurant	4,296 SF	47	42	546
Outpatient Clinic*	1,471 SF	5	12	132
Total Trips				997

Source: Kunzman Associates, Inc. 2014; See Appendix D for full Traffic Study.
**-Trip generation rates were unavailable for the outpatient clinic; thus, data for a pharmacy were used.*

Level of Service (LOS) calculations were performed at the three proposed access points for the project and at the unsignalized intersection of Catherine Avenue and Beach Boulevard.

The following scenarios were evaluated:

- Existing Traffic Conditions;
- Existing + Project Traffic Conditions;
- Opening Year Traffic Conditions (2016);
- Opening Year + Project Traffic Conditions.

The City of Stanton General Plan defines acceptable LOS as LOS D and above for city streets. The study area intersection and access points are projected to operate within acceptable LOS during the peak hours for Existing + Project traffic conditions, except for the intersection of Catherine Avenue and Beach Boulevard during both the AM and PM peak hours as shown on Table 12.

Based on the analysis contained in the traffic study and summarized in Table 12 (Existing Plus Project Impacts) and Table 13 (Opening Year Plus Project Impacts), the proposed project would add trips to the intersection of Beach Boulevard and Catherine Avenue which currently operates at LOS F. The project would add a nominal number of new trips to this intersection; however, because the intersection is already operating at an unacceptable LOS, the addition of



project traffic would cause a significant traffic impact. Implementation of Mitigation Measure T-1 would reduce potential traffic impacts to a less than significant level.

Table 12
Existing Plus Project Intersection Impacts

#	Intersection	Peak Hour	Existing		Existing + Project		Existing + Project with Mitigation		Significant Impact?
			Delay-LOS	V/C LOS	Delay-LOS	V/C-LOS	Delay-LOS	V/C-LOS	
1	Beach Boulevard at Catherine Avenue	AM	99.9 ¹ -F	0.436-A	99.9 ¹ -F	0.452-A	-	0.452-A	YES
		PM	99.9 ¹ -F	0.484-A	99.9 ¹ -F	0.515-A	-	0.515-A	
2	Project West Access at Catherine Avenue	AM	-	-	8.8-A	-	-	-	No
		PM	-	-	8.8-A	-	-	-	
3	Project Central Access at Catherine Avenue	AM	-	-	7.3-A	-	-	-	No
		PM	-	-	7.3-A	-	-	-	
4	Project East Access at Catherine Avenue	AM	-	-	8.8-A	-	-	-	No
		PM	-	-	8.8-A	-	-	-	

¹ 99.9 Delay High, Intersection Unstable. However, as discussed in the Traffic Study (Appendix D), due to the nature of the intersection of Beach Boulevard and Catherine Avenue, the Intersection Capacity Utilization (V/C – LOS) methodology rather than the takes precedence rather than the Intersection Delay Method, which does not account for acceptable gaps created on Beach Boulevard for traffic to enter/exit onto Catherine Avenue due to traffic signals north and south of this intersection. These traffic signals produce periodic gaps in traffic for upstream and downstream traffic as they are fulfilling their traffic cycles which allow for the creation of gaps to occur. The intersection Capacity Utilization methodology is preferred as it does not single out the most minimalistic movements in relation to total traffic volumes utilizing that intersection to then assess the entire intersection performance.

Source: Kunzman Associates, Inc., 2014; See Appendix D for full Traffic Study.

Table 13
Opening Year (2016) Plus Project Intersection Impacts

#	Intersection	Peak Hour	Opening Year		Opening Year + Project		Opening Year + Project with Mitigation		Significant Impact?
			Delay-LOS	V/C LOS	Delay-LOS	V/C-LOS	Delay-LOS	V/C-LOS	
1	Beach Boulevard at Catherine Avenue	AM	99.9 ¹ -F	0.444-A	99.9 ¹ -F	0.459-A	-	0.459-A	YES
		PM	99.9 ¹ -F	0.493-A	99.9 ¹ -F	0.524-A	-	0.524-A	
2	Project West Access at Catherine Avenue	AM	-	-	8.8-A	-	-	-	No
		PM	-	-	8.8-A	-	-	-	
3	Project Central Access at Catherine Avenue	AM	-	-	7.3-A	-	-	-	No
		PM	-	-	7.3-A	-	-	-	
4	Project East Access at Catherine Avenue	AM	-	-	8.8-A	-	-	-	No
		PM	-	-	8.8-A	-	-	-	

¹ See Note 1 under Table 12 for explanation.

Source: Kunzman Associates, Inc., 2014; See Appendix D for full Traffic Study.



T-1 Catherine Avenue/Beach Boulevard Improvements. Prior to issuance of final occupancy permits, the project proponent shall complete the following:

- Construct Catherine Avenue from Beach Boulevard to the east project boundary to its ultimate half-section width, including landscaping and parkway improvements and dedicate the additional roadway to the City.
- Construct Beach Boulevard from the north project boundary to Catherine Avenue at its ultimate half-section width as a Smart Street including landscaping and parkway improvements.

Both Catherine Avenue and Beach Boulevard have been widened to the ultimate width. This measure will require the applicant to make landscaping and parkway improvements (sidewalk/curb/gutter) on portions of both roadways fronting the project site.

c) As discussed in Section VIII, *Hazards and Hazardous Materials*, and Section XII, *Noise*, given the fact that the project site is located approximately 2.5 miles from the nearest airport (Joint Forces Training Base), the project would not present any impediments to air traffic, and would not affect air traffic patterns. Therefore, **no impact** would occur.

d) The proposed project would not introduce any design features such as sharp curves or dangerous intersections, or incompatible uses to the project site or surrounding road network that would increase hazards. Catherine Avenue is narrow and typically lined with parked cars. Thus, temporary construction traffic may create short-term safety impacts or access impediments. Impacts would be **potentially significant unless mitigation is incorporated**. Implementation of Mitigation Measure T-2 would reduce potential safety impacts to a less than significant level.

T-2 Traffic Control Plan. The contractor shall prepare a Traffic Control Plan (TCP). Data to be included in the TCP will clearly depict the exact sequence of the construction operation(s), the construction to be performed, and the traveled way that will be utilized by all movements of traffic during each phase of construction. As appropriate, information including construction signs, warning lights (flares, lanterns, electric markers, or flashers), barriers, and flag persons shall be identified. The TCP shall also include specific protocol for notifying the Police and Fire Departments of the construction schedule and available detours. This would allow emergency vehicles to use alternate routes for emergency response. In addition, information addressing alternative bicycle and pedestrian routes shall be included.

e) The project would not affect emergency access. Three points of ingress/egress would be provided along Catherine Avenue and site circulation would be designed to meet OCFD requirements. Impacts would be **less than significant**.

f) The project is proposed on an infill site in an area already served by public transportation and bicycle programs. The proposed project would not affect or conflict with adopted policies, plans, or programs regarding public transit, bikeways, or pedestrian facilities, or otherwise



substantially decrease the performance or safety of such facilities. The proposed project would have a **less than significant impact** with respect to alternative transportation.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a, b, e) The proposed project would require connection to existing sewer infrastructure and would result in an increase in the amount of wastewater produced on the site. Wastewater from the City of Stanton is conveyed by the City of Stanton Public Works Department's Sewer Maintenance Division to the Orange County Sanitation District's (OCSD) two wastewater treatment facilities (Reclamation Plant No. 1 and Treatment Plant No. 2). Average flows for Reclamation Plant No. 1 and Treatment Plant No. 2 are 91 million gallons per day (mgd) and 138 mgd, respectively. The combined average flow is 229 mgd. The treatment capacity for Reclamation Plant No. 1 is 180 mgd and the treatment capacity for Treatment Plant No. 2 is 150 mgd. The City of Los Angeles Wastewater Generation Rates were used to estimate wastewater



generation. The wastewater generation rates and quantities for the project are shown in Table 14.

Table 14
Wastewater Generation Rates

Use	Generation Rate (gallons per day)	Unit	Wastewater Generated
Restaurant	300	1,000 SF	1,289
Assisted Living Facility	75	Per bed	9,000
Outpatient Clinic	250	1,000 SF	368
Offices	250	1,000 SF	1,259
Total			11,916

This is 0.01% of the remaining capacity of Reclamation Plant No. 1 and 0.1% of the remaining capacity of Treatment Plant No. 2. Thus, the project would not exceed wastewater treatment requirements, exceed the capacity of the City's wastewater systems, or require the construction of new wastewater treatment facilities. These impacts would be **less than significant**.

c) As discussed in Section VIII, *Hydrology and Water Quality*, the existing site consists of mostly pervious surfaces with a small paved area. The area of impervious surface would increase with the proposed project. Stormwater drainage in the City is provided by a network of regional drainage channels and local drainage facilities. Surface water is deposited into regional channels, which are owned and maintained by Orange County. The project would be required to comply with the area's MS4 permit which requires that the amount of runoff from the site must be the same before and after construction of a project.

A storm drain system would be designed, installed, and maintained per City of Stanton Public Works Division standards. Because the project would be required to include site drainage systems according to standards and provisions set forth by the City of Stanton, impacts would be **less than significant**.

d) Golden State Water Company (GSWC), West Orange County System, provides water services in Stanton. Water demand rates established by the City of Los Angeles were used to estimate project water demand. For the purpose of this discussion, water rates are assumed to be approximately 120% of the wastewater generated by the site. The proposed project would generate approximately 14,166 gallons per day of wastewater; therefore, it would use approximately 16,999 gallons of potable water per day.

According to the GSWC's 2010 Urban Water Management Plan (UWMP), overall service area demand for 2010 was 13,831 acre-feet. This is projected to increase by 4,809 acre-feet (or 35%) to 18,640 acre-feet in 2035. This increase in demand is calculated based on projected increases in population for the service area. Water demand associated with the project would be



approximately 0.006% of the water demand forecast within the service area. Adequate water supplies and network capacity are identified in the UWMP to meet future demand. The proposed project is not expected to require new sources of water supply. Although the State of California has declared a drought, the UWMP identifies a Drought Management Plan that identifies conservation methods and ensures that there are sufficient water supplies to meet the needs of the area. This would be a **less than significant impact**.

f) Solid waste collection is a “demand-responsive” service and current service levels can be expanded and funded through user fees. CR&R, Incorporated (CR&R) operates Stanton Disposal Services, which provides solid waste collection service within the city. CR&R also operates the Materials Recovery Facility (MRF) and a transfer station located on Knott and Western Avenues in Stanton. Most solid waste collected in Stanton is transferred to one of the three Orange County sanitary landfills including; Frank R. Bowerman, Prima Deschecha and Olinda Alpha. The Frank R. Bowerman Landfill has a maximum permitted capacity of 11,500 tons per day and an estimated closure date of 2053. The Prima Deschecha Landfill has a maximum permitted capacity of 4,000 tons per day and an estimated closure date of 2067. The Olinda Alpha Landfill has a maximum permitted capacity of 8,000 tons per day and an estimated closure date of 2021.

Solid waste generation for the project was estimated based on the CalRecycle’s solid waste generation rates. These rates are shown in Table 15.

Table 15
Solid Waste Generation Rates

Use	Generation Rate (pounds per day)	Unit	Solid Waste Generated
Restaurant	0.005	1 SF	21
Assisted Living Facility	5	Per person	930
Outpatient Clinic	6	1,000 SF	9
Offices	6	1,000 SF	30
Total			990

This is 8.6% of the daily capacity at the Frank R. Bowerman Landfill, 25% of the daily capacity of Prima Deschecha Landfill, and 12% of the daily capacity of Olinda Alpha Landfill.

Development of the proposed project would not significantly affect current operations or the expected lifetime of the landfills.

On-site uses would be required to comply with the City and State waste reduction and recycling standards including the State Medical Waste Management Act (MWMA) (22 CCR Sections 65600–65628) summarized in Section VIII above. For these reasons, potential impacts associated with landfill capacity would be less than significant and no mitigation is required. Therefore, potential impacts associated with landfill capacity would be **less than significant**.



g) The City, applicant, and project contractor would comply with all local, state, and federal requirements for integrated waste management (e.g., recycling, green waste) and solid waste disposal as required by the CIWMA of 1989. Additionally, the assisted living facility and outpatient clinic would comply with the MWMA as summarized above. **No impact** would occur.

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	--------------

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a) Does the project have the potential to substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) As noted under item V, *Cultural Resources*, implementation of the proposed project would not significantly affect known cultural resources. However, it is possible that grading activities could potentially encounter archeological or paleontological resources. Therefore, Mitigation Measure CR-1 is required to reduce potential impacts. Additionally, implementation of the proposed project could significantly impact migratory birds through the removal of trees on the site. Mitigation Measure BIO-1 is required to reduce potential impacts. After incorporation of these mitigation measures, project impacts would be **less than significant**.

b) Mitigation measures have been recommended to minimize or avoid potentially significant adverse environmental impacts. Thus, the proposed project would achieve short-term



environmental goals while avoiding all long-term adverse environmental impacts. Impacts would be **less than significant**.

c) As described in the discussion of environmental checklist Sections I through XVII, the project would have no impact, a less than significant impact, or a less than significant impact after mitigation with respect to all environmental issues. As shown in Table 6 of the Traffic Study in Appendix D, planned and pending developments in the general vicinity of the project site include five residential projects with a total of 49 units and a 4,900 square foot industrial project. The opening year traffic analysis identified as significant impact at the Beach Boulevard/Catherine Avenue intersection, but that impact can be reduced to below a level of significance with proposed mitigation. No other significant cumulative impacts have been identified or are anticipated. Cumulative impacts would be **less than significant with mitigation incorporated**.

d) In general, impacts to human beings are associated with air quality, hazards and hazardous materials, and noise impacts. The South Coast Air Basin is currently designated as a non-attainment area for ozone, PM₁₀, and PM_{2.5}. The development of the proposed project would contribute to air pollutant emissions on a short-term basis. As a result, the project would be required to comply with regional rules that assist in reducing short-term air pollutant emissions. The purpose of SCAQMD Rule 403 is to reduce the amount of particulate matter in the atmosphere resulting from man-made fugitive dust sources. After compliance with applicable rules and regulations, potential impacts on human beings would be **less than significant**.

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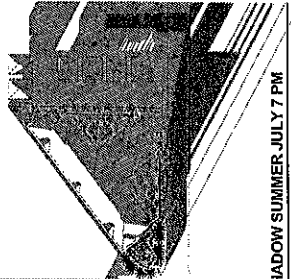
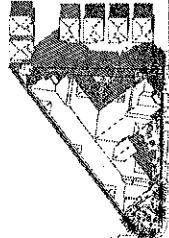
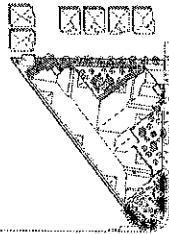
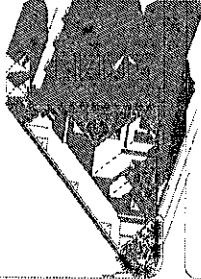
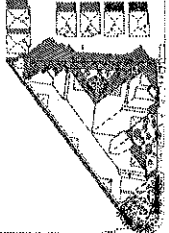
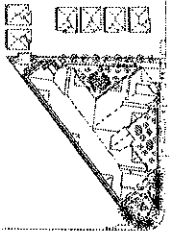
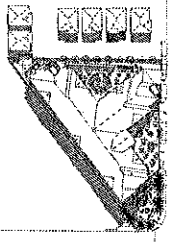
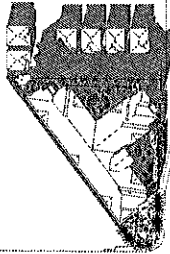
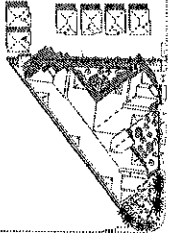
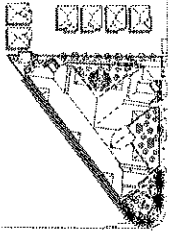
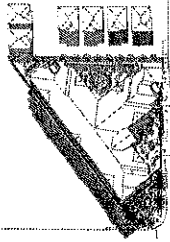
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Appendix A

Shade/Shadow Analysis



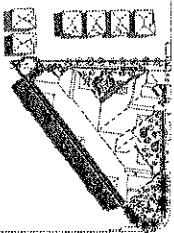


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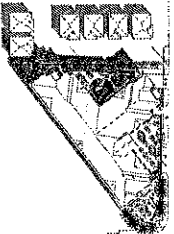
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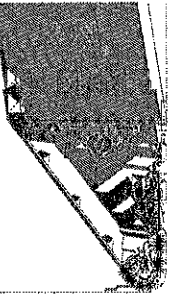
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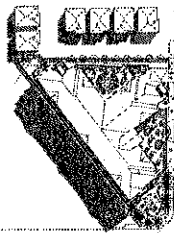
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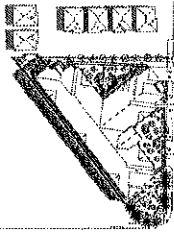
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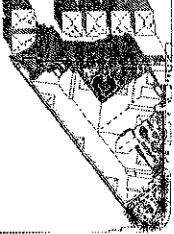
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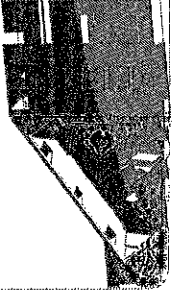
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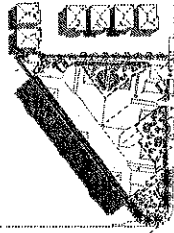
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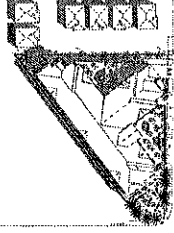
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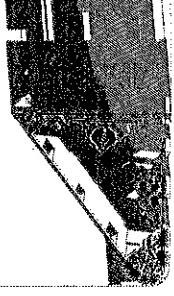
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6 SHADOW AUTUMN OCTOBER 1 PM
SCALE 1"=80'-0"



9 SHADOW AUTUMN OCTOBER 4 PM
SCALE 1"=80'-0"



12 SHADOW AUTUMN OCTOBER 7 PM
SCALE 1"=80'-0"

studioπ²
CONSULTANTS • ARCHITECTS

ADDRESS: 20 TRUMAN SUITE 210
IRVINE, CA 92660
PHONE: (949) 252-0245
E-MAIL: marta@studioπ2.com

www.studioπ2.com

CONSULTANT: ELECTRICAL ENGINEER
ADDRESS: 10000 S. TULSA AVE.
FARMERS, CA 92521
PHONE: (949) 252-0245
E-MAIL: marta@studioπ2.com

CONSULTANT: STRUCTURAL ENGINEER
ADDRESS: 10000 S. TULSA AVE.
FARMERS, CA 92521
PHONE: (949) 252-0245
E-MAIL: marta@studioπ2.com

CONSULTANT: MECHANICAL ENGINEER
ADDRESS: 10000 S. TULSA AVE.
FARMERS, CA 92521
PHONE: (949) 252-0245
E-MAIL: marta@studioπ2.com

CONSULTANT: ELECTRICAL ENGINEER
ADDRESS: 10000 S. TULSA AVE.
FARMERS, CA 92521
PHONE: (949) 252-0245
E-MAIL: marta@studioπ2.com

CONSULTANT: FIRE CONSULTANT
ADDRESS: 10000 S. TULSA AVE.
FARMERS, CA 92521
PHONE: (949) 252-0245
E-MAIL: marta@studioπ2.com

CONSULTANT: CIVIL ENGINEER
ADDRESS: 10000 S. TULSA AVE.
FARMERS, CA 92521
PHONE: (949) 252-0245
E-MAIL: marta@studioπ2.com

CONSULTANT: CIVIL ENGINEER
ADDRESS: 10000 S. TULSA AVE.
FARMERS, CA 92521
PHONE: (949) 252-0245
E-MAIL: marta@studioπ2.com

CONSULTANT: CIVIL ENGINEER
ADDRESS: 10000 S. TULSA AVE.
FARMERS, CA 92521
PHONE: (949) 252-0245
E-MAIL: marta@studioπ2.com

CONSULTANT: CIVIL ENGINEER
ADDRESS: 10000 S. TULSA AVE.
FARMERS, CA 92521
PHONE: (949) 252-0245
E-MAIL: marta@studioπ2.com

CONSULTANT: CIVIL ENGINEER
ADDRESS: 10000 S. TULSA AVE.
FARMERS, CA 92521
PHONE: (949) 252-0245
E-MAIL: marta@studioπ2.com

CONSULTANT: CIVIL ENGINEER
ADDRESS: 10000 S. TULSA AVE.
FARMERS, CA 92521
PHONE: (949) 252-0245
E-MAIL: marta@studioπ2.com

CONSULTANT: CIVIL ENGINEER
ADDRESS: 10000 S. TULSA AVE.
FARMERS, CA 92521
PHONE: (949) 252-0245
E-MAIL: marta@studioπ2.com

CONSULTANT: CIVIL ENGINEER
ADDRESS: 10000 S. TULSA AVE.
FARMERS, CA 92521
PHONE: (949) 252-0245
E-MAIL: marta@studioπ2.com

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ADDRESS: 10000 S. TULSA AVE.
FARMERS, CA 92521
PHONE: (949) 252-0245
E-MAIL: marta@studioπ2.com

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FARMERS, CA 92521
PHONE: (949) 252-0245
E-MAIL: marta@studioπ2.com

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FARMERS, CA 92521
PHONE: (949) 252-0245
E-MAIL: marta@studioπ2.com

CONSULTANT: CIVIL ENGINEER
ADDRESS: 10000 S. TULSA AVE.
FARMERS, CA 92521
PHONE: (949) 252-0245
E-MAIL: marta@studioπ2.com

CONSULTANT: CIVIL ENGINEER
ADDRESS: 10000 S. TULSA AVE.
FARMERS, CA 92521
PHONE: (949) 252-0245
E-MAIL: marta@studioπ2.com

CLIENT:
USS CAL BUILDERS

ADDRESS: 881 MAIN STREET
STANTON, CA 95680
PHONE: (714) 226-4882

PROJECT:
ASSISTED LIVING FACILITY
MIXED-USE

PROPERTY ADDRESS:
12222 BEACH BLVD
STANTON, CA 95680

SITE SHADOW STUDY AUTUMN

PROJECT NUMBER: 0603
DATE: 06/16/15
DRAWN BY: PATRICK MORRIS
CHECKED BY: B. CHADIV

G-005
SCALE: 1"=80'-0"

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CONSULTANTS • ARCHITECTS

ADDRESS: 24 TRIUMPH SUITE 210
STANFORD, CA 94305
PHONE: (650) 998-0243
E-MAIL: info@studioπ2.com

WWW.STUDIOPI2.COM

CONSULTANT IN CHARGE
ADDRESS: 1855 West Diamond Dr. Suite 100
STANFORD, CA 94303
PHONE: (650) 725-1855
E-MAIL: info@studioπ2.com

CONSULTANT ELECTRICAL ENGINEER
ADDRESS: 1855 West Diamond Dr. Suite 100
STANFORD, CA 94303
PHONE: (650) 725-1855
E-MAIL: info@studioπ2.com

CONSULTANT MECHANICAL ENGINEER
ADDRESS: 1855 West Diamond Dr. Suite 100
STANFORD, CA 94303
PHONE: (650) 725-1855
E-MAIL: info@studioπ2.com

CONSULTANT FIRE CONSULTANT
ADDRESS: 1855 West Diamond Dr. Suite 100
STANFORD, CA 94303
PHONE: (650) 725-1855
E-MAIL: info@studioπ2.com

CONSULTANT ELECTRICAL ENGINEER
ADDRESS: 1855 West Diamond Dr. Suite 100
STANFORD, CA 94303
PHONE: (650) 725-1855
E-MAIL: info@studioπ2.com

CONSULTANT MECHANICAL ENGINEER
ADDRESS: 1855 West Diamond Dr. Suite 100
STANFORD, CA 94303
PHONE: (650) 725-1855
E-MAIL: info@studioπ2.com

CONSULTANT FIRE CONSULTANT
ADDRESS: 1855 West Diamond Dr. Suite 100
STANFORD, CA 94303
PHONE: (650) 725-1855
E-MAIL: info@studioπ2.com

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ADDRESS: 1855 West Diamond Dr. Suite 100
STANFORD, CA 94303
PHONE: (650) 725-1855
E-MAIL: info@studioπ2.com

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ADDRESS: 1855 West Diamond Dr. Suite 100
STANFORD, CA 94303
PHONE: (650) 725-1855
E-MAIL: info@studioπ2.com

CONSULTANT FIRE CONSULTANT
ADDRESS: 1855 West Diamond Dr. Suite 100
STANFORD, CA 94303
PHONE: (650) 725-1855
E-MAIL: info@studioπ2.com

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ADDRESS: 1855 West Diamond Dr. Suite 100
STANFORD, CA 94303
PHONE: (650) 725-1855
E-MAIL: info@studioπ2.com

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ADDRESS: 1855 West Diamond Dr. Suite 100
STANFORD, CA 94303
PHONE: (650) 725-1855
E-MAIL: info@studioπ2.com

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ADDRESS: 1855 West Diamond Dr. Suite 100
STANFORD, CA 94303
PHONE: (650) 725-1855
E-MAIL: info@studioπ2.com

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ADDRESS: 1855 West Diamond Dr. Suite 100
STANFORD, CA 94303
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E-MAIL: info@studioπ2.com

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STANFORD, CA 94303
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E-MAIL: info@studioπ2.com

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ADDRESS: 1855 West Diamond Dr. Suite 100
STANFORD, CA 94303
PHONE: (650) 725-1855
E-MAIL: info@studioπ2.com

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ADDRESS: 1855 West Diamond Dr. Suite 100
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PHONE: (650) 725-1855
E-MAIL: info@studioπ2.com

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PHONE: (650) 725-1855
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PHONE: (650) 725-1855
E-MAIL: info@studioπ2.com

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STANFORD, CA 94303
PHONE: (650) 725-1855
E-MAIL: info@studioπ2.com

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ADDRESS: 1855 West Diamond Dr. Suite 100
STANFORD, CA 94303
PHONE: (650) 725-1855
E-MAIL: info@studioπ2.com

CONSULTANT FIRE CONSULTANT
ADDRESS: 1855 West Diamond Dr. Suite 100
STANFORD, CA 94303
PHONE: (650) 725-1855
E-MAIL: info@studioπ2.com

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ADDRESS: 1855 West Diamond Dr. Suite 100
STANFORD, CA 94303
PHONE: (650) 725-1855
E-MAIL: info@studioπ2.com

CONSULTANT MECHANICAL ENGINEER
ADDRESS: 1855 West Diamond Dr. Suite 100
STANFORD, CA 94303
PHONE: (650) 725-1855
E-MAIL: info@studioπ2.com

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ADDRESS: 1855 West Diamond Dr. Suite 100
STANFORD, CA 94303
PHONE: (650) 725-1855
E-MAIL: info@studioπ2.com

CONSULTANT ELECTRICAL ENGINEER
ADDRESS: 1855 West Diamond Dr. Suite 100
STANFORD, CA 94303
PHONE: (650) 725-1855
E-MAIL: info@studioπ2.com

CONSULTANT MECHANICAL ENGINEER
ADDRESS: 1855 West Diamond Dr. Suite 100
STANFORD, CA 94303
PHONE: (650) 725-1855
E-MAIL: info@studioπ2.com

CONSULTANT FIRE CONSULTANT
ADDRESS: 1855 West Diamond Dr. Suite 100
STANFORD, CA 94303
PHONE: (650) 725-1855
E-MAIL: info@studioπ2.com

CLIENT:
USS CAL BUILDERS
Building New Facilities
ADDRESS: 255 MAIN STREET
STANTON, CA 94406
PHONE: (714) 955-4882

PROJECT:
ASSISTED LIVING FACILITY
MIXED-USE
PROPERTY ADDRESS:
1900 BISHOP BLVD
STANTON, CA 94406

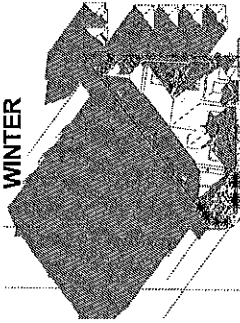
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CHECKED BY: B.KHADIV

G-006

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WINTER



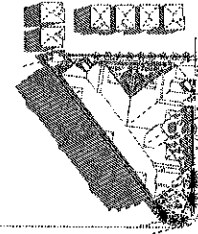
1 SHADOW WINTER JANUARY 8 AM
SCALE: 1" = 80'-0"



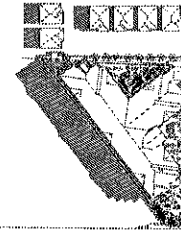
2 SHADOW WINTER JANUARY 9 AM
SCALE: 1" = 80'-0"



3 SHADOW WINTER JANUARY 10 AM
SCALE: 1" = 80'-0"



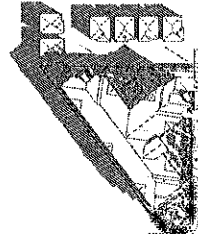
4 SHADOW WINTER JANUARY 11 AM
SCALE: 1" = 80'-0"



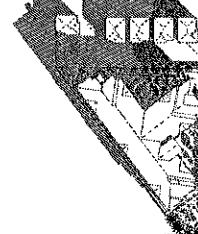
5 SHADOW WINTER JANUARY 12 NOON
SCALE: 1" = 80'-0"



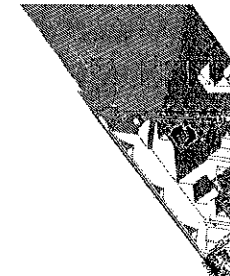
6 SHADOW WINTER JANUARY 1 PM
SCALE: 1" = 80'-0"



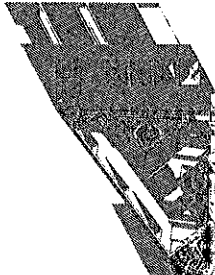
7 SHADOW WINTER JANUARY 2 PM
SCALE: 1" = 80'-0"



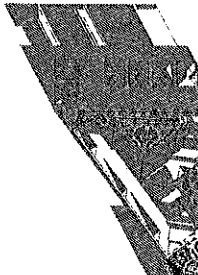
8 SHADOW WINTER JANUARY 3 PM
SCALE: 1" = 80'-0"



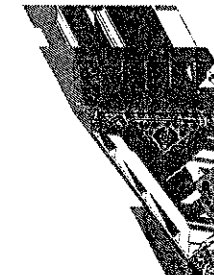
9 SHADOW WINTER JANUARY 4 PM
SCALE: 1" = 80'-0"



10 SHADOW WINTER JANUARY 5 PM
SCALE: 1" = 80'-0"



11 SHADOW WINTER JANUARY 6 PM
SCALE: 1" = 80'-0"



12 SHADOW WINTER JANUARY 7 PM
SCALE: 1" = 80'-0"

Appendix B

Air Quality and Greenhouse Gas Emissions Modeling Results



12282 Beach Boulevard Mixed-Use Project

Orange County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Pharmacy/Drugstore w/o Drive Thru	1.47	1000sqft	0.00	1,470.00	0
Unenclosed Parking with Elevator	71.00	Space	0.00	34,072.00	0
High Turnover (Sit Down Restaurant)	4.30	1000sqft	0.00	4,296.00	0
Congregate Care (Assisted Living)	120.00	Dwelling Unit	1.10	78,299.00	120

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2017

Utility Company Southern California Edison

CO2 Intensity (lb/MW/hr)	630.89	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006
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1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - The project site is 1.1 acres. The square footages for the uses have been updated as per the project description.

Construction Phase - Construction is anticipated to take approximately one year.

Vehicle Trips - Trip rates are based on the Traffic Study prepared by Kunzman Associates, Inc. May 2014.

Woodstoves - No woodstoves or fireplaces are proposed in any units on the site.

Construction Off-road Equipment Mitigation -

Area Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	45.00
tblConstructionPhase	NumDays	200.00	216.00
tblConstructionPhase	NumDays	4.00	8.00
tblConstructionPhase	NumDays	10.00	25.00
tblConstructionPhase	NumDays	2.00	4.00
tblConstructionPhase	PhaseEndDate	1/17/2017	12/30/2016
tblConstructionPhase	PhaseEndDate	2/3/2017	12/30/2016
tblConstructionPhase	PhaseStartDate	11/16/2016	10/30/2016
tblConstructionPhase	PhaseStartDate	12/31/2016	11/27/2016
tblGrading	AcresOfGrading	3.00	1.50
tblGrading	AcresOfGrading	2.00	1.00
tblLandUse	LandUseSquareFeet	28,400.00	34,072.00
tblLandUse	LandUseSquareFeet	4,300.00	4,296.00
tblLandUse	LandUseSquareFeet	120,000.00	78,299.00
tblLandUse	LotAcreage	0.03	0.00
tblLandUse	LotAcreage	0.64	0.00
tblLandUse	LotAcreage	0.10	0.00
tblLandUse	LotAcreage	7.50	1.10
tblLandUse	Population	343.00	120.00
tblProjectCharacteristics	Operational Year	2014	2017

2.0 Emissions Summary

2.1 Overall Construction**Unmitigated Construction**

Year	ROG	NOx	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
2016	1.2201	2.8181	2.6972	4.6800e-003	0.1722	0.1731	0.3453	0.0539	0.1662	0.2201	0.0000	387.4119	387.4119	0.0579	0.0000	388.6285
Total	1.2201	2.8181	2.6972	4.6800e-003	0.1722	0.1731	0.3453	0.0539	0.1662	0.2201	0.0000	387.4119	387.4119	0.0579	0.0000	388.6285

Mitigated Construction

Year	ROG	NOx	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
2016	1.2201	2.8181	2.6972	4.6800e-003	0.1557	0.1731	0.3288	0.0452	0.1662	0.2114	0.0000	387.4116	387.4116	0.0579	0.0000	388.6282
Total	1.2201	2.8181	2.6972	4.6800e-003	0.1557	0.1731	0.3288	0.0452	0.1662	0.2114	0.0000	387.4116	387.4116	0.0579	0.0000	388.6282

ROG	NOx	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
Percent Reduction	0.00	0.00	0.00	9.56	0.00	4.77	18.18	0.00	3.97	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

Category	COG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Area	0.9357	0.0246	2.0050	1.2600e-003		0.1214	0.1214		0.1214	0.1214	12.7463	26.5174	39.2637	0.0401	8.7000e-004	40.3728
Energy	0.0117	0.1033	0.0670	6.4000e-004		8.0800e-003	8.0800e-003		8.0800e-003	8.0800e-003	0.0000	316.4072	316.4072	0.0114	4.0300e-003	317.8968
Mobile	0.4929	0.9719	4.5828	0.0107	0.7671	0.0124	0.7795	0.2050	0.0114	0.2164	0.0000	816.8867	816.8867	0.0330	0.0000	817.5804
Waste						0.0000	0.0000		0.0000	0.0000	33.5118	0.0000	33.5118	1.9805	0.0000	75.1021
Water						0.0000	0.0000		0.0000	0.0000	2.9274	50.5200	53.4474	0.3030	7.5800e-003	62.1600
Total	1.4404	1.0997	6.6547	0.0126	0.7671	0.1418	0.9089	0.2050	0.1408	0.3468	49.1855	1,210.331 ₃	1,259.516 ₇	2.3680	0.0125	1,313.112 ₁

2.2 Overall Operational

Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Area	0.5427	0.0146	1.2510	7.0000e-005		6.7900e-003	6.7900e-003		6.7900e-003	6.7900e-003	0.0000	2.0234	2.0234	2.0300e-003	0.0000	2.0661
Energy	0.0117	0.1033	0.0670	6.4000e-004		8.0800e-003	8.0800e-003		8.0800e-003	8.0800e-003	0.0000	316.4072	316.4072	0.0114	4.0300e-003	317.8968
Mobile	0.4929	0.9719	4.5828	0.0107	0.7671	0.0124	0.7795	0.2060	0.0114	0.2164	0.0000	816.8867	816.8867	0.0330	0.0000	817.5804
Waste						0.0000	0.0000		0.0000	0.0000	16.7559	0.0000	16.7559	0.9902	0.0000	37.5510
Water						0.0000	0.0000		0.0000	0.0000	2.9274	50.5200	53.4474	0.3029	7.5700e-003	62.1553
Total	1.0473	1.0898	5.9007	0.0114	0.7671	0.0272	0.7943	0.2050	0.0263	0.2312	19.6833	1,185.8373	1,205.5206	1.3397	0.0116	1,237,2496

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	27.29	0.91	11.33	9.44	0.00	80.79	12.61	0.00	81.35	33.13	59.98	2.02	4.29	43.43	7.05	5.78

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days/Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2016	1/6/2016	5	4	
2	Grading	Grading	1/7/2016	1/18/2016	5	8	
3	Building Construction	Building Construction	1/19/2016	11/15/2016	5	216	
4	Architectural Coating	Architectural Coating	10/30/2016	12/30/2016	5	45	
5	Paving	Paving	11/27/2016	12/30/2016	5	25	

Acres of Grading (Site Preparation Phase): 1

Acres of Grading (Grading Phase): 1.5

Acres of Paving: 0

Residential Indoor: 158,555; Residential Outdoor: 52,852; Non-Residential Indoor: 59,757; Non-Residential Outdoor: 19,919 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	174	0.41
Site Preparation	Rubber Tired Dozers	1	7.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	174	0.41
Grading	Rubber Tired Dozers	1	6.00	255	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Cranes	1	6.00	226	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Paving	Pavers	1	6.00	125	0.42
Paving	Paving Equipment	1	8.00	130	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	103.00	19.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	21.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bic- CO2	NBic- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-005	8.0000e-005	8.4000e-004	0.0000	1.8000e-004	0.0000	1.8000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1583	0.1583	1.0000e-005	0.0000	0.1585
Total	5.0000e-005	8.0000e-005	8.4000e-004	0.0000	1.8000e-004	0.0000	1.8000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1583	0.1583	1.0000e-005	0.0000	0.1585

3.3 Grading - 2016**Unmitigated Construction On-Site**

Category	CO ₂	CO	NO _x	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
tons/yr																
Fugitive Dust					0.0189	0.0000	0.0189	0.0100	0.0000	0.0100	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.9600e-003	0.0547	0.0841	6.0000e-005	4.5600e-003	4.5600e-003	4.5600e-003	4.2000e-003	4.2000e-003	4.2000e-003	0.0000	5.3083	5.3083	1.6000e-003	0.0000	5.3419
Total	7.9600e-003	0.0547	0.0841	6.0000e-005	0.0189	4.5600e-003	0.0234	0.0100	4.2000e-003	0.0142	0.0000	5.3083	5.3083	1.6000e-003	0.0000	5.3419

Unmitigated Construction Off-Site

Category	CO ₂	CO	NO _x	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1000e-004	1.6900e-003	1.6000e-004	0.0000	3.5000e-004	0.0000	3.5000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.3166	0.3166	2.0000e-005	0.0000	0.3170
Total	1.1000e-004	1.6900e-003	1.6000e-004	0.0000	3.5000e-004	0.0000	3.5000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.3166	0.3166	2.0000e-005	0.0000	0.3170

3.3 Grading - 2016**Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Fugitive Dust					8.4900e-003	0.0000	8.4900e-003	4.5100e-003	0.0000	4.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.9600e-003	0.0841	0.0547	6.0000e-005		4.5600e-003	4.5600e-003		4.2000e-003	4.2000e-003	0.0000	5.3083	5.3083	1.6000e-003	0.0000	5.3419
Total	7.9600e-003	0.0841	0.0547	6.0000e-005	8.4900e-003	4.5600e-003	0.0131	4.5100e-003	4.2000e-003	8.7100e-003	0.0000	5.3083	5.3083	1.6000e-003	0.0000	5.3419

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1000e-004	1.6000e-004	1.6900e-003	0.0000	3.5000e-004	0.0000	3.5000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.3166	0.3166	2.0000e-005	0.0000	0.3170
Total	1.1000e-004	1.6000e-004	1.6900e-003	0.0000	3.5000e-004	0.0000	3.5000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.3166	0.3166	2.0000e-005	0.0000	0.3170

3.4 Building Construction - 2016**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.3555	2.2190	1.5884	2.3700e-003		0.1475	0.1475		0.1423	0.1423	0.0000	200.5512	200.5512	0.0441	0.0000	201.4769
Total	0.3555	2.2190	1.5884	2.3700e-003		0.1475	0.1475		0.1423	0.1423	0.0000	200.5512	200.5512	0.0441	0.0000	201.4769

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0192	0.1853	0.2419	4.4000e-004	0.0126	2.8300e-003	0.0155	3.6000e-003	2.6000e-003	6.2000e-003	0.0000	40.2263	40.2263	2.9000e-004	0.0000	40.2324
Worker	0.0380	0.0563	0.5871	1.4500e-003	0.1221	8.7000e-004	0.1230	0.0324	8.0000e-004	0.0332	0.0000	110.0735	110.0735	5.3800e-003	0.0000	110.1866
Total	0.0572	0.2416	0.8291	1.8900e-003	0.1348	3.7000e-003	0.1385	0.0360	3.4000e-003	0.0394	0.0000	150.2998	150.2998	5.6700e-003	0.0000	150.4190

3.4 Building Construction - 2016

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.3555	2.2190	1.5884	2.3700e-003		0.1475	0.1475		0.1423	0.1423	0.0000	200.5510	200.5510	0.0441	0.0000	201.4767
Total	0.3555	2.2190	1.5884	2.3700e-003		0.1475	0.1475		0.1423	0.1423	0.0000	200.5510	200.5510	0.0441	0.0000	201.4767

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0192	0.1653	0.2419	4.4000e-004	0.0126	2.8300e-003	0.0155	3.6000e-003	2.6000e-003	6.2000e-003	0.0000	40.2263	40.2263	2.9000e-004	0.0000	40.2324
Worker	0.0380	0.0563	0.5871	1.4500e-003	0.1221	8.7000e-004	0.1230	0.0324	8.0000e-004	0.0332	0.0000	110.0735	110.0735	5.3800e-003	0.0000	110.1866
Total	0.0572	0.2416	0.8291	1.8900e-003	0.1348	3.7000e-003	0.1385	0.0360	3.4000e-003	0.0394	0.0000	150.2998	150.2998	5.6700e-003	0.0000	150.4190

3.5 Architectural Coating - 2016 Unmitigated Construction On-Site

Category	tons/yr										MT/yr						
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Archit. Coating	0.7678					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	8.2900e-003	0.0534	0.0424	7.0000e-005		4.4200e-003	4.4200e-003	4.4200e-003	4.4200e-003	4.4200e-003	0.0000	5.7448	5.7448	6.8000e-004	0.0000	5.7590	
Total	0.7761	0.0534	0.0424	7.0000e-005		4.4200e-003	4.4200e-003	4.4200e-003	4.4200e-003	4.4200e-003	0.0000	5.7448	5.7448	6.8000e-004	0.0000	5.7590	

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category																
	tons/yr								MT/yr							
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.6100e-003	2.3900e-003	0.0249	6.0000e-005	5.1900e-003	4.0000e-005	5.2200e-003	1.3800e-003	3.0000e-005	1.4100e-003	0.0000	4.6755	4.6755	2.3000e-004	0.0000	4.6803
Total	1.6100e-003	2.3900e-003	0.0249	6.0000e-005	5.1900e-003	4.0000e-005	5.2200e-003	1.3800e-003	3.0000e-005	1.4100e-003	0.0000	4.6755	4.6755	2.3000e-004	0.0000	4.6803

3.6 Paving - 2016**Unmitigated Construction On-Site**

Category	CO ₂	CO	NO _x	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
tons/yr																
Off-Road	0.0161	0.1136	0.1651	1.7000e-004		0.0101	0.0101		9.3000e-003	9.3000e-003	0.0000	15.5178	15.5178	4.6000e-003	0.0000	15.6143
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0161	0.1136	0.1651	1.7000e-004		0.0101	0.0101		9.3000e-003	9.3000e-003	0.0000	15.5178	15.5178	4.6000e-003	0.0000	15.6143

Unmitigated Construction Off-Site

Category	CO ₂	CO	NO _x	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.6000e-004	8.5800e-003	8.2000e-004	2.0000e-005	1.7800e-003	1.0000e-005	1.8000e-003	4.7000e-004	1.0000e-005	4.9000e-004	0.0000	1.6080	1.6080	8.0000e-005	0.0000	1.6086
Total	5.6000e-004	8.5800e-003	8.2000e-004	2.0000e-005	1.7800e-003	1.0000e-005	1.8000e-003	4.7000e-004	1.0000e-005	4.9000e-004	0.0000	1.6080	1.6080	8.0000e-005	0.0000	1.6096

3.6 Paving - 2016**Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Off-Road	0.0161	0.1651	0.1136	1.7000e-004		0.0101	0.0101		9.3000e-003	9.3000e-003	0.0000	15.5178	15.5178	4.6000e-003	0.0000	15.6143
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0161	0.1651	0.1136	1.7000e-004		0.0101	0.0101		9.3000e-003	9.3000e-003	0.0000	15.5178	15.5178	4.6000e-003	0.0000	15.6143

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.6000e-004	8.2000e-004	8.5800e-003	2.0000e-005	1.7800e-003	1.0000e-005	1.8000e-003	4.7000e-004	1.0000e-005	4.9000e-004	0.0000	1.6080	1.6080	8.0000e-005	0.0000	1.6096
Total	5.6000e-004	8.2000e-004	8.5800e-003	2.0000e-005	1.7800e-003	1.0000e-005	1.8000e-003	4.7000e-004	1.0000e-005	4.9000e-004	0.0000	1.6080	1.6080	8.0000e-005	0.0000	1.6096

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Category	torts/yr										MT/yr						
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e	
Mitigated	0.4929	0.9719	4.5828	0.0107	0.7671	0.0124	0.7795	0.2050	0.0114	0.2164	0.0000	816.8867	816.8867	0.0330	0.0000	817.5804	
Unmitigated	0.4929	0.9719	4.5828	0.0107	0.7671	0.0124	0.7795	0.2050	0.0114	0.2164	0.0000	816.8867	816.8867	0.0330	0.0000	817.5804	

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Congregate Care (Assisted Living)	328.80	264.00	292.80	1,074,353	1,074,353
High Turnover (Sit Down Restaurant)	546.75	680.99	566.91	775,183	775,183
Pharmacy/Drugstore w/o Drive Thru	132.39	132.39	132.39	181,180	181,180
Unenclosed Parking with Elevator	0.00	0.00	0.00		
Total	1,007.93	1,077.38	992.10	2,030,716	2,030,716

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Congregate Care (Assisted	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Pharmacy/Drugstore w/o Drive	16.60	8.40	6.90	7.40	73.60	19.00	41	6	53
Unenclosed Parking with	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.510449	0.057012	0.191854	0.151889	0.041469	0.005887	0.015572	0.014818	0.001440	0.002145	0.004716	0.000509	0.002251

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	200.6950	200.6950	9.2300e-003	1.9100e-003	201.4804
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	200.6950	200.6950	9.2300e-003	1.9100e-003	201.4804
Natural Gas Mitigated	0.0117	0.1033	0.0670	6.4000e-004		8.0800e-003	8.0800e-003		8.0800e-003	8.0800e-003	0.0000	115.7122	115.7122	2.2200e-003	2.1200e-003	116.4164
Natural Gas Unmitigated	0.0117	0.1033	0.0670	6.4000e-004		8.0800e-003	8.0800e-003		8.0800e-003	8.0800e-003	0.0000	115.7122	115.7122	2.2200e-003	2.1200e-003	116.4164

5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
	xBTU/yr							tons/yr						MT/yr			
Congregate Care (Assisted Living)	1.03366e +006	5.5700e- 003	0.0476	0.0203	3.0000e- 004		3.8500e- 003	3.8500e- 003		3.8500e- 003	3.8500e- 003	0.0000	55.1598	55.1598	1.0600e- 003	1.0100e- 003	55.4955
High Turnover (Sit Down Restaurant)	1.1317e +006	6.1000e- 003	0.0555	0.0466	3.3000e- 004		4.2200e- 003	4.2200e- 003		4.2200e- 003	4.2200e- 003	0.0000	60.3916	60.3916	1.1600e- 003	1.1100e- 003	60.7591
Pharmacy/Drugst ore w/o Drive Thru	3013.5	2.0000e- 005	1.5000e- 004	1.2000e- 004	0.0000		1.0000e- 005	1.0000e- 005		1.0000e- 005	1.0000e- 005	0.0000	0.1608	0.1608	0.0000	0.0000	0.1618
Unenclosed Parking with Elavator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0117	0.1033	0.0570	6.3000e- 004		8.0800e- 003	8.0800e- 003		8.0800e- 003	8.0800e- 003	0.0000	115.7122	115.7122	2.2200e- 003	2.1200e- 003	116.4164

5.2 Energy by Land Use - NaturalGas

Mitigated

Land Use	NaturalGas Use kBtu/yr	tons/yr										MT/yr					CO ₂ e
		ROG	NOx	CO	SO ₂	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	
High Turnover (Sit Down Restaurant)	1.1317e+006	6.1000e-003	0.0555	0.0466	3.3000e-004		4.2200e-003	4.2200e-003		4.2200e-003	4.2200e-003	0.0000	60.3916	60.3916	1.1600e-003	1.1100e-003	60.7591
Pharmacy/Drugstore w/o Drive Thru	3013.5	2.0000e-005	1.5000e-004	1.2000e-004	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	0.1608	0.1608	0.0000	0.0000	0.1618
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Congregate Care (Assisted Living)	1.03368e+006	5.5700e-003	0.0476	0.0203	3.0000e-004		3.8500e-003	3.8500e-003		3.8500e-003	3.8500e-003	0.0000	55.1598	55.1598	1.0600e-003	1.0100e-003	55.4955
Total		0.0117	0.1033	0.0670	6.3000e-004		8.0800e-003	8.0800e-003		8.0800e-003	8.0800e-003	0.0000	115.7122	115.7122	2.2200e-003	2.1200e-003	116.4164

5.3 Energy by Land Use - Electricity

Unmitigated

Land Use	Electricity Use KW/yr	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
MT/yr					
Congregate Care (Assisted Living)	417481	119.4635	6.4900e-003	1.1400e-003	119.9310
High Turnover (Sit Down Restaurant)	168962	48.3512	2.2200e-003	4.6000e-004	48.5405
Pharmacy/Drugstore w/o Drive Thru	18816	5.3845	2.5000e-004	5.0000e-005	5.4056
Unenclosed Parking with Elevator	96083	27.4958	1.2600e-003	2.6000e-004	27.6034
Total		200.6950	9.2200e-003	1.9100e-003	201.4804

5.3 Energy by Land Use - Electricity

Mitigated

Land Use	Electricity Use kWh/yr	Total CO2	CH4	N2O	CO2e
MT/yr					
Congregate Care (Assisted Living)	417461	119.4635	5.4900e-003	1.1400e-003	119.9310
High Turnover (Sit Down Restaurant)	168962	48.3512	2.2200e-003	4.6000e-004	48.5405
Pharmacy/Drugstore w/o Drive Thru	18816	5.3845	2.5000e-004	5.0000e-005	5.4056
Unenclosed Parking with Elevator	96083	27.4968	1.2600e-003	2.6000e-004	27.6034
Total		200.6950	9.2200e-003	1.9100e-003	201.4804

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

Category	tons/yr										MT/yr						
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Mitigated	0.5427	0.0146	1.2510	7.0000e-005	6.7900e-003	6.7900e-003	6.7900e-003	6.7900e-003	6.7900e-003	6.7900e-003	0.0000	2.0234	2.0234	2.0300e-003	0.0000	2.0661	
Unmitigated	0.9957	0.0246	2.0050	1.2600e-003	0.1214	0.1214	0.1214	0.1214	0.1214	0.1214	12.7463	26.5174	39.2637	0.0401	8.7000e-004	40.3728	

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0768					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4269					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.3931	9.9700e-003	0.7540	1.2000e-003		0.1146	0.1146		0.1146	0.1146	12.7463	24.4840	37.2403	0.0380	8.7000e-004	38.3067
Landscaping	0.0390	0.0146	1.2510	7.0000e-005		6.7900e-003	6.7900e-003		6.7900e-003	6.7900e-003	0.0000	2.0234	2.0234	2.0300e-003	0.0000	2.0661
Total	0.9357	0.0246	2.0049	1.2700e-003		0.1214	0.1214		0.1214	0.1214	12.7463	26.5174	39.2637	0.0400	8.7000e-004	40.3728

6.2 Area by SubCategory

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
Architectural Coating	0.0768					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4269					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0390	0.0146	1.2510	7.0000e-005		6.7900e-003	6.7900e-003		6.7900e-003	6.7900e-003	0.0000	2.0234	2.0234	2.0300e-003	0.0000	2.0861
Total	0.5427	0.0146	1.2510	7.0000e-005		6.7900e-003	6.7900e-003		6.7900e-003	6.7900e-003	0.0000	2.0234	2.0234	2.0300e-003	0.0000	2.0861

7.0 Water Detail

7.1 Mitigation Measures Water

Category	Total CO2	CH4	N2O	CO2e
MT/yr				
Mitigated	53.4474	0.3029	7.5700e-003	62.1553
Unmitigated	53.4474	0.3030	7.5800e-003	62.1600

7.2 Water by Land Use

Unmitigated

Land Use	Indoor/Outdoor Use	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
	Mgal	MT/yr			
Congregate Care (Assisted Living)	7.81848 / 4.92904	47.2845	0.2568	6.4400e-003	54.6747
High Turnover (Sit Down Restaurant)	1.30519 / 0.0833103	5.6423	0.0428	1.0500e-003	6.7668
Pharmacy/Drugstore w/o Drive Thru	0.103558 / 0.0634709	0.6205	3.4000e-003	9.0000e-005	0.7184
Unenclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		53.4474	0.3030	7.5800e-003	62.1600

7.2 Water by Land Use

Mitigated

Land Use	Indoor/Outdoor Use	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
MIT/yr					
Mgal					
Congregate Care (Assisted Living)	7.81848 / 4.92904	47.2845	0.2568	6.4300e-003	54.8708
High Turnover (Sit Down Restaurant)	1.30519 / 0.0833103	5.5423	0.0428	1.0500e-003	6.7662
Pharmacy/Drugstore w/o Drive Thru	0.103558 / 0.0634708	0.6205	3.4000e-003	9.0000e-005	0.7183
Unenclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		53.4474	0.3029	7.5700e-003	62.1553

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
MT/yr				
Mitigated	16.7559	0.9902	0.0000	37.5510
Unmitigated	33.5118	1.9805	0.0000	75.1021

8.2 Waste by Land UseUnmitigated

Land Use	Waste Disposed tons	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
MT/yr					
Congregate Care (Assisted Living)	109.5	22.2275	1.3136	0.0000	48.8133
High Turnover (Sit Down Restaurant)	51.17	10.3871	0.6139	0.0000	23.2780
Pharmacy/Drugstore w/o Drive Thru	4.42	0.8972	0.0530	0.0000	2.0107
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		33.5118	1.9805	0.0000	75.1021

8.2 Waste by Land Use

Mitigated

Land Use	Waste Disposed tons	Total CO2	CH4	N2O	CO2e
MT/yr					
Congregate Care (Assisted Living)	54.75	11.1138	0.6568	0.0000	24.9086
High Turnover (Sit Down Restaurant)	25.685	5.1935	0.3069	0.0000	11.6390
Pharmacy/Drugstore w/o Drive Thru	2.21	0.4486	0.0265	0.0000	1.0054
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		16.7559	0.9902	0.0000	37.5510

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Vegetation

12282 Beach Boulevard Mixed-Use Project

Orange County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Pharmacy/Drugstore w/o Drive Thru	1.47	1000sqft	0.00	1,470.00	0
Unenclosed Parking with Elevator	71.00	Space	0.00	34,072.00	0
High Turnover (Sit Down Restaurant)	4.30	1000sqft	0.00	4,296.00	0
Congregate Care (Assisted Living)	120.00	Dwelling Unit	1.10	78,299.00	120

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2017

Utility Company Southern California Edison

CO2 Intensity (lb/MW/hr)	630.89	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006
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1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - The project site is 1.1 acres. The square footages for the uses have been updated as per the project description.

Construction Phase - Construction is anticipated to take approximately one year.

Vehicle Trips - Trip rates are based on the Traffic Study prepared by Kunzman Associates, Inc. May 2014.

Woodstoves - No woodstoves or fireplaces are proposed in any units on the site.

Construction Off-road Equipment Mitigation -

Area Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	45.00
tblConstructionPhase	NumDays	200.00	216.00
tblConstructionPhase	NumDays	4.00	8.00
tblConstructionPhase	NumDays	10.00	25.00
tblConstructionPhase	NumDays	2.00	4.00
tblConstructionPhase	PhaseEndDate	1/17/2017	12/30/2016
tblConstructionPhase	PhaseEndDate	2/3/2017	12/30/2016
tblConstructionPhase	PhaseStartDate	11/16/2016	10/30/2016
tblConstructionPhase	PhaseStartDate	12/31/2016	11/27/2016
tblGrading	AcresOfGrading	3.00	1.50
tblGrading	AcresOfGrading	2.00	1.00
tblLandUse	LandUseSquareFeet	28,400.00	34,072.00
tblLandUse	LandUseSquareFeet	4,300.00	4,296.00
tblLandUse	LandUseSquareFeet	120,000.00	78,299.00
tblLandUse	LotAcreage	0.03	0.00
tblLandUse	LotAcreage	0.64	0.00
tblLandUse	LotAcreage	0.10	0.00
tblLandUse	LotAcreage	7.50	1.10
tblLandUse	Population	343.00	120.00
tblProjectCharacteristics	OperationalYear	2014	2017

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

Year	ROG	NOx	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
2016	38.3822	25.8077	25.3406	0.0459	5.6239	1.5980	7.0230	2.9488	1.5470	4.2360	0.0000	4,147.3290	4,147.3290	0.5522	0.0000	4,158.9247
Total	38.3822	25.8077	25.3406	0.0459	5.6239	1.5980	7.0230	2.9488	1.5470	4.2360	0.0000	4,147.3290	4,147.3290	0.5522	0.0000	4,158.9247

Mitigated Construction

Year	ROG	NOx	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
2016	38.3822	25.8077	25.3406	0.0459	2.5799	1.5980	3.9790	1.3400	1.5470	2.6272	0.0000	4,147.3290	4,147.3290	0.5522	0.0000	4,158.9247
Total	38.3822	25.8077	25.3406	0.0459	2.5799	1.5980	3.9790	1.3400	1.5470	2.6272	0.0000	4,147.3290	4,147.3290	0.5522	0.0000	4,158.9247

ROG	NOx	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
Percent Reduction	0.00	0.00	0.00	0.00	54.13	0.00	43.34	54.56	37.98	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational**Unmitigated Operational**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Area	34.5163	0.9144	70.3249	0.0965		9.2209	9.2209		9.2195	9.2195	1,124.030 ₂	2,177.843 ₁	3,301.873 ₃	3.3700	0.0763	3,396.293 ₉
Energy	0.0641	0.5658	0.3671	3.4900e-003		0.0443	0.0443		0.0443	0.0443		698.9089	698.9089	0.0134	0.0128	703.1623
Mobile	3.0303	5.5062	27.2466	0.0669	4.7175	0.0748	4.7923	1.2587	0.0689	1.3276		5,628.000 ₈	5,628.000 ₈	0.2208		5,632.638 ₀
Total	37.6106	6.9864	97.9385	0.1669	4.7175	9.3400	14.0575	1.2587	9.3327	10.5914	1,124.030₂	8,504.752₇	9,628.782₉	3.6042	0.0891	9,732.094₂

Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Area	3.0720	0.1166	10.0079	5.2000e-004		0.0543	0.0543		0.0543	0.0543	0.0000	17.8431	17.8431	0.0179	0.0000	18.2198
Energy	0.0641	0.5658	0.3671	3.4900e-003		0.0443	0.0443		0.0443	0.0443		698.9089	698.9089	0.0134	0.0128	703.1623
Mobile	3.0303	5.5062	27.2466	0.0669	4.7175	0.0748	4.7923	1.2587	0.0689	1.3276		5,628.000 ₈	5,628.000 ₈	0.2208		5,632.638 ₀
Total	6.1663	6.1886	37.6215	0.0709	4.7175	0.1734	4.8909	1.2587	0.1675	1.4262	0.0000	6,344.752₇	6,344.752₇	0.2522	0.0128	6,354.020₁

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	83.60	11.42	61.59	57.50	0.00	98.14	65.21	0.00	98.21	86.53	100.00	25.40	34.11	93.00	85.62	34.71

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days/Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2016	1/6/2016	5	4	
2	Grading	Grading	1/7/2016	1/18/2016	5	8	
3	Building Construction	Building Construction	1/19/2016	11/15/2016	5	216	
4	Architectural Coating	Architectural Coating	10/30/2016	12/30/2016	5	45	
5	Paving	Paving	11/27/2016	12/30/2016	5	25	

Acres of Grading (Site Preparation Phase): 1

Acres of Grading (Grading Phase): 1.5

Acres of Paving: 0

Residential Indoor: 158,555; Residential Outdoor: 52,852; Non-Residential Indoor: 59,757; Non-Residential Outdoor: 19,919 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	174	0.41
Site Preparation	Rubber Tired Dozers	1	7.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	174	0.41
Grading	Rubber Tired Dozers	1	6.00	255	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Cranes	1	6.00	226	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Paving	Pavers	1	6.00	125	0.42
Paving	Paving Equipment	1	8.00	130	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	103.00	19.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	21.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2016

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					5.5345	0.0000	5.5345	2.9251	0.0000	2.9251			0.0000			0.0000
Off-Road	2.4428	25.7718	16.5144	0.0171		1.3985	1.3985		1.2866	1.2866		1,781.087	1,781.087	0.5372		1,792.369
Total	2.4428	25.7718	16.5144	0.0171	5.5345	1.3985	6.9329	2.9251	1.2866	4.2117		1,781.087	1,781.087	0.5372		1,792.369

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0278	0.0359	0.4392	1.0900e-003	0.0894	6.2000e-004	0.0901	0.0237	5.8000e-004	0.0243		90.7681	90.7681	4.2700e-003		90.8578
Total	0.0278	0.0359	0.4392	1.0900e-003	0.0894	6.2000e-004	0.0901	0.0237	5.8000e-004	0.0243		90.7681	90.7681	4.2700e-003		90.8578

3.2 Site Preparation - 2016

Mitigated Construction On-Site

Category	CO ₂	CO	NO _x	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
lb/day																
Fugitive Dust					2.4905	0.0000	2.4905	1.3163	0.0000	1.3163			0.0000			0.0000
Off-Road	2.4428	16.5144	25.7718	0.0171		1.3985	1.3985		1.2866	1.2866	0.0000	1,781.087 ₂	1,781.087 ₂	0.5372		1,792.369 ₃
Total	2.4428	16.5144	25.7718	0.0171	2.4905	1.3985	3.8890	1.3163	1.2866	2.6029	0.0000	1,781.087 ₂	1,781.087 ₂	0.5372		1,792.369 ₃

Mitigated Construction Off-Site

Category	CO ₂	CO	NO _x	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0278	0.4392	0.0359	1.0900e-003	0.0894	6.2000e-004	0.0901	0.0237	5.8000e-004	0.0243		90.7681	90.7681	4.2700e-003		90.8578
Total	0.0278	0.4392	0.0359	1.0900e-003	0.0894	6.2000e-004	0.0901	0.0237	5.8000e-004	0.0243		90.7681	90.7681	4.2700e-003		90.8578

3.3 Grading - 2016**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					4.7154	0.0000	4.7154	2.5041	0.0000	2.5041			0.0000			0.0000
Off-Road	1.9908	21.0361	13.6704	0.0141		1.1407	1.1407		1.0494	1.0494		1,462.8468	1,462.8468	0.4413		1,472.1130
Total	1.9908	21.0361	13.6704	0.0141	4.7154	1.1407	5.8561	2.5041	1.0494	3.5536		1,462.8468	1,462.8468	0.4413		1,472.1130

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0278	0.0359	0.4392	1.0900e-003	0.0894	6.2000e-004	0.0901	0.0237	5.8000e-004	0.0243		90.7681	90.7681	4.2700e-003		90.8578
Total	0.0278	0.0359	0.4392	1.0900e-003	0.0894	6.2000e-004	0.0901	0.0237	5.8000e-004	0.0243		90.7681	90.7681	4.2700e-003		90.8578

3.3 Grading - 2016**Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					2.1219	0.0000	2.1219	1.1269	0.0000	1.1269			0.0000			0.0000
Off-Road	1.9908	21.0361	13.6704	0.0141		1.1407	1.1407		1.0494	1.0494	0.0000	1,462.8468	1,462.8468	0.4413		1,472.1130
Total	1.9908	21.0361	13.6704	0.0141	2.1219	1.1407	3.2626	1.1269	1.0494	2.1763	0.0000	1,462.8468	1,462.8468	0.4413		1,472.1130

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0278	0.0359	0.4392	1.0900e-003	0.0894	6.2000e-004	0.0901	0.0237	5.8000e-004	0.0243		90.7681	90.7681	4.2700e-003		90.8578
Total	0.0278	0.0359	0.4392	1.0900e-003	0.0894	6.2000e-004	0.0901	0.0237	5.8000e-004	0.0243		90.7681	90.7681	4.2700e-003		90.8578

Unmitigated Construction On-Site

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
											lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1661	1.6435	1.9420	4.1100e-003	0.1187	0.0260	0.1448	0.0338	0.0240	0.0578		412.0319	412.0319	2.9300e-003		412.0933
Worker	0.3573	0.4617	5.6545	0.0140	1.1513	8.0400e-003	1.1593	0.3053	7.4100e-003	0.3127		1,168.639	1,168.639	0.0550		1,169.7937
Total	0.5234	2.1052	7.5965	0.0181	1.2700	0.0341	1.3041	0.3391	0.0314	0.3705		1,580.6714	1,580.6714	0.0579		1,581.8870

3.4 Building Construction - 2016**Mitigated Construction On-Site**

Category	CO ₂	CO	NO _x	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
Off-Road	3.2915	20.5459	14.7074	0.0220		1.3656	1.3656		1.3176	1.3176	0.0000	2,046.943 ₂	2,046.943 ₂	0.4499		2,056.391 ₃
Total	3.2915	20.5459	14.7074	0.0220		1.3656	1.3656		1.3176	1.3176	0.0000	2,046.943 ₂	2,046.943 ₂	0.4499		2,056.391 ₃

Mitigated Construction Off-Site

Category	CO ₂	CO	NO _x	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1661	1.6435	1.9420	4.1100e-003	0.1187	0.0260	0.1448	0.0338	0.0240	0.0578		412.0319	412.0319	2.9300e-003		412.0933
Worker	0.3573	0.4617	5.6545	0.0140	1.1513	8.0400e-003	1.1593	0.3053	7.4100e-003	0.3127		1,168.639 ₆	1,168.639 ₆	0.0550		1,169.793 ₇
Total	0.5234	2.1062	7.5965	0.0181	1.2700	0.0341	1.3041	0.3391	0.0314	0.3705		1,580.671 ₄	1,580.671 ₄	0.0579		1,581.887 ₀

3.5 Architectural Coating - 2016

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Archit. Coating	34.1259					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966			281.4481	0.0332		282.1449
Total	34.4944	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966			281.4481	0.0332		282.1449

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.0729	0.0941	1.1529	2.8500e-003	0.2347	1.6400e-003	0.2364	0.0623	1.5100e-003	0.0638			238.2663	0.0112		238.5016
Total	0.0729	0.0941	1.1529	2.8500e-003	0.2347	1.6400e-003	0.2364	0.0623	1.5100e-003	0.0638			238.2663	0.0112		238.5016

3.5 Architectural Coating - 2016

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
lb/day																
Archit. Coating	34.1259					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966	0.0000	281.4481	281.4481	0.0332		282.1449
Total	34.4944	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966	0.0000	281.4481	281.4481	0.0332		282.1449

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0729	0.0941	1.1529	2.8500e-003	0.2347	1.6400e-003	0.2364	0.0623	1.5100e-003	0.0638		238.2663	238.2663	0.0112		238.5016
Total	0.0729	0.0941	1.1529	2.8500e-003	0.2347	1.6400e-003	0.2364	0.0623	1.5100e-003	0.0638		238.2663	238.2663	0.0112		238.5016

3.6 Paving - 2016**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	1.2872	13.2076	9.0880	0.0133		0.8075	0.8075		0.7438	0.7438		1,368.436 6	1,368.436 6	0.4053		1,376.947 3
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2872	13.2076	9.0880	0.0133		0.8075	0.8075		0.7438	0.7438		1,368.436 6	1,368.436 6	0.4053		1,376.947 3

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0451	0.0583	0.7137	1.7600e-003	0.1453	1.0200e-003	0.1463	0.0385	9.4000e-004	0.0395		147.4982	147.4982	6.9400e-003		147.6439
Total	0.0451	0.0583	0.7137	1.7600e-003	0.1453	1.0200e-003	0.1463	0.0385	9.4000e-004	0.0395		147.4982	147.4982	6.9400e-003		147.6439

3.6 Paving - 2016**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day											lb/day				
Off-Road	1.2872	13.2076	9.0880	0.0133		0.8075	0.8075		0.7438	0.7438	0.0000	1,368,436 ₆	1,368,436 ₆	0.4053		1,376.947 ₃
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2872	13.2076	9.0880	0.0133		0.8075	0.8075		0.7438	0.7438	0.0000	1,368,436 ₆	1,368,436 ₆	0.4053		1,376.947 ₃

Mitigated Construction Off-Site

	Category	CO ₂ e	CO ₂	CH ₄	N ₂ O	CO ₂ e
		0.0000	0.0000	0.0000	0.0000	0.0000
		0.0000	0.0000	0.0000	0.0000	0.0000
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147.5439
		0.0451	0.0583	0.7137	1.7600e-003	147

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Mitigated	3.0303	5.5062	27.2466	0.0669	4.7175	0.0748	4.7923	1.2587	0.0689	1.3276		5,628.000	5,628.000	0.2208		5,632.638
Unmitigated	3.0303	5.5062	27.2466	0.0669	4.7175	0.0748	4.7923	1.2587	0.0689	1.3276		5,628.000	5,628.000	0.2208		5,632.638

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate				Unmitigated		Mitigated	
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT	Annual VMT	Annual VMT	Annual VMT
Congregate Care (Assisted Living)	328.80	264.00	292.80	1,074,353	1,074,353	1,074,353	1,074,353	1,074,353
High Turnover (Sit Down Restaurant)	546.75	680.99	566.91	775,183	775,183	775,183	775,183	775,183
Pharmacy/Drugstore w/o Drive Thru	132.39	132.39	132.39	181,180	181,180	181,180	181,180	181,180
Unenclosed Parking with Elevator	0.00	0.00	0.00					
Total	1,007.93	1,077.38	992.10	2,030,716	2,030,716	2,030,716	2,030,716	2,030,716

4.3 Trip Type Information

Land Use	Miles						Trip %				Trip Purpose %			
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diversified	Pass-by	Pass-by	Pass-by
Congregate Care (Assisted Living)	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3	86	11	3	3	3
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43	37	20	43	43	43
Pharmacy/Drugstore w/o Drive Thru	16.60	8.40	6.90	7.40	73.60	19.00	41	6	53	41	6	53	53	53
Unenclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0	0	0	0	0	0

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.510449	0.057012	0.191854	0.151889	0.041459	0.005887	0.015572	0.014818	0.001440	0.002145	0.004716	0.000509	0.002251

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Natural Gas Mitigated	0.0641	0.5658	0.3671	3.4900e-003	0.0443	0.0443	0.0443	0.0443	0.0443	0.0443		698.9089	698.9089	0.0134	0.0128	703.1623
Natural Gas Unmitigated	0.0641	0.5658	0.3671	3.4900e-003	0.0443	0.0443	0.0443	0.0443	0.0443	0.0443		698.9089	698.9089	0.0134	0.0128	703.1623

5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	xBTU/yr							lb/day						lb/day			
Congregate Care (Assisted Living)	2831.93	0.0305	0.2610	0.1111	1.6700e-003		0.0211	0.0211		0.0211	0.0211		333.1687	333.1687	6.3900e-003	6.1100e-003	335.1953
High Turnover (Sit Down Restaurant)	3100.54	0.0334	0.3040	0.2553	1.8200e-003		0.0231	0.0231		0.0231	0.0231		364.7688	364.7688	6.9900e-003	6.6900e-003	366.9888
Pharmacy/Drugstore w/o Drive Thru	8.25616	9.0000e-005	8.1000e-004	6.8000e-004	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.9713	0.9713	2.0000e-005	2.0000e-005	0.9772
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0641	0.5658	0.3671	3.4900e-003		0.0443	0.0443		0.0443	0.0443		698.9089	698.9089	0.0134	0.0128	703.1623

5.2 Energy by Land Use - Natural Gas

Mitigated

Land Use	Natural Gas Use kBtu/yr	ROG	NOx	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio-CO ₂	NBio-CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
lb/day																	
High Turnover (Sit Down Restaurant)	3.10054	0.0334	0.3040	0.2553	1.8200e-003		0.0231	0.0231		0.0231	0.0231		364.7688	364.7688	6.9900e-003	6.9900e-003	366.9888
Pharmacy/Drugstore w/o Drive Thru	0.00825616	9.0000e-005	8.1000e-004	6.8000e-004	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.9713	0.9713	2.0000e-005	2.0000e-005	0.9772
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Congregate Care (Assisted Living)	2.83193	0.0305	0.2810	0.1111	1.6700e-003		0.0211	0.0211		0.0211	0.0211		333.1887	333.1887	6.3900e-003	6.1100e-003	335.1963
Total		0.0641	0.5858	0.3671	3.4900e-003		0.0443	0.0443		0.0443	0.0443		698.9089	698.9089	0.0134	0.0128	703.1623

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

Category	ROG	NOx	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
Mitigated	3.0720	0.1166	10.0079	5.2000e-004		0.0543	0.0543		0.0543	0.0543	0.0000	17.8431	17.8431	0.0179	0.0000	18.2198
Unmitigated	34.5163	0.9144	70.3249	0.0965		9.2209	9.2209		9.2195	9.2195	1,124.030 ₂	2,177.843 ₁	3,301.873 ₃	3.3700	0.0763	3,396.293 ₉

6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
Architectural Coating	0.4207					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.3391					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	31.4443	0.7978	60.3170	0.0960		9.1666	9.1666		9.1652	9.1652	1,124.030 ₂	2,160.000 ₀	3,284.030 ₂	3.3521	0.0763	3,378.074 ₁
Landscaping	0.3121	0.1166	10.0079	5.2000e-004		0.0543	0.0543		0.0543	0.0543		17.8431	17.8431	0.0179		18.2198
Total	34.5163	0.9145	70.3249	0.0965		9.2209	9.2209		9.2195	9.2195	1,124.030 ₂	2,177.843 ₁	3,301.873 ₃	3.3700	0.0763	3,396.293 ₉

6.2 Area by SubCategory**Mitigated**

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating	0.4207					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.3391					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.3121	0.1166	10.0079	5.2000e-004		0.0543	0.0543		0.0543	0.0543		17.8431	17.8431	0.0179		18.2198
Total	3.0720	0.1166	10.0079	5.2000e-004		0.0543	0.0543		0.0543	0.0543	0.0000	17.8431	17.8431	0.0179	0.0000	18.2198

7.0 Water Detail**7.1 Mitigation Measures Water****8.0 Waste Detail****8.1 Mitigation Measures Waste**

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Vegetation

12282 Beach Boulevard Mixed-Use Project

Orange County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Pharmacy/Drugstore w/o Drive Thru	1.47	1000sqft	0.00	1,470.00	0
Unenclosed Parking with Elevator	71.00	Space	0.00	34,072.00	0
High Turnover (Sit Down Restaurant)	4.30	1000sqft	0.00	4,296.00	0
Congregate Care (Assisted Living)	120.00	Dwelling Unit	1.10	78,299.00	120

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2017

Utility Company Southern California Edison

CO2 Intensity (lb/MW/hr)	630.89	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006
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1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - The project site is 1.1 acres. The square footages for the uses have been updated as per the project description.

Construction Phase - Construction is anticipated to take approximately one year.

Vehicle Trips - Trip rates are based on the Traffic Study prepared by Kunzman Associates, Inc. May 2014.

Woodstoves - No woodstoves or fireplaces are proposed in any units on the site.

Construction Off-road Equipment Mitigation -

Area Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	45.00
tblConstructionPhase	NumDays	200.00	216.00
tblConstructionPhase	NumDays	4.00	8.00
tblConstructionPhase	NumDays	10.00	25.00
tblConstructionPhase	NumDays	2.00	4.00
tblConstructionPhase	PhaseEndDate	1/17/2017	12/30/2016
tblConstructionPhase	PhaseEndDate	2/3/2017	12/30/2016
tblConstructionPhase	PhaseStartDate	11/16/2016	10/30/2016
tblConstructionPhase	PhaseStartDate	12/31/2016	11/27/2016
tblGrading	AcresOfGrading	3.00	1.50
tblGrading	AcresOfGrading	2.00	1.00
tblLandUse	LandUseSquareFeet	28,400.00	34,072.00
tblLandUse	LandUseSquareFeet	4,300.00	4,296.00
tblLandUse	LandUseSquareFeet	120,000.00	78,299.00
tblLandUse	LotAcreage	0.03	0.00
tblLandUse	LotAcreage	0.64	0.00
tblLandUse	LotAcreage	0.10	0.00
tblLandUse	LotAcreage	7.50	1.10
tblLandUse	Population	343.00	120.00
tblProjectCharacteristics	OperationalYear	2014	2017

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)**Unmitigated Construction**

Year	ROG	NOx	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
2016	38.4229	25.8113	25.3373	0.0449	5.6239	1.5982	7.0230	2.9488	1.5473	4.2360	0.0000	4,069.4130	4,069.4130	0.5523	0.0000	4,081.0106
Total	38.4229	25.8113	25.3373	0.0449	5.6239	1.5982	7.0230	2.9488	1.5473	4.2360	0.0000	4,069.4130	4,069.4130	0.5523	0.0000	4,081.0106

Mitigated Construction

Year	ROG	NOx	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
2016	38.4229	25.8113	25.3373	0.0449	2.5799	1.5982	3.9790	1.3400	1.5473	2.6272	0.0000	4,069.4130	4,069.4130	0.5523	0.0000	4,081.0106
Total	38.4229	25.8113	25.3373	0.0449	2.5799	1.5982	3.9790	1.3400	1.5473	2.6272	0.0000	4,069.4130	4,069.4130	0.5523	0.0000	4,081.0106

Percent Reduction	ROG	NOx	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
	0.00	0.00	0.00	0.00	54.13	0.00	43.34	54.56	0.00	37.98	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational Unmitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Area	34.5163	0.9144	70.3249	0.0865		9.2209	9.2209		9.2195	9.2195	1,124.030 ²	2,177.843 ¹	3,301.873 ³	3.3700	0.0763	3,396.293 ⁹
Energy	0.0641	0.5658	0.3671	3.4900e-003		0.0443	0.0443		0.0443	0.0443		698.9089	698.9089	0.0134	0.0128	703.1623
Mobile	3.2375	5.7958	27.9364	0.0639	4.7175	0.0753	4.7928	1.2587	0.0693	1.3280		5,383.687 ⁵	5,383.687 ⁵	0.2210		5,388.328 ⁴
Total	37.8179	7.2760	98.6284	0.1639	4.7175	9.3405	14.0580	1.2587	9.3331	10.5918	1,124.030²	8,260.439⁴	9,384.469⁷	3.6044	0.0891	9,487.784⁵

Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Area	3.0720	0.1166	10.0079	5.2000e-004		0.0543	0.0543		0.0543	0.0543	0.0000	17.8431	17.8431	0.0179	0.0000	18.2198
Energy	0.0641	0.5658	0.3671	3.4900e-003		0.0443	0.0443		0.0443	0.0443		698.9089	698.9089	0.0134	0.0128	703.1623
Mobile	3.2375	5.7958	27.9364	0.0639	4.7175	0.0753	4.7928	1.2587	0.0693	1.3280		5,383.687 ⁵	5,383.687 ⁵	0.2210		5,388.328 ⁴
Total	6.3736	6.4782	38.3113	0.0680	4.7175	0.1739	4.8914	1.2587	0.1679	1.4266	0.0000	6,100.439⁴	6,100.439⁴	0.2523	0.0128	6,109.710⁵

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	83.15	10.96	61.16	58.54	0.00	98.14	65.21	0.00	98.20	86.53	100.00	26.15	34.99	93.00	85.62	35.60

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2016	1/6/2016	5	4	
2	Grading	Grading	1/7/2016	1/18/2016	5	8	
3	Building Construction	Building Construction	1/19/2016	11/15/2016	5	216	
4	Architectural Coating	Architectural Coating	10/30/2016	12/30/2016	5	45	
5	Paving	Paving	11/27/2016	12/30/2016	5	25	

Acres of Grading (Site Preparation Phase): 1

Acres of Grading (Grading Phase): 1.5

Acres of Paving: 0

Residential Indoor: 158,555; Residential Outdoor: 52,852; Non-Residential Indoor: 59,757; Non-Residential Outdoor: 19,919 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	1	8.00	174	0.41
Site Preparation	Rubber Tired Dozers	1	7.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	174	0.41
Grading	Rubber Tired Dozers	1	6.00	255	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Cranes	1	6.00	226	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Paving	Pavers	1	6.00	125	0.42
Paving	Paving Equipment	1	8.00	130	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	103.00	19.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	21.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2016

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					5.5345	0.0000	5.5345	2.9251	0.0000	2.9251			0.0000			0.0000
Off-Road	2.4428	25.7718	16.5144	0.0171		1.3985	1.3985		1.2866	1.2866		1,781.087 ₂	1,781.087 ₂	0.5372		1,792.369 ₃
Total	2.4428	25.7718	16.5144	0.0171	5.5345	1.3985	6.9329	2.9251	1.2866	4.2117		1,781.087₂	1,781.087₂	0.5372		1,792.369₃

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0292	0.0394	0.4137	1.0300e-003	0.0894	6.2000e-004	0.0901	0.0237	5.8000e-004	0.0243		85.9654	85.9654	4.2700e-003		86.0551
Total	0.0292	0.0394	0.4137	1.0300e-003	0.0894	6.2000e-004	0.0901	0.0237	5.8000e-004	0.0243		85.9654	85.9654	4.2700e-003		86.0551

3.2 Site Preparation - 2016

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					2.4905	0.0000	2.4905	1.3163	0.0000	1.3163			0.0000			0.0000
Off-Road	2.4428	25.7718	16.5144	0.0171		1.3985	1.3985		1.2866	1.2866	0.0000	1,781.087 ₂	1,781.087 ₂	0.5372		1,792.369 ₃
Total	2.4428	25.7718	16.5144	0.0171	2.4905	1.3985	3.8890	1.3163	1.2866	2.6029	0.0000	1,781.087 ₂	1,781.087 ₂	0.5372		1,792.369 ₃

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0292	0.0394	0.4137	1.0300e-003	0.0894	6.2000e-004	0.0901	0.0237	5.8000e-004	0.0243		85.9654	85.9654	4.2700e-003		86.0551
Total	0.0292	0.0394	0.4137	1.0300e-003	0.0894	6.2000e-004	0.0901	0.0237	5.8000e-004	0.0243		85.9654	85.9654	4.2700e-003		86.0551

3.3 Grading - 2016

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					4.7154	0.0000	4.7154	2.5041	0.0000	2.5041			0.0000			0.0000
Off-Road	1.9908	21.0361	13.6704	0.0141		1.1407	1.1407		1.0494	1.0494		1,462.8468	1,462.8468	0.4413		1,472.1130
Total	1.9908	21.0361	13.6704	0.0141	4.7154	1.1407	5.8561	2.5041	1.0494	3.5536		1,462.8468	1,462.8468	0.4413		1,472.1130

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0292	0.0394	0.4137	1.0300e-003	0.0894	6.2000e-004	0.0901	0.0237	5.8000e-004	0.0243		85.9654	85.9654	4.2700e-003		86.0551
Total	0.0292	0.0394	0.4137	1.0300e-003	0.0894	6.2000e-004	0.0901	0.0237	5.8000e-004	0.0243		85.9654	85.9654	4.2700e-003		86.0551

3.3 Grading - 2016**Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					2.1219	0.0000	2.1219	1.1269	0.0000	1.1269			0.0000			0.0000
Off-Road	1.9908	21.0361	13.6704	0.0141		1.1407	1.1407		1.0494	1.0494	0.0000	1,462.8468	1,462.8468	0.4413		1,472.1130
Total	1.9908	21.0361	13.6704	0.0141	2.1219	1.1407	3.2626	1.1269	1.0494	2.1763	0.0000	1,462.8468	1,462.8468	0.4413		1,472.1130

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0292	0.0394	0.4137	1.0300e-003	0.0894	6.2000e-004	0.0901	0.0237	5.8000e-004	0.0243		85.9654	85.9654	4.2700e-003		86.0551
Total	0.0292	0.0394	0.4137	1.0300e-003	0.0894	6.2000e-004	0.0901	0.0237	5.8000e-004	0.0243		85.9654	85.9654	4.2700e-003		86.0551

3.4 Building Construction - 2016**Unmitigated Construction On-Site**

Category	Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road		3.2815	20.5459	14.7074	0.0220		1.3656	1.3656		1.3176	1.3176		2,046.943 ₂	2,046.943 ₂	0.4499		2,056.391 ₃
Total		3.2915	20.5459	14.7074	0.0220		1.3656	1.3656		1.3176	1.3176		2,046.943 ₂	2,046.943 ₂	0.4499		2,056.391 ₃

Unmitigated Construction Off-Site

Category	Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor		0.1842	1.6922	2.3339	4.0800e-003	0.1187	0.0263	0.1451	0.0338	0.0242	0.0580		408.5577	408.5577	3.0100e-003		408.8210
Worker		0.3762	0.5077	5.3262	0.0132	1.1513	8.0400e-003	1.1593	0.3053	7.4100e-003	0.3127		1,106.804 ₈	1,106.804 ₈	0.0550		1,107.958 ₉
Total		0.5603	2.1900	7.6601	0.0173	1.2700	0.0344	1.3044	0.3391	0.0316	0.3708		1,515.362 ₅	1,515.362 ₅	0.0580		1,516.579 ₉

3.4 Building Construction - 2016**Mitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	3.2915	20.5459	14.7074	0.0220		1.3656	1.3656		1.3176	1.3176	0.0000	2,046.943 ₂	2,046.943 ₂	0.4499		2,056.391 ₃
Total	3.2915	20.5459	14.7074	0.0220		1.3656	1.3656		1.3176	1.3176	0.0000	2,046.943 ₂	2,046.943 ₂	0.4499		2,056.391 ₃

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1842	1.8822	2.3339	4.0800e-003	0.1187	0.0263	0.1451	0.0338	0.0242	0.0580		408.5577	408.5577	3.0100e-003		408.8210
Worker	0.3762	0.5077	5.3262	0.0132	1.1513	8.0400e-003	1.1593	0.3053	7.4100e-003	0.3127		1,106.804 ₈	1,106.804 ₈	0.0550		1,107.958 ₉
Total	0.5603	2.1900	7.6601	0.0173	1.2700	0.0344	1.3044	0.3391	0.0316	0.3708		1,515.362 ₅	1,515.362 ₅	0.0580		1,516.579 ₉

3.5 Architectural Coating - 2016

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Archit. Coating	34.1259					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966		281.4481	281.4481	0.0332		282.1449
Total	34.4944	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966		281.4481	281.4481	0.0332		282.1449

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0767	0.1035	1.0859	2.7000e-003	0.2347	1.6400e-003	0.2364	0.0623	1.5100e-003	0.0638		225.6592	225.6592	0.0112		225.8945
Total	0.0767	0.1035	1.0859	2.7000e-003	0.2347	1.6400e-003	0.2364	0.0623	1.5100e-003	0.0638		225.6592	225.6592	0.0112		225.8945

3.5 Architectural Coating - 2016**Mitigated Construction On-Site**

Category	Category	COG	NOx	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
Archit. Coating	Archit. Coating	34.1259					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966	0.0000	281.4481	281.4481	0.0332		282.1449
Total	Total	34.4944	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966	0.0000	281.4481	281.4481	0.0332		282.1449

Mitigated Construction Off-Site

Category	Category	COG	NOx	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
Hauling	Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	Worker	0.0767	0.1035	1.0859	2.7000e-003	0.2347	1.6400e-003	0.2364	0.0623	1.5100e-003	0.0638		225.6592	225.6592	0.0112		225.8945
Total	Total	0.0767	0.1035	1.0859	2.7000e-003	0.2347	1.6400e-003	0.2364	0.0623	1.5100e-003	0.0638		225.6592	225.6592	0.0112		225.8945

3.6 Paving - 2016**Unmitigated Construction On-Site**

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	1.2872	13.2076	9.0880	0.0133		0.8075	0.8075		0.7438	0.7438		1,368.436 6	1,368.436 6	0.4053		1,376.947 3
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2872	13.2076	9.0880	0.0133		0.8075	0.8075		0.7438	0.7438		1,368.436 6	1,368.436 6	0.4053		1,376.947 3

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0475	0.0641	0.6722	1.6700e-003	0.1453	1.0200e-003	0.1463	0.0385	9.4000e-004	0.0395		139.6938	139.6938	6.9400e-003		139.8395
Total	0.0475	0.0641	0.6722	1.6700e-003	0.1453	1.0200e-003	0.1463	0.0385	9.4000e-004	0.0395		139.6938	139.6938	6.9400e-003		139.8395

3.6 Paving - 2016**Mitigated Construction On-Site**

Category	COG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Off-Road	1.2872	13.2076	9.0880	0.0133		0.8075	0.8075		0.7438	0.7438	0.0000	1,368.4366	1,368.4366	0.4053		1,376.9473
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2872	13.2076	9.0880	0.0133		0.8075	0.8075		0.7438	0.7438	0.0000	1,368.4366	1,368.4366	0.4053		1,376.9473

Mitigated Construction Off-Site

Category	COG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0475	0.0641	0.6722	1.6700e-003	0.1453	1.0200e-003	0.1453	0.0385	9.4000e-004	0.0395		139.6938	139.6938	6.9400e-003		139.8395
Total	0.0475	0.0641	0.6722	1.6700e-003	0.1453	1.0200e-003	0.1453	0.0385	9.4000e-004	0.0395		139.6938	139.6938	6.9400e-003		139.8395

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated	3.2375	5.7958	27.9364	0.0639	4.7175	0.0753	4.7928	1.2587	0.0693	1.3280	5,383.6875	5,383.6875	5,383.6875	0.2210		5,388.3284
Unmitigated	3.2375	5.7958	27.9364	0.0639	4.7175	0.0753	4.7928	1.2587	0.0693	1.3280		5,383.6875	5,383.6875	0.2210		5,388.3284

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate				Unmitigated		Mitigated	
	Weekday	Saturday	Sunday		Annual VMT		Annual VMT	
Congregate Care (Assisted Living)	328.80	264.00	292.80		1,074,353		1,074,353	
High Turnover (Sit Down Restaurant)	546.75	680.99	566.91		775,183		775,183	
Pharmacy/Drugstore w/o Drive Thru	132.39	132.39	132.39		181,180		181,180	
Unenclosed Parking with Elevator	0.00	0.00	0.00					
Total	1,007.93	1,077.38	992.10		2,030,716		2,030,716	

4.3 Trip Type Information

Land Use	Miles				Trip %				Trip Purpose %			
	H-W or C-W	H-S or C-C	H-O or C-NW		H-W or C-W	H-S or C-C	H-O or C-NW		Primary	Diverted	Pass-by	
Congregate Care (Assisted)	14.70	5.90	8.70		40.20	19.20	40.60		86	11	3	
High Turnover (Sit Down)	16.60	8.40	6.90		8.50	72.50	19.00		37	20	43	
Pharmacy/Drugstore w/o Drive	16.60	8.40	6.90		7.40	73.60	19.00		41	6	53	
Unenclosed Parking with	16.60	8.40	6.90		0.00	0.00	0.00		0	0	0	

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.510449	0.057012	0.791854	0.151889	0.041459	0.005887	0.015572	0.014818	0.001440	0.002145	0.004716	0.000509	0.002251

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Natural Gas Mitigated	0.0641	0.5658	0.3671	3.4900e-003		0.0443	0.0443		0.0443	0.0443		598.9089	598.9089	0.0134	0.0128	703.1623
Natural Gas Unmitigated	0.0641	0.5658	0.3671	3.4900e-003		0.0443	0.0443		0.0443	0.0443		598.9089	598.9089	0.0134	0.0128	703.1623

5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use kBtu/yr	CO ₂	CO	NO _x	SO ₂	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
lb/day																	
Congregate Care (Assisted Living)	2831.93	0.0305	0.2610	0.1111	1.6700e-003		0.0211	0.0211		0.0211	0.0211			333.1687	6.3900e-003	6.1100e-003	335.1963
High Turnover (Sit Down Restaurant)	3100.54	0.0334	0.3040	0.2553	1.8200e-003		0.0231	0.0231		0.0231	0.0231			364.7688	6.5900e-003	6.6900e-003	366.9888
Pharmacy/Drugstore w/o Drive Thru	8.25616	9.0000e-005	8.1000e-004	6.8000e-004	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005			0.9713	2.0000e-005	2.0000e-005	0.9772
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000
Total		0.0641	0.5658	0.3671	3.4900e-003		0.0443	0.0443		0.0443	0.0443			698.9089	0.0134	0.0128	703.1623

5.2 Energy by Land Use - NaturalGas

Mitigated

Land Use	NaturalGas Use kBtu/yr	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																	
Congregate Care (Assisted Living)	2.83193	0.0305	0.2610	0.1111	1.6700e-003		0.0211	0.0211		0.0211	0.0211		333.1687	333.1687	6.3900e-003	6.1100e-003	335.1963
High Turnover (Sit Down Restaurant)	3.10054	0.0334	0.3040	0.2553	1.8200e-003		0.0231	0.0231		0.0231	0.0231		364.7688	364.7688	6.9900e-003	6.6900e-003	366.9888
Pharmacy/Drugstore w/o Drive Thru	0.00825616	9.0000e-005	8.1000e-004	6.8000e-004	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.9713	0.9713	2.0000e-005	2.0000e-005	0.9772
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0641	0.5658	0.3671	3.4900e-003		0.0443	0.0443		0.0443	0.0443		698.9089	698.9089	0.0134	0.0128	703.1623

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

Category	ROG	NOx	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
Mitigated	3.0720	0.1166	10.0079	5.2000e-004		0.0543	0.0543		0.0543	0.0543	0.0000	17.8431	17.8431	0.0179	0.0000	18.2198
Unmitigated	34.5163	0.9144	70.3249	0.0965		9.2209	9.2209		9.2195	9.2195	1,124.0302	2,177.8431	3,301.8733	3.3700	0.0763	3,396.2939

6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO ₂	Fugitive PM ₁₀	Exhaust PM ₁₀	PM ₁₀ Total	Fugitive PM _{2.5}	Exhaust PM _{2.5}	PM _{2.5} Total	Bio- CO ₂	NBio- CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
Architectural Coating	0.4207					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.3391					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	31.4443	0.7978	60.3170	0.0960		9.1666	9.1666		9.1652	9.1652	1,124.0302	2,160.0000	3,284.0302	3.3521	0.0763	3,378.0741
Landscaping	0.3121	0.1166	10.0079	5.2000e-004		0.0543	0.0543		0.0543	0.0543		17.8431	17.8431	0.0179		18.2198
Total	34.5163	0.9145	70.3249	0.0965		9.2209	9.2209		9.2195	9.2195	1,124.0302	2,177.8431	3,301.8733	3.3700	0.0763	3,396.2939

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4207					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.3391					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.3121	0.1166	10.0079	5.2000e-004		0.0543	0.0543		0.0543	0.0543		17.8431	17.8431	0.0179		18.2198
Total	3.0720	0.1166	10.0079	5.2000e-004		0.0543	0.0543		0.0543	0.0543	0.0000	17.8431	17.8431	0.0179	0.0000	18.2198

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Vegetation

Appendix C

Noise Measurements



File name,AU2_0101

File number, 1

Data number, 2

Frequency-weight,A

Time-weight,Fast

Filter,-

Center/High pass filter cutoff,-

Low pass filter cutoff,-

Time setting,15min

Start Time,2014/05/15 23:09:13

Stop Time,2014/05/15 23:24:27

Lx1,L10

Lx2,L33

Lx3,L50

Lx4,L90

Lx5,L95

Ly,Lppeak

Address,Time,Measurement Time,LAeq,LAE,LAmax,LAmin,LA10,LA33,LA50,LA90,LA95,Lppeak,Over,Under,Pause

1,2014/05/15 23:09:13, 0:15:00, 57.0, 86.6, 71.9, 46.5, 59.6, 56.4, 54.4, 50.7, 49.9,101.8,- , - , -

2,2014/05/15 23:24:13, 0:00:14, 57.4, 68.9, 64.3, 51.3, 62.2, 55.2, 53.5, 51.7, 51.6, 93.9,- , - , -

File name,AU2_0102

File number, 1

Data number, 2

Frequency-weight,A

Time-weight,Fast

Filter,-

Center/High pass filter cutoff,-

Low pass filter cutoff,-

Time setting,15min

Start Time,2014/05/15 23:26:22

Stop Time,2014/05/15 23:41:56

Lx1,L10

Lx2,L33

Lx3,L50

Lx4,L90

Lx5,L95

Ly,Lppeak

Address,Time,Measurment Time,LAeq,LAE,LAMax,LAMin,LA10,LA33,LA50,LA90,LA95,Lppeak,Over,Under,Pause

1,2014/05/15 23:26:22, 0:15:00, 64.8, 94.4, 84.0, 47.2, 68.5, 64.3, 60.4, 52.7, 51.0,111.4,- , - , -

2,2014/05/15 23:41:22, 0:00:33, 64.5, 79.7, 74.9, 47.0, 69.8, 63.2, 59.8, 48.9, 48.0,100.7,- , - , -

Appendix D

Project Traffic Study





KUNZMAN ASSOCIATES, INC.

12282 BEACH BOULEVARD PROJECT

REVISED FOCUSED TRAFFIC ANALYSIS

October 16, 2014

Traffic Engineering | Transportation Planning | Parking | Noise/Vibration | Expert Witness
Air Quality | Global Climate Change | Health Risk Assessment



KUNZMAN ASSOCIATES, INC.

12282 BEACH BOULEVARD PROJECT
REVISED FOCUSED TRAFFIC ANALYSIS

October 16, 2014

Prepared by:

Bryan Crawford
Carl Ballard, LEED GA
William Kunzman, P.E.

William Kunzman



1111 Town & Country Road, Suite 34
Orange, California 92868
(714) 973-8383

www.traffic-engineer.com

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12282 BEACH BOULEVARD PROJECT

REVISED FOCUSED TRAFFIC ANALYSIS

This report contains the revised focused traffic analysis for the 12282 Beach Boulevard Project. The project site is located on the northeast corner of the Beach Boulevard and Catherine Avenue intersection in the City of Stanton. The project site is proposed to be developed with an 120 bed assisted living facility with 4,296 square feet of high-turnover (sit-down) restaurant and 1,471 square feet of pharmacy without drive-thru.

The traffic report contains documentation of existing traffic conditions, trips generated by the project, distribution of the project trips to roads outside the project, and an analysis of future traffic conditions. Each of these topics is contained in a separate section of the report. The first section is "Findings", and subsequent sections expand upon the findings. In this way, information on any particular aspect of the study can be easily located by the reader.

Although this is a technical report, every effort has been made to write the report clearly and concisely. To assist the reader with those terms unique to transportation engineering, a glossary of terms is provided within Appendix A.

I. Findings

This section summarizes the existing traffic conditions, project traffic impacts, and the proposed mitigation measures.

A. Existing Traffic Conditions

1. The project site is currently vacant and not generating significant traffic.
2. The study area includes the following Intersections:
 - Beach Boulevard (NS) at:
Catherine Avenue (EW) - #1
 - Project West Access (NS) at:
Catherine Avenue (EW) - #2
 - Project Central Access (NS) at:
Catherine Avenue (EW) - #3
 - Project East Access (NS) at:
Catherine Avenue (EW) - #4
3. The study area intersection currently operates at unacceptable Levels of Service during the peak hours for Existing traffic conditions using the Intersection Delay Method and currently operates at acceptable Levels of Service during the peak hours for Existing traffic conditions using the Intersection Capacity Utilization methodology.

B. Traffic Impacts

1. The project site is proposed to be developed with an 120 bed assisted living facility with 4,296 square feet of high-turnover (sit-down) restaurant and 1,471 square feet of pharmacy without drive-thru. The project site will have access to Catherine Avenue.
2. The proposed development is projected to generate a total of approximately 997 daily vehicle trips, 69 of which will occur during the morning peak hour and 81 of which will occur during the evening peak hour.
3. The study area intersections are projected to operate within acceptable Levels of Service during the peak hours for Existing Plus Project traffic conditions using the Intersection Delay Method, except for the following study area intersection which is projected to operate at unacceptable Levels of Service during the peak hours, without improvements:

Beach Boulevard (NS) at:
Catherine Avenue (EW) - #1

For Existing Plus Project traffic conditions, the study area intersections are projected to operate at acceptable Levels of Service during the peak hours using the Intersection Capacity Utilization Method.

4. The study area intersection is projected to operate at unacceptable Levels of Service during the peak hours for Opening Year (2016) Without Project traffic conditions using the Intersection Delay Method, without improvements:

Beach Boulevard (NS) at:
Catherine Avenue (EW) - #1

For Opening Year (2016) Without Project traffic conditions, the study area intersection is projected to operate at acceptable Levels of Service during the peak hours using the Intersection Capacity Utilization Method.

5. The study area intersections are projected to operate within acceptable Levels of Service during the peak hours for Opening Year (2016) With Project traffic conditions using the Intersection Delay Method, except for the following study area intersection which is projected to operate at unacceptable Levels of Service during the peak hours, without improvements:

Beach Boulevard (NS) at:
Catherine Avenue (EW) - #1

For Opening Year (2016) With Project traffic conditions, the study area intersections are projected to operate at acceptable Levels of Service during the peak hours using the Intersection Capacity Utilization Method.

C. Mitigation Measures

The following measures are recommended to mitigate the impact of the project on traffic circulation:

1. Site-specific circulation and access recommendations are depicted on Figure 28.
2. Construct Catherine Avenue from Beach Boulevard to the east project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.
3. Construct Beach Boulevard from the north project boundary to Catherine Avenue at its ultimate half-section width as a Smart Street including landscaping and parkway improvements in conjunction with development, as necessary.
4. Sufficient on-site parking shall be provided to meet City of Stanton parking code requirements.

5. On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.
6. Sight distance at project accesses shall comply with standard California Department of Transportation and City of Stanton sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed by the City and approved as consistent with this measure prior to issue of grading permits.
7. As is the case for any roadway design, the City of Stanton should periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.

II. Congestion Management Program Methodology

This section discusses the County Congestion Management Program. The purpose, prescribed methodology, and definition of a significant traffic impact are discussed.

A. County Congestion Management Program

The Congestion Management Program is a result of Proposition 111 which was a statewide initiative approved by the voters in June, 1990. The proposition allowed for a nine cent per gallon State gasoline tax increase over a five year period.

Proposition 111 explicitly stated that the new gas tax revenues were to be used to fix existing traffic problems and was not to be used to promote future development. For a City to get its share of the Proposition 111 gas tax, it has to follow certain procedures specified by the State Legislature. The legislation requires that a traffic impact analysis be prepared for new development. The traffic impact analysis is prepared to monitor and fix traffic problems caused by new development.

The Legislature requires that adjacent jurisdictions use a standard methodology for conducting a traffic impact analysis. To assure that adjacent jurisdictions use a standard methodology in preparing traffic impact analyses, one common procedure is that all Cities within a County, and the County agency itself, adopt and use one standard methodology for conducting traffic impact analyses.

Although each County has developed standards for preparing traffic impact analyses, traffic impact analysis requirements do vary in detail from one County to another, but not in overall intent or concept. The general approach selected by each County for conducting traffic impact analyses has common elements.

The general approach for conducting a traffic impact analysis is that existing weekday peak hour traffic is counted and the percent of roadway capacity currently used is determined. Then the project traffic is added and the percent of roadway capacity used is again determined. If the new project adds traffic to an overcrowded facility, then the new project has to mitigate the traffic impact so that the facility operates at a level which is no worse than before the project traffic was added.

If the project size is below a certain minimum threshold level, then a project does not have to have a traffic impact analysis prepared, once it is shown or agreed that the project is below the minimum threshold. In Orange County a project needs a traffic impact analysis if it generates more than 200 daily trips. If a project is bigger than the minimum threshold size, then a traffic impact analysis is required.

B. Prescribed Methodology for a Traffic Impact Analysis

The traffic impact analysis must include all monitored intersections to which the project adds traffic above a certain minimum amount.

In the City of Stanton, the monitored intersections are all arterial to arterial intersections.

In the City of Stanton, the minimum traffic impact that is required before an intersection has to be analyzed is if the Intersection Capacity Utilization increases by 3 percent of the Level of Service E capacity.

If a project increases the Intersection Capacity Utilization by more than 3 percent, then that intersection has to be analyzed for deficiencies.

In the City of Stanton, mitigation is required if (1) the intersection operates at worse than an Intersection Capacity Utilization of 100 percent or more; and (2) the Intersection Capacity Utilization increases by 10 percent.

An intersection mitigation measure shall either fix the deficiency, or reduce the Intersection Capacity Utilization so that it is below the level which occurs without the project.

In the City of Stanton, the technique used to calculate Intersection Capacity Utilization for a signalized intersection is as follows. Lane capacity is 1,700 vehicles per lane per hour of green time for through and turn lanes. A total yellow clearance time of 5 percent is added.

The technique used to assess the capacity needs of an unsignalized intersection is known as the Intersection Delay Method (see Appendix C). To calculate delay, the volume of traffic using the intersection is compared with the capacity of the intersection.

Although the intersection of Beach Boulevard and Catherine Avenue is an unsignalized intersection, it has been analyzed utilizing both the Intersection Delay Method and Intersection Capacity Utilization to exhibit the difference between the methodologies.

It is recommended that due to the nature of the intersection of Beach Boulevard and Catherine Avenue, the Intersection Capacity Utilization should take precedence. Due to relatively high north-south traffic volumes on Beach Boulevard, minimal east-west traffic volumes on Catherine Avenue cause a significant delay for these traffic movements creating a situation that is not able to be mitigated without the installation of a traffic signal. The Intersection Delay Method does not account for acceptable gaps created on Beach Boulevard for traffic to enter/exit onto Catherine Avenue due to traffic signals north and south of this intersection. These traffic signals produce periodic gaps in traffic for upstream and downstream traffic as they are fulfilling their traffic cycles which allow for the creation of gaps to occur. The intersection Capacity Utilization methodology is preferred as it does not single out the most minimalistic movements in relation to total traffic volumes utilizing that intersection to then assess the entire intersection performance.

Project traffic is generated using rates and procedures contained in the Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012. To determine the trip

distribution for the proposed project, peak hour traffic counts of the existing directional distribution of traffic for existing areas in the vicinity of the site, and other additional information on future development and traffic impacts in the area were reviewed. The Traffic Impact Analysis has to be prepared by a licensed Traffic Engineer.

This traffic analysis has been prepared in accordance with the Traffic Impact Analysis requirements except as noted. The Traffic Impact Analysis not only examined the Congestion Management Program system of roads and intersections, but also other roads and intersections.

The project generated traffic was added to intersections, and a full intersection analysis was conducted, even when the project added traffic failed to meet the minimum thresholds that require an intersection analysis.

C. Mitigation Measures

If a project is large enough to require that a Traffic Impact Analysis be prepared, and if the project adds traffic to an intersection above a minimum threshold, and if the intersection is operating at above an acceptable level of operation, then the project must mitigate its traffic impact.

Traffic mitigation can be in many forms including adding lanes. Lanes can sometimes be obtained through restriping or elimination of parking, and sometimes require spot roadway widening.

III. Project Description

This section discusses the project's location and proposed development. Figure 1 shows the project location map and Figure 2 illustrates the site plan.

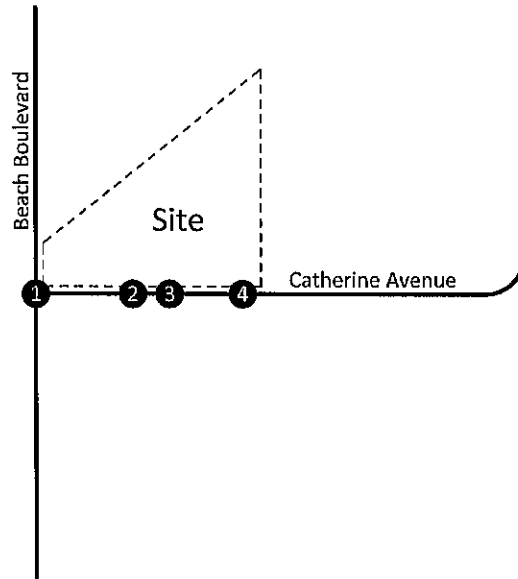
A. Location

The project site is located on the northeast corner of the Beach Boulevard and Catherine Avenue intersection in the City of Stanton.

B. Proposed Development

The project site is proposed to be developed with an 120 bed assisted living facility with 4,296 square feet of high-turnover (sit-down) restaurant and 1,471 square feet of pharmacy without drive-thru. The project site will have access to Catherine Avenue.

Figure 1
Project Location Map



Legend

① = Intersection Reference Number

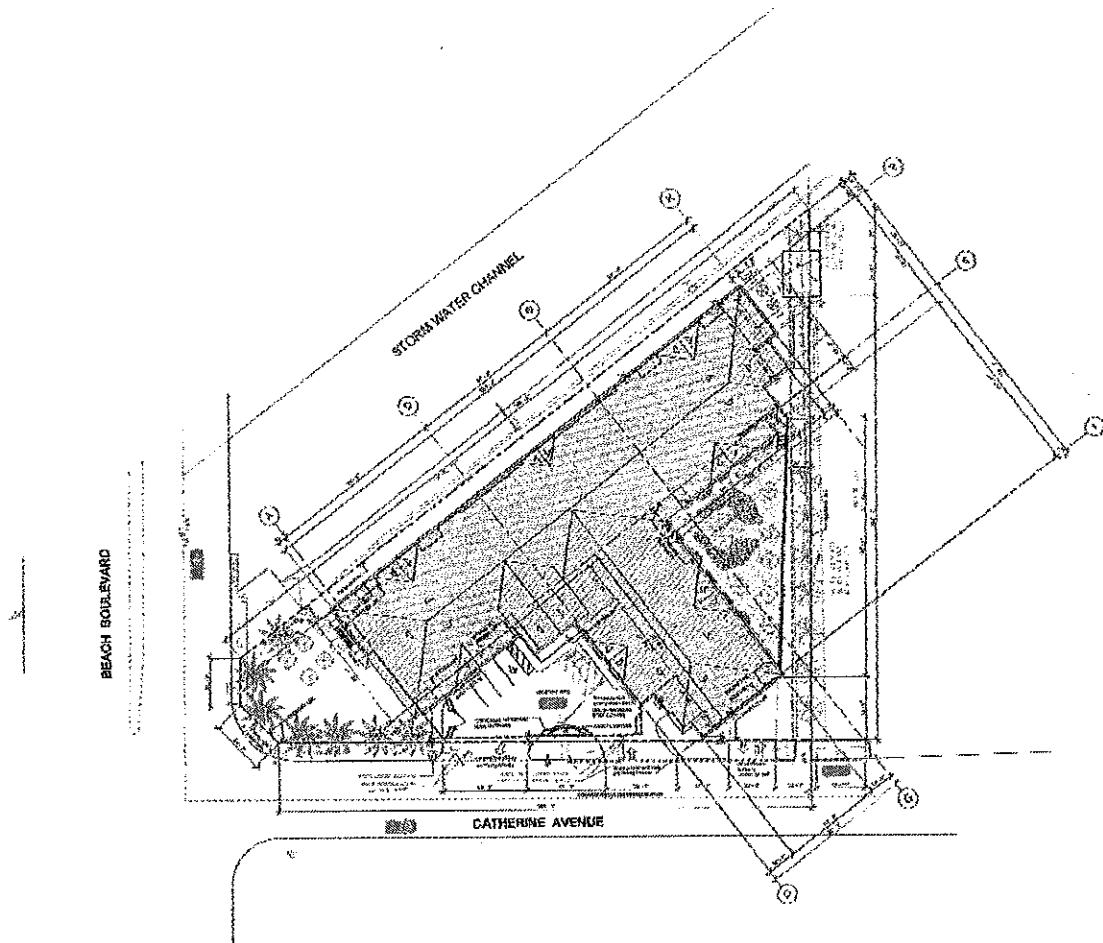


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Figure 2
Site Plan



IV. Existing Traffic Conditions

The project site is currently vacant. The traffic conditions as they exist today are discussed below and illustrated on Figures 3 to 7.

A. Surrounding Street System

Study area roadways that will be utilized by the development include Beach Boulevard and Catherine Avenue.

Beach Boulevard: This north-south roadway currently is eight lanes divided in the study area. Beach Boulevard is currently classified as a Smart Street on the City of Stanton General Plan Circulation Element. It currently carries approximately 71,000 vehicles per day in the study area.

Catherine Avenue: This east-west roadway currently is two lanes undivided in the study area. Catherine Avenue is currently not classified on the City of Stanton General Plan Circulation Element. It currently carries approximately 1,200 vehicles per day in the study area.

B. Existing Travel Lanes and Intersection Controls

Figure 3 identifies the existing roadway conditions for study area roadways. The number of through lanes for existing roadways and the existing intersection controls are identified.

C. Existing Average Daily Traffic Volumes

Figure 4 depicts the existing average daily traffic volumes. Table 1 summarizes the existing average daily traffic volumes at the intersection of Beach Boulevard and Catherine Avenue during a typical weekday. The existing average daily traffic volumes were factored from traffic counts (see Appendix B) obtained by Kunzman Associates, Inc. in May 2014 and from the Annual Traffic Volume Maps by the Orange County Transportation Authority.

D. Existing Levels of Service

The technique used to assess the operation of a signalized intersection is known as Intersection Capacity Utilization, as described in Appendix C. To calculate an Intersection Capacity Utilization value, the volume of traffic using the intersection is compared with the capacity of the intersection. An Intersection Capacity Utilization value is usually expressed as a decimal. The decimal represents that portion of the hour required to provide sufficient capacity to accommodate all intersection traffic if all approaches operate at capacity.

The technique used to assess the capacity needs of an unsignalized intersection is known as the Intersection Delay Method (see Appendix C). To calculate delay, the volume of traffic using the intersection is compared with the capacity of the intersection.

The Levels of Service for the existing traffic conditions have been calculated and are shown in Table 2. Existing Level of Service is based upon manual morning and evening peak hour intersection turning movement counts made for Kunzman Associates, Inc. in May 2014 (see Figures 5 and 6). Traffic count worksheets are provided in Appendix B.

Although the intersection of Beach Boulevard and Catherine Avenue is an unsignalized intersection, it has been analyzed utilizing both the Intersection Delay Method and Intersection Capacity Utilization to exhibit the difference between the methodologies.

It is recommended that due to the nature of the intersection of Beach Boulevard and Catherine Avenue, the Intersection Capacity Utilization should take precedence. Due to relatively high north-south traffic volumes on Beach Boulevard, minimal east-west traffic volumes on Catherine Avenue cause a significant delay for these traffic movements creating a situation that is not able to be mitigated without the installation of a traffic signal. The Intersection Delay Method does not account for acceptable gaps created on Beach Boulevard for traffic to enter/exit onto Catherine Avenue due to traffic signals north and south of this intersection. These traffic signals produce periodic gaps in traffic for upstream and downstream traffic as they are fulfilling their traffic cycles which allow for the creation of gaps to occur. The Intersection Capacity Utilization methodology is preferred as it does not single out the most minimalistic movements in relation to total traffic volumes utilizing that intersection to then assess the entire intersection performance.

There are two peak hours in a weekday. The morning peak hour is between 7:00 AM and 9:00 AM, and the evening peak hour is between 4:00 PM and 6:00 PM. The actual peak hour within the two hour interval is the four consecutive 15 minute periods with the highest total volume when all movements are added together. Thus, the evening peak hour at one intersection may be 4:45 PM to 5:45 PM if those four consecutive 15 minute periods have the highest combined volume.

The study area intersection currently operates at unacceptable Levels of Service during the peak hours for Existing traffic conditions using the Intersection Delay Method and currently operates at acceptable Levels of Service during the peak hours for Existing traffic conditions using the Intersection Capacity Utilization methodology (see Table 2). Existing Intersection Level of Service worksheets are provided in Appendix C.

E. Existing General Plan Circulation Element

Figure 7 shows the current City of Stanton General Plan Circulation Element. Both existing and future roadways are included in the General Plan Circulation Element and are graphically depicted on Figure 7. This figure shows the nature and extent of arterial highways that are needed to adequately serve the ultimate development depicted by the land use element of the General Plan.

F. Transit Service

Transit service is currently provided along Beach Boulevard by the Orange County Transportation Authority Route 29.

Table 1

Existing Roadway Segment Average Daily Traffic Volumes

Intersection	Leg	Existing Average Daily Traffic Volumes
Beach Boulevard (NS) at Catherine Avenue (EW) - #1	North	71,000
	South	71,000
	East	1
	West	0

Table 2

Existing Intersection Levels of Service

Intersection	Traffic Control ⁴	Intersection Approach Lanes ¹												Peak Hour Delay-LOS ²		Peak Hour V/C - LOS ³	
		Northbound			Southbound			Eastbound			Westbound			Morning	Evening	Morning	Evening
		L	T	R	L	T	R	L	T	R	L	T	R				
Beach Boulevard (NS) at: Catherine Avenue (EW) - #1	CSS	0	3.5	0.5	1	4	0	0	0	0	0.5	0	0.5	99.9-F ⁵	99.9-F	0.436-A	0.484-A

¹ When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane, there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right

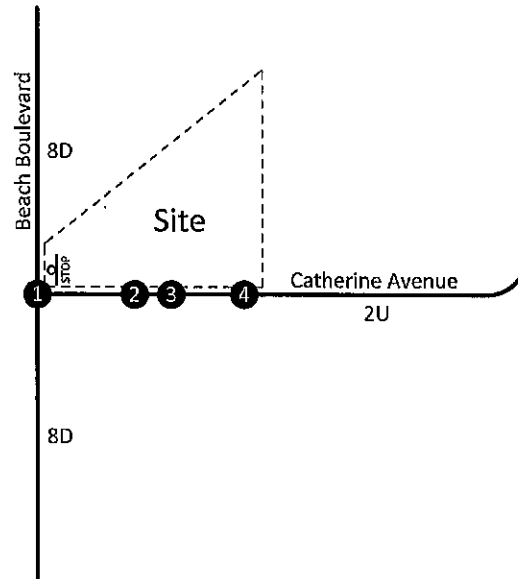
² Delay and level of service has been calculated using the following analysis software: Traffic, Version 7.9.0215 (2008). Per the Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service are shown for the individual movement (or movements sharing a single lane) are shown.

³ Level of service has been calculated using the following analysis software: Traffic, Version 7.9.0215 (2008).


⁴ CSS = Cross Street Stop

























⁵ 99.9-F = Delay High, Intersection Unstable, Level of Service F.

Figure 3
Existing Through Travel Lanes and Intersection Controls



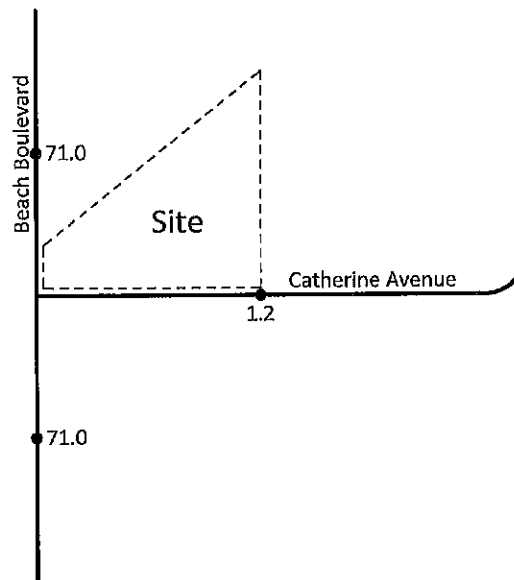
Legend

-  = Stop Sign
- 8 = Through Travel Lanes
- D = Divided
- U = Undivided

<div>1</div> <div>  0.5  0  0.5 </div> <div>  0  1  0 </div>	<div>2</div> <div>  0  1  0 </div> <div>  0  1  0 </div>	<div>3</div> <div>  0  1  0 </div> <div>  0  1  0 </div>	<div>4</div> <div>  0  1  0 </div> <div>  0  1  0 </div>
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Figure 4
Existing Average Daily Traffic Volumes



Legend

71.0 = Vehicles Per Day (1,000's)

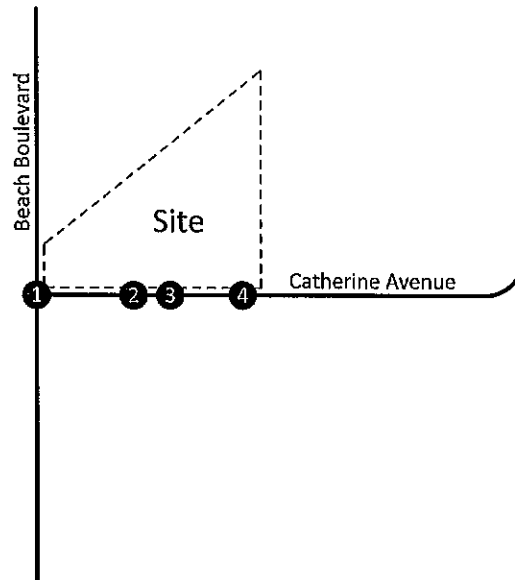


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Figure 5
Existing Morning Peak Hour Intersection Turning Movement Volumes



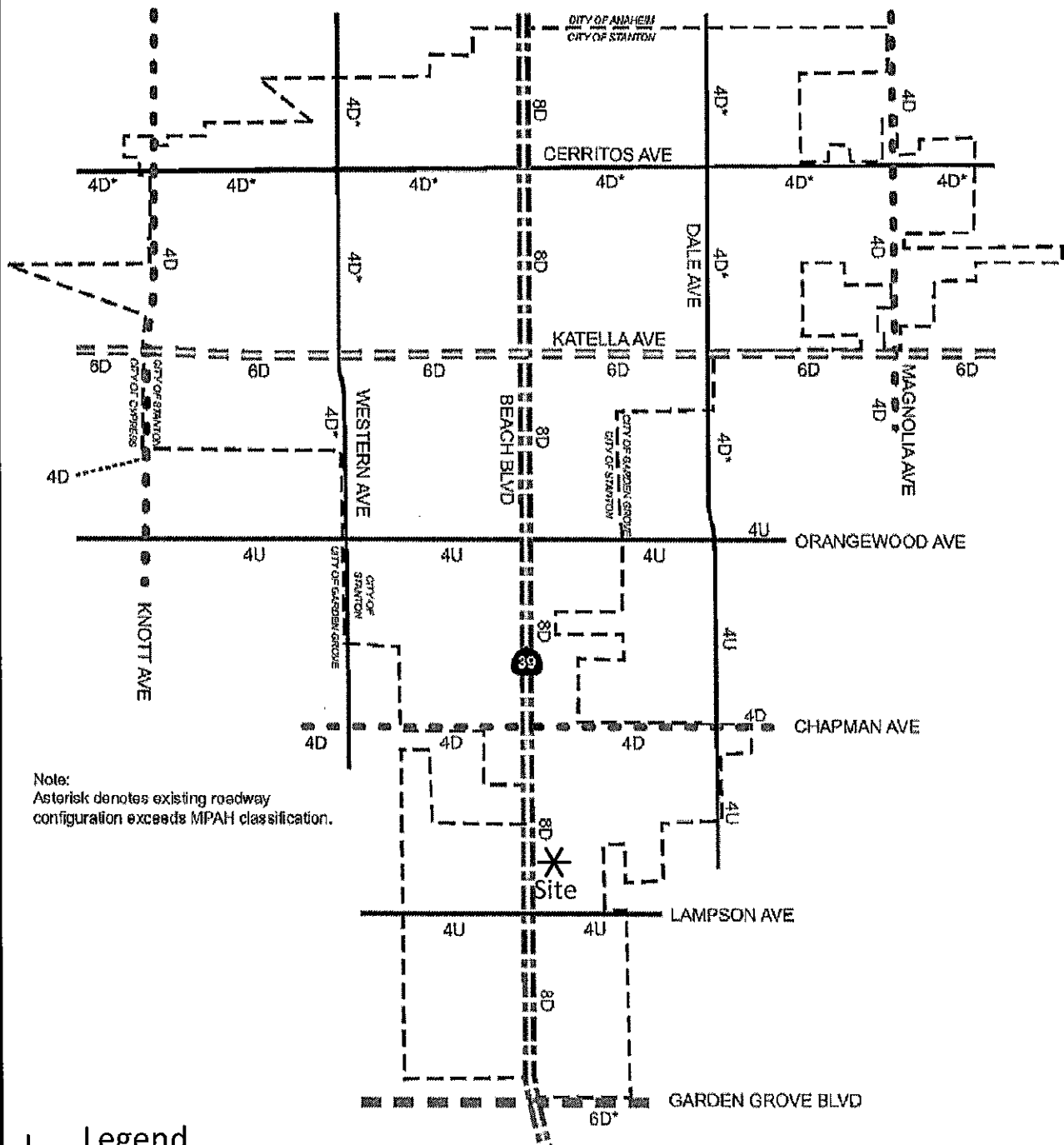
1	2430 ↖ 0 ↔ 2416 ↗ 14 0 0 0 0 2267 2285	0 ↖ 0 ↔ 0 ↗ 0 0 0 0 0 0 0	2	0 ↖ 0 ↔ 0 ↗ 0 0 0 0 0 0 0	3	0 ↖ 0 ↔ 0 ↗ 0 0 0 0 0 0 0	4	0 ↖ 0 ↔ 0 ↗ 0 0 0 0 0 0 0
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The diagram illustrates the location of the 'Site' at the intersection of Beach Boulevard and Catherine Avenue. Beach Boulevard is represented by a vertical line on the left, and Catherine Avenue is represented by a horizontal line at the bottom. A dashed line forms a right-angled triangle with the intersection point, labeled 'Site'. The vertices of this triangle are marked with numbered circles: 1 at the intersection, 2 at the start of the dashed line along Catherine Avenue, 3 at the end of the dashed line along Beach Boulevard, and 4 at the corner of the triangle. The area between the dashed lines is labeled 'Site'.

1	1982	$\begin{array}{c} \uparrow 0 \\ \downarrow 0 \\ \uparrow 0 \end{array}$	$\begin{array}{c} \uparrow 26 \\ \downarrow 28 \\ \uparrow 12 \\ \downarrow 48 \end{array}$	$\begin{array}{c} \uparrow 36 \\ \downarrow 36 \end{array}$
2	0	$\begin{array}{c} \uparrow 0 \\ \downarrow 0 \\ \uparrow 0 \end{array}$	$\begin{array}{c} \uparrow 0 \\ \downarrow 38 \\ \uparrow 0 \end{array}$	$\begin{array}{c} \uparrow 33 \\ \downarrow 33 \end{array}$
3	0	$\begin{array}{c} \uparrow 0 \\ \downarrow 0 \\ \uparrow 0 \end{array}$	$\begin{array}{c} \uparrow 0 \\ \downarrow 38 \\ \uparrow 0 \end{array}$	$\begin{array}{c} \uparrow 38 \\ \downarrow 38 \end{array}$
4	0	$\begin{array}{c} \uparrow 0 \\ \downarrow 0 \\ \uparrow 0 \end{array}$	$\begin{array}{c} \uparrow 0 \\ \downarrow 38 \\ \uparrow 0 \end{array}$	$\begin{array}{c} \uparrow 0 \\ \downarrow 38 \\ \uparrow 0 \end{array}$

KUNZMAN ASSOCIATES, INC. Intersection reference numbers are in upper left corner of turning movement boxes.

Figure 7
City of Stanton General Plan Circulation Element



Note:
Asterisk denotes existing roadway
configuration exceeds MPAH classification.

Legend

- | | |
|--|------------------------|
| Principal Arterial (8-lane Divided Roadway; 45,000 - 60,000 ADT) | Smart Street (8-lanes) |
| Major Arterial (6-lane Divided Roadway; 30,000 - 45,000 ADT) | Smart Street (6-lanes) |
| Primary Arterial (4-lane Divided Roadway; 20,000 - 30,000 ADT) | City Boundary |
| Secondary Arterial (4-lane Undivided Roadway; 10,000 - 20,000 ADT) | |

NTS

Source: City of Stanton

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V. Project Traffic

The project site is proposed to be developed with an 120 bed assisted living facility with 4,296 square feet of high-turnover (sit-down) restaurant and 1,471 square feet of pharmacy without drive-thru. The project site will have access to Catherine Avenue.

A. Trip Generation

The trips generated by the project are determined by multiplying an appropriate trip generation rate by the quantity of land use. Trip generation rates are predicated on the assumption that energy costs, the availability of roadway capacity, the availability of vehicles to drive, and life styles remain similar to what are known today. A major change in these variables may affect trip generation rates.

Trip generation rates were determined for average daily traffic, morning peak hour inbound and outbound traffic, and evening peak hour inbound and outbound traffic for the proposed land uses. By multiplying the trip generation rates by the land use quantities, the traffic volumes are determined. Table 3 exhibits the trip generation rates, project peak hour volumes, and project average daily traffic volumes for the proposed project site. The trip generation rates are from the Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012.

The proposed development is projected to generate a total of approximately 997 daily vehicle trips, 69 of which will occur during the morning peak hour and 81 of which will occur during the evening peak hour (see Table 3).

Traffic volumes shown in Table 3 consist of the total trips generated for each project land use. As a restaurant and pharmacy trip generated by the project will also be making trips to the assisted living land use within the project, a double counting of those trips occurs. In order to analyze a "conservative" scenario in terms of the assignment of trips, the trips generated by the project have not been reduced as a result of internal interaction.

B. Trip Distribution

Figure 8 contains the directional distribution of the project trips for the proposed land uses.

To determine the trip distribution for the proposed project, peak hour traffic counts of the existing directional distribution of traffic for existing areas in the vicinity of the site, and other additional information on future development and traffic impacts in the area were reviewed.

C. Trip Assignment

Based on the identified trip generation and distribution, project average daily traffic volumes have been calculated and shown on Figure 9. Morning and evening peak hour

intersection turning movement volumes expected from the project are shown on Figures 10 and 11, respectively.

D. Modal Split

The trip reducing potential of public transit has not been considered in this report. Essentially the traffic projections are conservative in that public transit might be able to reduce the traffic volumes.

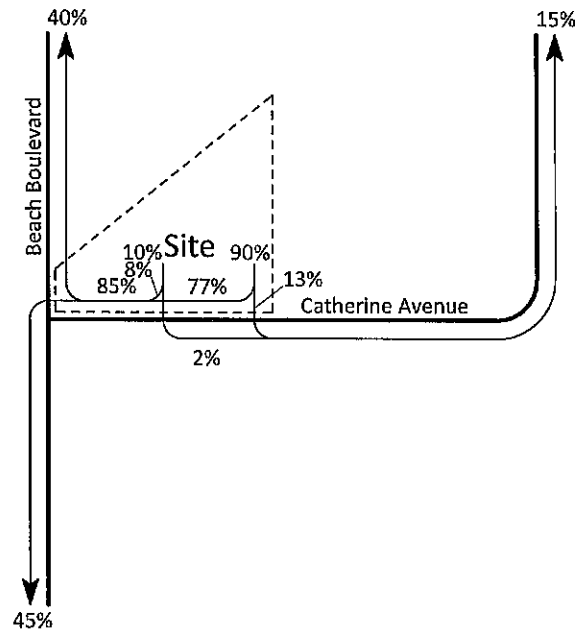
Table 3
Project Trip Generation¹

Land Use	Quantity	Units ²	Peak Hour						Daily
			Morning			Evening			
			Inbound	Outbound	Total	Inbound	Outbound	Total	
<u>Trip Generation Rates</u>									
Assisted Living	120	Beds	0.09	0.05	0.14	0.10	0.12	0.22	2.66
High-Turnover (Sit-Down) Restaurant	4,296	TSF	5.95	4.86	10.81	5.91	3.94	9.85	127.15
Pharmacy W/O Drive-Thru	1,471	TSF	1.91	1.03	2.94	4.12	4.28	8.40	90.06
<u>Trips Generated</u>									
Assisted Living	120	Beds	11	6	17	12	15	27	319
High-Turnover (Sit-Down) Restaurant	4,296	TSF	26	21	47	25	17	42	546
Pharmacy W/O Drive-Thru	1,471	TSF	3	2	5	6	6	12	132
Total			40	29	69	43	38	81	997

¹ Source: Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012, Land Use Categories 254, 932, and 880.

² TSF = Thousand Square Feet

Figure 8
Project Trip Distribution

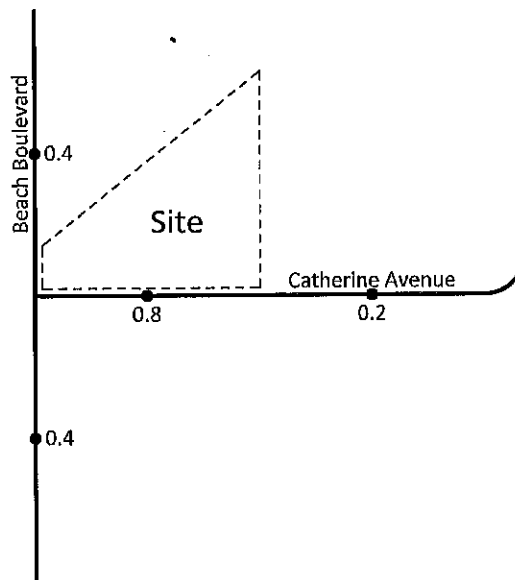


Legend

10% = Percent To/From Project



Figure 9
Project Average Daily Traffic Volumes



Legend

0.4 = Vehicles Per Day (1,000's)

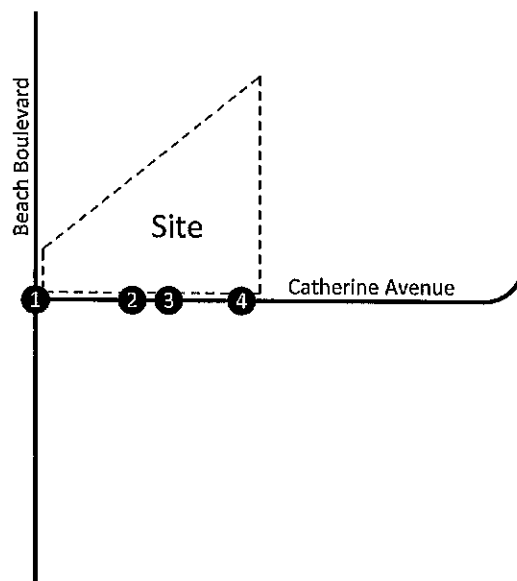


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Project Morning Peak Hour Intersection Turning Movement Volumes

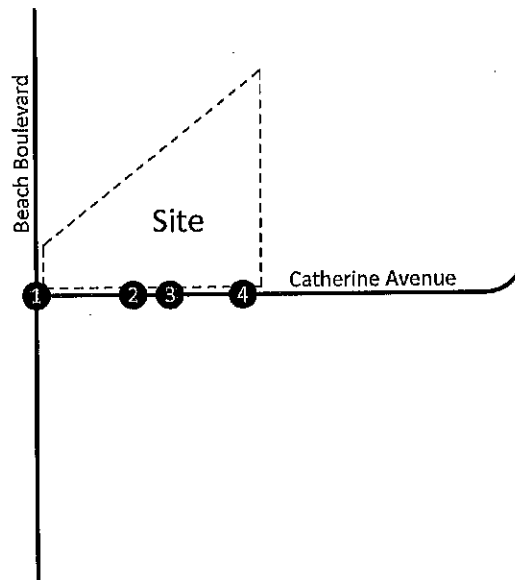
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NTS

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5648/10

Figure 11
Project Evening Peak Hour Intersection Turning Movement Volumes



<div>1</div> <div> <div>17</div> <div> <div>0</div> <div>0</div> <div>0</div> </div> <div> <div>0</div> <div>0</div> <div>0</div> </div> <div> <div>15</div> <div>17</div> <div>19</div> </div> <div>32</div> </div>	<div>2</div> <div> <div>4</div> <div> <div>3</div> <div>0</div> <div>0</div> </div> <div> <div>0</div> <div>0</div> <div>0</div> </div> <div> <div>0</div> <div>0</div> <div>0</div> </div> <div> <div>29</div> <div>0</div> <div>0</div> </div> <div>29</div> </div>	<div>3</div> <div> <div>0</div> <div> <div>0</div> <div>0</div> <div>0</div> </div> <div> <div>0</div> <div>0</div> <div>0</div> </div> <div> <div>1</div> <div>29</div> <div>0</div> </div> <div>30</div> </div>	<div>4</div> <div> <div>34</div> <div> <div>29</div> <div>0</div> <div>0</div> </div> <div> <div>33</div> <div>1</div> <div>0</div> </div> <div> <div>6</div> <div>1</div> <div>0</div> </div> <div>7</div> </div>
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VI. Existing Plus Project Traffic Conditions

In this section, Existing Plus Project traffic conditions are discussed. Figures 12 to 14 depict the Existing Plus Project traffic conditions.

A. Method of Projection

To assess Existing Plus Project traffic conditions, existing traffic is combined with the project.

B. Existing Plus Project Average Daily Traffic Volumes

Existing Plus Project average daily traffic volumes are illustrated on Figure 12 and are shown in Table 4.

C. Existing Plus Project Levels of Service

The technique used to assess the operation of a signalized intersection is known as Intersection Capacity Utilization, as described in Appendix C. To calculate an Intersection Capacity Utilization value, the volume of traffic using the intersection is compared with the capacity of the intersection. An Intersection Capacity Utilization value is usually expressed as a decimal. The decimal represents that portion of the hour required to provide sufficient capacity to accommodate all intersection traffic if all approaches operate at capacity.

The technique used to assess the capacity needs of an unsignalized intersection is known as the Intersection Delay Method (see Appendix C). To calculate delay, the volume of traffic using the intersection is compared with the capacity of the intersection.

Although the intersection of Beach Boulevard and Catherine Avenue is an unsignalized intersection, it has been analyzed utilizing both the Intersection Delay Method and Intersection Capacity Utilization to exhibit the difference between the methodologies.

It is recommended that due to the nature of the intersection of Beach Boulevard and Catherine Avenue, the Intersection Capacity Utilization should take precedence. Due to relatively high north-south traffic volumes on Beach Boulevard, minimal east-west traffic volumes on Catherine Avenue cause a significant delay for these traffic movements creating a situation that is not able to be mitigated without the installation of a traffic signal. The Intersection Delay Method does not account for acceptable gaps created on Beach Boulevard for traffic to enter/exit onto Catherine Avenue due to traffic signals north and south of this intersection. These traffic signals produce periodic gaps in traffic for upstream and downstream traffic as they are fulfilling their traffic cycles which allow for the creation of gaps to occur. The intersection Capacity Utilization methodology is preferred as it does not single out the most minimalistic movements in relation to total traffic volumes utilizing that intersection to then assess the entire intersection performance.

The Levels of Service for Existing Plus Project traffic conditions have been calculated and are shown in Table 5. Existing Plus Project morning and evening peak hour intersection turning movement volumes are shown on Figures 13 and 14, respectively.

The study area intersections are projected to operate within acceptable Levels of Service during the peak hours for Existing Plus Project traffic conditions using the Intersection Delay Method, except for the following study area intersection which is projected to operate at unacceptable Levels of Service during the peak hours, without improvements (see Table 5):

Beach Boulevard (NS) at:
Catherine Avenue (EW) - #1

For Existing Plus Project traffic conditions, the study area intersections are projected to operate at acceptable Levels of Service during the peak hours using the Intersection Capacity Utilization Method.

D. Existing Plus Project Traffic Signal Warrant Analysis

For Existing Plus Project traffic conditions, a traffic signal is not projected to be warranted at the following study area intersection (see Appendix D):

Beach Boulevard (NS) at:
Catherine Avenue (EW) - #1

The unsignalized intersection has been evaluated for a traffic signal using the California Department of Transportation Warrant 2 Four-Hour traffic signal warrant analysis, as specified in the Manual of Uniform Traffic Control Devices 2003 California Supplement, dated May 20, 2004.

It should be noted that Chapter 4C.01 of the California Manual of Uniform Traffic Control Devices 2012 Edition states: "08 The study should consider the effects of the right-turning vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count when evaluating the count against the signal warrants listed in Paragraph 2."

Being that Catherine Avenue is located approximately 1,000 feet north of the Beach Boulevard at Lampson Avenue intersection and this intersection is signalized, this traffic signal is projected to provide acceptable gaps for northbound traffic through the Beach Boulevard at Catherine Avenue intersection. With these acceptable gaps occurring allowing the ability of westbound right turns to turn northbound onto Beach Boulevard during the standard traffic signal cycle at Beach Boulevard and Lampson Avenue, the westbound right turns on the minor street (Catherine Avenue) have been excluded from the traffic signal warrant analysis. This practice is consistent with the narrative from Chapter 4C.01 of the California Manual of Uniform Traffic Control Devices 2012 Edition shown above.

Table 4

Existing Plus Project Roadway Segment Average Daily Traffic Volumes

Intersection	Leg	Average Daily Traffic Volumes			Percent Increase by Project
		Existing	Project	Existing Plus Project	
Beach Boulevard (NS) at Catherine Avenue (EW) - #1	North	71,000	400	71,400	0.6%
	South	71,000	400	71,400	0.6%
	East	1,200	800	2,000	40.0%
	West	0	0	0	0.0%

Table 6

Existing Plus Project Intersection Levels of Service

Intersection	Traffic Control ⁴	Intersection Approach Lanes ¹												Peak Hour Delay-LOS ²		Peak Hour V/C - LOS ³	
		Northbound			Southbound			Eastbound			Westbound			Morning	Evening	Morning	Evening
		L	T	R	L	T	R	L	T	R	L	T	R				
Beach Boulevard (NS) at: Catherine Avenue (EW) - #1	CSS	0	3.5	0.5	1	4	0	0	0	0	0.5	0	0.5	99.9-F ⁵	99.9-F	0.452-A	0.515-A
Project West Access (NS) at: Catherine Avenue (EW) - #2	CSS	0	0	0	0.5	0	0.5	0	1	0	0	1	0	8.8-A	8.8-A	--	--
Project Central Access (NS) at: Catherine Avenue (EW) - #3	CSS	0	0	0	0	0	0	0.5	0.5	0	0	0.5	0.5	7.3-A	7.3-A	--	--
Project East Access (NS) at: Catherine Avenue (EW) - #4	CSS	0	0	0	0.5	0	0.5	0.5	0.5	0	0	0.5	0.5	8.8-A	8.8-A	--	--

¹ When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane, there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; 1 = Improvement

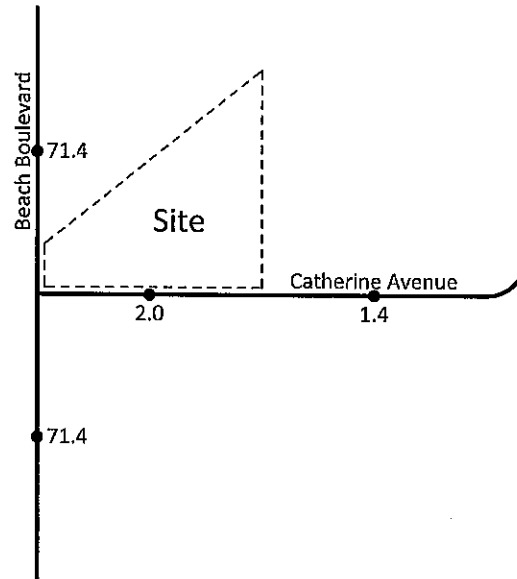
² Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008). Per the Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service are shown for the individual movement (or movements sharing a single lane) are shown.

³ Level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008).

⁴ CSS = Cross Street Stop

⁵ 99.9-F = Delay High, Intersection Unstable, Level of Service F.

Figure 12
Existing Plus Project Average Daily Traffic Volumes



Legend

71.4 = Vehicles Per Day (1,000's)



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5648/12

Beach Boulevard

Site

Catherine Avenue

1 2 3 4

1	2448 ← 0 ← 2416 ← 30 ← 51 ← 26 77
0	0 0 0 0 2267 35 2303
2	3 ← 0 ← 0 ← 74 ← 0 74
66	0 0 0 0 0 0
3	0 ← 0 ← 0 ← 74 ← 0 75
66	0 0 0 0 0 0
4	26 ← 22 ← 0 ← 0 ← 5 ← 53 ← 0 5
64	31 33 0 0 0

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OVER 35 YEARS OF EXCELLENT SERVICE

The diagram shows a site bounded by Beach Boulevard to the north and Catherine Avenue to the south. The site is a triangular area with a dashed line boundary. The boundary starts at a point on Beach Boulevard, goes south to a point on Catherine Avenue, and then back to the starting point. The site is labeled 'Site'.

[illegible]

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OVER 35 YEARS OF EXCELLENT SERVICE

VII. Opening Year (2016) Traffic Conditions

Figures 15 to 27 illustrate the Year 2035 traffic conditions.

A. Method of Projection

For Opening Year (2016) traffic conditions, an areawide growth rate has been utilized to account for areawide growth on study area roadways. Opening Year (2016) traffic volumes have been calculated based on a 1.0 percent annual growth rate of existing traffic volumes over a three year period. The areawide growth rate has been obtained from the City of Stanton staff.

Areawide growth has been added to existing daily and peak hour traffic volumes on surrounding roadways, in addition to trips generated by the project.

B. Other Development

Table 6 lists the proposed land uses for other development (see Figure 15) obtained from the Cities of Stanton, Garden Grove, and Westminster Planning Departments. The list includes projects whose trips are projected to contribute traffic to the study area. Table 6 shows the daily and peak hour vehicle trips generated by the surrounding other development in the study area. Figures 16 to 18 contain the directional distribution and assignment of the other development trips.

Figure 19 shows the average daily traffic volumes that can be expected for the other development traffic conditions. Other development morning and evening peak hour intersection turning movement volumes are shown on Figures 20 and 21, respectively.

C. Opening Year (2016) Average Daily Traffic Volumes

Opening Year (2016) average daily traffic volumes are shown in Table 7. Figure 22 shows the average daily traffic volumes that can be expected for Opening Year (2016) Without Project traffic conditions and Figure 23 shows the average daily traffic volumes that can be expected for Opening Year (2016) With Project traffic conditions.

D. Opening Year (2016) Intersection Levels of Service

Level of Service at Opening Year (2016) Without Project

The Opening Year (2016) Without Project Levels of Service for the study area roadway network without the proposed project are shown in Table 8. Opening Year (2016) Without Project morning and evening peak hour intersection turning movement volumes are shown on Figures 24 and 25, respectively. Opening Year (2016) Without Project Intersection Level of Service worksheets are provided in Appendix C.

The study area intersection is projected to operate at unacceptable Levels of Service during the peak hours for Opening Year (2016) Without Project traffic conditions using the Intersection Delay Method, without improvements (see Table 8):

Beach Boulevard (NS) at:
Catherine Avenue (EW) - #1

For Opening Year (2016) Without Project traffic conditions, the study area intersection is projected to operate at acceptable Levels of Service during the peak hours using the Intersection Capacity Utilization Method.

Level of Service at Opening Year (2016) With Project

The Opening Year (2016) With Project Levels of Service for the study area roadway network with the proposed project are shown in Table 9. Opening Year (2016) With Project morning and evening peak hour intersection turning movement volumes are shown on Figures 26 and 27, respectively. Opening Year (2016) With Project Intersection Level of Service worksheets are provided in Appendix C.

The study area intersections are projected to operate within acceptable Levels of Service during the peak hours for Opening Year (2016) With Project traffic conditions using the Intersection Delay Method, except for the following study area intersection which is projected to operate at unacceptable Levels of Service during the peak hours, without improvements (see Table 9):

Beach Boulevard (NS) at:
Catherine Avenue (EW) - #1

For Opening Year (2016) With Project traffic conditions, the study area intersections are projected to operate at acceptable Levels of Service during the peak hours using the Intersection Capacity Utilization Method.

Table 6

Other Development Trip Generation¹

Traffic Analysis Zone	Project Name	Land Use	Quantity	Units ²	Peak Hour						Daily
					Morning			Evening			
					Inbound	Outbound	Total	Inbound	Outbound	Total	
1	SP-422-07	Residential PUD	8	DU	1	3	4	3	2	5	60
	SP-470-12	Apartments	24	DU	2	10	12	10	5	15	160
	SP-006-2014	Single-Family Detached Residential	6	DU	1	3	4	4	2	6	57
	SP-466-12TE1	Single-Family Detached Residential	4	DU	1	2	3	3	1	4	38
	Subtotal				5	18	23	20	10	30	315
2	SP-008-2014	Apartments	7	DU	1	3	4	3	2	5	47
3	SP-478-13	Industrial	4,900	TSF	4	1	5	1	4	5	34
Total					10	22	32	24	16	40	396

¹ Source: Institute of Transportation Engineers, Trip Generation, 9th Edition, 2012, Land Use Categories 110, 210, 220, and 270.

² DU = Dwelling Units; TSF = Thousand Square Feet

Table 7

Opening Year (2016) Roadway Segment Average Daily Traffic Volumes

Intersection	Leg	Average Daily Traffic Volumes			Percent Increase by Project
		Opening Year (2016) Without Project	Project	Opening Year (2016) With Project	
Beach Boulevard (NS) at Catherine Avenue (EW) - #1	North	72,400	400	72,800	0.5%
	South	72,400	400	72,800	0.5%
	East	1,200	800	2,000	40.0%
	West	0	0	0	0.0%

Table 8

Opening Year (2016) Without Project Intersection Levels of Service

Intersection	Traffic Control ⁴	Intersection Approach Lanes ¹								Peak Hour Delay-LOS ²		Peak Hour V/C - LOS ³					
		Northbound			Southbound			Eastbound		Westbound		Morning	Evening	Morning	Evening		
		L	T	R	L	T	R	L	T	R	L					T	R
Beach Boulevard (NS) at: Catherine Avenue (EW) - #1	CSS	0	3.5	0.5	1	4	0	0	0	0	0.5	0	0.5	99.9-F ⁵	99.9-F	0.444-A	0.493-A

¹ When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane, there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; 1 = Improvement

² Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008). Per the Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service are shown for the individual movement (or movements sharing a single lane) are shown.

³ Level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008).

⁴ CSS = Cross Street Stop

⁵ 99.9-F = Delay High, Intersection Unstable, Level of Service F.

Table 9

Opening Year (2016) With Project Intersection Levels of Service

Intersection	Traffic Control ⁴	Intersection Approach Lanes ¹												Peak Hour Delay-LOS ²		Peak Hour V/C - LOS ³	
		Northbound			Southbound			Eastbound			Westbound			Morning	Evening	Morning	Evening
		L	T	R	L	T	R	L	T	R	L	T	R				
Beach Boulevard (NS) at: Catherine Avenue (EW) - #1	CSS	0	3.5	0.5	1	4	0	0	0	0	0.5	0	0.5	99.9-F ⁵	99.9-F	0.459-A	0.524-A
Project West Access (NS) at: Catherine Avenue (EW) - #2	CSS	0	0	0	0.5	0	0.5	0	1	0	0	1	0	8.8-A	8.8-A	--	--
Project Central Access (NS) at: Catherine Avenue (EW) - #3	CSS	0	0	0	0	0	0	0.5	0.5	0	0	0.5	0.5	7.3-A	7.3-A	--	--
Project East Access (NS) at: Catherine Avenue (EW) - #4	CSS	0	0	0	0.5	0	0.5	0.5	0.5	0	0	0.5	0.5	8.8-A	8.8-A	--	--

¹ When a right turn lane is designated, the lane can either be striped or unstriped. To function as a right turn lane, there must be sufficient width for right turning vehicles to travel outside the through lanes.

L = Left; T = Through; R = Right; I = Improvement

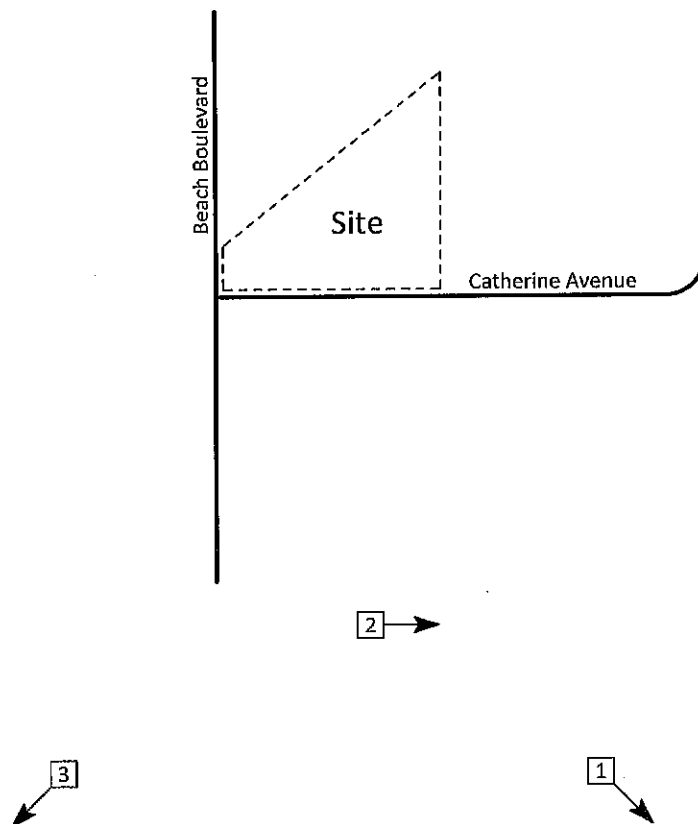
² Delay and level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008). Per the Highway Capacity Manual, overall average intersection delay and level of service are shown for intersections with traffic signal or all way stop control. For intersections with cross street stop control, the delay and level of service are shown for the individual movement (or movements sharing a single lane) are shown.

³ Level of service has been calculated using the following analysis software: Traffix, Version 7.9.0215 (2008).

⁴ CSS = Cross Street Stop

⁵ 99.9-F = Delay High, Intersection Unstable, Level of Service F.

Figure 15
Other Development Traffic Analysis Zone Map



Legend

1 = Traffic Analysis Zone Location

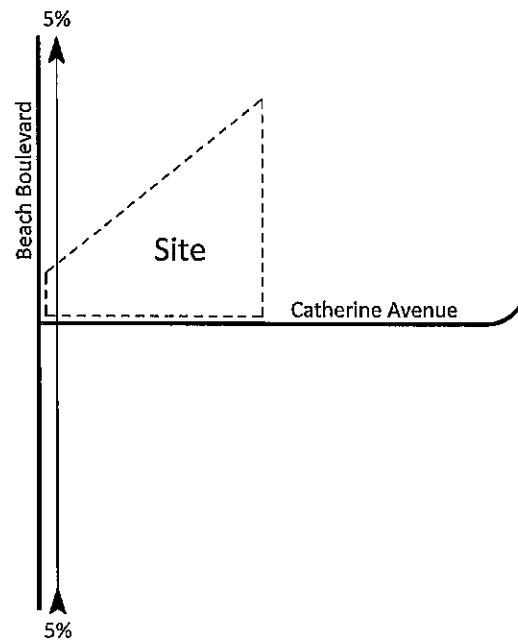


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5648/1

Figure 16
Other Development (Traffic Analysis Zone 1) Trip Distribution

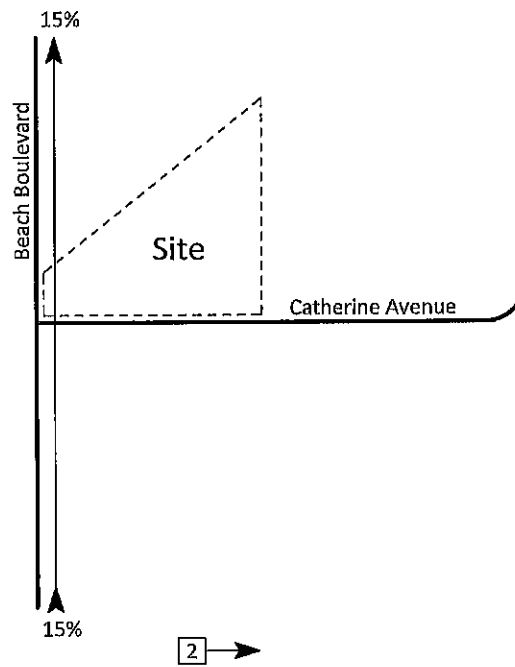


Legend

10% = Percent To/From Project



Figure 17
Other Development (Traffic Analysis Zone 2) Trip Distribution



Legend

10% = Percent To/From Project

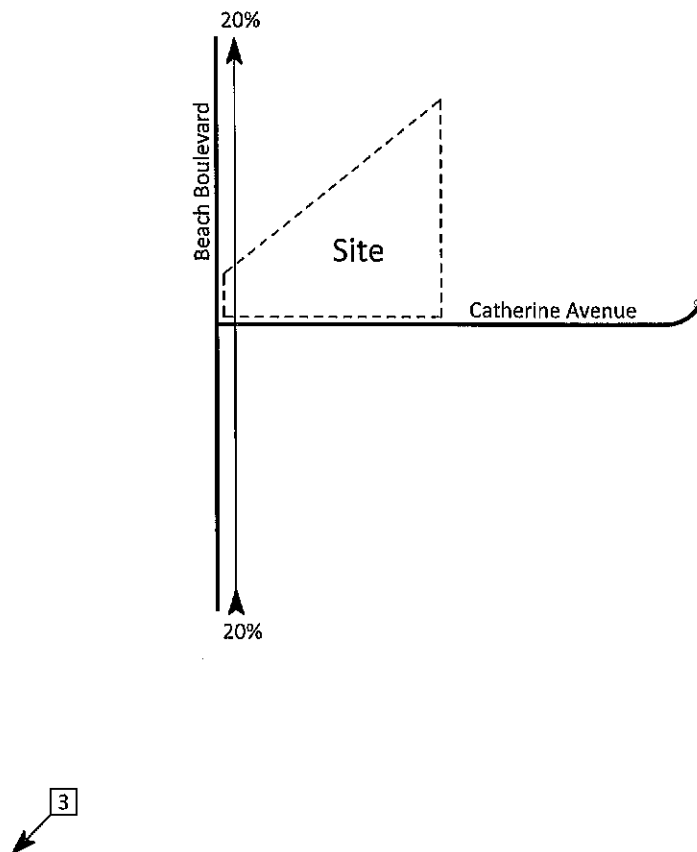


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5648/17

Figure 18
Other Development (Traffic Analysis Zone 3) Trip Distribution



Legend

10% = Percent To/From Project

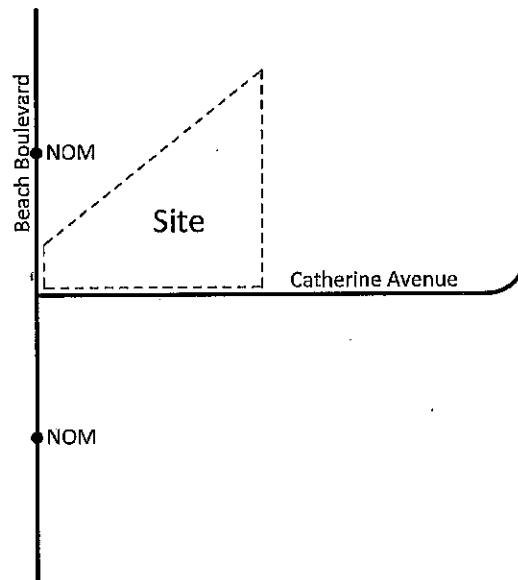


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OVER 35 YEARS OF EXCELLENT SERVICE

5648/18

Figure 19
Other Development Average Daily Traffic Volumes



Legend

NOM = Nominal, Less Than 50
Vehicles Per Day

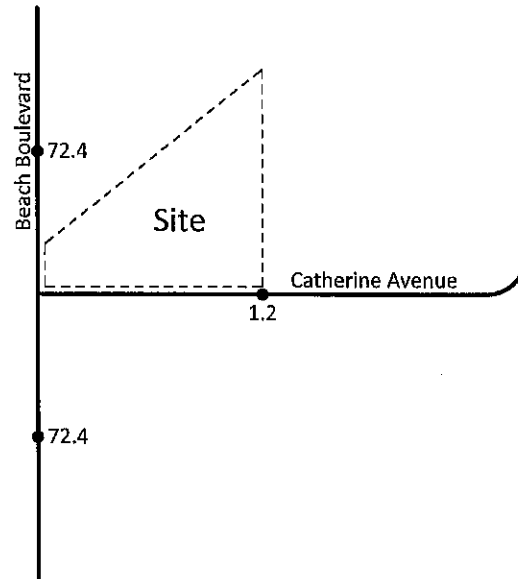


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OVER 35 YEARS OF EXCELLENT SERVICE

5648/19

Figure 20
Opening Year (2016) Without Project Average Daily Traffic Volumes



Legend

72.4 = Vehicles Per Day (1,000's)

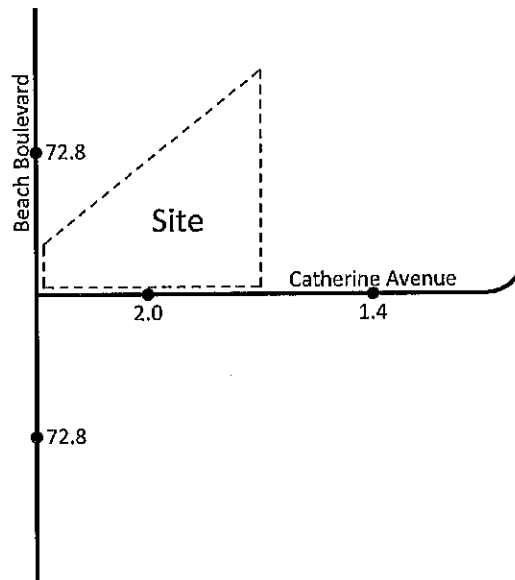


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OVER 35 YEARS OF EXCELLENT SERVICE

5648/20

Figure 21
Opening Year (2016) With Project Average Daily Traffic Volumes



Legend

72.8 = Vehicles Per Day (1,000's)

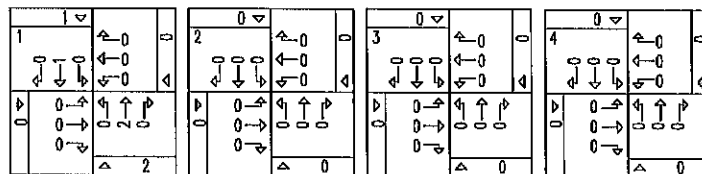


KUNZMAN ASSOCIATES, INC.

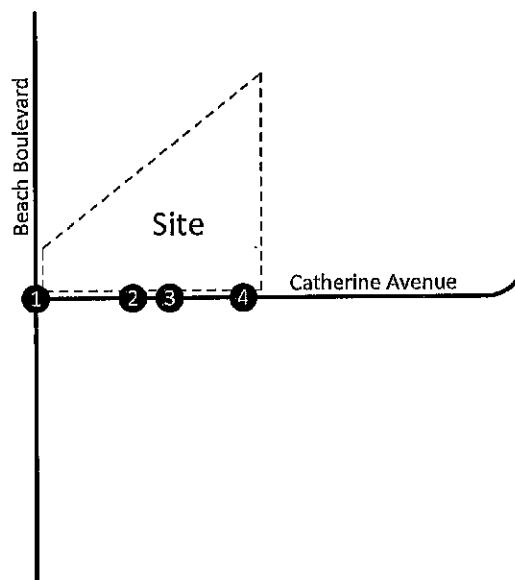
OVER 35 YEARS OF EXCELLENT SERVICE

5648/21

The diagram shows a rectangular area labeled "Site". The left boundary of the site is on Beach Boulevard, and the bottom boundary is on Catherine Avenue. Four points are marked along Catherine Avenue: 1 (at the intersection with Beach Boulevard), 2, 3, and 4 (at the northeast corner of the site). Dashed lines indicate the site's extent: a vertical dashed line from point 4 to the top boundary, and a diagonal dashed line from point 1 to the top boundary.



6

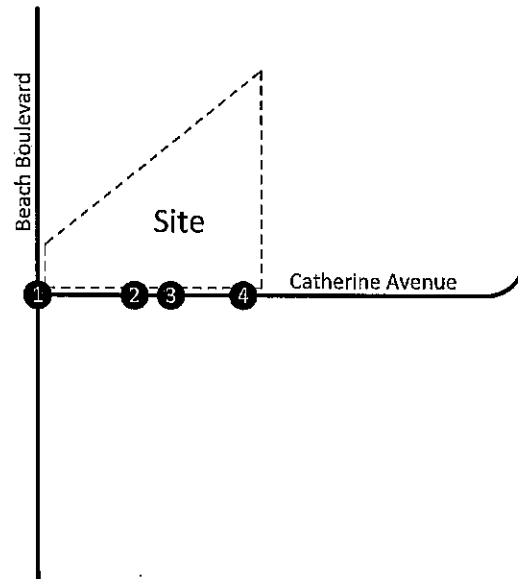
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5648/23

KUNZMAN ASSOCIATES, INC. Intersection reference numbers are in upper left corner of turning movement boxes.

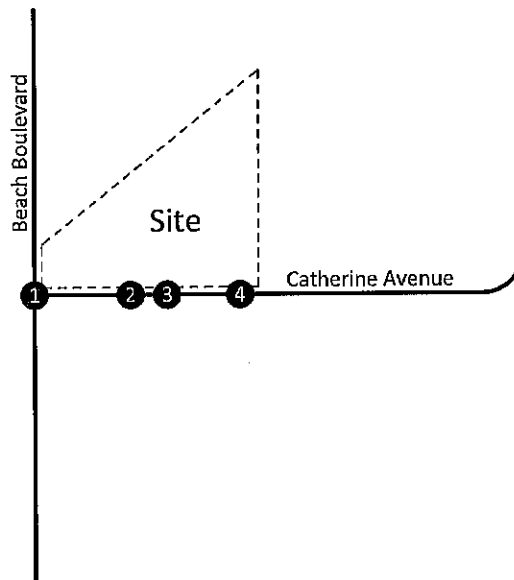
OVER 35 YEARS OF EXCELLENT SERVICE

Figure 24
Opening Year (2016) Without Project
Morning Peak Hour Intersection Turning Movement Volumes



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Figure 25
Opening Year (2016) Without Project
Evening Peak Hour Intersection Turning Movement Volumes



1	2	3	4
<div>2024</div> <div> <div> <div>0</div> <div>1994</div> <div>0</div> </div> <div> <div>0</div> <div>0</div> <div>0</div> </div> <div> <div>0</div> <div>0</div> <div>0</div> </div> </div> <div> <div>0</div> <div>0</div> <div>0</div> </div> <div> <div>0</div> <div>0</div> <div>0</div> </div> <div> <div>0</div> <div>0</div> <div>0</div> </div>	<div>0</div> <div> <div>0</div> <div>0</div> <div>0</div> </div> <div> <div>0</div> <div>0</div> <div>0</div> </div> <div> <div>0</div> <div>0</div> <div>0</div> </div>	<div>0</div> <div> <div>0</div> <div>0</div> <div>0</div> </div> <div> <div>0</div> <div>0</div> <div>0</div> </div> <div> <div>0</div> <div>0</div> <div>0</div> </div>	<div>0</div> <div> <div>0</div> <div>0</div> <div>0</div> </div> <div> <div>0</div> <div>0</div> <div>0</div> </div> <div> <div>0</div> <div>0</div> <div>0</div> </div>
<div>27</div> <div>30</div> <div>12</div> <div>2687</div> <div>50</div> <div>2737</div>	<div>0</div> <div>39</div> <div>0</div> <div>80</div> <div>80</div> <div>0</div>	<div>0</div> <div>39</div> <div>0</div> <div>80</div> <div>80</div> <div>0</div>	<div>0</div> <div>39</div> <div>0</div> <div>80</div> <div>80</div> <div>0</div>

2495 2465 50 52 26 78	2 2 0 0 1 75	3 0 0 0 1 75	4 22 0 0 5 59
0 0 0 0 0 0	67 67 6 0 0 0	67 84 0 0 0 0	65 34 31 0 0 0
2350	0	0	0

KUNZMAN ASSOCIATES, INC. Intersection reference numbers are in upper left corner of turning movement boxes. 5648/26
OVER 35 YEARS OF EXCELLENT SERVICE

2041	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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2041	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
2041	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
2041	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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2041	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
2041	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
2041	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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VIII. Recommendations

A. Site Access

The project site will have access to Catherine Avenue.

B. Roadway Improvements

Site-specific circulation and access recommendations are depicted on Figure 28.

Construct Catherine Avenue from Beach Boulevard to the east project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.

Construct Beach Boulevard from the north project boundary to Catherine Avenue at its ultimate half-section width as a Smart Street including landscaping and parkway improvements in conjunction with development, as necessary.

Sufficient on-site parking shall be provided to meet City of Stanton parking code requirements.

On-site traffic signing and striping should be implemented in conjunction with detailed construction plans for the project.

Sight distance at project accesses shall comply with standard California Department of Transportation and City of Stanton sight distance standards. The final grading, landscaping, and street improvement plans shall demonstrate that sight distance standards are met. Such plans must be reviewed by the City and approved as consistent with this measure prior to issue of grading permits.

As is the case for any roadway design, the City of Stanton should periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.

Figure 28
Circulation Recommendations

Construct Beach Boulevard from the north project boundary to Catherine Avenue at its ultimate half-section width as a Smart Street including landscaping and parkway improvements in conjunction with development, as necessary.

BEACH BOULEVARD

STORM WATER CHANNEL

CATHERINE AVENUE

Construct Catherine Avenue from Beach Boulevard to the east project boundary at its ultimate half-section width including landscaping and parkway improvements in conjunction with development, as necessary.


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As is the case for any roadway design, the City of Stanton should periodically review traffic operations in the vicinity of the project once the project is constructed to assure that the traffic operations are satisfactory.

Legend

 = Stop Sign

NTS

KUNZMAN ASSOCIATES, INC.

OVER 35 YEARS OF EXCELLENT SERVICE

5648/28

Appendices

Appendix A – Glossary of Transportation Terms

Appendix B – Traffic Count Worksheets

Appendix C – Explanation and Calculation of Intersection Capacity Utilization/Delay

Appendix D – Traffic Signal Warrant Worksheet

APPENDIX A

Glossary of Transportation Terms

GLOSSARY OF TRANSPORTATION TERMS

COMMON ABBREVIATIONS

AC:	Acres
ADT:	Average Daily Traffic
Caltrans:	California Department of Transportation
DU:	Dwelling Unit
ICU:	Intersection Capacity Utilization
LOS:	Level of Service
TSF:	Thousand Square Feet
V/C:	Volume/Capacity
VMT:	Vehicle Miles Traveled

TERMS

AVERAGE DAILY TRAFFIC: The total volume during a year divided by the number of days in a year. Usually only weekdays are included.

BANDWIDTH: The number of seconds of green time available for through traffic in a signal progression.

BOTTLENECK: A constriction along a travelway that limits the amount of traffic that can proceed downstream from its location.

CAPACITY: The maximum number of vehicles that can be reasonably expected to pass over a given section of a lane or a roadway in a given time period.

CHANNELIZATION: The separation or regulation of conflicting traffic movements into definite paths of travel by the use of pavement markings, raised islands, or other suitable means to facilitate the safe and orderly movements of both vehicles and pedestrians.

CLEARANCE INTERVAL: Nearly same as yellow time. If there is an all red interval after the end of a yellow, then that is also added into the clearance interval.

CORDON: An imaginary line around an area across which vehicles, persons, or other items are counted (in and out).

CYCLE LENGTH: The time period in seconds required for one complete signal cycle.

CUL-DE-SAC STREET: A local street open at one end only, and with special provisions for turning around.

DAILY CAPACITY: The daily volume of traffic that will result in a volume during the peak hour equal to the capacity of the roadway.

DELAY: The time consumed while traffic is impeded in its movement by some element over which it has no control, usually expressed in seconds per vehicle.

DEMAND RESPONSIVE SIGNAL: Same as traffic-actuated signal.

DENSITY: The number of vehicles occupying in a unit length of the through traffic lanes of a roadway at any given instant. Usually expressed in vehicles per mile.

DETECTOR: A device that responds to a physical stimulus and transmits a resulting impulse to the signal controller.

DESIGN SPEED: A speed selected for purposes of design. Features of a highway, such as curvature, superelevation, and sight distance (upon which the safe operation of vehicles is dependent) are correlated to design speed.

DIRECTIONAL SPLIT: The percent of traffic in the peak direction at any point in time.

DIVERSION: The rerouting of peak hour traffic to avoid congestion.

FORCED FLOW: Opposite of free flow.

FREE FLOW: Volumes are well below capacity. Vehicles can maneuver freely and travel is unimpeded by other traffic.

GAP: Time or distance between successive vehicles in a traffic stream, rear bumper to front bumper.

HEADWAY: Time or distance spacing between successive vehicles in a traffic stream, front bumper to front bumper.

INTERCONNECTED SIGNAL SYSTEM: A number of intersections that are connected to achieve signal progression.

LEVEL OF SERVICE: A qualitative measure of a number of factors, which include speed and travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience, and operating costs.

LOOP DETECTOR: A vehicle detector consisting of a loop of wire embedded in the roadway, energized by alternating current and producing an output circuit closure when passed over by a vehicle.

MINIMUM ACCEPTABLE GAP: Smallest time headway between successive vehicles in a traffic stream into which another vehicle is willing and able to cross or merge.

MULTI-MODAL: More than one mode; such as automobile, bus transit, rail rapid transit, and bicycle transportation modes.

OFFSET: The time interval in seconds between the beginning of green at one intersection and the beginning of green at an adjacent intersection.

PLATOON: A closely grouped component of traffic that is composed of several vehicles moving, or standing ready to move, with clear spaces ahead and behind.

ORIGIN-DESTINATION SURVEY: A survey to determine the point of origin and the point of destination for a given vehicle trip.

PASSENGER CAR EQUIVALENTS (PCE): One car is one Passenger Car Equivalent. A truck is equal to 2 or 3 Passenger Car Equivalents in that a truck requires longer to start, goes slower, and accelerates slower. Loaded trucks have a higher Passenger Car Equivalent than empty trucks.

PEAK HOUR: The 60 consecutive minutes with the highest number of vehicles.

PRETIMED SIGNAL: A type of traffic signal that directs traffic to stop and go on a predetermined time schedule without regard to traffic conditions. Also, fixed time signal.

PROGRESSION: A term used to describe the progressive movement of traffic through several signalized intersections.

SCREEN-LINE: An imaginary line or physical feature across which all trips are counted, normally to verify the validity of mathematical traffic models.

SIGNAL CYCLE: The time period in seconds required for one complete sequence of signal indications.

SIGNAL PHASE: The part of the signal cycle allocated to one or more traffic movements.

STARTING DELAY: The delay experienced in initiating the movement of queued traffic from a stop to an average running speed through a signalized intersection.

TRAFFIC-ACTUATED SIGNAL: A type of traffic signal that directs traffic to stop and go in accordance with the demands of traffic, as registered by the actuation of detectors.

TRIP: The movement of a person or vehicle from one location (origin) to another (destination). For example, from home to store to home is two trips, not one.

TRIP-END: One end of a trip at either the origin or destination; i.e. each trip has two trip-ends. A trip-end occurs when a person, object, or message is transferred to or from a vehicle.

TRIP GENERATION RATE: The quantity of trips produced and/or attracted by a specific land use stated in terms of units such as per dwelling, per acre, and per 1,000 square feet of floor space.

TRUCK: A vehicle having dual tires on one or more axles, or having more than two axles.

UNBALANCED FLOW: Heavier traffic flow in one direction than the other. On a daily basis, most facilities have balanced flow. During the peak hours, flow is seldom balanced in an urban area.

VEHICLE MILES OF TRAVEL: A measure of the amount of usage of a section of highway, obtained by multiplying the average daily traffic by length of facility in miles.

APPENDIX B

Traffic Count Worksheets

PREPARED BY: AimTR LLC, tel: +91 240 3226, sacific@aimtrd.com

PREPARED BY: AimTR LLC, tel: +91 240 3226, sacific@aimtrd.com

DATE: _____

DATE.
Tue, May 20, 1941

LOCATION:

NORTH & SOUTH:

EAST & WEST:

Stanton

Beach

Catherine

PROJECT #:

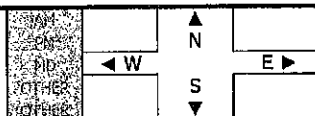
LOCATION #:

CONTROL:

1

Stop 1way-W

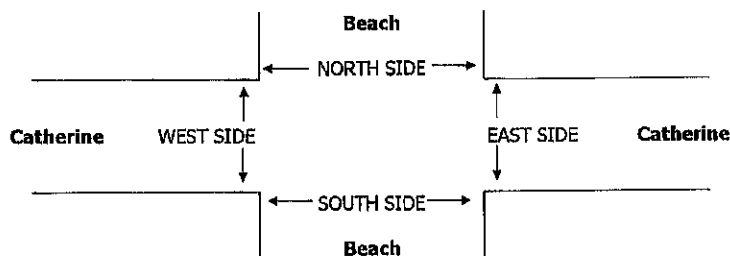
NOTES:



		NORTHBOUND			SOUTHBOUND			EASTBOUND			WESTBOUND			
		Beach			Beach			Catherine			Catherine			
LANES:		NL X	NT 4	NR 0	SL 1	ST 4	SR X	EL X	ET X	ER X	WL 0.5	WT X	WR 0.5	TOTAL
AM	7:00 AM	0	445	3	1	495	0	0	0	0	1	0	8	953
	7:15 AM	0	461	4	1	567	0	0	0	0	3	0	7	1,043
	7:30 AM	0	565	5	2	588	0	0	0	0	4	0	11	1,176
	7:45 AM	0	550	5	5	623	0	0	0	0	3	0	13	1,199
	8:00 AM	0	600	4	4	632	0	0	0	0	1	0	6	1,247
	8:15 AM	0	551	4	3	575	0	0	0	0	5	0	9	1,145
	8:30 AM	0	484	4	5	588	0	0	0	0	7	0	11	1,099
	8:45 AM	0	521	0	2	541	0	0	0	0	3	0	5	1,072
	VOLUMES	0	4,178	29	23	4,607	0	0	0	0	27	0	70	8,966
	APPROACH %	0%	99%	1%	0%	100%	0%	0%	0%	0%	28%	0%	72%	
APP/DEPART	4,207	/	4,280	4,662	/	4,634	0	/	52	97	/	0	0	
BEGIN PEAK HR	7:30 AM													
VOLUMES	0	2,267	18	14	2,416	0	0	0	0	13	0	39	4,767	
APPROACH %	0%	99%	1%	1%	99%	0%	0%	0%	0%	25%	0%	75%		
PEAK HR FACTOR	0.946			0.955			0.000			0.813			0.956	
APP/DEPART	2,285	/	2,306	2,430	/	2,429	0	/	32	52	/	0	0	
PM	4:00 PM	0	510	14	5	461	0	0	0	0	4	0	3	1,097
	4:15 PM	0	599	11	4	483	0	0	0	0	2	0	7	1,106
	4:30 PM	0	502	13	8	452	0	0	0	0	2	0	3	1,070
	4:45 PM	0	657	14	11	480	0	0	0	0	2	0	6	1,180
	5:00 PM	0	657	13	5	485	0	0	0	0	3	0	9	1,172
	5:15 PM	0	675	12	7	509	0	0	0	0	1	0	5	1,209
	5:30 PM	0	633	10	6	479	0	0	0	0	6	0	6	1,140
	5:45 PM	0	698	14	8	433	0	0	0	0	3	0	5	1,161
	VOLUMES	0	5,131	101	54	3,782	0	0	0	0	23	0	44	9,174
	APPROACH %	0%	98%	2%	1%	99%	0%	0%	0%	0%	34%	0%	66%	
APP/DEPART	5,232	/	5,214	3,875	/	3,805	0	/	155	67	/	0	0	
BEGIN PEAK HR	4:45 PM													
VOLUMES	0	2,632	49	29	1,953	0	0	0	0	12	0	26	4,701	
APPROACH %	0%	98%	2%	1%	99%	0%	0%	0%	0%	32%	0%	68%		
PEAK HR FACTOR	0.976			0.960			0.000			0.792			0.972	
APP/DEPART	2,681	/	2,658	1,982	/	1,965	0	/	78	38	/	0	0	

U-TURNS				
NB	SB	EB	WB	TTL
X	0	X	0	
0	0	0	0	0
0	5	0	0	5
0	3	0	0	3
0	5	0	0	5
0	5	0	0	5
0	7	0	0	7
0	3	0	0	3
0	4	0	0	4
0	32	0	0	32

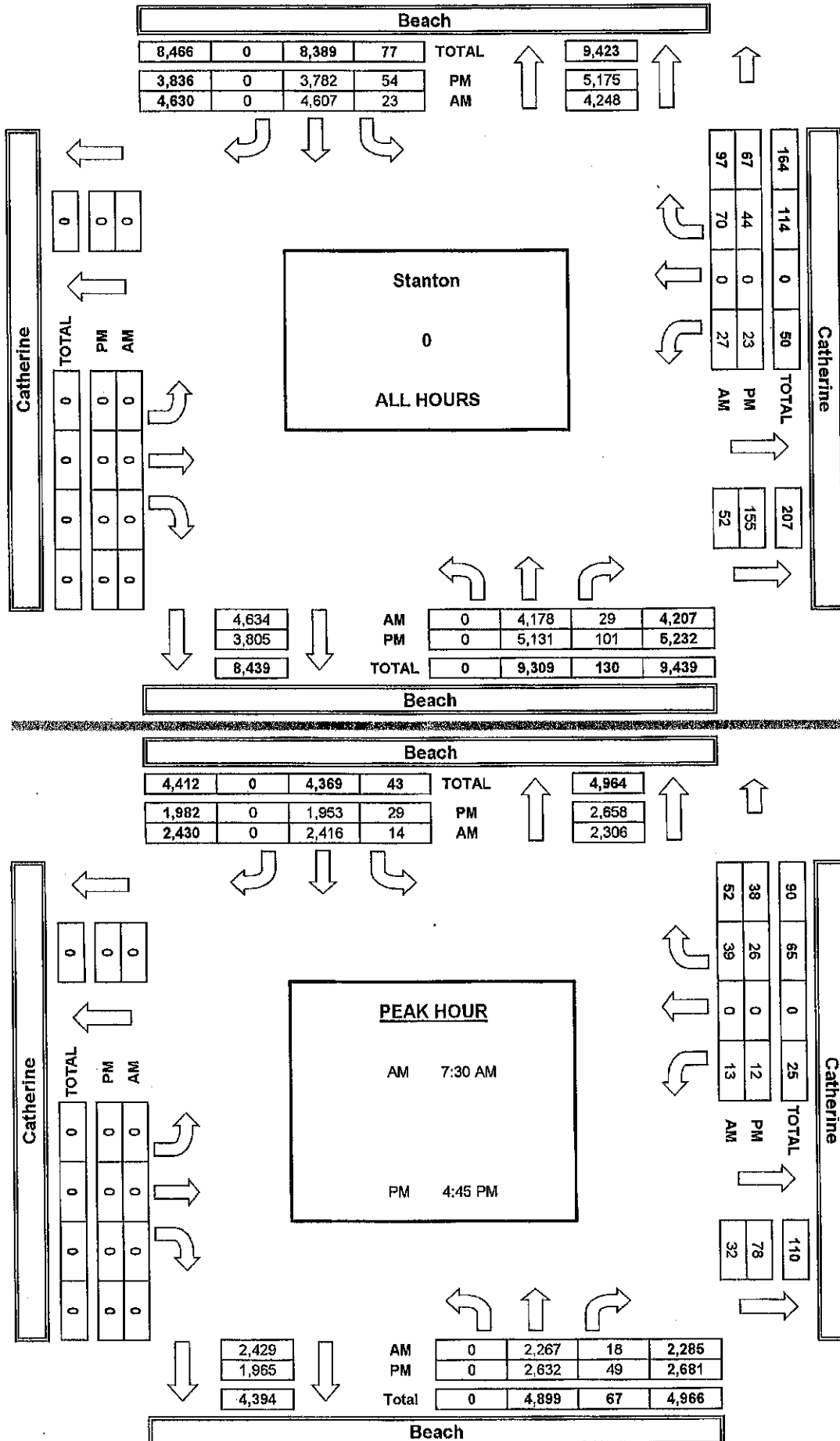
0	5	0	0	5
0	5	0	0	5
0	9	0	0	9
0	5	0	0	5
0	4	0	0	4
0	3	0	0	3
0	5	0	0	5
0	3	0	0	3
0	39	0	0	39



		AM		PM	
			7:00 AM		
			7:15 AM		
			7:30 AM		
			7:45 AM		
			8:00 AM		
			8:15 AM		
			8:30 AM		
			8:45 AM		
			TOTAL		
			4:00 PM		
			4:15 PM		
			4:30 PM		
			4:45 PM		
			5:00 PM		
			5:15 PM		
			5:30 PM		
			5:45 PM		
			TOTAL		

[illegible][illegible][illegible]

PACIFIC TRAFFIC DATA SERVICES
TURNING MOVEMENT COUNTS



APPENDIX C

Explanation and Calculation of Intersection Capacity Utilization/Delay

EXPLANATION AND CALCULATION OF INTERSECTION CAPACITY UTILIZATION

Overview

The ability of a roadway to carry traffic is referred to as capacity. The capacity is usually greater between intersections and less at intersections because traffic flows continuously between them and only during the green phase at them. Capacity at intersections is best defined in terms of vehicles per lane per hour of green. If capacity is 1600 vehicles per lane per hour of green, and if the green phase is 50 percent of the cycle and there are three lanes, then the capacity is 1600 times 50 percent times 3 lanes, or 2400 vehicles per hour for that approach.

The technique used to compare the volume and capacity at an intersection is known as Intersection Capacity Utilization. Intersection Capacity Utilization, usually expressed as a percent, is the proportion of an hour required to provide sufficient capacity to accommodate all intersection traffic if all approaches operate at capacity. If an intersection is operating at 80 percent of capacity (i.e., an Intersection Capacity Utilization of 80 percent), then 20 percent of the signal cycle is not used. The signal could show red on all indications 20 percent of the time and the signal would just accommodate approaching traffic.

Intersection Capacity Utilization analysis consists of (a) determining the proportion of signal time needed to serve each conflicting movement of traffic, (b) summing the times for the movements, and (c) comparing the total time required to the total time available. For example, if for north-south traffic the northbound traffic is 1600 vehicles per hour, the southbound traffic is 1200 vehicles per hour, and the capacity of either direction is 3200 vehicles per hour, then the northbound traffic is critical and requires $1600/3200$ or 50 percent of the signal time. If for east-west traffic, 30 percent of the signal time is required, then it can be seen that the Intersection Capacity Utilization is 50 plus 30, or 80 percent. When left turn arrows (left turn phasing) exist, they are incorporated into the analysis. The critical movements are usually the heavy left turn movements and the opposing through movements.

The Intersection Capacity Utilization technique is an ideal tool to quantify existing as well as future intersection operation. The impact of adding a lane can be quickly determined by examining the effect the lane has on the Intersection Capacity Utilization.

Intersection Capacity Utilization Worksheets That Follow This Discussion

The Intersection Capacity Utilization worksheet table contains the following information:

1. Peak hour turning movement volumes.
2. Number of lanes that serve each movement.
3. For right turn lanes, whether the lane is a free right turn lane, whether it has a right turn arrow, and the percent of right turns on red that are assumed.
4. Capacity assumed per lane.
5. Capacity available to serve each movement (number of lanes times capacity per lane).
6. Volume to capacity ratio for each movement.
7. Whether the movement's volume to capacity ratio is critical and adds to the Intersection Capacity Utilization value.
8. The yellow time or clearance interval assumed.
9. Adjustments for right turn movements.
10. The Intersection Capacity Utilization and Level of Service.

The Intersection Capacity Utilization Worksheet also has two graphics on the same page. These two graphics show the following:

1. Peak hour turning movement volumes.
2. Number of lanes that serve each movement.
3. The approach and exit leg volumes.
4. The two-way leg volumes.
5. An estimate of daily traffic volumes that is fairly close to actual counts and is based strictly on the peak hour leg volumes multiplied by a factor.
6. Percent of daily traffic in peak hours.

7. Percent of peak hour leg volume that is inbound versus outbound.

A more detailed discussion of Intersection Capacity Utilization and Level of Service follows.

Level of Service

Level of Service is used to describe the quality of traffic flow. Levels of Service A to C operate quite well. Level of Service C is typically the standard to which rural roadways are designed.

Level of Service D is characterized by fairly restricted traffic flow. Level of Service D is the standard to which urban roadways are typically designed. Level of Service E is the maximum volume a facility can accommodate and will result in possible stoppages of momentary duration. Level of Service F occurs when a facility is overloaded and is characterized by stop-and-go traffic with stoppages of long duration.

A description of the various Levels of Service appears at the end of the ICU description, along with the relationship between Intersection Capacity Utilization and Level of Service.

Signalized and Unsignalized Intersections

Although calculating an Intersection Capacity Utilization value for an unsignalized intersection is invalid, the presumption is that a signal can be installed and the calculation shows whether the geometrics are capable of accommodating the expected volumes with a signal. A traffic signal becomes warranted before Level of Service D is reached for a signalized intersection.

Signal Timing

The Intersection Capacity Utilization calculation assumes that a signal is properly timed. It is possible to have an Intersection Capacity Utilization well below 100 percent, yet have severe traffic congestion. This would occur if one or more movements is not getting sufficient green time to satisfy its demand, and excess green time exists on other movements. This is an operational problem that should be remedied.

Lane Capacity

Capacity is often defined in terms of roadway width; however, standard lanes have approximately the same capacity whether they are 11 or 14 feet wide. Our data indicates a typical lane, whether a through lane or a left turn lane, has a capacity of

approximately 1750 vehicles per hour of green time, with nearly all locations showing a capacity greater than 1600 vehicles per hour of green per lane. Right turn lanes have a slightly lower capacity; however 1600 vehicles per hour is a valid capacity assumption for right turn lanes.

This finding is published in the August, 1978 issue of Institute of Transportation Engineers Journal in the article entitled, "Another Look at Signalized Intersection Capacity" by William Kunzman. A capacity of 1600 vehicles per hour per lane with no yellow time penalty, or 1700 vehicles per hour with a 3 or 5 percent yellow time penalty is reasonable.

Yellow Time

The yellow time can either be assumed to be completely used and no penalty applied, or it can be assumed to be only partially usable. Total yellow time accounts for approximately 10 percent of a signal cycle, and a penalty of 3 to 5 percent is reasonable.

During peak hour traffic operation the yellow times are nearly completely used. If there is no left turn phasing, the left turn vehicles completely use the yellow time. Even if there is left turn phasing, the through traffic continues to enter the intersection on the yellow until just a split second before the red.

Shared Lanes

Shared lanes occur in many locations. A shared lane is often found at the end of an off ramp where the ramp forms an intersection with the cross street. Often at a diamond interchange off ramp, there are three lanes. In the case of a diamond interchange, the middle lane is sometimes shared, and the driver can turn left, go through, or turn right from that lane.

If one assumes a three lane off ramp as described above, and if one assumes that each lane has 1600 capacity, and if one assumes that there are 1000 left turns per hour, 500 right turns per hour, and 100 through vehicles per hour, then how should one assume that the three lanes operate. There are three ways that it is done.

One way is to just assume that all 1600 vehicles (1000 plus 500 plus 100) are served simultaneously by three lanes. When this is done, the capacity is 3 times 1600 or 4800, and the amount of green time needed to serve the ramp is 1600 vehicles divided by 4800 capacity or 33.3 percent. This assumption effectively assumes perfect lane distribution between the three lanes that is not realistic. It also means a left turn can be made from the right lane.

Another way is to equally split the capacity of a shared lane and in this case to assume there are 1.33 left turn lanes, 1.33 right turn lanes, and 0.33 through lanes. With this assumption, the critical movement is the left turns and the 1000 left turns are served by a capacity of 1.33 times 1600, or 2133. The volume to capacity ratio of the critical move is 1000 divided by 2133 or 46.9 percent.

The first method results in a critical move of 33.3 percent and the second method results in a critical move of 46.9 percent. Neither is very accurate, and the difference in the calculated Level of Service will be approximately 1.5 Levels of Service (one Level of Service is 10 percent).

The way Kunzman Associates, Inc. does it is to assign fractional lanes in a reasonable way. In this example, it would be assumed that there is 1.1 right turn lanes, 0.2 through lanes, and 1.7 left turn lanes. The volume to capacity ratios for each movement would be 31.3 percent for the through traffic, 28.4 percent for the right turn movement, and 36.8 percent for the left turn movement. The critical movement would be the 36.8 percent for the left turns.

Right Turn on Red

The Kunzman Associates, Inc. software treats right turn lanes in one of five different ways. Each right turn lane is classified into one of five cases. The five cases are (1) free right turn lane, (2) right turn lane with separate right turn arrow, (3) standard right turn lane with no right turns on red allowed, (4) standard right turn lane with a certain percentage of right turns on red allowed, and (5) separate right turn arrow and a certain percentage of right turns on red allowed.

Free Right Turn Lane

If it is a free right turn lane, then it is given a capacity of one full lane with continuous or 100 percent green time. A Free right turn lane occurs when there is a separate approach lane for right turning vehicles, there is a separate departure lane for the right turning vehicles after they turn and are exiting the intersection, and the through cross street traffic does not interfere with the vehicles after they turn right.

Separate Right Turn Arrow

If there is a separate right turn arrow, then it is assumed that vehicles are given a green indication and can proceed on what is known as the left turn overlap.

The left turn overlap for a northbound right turn is the westbound left turn. When the left turn overlap has a green indication, the right turn lane is also given a green arrow

indication. Thus, if there is a northbound right turn arrow, then it can be turned green for the period of time that the westbound left turns are proceeding.

If there are more right turns than can be accommodated during the northbound through green and the time that the northbound right turn arrow is on, then an adjustment is made to the Intersection Capacity Utilization to account for the green time that needs to be added to the northbound through green to accommodate the northbound right turns.

Standard Right Turn Lane, No Right Turns on Red

A standard right turn lane, with no right turn on red assumed, proceeds only when there is a green indication displayed for the adjacent through movement. If additional green time is needed above that amount of time, then in the Intersection Capacity Utilization calculation a right turn adjustment green time is added above the green time that is needed to serve the adjacent through movement.

Standard Right Turn Lane, With Right Turns on Red

A standard right turn lane with say 20 percent of the right turns allowed to turn right on a red indication is calculated the same as the standard right turn case where there is no right turn on red allowed, except that the right turn adjustment is reduced to account for the 20 percent of the right turning vehicles that can logically turn right on a red light. The right turns on red are never allowed to exceed the time the overlap left turns take plus the unused part of the green cycle that the cross street traffic moving from left to right has.

As an example of how 20 percent of the cars are allowed to turn right on a red indication, assume that the northbound right turn volume needs 40 percent of the signal cycle to be satisfied. To allow 20 percent of the northbound right turns to turn right on red, then during 8 percent of the signal cycle (40 percent of signal cycle times 20 percent that can turn right on red) right turns on red will be allowed if it is feasible.

For this example, assume that 15 percent of the signal cycle is green for the northbound through traffic, and that means that 15 percent of the signal cycle is available to satisfy northbound right turns. After the northbound through traffic has received its green, 25 percent of the signal cycle is still needed to satisfy the northbound right turns (40 percent of the signal cycle minus the 15 percent of the signal cycle that the northbound through used).

Assume that the westbound left turns require a green time of 6 percent of the signal cycle. This 6 percent of the signal cycle is used by northbound right turns on red. After accounting for the northbound right turns that occur on the westbound overlap

left turn, 19 percent of the signal cycle is still needed for the northbound right turns (25 percent of the cycle was needed after the northbound through green time was accounted for [see above paragraph], and 6 percent was served during the westbound left turn overlap). Also, at this point 6 percent of the signal cycle has been used for northbound right turns on red, and still 2 percent more of the right turns will be allowed to occur on the red if there is unused eastbound through green time.

For purpose of this example, assume that the westbound through green is critical, and that 15 percent of the signal cycle is unused by eastbound through traffic. Thus, 2 percent more of the signal cycle can be used by the northbound right turns on red since there is 15 seconds of unused green time being given to the eastbound through traffic.

At this point, 8 percent of the signal cycle was available to serve northbound right turning vehicles on red, and 15 percent of the signal cycle was available to serve right turning vehicles on the northbound through green. So 23 percent of the signal cycle has been available for northbound right turns.

Because 40 percent of the signal cycle is needed to serve northbound right turns, there is still a need for 17 percent more of the signal cycle to be available for northbound right turns. What this means is the northbound through traffic green time is increased by 17 percent of the cycle length to serve the unserved right turn volume, and a 17 percent adjustment is added to the Intersection Capacity Utilization to account for the northbound right turns that were not served on the northbound through green time or when right turns on red were assumed.

Separate Right Turn Arrow, With Right Turns on Red

A right turn lane with a separate right turn arrow, plus a certain percentage of right turns allowed on red is calculated the same way as a standard right turn lane with a certain percentage of right turns allowed on red, except the turns which occur on the right turn arrow are not counted as part of the percentage of right turns that occur on red.

Critical Lane Method

Intersection Capacity Utilization parallels another calculation procedure known as the Critical Lane Method with one exception. Critical Lane Method dimensions capacity in terms of standardized vehicles per hour per lane. A Critical Lane Method result of 800 vehicles per hour means that the intersection operates as though 800 vehicles were using a single lane continuously. If one assumes a lane capacity of 1600 vehicles per hour, then a Critical Lane Method calculation resulting in 800 vehicles per hour is the same as an Intersection Capacity Utilization calculation of 50 percent since $800/1600$

is 50 percent. It is our opinion that the Critical Lane Method is inferior to the Intersection Capacity Utilization method simply because a statement such as "The Critical Lane Method value is 800 vehicles per hour" means little to most persons, whereas a statement such as "The Intersection Capacity Utilization is 50 percent" communicates clearly. Critical Lane Method results directly correspond to Intersection Capacity Utilization results. The correspondence is as follows, assuming a lane capacity of 1600 vehicles per hour and no clearance interval.

<u>Critical Lane Method Result</u>	<u>Intersection Capacity Utilization Result</u>
800 vehicles per hour	50 percent
960 vehicles per hour	60 percent
1120 vehicles per hour	70 percent
1280 vehicles per hour	80 percent
1440 vehicles per hour	90 percent
1600 vehicles per hour	100 percent
1760 vehicles per hour	110 percent

INTERSECTION CAPACITY UTILIZATION LEVEL OF SERVICE DESCRIPTION¹

Level of Service	Description	Volume to Capacity Ratio
A	Level of Service A occurs when progression is extremely favorable and vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.	0.600 and below
B	Level of Service B generally occurs with good progression and/or short cycle lengths. More vehicles stop than for Level of Service A, causing higher levels of average delay.	0.601 to 0.700
C	Level of Service C generally results when there is fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear in this level. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.	0.701 to 0.800
D	Level of Service D generally results in noticeable congestion. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high volume to capacity ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.	0.801 to 0.900
E	Level of Service E is considered to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high volume to capacity ratios. Individual cycle failures are frequent.	0.901 to 1.000
F	Level of Service F is considered to be unacceptable to most drivers. This condition often occurs when oversaturation, i.e., when arrival flow rates exceed the capacity of the intersection. It may also occur at high volume to capacity ratios below 1.00 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.	1.001 and up

¹Source: Highway Capacity Manual Special Report 209, Transportation Research Board, National Research Council Washington D.C., 2000.

EXPLANATION AND CALCULATION OF INTERSECTION LEVEL OF SERVICE USING DELAY METHODOLOGY

The levels of service at the unsignalized and signalized intersections are calculated using the delay methodology in the Highway Capacity Manual. This methodology views an intersection as consisting of several lane groups. A lane group is a set of lanes serving a movement. If there are two northbound left turn lanes, then the lane group serving the northbound left turn movement has two lanes. Similarly, there may be three lanes in the lane group serving the northbound through movement, one lane in the lane group serving the northbound right turn movement, and so forth. It is also possible for one lane to serve two lane groups. A shared lane might result in there being 1.5 lanes in the northbound left turn lane group and 2.5 lanes in the northbound through lane group.

For each lane group, there is a capacity. That capacity is calculated by multiplying the number of lanes in the lane group times a theoretical maximum lane capacity per lane time's 12 adjustment factors.

Each of the 12 adjustment factors has a value of approximately 1.00. A value less than 1.00 is generally assigned when a less than desirable condition occurs.

The 12 adjustment factors are as follows:

1. Peak hour factor (to account for peaking within the peak hour)
2. Lane utilization factor (to account for not all lanes loading equally)
3. Lane width
4. Percent of heavy trucks
5. Approach grade
6. Parking
7. Bus stops at intersections
8. Area type (CBD or other)
9. Right turns

10. Left turns
11. Pedestrian activity
12. Signal progression

The maximum theoretical lane capacity and the 12 adjustment factors for it are all unknowns for which approximate estimates have been recommended in the Highway Capacity Manual. For the most part, the recommended values are not based on statistical analysis but rather on educated estimates. However, it is possible to use the delay method and get reasonable results as will be discussed below.

Once the lane group volume is known and the lane group capacity is known, a volume to capacity ratio can be calculated for the lane group.

With a volume to capacity ratio calculated, average delay per vehicle in a lane group can be estimated. The average delay per vehicle in a lane group is calculated using a complex formula provided by the Highway Capacity Manual, which can be simplified and described as follows:

Delay per vehicle in a lane group is a function of the following:

1. Cycle length
2. Amount of red time faced by a lane group
3. Amount of yellow time for that lane group
4. The volume to capacity ratio of the lane group

The average delay per vehicle for each lane group is calculated, and eventually an overall average delay for all vehicles entering the intersection is calculated. This average delay per vehicle is then used to judge Level of Service. The Level of Services are defined in the table that follows this discussion.

Experience has shown that when a maximum lane capacity of 1,900 vehicles per hour is used (as recommended in the Highway Capacity Manual), little or no yellow time penalty is used, and none of the 12 penalty factors are applied, calculated delay is realistic. The delay calculation for instance assumes that yellow time is totally unused. Yet experience shows that most of the yellow time is used.

An idiosyncrasy of the delay methodology is that it is possible to add traffic to an intersection and reduce the average total delay per vehicle. If the average total delay is 30 seconds per vehicle for all vehicles traveling through an intersection, and traffic is added to a movement that has an average total delay of 15 seconds per vehicle, then the overall average total delay is reduced.

The delay calculation for a lane group is based on a concept that the delay is a function of the amount of unused capacity available. As the volume approaches capacity and there is no more unused capacity available, then the delay rapidly increases. Delay is not proportional to volume, but rather increases rapidly as the unused capacity approaches zero.

Because delay is not linearly related to volumes, the delay does not reflect how close an intersection is to overloading. If an intersection is operating at Level of Service C and has an average total delay of 18 seconds per vehicle, you know very little as to what percent the traffic can increase before Level of Service E is reached.

**DELAY METHODOLOGY
LEVEL OF SERVICE DESCRIPTION¹**

Level Of Service	Description	Average Total Delay Per Vehicle (Seconds)	
		Signalized	Unsignalized
A	Level of Service A occurs when progression is extremely favorable and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.	0 to 10.00	0 to 10.00
B	Level of Service B generally occurs with good progression and/or short cycle lengths. More vehicles stop than for Level of Service A, causing higher levels of average total delay.	10.01 to 20.00	10.01 to 15.00
C	Level of Service C generally results when there is fair progression and/or longer cycle lengths. Individual cycle failures may begin to appear in this level. The number of vehicles stopping is significant at this level, although many still pass through the intersection without stopping.	20.01 to 35.00	15.01 to 25.00
D	Level of Service D generally results in noticeable congestion. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high volume to capacity ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.	35.01 to 55.00	25.01 to 35.00
E	Level of Service E is considered to be the limit of acceptable delay. These high delay values generally indicate poor progression, long cycle lengths, and high volume to capacity ratios. Individual cycle failures are frequent occurrences.	55.01 to 80.00	35.01 to 50.00
F	Level of Service F is considered to be unacceptable to most drivers. This condition often occurs with oversaturation, i.e., when arrival flow rates exceed the capacity of the intersection. It may also occur at high volume to capacity ratios below 1.00 with many individual cycle failures. Poor progression and long cycle lengths may also be major contributing causes to such delay levels.	80.01 and up	50.01 and up

¹ Source: Highway Capacity Manual Special Report 209, Transportation Research Board, National Research Council, Washington, D.C., 2000.

Existing

12282 Beach Boulevard Project
Existing
Morning Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #1 Beach Boulevard (NS) at Catherine Avenue (EW)

Average Delay (sec/veh): 3.6 Worst Case Level Of Service: F[327.5]

Approach:	North Bound				South Bound				East Bound				West Bound							
Movement:	L	-	T	-	R	L	-	T	-	R	L	-	T	-	R	L	-	T	-	R
Control:	Uncontrolled				Uncontrolled				Stop Sign				Stop Sign							
Rights:	Include				Include				Include				Include							
Lanes:	0	0	3	1	0	1	0	4	0	0	0	0	0	0	0	0	0	1	0	0

Volume Module:

Base Vol:	0	2267	18	14	2416	0	0	0	0	13	0	39
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	2267	18	14	2416	0	0	0	0	13	0	39
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	2267	18	14	2416	0	0	0	0	13	0	39
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	2267	18	14	2416	0	0	0	0	13	0	39
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	2267	18	14	2416	0	0	0	0	13	0	39

Critical Gap Module:

Critical Gap:xxxxx	xxxx	xxxx	xxxxx	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx	6.8	6.5	6.9
FollowUpTim:xxxxx	xxxxx	xxxxx	xxxxx	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx	3.5	4.0	3.3

Capacity Module:

Cnflct Vol:	xxxx	xxxx	xxxxx	2285	xxxx	xxxxx	xxxx	xxxx	xxxxx	2908	4720	576
Potent Cap.:	xxxx	xxxx	xxxxx	225	xxxx	xxxxx	xxxx	xxxx	xxxxx	13	1	466
Move Cap.:	xxxx	xxxx	xxxxx	225	xxxx	xxxxx	xxxx	xxxx	xxxxx	12	1	466
Volume/Cap:	xxxx	xxxx	xxxx	0.06	xxxx	xxxx	xxxx	xxxx	xxxx	1.07	0.00	0.08

Level Of Service Module:

2Way95thQ:	xxxx	xxxx	xxxxx	0.2	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:xxxxx	xxxxx	xxxxx	xxxxx	22.1	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx
LOS by Move:	*	*	*	C	*	*	*	*	*	*	*	*
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	45	xxxxx
SharedQueue:xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	4.9	xxxxx
Shrd ConDel:xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	327	xxxxx
Shared LOS:	*	*	*	*	*	*	*	*	*	*	F	*
ApproachDel:	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	327.5		
ApproachLOS:	*	*	*	*	*	*	*	*	*	F		

Note: Queue reported is the number of cars per lane.

12282 Beach Boulevard Project
Existing
Evening Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #1 Beach Boulevard (NS) at Catherine Avenue (EW)

Average Delay (sec/veh): 6.6 Worst Case Level Of Service: F[789.3]

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign		
Rights:	Include			Include			Include			Include		
Lanes:	0	0	3	1	0	4	0	0	0	0	1	0

Volume Module:	North Bound			South Bound			East Bound			West Bound		
Base Vol:	0	2632	49	29	1953	0	0	0	0	12	0	26
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	2632	49	29	1953	0	0	0	0	12	0	26
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	2632	49	29	1953	0	0	0	0	12	0	26
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	2632	49	29	1953	0	0	0	0	12	0	26
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	2632	49	29	1953	0	0	0	0	12	0	26

Critical Gap Module:	North Bound			South Bound			East Bound			West Bound		
Critical Gp:	xxxxx	xxxx	xxxxx	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx	6.8	6.5	6.9
FollowUpTim:	xxxxx	xxxx	xxxxx	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx	3.5	4.0	3.3

Capacity Module:	North Bound			South Bound			East Bound			West Bound		
Cnflct Vol:	xxxx	xxxx	xxxxx	2681	xxxx	xxxxx	xxxx	xxxx	xxxxx	3203	4668	683
Potent Cap.:	xxxx	xxxx	xxxxx	157	xxxx	xxxxx	xxxx	xxxx	xxxxx	8	1	397
Move Cap.:	xxxx	xxxx	xxxxx	157	xxxx	xxxxx	xxxx	xxxx	xxxxx	7	1	397
Volume/Cap:	xxxx	xxxx	xxxx	0.18	xxxx	xxxx	xxxx	xxxx	xxxx	1.77	0.00	0.07

Level Of Service Module:	North Bound			South Bound			East Bound			West Bound		
2Way95thQ:	xxxx	xxxx	xxxxx	0.7	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	xxxxx	xxxx	xxxxx	33.0	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	*	*	*	D	*	*	*	*	*	*	*	*
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	21	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	5.0	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	789	xxxxx
Shared LOS:	*	*	*	*	*	*	*	*	*	*	F	*
ApproachDel:	xxxxxx			xxxxxx			xxxxxx			789.3		
ApproachLOS:	*			*			*			F		

Note: Queue reported is the number of cars per lane.

12282 Beach Boulevard Project

Existing

Morning Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Beach Boulevard (NS) at Catherine Avenue (EW)

Cycle (sec): 100 Critical Vol./Cap.(X): 0.436

Loss Time (sec): 5 (Y+R=0.0 sec) Average Delay (sec/veh): xxxxxx

Optimal Cycle: 100 Level Of Service: A

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Permitted			Permitted			Permitted			Permitted		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	0	0	3	1	0	0	1	0	4	0	0	0

Volume Module:

Base Vol:	0	2267	18	14	2416	0	0	0	0	13	0	39
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	2267	18	14	2416	0	0	0	0	13	0	39
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	2267	18	14	2416	0	0	0	0	13	0	39
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	2267	18	14	2416	0	0	0	0	13	0	39
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	2267	18	14	2416	0	0	0	0	13	0	39
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	2267	18	14	2416	0	0	0	0	13	0	39

Saturation Flow Module:

Sat/Lane:	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	0.00	3.97	0.03	1.00	4.00	0.00	0.00	0.00	0.00	0.25	0.00	0.75
Final Sat.:	0	6746	54	1700	6800	0	0	0	0	425	0	1275

Capacity Analysis Module:

Vol/Sat:	0.00	0.34	0.34	0.01	0.36	0.00	0.00	0.00	0.00	0.01	0.00	0.03
Crit Moves:	****			****						****		

12282 Beach Boulevard Project
Existing
Evening Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Beach Boulevard (NS) at Catherine Avenue (EW)

Cycle (sec): 100 Critical Vol./Cap.(X): 0.484

Loss Time (sec): 5 (Y+R=0.0 sec) Average Delay (sec/veh): xxxxxx

Optimal Cycle: 100 Level Of Service: A

Approach:	North Bound				South Bound				East Bound				West Bound			
Movement:	L	-	T	R	L	-	T	R	L	-	T	R	L	-	T	R
Control:	Permitted				Permitted				Permitted				Permitted			
Rights:	Include				Include				Include				Include			
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	0	0	3	1	0	0	4	0	0	0	0	0	0	0	1	0

Volume Module:

Base Vol:	0	2632	49	29	1953	0	0	0	0	12	0	26
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	2632	49	29	1953	0	0	0	0	12	0	26
Added Vol:	0	0	0	0	0	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	2632	49	29	1953	0	0	0	0	12	0	26
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	2632	49	29	1953	0	0	0	0	12	0	26
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	2632	49	29	1953	0	0	0	0	12	0	26
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	2632	49	29	1953	0	0	0	0	12	0	26

Saturation Flow Module:

Sat/Lane:	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	0.00	3.93	0.07	1.00	4.00	0.00	0.00	0.00	0.00	0.32	0.00	0.68
Final Sat.:	0	6676	124	1700	6800	0	0	0	0	537	0	1163

Capacity Analysis Module:

Vol/Sat:	0.00	0.39	0.39	0.02	0.29	0.00	0.00	0.00	0.00	0.01	0.00	0.02
Crit Moves:	****			****						****		

Existing Plus Project

12282 Beach Boulevard Project
Existing Plus Project
Morning Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #1 Beach Boulevard (NS) at Catherine Avenue (EW)

Average Delay (sec/veh): 15.8 Worst Case Level Of Service: F[979.8]

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign		
Rights:	Include			Include			Include			Include		
Lanes:	0	0	3	1	0	4	0	0	0	0	1	0

Volume Module:

Base Vol:	0	2267	18	14	2416	0	0	0	0	13	0	39
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	2267	18	14	2416	0	0	0	0	13	0	39
Added Vol:	0	0	18	16	0	0	0	0	0	13	0	12
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	2267	36	30	2416	0	0	0	0	26	0	51
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	2267	36	30	2416	0	0	0	0	26	0	51
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Final Volume:	0	2267	36	30	2416	0	0	0	0	26	0	51

Critical Gap Module:

Critical Gp:	xxxxx	xxxx	xxxxx	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx	6.8	6.5	6.9
FollowUpTim:	xxxxx	xxxx	xxxxx	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx	3.5	4.0	3.3

Capacity Module:

Cnflct Vol:	xxxx	xxxx	xxxxx	2303	xxxx	xxxxx	xxxx	xxxx	xxxxx	2949	4761	585
Potent Cap.:	xxxx	xxxx	xxxxx	221	xxxx	xxxxx	xxxx	xxxx	xxxxx	12	1	459
Move Cap.:	xxxx	xxxx	xxxxx	221	xxxx	xxxxx	xxxx	xxxx	xxxxx	11	1	459
Volume/Cap:	xxxx	xxxx	xxxx	0.14	xxxx	xxxx	xxxx	xxxx	xxxx	2.44	0.00	0.11

Level Of Service Module:

2Way95thQ:	xxxx	xxxx	xxxxx	0.5	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	xxxxx	xxxx	xxxxx	23.8	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	*	*	*	C	*	*	*	*	*	*	*	*
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT		LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT				
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	30	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	9.0	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	980	xxxxx
Shared LOS:	*	*	*	*	*	*	*	*	*	*	F	*
ApproachDel:	xxxxxx			xxxxxx			xxxxxx				979.8	
ApproachLOS:	*			*			*				F	

Note: Queue reported is the number of cars per lane.

12282 Beach Boulevard Project
Existing Plus Project
Evening Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #1 Beach Boulevard (NS) at Catherine Avenue (EW)

Average Delay (sec/veh): 36.5 Worst Case Level Of Service: F[2461.6]

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign		
Rights:	Include			Include			Include			Include		
Lanes:	0	0	3	1	0	4	0	0	0	0	1	0

Volume Module:	North Bound			South Bound			East Bound			West Bound		
Base Vol:	0	2632	49	29	1953	0	0	0	0	12	0	26
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	2632	49	29	1953	0	0	0	0	12	0	26
Added Vol:	0	0	19	17	0	0	0	0	0	17	0	15
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	2632	68	46	1953	0	0	0	0	29	0	41
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	2632	68	46	1953	0	0	0	0	29	0	41
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Final Volume:	0	2632	68	46	1953	0	0	0	0	29	0	41

Critical Gap Module:

Critical Gp:xxxxx	xxxx	xxxxx	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx	6.8	6.5	6.9
FollowUpTim:xxxxx	xxxx	xxxxx	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx	3.5	4.0	3.3

Capacity Module:

Cnflct Vol:	xxxx	xxxx	xxxxx	2700	xxxx	xxxxx	xxxx	xxxx	xxxxx	3246	4711	692
Potent Cap:	xxxx	xxxx	xxxxx	154	xxxx	xxxxx	xxxx	xxxx	xxxxx	7	1	391
Move Cap.:	xxxx	xxxx	xxxxx	154	xxxx	xxxxx	xxxx	xxxx	xxxxx	6	1	391
Volume/Cap:	xxxx	xxxx	xxxx	0.30	xxxx	xxxx	xxxx	xxxx	xxxx	5.12	0.00	0.10

Level Of Service Module:

2Way95thQ:	xxxx	xxxx	xxxxx	1.2	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:xxxxx	xxxx	xxxx	xxxxx	37.9	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	*	*	*	E	*	*	*	*	*	*	*	*
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	13	xxxxx
Shared Queue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	9.8	xxxxx
Shrd ConDel:xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	2462	xxxxx
Shared LOS:	*	*	*	*	*	*	*	*	*	*	F	*
ApproachDel:	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	2461.6	
ApproachLOS:	*	*	*	*	*	*	*	*	*	*	F	

Note: Queue reported is the number of cars per lane.

12282 Beach Boulevard Project
Existing Plus Project
Morning Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Beach Boulevard (NS) at Catherine Avenue (EW)

Cycle (sec): 100 Critical Vol./Cap.(X): 0.452

Loss Time (sec): 5 (Y+R=0.0 sec) Average Delay (sec/veh): xxxxxx

Optimal Cycle: 100 Level Of Service: A

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Permitted			Permitted			Permitted			Permitted		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	0	0	3	1	0	0	1	0	4	0	0	0

Volume Module:

Base Vol:	0	2267	18	14	2416	0	0	0	0	13	0	39
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	2267	18	14	2416	0	0	0	0	13	0	39
Added Vol:	0	0	18	16	0	0	0	0	0	13	0	12
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	2267	36	30	2416	0	0	0	0	26	0	51
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	2267	36	30	2416	0	0	0	0	26	0	51
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	2267	36	30	2416	0	0	0	0	26	0	51
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	2267	36	30	2416	0	0	0	0	26	0	51

Saturation Flow Module:

Sat/Lane:	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	0.00	3.94	0.06	1.00	4.00	0.00	0.00	0.00	0.00	0.34	0.00	0.66
Final Sat.:	0	6694	106	1700	6800	0	0	0	0	574	0	1126

Capacity Analysis Module:

Vol/Sat:	0.00	0.34	0.34	0.02	0.36	0.00	0.00	0.00	0.00	0.02	0.00	0.05
Crit Moves:	****			****								****

12282 Beach Boulevard Project
Existing Plus Project
Evening Peak Hour

Level Of Service Computation Report

ICU 1 (Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Beach Boulevard (NS) at Catherine Avenue (EW)

Cycle (sec): 100 Critical Vol./Cap. (X): 0.515

Loss Time (sec): 5 (Y+R=0.0 sec) Average Delay (sec/veh): xxxxxx

Optimal Cycle: 100 Level Of Service: A

Approach:	North Bound	South Bound	East Bound	West Bound
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
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99				
100				

Movement: L - T - R L - T - R L - T - R L - T - R

[illegible]

Control:	Permitted	Permitted	Permitted	Permitted
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Rights:	Include	Include	Include	Include
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Min. Green: 0 0 0 0 0 0 0 0 0 0 0

Lanes: 0 0 3 1 0 1 0 4 0 0 0 0 0 0 0 0 1! 0 0

Volume Module:

Base Vol:	0	2632	49	29	1953	0	0	0	0	12	0	26
Smooth Vol:	1	00	1	00	1	00	1	00	1	00	1	00

Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Pos:	0	0.6320	40	00	1.053	0	0	0	0	10	0	0.6

Initial Bse:	0	2632	49	29	1953	0	0	0	0	12	0	26
Added Val:	0	0	10	17	0	0	0	0	0	17	0	15

[illegible]

RasselbyVol:	0	0	0	0	0	0	0	0	0	0	0
Initial Ent:	0	3633	68	46	1053	0	0	0	0	0	41

```

Initial Fuc:      0 2632      88      46 1953      0      0      0      0      29      0      41
User Adj:      1 00 1 00      1 00      1 00 1 00      1 00      1 00 1 00      1 00      1 00 1 00      1 00

```

[illegible]

PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	2632	68	46	1953	0	0	0	0	29	0	41

[illegible]

Reduced Vol:	0	2632	68	46	1953	0	0	0	0	29	0	41
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[illegible][illegible]

FinalVolume:	0	2632	68	46	1953	0	0	0	0	29	0	41
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[illegible]

Saturation Flow Module:

Sat/Lane: 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700 1700

Adjustment: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00

Lanes:	0.00	3.90	0.10	1.00	4.00	0.00	0.00	0.00	0.00	0.41	0.00	0.59
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Final Sat.:	0	6629	171	1700	6800	0	0	0	0	704	0	996
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Capacity Analysis Module:

Vol/Sat:	0.00	0.40	0.40	0.03	0.29	0.00	0.00	0.00	0.00	0.02	0.00	0.04
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Crit Moves: **** **** ****

12282 Beach Boulevard Project
Existing Plus Project
Morning Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #2 Project West Access (NS) at Catherine Avenue (EW)

Average Delay (sec/veh): 0.2 Worst Case Level Of Service: A[8.8]

Approach:	North Bound				South Bound				East Bound				West Bound			
Movement:	L	T	R		L	T	R		L	T	R		L	T	R	
Control:	Stop Sign				Stop Sign				Uncontrolled				Uncontrolled			
Rights:	Include				Include				Include				Include			
Lanes:	0	0	0	0	0	0	1	0	0	0	1	0	0	0	1	0

Volume Module:

Base Vol:	0	0	0	0	0	0	0	32	0	0	52	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	0	0	0	0	32	0	0	52	0
Added Vol:	0	0	0	1	0	2	0	34	0	0	22	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	1	0	2	0	66	0	0	74	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	1	0	2	0	66	0	0	74	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	0	0	1	0	2	0	66	0	0	74	0

Critical Gap Module:

Critical Gp:	xxxxx	xxxx	xxxxx	6.4	6.5	6.2	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
FollowUpTim:	xxxxx	xxxx	xxxxx	3.5	4.0	3.3	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx

Capacity Module:

Cnflct Vol:	xxxx	xxxx	xxxxx	140	140	74	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Potent Cap.:	xxxx	xxxx	xxxxx	858	755	993	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Move Cap.:	xxxx	xxxx	xxxxx	858	755	993	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Volume/Cap:	xxxx	xxxx	xxxx	0.00	0.00	0.00	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx

Level Of Service Module:

2Way95thQ:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	*	*	*	*	*	*	*	*	*	*	*	*
Movement:	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT	LT	LTR	RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	944	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	0.0	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	8.8	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	A	*	*	*	*	*	*	*
ApproachDel:	xxxxxx			8.8			xxxxxx			xxxxxx		
ApproachLOS:	*			A			*			*		

Note: Queue reported is the number of cars per lane.

12282 Beach Boulevard Project
Existing Plus Project
Evening Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #2 Project West Access (NS) at Catherine Avenue (EW)

Average Delay (sec/veh): 0.2 Worst Case Level Of Service: A[8.8]

Approach: North Bound South Bound East Bound West Bound
Movement: L - T - R L - T - R L - T - R L - T - R
-----|-----|-----|-----|
Control: Stop Sign Stop Sign Uncontrolled Uncontrolled
Rights: Include Include Include Include
Lanes: 0 0 0 0 0 0 0 1 0 0 0 0 1 0 0 0 0 0
-----|-----|-----|-----|

Volume Module:

Base Vol: 0 0 0 0 0 0 0 0 78 0 0 0 38 0
Growth Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
Initial Bse: 0 0 0 0 0 0 0 0 78 0 0 0 38 0
Added Vol: 0 0 0 1 0 3 0 37 0 0 0 29 0
PasserByVol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Initial Fut: 0 0 0 1 0 3 0 115 0 0 0 67 0
User Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
PHF Adj: 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00 1.00
PHF Volume: 0 0 0 1 0 3 0 115 0 0 0 67 0
Reduct Vol: 0 0 0 0 0 0 0 0 0 0 0 0 0 0
FinalVolume: 0 0 0 1 0 3 0 115 0 0 0 67 0
-----|-----|-----|-----|

Critical Gap Module:

Critical Gap:xxxxx xxxx xxxxx 6.4 6.5 6.2 xxxxx xxxx xxxxx xxxxx xxxx xxxxx
FollowUpTim:xxxxx xxxx xxxxx 3.5 4.0 3.3 xxxxx xxxx xxxxx xxxxx xxxx xxxxx
-----|-----|-----|-----|

Capacity Module:

Cnflct Vol: xxxx xxxx xxxxx 182 182 67 xxxxx xxxx xxxxx xxxxx xxxx xxxxx
Potent Cap.: xxxx xxxx xxxxx 812 716 1002 xxxxx xxxx xxxxx xxxxx xxxx xxxxx
Move Cap.: xxxx xxxx xxxxx 812 716 1002 xxxxx xxxx xxxxx xxxxx xxxx xxxxx
Volume/Cap: xxxx xxxx xxxxx 0.00 0.00 0.00 xxxxx xxxx xxxxx xxxxx xxxx xxxxx
-----|-----|-----|-----|

Level Of Service Module:

2Way95thQ: xxxx xxxx xxxxx xxxxx xxxx xxxxx xxxxx xxxx xxxxx xxxxx xxxx xxxxx
Control Del:xxxxxx xxxx xxxxx xxxxx xxxx xxxxx xxxxx xxxxx xxxx xxxxx
LOS by Move: * * * * * * * * * * * * * * * *
Movement: LT - LTR - RT LT - LTR - RT LT - LTR - RT LT - LTR - RT
Shared Cap.: xxxx xxxx xxxxx xxxxx 947 xxxxx xxxxx xxxxx xxxxx xxxx xxxxx
SharedQueue:xxxxxx xxxx xxxxx xxxxx 0.0 xxxxx xxxxx xxxxx xxxxx xxxxx xxxx xxxxx
Shrd ConDel:xxxxxx xxxx xxxxx xxxxx 8.8 xxxxx xxxxx xxxxx xxxxx xxxxx xxxx xxxxx
Shared LOS: * * * * * A * * * * * * * * * *
ApproachDel: xxxxxx 8.8 xxxxxx xxxxxx
ApproachLOS: * A * * *

Note: Queue reported is the number of cars per lane.

12282 Beach Boulevard Project
Existing Plus Project
Morning Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #3 Project Central Access (NS) at Catherine Avenue (EW)

Average Delay (sec/veh): 0.2 Worst Case Level Of Service: A[7.3]

Approach:	North Bound				South Bound				East Bound				West Bound							
Movement:	L	-	T	-	R	L	-	T	-	R	L	-	T	-	R	L	-	T	-	R
Control:	Stop Sign				Stop Sign				Uncontrolled				Uncontrolled							
Rights:	Include				Include				Include				Include							
Lanes:	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0

Volume Module:	North Bound				South Bound				East Bound				West Bound			
Base Vol:	0	0	0	0	0	0	0	0	0	32	0	0	0	52	0	
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
Initial Bse:	0	0	0	0	0	0	0	0	0	32	0	0	0	52	0	
Added Vol:	0	0	0	0	0	0	0	0	3	31	0	0	0	22	1	
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Initial Fut:	0	0	0	0	0	0	0	0	3	63	0	0	0	74	1	
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
PHF Volume:	0	0	0	0	0	0	0	0	3	63	0	0	0	74	1	
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Final Volume:	0	0	0	0	0	0	0	0	3	63	0	0	0	74	1	

Critical Gap Module:	North Bound				South Bound				East Bound				West Bound			
Critical Gap:	xxxxx	xxxx	xxxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	4.1	xxxxx	xxxxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	
FollowUpTim:	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	2.2	xxxxx	xxxxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	

Capacity Module:	North Bound				South Bound				East Bound				West Bound			
Cnflct Vol:	xxxxx	xxxx	xxxxxx	xxxxx	xxxxx	xxxx	xxxxxx	xxxxx	75	xxxxx	xxxxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	
Potent Cap.:	xxxxx	xxxx	xxxxxx	xxxxx	xxxxx	xxxx	xxxxxx	xxxxx	1537	xxxxx	xxxxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	
Move Cap.:	xxxxx	xxxx	xxxxxx	xxxxx	xxxxx	xxxx	xxxxxx	xxxxx	1537	xxxxx	xxxxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	
Volume/Cap:	xxxxx	xxxx	xxxxxx	xxxxx	xxxxx	xxxx	xxxxxx	xxxxx	0.00	xxxxx	xxxxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	

Level Of Service Module:	North Bound				South Bound				East Bound				West Bound			
2Way95thQ:	xxxxx	xxxx	xxxxxx	xxxxx	xxxxx	xxxx	xxxxxx	xxxxx	0.0	xxxxx	xxxxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	
Control Del:	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	7.3	xxxxx	xxxxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	
LOS by Move:	*	*	*	*	*	*	*	*	A	*	*	*	*	*	*	
Movement:	LT	-	LTR	-	RT	LT	-	LTR	-	RT	LT	-	LTR	-	RT	
Shared Cap.:	xxxxx	xxxx	xxxxxx	xxxxx	xxxxx	xxxx	xxxxxx	xxxxx	xxxxx	xxxx	xxxxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	
Shared Queue:	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	0.0	xxxxx	xxxxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	
Shrd ConDel:	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	7.3	xxxxx	xxxxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	
Shared LOS:	*	*	*	*	*	*	*	*	A	*	*	*	*	*	*	
ApproachDel:	xxxxxx				xxxxxx				xxxxxx				xxxxxx			
ApproachLOS:	*				*				*				*			

Note: Queue reported is the number of cars per lane.

12282 Beach Boulevard Project
Existing Plus Project
Evening Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #3 Project Central Access (NS) at Catherine Avenue (EW)

Average Delay (sec/veh): 0.1 Worst Case Level Of Service: A[7.3]

Approach:	North Bound				South Bound				East Bound				West Bound							
Movement:	L	-	T	-	R	L	-	T	-	R	L	-	T	-	R	L	-	T	-	R
Control:	Stop Sign				Stop Sign				Uncontrolled				Uncontrolled							
Rights:	Include				Include				Include				Include							
Lanes:	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0

Volume Module:

Base Vol:	0	0	0	0	0	0	0	78	0	0	38	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	0	0	0	0	78	0	0	38	0
Added Vol:	0	0	0	0	0	0	3	34	0	0	29	1
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	0	0	0	3	112	0	0	67	1
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	0	0	0	3	112	0	0	67	1
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	0	0	0	0	0	3	112	0	0	67	1

Critical Gap Module:

Critical Gp:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx
FollowUpTim:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx

Capacity Module:

Cnflct Vol:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	68	xxxx	xxxxx	xxxx	xxxx	xxxxx
Potent Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	1546	xxxx	xxxxx	xxxx	xxxx	xxxxx
Move Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	1546	xxxx	xxxxx	xxxx	xxxx	xxxxx
Volume/Cap:	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	0.00	xxxx	xxxx	xxxx	xxxx	xxxx

Level Of Service Module:

2Way95thQ:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	0.0	xxxx	xxxxx	xxxx	xxxx	xxxxx			
Control Del:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	7.3	xxxx	xxxxx	xxxxx	xxxx	xxxxx			
LOS by Move:	*	*	*	*	*	*	A	*	*	*	*	*			
Movement:	LT	-	LTR	-	RT	LT	-	LTR	-	RT	LT	-	LTR	-	RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx			
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	0.0	xxxx	xxxxx	xxxxx	xxxx	xxxxx			
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	7.3	xxxx	xxxxx	xxxxx	xxxx	xxxxx			
Shared LOS:	*	*	*	*	*	*	A	*	*	*	*	*			
ApproachDel:	xxxxxx			xxxxxx			xxxxxx			xxxxxx					
ApproachLOS:	*			*			*			*					

Note: Queue reported is the number of cars per lane.

12282 Beach Boulevard Project
Existing Plus Project
Morning Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #4 Project East Access (NS) at Catherine Avenue (EW)

Average Delay (sec/veh): 3.1 Worst Case Level Of Service: A[8.8]

Approach:	North Bound			South Bound			East Bound			West Bound			
Movement:	L	T	R	L	T	R	L	T	R	L	T	R	
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled			
Rights:	Include			Include			Include			Include			
Lanes:	0	0	0	0	0	1	0	0	0	0	0	1	0

Volume Module:

Base Vol:	0	0	0	0	0	0	0	32	0	0	52	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	0	0	0	0	32	0	0	52	0
Added Vol:	0	0	0	4	0	22	31	1	0	0	1	5
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	4	0	22	31	33	0	0	53	5
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	4	0	22	31	33	0	0	53	5
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	0	0	4	0	22	31	33	0	0	53	5

Critical Gap Module:

Critical Gp:	xxxxx	xxxx	xxxxx	6.4	6.5	6.2	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx
FollowUpTim:	xxxxx	xxxx	xxxxx	3.5	4.0	3.3	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx

Capacity Module:

Cnflct Vol:	xxxx	xxxx	xxxxx	151	151	56	58	xxxx	xxxxx	xxxx	xxxx	xxxxx
Potent Cap.:	xxxx	xxxx	xxxxx	846	745	1017	1559	xxxx	xxxxx	xxxx	xxxx	xxxxx
Move Cap.:	xxxx	xxxx	xxxxx	833	730	1017	1559	xxxx	xxxxx	xxxx	xxxx	xxxxx
Volume/Cap:	xxxx	xxxx	xxxx	0.00	0.00	0.02	0.02	xxxx	xxxx	xxxx	xxxx	xxxx

Level Of Service Module:

2Way95thQ:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	0.1	xxxx	xxxxx	xxxx	xxxx	xxxxx	
Control Del:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	7.4	xxxx	xxxxx	xxxxx	xxxx	xxxxx	
LOS by Move:	*	*	*	*	*	*	A	*	*	*	*	*	
Movement:	LT	-	LTR	-	RT	LT	-	LTR	-	RT	LT	-	LTR
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	984	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	0.1	xxxxx	0.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx	
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	8.8	xxxxx	7.4	xxxx	xxxxx	xxxxx	xxxx	xxxxx	
Shared LOS:	*	*	*	*	A	*	A	*	*	*	*	*	
ApproachDel:	xxxxxx				8.8		xxxxxx			xxxxxx			
ApproachLOS:	*				A		*			*			

Note: Queue reported is the number of cars per lane.

12282 Beach Boulevard Project
Existing Plus Project
Evening Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #4 Project East Access (NS) at Catherine Avenue (EW)

Average Delay (sec/veh): 2.8 Worst Case Level Of Service: A[8.8]

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled		
Rights:	Include			Include			Include			Include		
Lanes:	0	0	0	0	0	1	0	0	0	0	0	1

Volume Module:	North Bound			South Bound			East Bound			West Bound		
Base Vol:	0	0	0	0	0	0	0	78	0	0	38	0
Growth Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Initial Bse:	0	0	0	0	0	0	0	78	0	0	38	0
Added Vol:	0	0	0	5	0	29	33	1	0	0	1	6
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	5	0	29	33	79	0	0	39	6
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	5	0	29	33	79	0	0	39	6
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	0	0	5	0	29	33	79	0	0	39	6

Critical Gap Module:	North Bound			South Bound			East Bound			West Bound		
Critical Gp:	xxxxx	xxxx	xxxxx	6.4	6.5	6.2	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx
FollowUpTim:	xxxxx	xxxx	xxxxx	3.5	4.0	3.3	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx

Capacity Module:	North Bound			South Bound			East Bound			West Bound		
Cnflct Vol:	xxxx	xxxx	xxxxx	187	187	42	45	xxxx	xxxxx	xxxx	xxxx	xxxxx
Potent Cap.:	xxxx	xxxx	xxxxx	807	711	1034	1576	xxxx	xxxxx	xxxx	xxxx	xxxxx
Move Cap.:	xxxx	xxxx	xxxxx	794	696	1034	1576	xxxx	xxxxx	xxxx	xxxx	xxxxx
Volume/Cap:	xxxx	xxxx	xxxx	0.01	0.00	0.03	0.02	xxxx	xxxx	xxxx	xxxx	xxxx

Level Of Service Module:	North Bound			South Bound			East Bound			West Bound		
2Way95thQ:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	0.1	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	7.3	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	*	*	*	*	*	*	A	*	*	*	*	*
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	990	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	0.1	xxxxx	0.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	8.8	xxxxx	7.3	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	A	*	A	*	*	*	*	*
ApproachDel:	xxxxxx			8.8			xxxxxx			xxxxxx		
ApproachLOS:	*			A			*			*		

Note: Queue reported is the number of cars per lane.

Opening Year (2016) Without Project

12282 Beach Boulevard Project
Opening Year (2016) Without Project
Morning Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #1 Beach Boulevard (NS) at Catherine Avenue (EW)

Average Delay (sec/veh): 4.4 Worst Case Level Of Service: F[396.1]

Approach:	North Bound					South Bound					East Bound					West Bound				
Movement:	L	T	R	L	T	R	L	T	R	L	T	R	L	T	R					
Control:	Uncontrolled					Uncontrolled					Stop Sign					Stop Sign				
Rights:	Include					Include					Include					Include				
Lanes:	0	0	3	1	0	1	0	4	0	0	0	0	0	0	0	0	0	1	0	0

Volume Module:

Base Vol:	0	2267	18	14	2416	0	0	0	0	13	0	39
Growth Adj:	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
Initial Bse:	0	2312	18	14	2464	0	0	0	0	13	0	40
Added Vol:	0	2	0	0	1	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	2314	18	14	2465	0	0	0	0	13	0	40
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	2314	18	14	2465	0	0	0	0	13	0	40
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	2314	18	14	2465	0	0	0	0	13	0	40

Critical Gap Module:

Critical Gp:	xxxxx	xxxx	xxxxx	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx	6.8	6.5	6.9
FollowUpTim:	xxxxx	xxxx	xxxxx	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx	3.5	4.0	3.3

Capacity Module:

Cnflict Vol:	xxxx	xxxx	xxxxx	2333	xxxx	xxxxx	xxxx	xxxx	xxxxx	2968	4817	588
Potent Cap.:	xxxx	xxxx	xxxxx	216	xxxx	xxxxx	xxxx	xxxx	xxxxx	12	1	457
Move Cap.:	xxxx	xxxx	xxxxx	216	xxxx	xxxxx	xxxx	xxxx	xxxxx	11	1	457
Volume/Cap:	xxxx	xxxx	xxxx	0.07	xxxx	xxxx	xxxx	xxxx	xxxx	1.21	0.00	0.09

Level Of Service Module:

2Way95thQ:	xxxx	xxxx	xxxxx	0.2	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	xxxxx	xxxx	xxxxx	22.9	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	*	*	*	C	*	*	*	*	*	*	*	*
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	41	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	5.3	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	396	xxxxx
Shared LOS:	*	*	*	*	*	*	*	*	*	*	F	*
ApproachDel:	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	xxxxxx	396.1		
ApproachLOS:	*	*	*	*	*	*	*	*	*	F		

Note: Queue reported is the number of cars per lane.

12282 Beach Boulevard Project
Opening Year (2016) Without Project
Evening Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #1 Beach Boulevard (NS) at Catherine Avenue (EW)

Average Delay (sec/veh): 7.8 Worst Case Level Of Service: F[945.2]

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Uncontrolled			Uncontrolled			Stop Sign			Stop Sign		
Rights:	Include			Include			Include			Include		
Lanes:	0	0	3	1	0	0	0	0	0	0	1	0

Volume Module:

Base Vol:	0	2632	49	29	1953	0	0	0	0	12	0	26
Growth Adj:	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
Initial Bse:	0	2685	50	30	1992	0	0	0	0	12	0	27
Added Vol:	0	2	0	0	2	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	2687	50	30	1994	0	0	0	0	12	0	27
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	2687	50	30	1994	0	0	0	0	12	0	27
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	2687	50	30	1994	0	0	0	0	12	0	27

Critical Gap Module:

Critical Gp:	xxxxx	xxxx	xxxxx	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx	6.8	6.5	6.9
FollowUpTim:	xxxxx	xxxx	xxxxx	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx	3.5	4.0	3.3

Capacity Module:

Cnflct Vol:	xxxx	xxxx	xxxxx	2737	xxxx	xxxxx	xxxx	xxxx	xxxxx	3269	4765	697
Potent Cap.:	xxxx	xxxx	xxxxx	149	xxxx	xxxxx	xxxx	xxxx	xxxxx	7	1	388
Move Cap.:	xxxx	xxxx	xxxxx	149	xxxx	xxxxx	xxxx	xxxx	xxxxx	6	1	388
Volume/Cap:	xxxx	xxxx	xxxx	0.20	xxxx	xxxx	xxxx	xxxx	xxxx	2.04	0.00	0.07

Level Of Service Module:

2Way95thQ:	xxxx	xxxx	xxxxx	0.7	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	xxxxx	xxxx	xxxxx	35.0	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	*	*	*	D	*	*	*	*	*	*	*	*
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	18	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	5.3	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	945	xxxxx
Shared LOS:	*	*	*	*	*	*	*	*	*	*	F	*
ApproachDel:	xxxxxx			xxxxxx			xxxxxx			945.2		
ApproachLOS:	*			*			*			F		

Note: Queue reported is the number of cars per lane.

12282 Beach Boulevard Project
Opening Year (2016) Without Project
Morning Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Beach Boulevard (NS) at Catherine Avenue (EW)

Cycle (sec): 100 Critical Vol./Cap.(X): 0.444

Loss Time (sec): 5 (Y+R=0.0 sec) Average Delay (sec/veh): xxxxxx

Optimal Cycle: 100 Level Of Service: A

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R

Control:	Permitted			Permitted			Permitted			Permitted		
Rights:	Include			Include			Include			Include		

Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	0	0	3	1	0	0	1	0	4	0	0	0

Volume Module:

Base Vol:	0	2267	18	14	2416	0	0	0	0	13	0	39
Growth Adj:	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
Initial Bse:	0	2312	18	14	2464	0	0	0	0	13	0	40
Added Vol:	0	2	0	0	1	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	2314	18	14	2465	0	0	0	0	13	0	40
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	2314	18	14	2465	0	0	0	0	13	0	40
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	2314	18	14	2465	0	0	0	0	13	0	40
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	2314	18	14	2465	0	0	0	0	13	0	40

Saturation Flow Module:

Sat/Lane:	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	0.00	3.97	0.03	1.00	4.00	0.00	0.00	0.00	0.00	0.25	0.00	0.75
Final Sat.:	0	6746	54	1700	6800	0	0	0	0	425	0	1275

Capacity Analysis Module:

Vol/Sat:	0.00	0.34	0.34	0.01	0.36	0.00	0.00	0.00	0.00	0.01	0.00	0.03
Crit Moves:	****			****								****

12282 Beach Boulevard Project
Opening Year (2016) Without Project
Evening Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Beach Boulevard (NS) at Catherine Avenue (EW)

Cycle (sec): 100 Critical Vol./Cap.(X): 0.493
Loss Time (sec): 5 (Y+R=0.0 sec) Average Delay (sec/veh): xxxxxx
Optimal Cycle: 100 Level Of Service: A

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Permitted			Permitted			Permitted			Permitted		
Rights:	Include			Include			Include			Include		
Min. Green:	0	0	0	0	0	0	0	0	0	0	0	0
Lanes:	0	0	3	1	0	0	0	0	0	0	1	0

Volume Module:

Base Vol:	0	2632	49	29	1953	0	0	0	0	12	0	26
Growth Adj:	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
Initial Bse:	0	2685	50	30	1992	0	0	0	0	12	0	27
Added Vol:	0	2	0	0	2	0	0	0	0	0	0	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	2687	50	30	1994	0	0	0	0	12	0	27
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	2687	50	30	1994	0	0	0	0	12	0	27
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	2687	50	30	1994	0	0	0	0	12	0	27
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	2687	50	30	1994	0	0	0	0	12	0	27

Saturation Flow Module:

Sat/Lane:	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	0.00	3.93	0.07	1.00	4.00	0.00	0.00	0.00	0.00	0.32	0.00	0.68
Final Sat.:	0	6676	124	1700	6800	0	0	0	0	537	0	1163

Capacity Analysis Module:

Vol/Sat:	0.00	0.40	0.40	0.02	0.29	0.00	0.00	0.00	0.00	0.01	0.00	0.02
Crit Moves:	****			****								****

Opening Year (2016) With Project

12282 Beach Boulevard Project
Opening Year (2016) With Project
Morning Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #1 Beach Boulevard (NS) at Catherine Avenue (EW)

Average Delay (sec/veh): 18.1 Worst Case Level Of Service: F[1134.0]

Approach:	North Bound					South Bound					East Bound					West Bound				
Movement:	L	-	T	-	R	L	-	T	-	R	L	-	T	-	R	L	-	T	-	R
Control:	Uncontrolled					Uncontrolled					Stop Sign					Stop Sign				
Rights:	Include					Include					Include					Include				
Lanes:	0	0	3	1	0	1	0	4	0	0	0	0	0	0	0	0	0	1	0	0

Volume Module:

Base Vol:	0	2267	18	14	2416	0	0	0	0	13	0	39
Growth Adj:	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
Initial Bse:	0	2312	18	14	2464	0	0	0	0	13	0	40
Added Vol:	0	2	18	16	1	0	0	0	0	13	0	12
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	2314	36	30	2465	0	0	0	0	26	0	52
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	2314	36	30	2465	0	0	0	0	26	0	52
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	2314	36	30	2465	0	0	0	0	26	0	52

Critical Gap Module:

Critical Gp:xxxxxx	xxxx	xxxx	xxxxxx	4.1	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	6.8	6.5	6.9
FollowUpTim:xxxxxx	xxxx	xxxx	xxxxxx	2.2	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	3.5	4.0	3.3

Capacity Module:

Cnflct Vol:	xxxx	xxxx	xxxxxx	2351	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	3009	4858	597
Potent Cap.:	xxxx	xxxx	xxxxxx	212	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	11	1	451
Move Cap.:	xxxx	xxxx	xxxxxx	212	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	10	1	451
Volume/Cap:	xxxx	xxxx	xxxxxx	0.14	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	2.73	0.00	0.11

Level Of Service Module:

2Way95thQ:	xxxx	xxxx	xxxxxx	0.5	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx			
Control Del:xxxxxx	xxxx	xxxx	xxxxxx	24.8	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx			
LOS by Move:	*	*	*	C	*	*	*	*	*	*	*	*			
Movement:	LT	-	LTR	-	RT	LT	-	LTR	-	RT	LT	-	LTR	-	RT
Shared Cap.:	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	xxxx	xxxx	xxxxxx	xxxx	27	xxxxxx			
SharedQueue:xxxxxx	xxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	9.4	xxxxxx			
Shrd ConDel:xxxxxx	xxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	xxxx	xxxxxx	xxxxxx	1134	xxxxxx			
Shared LOS:	*	*	*	*	*	*	*	*	*	*	F	*			
ApproachDel:	xxxxxx			xxxxxx			xxxxxx			1134.0					
ApproachLOS:	*			*			*			F					

Note: Queue reported is the number of cars per lane.

12282 Beach Boulevard Project
Opening Year (2016) With Project
Evening Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #1 Beach Boulevard (NS) at Catherine Avenue (EW)

Average Delay (sec/veh): 42.1 Worst Case Level Of Service: F[2867.0]

Approach:	North Bound					South Bound					East Bound					West Bound				
Movement:	L	-	T	-	R	L	-	T	-	R	L	-	T	-	R	L	-	T	-	R
Control:	Uncontrolled					Uncontrolled					Stop Sign					Stop Sign				
Rights:	Include					Include					Include					Include				
Lanes:	0	0	3	1	0	1	0	4	0	0	0	0	0	0	0	0	0	1	0	0

Volume Module:

Base Vol:	0	2632	49	29	1953	0	0	0	0	12	0	26
Growth Adj:	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
Initial Bse:	0	2685	50	30	1992	0	0	0	0	12	0	27
Added Vol:	0	2	19	17	2	0	0	0	0	17	0	15
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	2687	69	47	1994	0	0	0	0	29	0	42
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	2687	69	47	1994	0	0	0	0	29	0	42
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	2687	69	47	1994	0	0	0	0	29	0	42

Critical Gap Module:

Critical Gp:xxxxx	xxxx	xxxx	xxxx	4.1	xxxx	xxxx	xxxx	xxxx	xxxx	6.8	6.5	6.9
FollowUpTim:xxxxx	xxxx	xxxx	xxxx	2.2	xxxx	xxxx	xxxx	xxxx	xxxx	3.5	4.0	3.3

Capacity Module:

Cnflct Vol:	xxxx	xxxx	xxxx	2756	xxxx	xxxx	xxxx	xxxx	xxxx	3313	4808	706
Potent Cap.:	xxxx	xxxx	xxxx	147	xxxx	xxxx	xxxx	xxxx	xxxx	7	1	383
Move Cap.:	xxxx	xxxx	xxxx	147	xxxx	xxxx	xxxx	xxxx	xxxx	5	1	383
Volume/Cap:	xxxx	xxxx	xxxx	0.32	xxxx	xxxx	xxxx	xxxx	xxxx	5.87	0.00	0.11

Level Of Service Module:

2Way95thQ:	xxxx	xxxx	xxxx	1.3	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx			
Control Del:xxxxx	xxxx	xxxx	xxxx	40.6	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx			
LOS by Move:	*	*	*	E	*	*	*	*	*	*	*	*			
Movement:	LT	-	LTR	-	RT	LT	-	LTR	-	RT	LT	-	LTR	-	RT
Shared Cap.:	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	12	xxxx			
SharedQueue:xxxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	10.0	xxxx			
Shrd ConDel:xxxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	2867	xxxx			
Shared LOS:	*	*	*	*	*	*	*	*	*	*	F	*			
ApproachDel:	xxxxxx			xxxxxx			xxxxxx			2867.0					
ApproachLOS:	*			*			*			F					

Note: Queue reported is the number of cars per lane.

12282 Beach Boulevard Project
Opening Year (2016) With Project
Morning Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Beach Boulevard (NS) at Catherine Avenue (EW)

Cycle (sec): 100 Critical Vol./Cap.(X): 0.459
Loss Time (sec): 5 (Y+R=0.0 sec) Average Delay (sec/veh): xxxxxx
Optimal Cycle: 100 Level Of Service: A

Approach:	North Bound				South Bound				East Bound				West Bound			
Movement:	L	T	R		L	T	R		L	T	R		L	T	R	
Control:	Permitted				Permitted				Permitted				Permitted			
Rights:	Include				Include				Include				Include			
Min. Green:	0	0	0		0	0	0		0	0	0		0	0	0	
Lanes:	0	0	3	1	0	0	4	0	0	0	0	0	0	0	1	

Volume Module:	North Bound				South Bound				East Bound				West Bound			
Base Vol:	0	2267	18		14	2416	0		0	0	0		13	0	39	
Growth Adj:	1.02	1.02	1.02		1.02	1.02	1.02		1.02	1.02	1.02		1.02	1.02	1.02	
Initial Bse:	0	2312	18		14	2464	0		0	0	0		13	0	40	
Added Vol:	0	2	18		16	1	0		0	0	0		13	0	12	
PasserByVol:	0	0	0		0	0	0		0	0	0		0	0	0	
Initial Fut:	0	2314	36		30	2465	0		0	0	0		26	0	52	
User Adj:	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00	
PHF Adj:	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00	
PHF Volume:	0	2314	36		30	2465	0		0	0	0		26	0	52	
Reduct Vol:	0	0	0		0	0	0		0	0	0		0	0	0	
Reduced Vol:	0	2314	36		30	2465	0		0	0	0		26	0	52	
PCE Adj:	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00	
MLF Adj:	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00	
FinalVolume:	0	2314	36		30	2465	0		0	0	0		26	0	52	

Saturation Flow Module:	North Bound				South Bound				East Bound				West Bound			
Sat/Lane:	1700	1700	1700		1700	1700	1700		1700	1700	1700		1700	1700	1700	
Adjustment:	1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00		1.00	1.00	1.00	
Lanes:	0.00	3.94	0.06		1.00	4.00	0.00		0.00	0.00	0.00		0.34	0.00	0.66	
Final Sat.:	0	6695	105		1700	6800	0		0	0	0		572	0	1128	

Capacity Analysis Module:	North Bound				South Bound				East Bound				West Bound			
Vol/Sat:	0.00	0.35	0.35		0.02	0.36	0.00		0.00	0.00	0.00		0.02	0.00	0.05	
Crit Moves:	****				****										****	

12282 Beach Boulevard Project
Opening Year (2016) With Project
Evening Peak Hour

Level Of Service Computation Report

ICU 1(Loss as Cycle Length %) Method (Future Volume Alternative)

Intersection #1 Beach Boulevard (NS) at Catherine Avenue (EW)

Cycle (sec): 100 Critical Vol./Cap.(X): 0.524

Loss Time (sec): 5 (Y+R=0.0 sec) Average Delay (sec/veh): xxxxxx

Optimal Cycle: 100 Level Of Service: A

Approach:	North Bound				South Bound				East Bound				West Bound			
Movement:	L	T	R		L	T	R		L	T	R		L	T	R	
Control:	Permitted				Permitted				Permitted				Permitted			
Rights:	Include				Include				Include				Include			
Min. Green:	0	0	0		0	0	0		0	0	0		0	0	0	
Lanes:	0	0	3	1	0	1	0	4	0	0	0	0	0	0	1	0

Volume Module:

Base Vol:	0	2632	49	29	1953	0	0	0	0	12	0	26
Growth Adj:	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
Initial Bse:	0	2685	50	30	1992	0	0	0	0	12	0	27
Added Vol:	0	2	19	17	2	0	0	0	0	17	0	15
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	2687	69	47	1994	0	0	0	0	29	0	42
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	2687	69	47	1994	0	0	0	0	29	0	42
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
Reduced Vol:	0	2687	69	47	1994	0	0	0	0	29	0	42
PCE Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
MLF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
FinalVolume:	0	2687	69	47	1994	0	0	0	0	29	0	42

Saturation Flow Module:

Sat/Lane:	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700	1700
Adjustment:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Lanes:	0.00	3.90	0.10	1.00	4.00	0.00	0.00	0.00	0.00	0.41	0.00	0.59
Final Sat.:	0	6630	170	1700	6800	0	0	0	0	702	0	998

Capacity Analysis Module:

Vol/Sat:	0.00	0.41	0.41	0.03	0.29	0.00	0.00	0.00	0.00	0.02	0.00	0.04
Crit Moves:	****			****								****

12282 Beach Boulevard Project
Opening Year (2016) With Project
Morning Peak Hour

Level of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #2 Project West Access (NS) at Catherine Avenue (EW)

Average Delay (sec/veh): 0.2 Worst Case Level Of Service: A[8.8]

Approach:	North Bound				South Bound				East Bound				West Bound							
Movement:	L	-	T	-	R	L	-	T	-	R	L	-	T	-	R	L	-	T	-	R
Control:	Stop Sign				Stop Sign				Uncontrolled				Uncontrolled							
Rights:	Include				Include				Include				Include							
Lanes:	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	1	0	0

Volume Module:

Base Vol:	0	0	0	0	0	0	0	32	0	0	52	0
Growth Adj:	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
Initial Bse:	0	0	0	0	0	0	0	33	0	0	53	0
Added Vol:	0	0	0	1	0	2	0	34	0	0	22	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	1	0	2	0	67	0	0	75	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	1	0	2	0	67	0	0	75	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	0	0	1	0	2	0	67	0	0	75	0

Critical Gap Module:

Critical Gp:	xxxxx	xxxx	xxxxx	6.4	6.5	6.2	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
FollowUpTim:	xxxxx	xxxx	xxxxx	3.5	4.0	3.3	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx

Capacity Module:

Cnflct Vol:	xxxx	xxxx	xxxxx	142	142	75	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Potent Cap.:	xxxx	xxxx	xxxxx	856	753	992	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Move Cap.:	xxxx	xxxx	xxxxx	856	753	992	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Volume/Cap:	xxxx	xxxx	xxxx	0.00	0.00	0.00	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx

Level Of Service Module:

2Way95thQ:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx			
Control Del:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx			
LOS by Move:	*	*	*	*	*	*	*	*	*	*	*	*			
Movement:	LT	-	LTR	-	RT	LT	-	LTR	-	RT	LT	-	LTR	-	RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	942	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx			
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	0.0	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx			
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	8.8	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx			
Shared LOS:	*	*	*	*	A	*	*	*	*	*	*	*			
ApproachDel:	xxxxxx			8.8			xxxxxx			xxxxxx					
ApproachLOS:	*			A			*			*					

Note: Queue reported is the number of cars per lane.

12282 Beach Boulevard Project
Opening Year (2016) With Project
Evening Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #2 Project West Access (NS) at Catherine Avenue (EW)

Average Delay (sec/veh): 0.2 Worst Case Level Of Service: A[8.8]

Approach:	North Bound				South Bound				East Bound				West Bound							
Movement:	L	-	T	-	R	L	-	T	-	R	L	-	T	-	R	L	-	T	-	R
Control:	Stop Sign				Stop Sign				Uncontrolled				Uncontrolled							
Rights:	Include				Include				Include				Include							
Lanes:	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	1	0	0

Volume Module:

Base Vol:	0	0	0	0	0	0	0	78	0	0	38	0
Growth Adj:	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
Initial Bse:	0	0	0	0	0	0	0	80	0	0	39	0
Added Vol:	0	0	0	1	0	3	0	37	0	0	29	0
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	1	0	3	0	117	0	0	68	0
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	1	0	3	0	117	0	0	68	0
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	0	0	1	0	3	0	117	0	0	68	0

Critical Gap Module:

Critical Gap:	xxxxx	xxxx	xxxxx	6.4	6.5	6.2	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx
FollowUpTim:	xxxxx	xxxx	xxxxx	3.5	4.0	3.3	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx

Capacity Module:

Cnflct Vol:	xxxx	xxxx	xxxxx	184	184	68	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Potent Cap.:	xxxx	xxxx	xxxxx	810	714	1001	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Move Cap.:	xxxx	xxxx	xxxxx	810	714	1001	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
Volume/Cap:	xxxx	xxxx	xxxx	0.00	0.00	0.00	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx

Level Of Service Module:

2Way95thQ:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx			
Control Del:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx			
LOS by Move:	*	*	*	*	*	*	*	*	*	*	*	*			
Movement:	LT	-	LTR	-	RT	LT	-	LTR	-	RT	LT	-	LTR	-	RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	945	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx			
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	0.0	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx			
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	8.8	xxxxx	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx			
Shared LOS:	*	*	*	*	A	*	*	*	*	*	*	*			
ApproachDel:	xxxxxx			8.8			xxxxxx			xxxxxx					
ApproachLOS:	*			A			*			*					

Note: Queue reported is the number of cars per lane.

12282 Beach Boulevard Project
Opening Year (2016) With Project
Morning Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #3 Project Central Access (NS) at Catherine Avenue (EW)

Average Delay (sec/veh): 0.2 Worst Case Level Of Service: A[7.3]

Approach:	North Bound				South Bound				East Bound				West Bound							
Movement:	L	-	T	-	R	L	-	T	-	R	L	-	T	-	R	L	-	T	-	R
Control:	Stop Sign				Stop Sign				Uncontrolled				Uncontrolled							
Rights:	Include				Include				Include				Include							
Lanes:	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0

Volume Module:

Base Vol:	0	0	0	0	0	0	0	32	0	0	52	0
Growth Adj:	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
Initial Bse:	0	0	0	0	0	0	0	33	0	0	53	0
Added Vol:	0	0	0	0	0	0	3	31	0	0	22	1
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	0	0	0	3	64	0	0	75	1
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	0	0	0	3	64	0	0	75	1
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	0	0	0	0	0	3	64	0	0	75	1

Critical Gap Module:

Critical Gp:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx
FollowUpTim:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx

Capacity Module:

Cnflct Vol:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	76	xxxx	xxxxx	xxxx	xxxx	xxxxx
Potent Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	1536	xxxx	xxxxx	xxxx	xxxx	xxxxx
Move Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	1536	xxxx	xxxxx	xxxx	xxxx	xxxxx
Volume/Cap:	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	0.00	xxxx	xxxx	xxxx	xxxx	xxxx

Level Of Service Module:

2Way95thQ:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	0.0	xxxx	xxxxx	xxxx	xxxx	xxxxx			
Control Del:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	7.3	xxxx	xxxxx	xxxxx	xxxx	xxxxx			
LOS by Move:	*	*	*	*	*	*	A	*	*	*	*	*			
Movement:	LT	-	LTR	-	RT	LT	-	LTR	-	RT	LT	-	LTR	-	RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx			
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	0.0	xxxx	xxxxx	xxxxx	xxxx	xxxxx			
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	7.3	xxxx	xxxxx	xxxxx	xxxx	xxxxx			
Shared LOS:	*	*	*	*	*	*	A	*	*	*	*	*			
ApproachDel:	xxxxxx			xxxxxx			xxxxxx			xxxxxx					
ApproachLOS:	*			*			*			*					

Note: Queue reported is the number of cars per lane.

12282 Beach Boulevard Project
Opening Year (2016) With Project
Evening Peak Hour

Level of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #3 Project Central Access (NS) at Catherine Avenue (EW)

Average Delay (sec/veh): 0.1 Worst Case Level Of Service: A[7.3]

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled		
Rights:	Include			Include			Include			Include		
Lanes:	0	0	0	0	0	0	0	1	0	0	0	0

Volume Module:

Base Vol:	0	0	0	0	0	0	0	78	0	0	38	0
Growth Adj:	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
Initial Bse:	0	0	0	0	0	0	0	80	0	0	39	0
Added Vol:	0	0	0	0	0	0	0	34	0	0	29	1
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	0	0	0	0	114	0	0	68	1
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	0	0	0	0	114	0	0	68	1
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	0	0	0	0	0	0	114	0	0	68	1

Critical Gap Module:

Critical Gp:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	4.1	xxxxx	xxxxx	xxxxx	xxxx	xxxxx
FollowUpTim:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	2.2	xxxxx	xxxxx	xxxxx	xxxx	xxxxx

Capacity Module:

Cnflct Vol:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	69	xxxx	xxxxx	xxxx	xxxx	xxxxx
Potent Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	1545	xxxx	xxxxx	xxxx	xxxx	xxxxx
Move Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	1545	xxxx	xxxxx	xxxx	xxxx	xxxxx
Volume/Cap:	xxxx	xxxx	xxxx	xxxx	xxxx	xxxx	0.00	xxxx	xxxx	xxxx	xxxx	xxxx

Level Of Service Module:

2Way95thQ:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	0.0	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	7.3	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	*	*	*	*	*	*	A	*	*	*	*	*
Movement:	LT - LTR - RT			LT - LTR - RT			LT - LTR - RT			LT - LTR - RT		
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	0.0	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	7.3	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	*	*	A	*	*	*	*	*
ApproachDel:	xxxxxx			xxxxxx			xxxxxx			xxxxxx		
ApproachLOS:	*			*			*			*		

Note: Queue reported is the number of cars per lane.

12282 Beach Boulevard Project
Opening Year (2016) With Project
Morning Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #4 Project East Access (NS) at Catherine Avenue (EW)

Average Delay (sec/veh): 3.0 Worst Case Level Of Service: A[8.8]

Approach:	North Bound			South Bound			East Bound			West Bound		
Movement:	L	T	R	L	T	R	L	T	R	L	T	R
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled		
Rights:	Include			Include			Include			Include		
Lanes:	0	0	0	0	0	1	0	0	0	0	0	1

Volume Module:

Base Vol:	0	0	0	0	0	0	0	32	0	0	52	0
Growth Adj:	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
Initial Bse:	0	0	0	0	0	0	0	33	0	0	53	0
Added Vol:	0	0	0	4	0	22	31	1	0	0	1	5
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	4	0	22	31	34	0	0	54	5
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	4	0	22	31	34	0	0	54	5
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	0	0	4	0	22	31	34	0	0	54	5

Critical Gap Module:

Critical Gp:	xxxxx	xxxx	xxxxx	6.4	6.5	6.2	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx
FollowUpTim:	xxxxx	xxxx	xxxxx	3.5	4.0	3.3	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx

Capacity Module:

Cnflct Vol:	xxxx	xxxx	xxxxx	152	152	57	59	xxxx	xxxxx	xxxx	xxxx	xxxxx
Potent Cap.:	xxxx	xxxx	xxxxx	844	743	1016	1558	xxxx	xxxxx	xxxx	xxxx	xxxxx
Move Cap.:	xxxx	xxxx	xxxxx	831	728	1016	1558	xxxx	xxxxx	xxxx	xxxx	xxxxx
Volume/Cap:	xxxx	xxxx	xxxx	0.00	0.00	0.02	0.02	xxxx	xxxx	xxxx	xxxx	xxxx

Level Of Service Module:

2Way95thQ:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	0.1	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	7.4	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	*	*	*	*	*	*	A	*	*	*	*	*
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	982	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	0.1	xxxxx	0.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	8.8	xxxxx	7.4	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	A	*	A	*	*	*	*	*
ApproachDel:	xxxxxx			8.8			xxxxxx			xxxxxx		
ApproachLOS:	*			A			*			*		

Note: Queue reported is the number of cars per lane.

12282 Beach Boulevard Project
Opening Year (2016) With Project
Evening Peak Hour

Level Of Service Computation Report

2000 HCM Unsignalized Method (Future Volume Alternative)

Intersection #4 Project East Access (NS) at Catherine Avenue (EW)

Average Delay (sec/veh): 2.8 Worst Case Level Of Service: A[8.8]

Approach:	North Bound			South Bound			East Bound			West Bound			
Movement:	L	T	R	L	T	R	L	T	R	L	T	R	
Control:	Stop Sign			Stop Sign			Uncontrolled			Uncontrolled			
Rights:	Include			Include			Include			Include			
Lanes:	0	0	0	0	0	1	0	0	0	0	0	1	0

Volume Module:

Base Vol:	0	0	0	0	0	0	0	78	0	0	38	0
Growth Adj:	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
Initial Bse:	0	0	0	0	0	0	0	80	0	0	39	0
Added Vol:	0	0	0	5	0	29	33	1	0	0	1	6
PasserByVol:	0	0	0	0	0	0	0	0	0	0	0	0
Initial Fut:	0	0	0	5	0	29	33	81	0	0	40	6
User Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Adj:	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
PHF Volume:	0	0	0	5	0	29	33	81	0	0	40	6
Reduct Vol:	0	0	0	0	0	0	0	0	0	0	0	0
FinalVolume:	0	0	0	5	0	29	33	81	0	0	40	6

Critical Gap Module:

Critical Gp:	xxxxx	xxxx	xxxxx	6.4	6.5	6.2	4.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx
FollowUpTim:	xxxxx	xxxx	xxxxx	3.5	4.0	3.3	2.2	xxxx	xxxxx	xxxxx	xxxx	xxxxx

Capacity Module:

Cnflict Vol:	xxxx	xxxx	xxxxx	189	189	43	46	xxxx	xxxxx	xxxx	xxxx	xxxxx
Potent Cap.:	xxxx	xxxx	xxxxx	804	709	1033	1575	xxxx	xxxxx	xxxx	xxxx	xxxxx
Move Cap.:	xxxx	xxxx	xxxxx	791	694	1033	1575	xxxx	xxxxx	xxxx	xxxx	xxxxx
Volume/Cap:	xxxx	xxxx	xxxx	0.01	0.00	0.03	0.02	xxxx	xxxx	xxxx	xxxx	xxxx

Level Of Service Module:

2Way95thQ:	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx	0.1	xxxx	xxxxx	xxxx	xxxx	xxxxx
Control Del:	xxxxx	xxxx	xxxxx	xxxxx	xxxx	xxxxx	7.3	xxxx	xxxxx	xxxxx	xxxx	xxxxx
LOS by Move:	*	*	*	*	*	*	A	*	*	*	*	*
Movement:	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT	LT - LTR - RT
Shared Cap.:	xxxx	xxxx	xxxxx	xxxx	989	xxxxx	xxxx	xxxx	xxxxx	xxxx	xxxx	xxxxx
SharedQueue:	xxxxx	xxxx	xxxxx	xxxxx	0.1	xxxxx	0.1	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shrd ConDel:	xxxxx	xxxx	xxxxx	xxxxx	8.8	xxxxx	7.3	xxxx	xxxxx	xxxxx	xxxx	xxxxx
Shared LOS:	*	*	*	*	A	*	A	*	*	*	*	*
ApproachDel:	xxxxxxx				8.8		xxxxxxx			xxxxxxx		
ApproachLOS:	*				A		*			*		

Note: Queue reported is the number of cars per lane.

APPENDIX D

Traffic Signal Warrant Worksheet

Figure 4C-101 (CA). Traffic Signal Warrants Worksheet (Sheet 1 of 5)

City of Stanton Beach Boulevard/Catherine Avenue
Jurisdiction Intersection

Count Date: 5/20/2014
Calc: BC Date: 9/11/2014
Check: _____ Date: _____

Major St: Beach Boulevard Critical Approach Speed: 45 mph
Minor St: Catherine Avenue Critical Approach Speed: N/A mph

Speed limit or critical speed on major street traffic > 40 mph ☒ }
or } RURAL (R)
In built up area of isolated community of < 10,000 population ☐ }
☐ URBAN (U)

WARRANT 1 - Eight Hour Vehicular Volume

SATISFIED ☐ YES ☒ NO

(Condition A or Condition B or Combination of A and B must be satisfied)

Condition A - Minimum Vehicle Volume

100% SATISFIED ☐ YES ☒ NO

80% SATISFIED ☐ YES ☒ NO

APPROACH LINES	MINIMUM REQUIREMENTS (80% SHOWN IN BRACKETS)				5:00 PM	8:00 AM	4:00 PM	7:00 AM	12:00 AM	1:00 AM	2:00 AM	3:00 AM	Hour
	Urban	Rural	Urban	Rural									
	1		2 or More										
Both Approaches	500	350	600	420									
Major Street	(400)	(280)	(480)	(336)	4,679	4,590	4,460	4,355	0	0	0	0	
Highest Approach	150	105	200	140									
Minor Street	(120)	(84)	(160)	(112)	30	29	27	24	0	0	0	0	

Condition B - Interruption of Continuous Traffic

100% SATISFIED ☐ YES ☒ NO

80% SATISFIED ☐ YES ☒ NO

APPROACH LINES	MINIMUM REQUIREMENTS (80% SHOWN IN BRACKETS)				5:00 PM	8:00 AM	4:00 PM	7:00 AM	12:00 AM	1:00 AM	2:00 AM	3:00 AM	Hour
	Urban	Rural	Urban	Rural									
	1		2 or More										
Both Approaches	750	525	900	630									
Major Street	(600)	(420)	(720)	(504)	4,679	4,590	4,460	4,355	0	0	0	0	
Highest Approach	75	53	100	70									
Minor Street	(60)	(42)	(80)	(56)	30	29	27	24	0	0	0	0	

Combination of Conditions A & B

SATISFIED ☐ YES ☒ NO

REQUIREMENT	CONDITION	X	FULFILLED
TWO CONDITIONS SATISFIED 80%	A. Minimum Vehicular Volume		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
	AND, B. Interruption of Continuous Traffic		<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
AND, an adequate trial of other alternatives that could cause less delay and inconvenience to traffic has failed to solve the traffic problems			<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO

The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal.

Figure 4C-101 (CA). Traffic Signal Warrants Worksheet (Sheet 2 of 5)

WARRANT 2 - Four Hour Vehicular Volume

SATISFIED* ☐ YES ☒ NO

Record hourly vehicular volumes for any four hours of an average day.

APPROACH LANES	One	2 or More	5:00 PM	8:00 AM	4:00 PM	7:00 AM	Hour
Both Approaches - Major Street		X	4,679	4,590	4,460	4,355	
Higher Approach - Minor Street	X		30	29	27	24	

*All plotted points fall above the applicable curve in Figure 4C-1. (URBAN AREAS)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
OR, All plotted points fall above the applicable curve in Figure 4C-2. (RURAL AREAS)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

WARRANT 3 - Peak Hour

SATISFIED ☒ YES ☐ NO

(Part A or Part B must be satisfied)

PART A

SATISFIED ☒ YES ☐ NO

(All parts 1, 2, and 3 below must be satisfied for the same one hour, for any four consecutive 15-minute periods)

1. The total delay experienced by traffic on one minor street approach (one direction only) controlled by a STOP sign equals or exceeds four vehicle-hours for a one-lane approach, or five vehicle-hours for a two-lane approach; AND	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
2. The volume on the same minor street approach (one direction only) equals or exceeds 100 vph for one moving lane of traffic or 150 vph for two moving lanes; AND	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
3. The total entering volume serviced during the hour equals or exceeds 800 vph for intersections with four or more approaches or 650 vph for intersections with three approaches	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

PART B

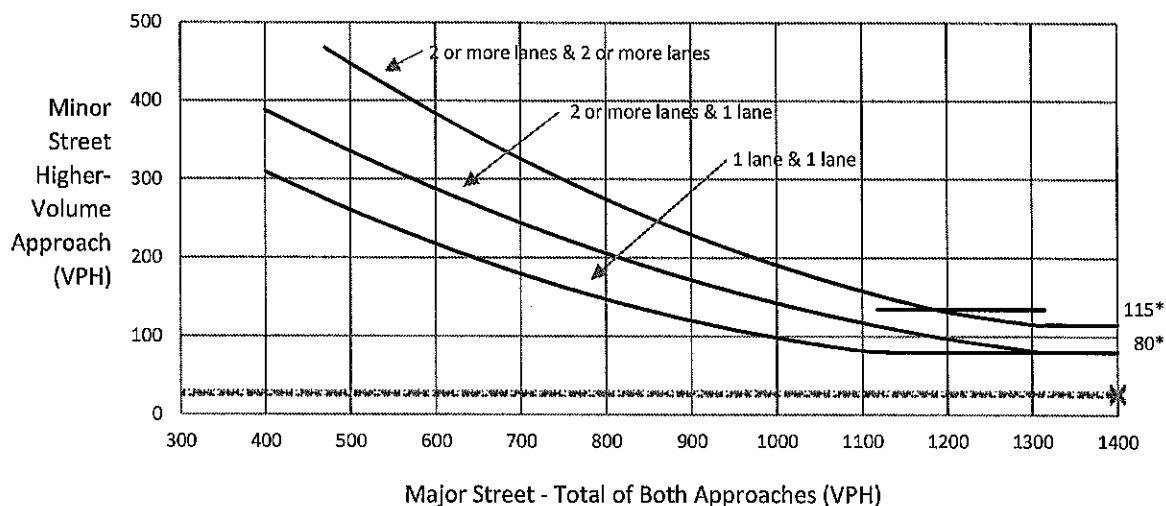
SATISFIED ☐ YES ☒ NO

APPROACH LANES	One	2 or More	5:00 PM
Both Approaches - Major Street		X	4,679
Higher Approach - Minor Street	X		30

The plotted point falls above the applicable curve in Figure 4C-3. (URBAN AREAS)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
OR, The plotted point falls above the applicable curve in Figure 4C-4. (RURAL AREAS)	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal.

Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume

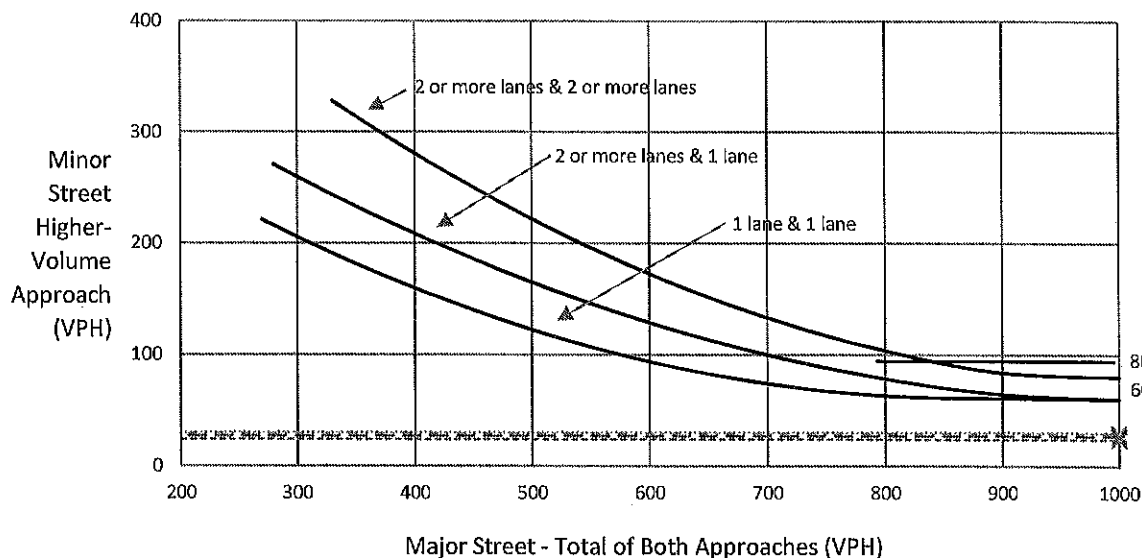


This figure is not applicable; see Figure 4C-2 below.

*Note: 115 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor street approach with one lane.

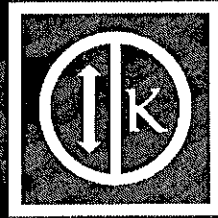
Figure 4C-2. Warrant 2, Four-Hour Vehicular Volume (70% Factor)

(Community less than 10,000 population or above 40 mph on the major street)



Traffic Signal Warrant Is NOT Satisfied

*Note: 80 vph applies as the lower threshold volume for a minor street approach with two or more lanes and 60 vph applies as the lower threshold volume for a minor street approach with one lane.



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Appendix E

Closed Circuit Cooler Data Sheet



Closed Circuit Cooler Data Sheet



Edgar Pagdanganan
TMAD, SD

USA

Eric Valine
VERTICAL SYSTEMS, SD
8316 Clairemont Mesa Blvd
Suite 213
San Diego, CA 92111
USA
Phone: 858-564-0308

Project : Assisted Living Facility ALF
Equipment Reference:
Product Type : ESWB Closed Circuit Cooler

Date: 12/20/2013

Page: 1

Selection Criteria

Capacity (Tons):	353
Capacity (MBH):	5,300.00
Fluid Type:	Water
Flow (GPM):	1060.0
Entering Fluid Temp (°F):	95.0
Leaving Fluid Temp (°F):	85.0
Wet Bulb (°F):	74.0

IBC Design Criteria

Seismic Design Force (g)	1g
Velocity Pressure (psf)	up to 60

Unit is CTI certified for water as the process fluid and is ASHRAE 90.1 compliant

Qty	Model	Capacity (MBH)	Percent Capacity
1	ESWB 9-43K18	5,509.985	104.0

All Weights, Dimensions and Technical Data are Shown per Unit

Fans:	2	Overall Length:	18' 0.000"
# Fan Motors @ HP:	(2) @ 20.00 (460/3/60)	Overall Width:	8' 5.500"
# Pump Motors @ HP:	(2) @ 5.00	Overall Height:	17' 10.000"
Air Flow (CFM)	107,600		
Spray Water Flow (gpm)	1015.0	Operating Weight (lbs):	31,530
Pressure Drop Through Coil (psi):	11.0	Shipping Weight (lbs):	21,790
Evaporated Water Rate (gpm):	8.48	Heaviest Section (lbs):	14,790
Riser Pipe Diameter (inch):	8		

Options Selected

(2) Fan Motor: Inverter Capable, Premium Efficient
High Flow Coil
IBC Compliant up to 1g
External Service Platform with Ladder
Motor Davit with Base
304 Stainless Steel Cold Water Basin
Vibration Switch
Sump Sweeper Piping (High Flow Eductors)
304 Stainless Steel Upper

Sound Data (Sound Pressure Levels in dB(A))

	End	Mtr Side	Opp End	Opp Mtr Side	Top
S.P.L. dB(A) at 5'	0	0	0	0	0
S.P.L. dB(A) at 50'	0	0	0	0	0

Note 1: Sound Data shown is for 1 Cell operating at full speed

Note 2: The use of frequency inverters (Variable Frequency Drives) can increase sound levels.

Note 3: Sound option(s) selected: None

Layout Criteria

Recommended Clearances Around Units (Feet)

From Unit Ends to Wall:	3.00	Between Unit Ends:	3.00
From Sides to Wall:	3.00	Between Unit Sides:	6.00

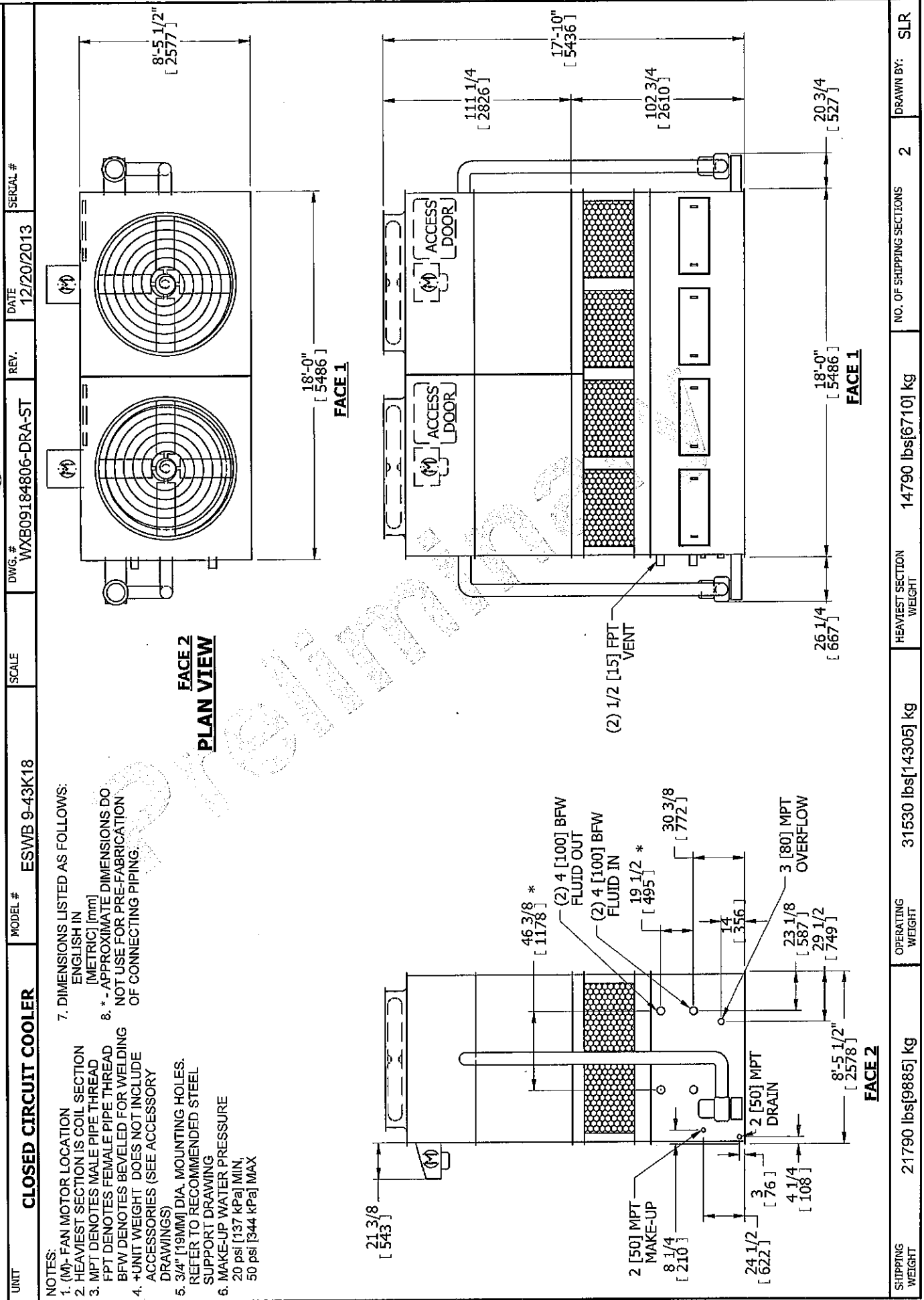
Refer to the Equipment Layout Manual or contact your Sales Representative for more details on layout criteria.

Shipping Data

Description	Domestic Skidded Dimensions (in)			Cubic Feet	Total Cubic Feet	Gross Wt (lbs)	Total Gross Wt (lbs)
Section	Length	Width	Height				
Basin	1	251	102	109	1,614	14,790	14,790
Casing	1	251	102	115	1,703	7,000	7,000
	2				3,317	21,790	21,790

Note:

EVAPCO, INC.



SHIPPING WEIGHT	21790 lbs[9885] kg	OPERATING WEIGHT	31530 lbs[14305] kg	HEAVIEST SECTION WEIGHT	14790 lbs[6710] kg	NO. OF SHIPPING SECTIONS	2	DRAWN BY:	SLR
-----------------	--------------------	------------------	---------------------	-------------------------	--------------------	--------------------------	---	-----------	-----



V1AU0000-EE
12/20/2013

ADJUST THE SWITCH SO THAT DURING FULL SPEED START-UP AND UNDER NORMAL CONDITIONS, THE CONTACTS DO NOT TRIP. FIRST, WITH THE MOTOR OFF, TURN THE ADJUSTMENT SCREW COUNTER-CLOCKWISE (MORE SENSITIVE DIRECTION) UNTIL THE SWITCH TRIPS. NEXT, TURN THE ADJUSTMENT SCREW CLOCKWISE 1/8 TURN (LESS SENSITIVE DIRECTION). RESET THE SWITCH BY DEPRESSING THE PUSH-BUTTON RESET LOCATED ON TOP OF THE SWITCH. START THE MOTOR ON FULL SPEED. IF THE MOTOR TRIPS THE SWITCH, THEN TURN THE ADJUSTMENT SCREW CLOCKWISE AN ADDITIONAL 1/8 TURN. RESET THE SWITCH AND START THE MOTOR AGAIN. REPEAT THE ABOVE PROCEDURE UNTIL THE MOTOR CONTINUES TO RUN.

Appendix F

Water Quality Management Plan



City of Stanton CONCEPTUAL Water Quality Management Plan (WQMP)

Project Name:

**Stanton Assisted Living Facility
Grading Permit No. PENDING
Planning Application No. PENDING
12282 Beach Boulevard, Stanton, CA 90680
APNs 131-483-01, 131-483-02, 131-483-03**

Prepared for:

**USS Cal Builders
8051 Main Street
Stanton, CA 90680
(714) 828-4882**

Prepared by:

**Sessions Consulting Engineers
231 East Imperial Highway, Suite 201B
Fullerton, CA 92835
(714) 213-8854
kerry@sessionsconsulting.com**

Date of Preparation: February 15, 2016

Priority Project Water Quality Management Plan (WQMP)
Stanton Assisted Living Facility

Project Owner's Certification			
Planning Application No. (If applicable)	PENDING	Grading Permit No.	PENDING
Tract/Parcel Map and Lot(s) No.	Por. Of S36, T4S, R11W SBBM	Building Permit No.	PENDING
Address of Project Site and APN			12282 Beach Blvd. Stanton, CA 90680 APNs 131-483-01, 131-483-02, 131-483-03

This Water Quality Management Plan (WQMP) has been prepared for USS Cal Builders by Sessions Consulting Engineers. The WQMP is intended to comply with the requirements of the County of Orange NPDES Stormwater Program requiring the preparation of the plan.

The undersigned, while it owns the subject property, is responsible for the implementation of the provisions of this plan, including the ongoing operation and maintenance of all best management practices (BMPs), and will ensure that this plan is amended as appropriate to reflect up-to-date conditions on the site consistent with the current Orange County Drainage Area Management Plan (DAMP) and the intent of the non-point source NPDES Permit for Waste Discharge Requirements for the County of Orange, Orange County Flood Control District and the incorporated Cities of Orange County within the Santa Ana Region. Once the undersigned transfers its interest in the property, its successors-in-interest shall bear the aforementioned responsibility to implement and amend the WQMP. An appropriate number of approved and signed copies of this document shall be available on the subject site in perpetuity.

Owner: Lutfi Bustami			
Title	Vice President		
Company	USS Cal Builders		
Address	8051 Main Street, Stanton, CA 90680		
Email	lutfib@usscalbuilders.com		
Telephone #	(714) 699-5232		
I understand my responsibility to implement the provisions of this WQMP including the ongoing operation and maintenance of the best management practices (BMPs) described herein.			
Owner Signature		Date	

Water Quality Management Plan (WQMP)
Stanton Assisted Living Facility

Preparer (Engineer): Kerry Sessions			
Title	President	PE Registration #	PE 50461
Company	Sessions Consulting Engineers		
Address	231 East Imperial Highway, Suite 201B, Fullerton CA 92835		
Email	kerry@sessionsconsulting.com		
Telephone #	(714) 213-8854		
I hereby certify that this Water Quality Management Plan is in compliance with, and meets the requirements set forth in, Order No. R8-2009-0030/NPDES No. CAS618030, of the Santa Ana Regional Water Quality Control Board.			
Preparer Signature		Date	
Place Stamp Here			

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Section I Permit(s) and Water Quality Conditions of Approval or Issuance

No permits have been issued at this time. This Conceptual WQMP will be revised to include the permitting information after approval of planning documents.

Project Information			
Permit/Application No. (If applicable)	PENDING	Grading or Building Permit No. (If applicable)	PENDING
Address of Project Site (or Tract Map and Lot Number if no address) and APN	12282 Beach Boulevard, Stanton, CA 90680		
Water Quality Conditions of Approval or Issuance			
Water Quality Conditions of Approval or Issuance applied to this project. (Please list verbatim.)	This is the Preliminary WQMP. The water quality conditions will be included in the Final WQMP after discretionary review and approval.		
Conceptual WQMP			
Was a Conceptual Water Quality Management Plan previously approved for this project?	The current submittal is for Conceptual/Preliminary WQMP.		
Watershed-Based Plan Conditions			
Provide applicable conditions from watershed - based plans including WIHMPs and TMDLS.	There are currently no approved WIHMPs or TMDLS for the Anaheim Bay - Huntington Harbour Watershed.		

Section II Project Description

II.1 Project Description

Description of Proposed Project				
Development Category (From Model WQMP, Table 7.11-2; or -3)	Category 1 - New development project that creates 10,000 square feet or more of impervious surface.			
Project Area (ft ²): 48,396	Number of Dwelling Units: 66		SIC Code: N/A	
Project Area	Pervious		Impervious	
	Area (acres or sq ft)	Percentage	Area (acres or sq ft)	Percentage
Pre-Project Conditions	40,452 SF	84%	7,942 SF	16%
Post-Project Conditions	12,143 SF	25%	36,253 SF	75%
Drainage Patterns/Connections	The majority of site drainage proceeds southerly from the site into Catherine Street. From there it drains westerly to Beach Boulevard and into a catch basin that lies westerly of the project. The catch basin discharges into the Anaheim-Barber Channel that lies north of the site. The proposed drainage system will connect into the back of this catch basin. A small portion of the site drains to an existing 10" pipe at a headwall on the northerly side of the site which drains directly into the channel. This discharge point will not be used in this project.			

Narrative Project Description:

The project is located at 12282 Beach Boulevard in Stanton, CA, and consists of 1.136 Acres. The project has a disturbed area of 1.111 acres and does not include work outside of the property boundary. (There are portions of the property behind fences along the channel that encroach onto the property that do not contribute to the "disturbed area".) The proposed land use for the project is Multi-Family Residential.

The current land use consists of 7,598 SF of parking area, 344 SF of sidewalks, and 40,452 SF of pervious area. The proposed land use will consist of 2 buildings totaling 12,631 SF; 23,622 SF of parking areas; and 12,143 SF of pervious area.

The site is mostly vacant. Remnants of a previous development on parts of the site include pavement, curbs & gutters, walks, trees, fences and miscellaneous utilities. The site is bounded on the south by Catherine Avenue, on the west by Beach Boulevard, on the east by an existing single-family development, and on the north by a concrete-lined drainage channel named the Anaheim-Barber City Channel.

The site presently drains predominantly southerly on the surface directly into the curb & gutter along Catherine Avenue. From there it drains west to Beach Boulevard, then north into a catch basin on Beach Boulevard. The catch basin outlet drains into the Anaheim-Barber City Channel. A small portion of the site currently drains northerly to a headwall with an opening that drains directly into the channel. Final grades will direct 100% of flows to the new treatment system and this outlet will be abandoned.

The project consists of constructing: a 66-unit assisted living development; landscape areas; a parking lot, trash enclosure, garage, and other miscellaneous structures that support facility operations.

The majority of the proposed site is covered by the building roof. An area west of the building will remain pervious landscaped area.

The proposed development collects drainage from the site and transmits flows to a drainage pipe on the south side of the property along Catherine Avenue. These flows will be directed to a StormTech Subsurface Stormwater Management System, (StormTech System). This BMP removes sediments, trash and debris that may otherwise continue downstream and also stores a volume of water prior to biofiltration treatment. (See the attachments for plans and other detailed information about the StormTech System.)

The excess runoff volume from the 2-year storm cannot feasibly be retained by infiltration or capture/use, therefore the project will utilize on-site hydromodification controls to retain the excess volume to the maximum extent possible. This will be accomplished with the StormTech System. The StormTech System consists of a series of half-pipes and aggregates that includes an underdrain. Flows are directed into the system allowing the treated volume to be stored in the half-pipes and pore spaces of the aggregates. The volume is detained and slowly released into a Modular Wetlands Stormwater Biofiltration System (MWS) for biofiltration treatment before being discharged into the public drainage system. High flows during storms that are greater than the design storm are designed to bypass the StormTech storage system and drain directly to the back of the catch basin in Beach Boulevard.

The MWS provides primary treatment of pollutants through biofiltration prior to joining the high flows and discharging into the catch basin in Beach Blvd. The MWS allows the flows to pass through a vegetated media for treatment prior to discharge into the storm drain system.

II.2 Potential Stormwater Pollutants

Pollutants of Concern			
Pollutant	Check One for each: E=Expected to be of concern N=Not Expected to be of concern		Additional Information and Comments
Suspended-Solid/ Sediment	E <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Runoff from the parking areas and landscaped areas will carry suspended solids and sediments to the drainage system.
Nutrients	E <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Nutrients from fertilizers in the landscaped areas, trash and debris, and eroded soils can make their way into the drainage system.
Heavy Metals	E <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Heavy metal pollutants are expected due to the presence of the parking lot associated with the project.
Pathogens (Bacteria/Virus)	E <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Pathogens occur in the natural environment and can contribute as a source of pollutants to the drainage system.
Pesticides	E <input checked="" type="checkbox"/>	N <input type="checkbox"/>	May be used at the site and could be a contributing pollutant source.
Oil and Grease	E <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Potential pollutant from cars in the parking areas.
Toxic Organic Compounds	E <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Toxic organic compounds are expected due to the presence of the parking lot associated with the project.
Trash and Debris	E <input checked="" type="checkbox"/>	N <input type="checkbox"/>	Trash & debris could collect in areas throughout the development making its way into the drainage system.

II.3 Hydrologic Conditions of Concern

☐ No

☒ Yes

Calculations have been performed in the hydrology report, (included in the attachments), to determine whether this site has Hydrologic Conditions of Concern (HCOCs). An analysis of the 2-year, 24-hour storm event for the site has been made and the results of the calculations are as follows:

Pre-development 2-year flowrate (Q_1)	=	0.67 cfs
Pre-development T_c	=	23.1 min.
Pre-development 2-year runoff volume (V_1)	=	0.0628 ac-ft.
	=	2,735 cu. ft.
Post-development 2-year flowrate (Q_1)	=	1.08 cfs
Post-development T_c	=	18.6 min.
Post- development 2-year runoff volume (V_2)	=	0.1451 ac-ft.
	=	6,320 cu. ft.

It has been determined that infiltration at the site is infeasible, therefore mitigation of HCOCs will be accomplished using a combination of the StormTech System and MWS.

The detention volume will be detained in the StormTech System. Since biofiltration is being used to treat the runoff the volume that must be detained prior to discharge is the Post-development 2-year, 24-hour runoff volume which is equal to 6,320 cu. ft. The StormTech System has been designed to store 6,754 cu. ft. which is greater than the minimum requirement. (See StormTech attachment for details.)

The flowrate out of the system is controlled by the outlet from the MWS. The post-development flowrate out of the unit shall not be 10% greater than the 2-year, 24-hour flowrate from pre-project flowrate. The pre-project flowrate has been determined to be 0.67 cfs or 300 gpm. The post-project flowrate out of the MWS is approximately 13 gpm which is much less than the pre-project flowrate. The drain down time for the flow has been determined to be 31.26 hours which is less than the maximum allowable drain down time of 48 hours.

Figure XVI-3b is a map included in the attachments that depicts the conveyance system that transmits the flows from the site to the Pacific Ocean. The figure shows that flows discharge to an area susceptible to hydromodification impacts.

II.4 Post Development Drainage Characteristics

The proposed development collects drainage from the site and transmits flows to a drainage pipe on the south side of the property along Catherine Avenue. These flows will be directed to a StormTech Subsurface Stormwater Management System, (StormTech System). This BMP removes sediments, trash and debris that may otherwise continue downstream and also stores a volume of water prior to biofiltration treatment. (See the attachments for plans and other detailed information about the StormTech System.)

The excess runoff volume from the 2-year storm cannot feasibly be retained by infiltration or capture/use, therefore the project will utilize on-site hydromodification controls to retain the excess volume to the maximum extent possible. This will be accomplished with the StormTech System. The StormTech System consists of a series of half-pipes and aggregates that includes an underdrain. Flows are directed into the system allowing the treated volume to be stored in the half-pipes and pore spaces of the aggregates. The volume is detained and slowly released into a Modular Wetlands Stormwater Biofiltration System (MWS) for biofiltration treatment before being discharged into the public drainage system. High flows during storms that are greater than the design storm are designed to bypass the StormTech storage system and drain directly to the back of the catch basin in Beach Boulevard.

The MWS provides primary treatment of pollutants through biofiltration prior to joining the high flows and discharging into the catch basin in Beach Blvd. The MWS allows the flows to pass through a vegetated media for treatment prior to discharge into the storm drain system.

II.5 Property Ownership/Management

The property is presently owned by USS Cal Builders:

Lutfi Bustami, Vice President
8051 Main Street, Stanton CA 90680
lutfib@usscalbuilders.com
(714) 699-5232

There will be no infrastructure improvements transferred to public agencies.

Due to the nature of the development, no homeowners/property owners association will be formed. The facility management team will be responsible for long-term maintenance of the project's stormwater facilities.

Section III Site Description

III.1 Physical Setting

Name of Planned Community/Planning Area (if applicable)	South Gateway Mixed Use District
Location/ Address	12282 Beach Boulevard
	Stanton, CA 90680
General Plan Land Use Designation	Mixed Use
Zoning	Commercial General Zone
Acreage of Project Site	1.136
Predominant Soil Type	The subsurface of the site consists of 3.5 feet of non-certified fill material placed over the existing 2.0 feet of thick loose sandy silt. This layer is underlain by dense interbedded layers of clay, silt, and sand derived from alluviums.

III.2 Site Characteristics

Site Characteristics	
Precipitation Zone	The Project is located in the 0.80" zone as shown on Fig. XVI-1 (Rainfall Zones) of the TGD.
Topography	The site is generally flat with a maximum elevation of 62.2 located in a mounded area at the west end of the site. Elevations throughout the site differ by no more than a foot or so for the most part. The minimum elevation on the site of 58.42 is located at the bottom of a depression at a 10" diameter opening in a headwall that drains into the Anaheim-Barber City Channel.
Drainage Patterns/Connections	A portion of the site along the northerly boundary drains to and through the 10" opening to the channel. The majority of the site drains on the surface southerly into Catherine Avenue then westerly and northerly to a catch basin that discharges into the channel.
Soil Type, Geology, and Infiltration Properties	<p>The site is located in a region of soils designated as Hydrologic Soil Group B as shown on Fig. XVI-2a (NRCS Hydrologic Soils Groups) of the TGD.</p> <p>Generally, the subsurface of the site consists of 3.5 feet of non-certified fill material placed over the existing 2.0 feet of thick, loose, sandy silt. This layer is underlain by dense interbedded layers of clay, silt and sand derived from alluviums.</p>
Hydrogeologic (Groundwater) Conditions	Field observations have revealed that groundwater was encountered at depths of 17.5 feet. Due to seasonal changes, water may be observed at shallower depths at different times of the year.
Geotechnical Conditions (relevant to infiltration)	<p>Site soils consist of dark, olive, sandy silt to dark, olive/gray silty clay within the top 4 feet of exploratory borings. This is underlain by sandy silts, and silty sands at increasing moisture and density down to the water table at a depth of about 18 feet.</p> <p>Percolation tests at the site have revealed that the infiltration rate for the soil is 0.2 inches per hour. Since this rate is less than the allowable infiltration rate of 0.3 inches per hour infiltration BMPs are infeasible for this project.</p>
Off-Site Drainage	There is no off-site drainage to the site.
Utility and Infrastructure Information	Existing abandoned electrical, drainage, gas and other unknown utilities are anticipated to be present at the site. Any existing utilities that interfere with the proposed drainage system and BMPs will be removed. Proposed utilities have been positioned to avoid conflict with the proposed drainage system and BMPs.

III.3 Watershed Description

Receiving Waters	Anaheim-Barber City Channel Bolsa Chica Channel Huntington Harbor Anaheim Bay Pacific Ocean
303(d) Listed Impairments	Bolsa Chica Channel - Ammonia (Unionized), Indicator Bacteria, pH Huntington Harbor - Chlordane, Copper, Lead, Nickel, Pathogens, PCBs, Sediment Toxicity Anaheim Bay - Dieldrin, Nickel, PCBs, Sediment Toxicity
Applicable TMDLs	Bolsa Chica Channel - TMDLs not yet developed Anaheim Bay - TMDLs not yet developed
Pollutants of Concern for the Project	Suspended-Solid/Sediment; Nutrients; Heavy Metals; Pathogens (Bacteria/Virus); Pesticides; Oil & Grease; Toxic Organic Compounds; Trash & Debris
Environmentally Sensitive and Special Biological Significant Areas	The project is not located within any known Environmentally Sensitive Areas (ESAs) or Areas of Special Biological Concern (ASBs).

Section IV Best Management Practices (BMPs)

IV.1 Project Performance Criteria

(NOC Permit Area only) Is there an approved WIHMP or equivalent for the project area that includes more stringent LID feasibility criteria or if there are opportunities identified for implementing LID on regional or sub-regional basis?		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>
If yes, describe WIHMP feasibility criteria or regional/sub-regional LID opportunities.	There are currently no approved WIHMPs for the Anaheim Bay - Huntington Harbor Watershed.		

Project Performance Criteria	
If HCOC exists, list applicable hydromodification control performance criteria (Section 7.II-2.4.2.2 in MWQMP)	<p>Hydromodification controls shall be implemented for this project such that:</p> <ul style="list-style-type: none"> Post-development runoff volume for the 2-year frequency storm does not exceed that of the pre-development condition by more than 5% Time of concentration of post-development runoff for the 2-year storm event is not less than that for the pre-development condition by more than 5%.
List applicable LID performance criteria (Section 7.II-2.4.3 from MWQMP)	Priority projects must infiltrate, harvest and use, evapotranspire, or biotreat/biofilter the 85th percentile, 24-hour storm event (Design Capture Volume).
List applicable treatment control BMP performance criteria (Section 7.II-3.2.2 from MWQMP)	Treatment Control BMPs may only be used as an alternative compliance path if the full design capture volume (DCV) cannot be treated by the use of infiltration, retention, and/or biotreatment BMPs.
Calculate LID DCV for Project. (Appendix III of TGD)	$DCV = C \times d \times A \times (43,560 \text{ sf/ac}) \times (1 \text{ ft}/12 \text{ in})$ $C = (0.75 \times 0.75) + 0.15 = 0.7125$ $d = 0.80 \text{ in. (From Rainfall Zone Map; Figure XVI-1, TGD)}$ $A = 1.111 \text{ ac.}$ $DCV = 2,300 \text{ cu. ft.}$

IV.2. Site Design and Drainage

The project consists of constructing: a 66-unit assisted living development; landscape areas; a parking lot, trash enclosure, garage, and other miscellaneous structures that support facility operations.

The majority of the proposed site is covered by the building roof. An area west of the building will remain pervious landscaped area.

The proposed development collects drainage from the site and transmits flows to a drainage pipe on the south side of the property along Catherine Avenue. These flows will be directed to a StormTech Subsurface Stormwater Management System, (StormTech System). This BMP removes sediments, trash and debris that may otherwise continue downstream and also stores a volume of water prior to biofiltration treatment. (See the attachments for plans and other detailed information about the StormTech System.)

The excess runoff volume from the 2-year storm cannot feasibly be retained by infiltration or capture/use, therefore the project will utilize on-site hydromodification controls to retain the excess volume to the maximum extent possible. This will be accomplished with the StormTech System. The StormTech System consists of a series of half-pipes and aggregates that includes an underdrain. Flows are directed into the system allowing the treated volume to be stored in the half-pipes and pore spaces of the aggregates. The volume is detained and slowly released into a Modular Wetlands Stormwater Biofiltration System (MWS) for biofiltration treatment before being discharged into the public drainage system. High flows during storms that are greater than the design storm are designed to bypass the StormTech storage system and drain directly to the back of the catch basin in Beach Boulevard.

The MWS provides primary treatment of pollutants through biofiltration prior to joining the high flows and discharging into the catch basin in Beach Blvd. The MWS allows the flows to pass through a vegetated media for treatment prior to discharge into the storm drain system.

IV.3 LID BMP Selection and Project Conformance Analysis

IV.3.1 Hydrologic Source Controls (HSCs)

The project will not be seeking any credit for the use of HSCs.

Name	Included?
Localized on-lot infiltration	<input type="checkbox"/>
Impervious area dispersion (e.g. roof top disconnection)	<input type="checkbox"/>
Street trees (canopy interception)	<input type="checkbox"/>
Residential rain barrels (not actively managed)	<input type="checkbox"/>
Green roofs/Brown roofs	<input type="checkbox"/>
Blue roofs	<input type="checkbox"/>
Impervious area reduction (e.g. permeable pavers, site design)	<input type="checkbox"/>
Other:	<input type="checkbox"/>

IV.3.2 Infiltration BMPs

Infiltration is infeasible for this project, therefore infiltration BMPs are not proposed. See the Impervious BMP Feasibility Worksheet in the attachments.

Name	Included?
Bioretention without underdrains	<input type="checkbox"/>
Rain gardens	<input type="checkbox"/>
Porous landscaping	<input type="checkbox"/>
Infiltration planters	<input type="checkbox"/>
Retention swales	<input type="checkbox"/>
Infiltration trenches	<input type="checkbox"/>
Infiltration basins	<input type="checkbox"/>
Drywells	<input type="checkbox"/>
Subsurface infiltration galleries	<input type="checkbox"/>
French drains	<input type="checkbox"/>
Permeable asphalt	<input type="checkbox"/>
Permeable concrete	<input type="checkbox"/>

Permeable concrete pavers	<input type="checkbox"/>
Other:	<input type="checkbox"/>

IV.3.3 Evapotranspiration, Rainwater Harvesting BMPs

Rainwater harvesting is deemed to be infeasible and is not used in the design. See Worksheet J in the attachments.

Name	Included?
All HSCs; See Section IV.3.1	<input type="checkbox"/>
Surface-based infiltration BMPs	<input type="checkbox"/>
Biotreatment BMPs	<input type="checkbox"/>
Above-ground cisterns and basins	<input type="checkbox"/>
Underground detention	<input type="checkbox"/>

IV.3.4 Biotreatment BMPs

The MWS will be used to provide biotreatment of flows being discharged from the site. The MWS is a proprietary biotreatment BMP and meets the criteria as described in the Design Standards Sheet BIO-7 included in the attachments.

Name	Included?
Bioretention with underdrains	<input type="checkbox"/>
Stormwater planter boxes with underdrains	<input type="checkbox"/>
Rain gardens with underdrains	<input type="checkbox"/>
Constructed wetlands	<input type="checkbox"/>
Vegetated swales	<input type="checkbox"/>
Vegetated filter strips	<input type="checkbox"/>
Proprietary vegetated biotreatment systems	<input type="checkbox"/>
Wet extended detention basin	<input type="checkbox"/>
Dry extended detention basins	<input type="checkbox"/>
Other: Modular Wetlands System (MWS)	<input checked="" type="checkbox"/>

IV.3.5 Hydromodification Control BMPs

Hydromodification control is attained using the StormTech System and the Modular Wetlands System as follows:

Hydromodification Control BMPs	
BMP Name	BMP Description
StormTech Subsurface Stormwater Management System (StormTech System)	This BMP stores a volume of water equal to the volume produced from the post-development 2-year, 24-hour storm event prior to entering the MWS for biofiltration treatment and outlet flowrate control. (See the attachments for plans and other detailed information about the StormTech System.)
Modular Wetlands System (MWS)	The MWS is designed to treat the flows for biofiltration, but also controls the flowrate out of the system with an orifice outlet control. Calculations have been made to determine the post-development flowrate and are included in the attachment titled "MWS - Linear Volume Based Sizing Sheet".

HCOCs have been determined to exist as shown in Section II.3. The detention volume will be detained in the StormTech System. Since biofiltration is being used to treat the runoff the volume that must be detained prior to discharge is the Post-development 2-year, 24-hour runoff volume which is equal to 6,320 cu. ft. The StormTech System has been designed to store 6,754 cu. ft. which is greater than the minimum requirement. (See StormTech attachment for details.)

The flowrate out of the system is controlled by the outlet from the MWS. The post-development flowrate out of the unit shall not be 10% greater than the 2-year, 24-hour flowrate from pre-project flowrate. The pre-project flowrate has been determined to be 0.67 cfs or 300 gpm. The post-project flowrate out of the MWS is approximately 13 gpm which is much less than the pre-project flowrate. The drain down time for the flow has been determined to be 31.26 hours which is less than the maximum allowable drain down time of 48 hours.

IV.3.6 Regional/Sub-Regional LID BMPs

There are no Regional or Sub-Regional BMPs required for this project.

IV.3.7 Treatment Control BMPs

Pre-treatment of flows prior to entering StormTech storage system is achieved in the "Isolator Row" of the containment chambers. Trash and debris settles out in this set of chambers to be removed during routine maintenance of the system.

Treatment Control BMPs	
BMP Name	BMP Description
StormTech Subsurface Stormwater Management System (StormTech System)	This BMP removes sediments, trash and debris that may otherwise continue downstream and also stores a volume of water prior to biofiltration treatment. (See the attachments for plans and other detailed information about the StormTech System.)

IV.3.8 Non-structural Source Control BMPs

Fill out non-structural source control check box forms or provide a brief narrative explaining if non-structural source controls were not used.

Non-Structural Source Control BMPs				
Identifier	Name	Check One		If not applicable, state brief reason
		Included	Not Applicable	
N1	Education for Property Owners, Tenants and Occupants	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N2	Activity Restrictions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N3	Common Area Landscape Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N4	BMP Maintenance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N5	Title 22 CCR Compliance (How development will comply)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No hazardous waste generation or handling for this project.
N6	Local Industrial Permit Compliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not an industrial site.
N7	Spill Contingency Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No hazardous materials are to be stored at the site.
N8	Underground Storage Tank Compliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No underground storage tanks to be used at the site.
N9	Hazardous Materials Disclosure Compliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No hazardous materials are to be stored at the site.
N10	Uniform Fire Code Implementation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No hazardous materials are to be stored at the site.
N11	Common Area Litter Control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N12	Employee Training	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N13	Housekeeping of Loading Docks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No loading docks on the site.
N14	Common Area Catch Basin Inspection	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N15	Street Sweeping Private Streets and Parking Lots	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
N16	Retail Gasoline Outlets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not a gas station site.

(N1) Education for Property Owners, Tenants & Occupants

The owner of the property will provide information and instruction to all users and successors of the property. This will include instructions on good housekeeping practices and posting of handouts, which provide general information and actions to be taken to maintain water quality management of the site. Educational materials are included in Section VII of this WQMP. In accordance with the requirements of the *Model Water Quality Management Plan*, these materials will be provided to the facility's maintenance personnel responsible for campus maintenance.

(N2) Activity Restrictions

There is no Property Owner's Association (POA) associated with this project. The facility officials will assume responsibility for restricting activities at the site. The following items shall be prohibited or required as noted:

- Hosing down of sidewalk areas is prohibited.
- Blowing or sweeping of debris (leaf litter, grass clippings, litter, etc.) into streets or storm drains is prohibited.
- Dumpster lids are required to be kept closed at all times.
- Trash receptacles are required to be covered or sheltered by a roof overhang or canopy.
- Discharges of paint or masonry wastes are prohibited.
- Washing of kitchen wastes or kitchen equipment to storm drain facilities is prohibited.
- Vehicle washing, maintenance or repair on the premises are prohibited.

(N3) Common Area Landscape Management

Landscape irrigation methods will be constructed to comply with the requirements of the City of Stanton's Water Conservation Standards (Municipal Code Section 20.315.050.) The use of fertilizers and pesticides shall be implemented in accordance with the requirements of the *County Management Guidelines for the use of Fertilizers and Pesticides* (Refer to Appendix C).

(N4) BMP Maintenance

BMP maintenance, implementation schedules, and responsible parties are included with each specific BMP narrative.

(N11) Common Area Litter Control

The facility official will institute a program to implement trash management and litter control procedures. The facility's maintenance crew will be directed to patrol the grounds for litter on a weekly basis as part of their normal duties. Trash receptacles shall be placed at various locations on the site as determined by the facility official, and they shall be emptied daily.

(N12) Employee Training

The facility official will be responsible for training and educating employees in the proper measures required to meet the objectives of this WQMP. This will consist of reviewing the requirements of this WQMP with the facility's staff and maintenance personnel. New employees shall be educated and trained as part of their initial employee orientation.

(N14) Catch Basin Inspection

The facility official will ensure that the catch basins are inspected and cleaned at the beginning of the rainy season on October 15th of each year, and following any significant storm event.

(N15) Street Sweeping Private Streets and Parking Lots

The facility official will insure that the parking lot will be swept on a regular basis. Sweeping shall be done by mechanical means (i.e. by street sweepers) and shall be done bi-weekly. Parking lots are to be kept clean and free of litter. Streets and parking lots will be swept in accordance with the requirements of the City of Stanton.

IV.3.9 Structural Source Control BMPs

Structural Source Control BMPs				
Identifier	Name	Check One		If not applicable, state brief reason
		Included	Not Applicable	
S1	Provide storm drain system stenciling and signage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
S2	Design and construct outdoor material storage areas to reduce pollution introduction	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No Outdoor storage at site.
S3	Design and construct trash and waste storage areas to reduce pollution introduction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
S4	Use efficient irrigation systems & landscape design, water conservation, smart controllers, and source control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
S5	Protect slopes and channels and provide energy dissipation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable; site is relatively flat.
	Incorporate requirements applicable to individual priority project categories (from SDRWQCB NPDES Permit)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Not applicable to this project.
S6	Dock areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None on the site.
S7	Maintenance bays	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None on the site.
S8	Vehicle wash areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None on the site.
S9	Outdoor processing areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None on the site.
S10	Equipment wash areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None on the site.
S11	Fueling areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None on the site.
S12	Hillside landscaping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No hillsides on the site.
S13	Wash water control for food preparation areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No food preparation areas on the site.
S14	Community car wash racks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No community car wash

(S1) Storm Drain System Stenciling and Signage

Storm drain inlets shall be marked with das makers, (or equal), to notify users of the site not to dump into the drainage system. The project grading plans shall include a detail showing the das marker to be installed at each inlet.

(S3) Trash and Waste Storage Area Design

Trash bin areas shall be designed with a roof over the structure to prevent rainwater from falling within the enclosure and transmitting trash and waste to the drainage system.

(S4) Efficient Irrigation Systems and Landscape Design

The project will be designed in a manner that minimizes the time and method of irrigation to minimize runoff from the excess irrigation water into the drainage system.

IV.4 Alternative Compliance Plan (If Applicable)

Alternative compliance is not required for this project and not used.

IV.4.1 Water Quality Credits

Water quality credits have not been used in the design of this project.

Description of Proposed Project			
Project Types that Qualify for Water Quality Credits (Select all that apply):			
<input type="checkbox"/> Redevelopment projects that reduce the overall impervious footprint of the project site.	<input type="checkbox"/> Brownfield redevelopment, meaning redevelopment, expansion, or reuse of real property which may be complicated by the presence or potential presence of hazardous substances, pollutants or contaminants, and which have the potential to contribute to adverse ground or surface WQ if not redeveloped.	<input type="checkbox"/> Higher density development projects which include two distinct categories (credits can only be taken for one category): those with more than seven units per acre of development (lower credit allowance); vertical density developments, for example, those with a Floor to Area Ratio (FAR) of 2 or those having more than 18 units per acre (greater credit allowance).	
<input type="checkbox"/> Mixed use development, such as a combination of residential, commercial, industrial, office, institutional, or other land uses which incorporate design principles that can demonstrate environmental benefits that would not be realized through single use projects (e.g. reduced vehicle trip traffic with the potential to reduce sources of water or air pollution).	<input type="checkbox"/> Transit-oriented developments, such as a mixed use residential or commercial area designed to maximize access to public transportation; similar to above criterion, but where the development center is within one half mile of a mass transit center (e.g. bus, rail, light rail or commuter train station). Such projects would not be able to take credit for both categories, but may have greater credit assigned		<input type="checkbox"/> Redevelopment projects in an established historic district, historic preservation area, or similar significant city area including core City Center areas (to be defined through mapping).
<input type="checkbox"/> Developments with dedication of undeveloped portions to parks, preservation areas and other pervious uses.	<input type="checkbox"/> Developments in a city center area.	<input type="checkbox"/> Developments in historic districts or historic preservation areas.	<input type="checkbox"/> Live-work developments, a variety of developments designed to support residential and vocational needs together – similar to criteria to mixed use development; would not be able to take credit for both categories.
<input type="checkbox"/> In-fill projects, the conversion of empty lots and other underused spaces into more beneficially used spaces, such as residential or commercial areas.			
Calculation of Water Quality Credits (if applicable)			

IV.4.2 Alternative Compliance Plan Information

No alternative compliance plan used for this project.

Section V Inspection/Maintenance Responsibility for BMPs

BMP Inspection/Maintenance			
BMP	Reponsible Party(ies)	Inspection/ Maintenance Activities Required	Minimum Frequency of Activities
StormTech Subsurface Stormwater Management System, (StormTech System)	Lutfi Bustami	Maintenance is to be done in accordance with manufacturer's specifications.	Frequency of maintenance is to be determined by the manufacturer.
Modular Wetlands Stormwater Biofiltration System (MWS)	Lutfi Bustami	The NSBB is to be maintained as designated by the manufacturer / distributor of the device. This involves regular inspection and cleaning of the device as specified by the manufacturer. The work shall be done by a crew qualified in proper handling and disposal of trash and debris collected during maintenance.	Frequency of maintenance is to be determined by the pollutant load of the surrounding area. Initially, the unit shall be inspected every few months to determine the long-term inspection frequency requirements and a routine maintenance schedule shall then be developed based on that frequency.
N1 Education for Property Owners, Tenants and Occupants	Lutfi Bustami	The owner of the property will provide information and instruction to all users and successors of the property. This will include instructions on good housekeeping practices and posting of handouts, which provide general information and actions to be taken to maintain water quality management of the site. Educational materials are included in Section VII of this WQMP. In accordance with the requirements of the Model Water Quality Management Plan, these materials will be provided to the facility's maintenance personnel responsible for campus maintenance.	Materials shall be presented to employees upon initial City approval of this WQMP; presented to new employees as part of their orientation at initial hire; and reviewed with all employees on an annual basis.

Priority Project Water Quality Management Plan (WQMP)
Stanton Assisted Living Facility

BMP Inspection/Maintenance			
BMP	Reponsible Party(ies)	Inspection/ Maintenance Activities Required	Minimum Frequency of Activities
N2 Activity Restriction	Lutfi Bustami	The property owner will be responsible for managing this property and will assume responsibility for restricting activities at the site as outlined herein. Hosing down of sidewalk areas is prohibited.	Activity restrictions shall be presented to employees upon initial approval of this WQMP; presented to new employees as part of their orientation at initial hire; and reviewed with all employees on an annual basis.
N3 Common Area Landscape Management	Lutfi Bustami	Landscaping and irrigation methods will be constructed to comply with the requirements of the City of Stanton Ordinance Number 968 specifying local water conservation standards. The use of fertilizers and pesticides shall be implemented in accordance with the requirements of the County Management Guidelines for the use of Fertilizers and Pesticides.	Landscape practices shall be reviewed with the landscape maintenance crews upon initial City approval of this WQMP; presented to new employees as part of their orientation at initial hire; and reviewed with all employees on an annual basis.
N4 BMP Maintenance	Lutfi Bustami	The property owner will contract with an appropriately trained maintenance company to regularly inspect and clean the manholes, catch basins and filter inserts in accordance with the manufacturer's requirements and as otherwise directed by the City of Stanton.	Monthly routine inspection of the area and removal of any trash and debris. Inspection and cleaning of the insert itself shall be done in accordance with the manufacturer's specifications.
N11 Common Area Litter Control	Lutfi Bustami	The owner will institute a program to implement trash management and litter control procedures.	The facility's maintenance crew will be directed to patrol the grounds for litter on a weekly basis as part of their normal duties.

Priority Project Water Quality Management Plan (WQMP)
Stanton Assisted Living Facility

BMP Inspection/Maintenance			
BMP	Reponsible Party(ies)	Inspection/ Maintenance Activities Required	Minimum Frequency of Activities
N12 Employee Training	Lutfi Bustami	The owner will be responsible for training and educating employees in the proper measures required to meet the objectives of this WQMP. This will consist of reviewing the requirements of this WQMP with the facility's staff and maintenance personnel. New employees shall be educated and trained as part of their initial employee orientation.	Materials shall be presented to employees upon initial City approval of this WQMP; presented to new employees as part of their orientation at initial hire; and reviewed with all employees on an annual basis.
N14 Common Area Catch Basin Inspection	Lutfi Bustami	Catch basins shall be inspected on a regular basis by the maintenance crew. Trash and debris shall be removed from the area and the maintenance crew shall coordinate clean-up efforts with the catch basin maintenance company as described in N4 above.	The facility's maintenance crew will be directed to patrol the grounds for litter on a weekly basis as part of their normal duties.
N15 Street Sweeping Private Streets and Parking Lots	Lutfi Bustami	The owner will insure that the parking lot will be swept on a regular basis. Parking lots are to be kept clean and free of litter. Streets and parking lots will be swept in accordance with the requirements of the City of Stanton.	Bi-weekly sweeping by mechanical means (i.e. by street sweepers).

The owner is aware of the maintenance responsibilities of the proposed BMPs. A funding mechanism is in place to maintain the BMPs at the frequency stated in this WQMP.

Section VI BMP Exhibit (Site Plan)

VI.1 BMP Exhibit (Site Plan)

See Site Plan on the following page.



WQMP NO. 1

BMP EXHIBIT (SITE PLAN)

ASSISTED LIVING PROJECT
12282 BEACH BLVD.

STANTON, CA

CIVIL ENGINEER



**Sessions
Consulting
Engineers**

231 E. Imperial Hwy. Ste. 2018 Fullerton, CA 92635
(714) 213-8854 Email: kerry@kerryanddoug.com

OWNER

LESS CAL BUILDERS
3001 MAIN STREET
STANFORD, CA 94300
(714) 999-5232



PROJECT NO. 80-212-0	DATE 07/28/18	SHEET 1 OF 1
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VI.2 Submittal and Recordation of Water Quality Management Plan

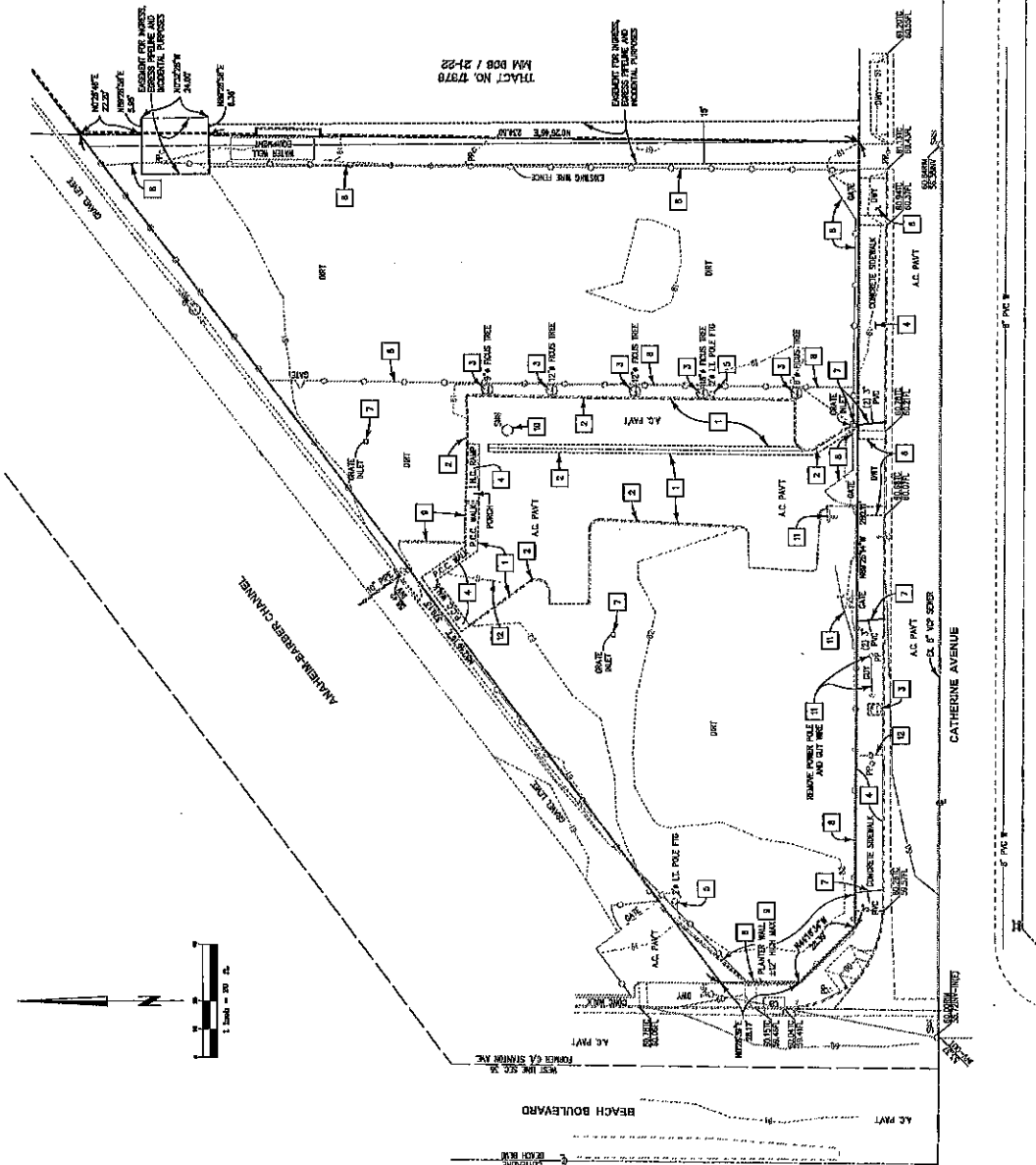
Following approval of the Final Project-Specific WQMP, three copies of the approved WQMP (including BMP Exhibit, Operations and Maintenance (O&M) Plan, and Appendices) shall be submitted. In addition, these documents shall be submitted in a PDF format.

Each approved WQMP (including BMP Exhibit, Operations and Maintenance (O&M) Plan, and Appendices) shall be recorded in the Orange County Clerk-Recorder's Office, prior to close-out of grading and/or building permit. Educational Materials are not required to be included.

Section VII Educational Materials

Refer to the Orange County Stormwater Program (ocwatersheds.com) for a library of materials available.

Education Materials			
Residential Material (http://www.ocwatersheds.com)	Check If Applicable	Business Material (http://www.ocwatersheds.com)	Check If Applicable
The Ocean Begins at Your Front Door	<input checked="" type="checkbox"/>	Tips for the Automotive Industry	<input type="checkbox"/>
Tips for Car Wash Fund-raisers	<input type="checkbox"/>	Tips for Using Concrete and Mortar	<input type="checkbox"/>
Tips for the Home Mechanic	<input type="checkbox"/>	Tips for the Food Service Industry	<input checked="" type="checkbox"/>
Homeowners Guide for Sustainable Water Use	<input type="checkbox"/>	Proper Maintenance Practices for Your Business	<input checked="" type="checkbox"/>
Household Tips	<input checked="" type="checkbox"/>	Other Material	Check If Attached
Proper Disposal of Household Hazardous Waste	<input checked="" type="checkbox"/>		
Recycle at Your Local Used Oil Collection Center (North County)	<input type="checkbox"/>		<input type="checkbox"/>
Recycle at Your Local Used Oil Collection Center (Central County)	<input type="checkbox"/>		<input type="checkbox"/>
Recycle at Your Local Used Oil Collection Center (South County)	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Maintaining a Septic Tank System	<input type="checkbox"/>		<input type="checkbox"/>
Responsible Pest Control	<input type="checkbox"/>		<input type="checkbox"/>
Sewer Spill	<input type="checkbox"/>		<input type="checkbox"/>
Tips for the Home Improvement Projects	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Horse Care	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Landscaping and Gardening	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Tips for Pet Care	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Pool Maintenance	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Residential Pool, Landscape and Hardscape Drains	<input type="checkbox"/>		<input type="checkbox"/>
Tips for Projects Using Paint	<input type="checkbox"/>		<input type="checkbox"/>



DEMOLITION NOTES

- 1 EXISTING 10' WIDE CONCRETE AT PARKING
- 2 REMOVE EXISTING CURB AND GUTTER
- 3 REMOVE EXISTING TREES/PAVING
- 4 REMOVE EXISTING CONCRETE SIDEWALK/PAVING
- 5 REMOVE EXISTING LIGHT POLE FOUNDATION
- 6 REMOVE EXISTING STREET APPROACH
- 7 REMOVE EXISTING DRIVE LINES AND WALKS
- 8 REMOVE EXISTING DRIVE LINES AND WALKS
- 9 REMOVE EXISTING DRIVE LINES AND WALKS
- 10 REMOVE EXISTING DRIVE LINES AND WALKS
- 11 REMOVE EXISTING DRIVE LINES AND WALKS
- 12 REMOVE EXISTING DRIVE LINES AND WALKS

TOPOGRAPHIC MAP & DEMOLITION PLAN

ASSISTED LIVING PROJECT

12282 BEACH BLVD.

STANTON, CA

PROJECT NO.
12282-1

DATE
01/24/10

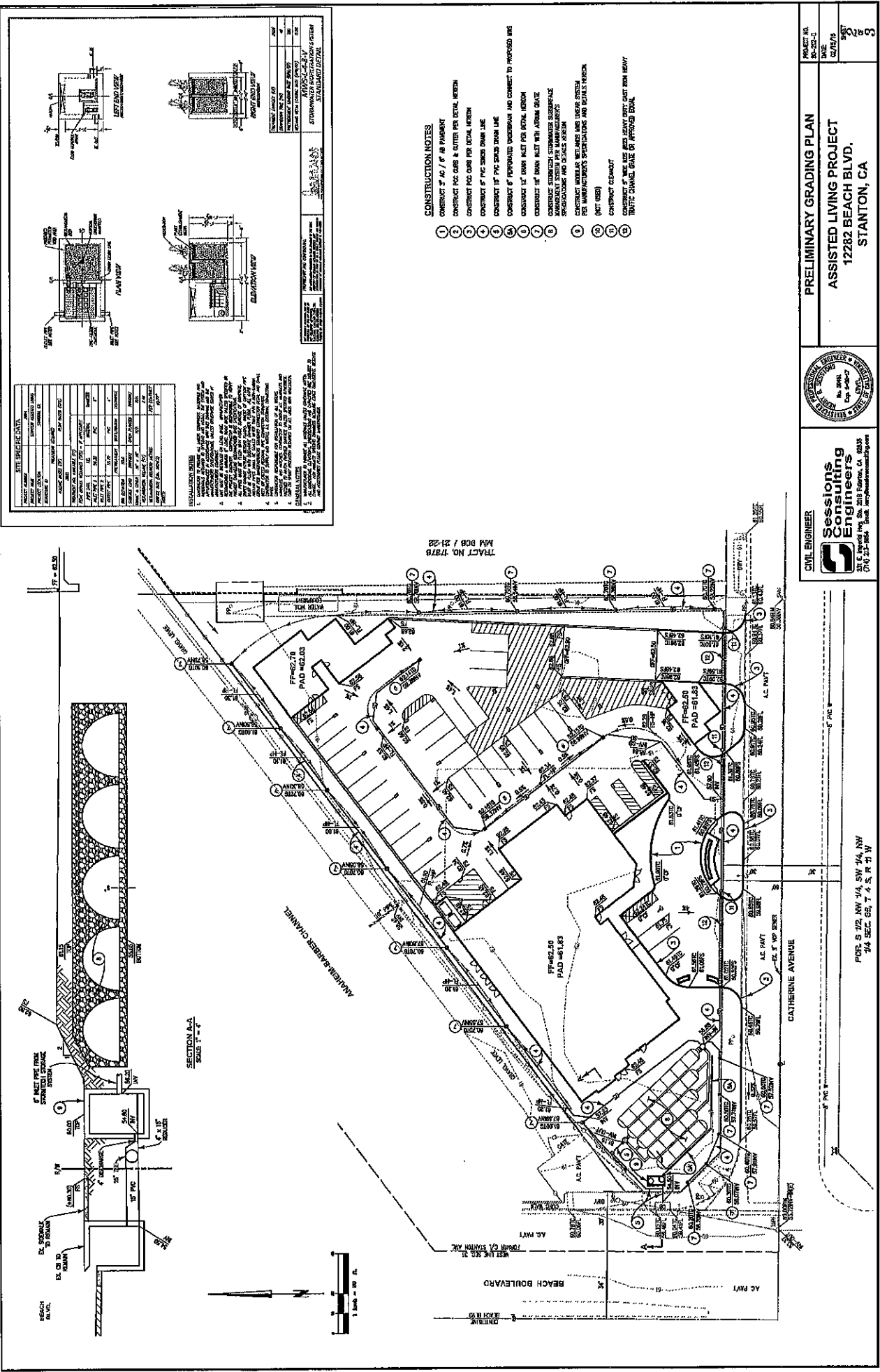
SCALE
1" = 20'

SHEET
3

CIVIL ENGINEER

Sessions Consulting Engineers

220 E. Imperial Ave. Ste. 200, Fullerton, CA 92630
(714) 266-1111 FAX: 714-266-1112



SITE SPECIFIC DATA

PROJECT NAME	ASSISTED LIVING PROJECT
PROJECT ADDRESS	12282 BEACH BLVD.
PROJECT CITY	STANTON, CA
PROJECT COUNTY	SAN DIEGO
PROJECT ZIP	92083
PROJECT DATE	01/15/18
PROJECT DRAWN BY	WILLIAM CHEN
PROJECT CHECKED BY	WILLIAM CHEN
PROJECT APPROVED BY	WILLIAM CHEN
PROJECT SCALE	1" = 20'
PROJECT SHEET NO.	1
PROJECT TOTAL SHEETS	1
PROJECT CLIENT	ASSISTED LIVING PROJECT
PROJECT CONTACT	WILLIAM CHEN
PROJECT PHONE	(619) 237-8551
PROJECT FAX	(619) 237-8552
PROJECT EMAIL	william@assistedlivingproject.com

INSTALLATION NOTES

1. VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE BEGINNING CONSTRUCTION.
2. VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE BEGINNING CONSTRUCTION.
3. VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE BEGINNING CONSTRUCTION.
4. VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE BEGINNING CONSTRUCTION.
5. VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE BEGINNING CONSTRUCTION.
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10. VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE BEGINNING CONSTRUCTION.

CONSTRUCTION NOTES

1. CONSTRUCT 2" AC / 6" AS PAVEMENT
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STANDARD DETAIL

STANDARD DETAIL

CONSTRUCTION NOTES

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10. CONSTRUCT 2" AC / 6" AS PAVEMENT

CIVIL ENGINEER

Sessions Consulting Engineers

335 E. Imperial Ave., Ste. 200, Escondido, CA 92026
(619) 237-8551, Fax: (619) 237-8552, Email: william@assistedlivingproject.com

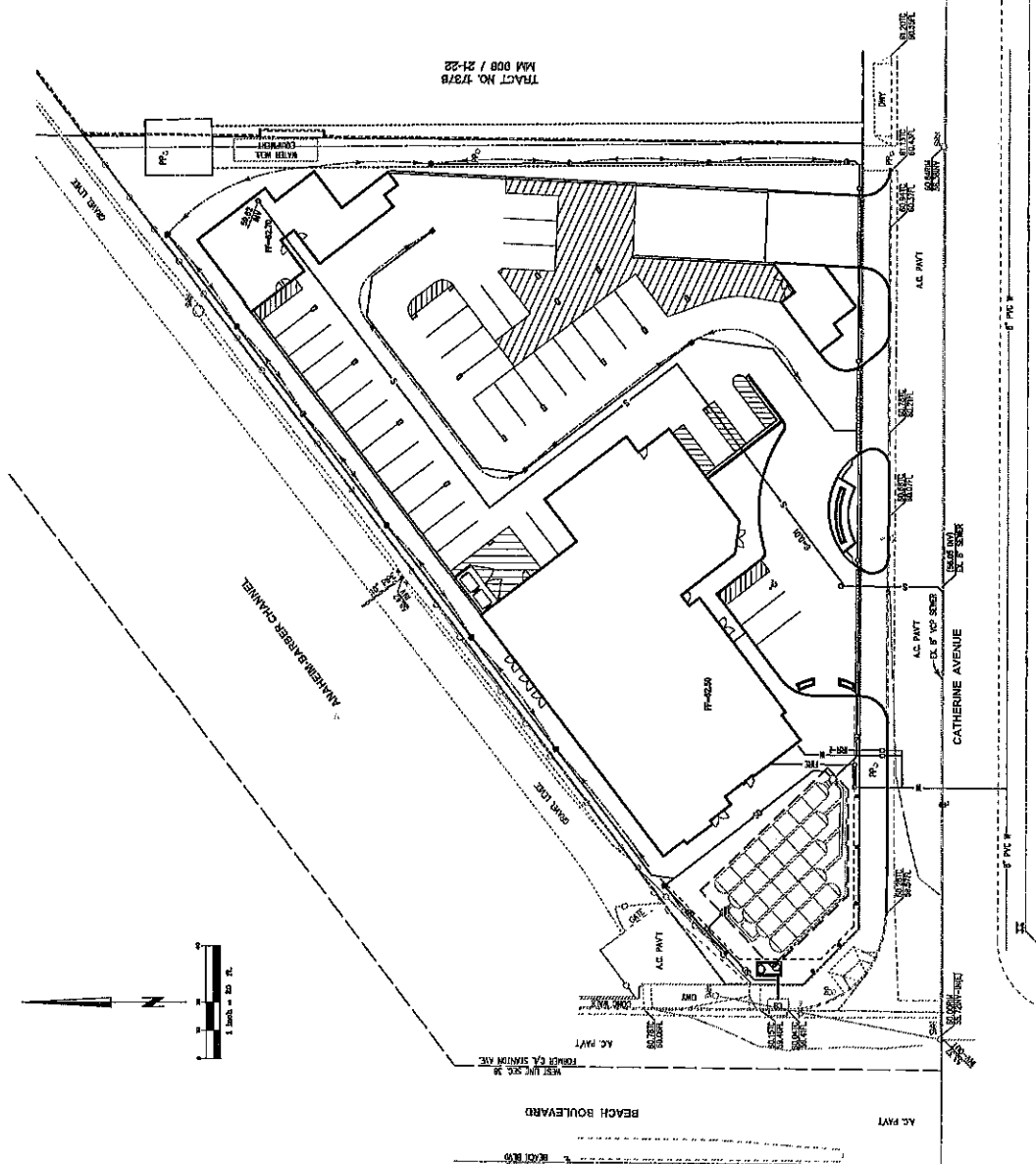
PRELIMINARY GRADING PLAN

ASSISTED LIVING PROJECT

12282 BEACH BLVD.

STANTON, CA

PROJECT NO. SC-202-3
DATE 01/15/18
SHEET 1 OF 1



PROJECT NO.
80-212-0
DATE
01/26/15

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER:	BILL DE JONG 714-394-5922 BILL.DEJONG@ADS-PIPE.COM
ADS SALES REP:	DAVID MORSECH 519-405-8771 DAVID.MORSECH@ADS-PIPE.COM
PROJECT NO.:	128575



ADVANCED DRAINAGE SYSTEMS, INC.



STANTON ASSISTED LIVING

SANTON, CA

STORMWATER CHAMBER SPECIFICATIONS

1. CHAMBERS SHALL BE STORMTECH MC-3500 OR APPROVED EQUAL.
2. CHAMBERS SHALL BE MADE FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPED FLOW OR LIMIT ACCESS FOR INSPECTION.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
6. CHAMBERS SHALL BE DESIGNED AND ALLOWABLE LOADS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
7. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE FOLLOWING UPON REQUEST TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE.
 - a. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2787 AND BY AASHTO FOR THERMOPLASTIC PIPE.
 - b. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET, THE 50 YEAR CREEP MODULUS DATA SPECIFIED IN ASTM F2418 MUST BE USED AS PART OF THE AASHTO STRUCTURAL EVALUATION TO VERIFY LONG-TERM PERFORMANCE.
 - c. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.
8. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-3500 CHAMBER SYSTEM

1. STORMTECH MC-3500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
2. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR AN EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL ROWS BEHIND THE CHAMBER BED.
 - BACKFILL ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELLED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM - 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE 3/4"-2" (20-50 mm) MEETING THE AASHTO M43 DESIGNATION OF #3 OR #4.
9. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
10. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIALS BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
11. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

1. STORMTECH MC-3500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
 2. THE USE OF EQUIPMENT OVER MC-3500 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER TIERED LOADER, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE.
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
 3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.
- USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

PROPOSED LAYOUT

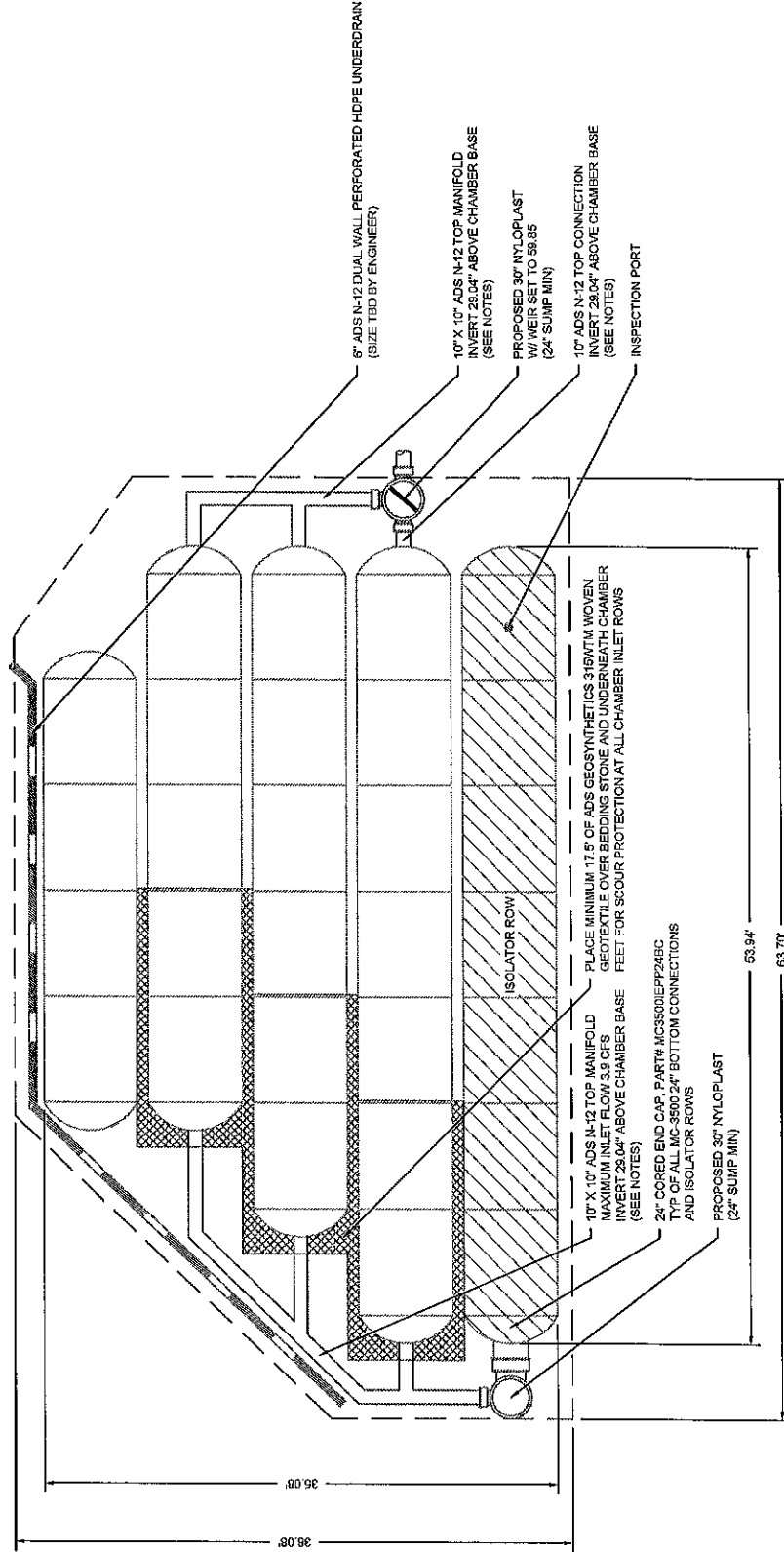
(26) STORMTECH MC-3500 CHAMBERS
 (10) STORMTECH MC-3500 END CAPS
 INSTALLED WITH 12" COVER STONE, 9" BASE STONE, 40% STONE VOID
 INSTALLED SYSTEM VOLUME: 6,754 CF (PERIMETER STONE INCLUDED)
 AREA OF SYSTEM: 2,160 FT²
 PERIMETER OF SYSTEM: 185 FT

PROPOSED ELEVATIONS

MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED): 66.85
 MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC): 61.35
 MINIMUM ALLOWABLE GRADE (UNPAVED NO TRAFFIC): 60.85
 MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT): 60.85
 MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT): 59.85
 TOP OF STONE: 58.85
 TOP OF CHAMBER: 57.62
 10" TOP MANIFOLD INVERT: 55.27
 24" ISOLATOR ROW INVERT: 55.10
 BOTTOM OF CHAMBER: 55.10
 UNDERDRAIN INVERT: 54.35
 BOTTOM OF STONE: 54.35

NOTES

- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH SHEET #7 FOR MANIFOLD SIZING GUIDANCE.
- DUE TO THE ADAPTATION OF THIS CHAMBER SYSTEM TO SPECIFIC SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET.



STANTON ASSISTED LIVING
SANTON, CA

DATE: 1-12-16
PROJECT #: 125875
CHECKED: KMS

StormTech
70 INWOOD ROAD, SUITE 3 | ROCKY HILL, CT | 06067
860-524-4188 | 860-402-2644 | WWW.STORMTECH.COM

4640 TRULEMAN BLVD
HILLIARD, OH 43026
1-800-733-7473



SCALE = 1 : 100



ADVANCED DRAINAGE SYSTEMS, INC.

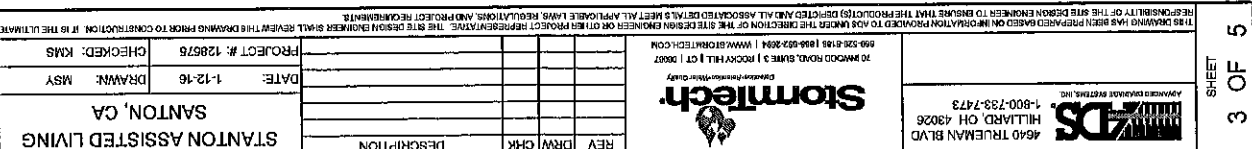
SHEET 2 OF 5

THIS DRAWING HAS BEEN PREPARED BY AN ENGINEER OR ARCHITECT AND THE DESIGN ENGINEER OR ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE SITE DESIGN ENGINEER SHALL REVIEW THIS DRAWING PRIOR TO CONSTRUCTION. IF THE ULTIMATE RESPONSIBILITY OF THE SITE DESIGN ENGINEER OR ARCHITECT IS NOT MET, THE SITE DESIGN ENGINEER OR ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.



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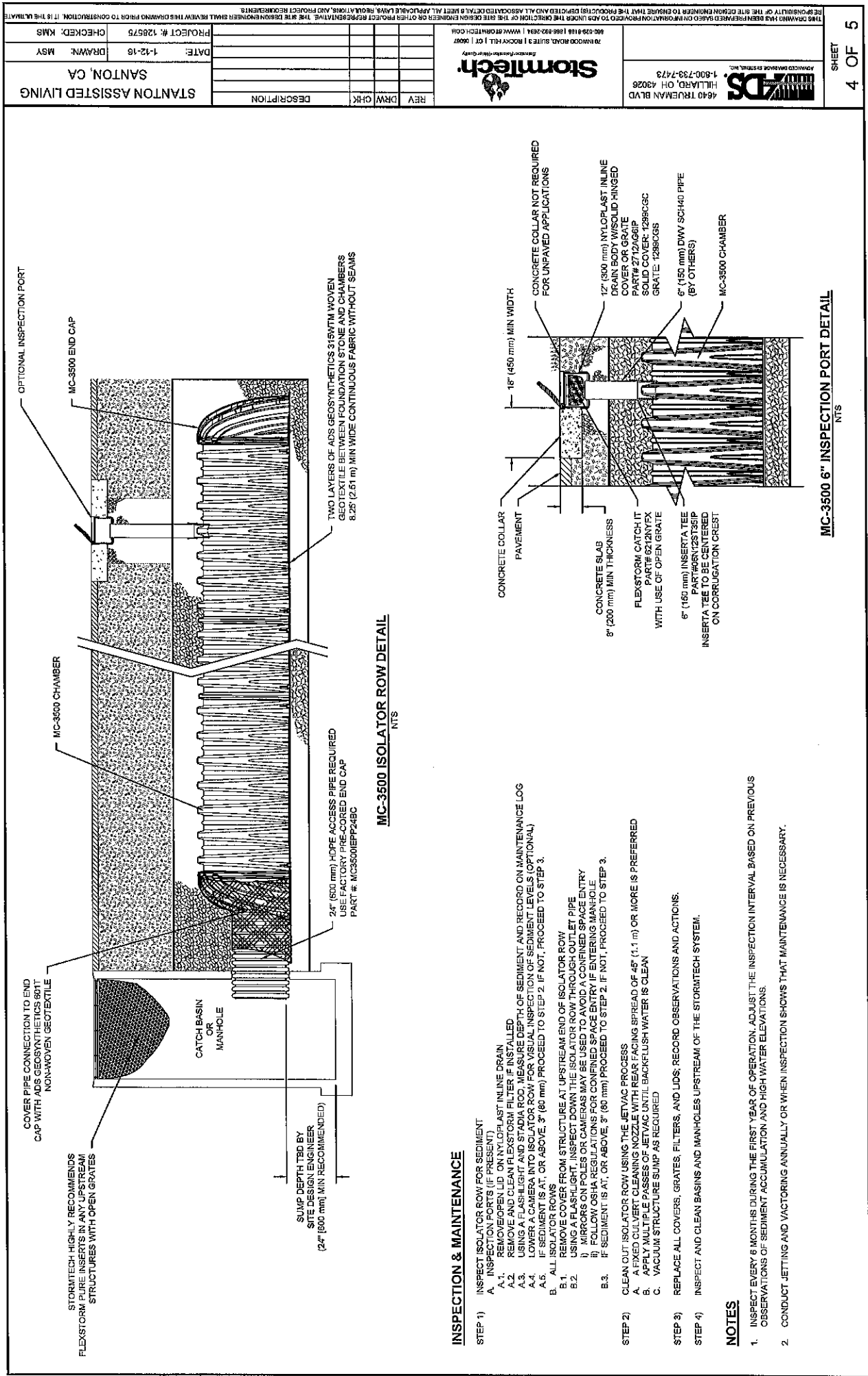
 STANTEC 4640 TRIUMPH BLVD HILLIARD, OH 43026 1-800-733-7473 STANTEC ENGINEERS ARCHT, INC.		 Stormtech 10000 RING RD, SUITE 310 ROCKY HILL, CT 06067 860-252-1818 FAX 860-252-1804 WWW.STORMTECH.COM		THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO AND IN CONFORMANCE WITH THE DESIGN REQUIREMENTS OF THE STATE DESIGN REQUIREMENTS. THE STATE DESIGN REQUIREMENTS SHALL BE REVIEWED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION. IF THE CLIENT/OWNER HAS ANY REQUESTS FOR CHANGES, THE CLIENT/OWNER SHALL BE RESPONSIBLE FOR THE STATE DESIGN REQUIREMENTS. THE STATE DESIGN REQUIREMENTS SHALL BE REVIEWED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION. IF THE CLIENT/OWNER HAS ANY REQUESTS FOR CHANGES, THE CLIENT/OWNER SHALL BE RESPONSIBLE FOR THE STATE DESIGN REQUIREMENTS.	
DATE:	1-12-16	CHECKED:	KMS	DRAWN:	MSY
PROJECT #:	128976				

 STANTEC 4640 TRIUMPH BLVD HILLIARD, OH 43026 1-800-733-7473 STANTEC ENGINEERS ARCHT, INC.		 Stormtech 10000 RING RD, SUITE 310 ROCKY HILL, CT 06067 860-252-1818 FAX 860-252-1804 WWW.STORMTECH.COM		THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION PROVIDED TO AND IN CONFORMANCE WITH THE DESIGN REQUIREMENTS OF THE STATE DESIGN REQUIREMENTS. THE STATE DESIGN REQUIREMENTS SHALL BE REVIEWED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION. IF THE CLIENT/OWNER HAS ANY REQUESTS FOR CHANGES, THE CLIENT/OWNER SHALL BE RESPONSIBLE FOR THE STATE DESIGN REQUIREMENTS. THE STATE DESIGN REQUIREMENTS SHALL BE REVIEWED BY THE DESIGN ENGINEER PRIOR TO CONSTRUCTION. IF THE CLIENT/OWNER HAS ANY REQUESTS FOR CHANGES, THE CLIENT/OWNER SHALL BE RESPONSIBLE FOR THE STATE DESIGN REQUIREMENTS.	
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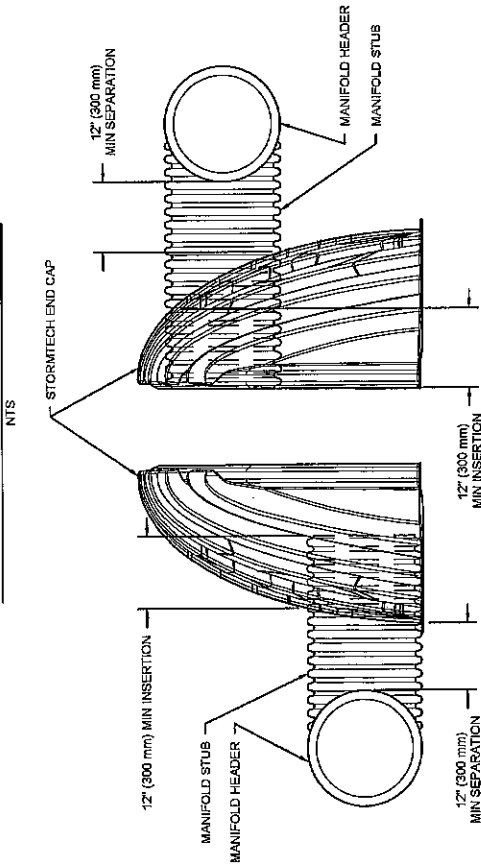


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| PROJECT #: | 128976 | | | | |

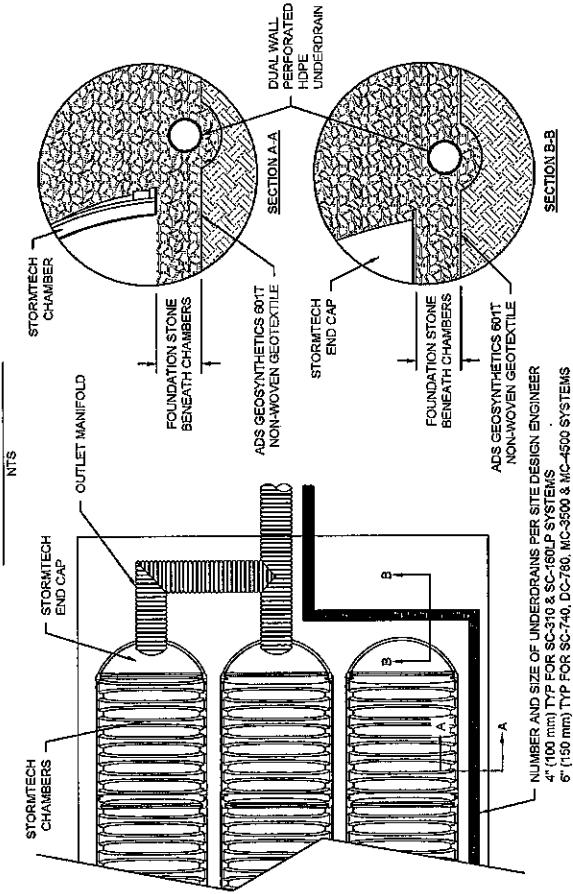


MC-SERIES END CAP INSERTION DETAIL



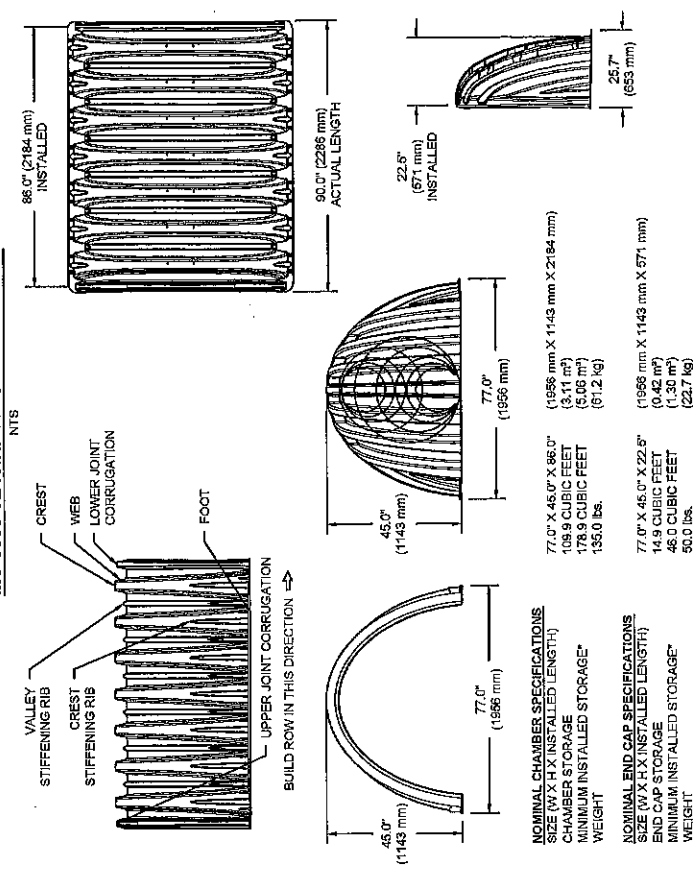
NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

UNDERDRAIN DETAIL



NUMBER AND SIZE OF UNDERDRAINS PER SITE DESIGN ENGINEER
4\"/>

MC-3500 TECHNICAL SPECIFICATION



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)
CHAMBER STORAGE
MINIMUM INSTALLED STORAGE*
WEIGHT
(1936 mm X 1143 mm X 2184 mm)
(3.11 m³)
(5.06 m³)
178.9 CUBIC FEET
(91.2 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)
END CAP STORAGE
MINIMUM INSTALLED STORAGE*
WEIGHT
(77.0\"/>

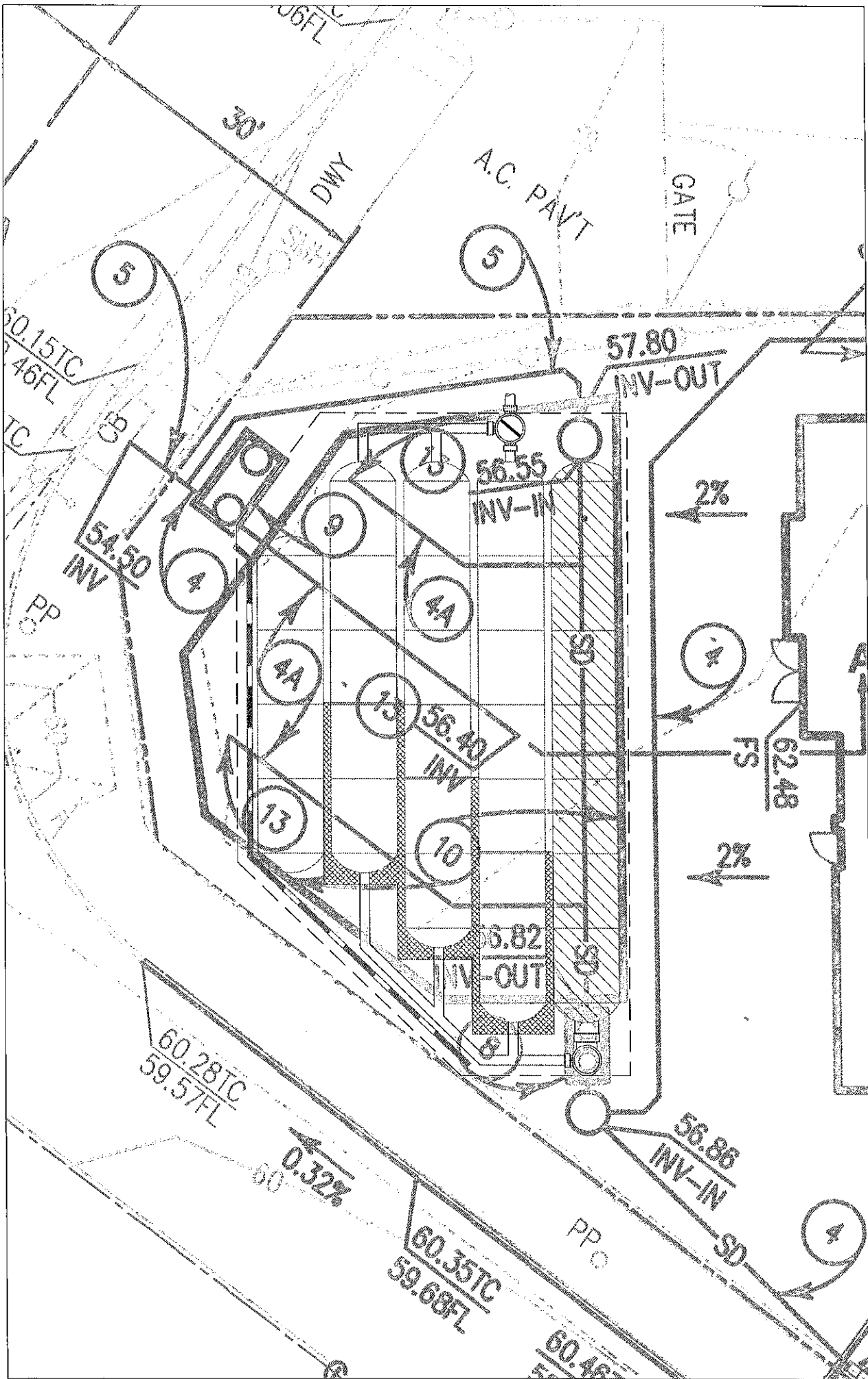
*ASSUMES 12\"/>

STUBS AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"
STUBS AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"

PART #	STUB	B	C
MC3500EPP06T	6" (160 mm)	33.21" (844 mm)	—
MC3500EPP08T	8" (200 mm)	—	0.65" (17 mm)
MC3900EPP08T	8" (200 mm)	31.15" (791 mm)	—
MC3500EPP08B	10" (260 mm)	29.04" (738 mm)	0.81" (21 mm)
MC3900EPP10T	10" (260 mm)	—	—
MC3900EPP10B	12" (300 mm)	28.38" (670 mm)	0.93" (24 mm)
MC3500EPP12T	15" (375 mm)	—	1.35" (34 mm)
MC3500EPP16T	15" (375 mm)	23.35" (594 mm)	1.50" (38 mm)
MC3500EPP15B	18" (450 mm)	20.33" (509 mm)	1.77" (45 mm)
MC3500EPP18T	24" (600 mm)	14.45" (368 mm)	2.09" (52 mm)
MC3500EPP22ATC	28" (725 mm)	—	—
MC3500EPP24B	28" (725 mm)	—	—

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PRECURED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24\"/>



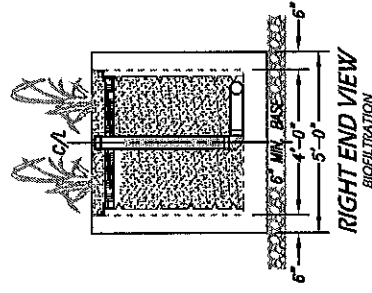
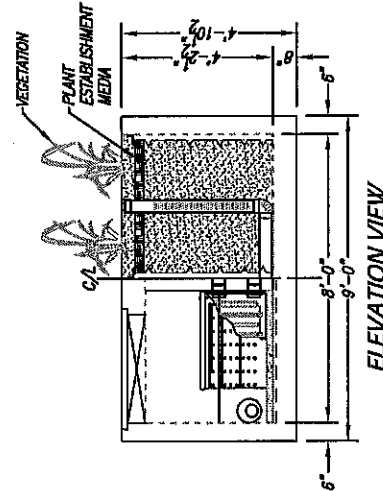
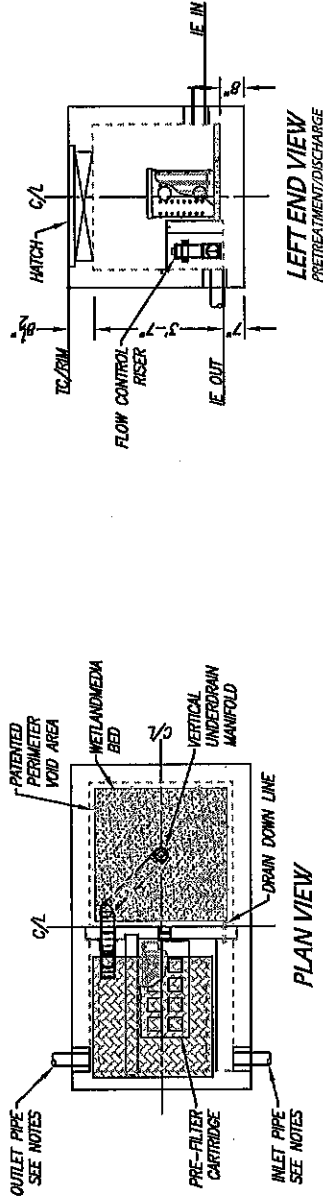
SITE SPECIFIC DATA	
PROJECT NUMBER	2864
PROJECT NAME	STANTON ASSISTED LIVING
PROJECT LOCATION	STANTON, CA
STRUCTURE ID	
TREATMENT REQUIRED	
VOLUME BASED (CF)	FLOW BASED (CFS)
3585	
TREATMENT HGL AVAILABLE (FT)	
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE	
PIPE DATA	I.E. MATERIAL DIAMETER
INLET PIPE 1	56.20 PVC 4"
INLET PIPE 2	
OUTLET PIPE	55.70 PVC 4"
PRETREATMENT	BIOFILTRATION
RIM ELEVATION	60.0
SURFACE LOAD	PARKWAY
FRAME & COVER	35" x 35" N/A
WETLAND MEDIA VOLUME (CY)	2.49
WETLAND MEDIA DELIVERY METHOD	PER CONTRACT
ORIFICE SIZE (DIA. INCHES)	90.77"
NOTES:	

INSTALLATION NOTES

- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
- UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
- ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL GAPS AROUND PIPES SHALL BE SEALED WATER TIGHT WITH A NON-SHRINK GROUT PER MANUFACTURERS STANDARD CONNECTION DETAIL AND SHALL MEET OR EXCEED REGIONAL PIPE CONNECTION STANDARDS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES.
- MANUFACTURER RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
- DRIP OR SPRAY IRRIGATION REQUIRED ON ALL UNITS WITH VEGETATION.

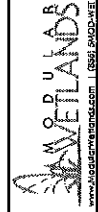
GENERAL NOTES

- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT MANUFACTURER.



TREATMENT CAPACITY (CF)	5035
DRANDOWN TIME (HR)	48
PRETREATMENT LOADING RATE (GPM/SF)	TBD
WETLAND MEDIA LOADING RATE (GPM/SF)	0.26

MWS-L-4-8-V
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL



THE PROJECT ASSIGNED MAY BE REPRODUCED BY ONE OR MORE OF THE FOLLOWING US PATENTS: 7,052,882; 7,470,382; 7,674,476; 7,674,477; 7,674,478; 7,674,479; 7,674,480; 7,674,481; 7,674,482; 7,674,483; 7,674,484; 7,674,485; 7,674,486; 7,674,487; 7,674,488; 7,674,489; 7,674,490; 7,674,491; 7,674,492; 7,674,493; 7,674,494; 7,674,495; 7,674,496; 7,674,497; 7,674,498; 7,674,499; 7,674,500; 7,674,501; 7,674,502; 7,674,503; 7,674,504; 7,674,505; 7,674,506; 7,674,507; 7,674,508; 7,674,509; 7,674,510; 7,674,511; 7,674,512; 7,674,513; 7,674,514; 7,674,515; 7,674,516; 7,674,517; 7,674,518; 7,674,519; 7,674,520; 7,674,521; 7,674,522; 7,674,523; 7,674,524; 7,674,525; 7,674,526; 7,674,527; 7,674,528; 7,674,529; 7,674,530; 7,674,531; 7,674,532; 7,674,533; 7,674,534; 7,674,535; 7,674,536; 7,674,537; 7,674,538; 7,674,539; 7,674,540; 7,674,541; 7,674,542; 7,674,543; 7,674,544; 7,674,545; 7,674,546; 7,674,547; 7,674,548; 7,674,549; 7,674,550; 7,674,551; 7,674,552; 7,674,553; 7,674,554; 7,674,555; 7,674,556; 7,674,557; 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Table 2.7: Infiltration BMP Feasibility Worksheet

	Infeasibility Criteria	Yes	No
1	Would Infiltration BMPs pose significant risk for groundwater related concerns? Refer to Appendix VIII (Worksheet I) for guidance on groundwater-related infiltration feasibility criteria.		
<p>Provide basis:</p> <p>Summarize findings of studies provide reference to studies, calculations, maps, data sources, etc. Provide narrative discussion of study/data source applicability.</p>			
2	<p>Would Infiltration BMPs pose significant risk of increasing risk of geotechnical hazards that cannot be mitigated to an acceptable level? (Yes if the answer to any of the following questions is yes, as established by a geotechnical expert):</p> <ul style="list-style-type: none"> • The BMP can only be located less than 50 feet away from slopes steeper than 15 percent • The BMP can only be located less than eight feet from building foundations or an alternative setback. • A study prepared by a geotechnical professional or an available watershed study substantiates that stormwater infiltration would potentially result in significantly increased risks of geotechnical hazards that cannot be mitigated to an acceptable level. 		
<p>Provide basis:</p> <p>Summarize findings of studies provide reference to studies, calculations, maps, data sources, etc. Provide narrative discussion of study/data source applicability.</p>			
3	Would infiltration of the DCV from drainage area violate downstream water rights?		
<p>Provide basis:</p> <p>Summarize findings of studies provide reference to studies, calculations, maps, data sources, etc. Provide narrative discussion of study/data source applicability.</p>			

Table 2.7: Infiltration BMP Feasibility Worksheet (continued)

	Partial Infeasibility Criteria	Yes	No
4	Is proposed infiltration facility located on HSG D soils or the site geotechnical investigation identifies presence of soil characteristics which support categorization as D soils?		
<p>Provide basis:</p> <p>Summarize findings of studies provide reference to studies, calculations, maps, data sources, etc. Provide narrative discussion of study/data source applicability.</p>			
5	Is measured infiltration rate below proposed facility less than 0.3 inches per hour ? This calculation shall be based on the methods described in Appendix VII .		
<p>Provide basis:</p> <p>Summarize findings of studies provide reference to studies, calculations, maps, data sources, etc. Provide narrative discussion of study/data source applicability.</p>			
6	Would reduction of over predeveloped conditions cause impairments to downstream beneficial uses, such as change of seasonality of ephemeral washes or increased discharge of contaminated groundwater to surface waters ?		
<p>Provide citation to applicable study and summarize findings relative to the amount of infiltration that is permissible:</p> <p>Summarize findings of studies provide reference to studies, calculations, maps, data sources, etc. Provide narrative discussion of study/data source applicability.</p>			
7	Would an increase in infiltration over predeveloped conditions cause impairments to downstream beneficial uses, such as change of seasonality of ephemeral washes or increased discharge of contaminated groundwater to surface waters ?		
<p>Provide citation to applicable study and summarize findings relative to the amount of infiltration that is permissible:</p> <p>Summarize findings of studies provide reference to studies, calculations, maps, data sources, etc. Provide narrative discussion of study/data source applicability.</p>			

Table 2.7: Infiltration BMP Feasibility Worksheet (continued)

Infiltration Screening Results (check box corresponding to result):		
8	<p>Is there substantial evidence that infiltration from the project would result in a significant increase in I&I to the sanitary sewer that cannot be sufficiently mitigated? (See Appendix XVII)</p> <p>Provide narrative discussion and supporting evidence:</p> <p>Summarize findings of studies provide reference to studies, calculations, maps, data sources, etc. Provide narrative discussion of study/data source applicability.</p>	
9	<p>If any answer from row 1-3 is yes: infiltration of any volume is not feasible within the DMA or equivalent.</p> <p>Provide basis:</p> <p>Summarize findings of infeasibility screening</p>	
10	<p>If any answer from row 4-7 is yes, infiltration is permissible but is not presumed to be feasible for the entire DCV. Criteria for designing biotreatment BMPs to achieve the maximum feasible infiltration and ET shall apply.</p> <p>Provide basis:</p> <p>Summarize findings of infeasibility screening</p>	
11	<p>If all answers to rows 1 through 11 are no, infiltration of the full DCV is potentially feasible, BMPs must be designed to infiltrate the full DCV to the maximum extent practicable.</p>	

Harvest and Use Infeasibility

Harvest and use infeasibility criteria include:

- If inadequate demand exists for the use of the harvested rainwater. See **Appendix X** for guidance on determining harvested water demand and applicable feasibility thresholds.
- If the use of harvested water for the type of demand on the project violates codes or ordinances most applicable to stormwater harvesting in effect at the time of project application and a waiver of these codes and/or ordinances cannot be obtained. It is noted that codes and ordinances most applicable to stormwater harvesting may change

Table X.8: Minimum Irrigated Area for Potential Partial Capture Feasibility

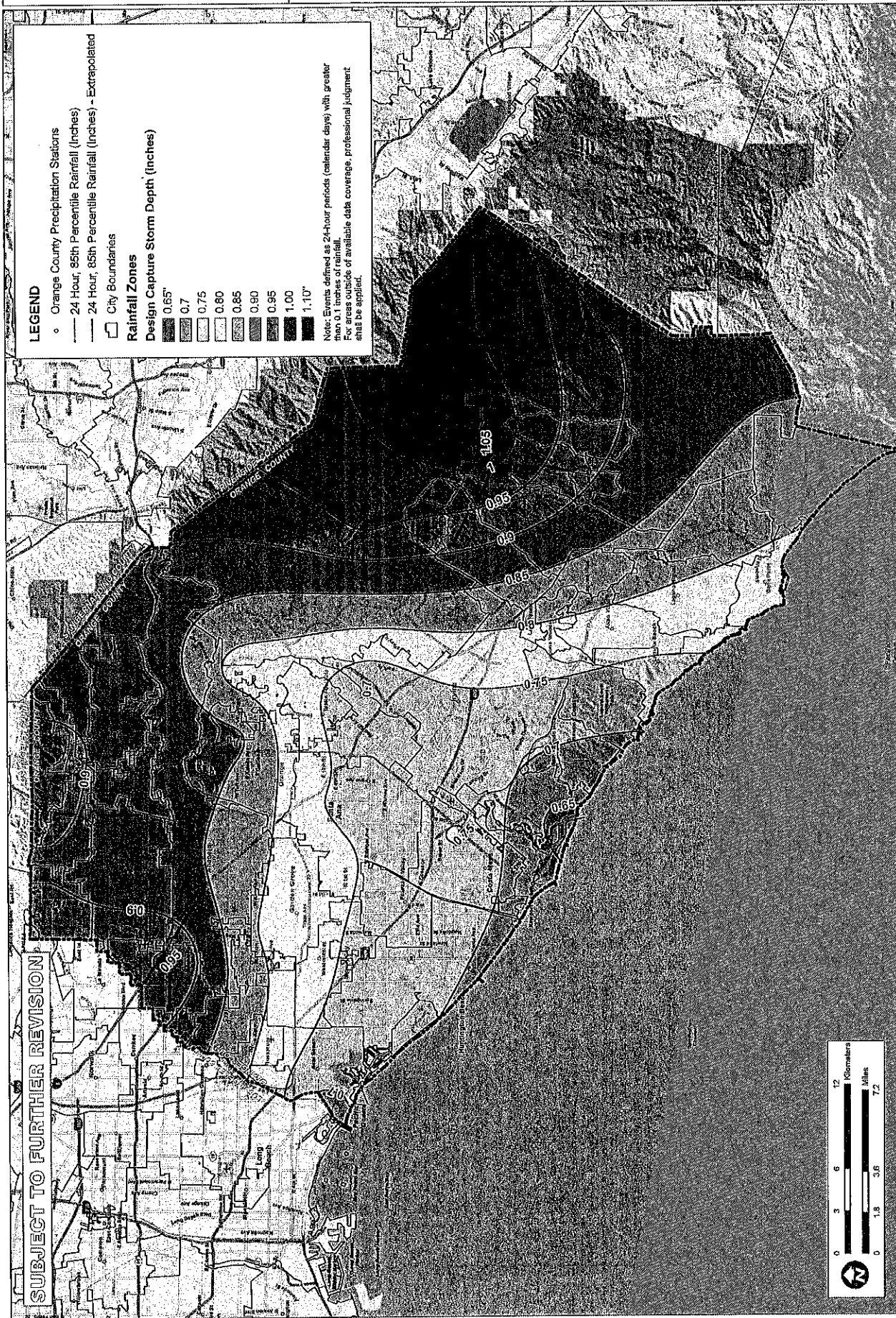
General Landscape Type	Conservation Design: $K_L = 0.35$			Active Turf Areas: $K_L = 0.7$		
Closest ET Station	Irvine	Santa Ana	Laguna	Irvine	Santa Ana	Laguna
Design Capture Storm Depth, inches	Minimum Required Irrigated Area per Tributary Impervious Acre for Potential Partial Capture, ac/ac					
0.60	0.66	0.68	0.72	0.33	0.34	0.36
0.65	0.72	0.73	0.78	0.36	0.37	0.39
0.70	0.77	0.79	0.84	0.39	0.39	0.42
0.75	0.83	0.84	0.90	0.41	0.42	0.45
0.80	0.88	0.90	0.96	0.44	0.45	0.48
0.85	0.93	0.95	1.02	0.47	0.48	0.51
0.90	0.99	1.01	1.08	0.49	0.51	0.54
0.95	1.04	1.07	1.14	0.52	0.53	0.57
1.00	1.10	1.12	1.20	0.55	0.56	0.60

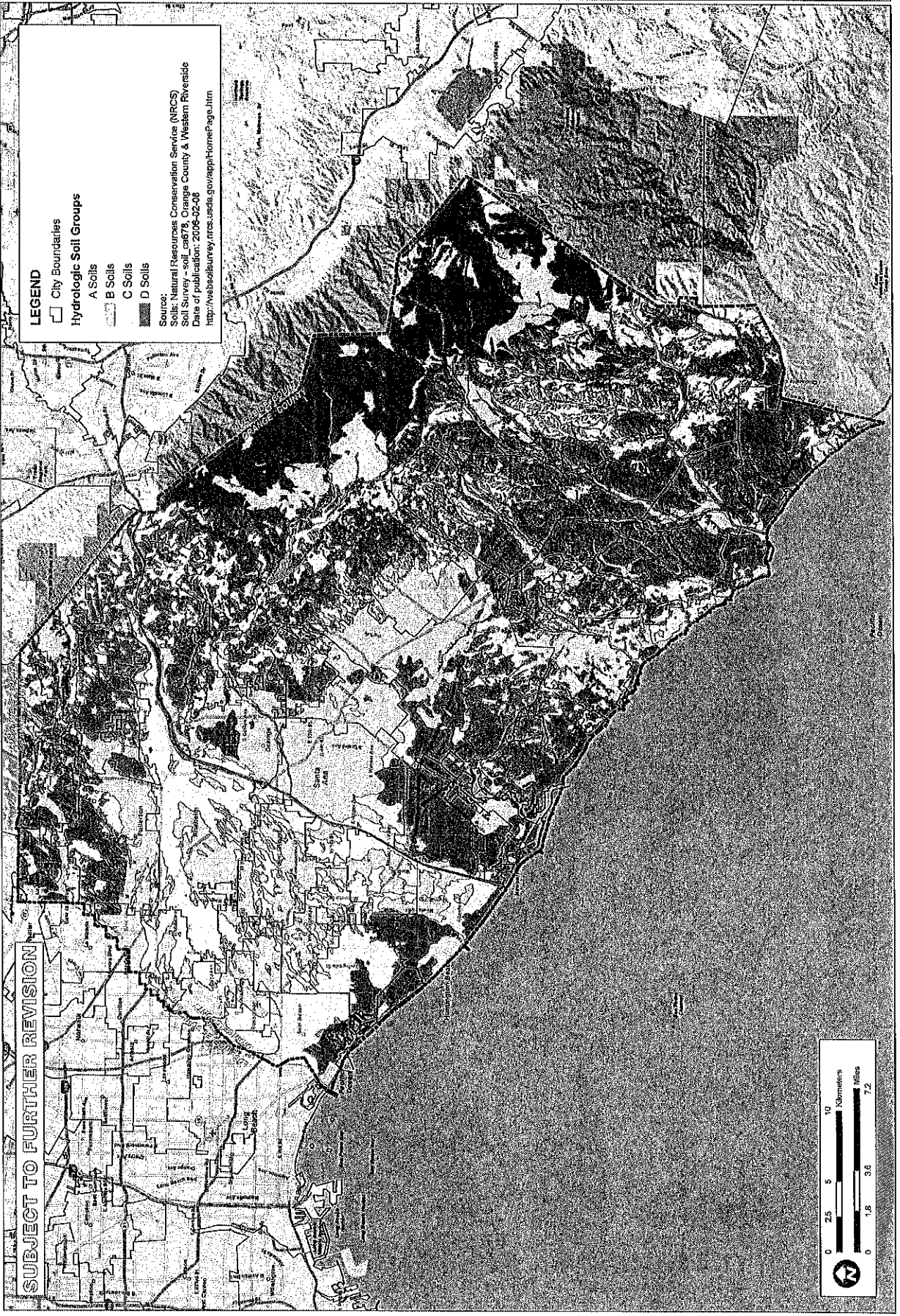
Worksheet J: Summary of Harvested Water Demand and Feasibility

1	What demands for harvested water exist in the tributary area (check all that apply):		
2	Toilet and urinal flushing	<input type="checkbox"/>	
3	Landscape irrigation	<input checked="" type="checkbox"/>	
4	Other: _____	<input type="checkbox"/>	
5	What is the design capture storm depth? (Figure III.1)	d	inches
6	What is the project size?	A	ac
7	What is the acreage of impervious area?	IA	ac
For projects with both toilet flushing and indoor demand			
8	What is the minimum use required for partial capture? (Table X.6)		gpd
9	What is the project estimated minimum wet season total daily use?		gpd
10	Is partial capture potentially feasible? (Line 9 > Line 8?)		
For projects with only toilet flushing demand			
11	What is the minimum TUTIA for partial capture? (Table X.7)	*	
12	What is the project estimated TUTIA?		

Worksheet J: Summary of Harvested Water Demand and Feasibility

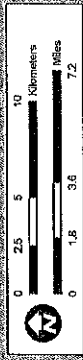
13	Is partial capture potentially feasible? (Line 12 > Line 11?)		
For projects with only irrigation demand			
14	What is the minimum irrigation area required based on conservation landscape design? (Table X.8)		ac
15	What is the proposed project irrigated area? (multiply conservation landscaping by 1; multiply active turf by 2)		ac
16	Is partial capture potentially feasible? (Line 15 > Line 14?)		
Provide supporting assumptions and citations for controlling demand calculation:			





SUBJECT TO FURTHER REVISION

LEGEND
 City Boundaries
 Hydrologic Soil Groups
 A Soils
 B Soils
 C Soils
 D Soils
 Source:
 Soils: Natural Resources Conservation Service (NRCS)
 Soil Survey - soil_ca678, Orange County & Western Riverside
 Date of publication: 2008-02-08
<http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm>



Worksheet B: Simple Design Capture Volume Sizing Method

Step 1: Determine the design capture storm depth used for calculating volume				
1	Enter design capture storm depth from Figure III.1, d (inches)	$d =$		inches
2	Enter the effect of provided HSCs, d_{HSC} (inches) (Worksheet A)	$d_{HSC} =$		inches
3	Calculate the remainder of the design capture storm depth, $d_{remainder}$ (inches) (Line 1 - Line 2)	$d_{remainder} =$		inches
Step 2: Calculate the DCV				
1	Enter Project area tributary to BMP (s), A (acres)	$A =$		acres
2	Enter Project Imperviousness, imp (unitless)	$imp =$		
3	Calculate runoff coefficient, $C = (0.75 \times imp) + 0.15$	$C =$		
4	Calculate runoff volume, $V_{design} = (C \times d_{remainder} \times A \times 43560 \times (1/12))$	$V_{design} =$		cu-ft
Step 3: Design BMPs to ensure full retention of the DCV				
Step 3a: Determine design infiltration rate				
1	Enter measured infiltration rate, $K_{measured}$ (in/hr) (Appendix VII)	$K_{measured} =$		in/hr
2	Enter combined safety factor from Worksheet H, S_{final} (unitless)	$S_{final} =$		
3	Calculate design infiltration rate, $K_{design} = K_{measured} \times S_{final}$	$K_{design} =$		in/hr
Step 3b: Determine minimum BMP footprint				
4	Enter drawdown time, T (max 48 hours)	$T =$		Hours
5	Calculate max retention depth that can be drawn down within the drawdown time (feet), $D_{max} = K_{design} \times T \times (1/12)$	$D_{max} =$		feet
6	Calculate minimum area required for BMP (sq-ft), $A_{min} = V_{design} / d_{max}$	$A_{min} =$		sq-ft

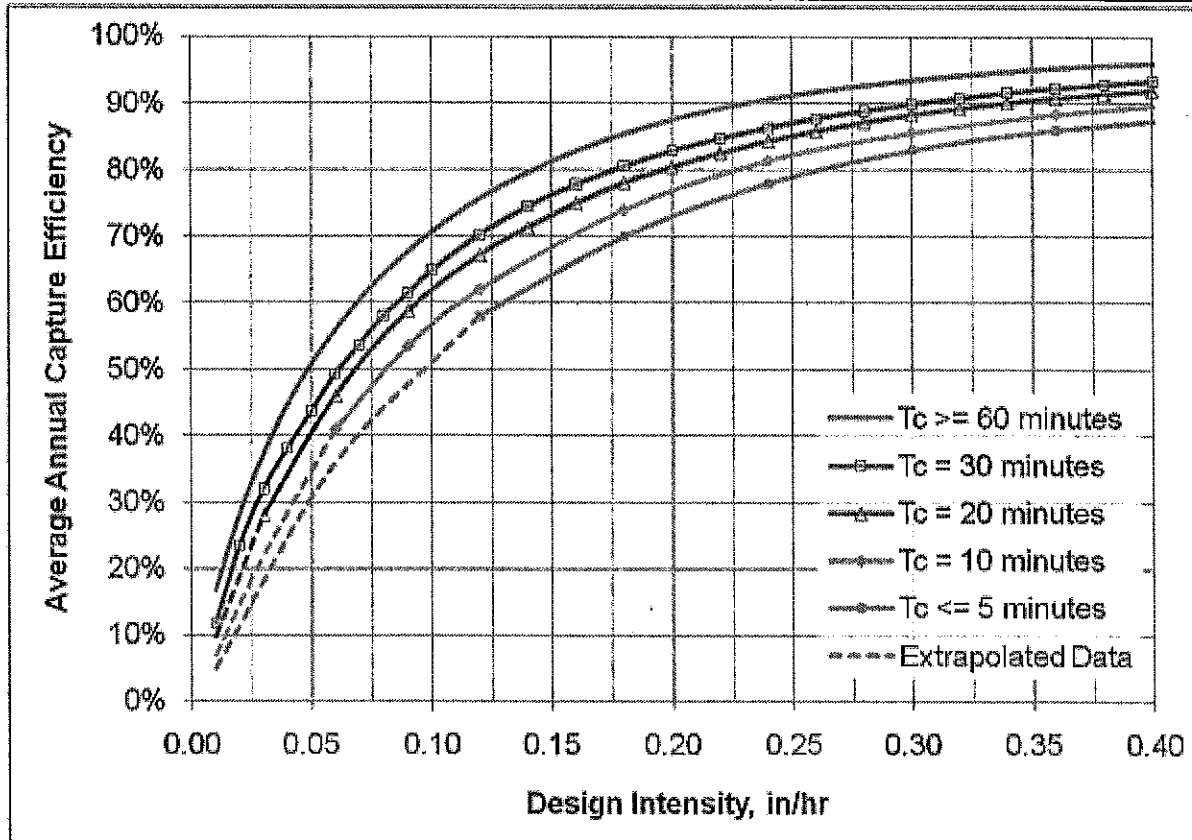
TECHNICAL GUIDANCE DOCUMENT APPENDICES

Worksheet D: Capture Efficiency Method for Flow-Based BMPs

Step 1: Determine the design capture storm depth used for calculating volume				
1	Enter the time of concentration, T_c (min) (See Appendix IV.2)	$T_c =$	18.6	min.
2	Using Figure III.4 , determine the design intensity at which the estimated time of concentration (T_c) achieves 80% capture efficiency, I_1	$I_1 =$	0.21	in/hr
3	Enter the effect depth of provided HSCs upstream, d_{HSC} (inches) (Worksheet A)	$d_{HSC} =$	0.00	inches
4	Enter capture efficiency corresponding to d_{HSC} , Y_2 (Worksheet A)	$Y_2 =$	0	%
5	Using Figure III.4 , determine the design intensity at which the time of concentration (T_c) achieves the upstream capture efficiency (Y_2), I_2	$I_2 =$	0	
6	Determine the design intensity that must be provided by BMP, $I_{design} = I_1 - I_2$	$I_{design} =$	0.21	
Step 2: Calculate the design flowrate				
1	Enter Project area tributary to BMP (s), A (acres)	$A =$	1.11	acres
2	Enter Project Imperviousness, imp (unitless)	$imp =$	0.75	
3	Calculate runoff coefficient, $C = (0.75 \times imp) + 0.15$	$C =$	0.7125	
4	Calculate design flowrate, $Q_{design} = (C \times I_{design} \times A)$	$Q_{design} =$	0.17	cfs
Supporting Calculations				
Describe system:				
Modular Wetlands System				
Provide time of concentration assumptions: Time of concentration established in hydrology report.				

Worksheet D: Capture Efficiency Method for Flow-Based BMPs

Graphical Operations



Provide supporting graphical operations. See Example III.7.

MWS - LINEAR VOLUME BASED SIZING SHEET

Project Location

Project Name	STANTON ASSISTED LIVING
City/Town	
State	
Zip Code	



Horizontal Flow Biofiltration System

SIZING CALCULATIONS

Impervious Area



BMP Drainage Area
(not required - manual entry - not part of formula)

--

Acres

Watershed Impervious Ratio
(not required - manual entry - not part of formula)

--

This includes all areas that will contribute runoff to the proposed BMP, including pervious areas, impervious areas, and off-site areas, whether or not they are directly or indirectly connected to the BMP.

Watershed Imperviousness Ratio, is equal to the percent of total impervious area in the "BMP Drainage Area" divided by 100

Runoff Coefficient "C"
(not required - manual entry - not part of formula)

--

Water Quality Volume (required)

3585

cubic feet

Design Storm Duration

3

hours

Use sizing procedures provided by state or local agencies to determine the appropriate Water Quality Volume. Intensities and design storms vary widely by region and method.

Varies depending on geographical region. Set at 0 for pump system set up. LA County 3 hours. Call for details.

MWS - Linear Sizing

MWS - Linear Model Number (from matrix)

MWS-4-8

quantity

Please choose size from "Model Size Matrix" Tab

Of Units

1

quantity

Select the number of systems required to treat the water quality volume. Will vary depending on drain down time regulations.

Discharge Rate (from matrix)

13.08

gallons/minute

Loading Rate of 0.26 gpm/sq ft or 25 in/hr. Field Verified.

Volume Treated During Event

Processed through MWS - Linear

313.92

cubic feet

13.08 gals/minute

Volume Treated Following Event

MWS - Linear Static Capacity (from matrix)

80.51

cubic feet

Volume Needed In Pre-Storage

3191

cubic feet

Set at zero to start. Size pre-storage system to hold this volume

Sizing complete when equal to values of zero.

TOTAL STORMWATER TREATED

3585

cubic feet

Note: This amount should be equal to the "Water Quality Volume"

Drain Down Time

31.26

hours

Drain down time must be equal to or less than requirement of local jurisdiction. Default 48 hours.

Feel free to fax or email proposed sizing calculations to Modular Wetlands Systems, Inc. for assistance with sizing, compliance, and design.

Phone: 760.433.7640

Fax: 760.433.3176

Email: Info@modularwetlands.com

BIO-7: Proprietary Biotreatment

Proprietary biotreatment devices are devices that are manufactured to mimic natural systems such as bioretention areas by incorporating plants, soil, and microbes engineered to provide treatment at higher flow rates or volumes and with smaller footprints than their natural counterparts. Incoming flows are typically filtered through a planting media (mulch, compost, soil, plants, microbes, etc.) and either infiltrated or collected by an underdrain and delivered to the storm water conveyance system. Tree box filters are an increasingly common type of proprietary biotreatment device that are installed at curb level and filled with a bioretention type soil. For low to moderate flows they operate similarly to bioretention systems and are bypassed during high flows. Tree box filters are highly adaptable solutions that can be used in all types of development and in all types of soils but are especially applicable to dense urban parking lots, street, and roadways.

Also known as:

- *Catch basin planter box*
- *Bioretention vault*
- *Tree box filter*



Proprietary biotreatment

Source:

<http://www.americastusa.com/index.php/filtrera/>

Feasibility Screening Considerations

- Proprietary biotreatment devices that are unlined may cause incidental infiltration. Therefore, an evaluation of site conditions should be conducted to evaluate whether the BMP should include an impermeable liner to avoid infiltration into the subsurface.

Opportunity Criteria

- Drainage areas of 0.25 to 1.0 acres.
- Land use may include commercial, residential, mixed use, institutional, and subdivisions. Proprietary biotreatment facilities may also be applied in parking lot islands, traffic circles, road shoulders, and road medians.
- Must not adversely affect the level of flood protection provided by the drainage system.

OC-Specific Design Criteria and Considerations

- ☒ Frequent maintenance and the use of screens and grates to keep trash out may decrease the likelihood of clogging and prevent obstruction and bypass of incoming flows.
- ☒ Consult proprietors for specific criteria concerning the design and performance.
- ☒ Proprietary biotreatment may include specific media to address pollutants of concern. However, for proprietary device to be considered a biotreatment device the media must be capable of supporting rigorous growth of vegetation.
- ☒ Proprietary systems must be acceptable to the reviewing agency. Reviewing agencies shall have the discretion to request performance information. Reviewing agencies shall have the discretion to deny the use of a proprietary BMP on the grounds of performance, maintenance considerations, or other relevant factors.

- ☒ In right of way areas, plant selection should not impair traffic lines of site. Local jurisdictions may also limit plant selection in keeping with landscaping themes.

Computing Sizing Criteria for Proprietary Biotreatment Device

- Proprietary biotreatment devices can be volume based or flow-based BMPs.
- Volume-based proprietary devices should be sized using the Simple Design Capture Volume Sizing Method described in **Appendix III.3.1** or the Capture Efficiency Method for Volume-Based, Constant Drawdown BMPs described in **Appendix III.3.2**.
- The required design flowrate for flow-based proprietary devices should be computed using the Capture Efficiency Method for Flow-based BMPs described in **Appendix III.3.3**.

Additional References for Design Guidance

- Los Angeles Unified School District (LAUSD) Stormwater Technical Manual, Chapter 4:
[http://www.laschools.org/employee/design/fs-studies-and-reports/download/white_paper_report_material/Storm Water Technical Manual 2009-opt-red.pdf?version_id=76975850](http://www.laschools.org/employee/design/fs-studies-and-reports/download/white_paper_report_material/Storm_Water_Technical_Manual_2009-opt-red.pdf?version_id=76975850)
- Los Angeles County Stormwater BMP Design and Maintenance Manual, Chapter 9:
http://dpw.lacounty.gov/DES/design_manuals/StormwaterBMPDesignandMaintenance.pdf
- Santa Barbara BMP Guidance Manual, Chapter 6:
http://www.santabarbaraca.gov/NR/rdonlyres/91D1FA75-C185-491E-A882-49EE17789DF8/0/Manual_071008_Final.pdf

PROFESSIONAL ENGINEERS CONSULTING, Inc.

<u>GEOTECHNICAL</u>	<u>ENVIRONMENTAL</u>	<u>TESTING</u>	<u>INSPECTION</u>
25422 Trabuco Rd. #105	Lake Forest, CA 92630	Phone 949-768-3693	info@pesoil.com
27636 Ynez Road, # L7	Temecula, CA 92591	Phone 951-698-4598	www.pesoil.com

GEOTECHNICAL INVESTIGATIONS

SITE:

12282 Beach Boulevard
Stanton, CA 90680

DATE:

January 31, 2014

Project Number:

ST0114

PREPARED FOR:

Ms. Manju Pai
Studio π^2
20 Truman, Ste 210,
Irvine, CA 92620

PROFESSIONAL ENGINEERS CONSULTING, Inc.

GEOTECHNICAL	ENVIRONMENTAL	TESTING	INSPECTION
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January 31, 2014

Ms. Manju Pai
Studio π^2
20 Truman, Ste 210,
Irvine, CA 92620

Dear Ms. Manju:

Professional Engineers Consulting, Inc. is pleased to present you this soil report for your project located at 12282 Beach Blvd, Stanton, CA 90680.

Based on the actual site condition, laboratory analyses, and our field observations, we are providing you a summary of geotechnical studies. It is our opinion that the enclosed conclusions and recommendations can be used for the design and construction of this project.

This opportunity to be of professional service is greatly appreciated. Should you have any questions or require additional information, please do not hesitate to contact our office at 949-768-3693.

Respectfully Submitted,

PROFESSIONAL ENGINEERS CONSULTING, Inc.



Saeed Shahidi
Registered Civil Engineer

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FIGURES

1. SITE LOCATION
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3. GEOLOGIC MAP
4. SEISMIC MAP
5. GROUNDWATER MAP

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BORING LOGS

APPENDIX C

SUMMARY OF LABORATORY ANALYSIS

APPENDIX D

LIQUEFACTION ANALYSIS

PLATES I -IV

PLATES A - D

PROFESSIONAL ENGINEERS CONSULTING, Inc.

*Soil report
12282 Beach Blvd.
Stanton, CA 90680*

Project Number: ST0114

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INTRODUCTION

This report was prepared by Professional Engineers Consulting, Inc. to provide geotechnical investigation for the construction of assisted living building facilities at 12282 Beach Blvd, Stanton, CA 90680. See figures 1 & 2.

The scope of this study is designed to determine and evaluate the surface and subsurface conditions on the subject site and to present preliminary recommendations for the foundation systems and grading requirements as they relate to the development of the residential lot.

SCOPE OF WORK

- Placing four exploratory boreholes, at least four to depth of 50 feet, logging, soil Sampling and preparation for the purpose of laboratory testing, engineering, and liquefaction analysis
- Laboratory testing of selected soil and/or bedrock samples, including visual classification
- Preparation of geotechnical analysis, including bearing and settlement potentials
- Preparation of a report presenting our findings, conclusions, and recommendations for the type of foundation and grading procedures
- Providing seismic design values and recommendations
- Liquefaction analyses, determining the vertical and horizontal extend of liquefaction and provide engineering recommendation to remediate the conditions, if any

SITE LOCATION & DESCRIPTION

The subject lot is within the City of Stanton. The property is located on the east side of Beach Boulevard, at approximately one mile north of 22 Freeway.

The area in general is developed with residential and commercial structures. Currently, the site is vacant and covered by soil and sparse weeds.

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PROPOSED DEVELOPMENT

The lot is going to be used for the construction an assisted living complex. Structures are to be supported on continuous and isolated pad footing type foundations. Loads on the foundations are unknown but are not anticipated to exceed 50 kips per linear foot for column loads. The proposed floors could consist of continuous concrete slabs placed on finish grade and supported by footings. Finished floor elevations will be anticipated to have approximately + 2 % gradient from the street level and also in accordance with the city of Stanton design standards.

Surface drainage will be controlled by sloped concrete flatwork earth swales and area drains will be designed to carry surface water to drain outside the property.

Should details involved in final design vary from those outlined above, this firm should be notified for review and possible revision of our recommendations. Otherwise we can not take any responsibility.

LIQUEFACTION CONDITIONS

Liquefaction can occur when saturated loose and fine granular soils are subjected to excessive ground vibrations or exposure to groundwater.

Per Seismic Hazard Map Quadrangle, the site lies within the area with liquefaction potential as shown on Figure 4.

The subsurface mainly consists of silty soil material with some layers of clay and sand.

Groundwater was encountered during our investigation at depth of 17.5 feet. However due to seasonal changes, water may be observed at shallower depth.

Liquefaction study by our firm indicated that the top 5 to 6 feet of subsurface contains loose sandy artificial fill material with minimal amount of fines, these materials seem to be poorly compacted and have high potential for excessive settlement due to liquefaction. The liquefaction study is included in Appendix "D".

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SEISMICITY and FAULTING

PER Conterminous 48 States, 2005 ASCE 7 Standard:
Latitude = 33.79 Longitude = -118.00

Spectral Response Accelerations S_s and S_1

S_s and S_1 = Mapped Spectral Acceleration Values

Site Class B - $F_a = 1.0$, $F_v = 1.0$

Data are based on a 0.01 deg grid spacing

Period S_a

(sec) (g)

0.2 1.407 (S_s , Site Class D)

1.0 0.508 (S_1 , Site Class D)

Spectral Response Accelerations S_M s and S_{M1}

S_M s = $F_a \times S_s$ and $S_{M1} = F_v \times S_1$

Site Class D - $F_a = 1.0$, $F_v = 1.5$

Period S_a

(sec) (g)

0.2 1.407 (S_M s, Site Class D)

1.0 0.762 (S_{M1} , Site Class D)

Design Spectral Response Accelerations SD_s and SD_1

$SD_s = 2/3 \times S_M$ s and $SD_1 = 2/3 \times S_{M1}$

Site Class D - $F_a = 1.0$, $F_v = 1.5$

Period S_a

(sec) (g)

0.2 0.938 (SD_s , Site Class D)

1.0 0.508 (SD_1 , Site Class D)

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***GEOTECHNICAL INVESTIGATIONS
FIELD STUDY***

Geotechnical field studies consisting of site observations and subsurface exploration were started on January 22, by placing total of four borings to depths of 50 feet to verify the subsurface conditions. Our Registered Civil Engineer the encountered formations. The Boring logs are included in Appendix 'B'. Approximate locations of Borings are shown on Figure 2.

The borings were also used for liquefaction study as presented in Appendix "D".

Undisturbed samples of the soils were obtained at selected intervals. Undisturbed samples were obtained by driving a thin walled steel sampler with successive drops of a 25-pound weight having a free fall of 18 inches. Undisturbed soils were retained in close fitting moisture proof containers and transported to our laboratory. Grab samples were also taken to perform geotechnical laboratory tests.

The exploratory trenches used for subsurface exploration were backfilled with the native soil and with reasonable effort to restore the area to their original condition.

LABORATORY TESTING

Laboratory analyses were performed per STM Standards.

ATTERBERG LIMITS (ASTM D 4318)

The sample is processed to remove any material retained on a 425-um (No. 40) sieve. The Liquid Limit is determined by performing trials in which a portion of the sample is spread in a brass cup, divided in two by a grooving tool, and then allowed to flow together from the shocks caused by repeatedly dropping the cup in a standard mechanical device. The multipoint liquid limit, Method A, requires three or more trials over a range of water contents to be performed and the data from the trial plotted or calculated to make a relationship from which the liquid limit is determined.

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The one-point liquid limit, method B, uses the data from two trials at one water content multiplied by a correction factor to determine the liquid limit.

The Plastic Limit is determined by alternatively pressing together and rolling into a 3.2 mm diameter thread a small portion of the plastic soil until its water content is reduced to a point at which the thread is crumbles and can no longer be pressed together and rolled. The water content of the soil at this point is reported as Plastic Limit. Plasticity Index is the difference between Liquid and Plastic Limit.

SOIL CLASSIFICATION

The field classification of the soils was verified in the laboratory in general accordance with the Unified Soil Classification System. The final classification is shown on the boring logs.

PARTICLE SIZE ANALYSIS

The procedure is repeated for a sufficient number of water contents to establish a relationship between the dry unit weight and the water content of the soil. This data, when plotted, presents a curvilinear relationship known as the compaction curve. The values of optimum water content and modified maximum dry unit weight are determined from the compaction curve. A specimen of the soil is washed over a 75-um (No. 200) sieve. Clay and other particles that are dispersed by the wash water, as well as water-soluble materials, are removed from the soil during the test.

The loss in mass resulting from the wash treatment is calculated as mass percent of the original sample and is reported as the percentage of material finer than a 75-um (No. 200) sieve by washing.

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FIELD OBSERVATION

Based on field observations from the samples obtained from the four 50 feet deep borings, we can present the following:

Generally, the subsurface of the site consists of 3.5 feet of non-certified fill material placed over the existing 2.0 feet thick loose sandy silt. This layer is underlain by dense interbedded layers of clay, silt and sand derived from alluviums.

Groundwater was encountered in our boring at depth of 17.5 feet.

CONCLUSIONS AND RECOMMENDATIONS

It is our opinion that subject property can be developed by using conventional and deepened footings with grade beams and slab-on-grade floors, provided that our enclosed conclusions and recommendations are implemented into the design criteria and project specifications. However, our conclusions at this time are preliminary and are subject to review and modification after reviewing the final plans and design specifications.

FOUNDATION DESIGN RECOMMENDATIONS

- All exterior-building footings should be founded at a minimum depth of 24 inches below the lowest adjacent final grade. Interior footings may be founded at a minimum depth of 24 inches below the lowest adjacent final grade.
- Continuous footings should be reinforced with 4 No. 4 bars, 2 at every one foot.
- Exterior isolated pad footings intended for support of roof overhangs such as patio covers should be a minimum of 24 inches square, and founded at a minimum depth of 48 inches below the lowest adjacent final grade. The pad footings should be reinforced with No. 4 bars spaced 18 inches on centers, both ways, near the bottoms of the footings.

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- Living area concrete floor slabs should be a full 5 inches thick and underlain with 3 inches of clean sand or gravel. All slabs should be reinforced with No. 3 bars spaced 18 inches on centers, both ways. All slab reinforcement should be supported on concrete chairs or bricks to ensure the desired placement near mid depth.
- Living area floor slabs should be underlain with a moisture vapor barrier consisting of a polyvinyl chloride membrane such as 6—mil Visqueen, or equivalent, placed on top of the 2-inch sand. At least 2 inch of clean sand should be placed over the membrane to promote uniform curing of the concrete.
- Garage floor slabs should be a full 5 inches thick and underlain with 4 inches of clean sand or gravel. Garage and parking slabs should be reinforced in a similar manner as living area slabs and poured separately from adjacent wall footings with a positive separation maintained with 3/8-inch minimum felt expansion joint materials, and then quartered with weakened plane joints. A 12-inch wide by 24-inch deep grade beam should also be provided across garage entrances. The grade beam should be reinforced with four No. 4 bars, two top and two at every one foot.
- Prior to placing concrete, the subgrade below all living area and garage slabs should be presoaked to achieve a moisture content that is 30 percent or greater above optimum moisture content. This moisture content should penetrate to a minimum depth of 12 inches into the subgrade

ALLOWABLE FOUNDATION PRESURE

The allowable foundation pressure value is 1,500 psf for footings having a minimum width and depth of 12 inches. An increase of twenty percent shall be allowed for each additional foot of width or depth to a maximum value of three times the designated value. Additionally, an increase of one third shall be permitted when considering load combinations including wind or earthquake loads.

The above values are based on footings placed directly against compacted fill. In the case where footing sides are formed, all backfill against footings should be compacted to at least 90 percent of maximum dry density.

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LATERAL RESISTANCE

A passive earth pressure of 150 pounds per square foot per foot of depth may be used to determine lateral bearing resistance for footings. Lateral sliding resistance coefficient should be 0.25. The above values are based on footings placed directly against bedrock or compacted fill. In the case where footing sides are formed, all backfill against footings should be compacted to at least 90 percent of maximum dry density.

SETTLEMENT

According to our liquefaction study, (Appendix D), the top six feet of the formation is subject to the liquefaction which may produce excessive settlement of up to one inch per 25 feet. This is due to sandy nature of the soil and lack of proper compaction. This can be reduced to 50 % by properly removing and recompacting the upper six feet.

The majority of total and differential settlements are expected to occur during construction or shortly thereafter as building loads are applied. However, should there be any ground shaking, some small seismically induced settlements may be occurred. We recommended using 0.5 inches per 25 feet as differential settlement, after overexcavation and recompaction of the top six feet.

EARTHWORK AND GROUND PREPARATION

All earthwork and grading should be performed in accordance with all applicable requirements of the grading code of the city of Stanton, California, and the recommendations provided below:

- For any area used for structure, surface must be over-excavated for a minimum of 6 feet below the existing grade and recompacted for **90%** of laboratory maximum density. The overexcavation must be extended to a minimum of 5 feet beyond the boundaries.
- For any area used for parking, surface must be over-excavated for a minimum of 5 feet below the existing grade and recompacted for **90%** of laboratory maximum

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Stanton, CA 90680*

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density. The overexcavation must be extended to a minimum of **5** feet beyond the boundaries.

- Prior to placing fill, all areas to receive fill should first be scarified, watered or air dried as necessary to achieve near optimum moisture conditions, and then recompacted in-place for **90%**.
- For proposed driveway and parking subgrade areas, all base material shall be compacted for **95%** of laboratory maximum density.
- The soil must be moisture conditioned to achieve no more than **3%** higher than optimum moisture content.
- Fill soils shall be placed in 8-inch lifts; moisture conditioned and compacted to the required level of compaction.
- All significant weeds or rootlets should be stripped and removed offsite
- All cobbles and gravels over **8"** diameter must be removed from the pad or any backfilling area.
- Stockpile soil materials that are to be used as fill should be cleared of any unsuitable materials prior to placement as properly compacted fill.

IMPORTED SOILS

Imported soils should consist of clean materials void of trash, organic and similar deleterious materials, and rock exceeding a maximum dimension of 8 inches.

The imported soil should also exhibit an expansion potential of low expansion, as determined in accordance with UBC Standard Test No. 29-2. The onsite soils exhibit a low expansion potential.

Sieve analysis, and Plasticity index tests are recommended to perform on the import soil material prior to the approval of the soil.

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A representative of this firm should approve prospective import soils before transporting to the site. The grading contractor should accommodate sufficient time for performing the above tests, prior to importing soil materials.

FILL PLACEMENT AND TESTING

All fills should be placed in 8-inch-thick maximum lifts, watered or air-dried as necessary to achieve near optimum moisture conditions, and then compacted in-place to a minimum relative compaction of 90% for the pads and 95% for the base material for driveway and parking areas.

The laboratory maximum dry density and optimum moisture content for each change in soil type should be determined in accordance with Test Method ASTM D 1557-91.

A representative of this firm should be present onsite during grading operations to verify proper placement and adequate compaction of all fills, as well as to verify compliance with the other geotechnical recommendations presented herein.

EFFECTS OF GRADING ON ADJOINING PROPERTIES

Based on our site observation, the proposed grading and construction will not adversely affect the geotechnical stability of adjoining properties provided that grading and construction are performed in accordance with the recommendations presented herein.

Should there be any anticipation regarding this issue, it will be the responsibility of the grading contractor to contact our firm and the owner before starting the job or during the construction. Otherwise we can not take any responsibility.

***POST-GRADING CONSIDERATIONS
PAD DRAINAGE***

Positive drainage devices consisting of sloped concrete flatwork, area drains, and graded earth swales have been designed for the site. The purpose of these devices is to

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reduce water infiltration into the subgrade, and to direct surface waters away from building foundations, walls and sloped areas. The homeowner is advised that all drainage devices should be properly maintained throughout the lifetime of the development.

UTILITY TRENCH BACKFILL

All utility trench backfill should be compacted to a minimum relative compaction of 90 percent. Trench backfill materials should be placed in lifts no greater than 8 inches in thickness, watered or air dried as necessary to achieve a moisture content that is 2 to 3 points over optimum moisture content, and then mechanically compacted in place to a minimum relative compaction of 90 percent.

Where exterior and/or interior utility trenches are proposed parallel to any building footing, the bottoms of these trenches should not extend below a 1:1 plane projected downward from the bottom edge of the adjacent footing. Where this condition occurs, the adjacent footing should be deepened or the utility constructed and backfilled prior to constructing the footing.

A representative of this firm should be notified 48 hours in advance to verify adequate compaction of the backfill.

SITE CLEARING

All soil, vegetation, and rock debris excavated from stripping and also foundation trenches are to be disposed offsite in a proper manner. This also includes, refuses such as bushes, organic material, stumps and construction debris. No debris or reject materials from the excavations are to be placed on the slope behind the retaining walls or used as backfill.

FOOTING OBSERVATIONS

All footing trenches should be observed by a representative of this firm to verify that they have been excavated into competent bearing materials. These observations should be performed prior to the placement of forms, reinforcement, or concrete. The excavations should be trimmed neat, level and square. All loose, sloughed or moisture-

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softened soils and/or construction debris should be removed prior to the placement of concrete. Excavated soils derived from footing and utility trenches should not be placed in slab-on-grade areas unless they are compacted to at least 90 percent of maximum dry density

SOLUBLE SULFATE ANALYSES

Per UBC standards, type V cement with 2,500 psi and 0.5 water content ratios is recommended.

MASONRY GARDEN WALLS

Footings for masonry garden walls on level ground should be embedded at a minimum depth of 12 inches below the lowest competent soil material.

All footings should also be reinforced with a minimum of four No. 4 bars, two top and two bottom. In order to mitigate the potential for unsightly cracking related to the possible effects of differential settlement and/or expansion, construction joints should also be provided in the garden walls at each corner and at horizontal intervals of at least 20 feet.

The separation should be provided in the blocks and not extend through the footings. The footings should be poured monolithically with continuous rebars to serve as effective "grade beams" below the walls.

EXTERIOR CONCRETE FLATWORK

To reduce the potential of unsightly cracking related to the effects of soils, concrete sidewalks and patio-type slabs should be at least 4 inches thick and provided with saw cuts or expansion joint every 6 feet or less. Concrete driveway slabs should be at least 6 inches thick and provided with saw cuts or expansion joints every 10 feet or less.

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REINFORCEMENT

Consideration should be given to reinforcing all concrete patio-type slabs, driveways and sidewalks greater than 5 feet in width with No. 3 bars spaced 18 inches on centers, both ways. The reinforcement should be positioned near the middle of the slabs by means of concrete chairs or brick. All cold joints should be provide with dowels consisting of No. 3 bars, 24 inches in length, and spaced 18 inches on center.

SUBGRADE PREPARATION

As a further measure to mitigate cracking and/or shifting of concrete flatwork, the subgrade soils below concrete flatwork should be thoroughly moistened prior to placing concrete. The moisture content of the soils should be about 130 percent of optimum moisture content and penetrate to a depth of approximately 12 inches below the bottom of the slabs.

EDGE BEAMS

Where the outer edges of concrete flatwork such as patios and driveways are to be bordered by landscaping, consideration should be given to the use of edge beams (thickened edges) to mitigate infiltration of water under the slabs. Edge beams should be 6 to 8 inches wide, extend 12 inches below the tops of the finish slab surfaces, and be reinforced with a minimum of two No. 4 bars, one top and one bottom.

FUTURE IMPROVEMENTS

Should any new structures or improvements be proposed at any time in the future other than those shown on the enclosed site plan and discussed herein, our firm should be notified so that we may provide design recommendations to maintain the integrity of the new improvement.

Potential problems can develop when drainage on the pad is altered in any way (i.e., excavations or placement of fills associated with construction of new walkways, patios, garden walls and planters). Therefore, it is recommended that we be engaged to

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review the final design drawings, specifications and grading plan prior to any new constructions.

If we are not given the opportunity to review these documents with respect to the geotechnical aspects of new construction and grading, we can take no responsibility for misinterpretation of our recommendations presented herein.

DRIVEWAY & HARDSCAPE RECOMMENDATION

Proposed hardscape, driveway and walkway subgrade areas shall be overexcavated as was mentioned earlier, moisture condition to achieve optimum moisture content and be compacted prior to placement of fill. Fill soils shall be placed in thin lifts; moisture conditioned and compacted to **90%** of laboratory maximum density. Prior to placement of concrete, presoaking the subgrade to a minimum **130%** is recommended.

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GEOTECHNICAL OBSERVATION & TESTING

Several observations, site inspections, meetings, and testing will be required throughout the construction, followings are the typical items:

- Pre-construction meeting.
- Bottom inspection of all overexcavations.
- During the compaction of overexcavated area and the precise grade.
- Footing excavations, prior to the pouring of concrete.
- After presoaking the slabs upgrade and prior to pouring concrete slabs.
- During the construction of area drain and utility trenches.
- During the placement of subgrade for parking and driveways.
- During the placement of the base material for the parking and driveway.
- When any unusual conditions are encountered during any construction operation subsequent to this report.

All inspections are subject to a minimum of prior 24 hours notice (within working day period). Pre-grade meeting is subject to a minimum of two working days notice.

To avoid any possible delays or misinterpretations, a representative of our firm must be notified to attend the pre-construction meeting with the grading contractor and city inspector to review the grading plans and the soil report and site condition and discuss potential changes prior to proceeding grading. We cannot take any responsibility for changes if we are not given the opportunity to attend the pr-grade meeting and also review the grading plans and foundation plans prior to the construction.

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LIQUEFACTION CONDITIONS

- The site is located within area that is susceptible to potential settlement and also liquefaction, if there is any exposure to water. Our liquefaction report in Appendix "D" confirms this statement. There is no readily available document from the city to determine the extent of the liquefaction or settlement in the area.
- All grading and design values recommendations are considered to improve the site condition. Additionally, construction performed in accordance with our recommendations which are standard practice by Reregistered Civil Engineers has been found to mitigate but not positively prevent post-construction movement, cracking or settlement.
- Proper drainage is very important for this site. Any accumulation of water within the sandy zone shall produce settlement due to liquefaction. Therefore we highly recommend that the entire surface to be paved with asphalt or concrete and no water impoundment should occur in any part of the property. All the surface drainage would be away from the structure and directed to the street gutter.
- Should imported soils be needed to complete the proposed grading, additional laboratory tests performed on actual samples of soil existing at grade within the various areas of the site at the completion of grading will be necessary to verify the soil conditions. Depending on the results of this final evaluation, modifications to the recommendations presented herein may be warranted.

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LIMITATIONS

The geotechnical assessment activities presented in this report have been conducted in accordance with current practice and the standard of care exercised by geotechnical consultants performing similar tasks in this area.

No warranty, expressed or implied, is made regarding the conclusions, professional opinions, and recommendations expressed in this report. The conclusions are based solely upon an analysis of the conditions as observed by our personnel and as reported to use by regulatory agencies and other named sources are and also based on surface and subsurface conditions present and our present state of geotechnical knowledge. They are not meant to imply a control of nature. If actual conditions differ from those described in this report, our office should be notified.

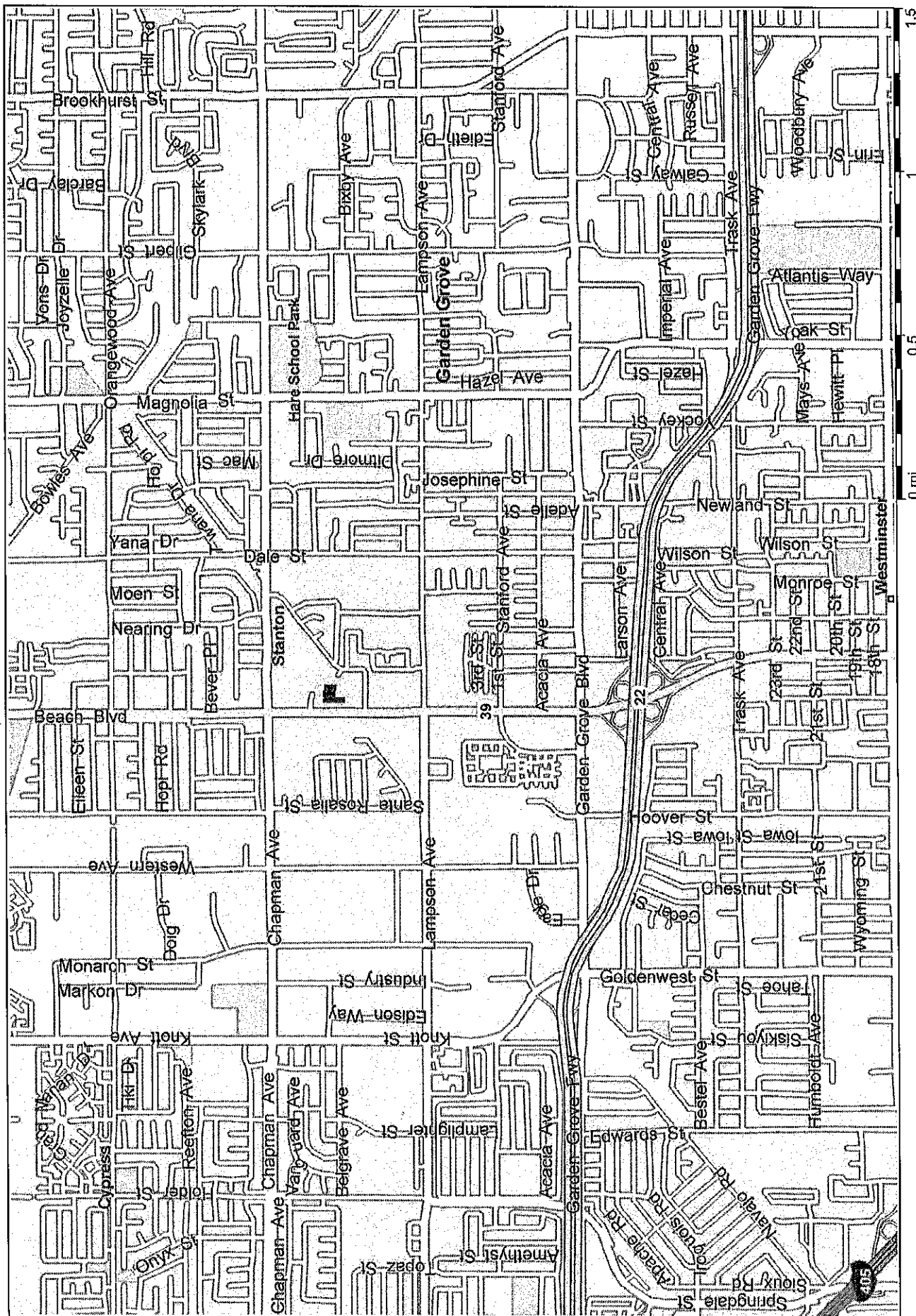
The usage of this report in any independent form cannot be approved unless specific, written verification of the applicability of the recommendations is obtained from our firm.

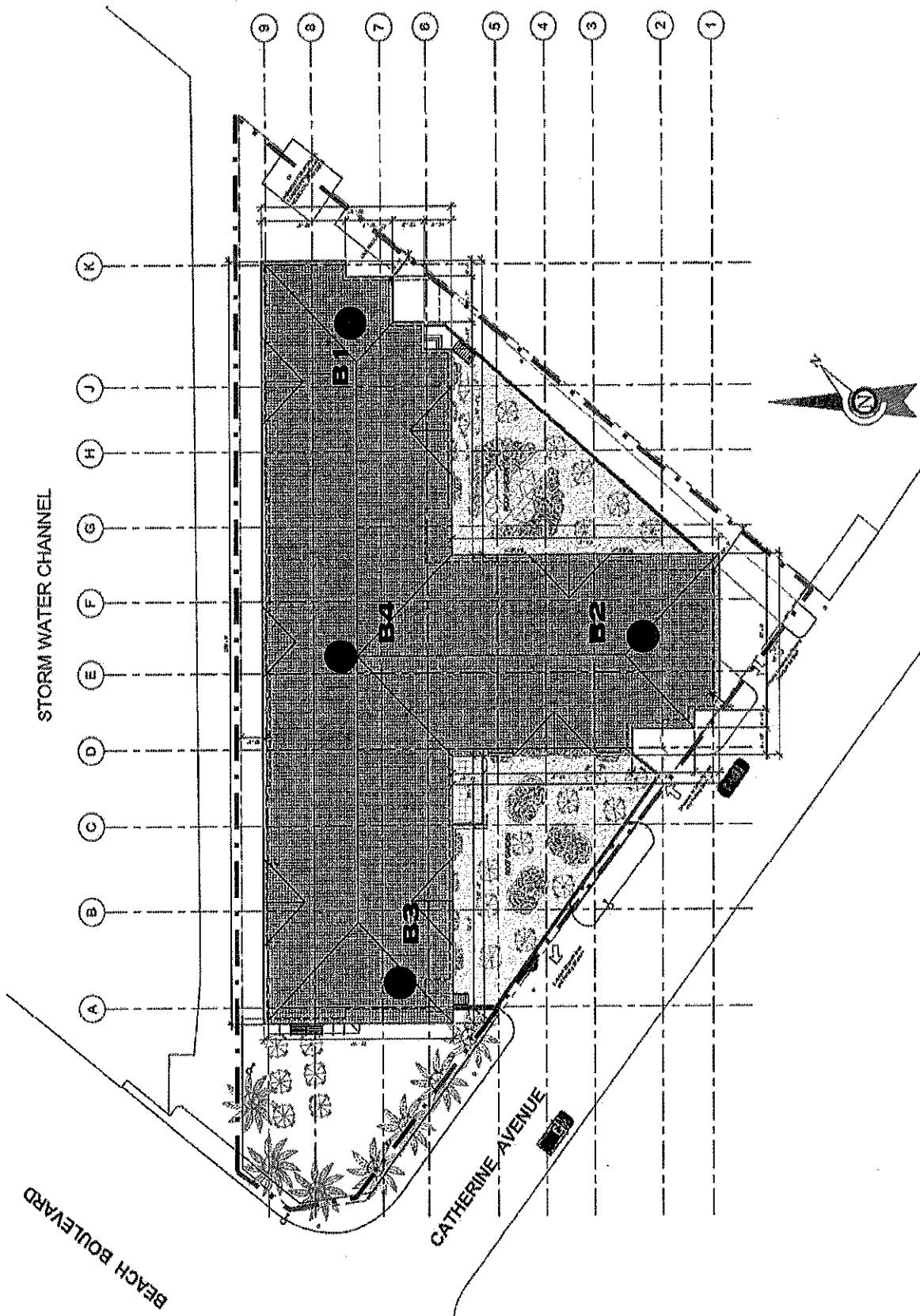
The services provided in this report are only to provide geotechnical characteristics of the subsurface, based on our field data and observations only and also following the ASTM standards. By accepting this report, the client will agree that we are not responsible for reviewing any private investigation that may have been performed at the site or surroundings and not released to public agencies, particularly by the Homeowner association or leading property management company. We take no responsibility for any matter that is not disclosed to us prior or during our studies.

APPENDIX “A”

FIGURES & MAPS

FIGURE 1: SITE LOCATION, 12282 Beach Blvd., Stanton, CA 90680



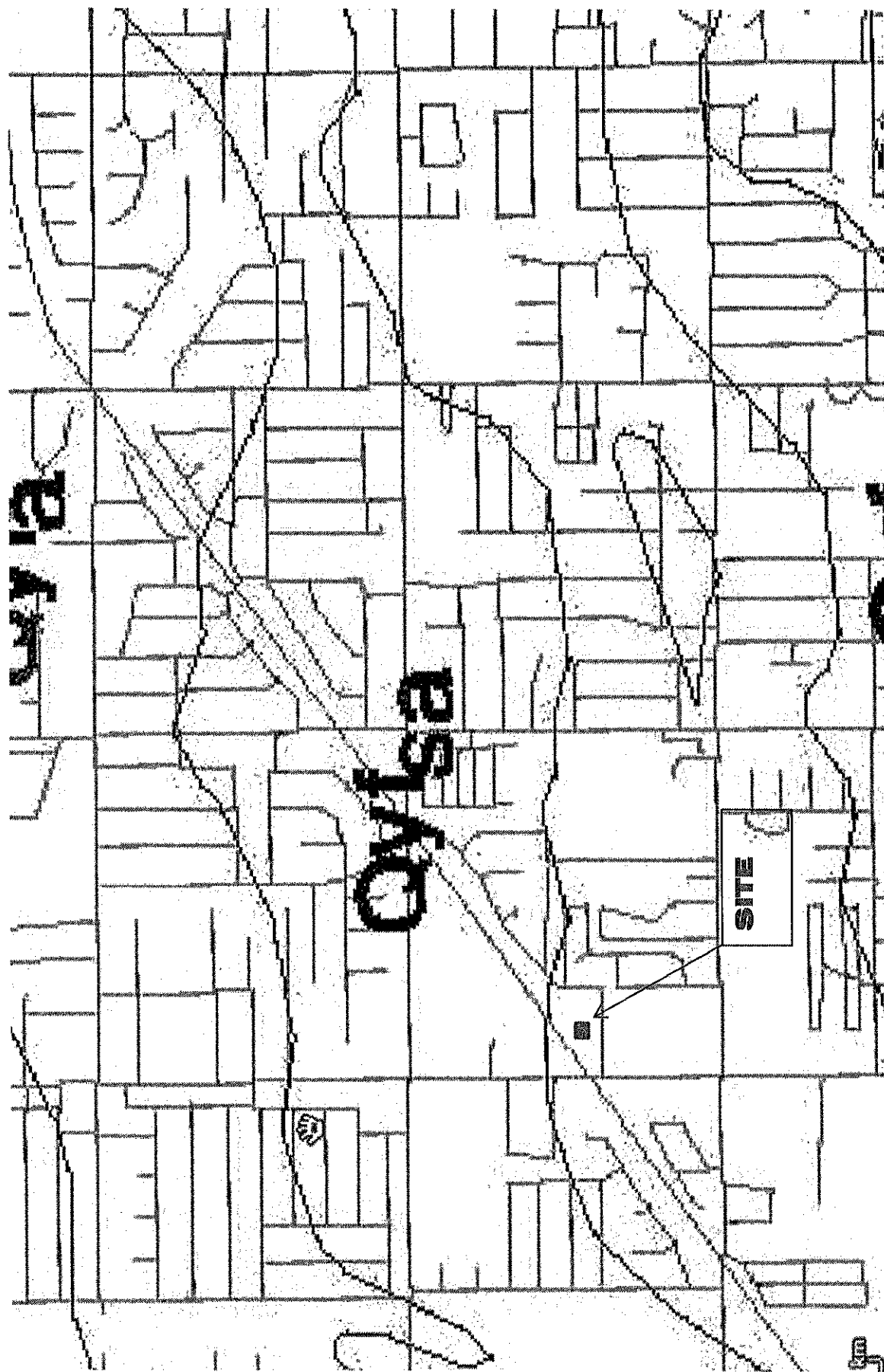


SITE MAP - SAMPLING LOCATIONS
 12282 Beach Blvd, Stanton, CA 90680

Project No.: ST0114

Figure: 2

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GEOLOGIC MAP

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Project No.: ST0114

Figure: 3

LIQUEFACTION ZONE



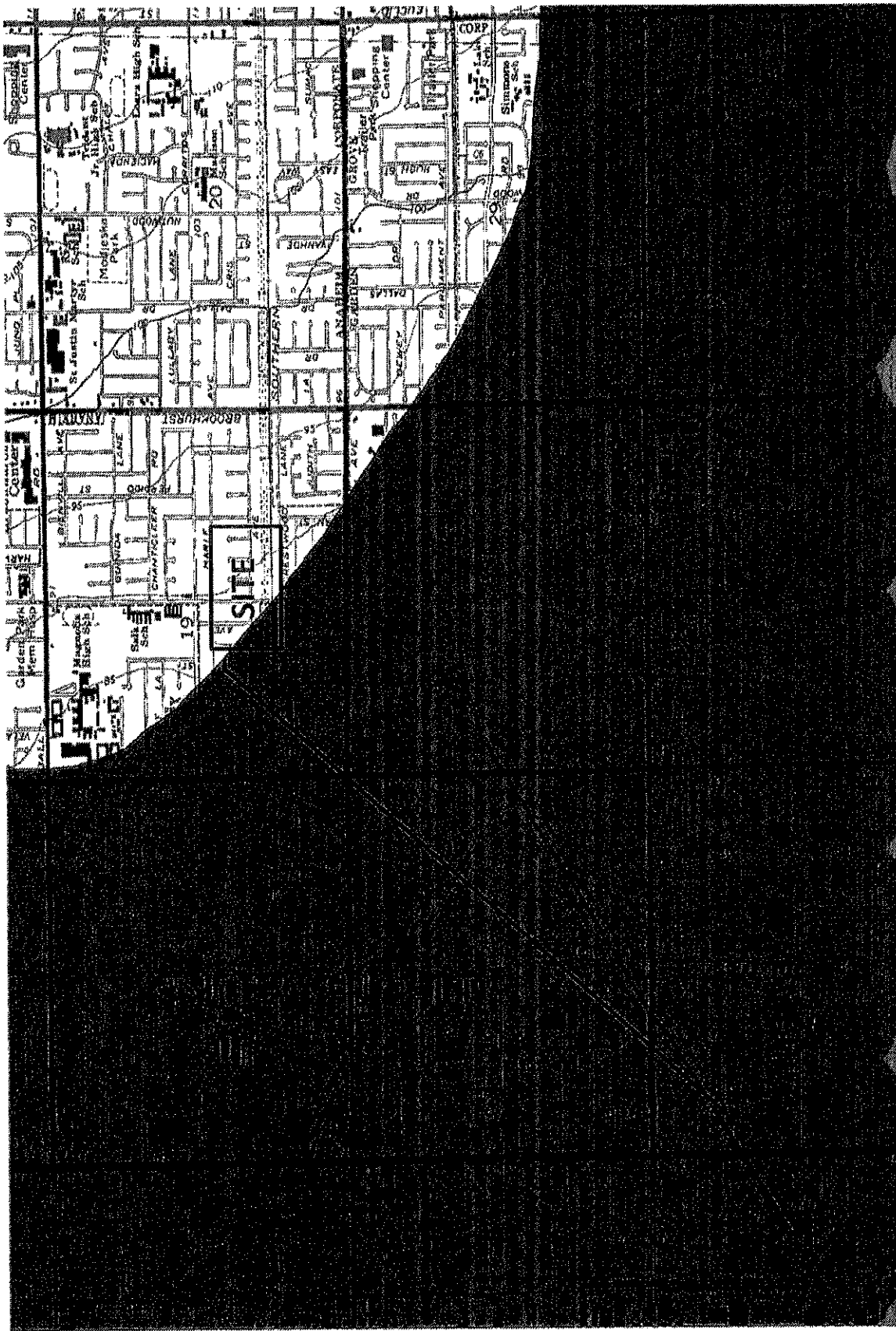
SEISMIC HAZARDS MAP

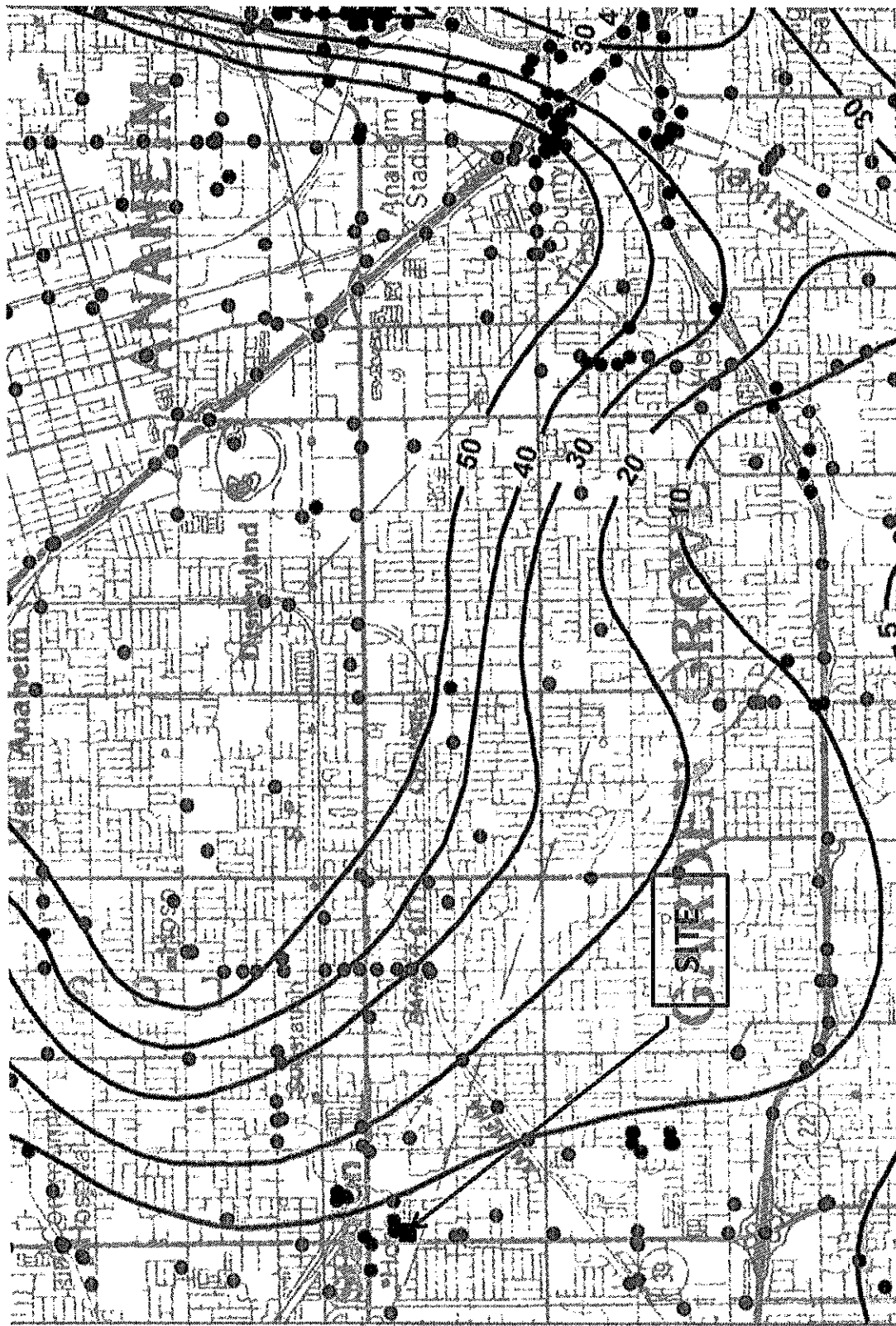
12282 Beach Blvd, Stanton, CA 90680

Project No.: ST0114

Figure: 4

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GROUNDWATER ELEVATIONS

12282 Beach Blvd, Stanton, CA 90680

Project No.: ST0114

Figure: 5

APPENDIX “B”

BORING LOGS


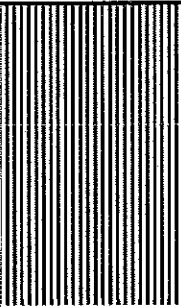

LOG OF BORING

JOB LOCATION: 12282 Beach Blvd, Stanton, CA 90680

				Boring Diameter: 8.0" O.D.		Boring Elevation:		Boring Number: B-1	
Date Drilled: 1-22-14			Logged by: S.S.		This log is a representation of subsurface, soil and groundwater conditions at the time and place of drilling. With the passage of time as at any other location there may be substantial changes in conditions..				
Sample		SPT Blows.	USCS Symbol	density	Depth in Feet	Graphic Log	Description and Remarks		
Bulk	Tube								
			sm				Dark olive Sandy Silt, artificial fill within top three feet, dry, loose		
	X	17	sm/ml	114.1	5		Dark olive gray Silty Clay, moist, medium dense		
	X	19	sm/ml	118.3	10		Mottled olive gray Sandy Silt, dry to moist, dense		
	X	21	ml/cl	122.4	15		Mottled olive gray Silty Sand, some thin layers of Clay. moist, dense		
							Groundwater at 17 feet		
	X	23	cl/ml	119.0	20		Mottled gray Clay, wet, dense		
	X	22	cl	120.5	25		Mottled olive gray Silty Clay. saturated, dense		
	X	24	Cl/sm	122.3	30		Mottled olive gray Silty Sand, some layers of Clay. saturated, dense		
	X	27	sm	117.6	35		Olive gray Clay with Sand, some gravel, saturated, dense.		
	X	28	sm	119.8	40		Olive Clayey Sand, some gravel, moist, dense.		


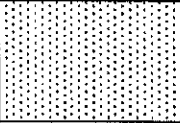

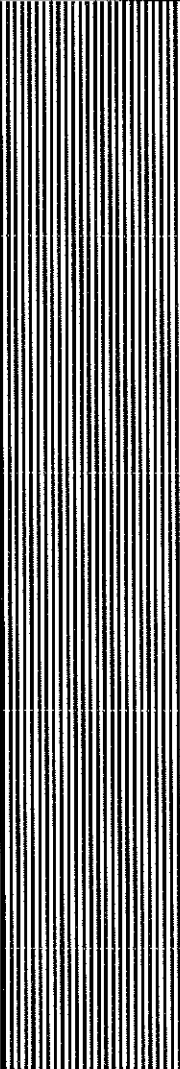






LOG OF BORING

JOB LOCATION: 12282 Beach Blvd, Stanton, CA 90680

						Boring Diameter: 8.0" O.D.	Boring Elevation:	Boring Number: B-1
Date Drilled: 1-22-14			Logged by: S.S.		This log is a representation of subsurface, soil and groundwater conditions at the time and place of drilling. With the passage of time as at any other location there may be substantial changes in conditions..			
Sample		N ₆₀ Blows.	USCS Symbol	Density	Depth in Feet	Graphic Log	Description and Remarks	
Bulk	Tube							
	X	30	sm	121.5	45		Dark olive, Clayey Sand, moist, very dense, cemented, dense	
	X	32	Cl/ml	123.9	50		Olive brown Clayey Silt, moist, cemented, very dense	
							TOTAL DEPTH = 50.0 FEET	


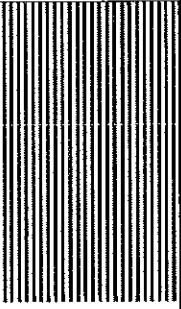

LOG OF BORING

JOB LOCATION: 12282 Beach Blvd, Stanton, CA 90680

						Boring Diameter: 8.0" O.D.		Boring Elevation:		Boring Number: B-2	
Date Drilled: 1-22-14			Logged by: S.S.		This log is a representation of subsurface, soil and groundwater conditions at the time and place of drilling. With the passage of time as at any other location there may be substantial changes in conditions..						
Sample		SPT Blows.	USCS Symbol	density	Depth in Feet	Graphic Log	Description and Remarks				
Bulk	Tube										
	X	17	sm	110.2	5		Dark olive Sandy Silt with some gravel, artificial fill within top 4.0 feet, dry, loose				
	X	20	sm/ml	118.2	10		Dark olive gray Silty Clay, moist, medium dense				
	X	21	ml/sm	119.6	15		Mottled olive gray Sandy Silt, dry to moist, dense				
	X	20	cl/ml	120.4	20		Groundwater at 17 feet				
	X	22	cl	122.4	25		Mottled gray Sandy Clay, wet, dense				
	X	24	cl	120.9	30		Mottled olive gray Silty Clay with Sand. saturated, dense				
	X	23	ml	119.7	35		Mottled olive gray Silty Sand with Clay. saturated, dense				
	X	25	sm/cl	120.4	40		Olive gray Clay with Sand, some gravel, saturated, dense.				
							Olive Clayey Sand, moist, dense.				

LOG OF BORING










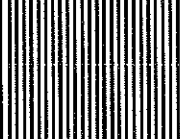


JOB LOCATION: 12282 Beach Blvd, Stanton, CA 90680

				Boring Diameter: 8.0" O.D.		Boring Elevation:		Boring Number: B-2	
Date Drilled: 1-22-14			Logged by: S.S.		This log is a representation of subsurface, soil and groundwater conditions at the time and place of drilling. With the passage of time as at any other location there may be substantial changes in conditions..				
Sample		N ₆₀ Blows.	USCS Symbol	Density	Depth in Feet	Graphic Log	Description and Remarks		
Bulk	Tube								
	X	27	Cl/ml	120.9	45		Dark olive Clayey Silt, moist, very dense, cemented, dense		
	X	26	Cl/ml	121.1	50		Olive brown Clayey Silt, moist, cemented, very dense		
							TOTAL DEPTH = 50.0 FEET		

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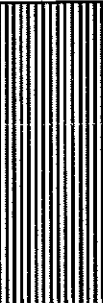

LOG OF BORING

JOB LOCATION: 12282 Beach Blvd, Stanton, CA 90680

					Boring Diameter: 8.0" O.D.		Boring Elevation:		Boring Number: B-3	
Date Drilled: 1-22-14			Logged by: S.S.		This log is a representation of subsurface, soil and groundwater conditions at the time and place of drilling. With the passage of time as at any other location there may be substantial changes in conditions..					
Sample		SPT Blows.	USCS Symbol	density	Depth in Feet	Graphic Log	Description and Remarks			
Bulk	Tube									
							Dark olive Sandy Silt, artificial fill within top 4.0 feet, dry, loose			
	X	16	sm/ml	110.8	5		Dark olive gray Silty Clay, moist, medium dense			
	X	20	sm/ml	120.5	10		Mottled olive gray Sandy Silt, dry to moist, dense			
	X	19	ml/cl	120.6	15		Mottled olive gray Silty Sand, some thin layers of Clay. moist, dense			
	X	20	Cl/sm	122.8	20		Groundwater at 18 feet			
	X	20	cl	125.4	25		Mottled gray sandy Clay, wet, dense			
	X	21	cl	122.8	30		Mottled olive gray Clay. saturated, dense			
	X	23	ml	121.6	35		Olive gray Silty Sand, some layers of Clay. saturated, dense			
	X	24	ml/cl	122.1	40		Olive Clay with Sand, some gravel, saturated, dense.			
	X						Olive Clayey Sand, some gravel, moist, dense.			

LOG OF BORING

JOB LOCATION: 12282 Beach Blvd, Stanton, CA 90680

				Boring Diameter: 8.0" O.D.		Boring Elevation:		Boring Number: B-3	
Date Drilled: 1-22-14			Logged by: S.S.		This log is a representation of subsurface, soil and groundwater conditions at the time and place of drilling. With the passage of time as at any other location there may be substantial changes in conditions..				
Sample		N ₆₀ Blows.	USCS Symbol	Density	Depth in Feet	Graphic Log	Description and Remarks		
Bulk	Tube								
	X	26	Cl/sm	123.2	45		Dark olive, Clayey Sand, moist, very dense, cemented, dense		
	X	32	clml	124.1	50		Olive brown Clayey Silt, moist, cemented, very dense		
							TOTAL DEPTH = 50.0 FEET		

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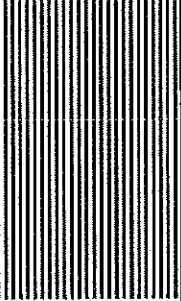

LOG OF BORING

JOB LOCATION: 12282 Beach Blvd, Stanton, CA 90680

				Boring Diameter: 8.0" O.D.		Boring Elevation:		Boring Number: B-4	
Date Drilled: 1-22-14			Logged by: S.S.		This log is a representation of subsurface, soil and groundwater conditions at the time and place of drilling. With the passage of time as at any other location there may be substantial changes in conditions..				
Sample		SPT Blows.	USCS Symbol	density	Depth in Feet	Graphic Log	Description and Remarks		
Bulk	Tube								
	X	18	sm/ml	110.8	5		Dark olive Sandy Silt, artificial fill within top 3.5 feet, dry, loose		
	X	20	sm/ml	120.5	10		Dark olive gray Silty Clay, moist, medium dense		
	X	19	ml/cl	120.6	15		Mottled olive gray Sandy Silt, moist, dense		
							Mottled olive gray Silty Sand with Clay. moist, dense		
	X	21	Cl/sm	122.8	20		Groundwater at 17.5 feet		
							Mottled gray Clay, wet, dense		
	X	23	cl	125.4	25		Mottled olive gray Silty Clay. saturated, dense		
	X	22	cl	122.8	30		Mottled olive gray Silty Sand, some layers of Clay. saturated, dense		
	X	24	ml	121.6	35		Olive Clay with Sand, some gravel, saturated, dense.		
	X	22	ml/cl	122.1	40		Olive Clayey Sand, moist, cemented, dense.		

LOG OF BORING

JOB LOCATION: 12282 Beach Blvd, Stanton, CA 90680

				Boring Diameter: 8.0" O.D.		Boring Elevation:		Boring Number: B-4	
Date Drilled: 1-22-14			Logged by: S.S.		This log is a representation of subsurface, soil and groundwater conditions at the time and place of drilling. With the passage of time as at any other location there may be substantial changes in conditions..				
Sample		N ₆₀ Blows.	USCS Symbol	Density	Depth in Feet	Graphic Log	Description and Remarks		
Bulk	Tube								
	X	24	Cl/sm	123.2	45		Dark olive, Clayey Sand with, moist, very dense, cemented, dense		
	X	26	clml	124.1	50		Olive Clayey Silt, moist, cemented, very dense		
							TOTAL DEPTH = 50.0 FEET		

APPENDIX “C”
LABORATORY RESULTS

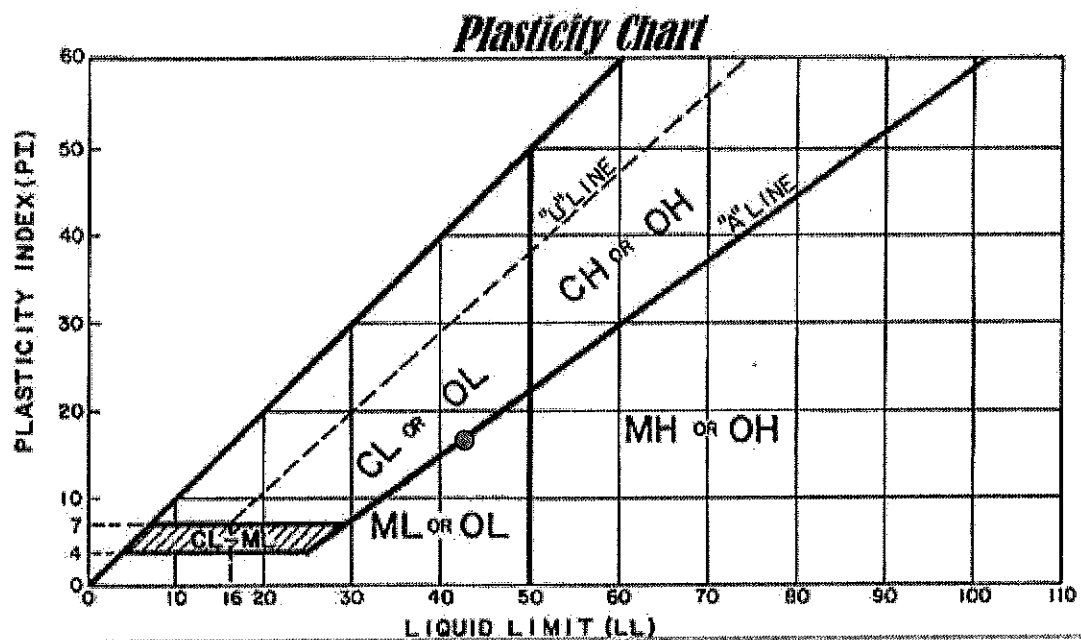
PLASTICITY TEST

12282 Beach Blvd.
Stanton, CA 90680

ATTERBERG LIMITS
Particles passed # 200

<u>Sample</u>	<u>Liquid Limit</u>	<u>Plastic Limit</u>	<u>Plasticity Index</u>
B2 @ 10.0'	44	27	17

Soil Classification: SILT-CLAY (ML-CL)



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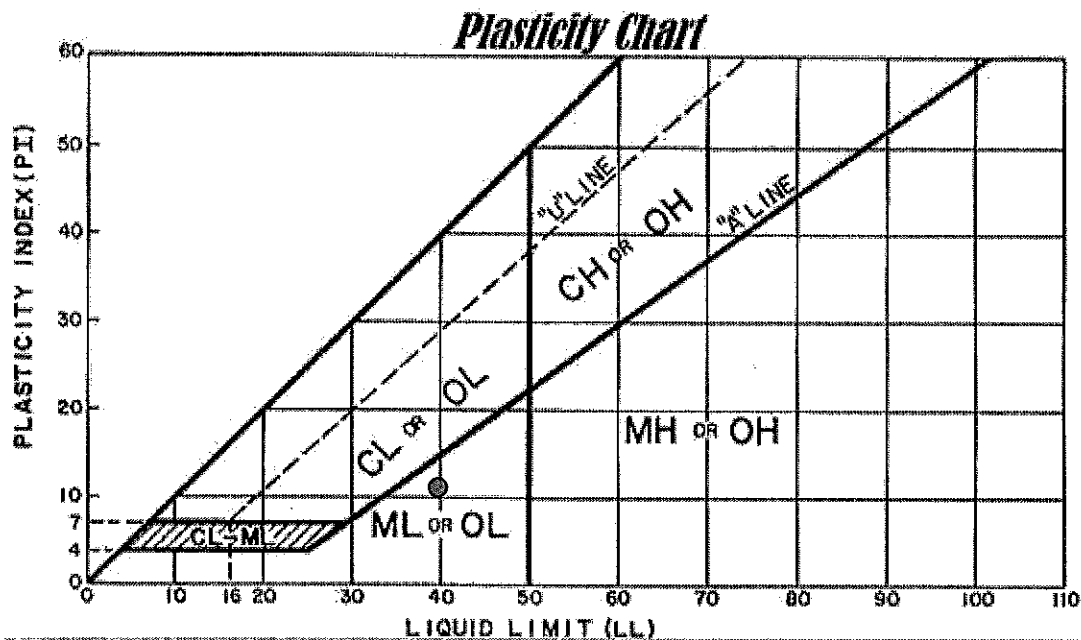
PLASTICITY TEST

12282 Beach Blvd.
Stanton, CA 90680

ATTERBERG LIMITS
Particles passed # 200

<u>Sample</u>	<u>Liquid Limit</u>	<u>Plastic Limit</u>	<u>Plasticity Index</u>
B1 @ 5.0'	41	52	11

Soil Classification: SILT(ML)



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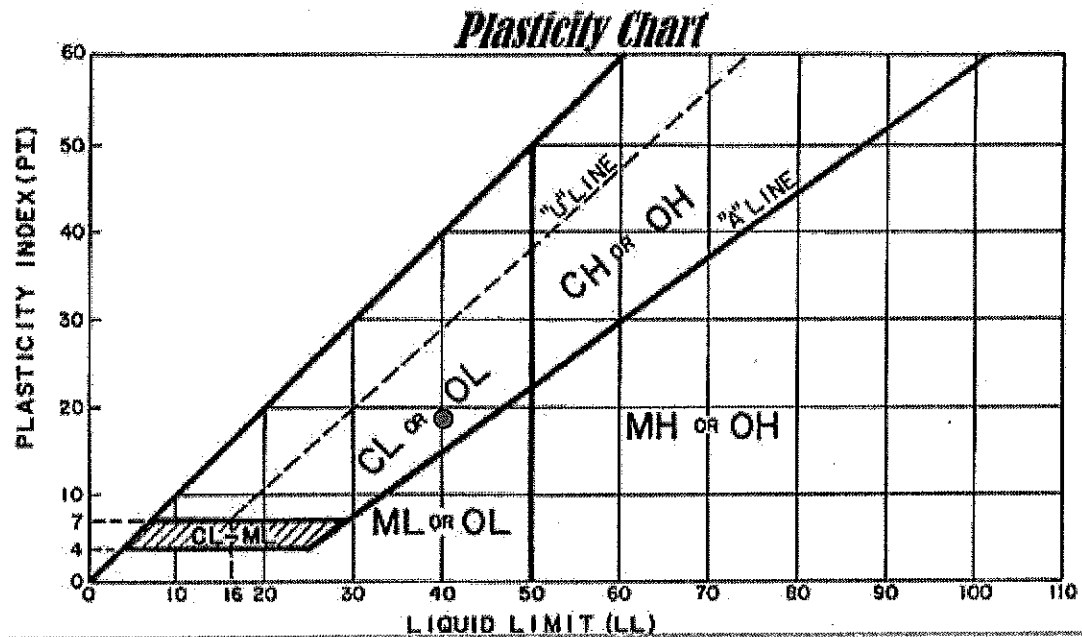
PLASTICITY TEST

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Stanton, CA 90680

ATTERBERG LIMITS
Particles passed # 200

<u>Sample</u>	<u>Liquid Limit</u>	<u>Plastic Limit</u>	<u>Plasticity Index</u>
B3 @ 15.0'	40	21	19

Soil Classification: CLAY(CL)



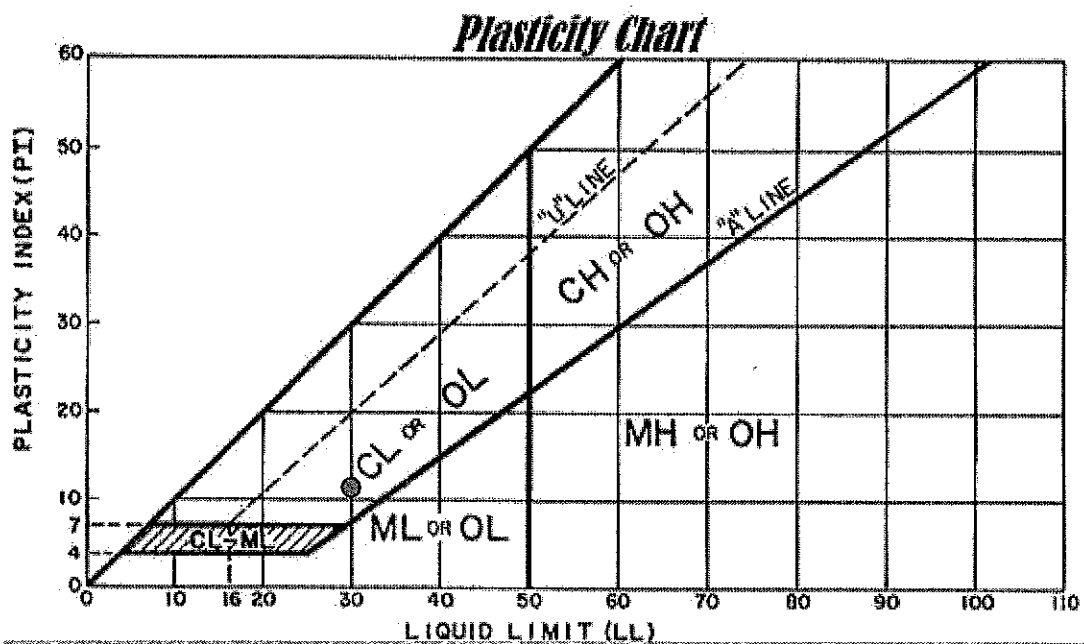
PLASTICITY TEST

12282 Beach Blvd.
Stanton, CA 90680

ATTERBERG LIMITS
Particles passed # 200

<u>Sample</u>	<u>Liquid Limit</u>	<u>Plastic Limit</u>	<u>Plasticity Index</u>
B1 @ 5.0'	30	19	11

Soil Classification: CLAY(CL)



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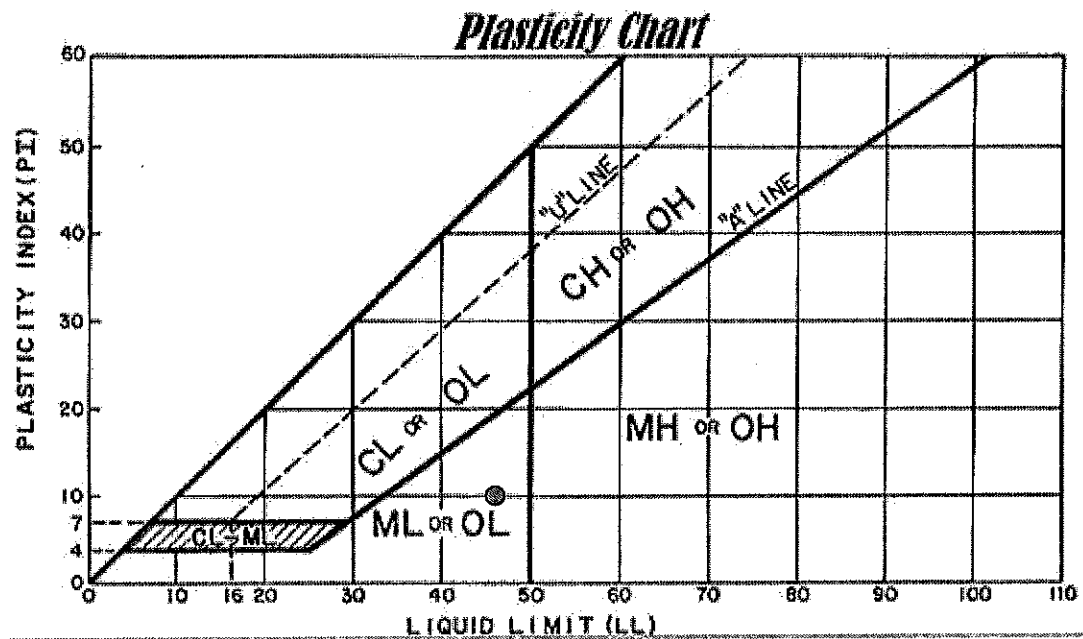
PLASTICITY TEST

12282 Beach Blvd.
Stanton, CA 90680

ATTERBERG LIMITS
Particles passed # 200

<u>Sample</u>	<u>Liquid Limit</u>	<u>Plastic Limit</u>	<u>Plasticity Index</u>
B1 @ 15.0'	47	37	10

Soil Classification: CLAY(CL)



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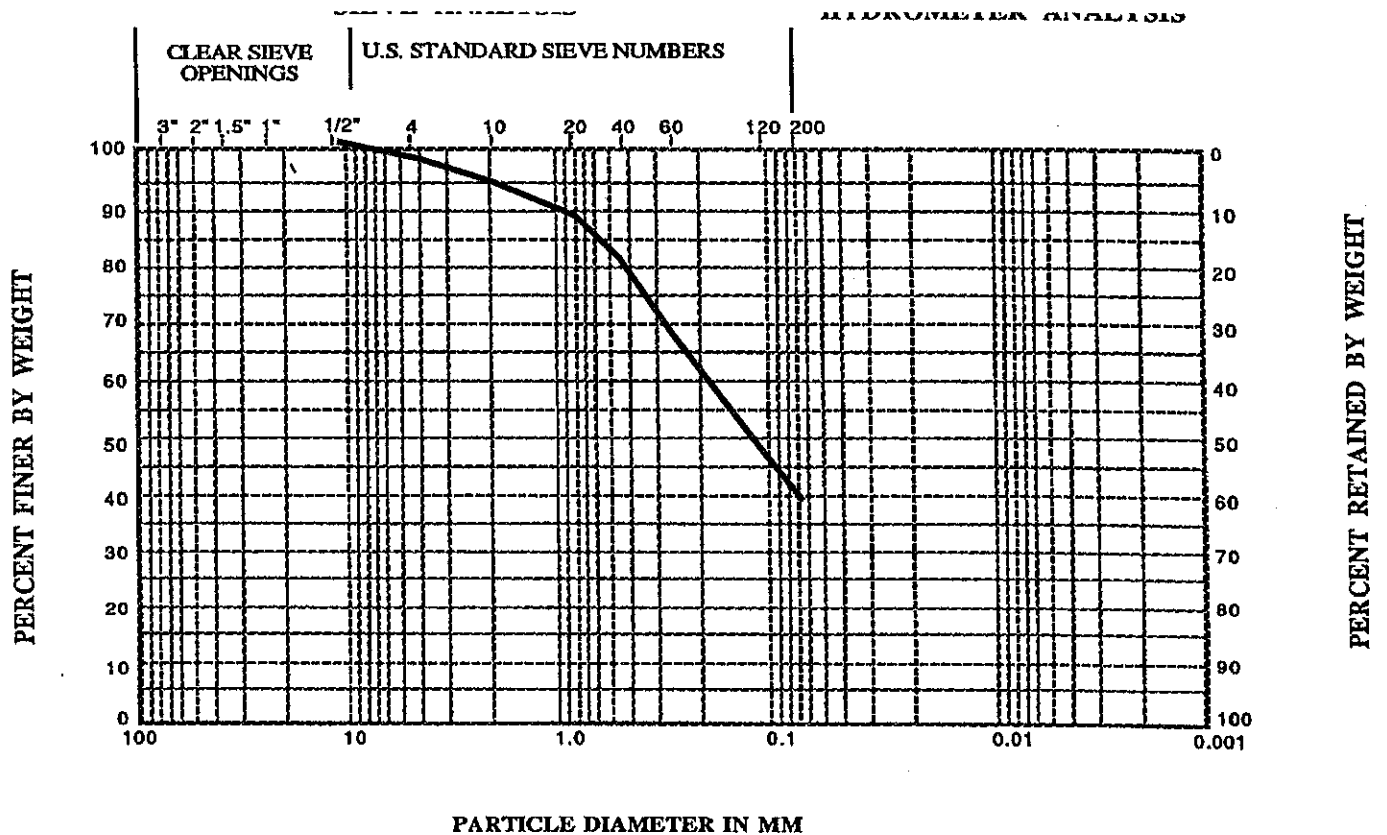
PARTICLE SIZE ANALYSIS

PROJECT NUMBER: ST0114

SITE: 12282 Beach Blvd, Stanton, CA 90680

SAMPLE: B-1

DEPTH: 5.0 -15.0 ft.



COBBLES	GRAVEL		SAND			SILT AND CLAY FRACTION
	coarse	fine	coarse	medium	fine	

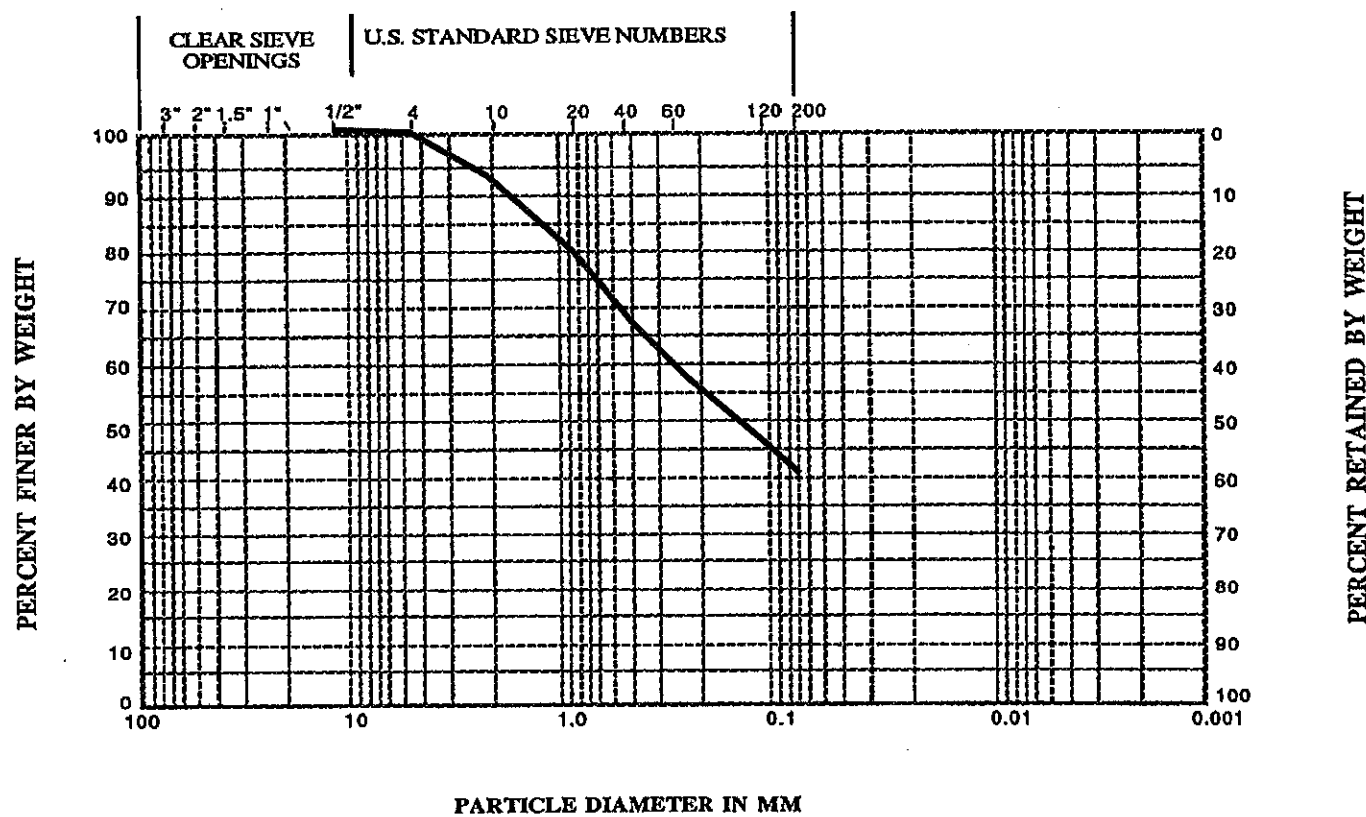
PARTICL SIZE ANALYSIS

PROJECT NUMBER: ST0114

SITE: 12282 Beach Blvd, Stanton, CA 90680

SAMPLE: B-2

DEPTH: 5.0- 15.0 ft.



COBBLES	GRAVEL		SAND			SILT AND CLAY FRACTION
	coarse	fine	coarse	medium	fine	

PARTICL SIZE ANALYSIS

PROFESSIONAL ENGINEERS CONSULTING, Inc.



PARTICL SIZE ANALYSIS

PROJECT NUMBER: ST0114

SITE: 12282 Beach Blvd, Stanton, CA 90680

PROFESSIONAL ENGINEERS CONSULTING, Inc.



APPENDIX “D”

LIQUEFACTION ANALYSES

PROFESSIONAL ENGINEERS CONSULTING, Inc.

*Liquefaction Study
12282 Beach Blvd.
Stanton, CA 90680*

Project Number: ST0114

Page 1 of 2

LIQUEFACTION STUDY

Liquefaction study was performed on January 22, 2014: Four borings (B-1 to B-4) were advanced to depth of 50 feet. Our Registered Civil Engineer logged the encountered formations and performed all sampling, blow count measurements, density results, and general observations are included in the Boring Logs in Appendix 'B'. The locations of borehole are shown on the plot plan on Figure 2.

Grab samples of the soils were obtained at every five feet intervals. Soil samples were retained in close fitting moisture proof containers and transported to our laboratory.

The exploratory boring used for subsurface exploration was backfilled with the native soil and with reasonable effort to restore the area to their original condition.

The area within the site is consistently contained of sandy material with multiple layers of silt, some clayey layers were observed at lower depths. Sieve analyses showed that the percentage of the fines are within the range of 18% and 38% .

The liquefaction study was performed per "Recommended Procedures for Implementation of DMG Special Publication 117 Guideline for Mitigation and Analyzing Liquefaction in California". Field procedures were conducted per section 5.0 and all

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*Liquefaction Study
12282 Beach Blvd.
Stanton, CA 90680*

Project Number: ST0114

Page 2 of 2

corrections were performed per Tables 5.1 and 5.2 and also (Influence of SPT Procedures in Soil Liquefaction Resistance Evaluation), technical paper done by Seed et al.

Their recommendations are: $M_w = 7.5$ and $a_{max} = 0.275g$. (Chinese Criteria is 0.2, for more conservative approach, we chose 0.275)

The correction for N_{60} was within range of 0.72 and 0.91.

For this study we used SPT with 2" OD, Automatic Trip Hammer, and blow count rate of 30 to 40 per minute.

Based on our study within the area, and performing analyses on samples at every five feet interval, we can conclude that the top five feet of the proposed area for development is susceptible to liquefaction due to poor compaction. Results are shown on Plates I to IV and plates A to D.

We recommended removal and compaction of the top six feet, followed by replacement and recompaction per our earthwork and ground preparation section and city of Stanton grading requirements.

LIQUEFACTION STUDY, BORING B-1
12282 Beach Boulevard, Stanton, CA 90680

(N1) ⁶⁰	Depth ft	Density	a _{max}	σ ₀ tsf	σ' ₀ tsf	R _d	τ _{av} /σ' ₀
17	5	114.1	0.275	0.285	0.259	0.986	0.194
19	10	118.3	0.275	0.581	0.538	0.971	0.187
21	15	119	0.275	0.879	0.821	0.957	0.183
23	20	120.5	0.275	1.180	1.115	0.943	0.179
22	25	122.3	0.275	1.486	1.411	0.929	0.175
24	30	117.6	0.275	1.780	1.687	0.914	0.172
27	35	119.8	0.275	2.079	1.974	0.9	0.169
28	40	123.9	0.275	2.389	2.2815	0.9	0.168
30	45	120.1	0.275	2.689	2.57	0.9	0.168
32	50	123.9	0.275	2.999	2.8775	0.9	0.168

LIQUEFACTION STUDY, BORING B-2
12282 Beach Boulevard, Stanton, CA 90680

(N1) ⁶⁰	Depth ft	Density	a _{max}	σ ₀ tsf	σ' ₀ tsf	R _d	τ _{av} /σ' ₀
17	5	112.1	0.275	0.280	0.249	0.986	0.199
20	10	118.2	0.275	0.296	0.279	0.971	0.184
21	15	119.6	0.275	0.299	0.286	0.957	0.179
20	20	120.4	0.275	0.301	0.290	0.943	0.175
22	25	122.4	0.275	0.306	0.300	0.929	0.169
24	30	120.9	0.275	0.302	0.293	0.914	0.169
23	35	119.7	0.275	0.299	0.287	0.91	0.170
25	40	120.4	0.275	0.301	0.290	0.9	0.167
27	45	120.9	0.275	0.302	0.293	0.9	0.166
26	50	121.1	0.275	0.303	0.294	0.9	0.166

LIQUEFACTION STUDY, BORING B-3
12282 Beach Boulevard, Stanton, CA 90680

(N1) ⁶⁰	Depth ft	Density	a _{max}	σ ₀ tsf	σ' ₀ tsf	R _d	τ _{av} /σ' ₀
16	5	110.8	0.275	0.277	0.242	0.986	0.202
20	10	120.5	0.275	0.578	0.5325	0.971	0.187
19	15	120.6	0.275	0.879	0.821	0.957	0.183
20	20	122.8	0.275	1.180	1.1115	0.943	0.179
20	25	125.4	0.275	1.486	1.411	0.929	0.175
21	30	122.8	0.275	1.780	1.687	0.914	0.172
23	35	121.6	0.275	2.079	1.974	0.9	0.169
24	40	122.1	0.275	2.389	2.2815	0.9	0.168
26	45	123.2	0.275	2.689	2.57	0.9	0.168
32	50	124.1	0.275	2.999	2.8775	0.9	0.168

LIQUEFACTION STUDY, BORING B-4
12282 Beach Boulevard, Stanton, CA 90680

(N1) ⁶⁰	Depth ft	Density	a _{max}	σ ₀ tsf	σ' ₀ tsf	R _d	τ _{av} /σ' ₀
18	5	111.3	0.275	0.278	0.245	0.986	0.201
20	10	123.2	0.275	0.586	0.5485	0.971	0.187
19	15	121.9	0.275	0.879	0.821	0.957	0.183
21	20	120.6	0.275	1.180	1.1115	0.943	0.179
23	25	124.7	0.275	1.486	1.411	0.929	0.175
22	30	120.8	0.275	1.780	1.687	0.914	0.172
24	35	120.1	0.275	2.079	1.974	0.9	0.169
22	40	121.7	0.275	2.389	2.2815	0.9	0.168
24	45	122.5	0.275	2.689	2.57	0.9	0.168
26	50	122.9	0.275	2.999	2.8775	0.9	0.168

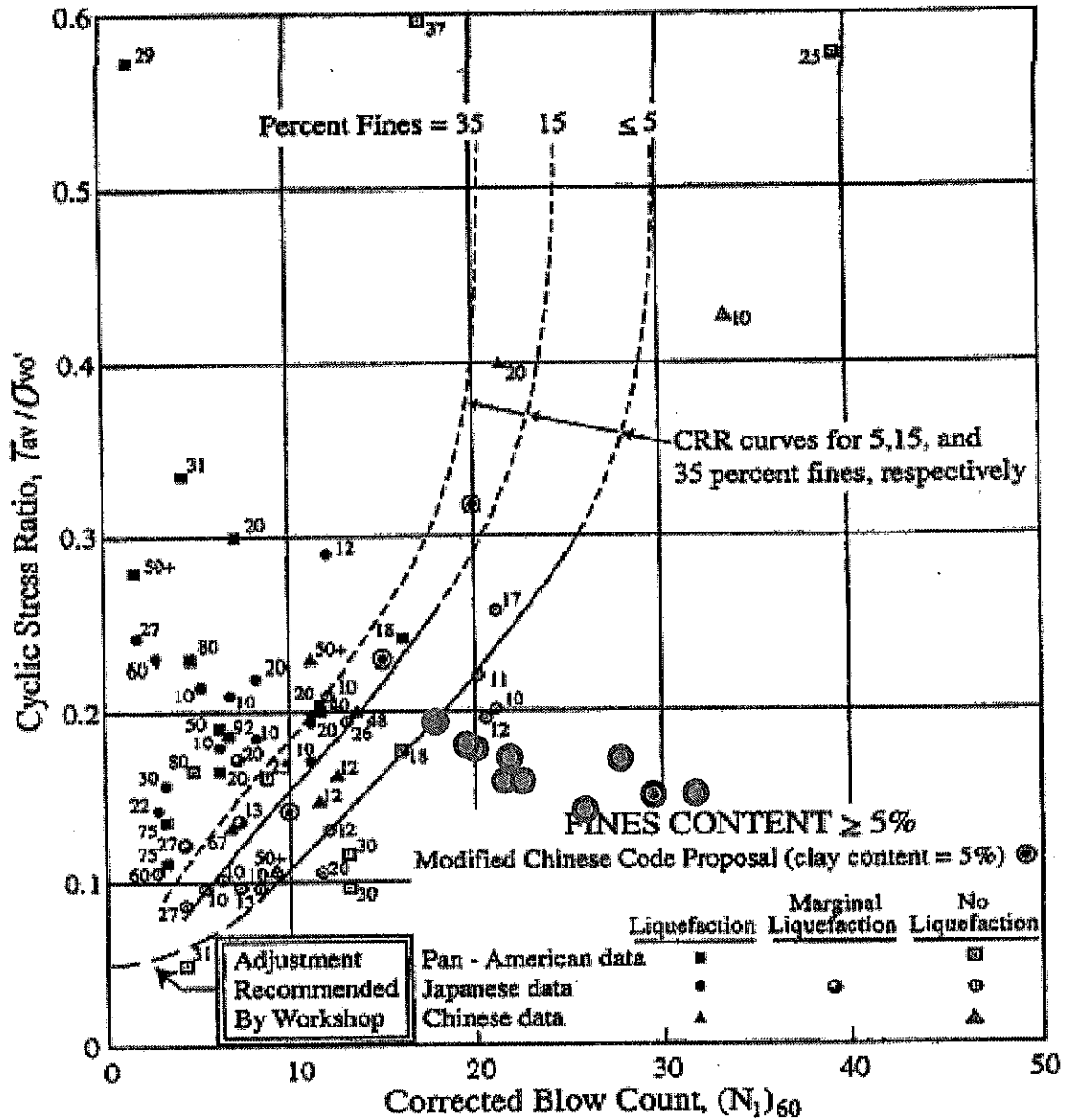


Figure 7.1. Simplified Base Curve Recommended for Determination of CRR from SPT Data for Moment Magnitude 7.5 Along with Empirical Liquefaction Data (after Youd and Idriss, 1997)

**PROFESSIONAL ENGINEERS
CONSULTING, Inc.**

25422 Trabuco Rd. #105 Lake Forest, CA 92630
Phone 949-768-3693 Fax 949-588-8386

Drown By: P.S.

Date: January 2014

Proj. No.: ST0114

Plate: A

LIQUEFACTION STUDY B-1
12282 Beach Blvd, Stanton, CA 90680

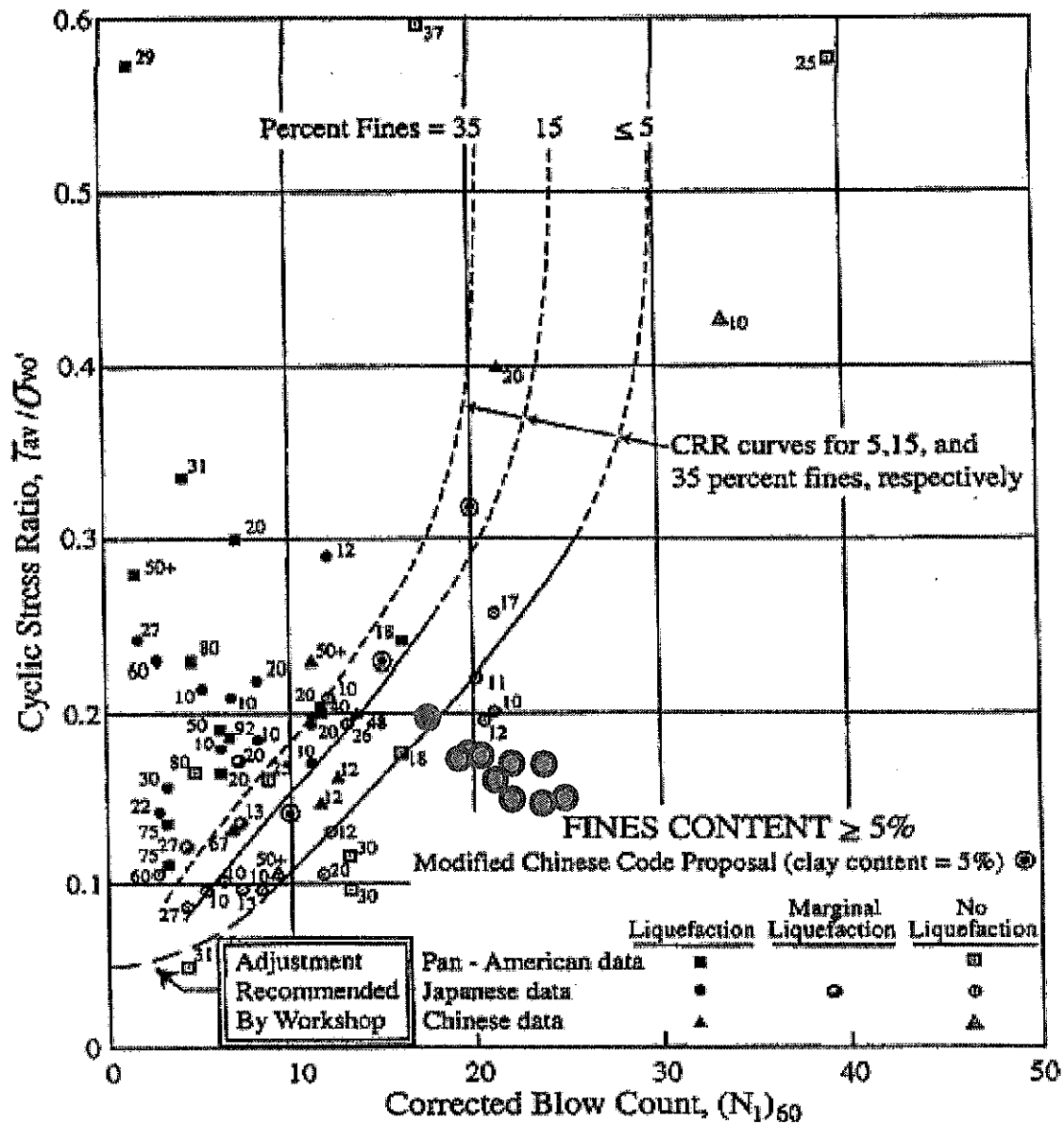


Figure 7.1. Simplified Base Curve Recommended for Determination of CRR from SPT Data for Moment Magnitude 7.5 Along with Empirical Liquefaction Data (after Youd and Idriss, 1997)

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Drawn By: P.S.

Date: January 2014

Proj. No.: ST0114

Plate: B

LIQUEFACTION STUDY B-2
12282 Beach Blvd, Stanton, CA 90680

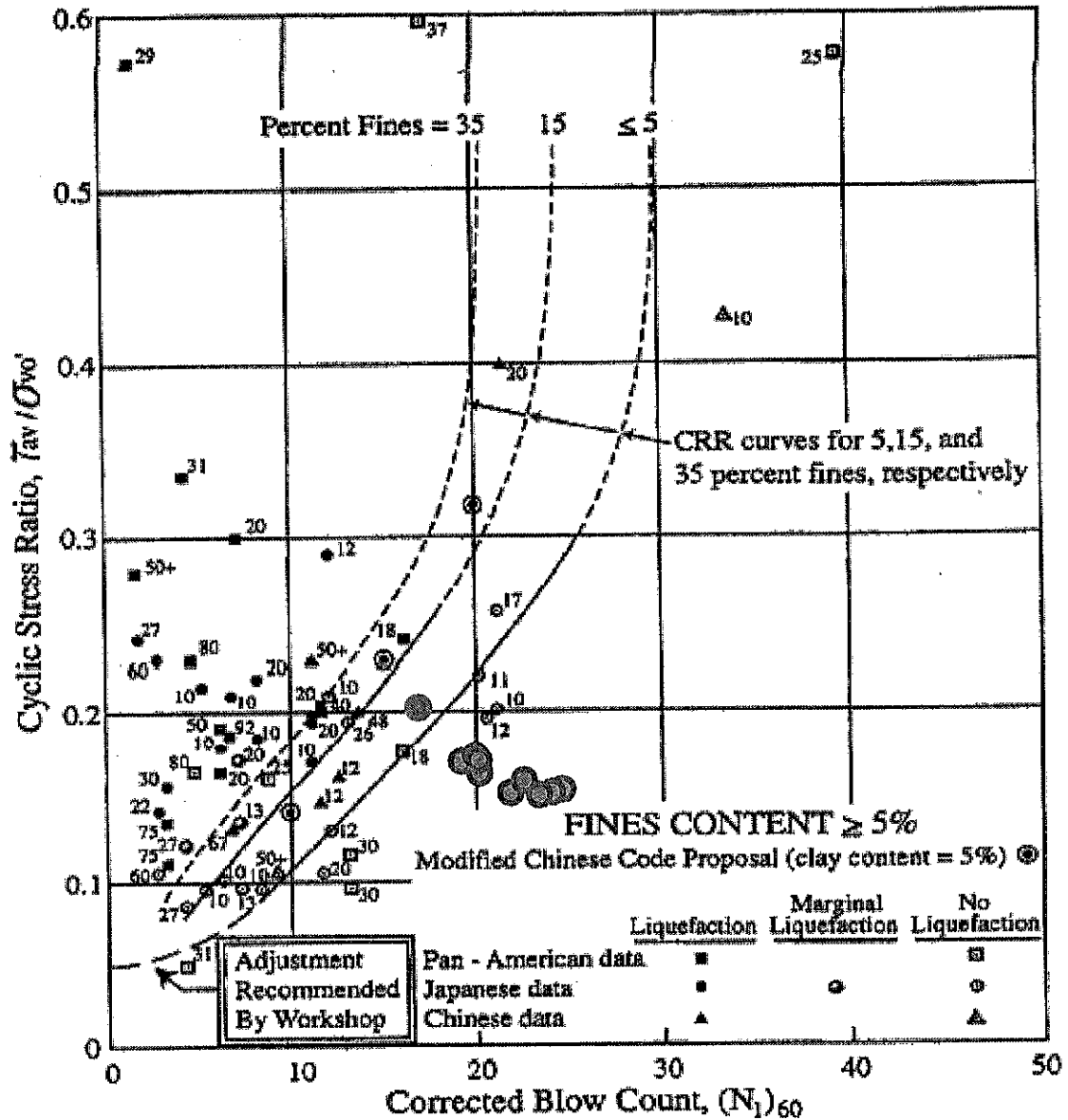


Figure 7.1. Simplified Base Curve Recommended for Determination of CRR from SPT Data for Moment Magnitude 7.5 Along with Empirical Liquefaction Data (after Youd and Idriss, 1997)

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Phone 949-768-3693 Fax 949-588-8386

Drawn By: P.S.

Date: January 2014

Proj. No.: ST0114

Plate: C

LIQUEFACTION STUDY B-3
12282 Beach Blvd, Stanton, CA 90680

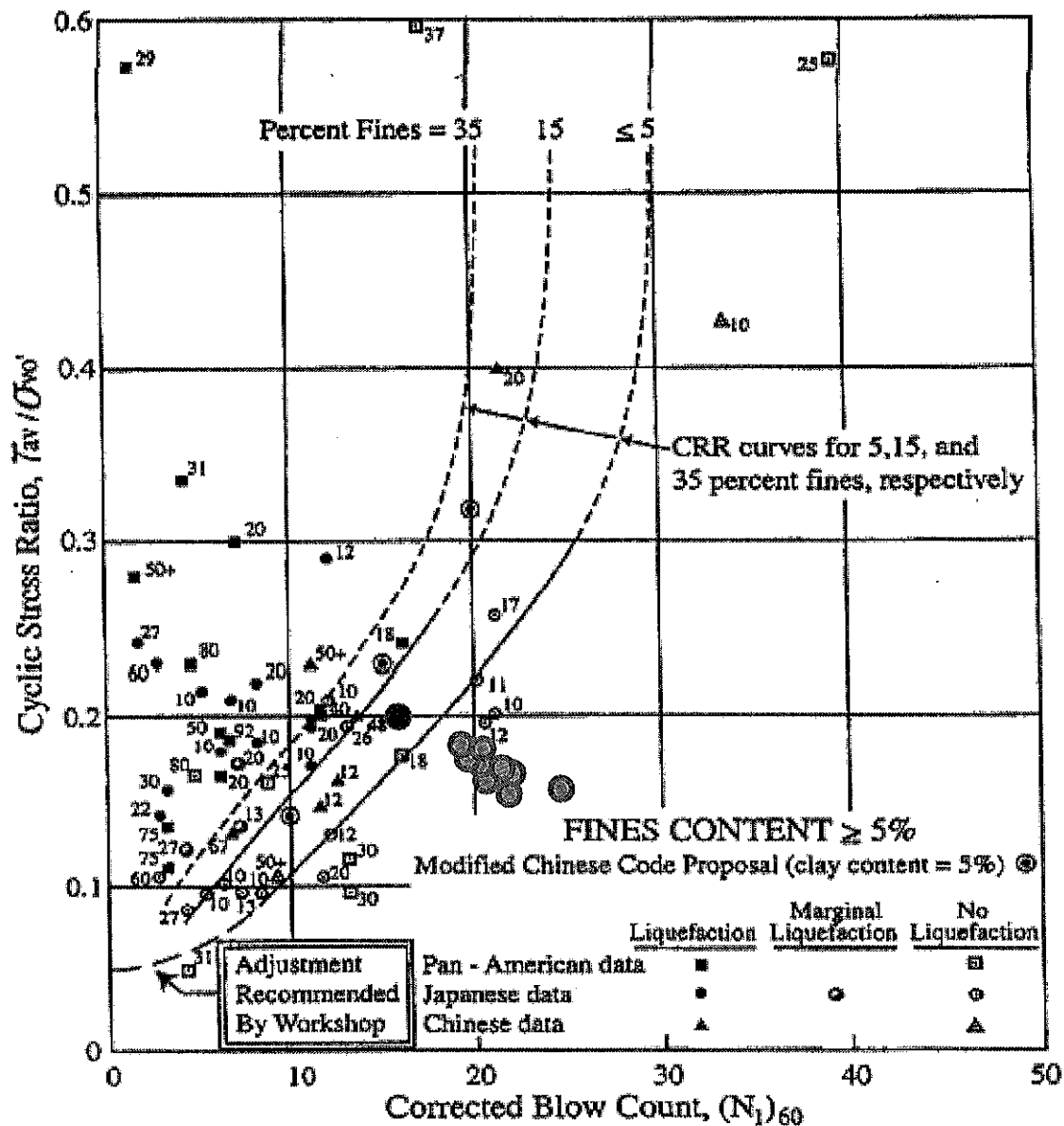


Figure 7.1. Simplified Base Curve Recommended for Determination of CRR from SPT Data for Moment Magnitude 7.5 Along with Empirical Liquefaction Data (after Youd and Idriss, 1997)

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Drawn By: P.S.

Date: January 2014

Proj. No.: ST0114

Plate: D

LIQUEFACTION STUDY B-4

12282 Beach Blvd, Stanton, CA 90680

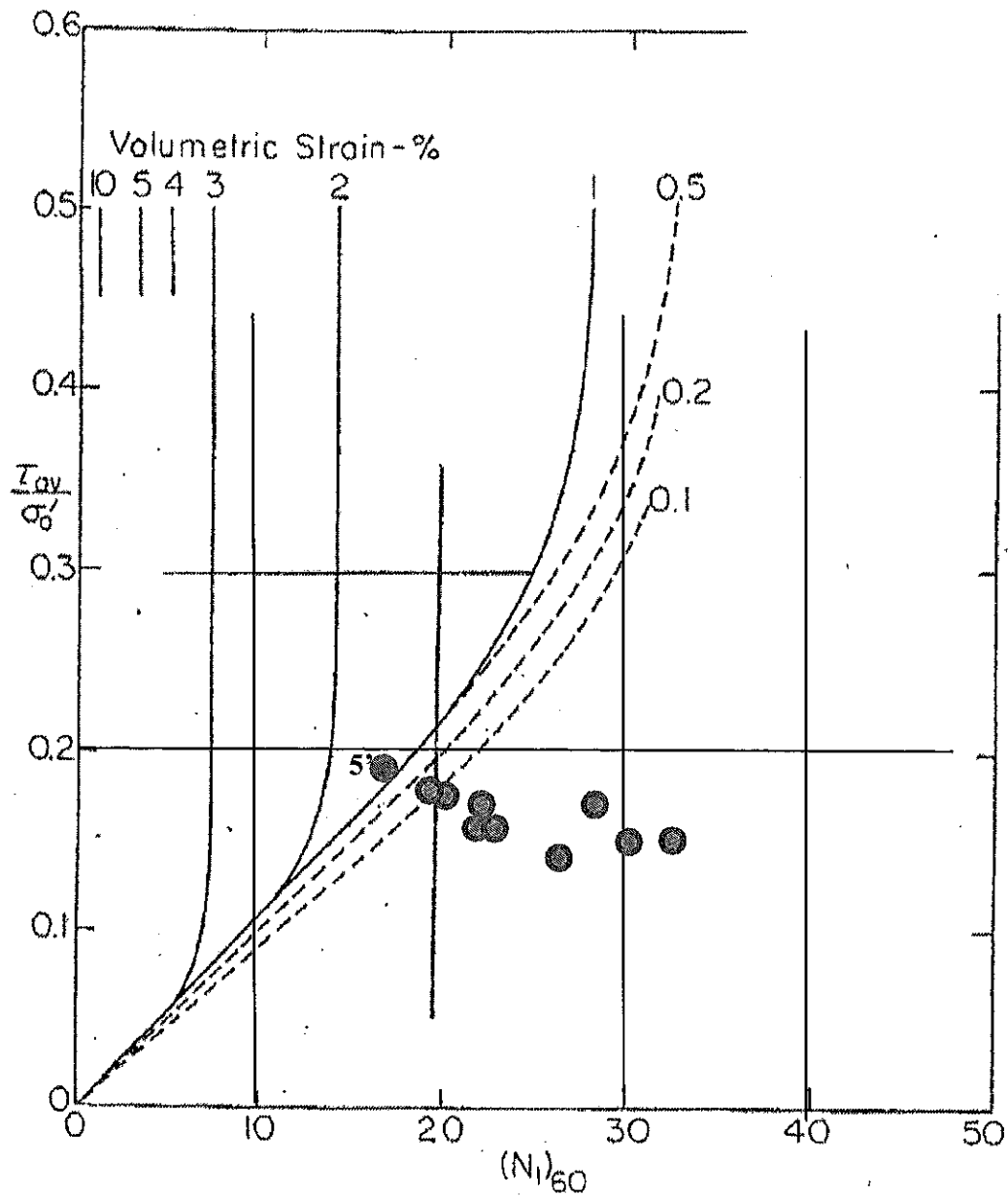


FIG. 6 PROPOSED RELATIONSHIP BETWEEN CYCLIC STRESS RATIO, $(N_1)_{60}$ AND VOLUMETRIC STRAIN FOR SATURATED CLEAN SANDS

SOURCE: Seed & Tokematso, 1987

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Phone 949-768-3693 Fax 949-588-8386

Drawn By: P.S.

Date: Jan. 2014

Proj. No.: ST0114

Plate: I

**LIQUEFACTION STUDY B-1
12282 Beach Blvd, Stanton, CA 90680**

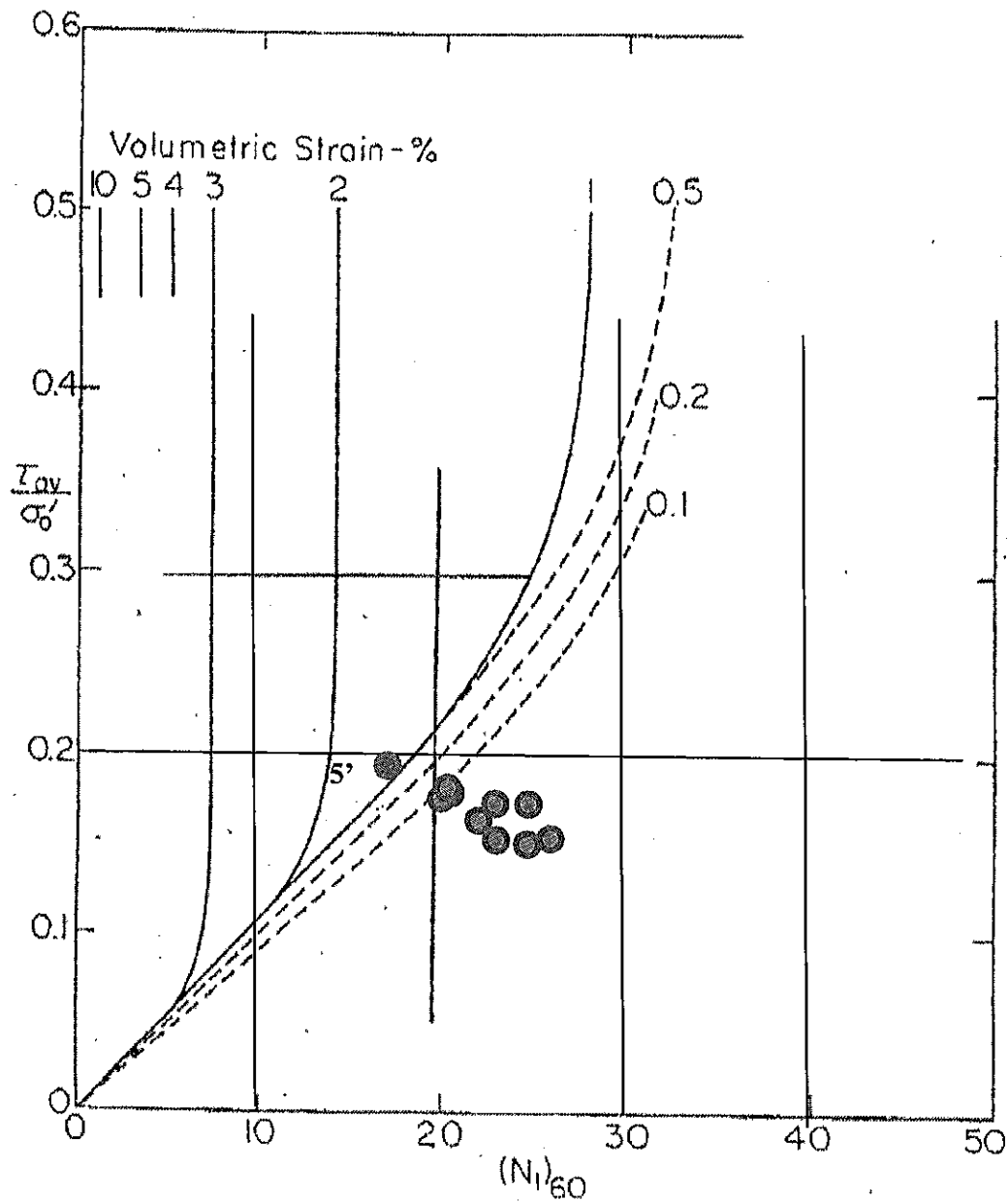


FIG. 6 PROPOSED RELATIONSHIP BETWEEN CYCLIC STRESS RATIO, $(N_1)_{60}$ AND VOLUMETRIC STRAIN FOR SATURATED CLEAN SANDS

SOURCE: Seed & Tokematso, 1987

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Drawn By: P.S.

Date: Jan. 2014

Proj. No.: ST0114

Plate: II

**LIQUEFACTION STUDY B-2
12282 Beach Blvd, Stanton, CA 90680**

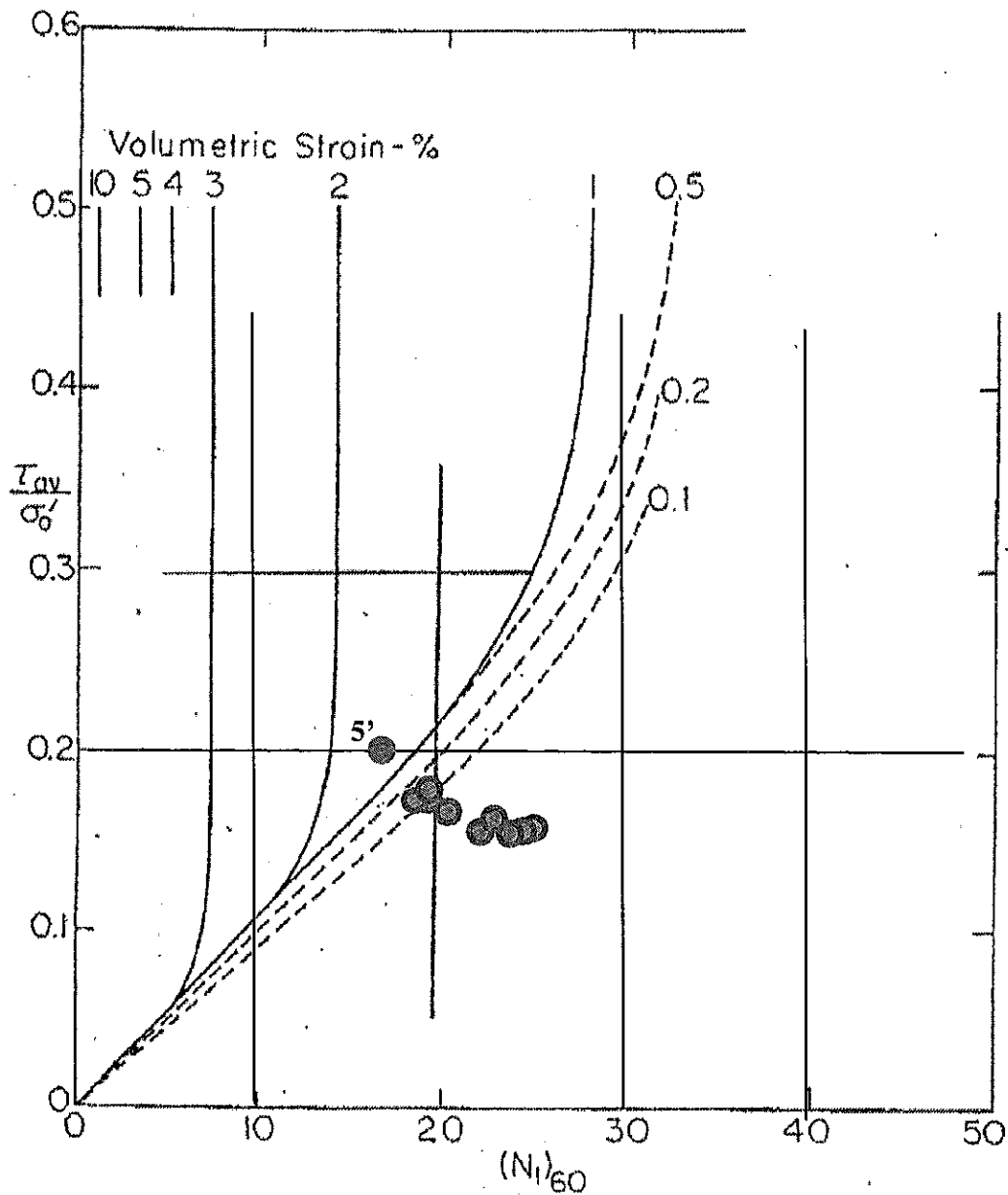


FIG. 6 PROPOSED RELATIONSHIP BETWEEN CYCLIC STRESS RATIO, $(N_1)_{60}$ AND VOLUMETRIC STRAIN FOR SATURATED CLEAN SANDS

SOURCE: Seed & Tokematso, 1987

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Drawn By: P.S.

Date: Jan. 2014

Proj. No.: ST0114

Plate: III

**LIQUEFACTION STUDY B-3
12282 Beach Blvd, Stanton, CA 90680**

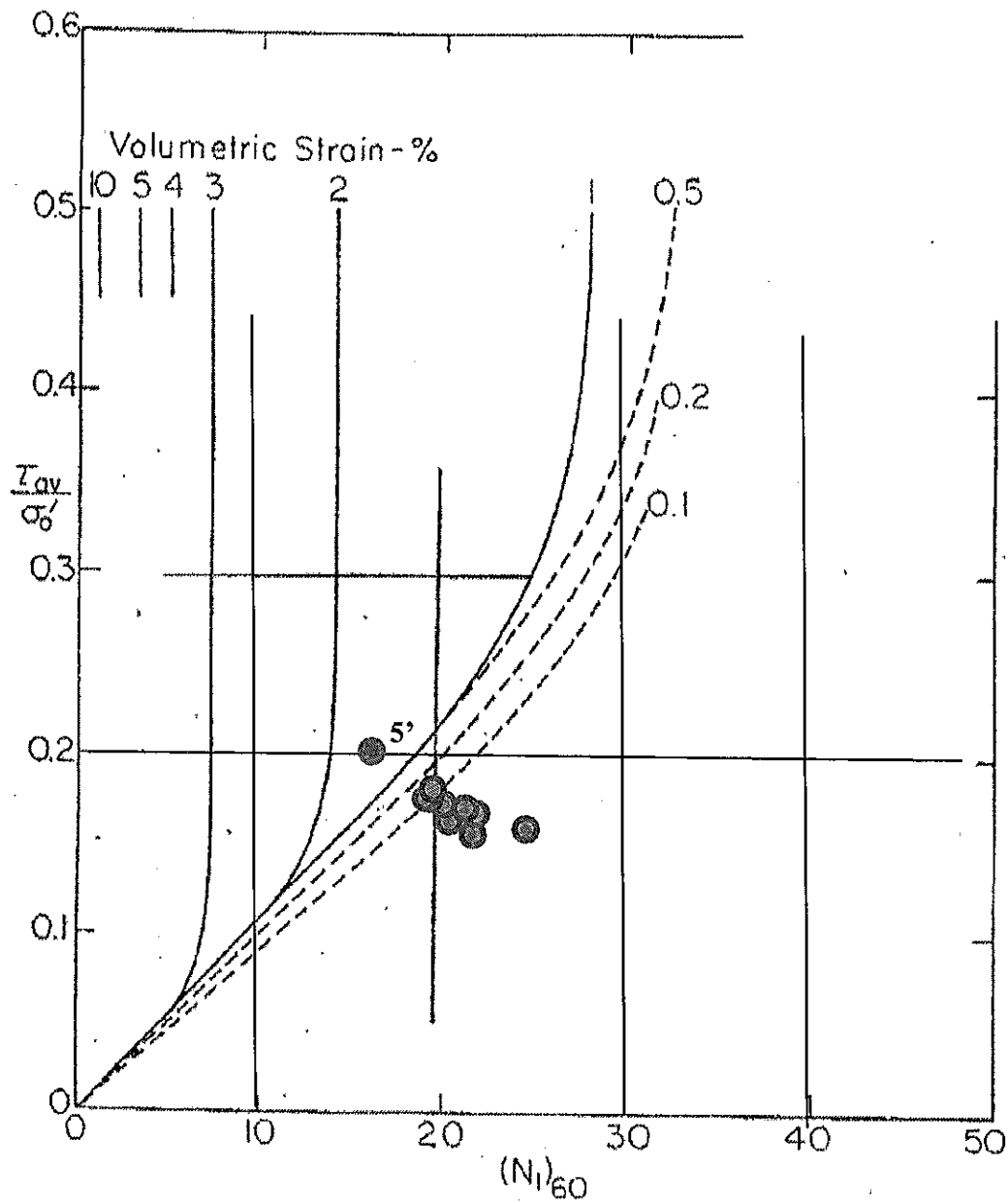


FIG. 6 PROPOSED RELATIONSHIP BETWEEN CYCLIC STRESS RATIO, $(N_1)_{60}$ AND VOLUMETRIC STRAIN FOR SATURATED CLEAN SANDS

SOURCE: Seed & Tokematso, 1987

PROFESSIONAL ENGINEERS
CONSULTING, Inc.

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Phone 949-768-3693 Fax 949-588-8386

Drawn By: P.S.

Date: Jan. 2014

Proj. No.: ST0114

Plate: IV

LIQUEFACTION STUDY **B-4**
12282 Beach Blvd, Stanton, CA 90680

PROFESSIONAL ENGINEERS CONSULTING, Inc.

<u>GEOTECHNICAL</u>	<u>ENVIRONMENTAL</u>	<u>TESTING</u>	<u>INSPECTION</u>
25422 Trabuco Rd. #105	Lake Forest, CA 92630	Phone 949-768-3693	info@pesoil.com
27636 Ynez Road, # L7	Temecula, CA 92591	Phone 951-698-4598	www.pesoil.com

INFILTROMETER STUDY

SITE:

12282 Beach Boulevard
Stanton, CA 90680

DATE:

May 19, 2014

Project Number:

ST0114

PREPARED FOR:

Ms. Manju Pai
Studio π^2
20 Truman, Ste 210,
Irvine, CA 92620

PROFESSIONAL ENGINEERS CONSULTING, Inc.

GEOTECHNICAL	ENVIRONMENTAL	TESTING	INSPECTION
25422 Trabuco Rd. #105	Lake Forest, CA 92630	Phone 949-768-3693	info@pesoil.com
27636 Ynez Road, # L7	Temecula, CA 92591	Phone 951-698-4598	www.pesoil.com

May 19, 2014

Ms. Manju Pai
Studio π^2
20 Truman, Ste 210,
Irvine, CA 92620

Dear Ms. Manju:

Professional Engineers Consulting, Inc. is pleased to present you this infiltrometer study report for your project located at 12282 Beach Blvd, Stanton, CA 90680.

Based on the actual site condition, laboratory analyses, and our field observations, we are providing you a summary of geotechnical studies. It is our opinion that the enclosed conclusions and recommendations can be used for the design and construction of this project.

This opportunity to be of professional service is greatly appreciated. Should you have any questions or require additional information, please do not hesitate to contact our office at 949-768-3693.

Respectfully Submitted,

PROFESSIONAL ENGINEERS CONSULTING, Inc.



A handwritten signature in black ink, appearing to read "Saeed Shahidi", written over a horizontal line.

Saeed Shahidi
Registered Civil Engineer

TABLE OF CONTENTS

INTRODUCTION	1
SITE LOCATION & DESCRIPTION	1
PROPOSED DEVELOPMENT	1
GROUNDWATER CONDITION	2
INFILTROMETER	2
EQUIPMENTS	2
TEST PROCEDURES	3
INFILTRATION RATE	5
FUTURE IMPROVEMENTS	5
LIMITATIONS	6

APPENDIX A

FIGURES

1. SITE LOCATION
2. TEST LOCATIONS

APPENDIX B

BORING LOGS

APPENDIX C

INFILTROMETER STUDY CALCULATIONS

TABLE 1 BH-1 READINGS AND CALCULATIONS

PLATE 1 BH-1 FILTRATION RATE CURVE

APPENDIX D

LABORATORY ANALYSES

PROFESSIONAL ENGINEERS CONSULTING, Inc.

*Infiltration Study
12282 Beach Blvd.
Stanton, CA 90680*

Project Number: ST0114

Page 1 of 5

INTRODUCTION

This report was prepared by Professional Engineers Consulting, Inc. to provide an infiltration study for the construction of assisted living building facilities at 12282 Beach Blvd, Stanton, CA 90680. See figures 1 & 2.

The scope of this study is to provide and evaluate the surface and subsurface conditions by determining the infiltration rate to help design the detention basins on the subject site as they relate to the development.

SITE LOCATION & DESCRIPTION

The subject lot is within the City of Stanton. The property is located on the east side of Beach Boulevard, at approximately one mile north of 22 Freeway.

The area in general is developed with residential and commercial structures. Currently, the site is vacant and covered by soil and sparse weeds.

GROUNDWATER CONDITIONS

During our previous surface explorations, we encountered the groundwater at the depth of 17.5 feet below the existing grade. A copy of the boring log is included.

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*Infiltration Study
12282 Beach Blvd.
Stanton, CA 90680*

Project Number: ST0114

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INFILTROMETER

This test method describes the procedure for field measurement of the rate of infiltration of water into soils using double-ring infiltrometer. This test method is particularly applicable to relatively uniformed fine grained soils with an absence of very plastic clays and gravel size particles and with moderate to low resistance to ring penetration.

EQUIPMENTS

Inner infiltrometer ring cylinders 20" high, 12" diameter

Outer infiltrometer ring cylinder, 20" high, 24" diameter

Thermometer

Water containers

Watch

Measuring tape

TESTING PROCEDURES

One test pit was excavated to provide the data, within the proposed basin area. Location of test pit is shown on Figures 2. The measurement of the volume of the water that was added to maintain a constant head in the inner ring and annular space during each timing interval was done by measuring the change in elevation of liquid level in the appropriate graduated cylinder.

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*Infiltration Study
12282 Beach Blvd.
Stanton, CA 90680*

Project Number: ST0114

Page 3 of 5

The time intervals, as shown on the enclosed graph/table, were fifteen minutes for the first hour, thirty minutes for second and third hour and sixty minutes during the remainder of a period of six hours.

The temperature of water was also recorded.

The volume of water used during each measured time interval into an incremental infiltration velocity for both the inner ring and annular space using the following equations:

For inner ring:

$$V_{IR} = \Delta_{VIR} / (A_{IR} \cdot D \Delta t)$$

Where,

V_{IR} Inner ring incremental infiltration velocity, cm/h

Δ_{VIR} Volume of water used during time interval to maintain constant head in the inner ring, cm³

A_{IR} Internal area of inner ring, cm²

Δt Time interval, h

For the annular space between rings

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*Infiltration Study
12282 Beach Blvd.
Stanton, CA 90680*

Project Number: ST0114

Page 4 of 5

$$VA = \Delta VA / (AA \cdot \Delta t)$$

Where,

VA Inner ring incremental infiltration velocity, cm/h

ΔVA Volume of water used during time interval to maintain constant head in the inner ring, cm³

AA Internal area of inner ring, cm²

Δt Time interval, h

INFILTRATION RATE

Per measured values and enclosed graph. The infiltration rate is 0.20 in/hr.

FUTURE IMPROVEMENTS

Should any new structures or improvements be proposed at any time in the future other than those shown on the enclosed site plan and discussed herein, our firm should be notified so that we may provide design recommendations to maintain the integrity of the new improvement. Potential problems can develop when drainage is altered in any way (i.e., excavations or placement of fills associated with construction of new walkways, patios, garden walls and planters). Therefore, it is recommended that we be engaged to review the final design drawings, specifications and grading plan prior to any new constructions.

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*Infiltration Study
12282 Beach Blvd.
Stanton, CA 90680*

Project Number: ST0114

Page 5 of 5

LIMITATIONS

The geotechnical assessment activities presented in this report have been conducted in accordance with current practice and the standard of care exercised by geotechnical consultants performing similar tasks in this area.

No warranty, expressed or implied, is made regarding the conclusions, professional opinions, and recommendations expressed in this report. The conclusions are based solely upon an analysis of the conditions as observed by our personnel and as reported to use by regulatory agencies and other named sources are and also based on surface and subsurface conditions present and our present state of geotechnical knowledge. They are not meant to imply a control of nature. If actual conditions differ from those described in this report, our office should be notified.

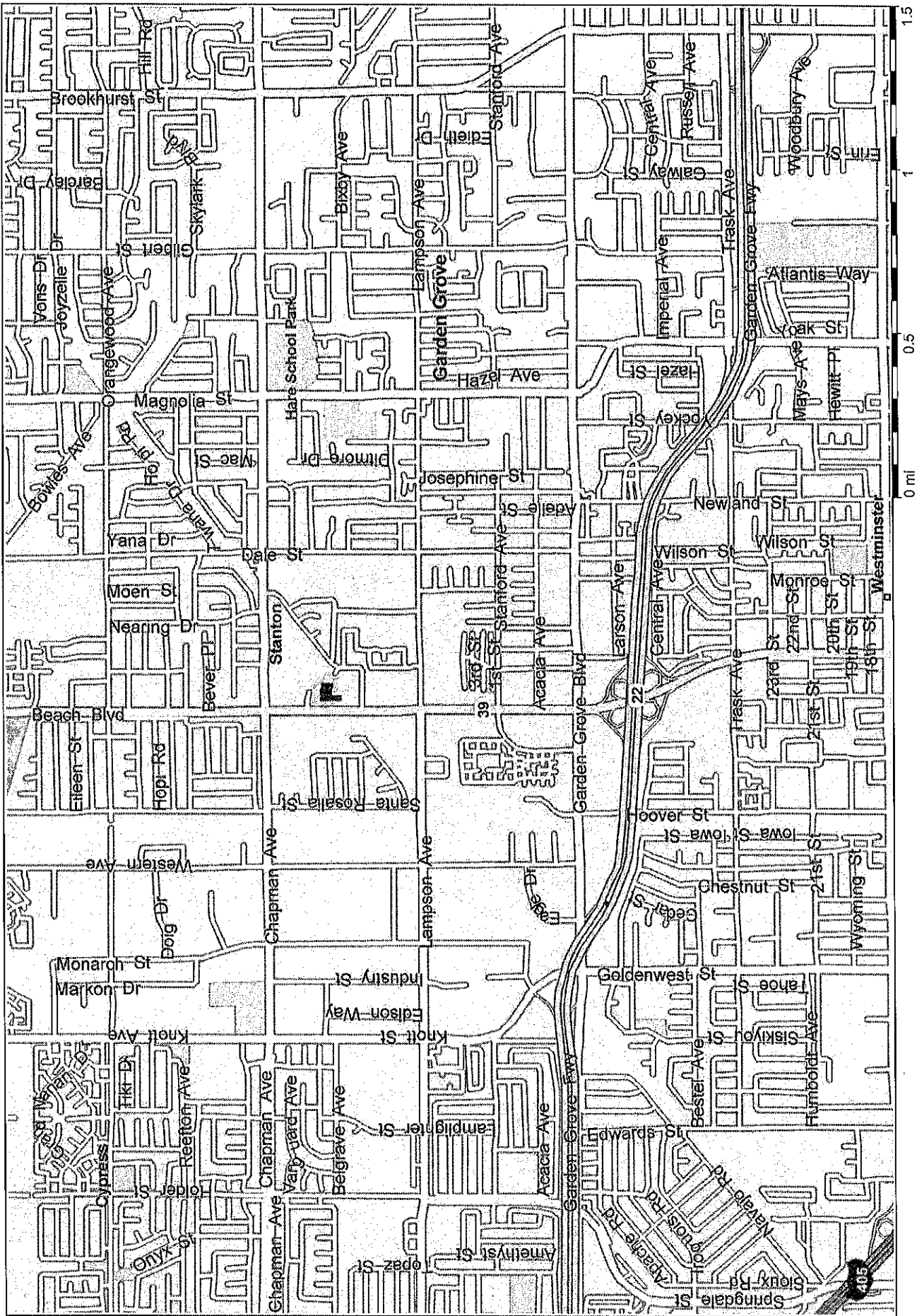
The usage of this report in any independent form cannot be approved unless specific, written verification of the applicability of the recommendations is obtained from our firm.

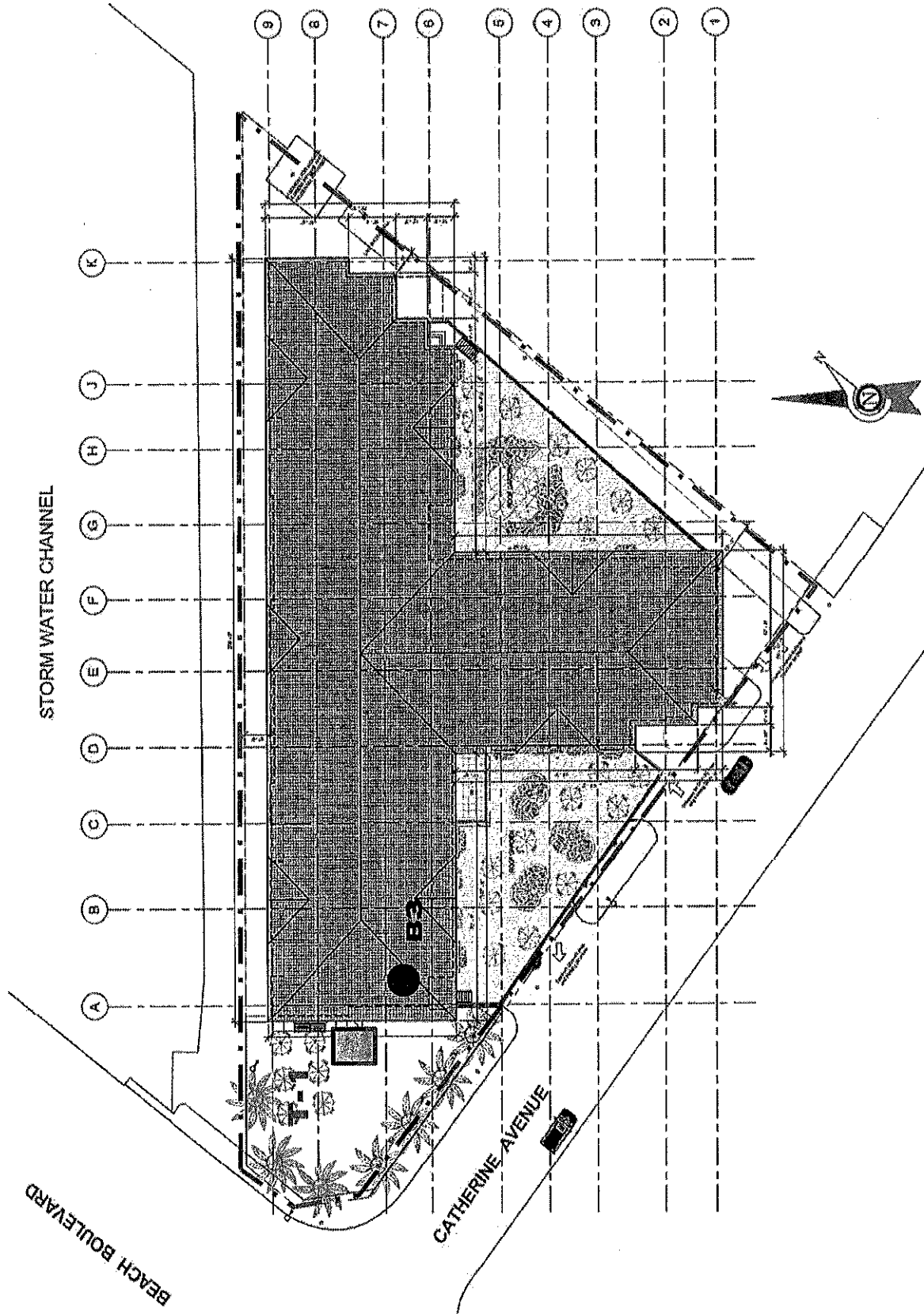
The services provided in this report are only to provide geotechnical characteristics of the subsurface, based on our field data and observations only and also following the ASTM standards. By accepting this report, the client will agree that we are not responsible for reviewing any private investigation that may have been performed at the site or surroundings and not released to public agencies, particularly by the Homeowner Association or leading property management company. We take no responsibility for any matter that is not disclosed to us prior or during our studies.

APPENDIX “A”

FIGURES & MAPS

FIGURE 1: SITE LOCATION, 12282 Beach Blvd., Stanton, CA 90680





SITE MAP - TEST LOCATION

12282 Beach Blvd, Stanton, CA 90680

Project No.: ST0114

Figure: 2

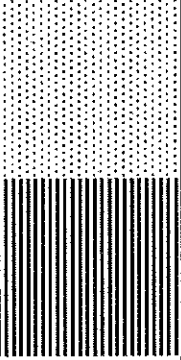
PROFESSIONAL ENGINEERS CONSULTING, Inc.

APPENDIX “B”


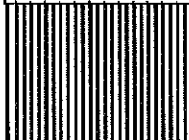

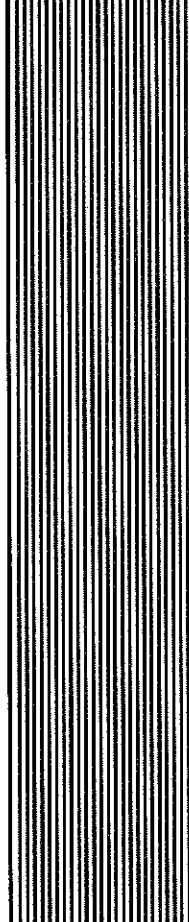







BORING LOGS

LOG OF BORING


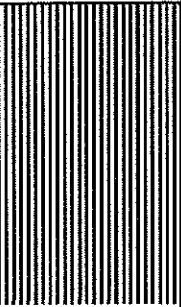

JOB LOCATION: 12282 Beach Blvd, Stanton, CA 90680

				Boring Diameter: 12.0" O.D.		Boring Elevation:		Boring Number: BH - 1	
Date Drilled: 5/8/14			Logged by: S.S.		This log is a representation of subsurface, soil and groundwater conditions at the time and place of drilling. With the passage of time as at any other location there may be substantial changes in conditions..				
Sample		SPT Blows.	USCS Symbol	density	Depth in Feet	Graphic Log	Description and Remarks		
Bulk	Tube								
	X				1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20		Dark olive Sandy Silt, artificial fill within top 3.0 feet, dry, medium dense Dark olive gray Silty Clay, moist, medium dense		

LOG OF BORING**JOB LOCATION:** 12282 Beach Blvd, Stanton, CA 90680

				Boring Diameter: 8.0" O.D.		Boring Elevation:		Boring Number: B-3	
Date Drilled: 1-22-14			Logged by: S.S.		This log is a representation of subsurface, soil and groundwater conditions at the time and place of drilling. With the passage of time as at any other location there may be substantial changes in conditions..				
Sample		SPT Blows.	USCS Symbol	density	Depth in Feet	Graphic Log	Description and Remarks		
Bulk	Tube								
	X	16	sm/ml	110.8	5		Dark olive Sandy Silt, artificial fill within top 4.0 feet, dry, loose		
	X	20	sm/ml	120.5	10		Dark olive gray Silty Clay, moist, medium dense		
	X	19	ml/cl	120.6	15		Mottled olive gray Sandy Silt, dry to moist, dense		
	X	20	Cl/sm	122.8	20		Mottled olive gray Silty Sand, some thin layers of Clay. moist, dense		
							Groundwater at 18 feet		
	X	20	cl	125.4	25		Mottled gray sandy Clay, wet, dense		
	X	21	cl	122.8	30		Mottled olive gray Clay, saturated, dense		
	X	23	ml	121.6	35		Olive gray Silty Sand, some layers of Clay. saturated, dense		
	X	24	ml/cl	122.1	40		Olive Clay with Sand, some gravel, saturated, dense.		
							Olive Clayey Sand, some gravel, moist, dense.		

LOG OF BORING**JOB LOCATION:** 12282 Beach Blvd, Stanton, CA 90680

						Boring Diameter: 8.0" O.D.	Boring Elevation:	Boring Number: B-3
Date Drilled: 1-22-14			Logged by: S.S.		This log is a representation of subsurface, soil and groundwater conditions at the time and place of drilling. With the passage of time as at any other location there may be substantial changes in conditions..			
Sample		N ₆₀ Blows.	USCS Symbol	Density	Depth in Feet	Graphic Log	Description and Remarks	
Bulk	Tube							
	X	26	Cl/sm	123.2	45		Dark olive, Clayey Sand, moist, very dense, cemented, dense	
	X	32	clml	124.1	50		Olive brown Clayey Silt, moist, cemented, very dense	
							TOTAL DEPTH = 50.0 FEET	

APPENDIX “C”

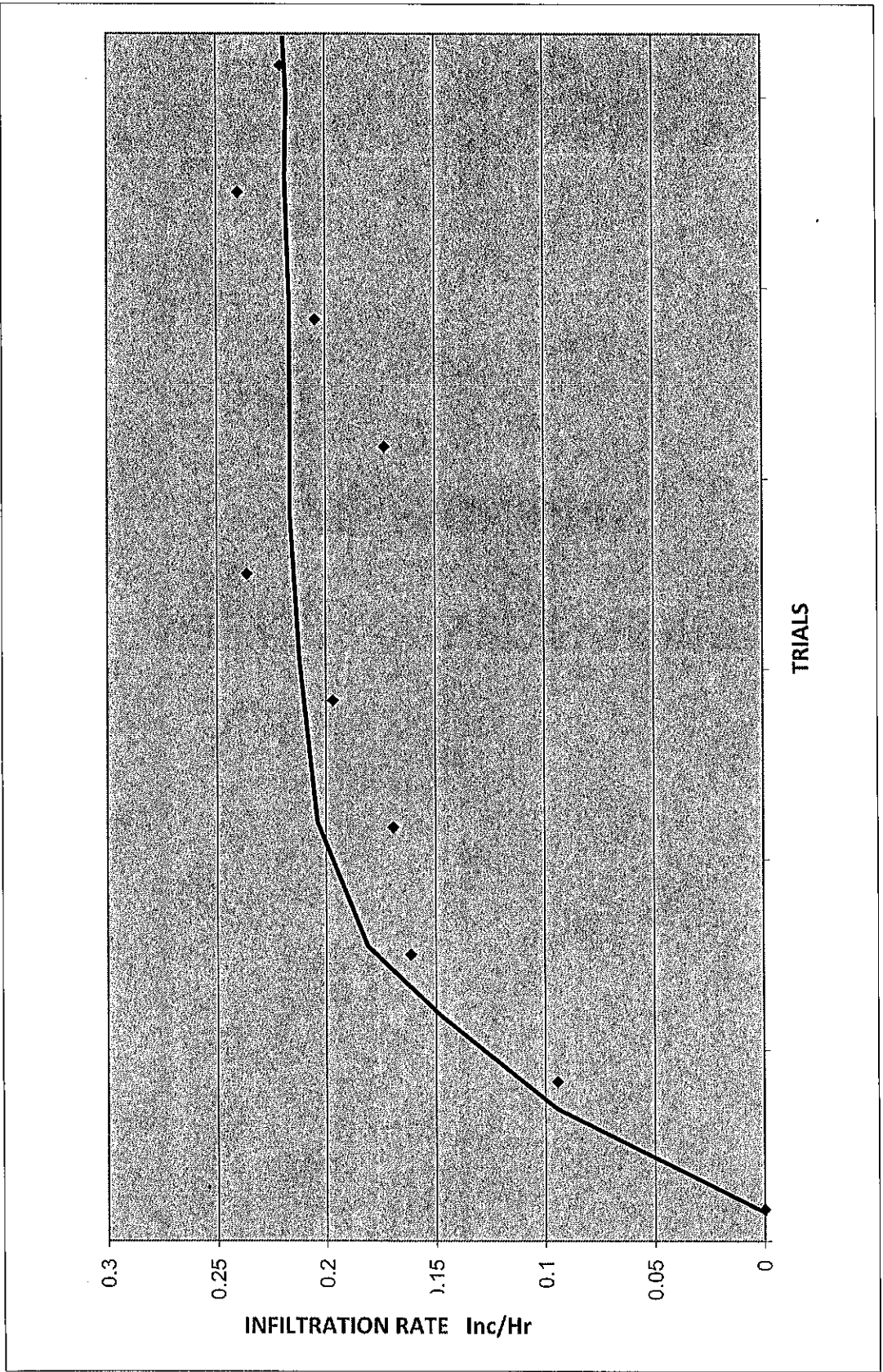
INFILTROMETER STUDIES

TABLE 1

DOUBLE-RING FILTRMETER TEST

Stanton Assisted Living -- 12282 Beach Blvd, Stanton, CA 90680

TRIAL #	DATE	TIME Min	ELAPSED TIME, min	INNER RING READING, CM	ANNUAL SPACE		FLOW, CM3	Temp F	INFILTRATION RATE	
					READING, CM	FLOW, CM3			In/hr	
1	5/8/2014	8:00	15	1.0	2.0			57		
	5/8/2014	14:00	15	3.3	4.0	178	354	57	0.09	
2	5/8/2014	10:45	15	3.3	4.0			57		
	5/8/2014	12:00	30	6.8	8.0	274	712	57	0.16	
3	5/8/2014	12:00	30	6.8	8.0			57		
	5/8/2014	12:30	60	10.0	15.1	254	1243	57	0.17	
4	5/8/2014	12:30	30	10.0	15.1			57		
	5/8/2014	13:00	90	17.5	24.1	589	1590	57	0.20	
5	5/8/2014	13:00	30	17.5	24.1			57		Refilled
	5/8/2014	13:30	120	25.3	35.4	610	1994	57	0.24	
6	5/8/2014	13:30	30	2.6	3.1			57		Refilled
	5/8/2014	14:00	150	13.0	18.8	812	2763	57	0.17	
7	5/8/2014	14:00	30	3.8	4.6			57		Refilled
	5/8/2014	14:30	180	16.0	21.1	954	2912	57	0.20	
8	5/8/2014	14:30	60	4.5	5.6			57		Refilled
	5/8/2014	15:30	240	19.0	26.9	1135	3746	57	0.24	
9	5/8/2014	15:30	60	3.6	5.1			57		Refilled
	5/8/2014	16:30	300	22.5	27.7	1480	3986	57	0.22	



INFILTRATION CURVE - BH1 12282 Beach Blvd, Stanton, CA 90680	
Project No.: ST0114	PLATE 1

APPENDIX “D”
LABORATORY ANALYSES

PROFESSIONAL ENGINEERS CONSULTING, Inc.

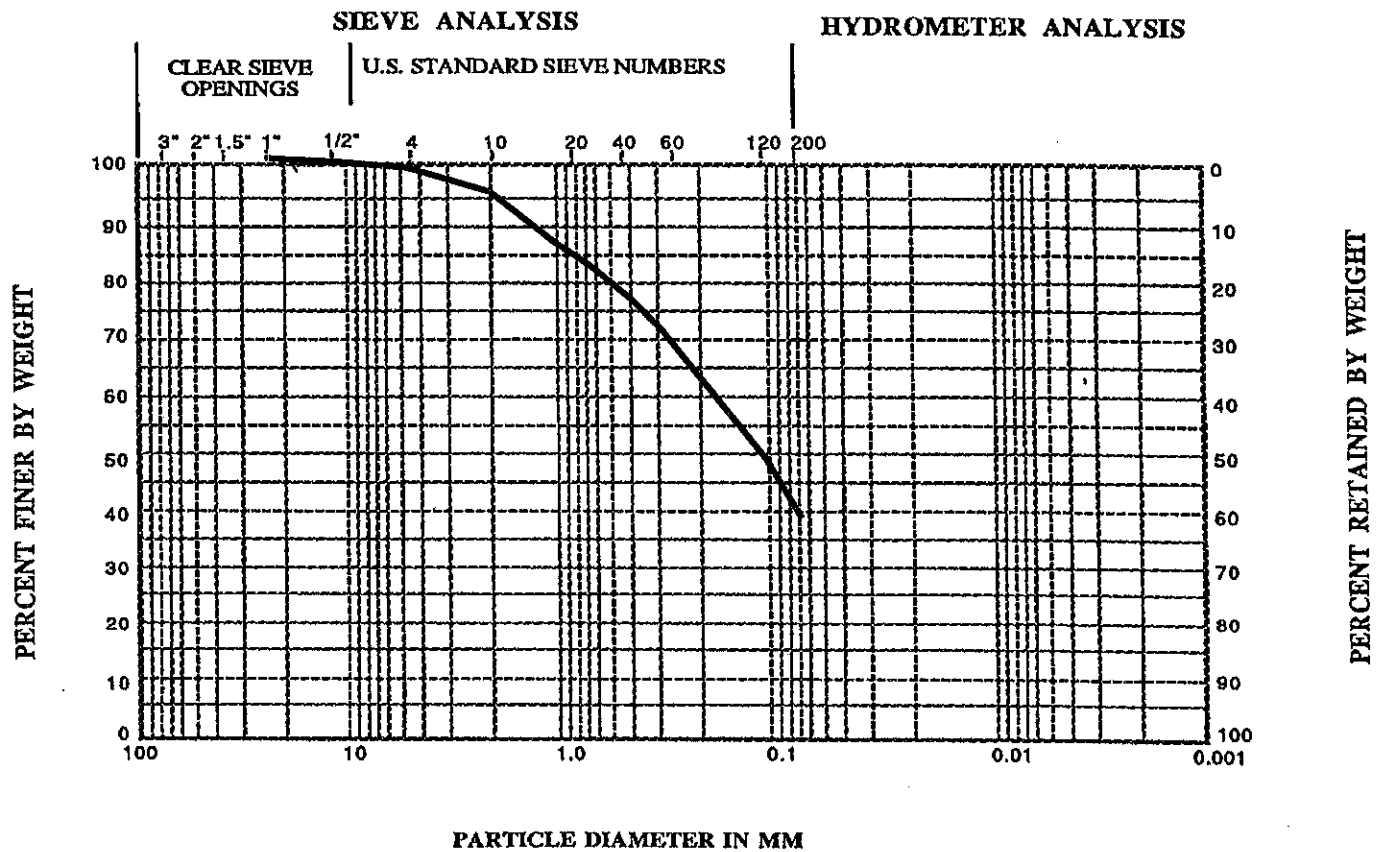
PARTICLE SIZE ANALYSIS

PROJECT NUMBER: ST0114

SITE: 12282 Beach Blvd, Stanton, CA 90680

SAMPLE: BH-1

DEPTH: 1.0 -5.0 ft.



PLASTICITY TEST

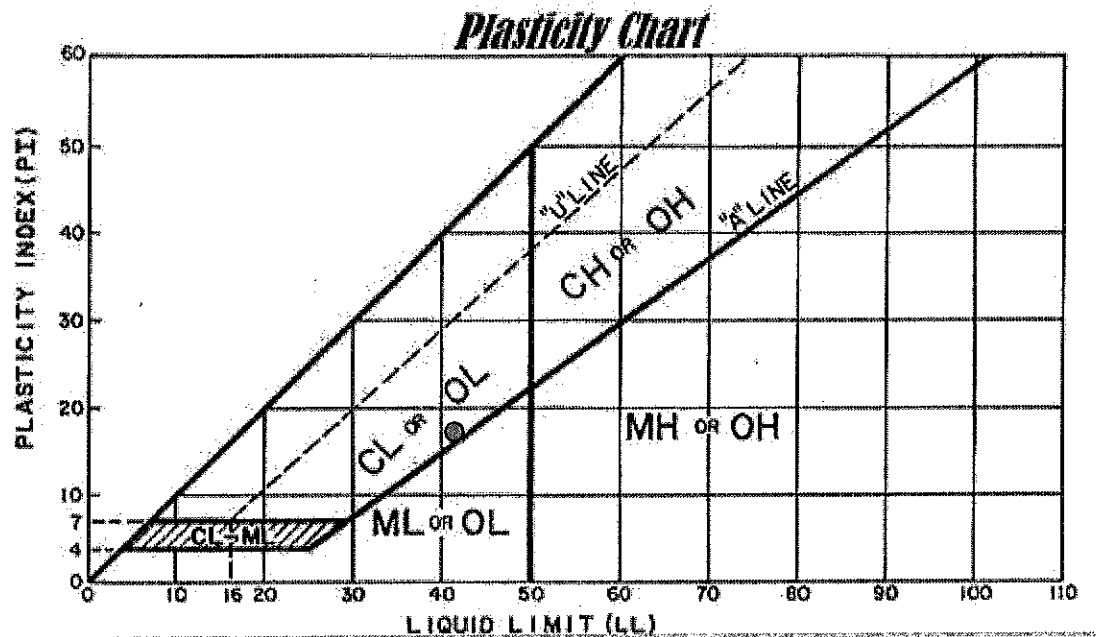
PROFESSIONAL ENGINEERS CONSULTING, Inc.

12282 Beach Blvd, Stanton, CA 90680

ATTERBERG LIMITS
Particles passed # 200

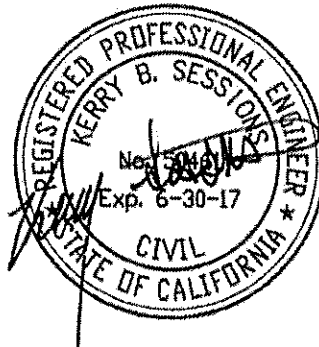
<u>Sample</u>	<u>Liquid Limit</u>	<u>Plastic Limit</u>	<u>Plasticity Index</u>
BH1 @ 1.0 to 5.0'	42	25	17

Soil Classification: CLAY (CL)



**HYDROLOGY AND HYDRAULIC CALCULATIONS
FOR
Stanton Assisted Living Project
12282 Beach Blvd.
Stanton, CA**

PREPARED BY
Sessions Consulting Engineers
231 East Imperial Highway, Suite 201B
Fullerton, CA 92835



Kerry Sessions
PE 50461
Exp. 6/30/17

Date of Preparation:
01/07/16

Purpose

The purpose of this report is to prepare calculations and design drainage devices and BMPs to adequately convey the stormwater runoff from the proposed development while complying with NPDES requirements.

Description of Existing Watershed

The property is located near the intersection of Beach Boulevard and Catherine Avenue at 12282 Beach Blvd, Stanton CA. The site is mostly vacant with remnants of a previous development on parts of the site including pavement, curbs & gutters, walks and miscellaneous utilities. The site is bounded on the south by Catherine Avenue, on the west by Beach Boulevard, and on the east by an existing single family development. North of the site there is a concrete-lined drainage channel named the Anaheim-Barber City Channel.

The site presently drains predominantly southerly by surface drainage directly into the curb & gutter along Catherine Avenue to the south. From there it drains west to Beach Boulevard, then north into a catch basin located on Beach Boulevard west of the site. The catch basin outlet drains into Anaheim-Barber City Channel. A very small portion of the site drains northerly to a headwall with a 10" diameter opening that drains directly into the channel.

Proposed Drainage System

The proposed development will collect drainage from the site and transmit flows to a drainage pipe located along the south side of the property. These flows will be directed to a Nutrient Separating Baffle Box (NSBB), a BMP that will remove sediments, trash and debris that may be collected in the upstream drainage system and transmitted to the NSBB. This will serve to provide initial treatment of the water to comply with water quality standards.

After passing through the NSBB drainage will flow into a perforated pipe passing through a below-grade Underground Detention System, (UDS), wrapped in filter fabric. This BMP is designed to provide initial runoff retention, water quality filtration, and infiltration into the native soils. Low flows then proceed through the UDS into a Modular Wetlands Biofiltration System, (MWS), to treat the flows, prior to being outlet by a pipe into the back of the existing catch basin in Beach Blvd.

Flows that are larger than the treatment flows are then conveyed to a Control Drain Box that is designed with an outlet pipe at a higher elevation than the inlet, and the bottom of the drain box is open to the gravel aquifer below. During high flows the water level will rise to the saturation point of the gravel aquifer before discharging through the outlet pipe. The outlet pipe will carry flows to the same discharge point as the treated flows at the back of the catch basin in Beach Blvd.

Methodology

Rational method hydrology calculations are based on criteria set forth in the OCEMA Hydrology Manual (1986). 100-year and 2-year storm event hydrology calculations have been made using the Rational Method Hydrology Computer Program, by Bonadamin Software.

Bonadamin Software was also used to perform 2-year unit hydrograph calculations. Hydraulic calculations for the sizing of pipes have been made using the *Flowmaster* software by Bentley Systems, Inc. Inlet sizing calculations are based on criteria set forth in the County of Orange Local Drainage Manual.

Summary

The drainage system has been designed to adequately convey the peak flows in a 100-year storm event and mitigate the increase in runoff due to hydromodification resulting from the proposed development. Below is a summary of pertinent data used to design for the 100-year runoff and meet the HCOC mitigation requirements of the WQMP:

Peak flowrate (Q_{100})	=	4.1 cfs
Maximum required pipe diameter	=	15"
Pre-development 2-year Flowrate (Q_1)	=	0.67 cfs
Post-development 2-year Flowrate (Q_2)	=	1.08 cfs
Pre-development 2-year flow volume (V_1)	=	0.0628 ac-ft.
	=	2,735 cu. ft.
Post-development 2-year flow volume (V_2)	=	0.1451 ac-ft.
	=	6,320 cu. ft.

2-Year Rational Method Hydrology
Existing Conditions

Orange County Rational Hydrology Program

(Hydrology Manual Date(s) October 1986 & November 1996)

CIVILCADD/CIVILDESIGN Engineering Software, (c) 1989-2012 Version 8.2
Rational Hydrology Study, Date: 01/06/16 File Name: e212.roc

Stanton Assisted Living Project
12282 Beach Blvd., Stanton
2-year Hydrology
Existing Conditions

Program License Serial Number 6312

***** Hydrology Study Control Information *****

Rational hydrology study storm event year is 2.0

Decimal fraction of study above 2000 ft., 600M = 0.0000
English Units Used for input data

+++++
Process from Point/Station 1.000 to Point/Station 2.000
**** INITIAL AREA EVALUATION ****

UNDEVELOPED (poor cover) subarea
Decimal fraction soil group A = 0.000
Decimal fraction soil group B = 1.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
SCS curve number for soil(AMC 2) = 78.00
Pervious ratio(Ap) = 1.0000 Max loss rate(Fp)= 0.300(In/Hr)
Max Catchment Loss (Fm) = 0.300(In/Hr)
Initial subarea data:
Initial area flow distance = 550.000(Ft.)
Top (of initial area) elevation = 61.300(Ft.)
Bottom (of initial area) elevation = 60.300(Ft.)
Difference in elevation = 1.000(Ft.)
Slope = 0.00182 s(%)= 0.18
 $TC = k(0.525)*[(length^3)/(elevation\ change)]^{0.2}$
Initial area time of concentration = 23.141 min.
Rainfall intensity = 0.939(In/Hr) for a 2.0 year storm
Effective runoff coefficient used for area (Q=KCIA) is C = 0.613
Subarea runoff = 0.668(CFS)
Total initial stream area = 1.160(Ac.)
End of computations, total study area = 1.16 (Ac.)
The following figures may
be used for a unit hydrograph study of the same area.
Note: These figures do not consider reduced effective area
effects caused by confluences in the rational equation.

Area averaged pervious area fraction(Ap) = 1.000
Area averaged SCS curve number (AMC 2) = 78.0

2-Year Rational Method Hydrology
Proposed Conditions

Orange County Rational Hydrology Program

(Hydrology Manual Date(s) October 1986 & November 1996)

CIVILCADD/CIVILDESIGN Engineering Software, (c) 1989-2012 Version 8.2
Rational Hydrology Study, Date: 01/06/16 File Name: p212.roc

Stanton Assisted Living Project
12282 Beach Blvd., Stanton
2-year Hydrology
Proposed Conditions

Program License Serial Number 6312

***** Hydrology Study Control Information *****

Rational hydrology study storm event year is 2.0

Decimal fraction of study above 2000 ft., 600M = 0.0000
English Units Used for input data

+++++
Process from Point/Station 1.000 to Point/Station 2.000
**** INITIAL AREA EVALUATION ****

COMMERCIAL subarea type
Decimal fraction soil group A = 0.000
Decimal fraction soil group B = 1.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
SCS curve number for soil(AMC 2) = 56.00
Pervious ratio(Ap) = 0.1000 Max loss rate(Fp)= 0.300(In/Hr)
Max Catchment Loss (Fm) = 0.030(In/Hr)
Initial subarea data:
Initial area flow distance = 200.000(Ft.)
Top (of initial area) elevation = 61.000(Ft.)
Bottom (of initial area) elevation = 60.700(Ft.)
Difference in elevation = 0.300(Ft.)
Slope = 0.00150 s(%)= 0.15
 $TC = k(0.304)*[(length^3)/(elevation\ change)]^{0.2}$
Initial area time of concentration = 9.291 min.
Rainfall intensity = 1.586(In/Hr) for a 2.0 year storm
Effective runoff coefficient used for area (Q=KCIA) is C = 0.883
Subarea runoff = 0.098(CFS)
Total initial stream area = 0.070(Ac.)

+++++
Process from Point/Station 2.000 to Point/Station 3.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****

Upstream point/station elevation = 58.300(Ft.)
Downstream point/station elevation = 58.200(Ft.)

Pipe length = 330.00(Ft.) Manning's N = 0.013
 No. of pipes = 1 Required pipe flow = 0.098(CFS)
 Nearest computed pipe diameter = 9.00(In.)
 Calculated individual pipe flow = 0.098(CFS)
 Normal flow depth in pipe = 3.62(In.)
 Flow top width inside pipe = 8.83(In.)
 Critical Depth = 1.65(In.)
 Pipe flow velocity = 0.59(Ft/s)
 Travel time through pipe = 9.33 min.
 Time of concentration (TC) = 18.62 min.

++++++
 Process from Point/Station 2.000 to Point/Station 3.000
 **** SUBAREA FLOW ADDITION ****

COMMERCIAL subarea type
 Decimal fraction soil group A = 0.000
 Decimal fraction soil group B = 1.000
 Decimal fraction soil group C = 0.000
 Decimal fraction soil group D = 0.000
 SCS curve number for soil(AMC 2) = 56.00
 Pervious ratio(Ap) = 0.1000 Max loss rate(Fp)= 0.300(In/Hr)
 Max Catchment Loss (Fm) = 0.030(In/Hr)
 Time of concentration = 18.62 min.
 Rainfall intensity = 1.064(In/Hr) for a 2.0 year storm
 Effective runoff coefficient used for area, (total area with modified
 rational method) (Q=KCIA) is C = 0.875
 Subarea runoff = 0.982(CFS) for 1.090(Ac.)
Total runoff = 1.080(CFS) Total area = 1.16(Ac.)
 Area averaged Fm value = 0.030(In/Hr)
 End of computations, total study area = 1.16 (Ac.)
 The following figures may
 be used for a unit hydrograph study of the same area.
 Note: These figures do not consider reduced effective area
 effects caused by confluences in the rational equation.

Area averaged pervious area fraction(Ap) = 0.100
 Area averaged SCS curve number (AMC 2) = 56.0

100-Year Rational Method Hydrology Proposed Conditions

Orange County Rational Hydrology Program

(Hydrology Manual Date(s) October 1986 & November 1996)

CIVILCADD/CIVILDESIGN Engineering Software, (c) 1989-2012 Version 8.2
Rational Hydrology Study, Date: 01/07/16 File Name: 212100.roc

Stanton Assisted Living Project
12282 Beach Blvd., Stanton, CA
100-year Hydrology
Proposed Conditions

Program License Serial Number 6312

***** Hydrology Study Control Information *****

Rational hydrology study storm event year is 100.0

Decimal fraction of study above 2000 ft., 600M = 0.0000
English Units Used for input data

+++++
Process from Point/Station 1.000 to Point/Station 2.000
**** INITIAL AREA EVALUATION ****

COMMERCIAL subarea type

Decimal fraction soil group A = 0.000
Decimal fraction soil group B = 1.000
Decimal fraction soil group C = 0.000
Decimal fraction soil group D = 0.000
SCS curve number for soil(AMC 2) = 56.00
Pervious ratio(Ap) = 0.1000 Max loss rate(Fp)= 0.300(In/Hr)
Max Catchment Loss (Fm) = 0.030(In/Hr)
Initial subarea data:
Initial area flow distance = 200.000(Ft.)
Top (of initial area) elevation = 61.000(Ft.)
Bottom (of initial area) elevation = 60.700(Ft.)
Difference in elevation = 0.300(Ft.)
Slope = 0.00150 s(%)= 0.15
 $TC = k(0.304)*[(length^3)/(elevation\ change)]^{0.2}$
Initial area time of concentration = 9.291 min.
Rainfall intensity = 4.338(In/Hr) for a 100.0 year storm
Effective runoff coefficient used for area (Q=KCIA) is C = 0.894
Subarea runoff = 0.271(CFS)
Total initial stream area = 0.070(Ac.)

+++++
Process from Point/Station 2.000 to Point/Station 3.000
**** PIPEFLOW TRAVEL TIME (Program estimated size) ****

Upstream point/station elevation = 58.300(Ft.)
Downstream point/station elevation = 56.900(Ft.)

Pipe length = 220.00(Ft.) Manning's N = 0.013
 No. of pipes = 1 Required pipe flow = 0.271(CFS)
 Nearest computed pipe diameter = 6.00(In.)
 Calculated individual pipe flow = 0.271(CFS)
 Normal flow depth in pipe = 3.37(In.)
 Flow top width inside pipe = 5.95(In.)
 Critical Depth = 3.15(In.)
 Pipe flow velocity = 2.39(Ft/s)
 Travel time through pipe = 1.54 min.
 Time of concentration (TC) = 10.83 min.

++++++
 Process from Point/Station 2.000 to Point/Station 3.000
 **** SUBAREA FLOW ADDITION ****

COMMERCIAL subarea type
 Decimal fraction soil group A = 0.000
 Decimal fraction soil group B = 1.000
 Decimal fraction soil group C = 0.000
 Decimal fraction soil group D = 0.000
 SCS curve number for soil(AMC 2) = 56.00
 Pervious ratio(Ap) = 0.1000 Max loss rate(Fp)= 0.300(In/Hr)
 Max Catchment Loss (Fm) = 0.030(In/Hr)
 Time of concentration = 10.83 min.
 Rainfall intensity = 3.974(In/Hr) for a 100.0 year storm
 Effective runoff coefficient used for area, (total area with modified
 rational method) (Q=KCIA) is C = 0.893
 Subarea runoff = 3.846(CFS) for 1.090(Ac.)
Total runoff = 4.118(CFS) Total area = 1.16(Ac.)
 Area averaged Fm value = 0.030(In/Hr)
 End of computations, total study area = 1.16 (Ac.)
 The following figures may
 be used for a unit hydrograph study of the same area.
 Note: These figures do not consider reduced effective area
 effects caused by confluences in the rational equation.

Area averaged pervious area fraction(Ap) = 0.100
 Area averaged SCS curve number (AMC 2) = 56.0

2-Year Unit Hydrograph Analysis Existing Conditions

Unit Hydrograph Analysis

Copyright (c) CIVILCADD/CIVILDESIGN, 1989-2012, Version 7.2

Study date 01/07/16 File Name e174hyd.out

+++++

Orange County Unit Hydrograph Hydrology Method
Manual Date(s) - October 1986, November 1996

Program License Serial Number 6312

Stanton Assisted Living Project
2-year Unit Hydrograph Analysis
Existing Conditions

Storm Event Year = 2

Antecedent Moisture Condition = 1

English (in-lb) Input Units Used

+++++

***** Area-averaged max loss rate, Fm *****

SCS curve No. (AMCII)	Area (Ac.)	Area Fraction	Soil Group	Fp (In/Hr)	Ap (dec.)	Fm (In/Hr)
78.0	1.2	1.00	B	0.300	0.780	0.234

Area-averaged adjusted loss rate Fm (In/Hr) = 0.234

***** Area-Averaged low loss rate fraction, Yb *****

Area (Ac.)	Area Fract	SCS CN (AMC2)	SCS CN (AMC1)	S	Pervious Yield Fr
0.90	0.780	78.0	60.6	6.50	0.038
0.26	0.220	98.0	98.0	0.20	0.890

Area-averaged catchment yield fraction, Y = 0.225

Area-averaged low loss fraction, Yb = 0.775

+++++

User entry of time of concentration = 0.385 (hours)

Watershed area = 1.16(Ac.)

Catchment Lag time = 0.308 hours

Unit interval = 5.000 minutes

Unit interval percentage of lag time = 27.0563

Hydrograph baseflow = 0.00(CFS)

Average maximum watershed loss rate(Fm) = 0.234(In/Hr)

Average low loss rate fraction (Yb) = 0.775 (decimal)

VALLEY DEVELOPED S-Graph Selected

Computed peak 5-minute rainfall = 0.190(In)

Computed peak 30-minute rainfall = 0.400(In)
 Specified peak 1-hour rainfall = 0.530(In)
 Computed peak 3-hour rainfall = 0.890(In)
 Specified peak 6-hour rainfall = 1.220(In)
 Specified peak 24-hour rainfall = 2.050(In)

Rainfall depth area reduction factors:

Using a total area of 1.16(Ac.) (Ref: fig. E-4)

5-minute factor = 1.000	Adjusted rainfall = 0.190(In)
30-minute factor = 1.000	Adjusted rainfall = 0.400(In)
1-hour factor = 1.000	Adjusted rainfall = 0.530(In)
3-hour factor = 1.000	Adjusted rainfall = 0.890(In)
6-hour factor = 1.000	Adjusted rainfall = 1.220(In)
24-hour factor = 1.000	Adjusted rainfall = 2.050(In)

Unit Hydrograph

+++++

Interval	'S' Graph	Unit Hydrograph
Number	Mean values	((CFS))

(K = 14.03 (CFS))

1	1.704	0.239
2	8.959	1.018
3	24.196	2.138
4	44.808	2.892
5	67.967	3.249
6	81.945	1.961
7	90.444	1.192
8	95.044	0.645
9	97.499	0.344
10	98.427	0.130
11	98.914	0.068
12	99.401	0.068
13	100.000	0.034

Peak Unit	Adjusted mass rainfall	Unit rainfall
Number	(In)	(In)

1	0.1900	0.1900
2	0.2534	0.0634
3	0.2999	0.0465
4	0.3380	0.0381
5	0.3708	0.0328
6	0.4000	0.0292
7	0.4258	0.0258
8	0.4495	0.0237
9	0.4716	0.0220
10	0.4922	0.0206
11	0.5116	0.0194
12	0.5300	0.0184
13	0.5504	0.0204
14	0.5700	0.0196
15	0.5888	0.0189
16	0.6070	0.0182
17	0.6246	0.0176
18	0.6417	0.0171
19	0.6583	0.0166

20	0.6744	0.0161
21	0.6901	0.0157
22	0.7054	0.0153
23	0.7204	0.0150
24	0.7350	0.0146
25	0.7493	0.0143
26	0.7633	0.0140
27	0.7770	0.0137
28	0.7905	0.0134
29	0.8037	0.0132
30	0.8166	0.0130
31	0.8294	0.0127
32	0.8419	0.0125
33	0.8542	0.0123
34	0.8663	0.0121
35	0.8782	0.0119
36	0.8900	0.0118
37	0.9012	0.0112
38	0.9122	0.0110
39	0.9230	0.0108
40	0.9337	0.0107
41	0.9442	0.0105
42	0.9547	0.0104
43	0.9649	0.0103
44	0.9751	0.0101
45	0.9851	0.0100
46	0.9950	0.0099
47	1.0048	0.0098
48	1.0145	0.0097
49	1.0240	0.0096
50	1.0335	0.0095
51	1.0428	0.0094
52	1.0521	0.0093
53	1.0612	0.0092
54	1.0703	0.0091
55	1.0793	0.0090
56	1.0882	0.0089
57	1.0970	0.0088
58	1.1057	0.0087
59	1.1143	0.0086
60	1.1229	0.0086
61	1.1313	0.0085
62	1.1398	0.0084
63	1.1481	0.0083
64	1.1563	0.0083
65	1.1645	0.0082
66	1.1726	0.0081
67	1.1807	0.0081
68	1.1887	0.0080
69	1.1966	0.0079
70	1.2045	0.0079
71	1.2123	0.0078
72	1.2200	0.0077
73	1.2263	0.0063
74	1.2326	0.0063
75	1.2388	0.0062
76	1.2449	0.0062
77	1.2510	0.0061
78	1.2571	0.0061
79	1.2631	0.0060

80	1.2691	0.0060
81	1.2750	0.0059
82	1.2809	0.0059
83	1.2867	0.0058
84	1.2925	0.0058
85	1.2982	0.0057
86	1.3039	0.0057
87	1.3096	0.0057
88	1.3152	0.0056
89	1.3208	0.0056
90	1.3263	0.0055
91	1.3318	0.0055
92	1.3372	0.0055
93	1.3427	0.0054
94	1.3481	0.0054
95	1.3534	0.0054
96	1.3587	0.0053
97	1.3640	0.0053
98	1.3693	0.0052
99	1.3745	0.0052
100	1.3797	0.0052
101	1.3848	0.0051
102	1.3899	0.0051
103	1.3950	0.0051
104	1.4001	0.0051
105	1.4051	0.0050
106	1.4101	0.0050
107	1.4150	0.0050
108	1.4200	0.0049
109	1.4249	0.0049
110	1.4298	0.0049
111	1.4346	0.0049
112	1.4394	0.0048
113	1.4442	0.0048
114	1.4490	0.0048
115	1.4538	0.0047
116	1.4585	0.0047
117	1.4632	0.0047
118	1.4678	0.0047
119	1.4725	0.0046
120	1.4771	0.0046
121	1.4817	0.0046
122	1.4863	0.0046
123	1.4908	0.0045
124	1.4954	0.0045
125	1.4999	0.0045
126	1.5043	0.0045
127	1.5088	0.0045
128	1.5132	0.0044
129	1.5176	0.0044
130	1.5220	0.0044
131	1.5264	0.0044
132	1.5308	0.0044
133	1.5351	0.0043
134	1.5394	0.0043
135	1.5437	0.0043
136	1.5480	0.0043
137	1.5522	0.0043
138	1.5565	0.0042
139	1.5607	0.0042

140	1.5649	0.0042
141	1.5690	0.0042
142	1.5732	0.0042
143	1.5773	0.0041
144	1.5815	0.0041
145	1.5856	0.0041
146	1.5896	0.0041
147	1.5937	0.0041
148	1.5978	0.0041
149	1.6018	0.0040
150	1.6058	0.0040
151	1.6098	0.0040
152	1.6138	0.0040
153	1.6178	0.0040
154	1.6217	0.0040
155	1.6256	0.0039
156	1.6296	0.0039
157	1.6335	0.0039
158	1.6373	0.0039
159	1.6412	0.0039
160	1.6451	0.0039
161	1.6489	0.0038
162	1.6527	0.0038
163	1.6566	0.0038
164	1.6604	0.0038
165	1.6641	0.0038
166	1.6679	0.0038
167	1.6717	0.0038
168	1.6754	0.0037
169	1.6791	0.0037
170	1.6828	0.0037
171	1.6865	0.0037
172	1.6902	0.0037
173	1.6939	0.0037
174	1.6976	0.0037
175	1.7012	0.0036
176	1.7048	0.0036
177	1.7085	0.0036
178	1.7121	0.0036
179	1.7157	0.0036
180	1.7192	0.0036
181	1.7228	0.0036
182	1.7264	0.0036
183	1.7299	0.0035
184	1.7334	0.0035
185	1.7370	0.0035
186	1.7405	0.0035
187	1.7440	0.0035
188	1.7475	0.0035
189	1.7509	0.0035
190	1.7544	0.0035
191	1.7578	0.0035
192	1.7613	0.0034
193	1.7647	0.0034
194	1.7681	0.0034
195	1.7715	0.0034
196	1.7749	0.0034
197	1.7783	0.0034
198	1.7817	0.0034
199	1.7851	0.0034

200	1.7884	0.0034
201	1.7918	0.0033
202	1.7951	0.0033
203	1.7984	0.0033
204	1.8017	0.0033
205	1.8050	0.0033
206	1.8083	0.0033
207	1.8116	0.0033
208	1.8149	0.0033
209	1.8181	0.0033
210	1.8214	0.0033
211	1.8246	0.0032
212	1.8278	0.0032
213	1.8311	0.0032
214	1.8343	0.0032
215	1.8375	0.0032
216	1.8407	0.0032
217	1.8439	0.0032
218	1.8470	0.0032
219	1.8502	0.0032
220	1.8534	0.0032
221	1.8565	0.0031
222	1.8597	0.0031
223	1.8628	0.0031
224	1.8659	0.0031
225	1.8690	0.0031
226	1.8721	0.0031
227	1.8752	0.0031
228	1.8783	0.0031
229	1.8814	0.0031
230	1.8845	0.0031
231	1.8875	0.0031
232	1.8906	0.0031
233	1.8936	0.0030
234	1.8967	0.0030
235	1.8997	0.0030
236	1.9027	0.0030
237	1.9057	0.0030
238	1.9088	0.0030
239	1.9117	0.0030
240	1.9147	0.0030
241	1.9177	0.0030
242	1.9207	0.0030
243	1.9237	0.0030
244	1.9266	0.0030
245	1.9296	0.0030
246	1.9325	0.0029
247	1.9355	0.0029
248	1.9384	0.0029
249	1.9413	0.0029
250	1.9442	0.0029
251	1.9471	0.0029
252	1.9500	0.0029
253	1.9529	0.0029
254	1.9558	0.0029
255	1.9587	0.0029
256	1.9616	0.0029
257	1.9644	0.0029
258	1.9673	0.0029
259	1.9701	0.0029

260	1.9730	0.0028
261	1.9758	0.0028
262	1.9787	0.0028
263	1.9815	0.0028
264	1.9843	0.0028
265	1.9871	0.0028
266	1.9899	0.0028
267	1.9927	0.0028
268	1.9955	0.0028
269	1.9983	0.0028
270	2.0011	0.0028
271	2.0038	0.0028
272	2.0066	0.0028
273	2.0094	0.0028
274	2.0121	0.0028
275	2.0149	0.0027
276	2.0176	0.0027
277	2.0203	0.0027
278	2.0231	0.0027
279	2.0258	0.0027
280	2.0285	0.0027
281	2.0312	0.0027
282	2.0339	0.0027
283	2.0366	0.0027
284	2.0393	0.0027
285	2.0420	0.0027
286	2.0447	0.0027
287	2.0473	0.0027
288	2.0500	0.0027

Unit Period (number)	Unit Rainfall (In)	Unit Soil-Loss (In)	Effective Rainfall (In)
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1	0.0027	0.0021	0.0006
2	0.0027	0.0021	0.0006
3	0.0027	0.0021	0.0006
4	0.0027	0.0021	0.0006
5	0.0027	0.0021	0.0006
6	0.0027	0.0021	0.0006
7	0.0027	0.0021	0.0006
8	0.0027	0.0021	0.0006
9	0.0027	0.0021	0.0006
10	0.0027	0.0021	0.0006
11	0.0028	0.0021	0.0006
12	0.0028	0.0021	0.0006
13	0.0028	0.0022	0.0006
14	0.0028	0.0022	0.0006
15	0.0028	0.0022	0.0006
16	0.0028	0.0022	0.0006
17	0.0028	0.0022	0.0006
18	0.0028	0.0022	0.0006
19	0.0028	0.0022	0.0006
20	0.0028	0.0022	0.0006
21	0.0029	0.0022	0.0006
22	0.0029	0.0022	0.0006
23	0.0029	0.0022	0.0006
24	0.0029	0.0022	0.0007
25	0.0029	0.0022	0.0007
26	0.0029	0.0023	0.0007

27	0.0029	0.0023	0.0007
28	0.0029	0.0023	0.0007
29	0.0029	0.0023	0.0007
30	0.0030	0.0023	0.0007
31	0.0030	0.0023	0.0007
32	0.0030	0.0023	0.0007
33	0.0030	0.0023	0.0007
34	0.0030	0.0023	0.0007
35	0.0030	0.0023	0.0007
36	0.0030	0.0023	0.0007
37	0.0030	0.0024	0.0007
38	0.0030	0.0024	0.0007
39	0.0031	0.0024	0.0007
40	0.0031	0.0024	0.0007
41	0.0031	0.0024	0.0007
42	0.0031	0.0024	0.0007
43	0.0031	0.0024	0.0007
44	0.0031	0.0024	0.0007
45	0.0031	0.0024	0.0007
46	0.0031	0.0024	0.0007
47	0.0032	0.0025	0.0007
48	0.0032	0.0025	0.0007
49	0.0032	0.0025	0.0007
50	0.0032	0.0025	0.0007
51	0.0032	0.0025	0.0007
52	0.0032	0.0025	0.0007
53	0.0033	0.0025	0.0007
54	0.0033	0.0025	0.0007
55	0.0033	0.0025	0.0007
56	0.0033	0.0026	0.0007
57	0.0033	0.0026	0.0007
58	0.0033	0.0026	0.0007
59	0.0033	0.0026	0.0008
60	0.0034	0.0026	0.0008
61	0.0034	0.0026	0.0008
62	0.0034	0.0026	0.0008
63	0.0034	0.0026	0.0008
64	0.0034	0.0026	0.0008
65	0.0034	0.0027	0.0008
66	0.0035	0.0027	0.0008
67	0.0035	0.0027	0.0008
68	0.0035	0.0027	0.0008
69	0.0035	0.0027	0.0008
70	0.0035	0.0027	0.0008
71	0.0035	0.0027	0.0008
72	0.0036	0.0028	0.0008
73	0.0036	0.0028	0.0008
74	0.0036	0.0028	0.0008
75	0.0036	0.0028	0.0008
76	0.0036	0.0028	0.0008
77	0.0037	0.0028	0.0008
78	0.0037	0.0028	0.0008
79	0.0037	0.0029	0.0008
80	0.0037	0.0029	0.0008
81	0.0037	0.0029	0.0008
82	0.0038	0.0029	0.0008
83	0.0038	0.0029	0.0009
84	0.0038	0.0029	0.0009
85	0.0038	0.0030	0.0009
86	0.0038	0.0030	0.0009

87	0.0039	0.0030	0.0009
88	0.0039	0.0030	0.0009
89	0.0039	0.0030	0.0009
90	0.0039	0.0030	0.0009
91	0.0040	0.0031	0.0009
92	0.0040	0.0031	0.0009
93	0.0040	0.0031	0.0009
94	0.0040	0.0031	0.0009
95	0.0041	0.0032	0.0009
96	0.0041	0.0032	0.0009
97	0.0041	0.0032	0.0009
98	0.0041	0.0032	0.0009
99	0.0042	0.0032	0.0009
100	0.0042	0.0032	0.0009
101	0.0042	0.0033	0.0010
102	0.0043	0.0033	0.0010
103	0.0043	0.0033	0.0010
104	0.0043	0.0033	0.0010
105	0.0044	0.0034	0.0010
106	0.0044	0.0034	0.0010
107	0.0044	0.0034	0.0010
108	0.0044	0.0034	0.0010
109	0.0045	0.0035	0.0010
110	0.0045	0.0035	0.0010
111	0.0045	0.0035	0.0010
112	0.0046	0.0035	0.0010
113	0.0046	0.0036	0.0010
114	0.0046	0.0036	0.0010
115	0.0047	0.0036	0.0011
116	0.0047	0.0037	0.0011
117	0.0048	0.0037	0.0011
118	0.0048	0.0037	0.0011
119	0.0049	0.0038	0.0011
120	0.0049	0.0038	0.0011
121	0.0049	0.0038	0.0011
122	0.0050	0.0038	0.0011
123	0.0050	0.0039	0.0011
124	0.0051	0.0039	0.0011
125	0.0051	0.0040	0.0012
126	0.0051	0.0040	0.0012
127	0.0052	0.0040	0.0012
128	0.0052	0.0041	0.0012
129	0.0053	0.0041	0.0012
130	0.0054	0.0041	0.0012
131	0.0054	0.0042	0.0012
132	0.0055	0.0042	0.0012
133	0.0055	0.0043	0.0012
134	0.0056	0.0043	0.0013
135	0.0057	0.0044	0.0013
136	0.0057	0.0044	0.0013
137	0.0058	0.0045	0.0013
138	0.0058	0.0045	0.0013
139	0.0059	0.0046	0.0013
140	0.0060	0.0046	0.0013
141	0.0061	0.0047	0.0014
142	0.0061	0.0047	0.0014
143	0.0062	0.0048	0.0014
144	0.0063	0.0049	0.0014
145	0.0077	0.0060	0.0017
146	0.0078	0.0060	0.0018

147	0.0079	0.0061	0.0018
148	0.0080	0.0062	0.0018
149	0.0081	0.0063	0.0018
150	0.0082	0.0063	0.0018
151	0.0083	0.0065	0.0019
152	0.0084	0.0065	0.0019
153	0.0086	0.0066	0.0019
154	0.0086	0.0067	0.0019
155	0.0088	0.0068	0.0020
156	0.0089	0.0069	0.0020
157	0.0091	0.0070	0.0020
158	0.0092	0.0071	0.0021
159	0.0094	0.0072	0.0021
160	0.0095	0.0073	0.0021
161	0.0097	0.0075	0.0022
162	0.0098	0.0076	0.0022
163	0.0100	0.0078	0.0023
164	0.0101	0.0079	0.0023
165	0.0104	0.0081	0.0023
166	0.0105	0.0082	0.0024
167	0.0108	0.0084	0.0024
168	0.0110	0.0085	0.0025
169	0.0118	0.0091	0.0026
170	0.0119	0.0092	0.0027
171	0.0123	0.0095	0.0028
172	0.0125	0.0097	0.0028
173	0.0130	0.0100	0.0029
174	0.0132	0.0102	0.0030
175	0.0137	0.0106	0.0031
176	0.0140	0.0108	0.0032
177	0.0146	0.0113	0.0033
178	0.0150	0.0116	0.0034
179	0.0157	0.0122	0.0035
180	0.0161	0.0125	0.0036
181	0.0171	0.0132	0.0038
182	0.0176	0.0136	0.0040
183	0.0189	0.0146	0.0042
184	0.0196	0.0152	0.0044
185	0.0184	0.0143	0.0041
186	0.0194	0.0150	0.0044
187	0.0220	0.0171	0.0050
188	0.0237	0.0184	0.0053
189	0.0292	0.0195	0.0097
190	0.0328	0.0195	0.0133
191	0.0465	0.0195	0.0270
192	0.0634	0.0195	0.0439
193	0.1900	0.0195	0.1705
194	0.0381	0.0195	0.0186
195	0.0258	0.0195	0.0063
196	0.0206	0.0160	0.0046
197	0.0204	0.0158	0.0046
198	0.0182	0.0141	0.0041
199	0.0166	0.0128	0.0037
200	0.0153	0.0119	0.0034
201	0.0143	0.0111	0.0032
202	0.0134	0.0104	0.0030
203	0.0127	0.0099	0.0029
204	0.0121	0.0094	0.0027
205	0.0112	0.0087	0.0025
206	0.0107	0.0083	0.0024

207	0.0103	0.0080	0.0023
208	0.0099	0.0077	0.0022
209	0.0096	0.0074	0.0022
210	0.0093	0.0072	0.0021
211	0.0090	0.0070	0.0020
212	0.0087	0.0068	0.0020
213	0.0085	0.0066	0.0019
214	0.0083	0.0064	0.0019
215	0.0081	0.0062	0.0018
216	0.0079	0.0061	0.0018
217	0.0063	0.0049	0.0014
218	0.0062	0.0048	0.0014
219	0.0060	0.0047	0.0014
220	0.0059	0.0045	0.0013
221	0.0057	0.0044	0.0013
222	0.0056	0.0044	0.0013
223	0.0055	0.0043	0.0012
224	0.0054	0.0042	0.0012
225	0.0053	0.0041	0.0012
226	0.0052	0.0040	0.0012
227	0.0051	0.0039	0.0011
228	0.0050	0.0039	0.0011
229	0.0049	0.0038	0.0011
230	0.0048	0.0037	0.0011
231	0.0047	0.0037	0.0011
232	0.0047	0.0036	0.0011
233	0.0046	0.0036	0.0010
234	0.0045	0.0035	0.0010
235	0.0045	0.0035	0.0010
236	0.0044	0.0034	0.0010
237	0.0043	0.0034	0.0010
238	0.0043	0.0033	0.0010
239	0.0042	0.0033	0.0009
240	0.0042	0.0032	0.0009
241	0.0041	0.0032	0.0009
242	0.0041	0.0031	0.0009
243	0.0040	0.0031	0.0009
244	0.0040	0.0031	0.0009
245	0.0039	0.0030	0.0009
246	0.0039	0.0030	0.0009
247	0.0038	0.0030	0.0009
248	0.0038	0.0029	0.0008
249	0.0037	0.0029	0.0008
250	0.0037	0.0029	0.0008
251	0.0036	0.0028	0.0008
252	0.0036	0.0028	0.0008
253	0.0036	0.0028	0.0008
254	0.0035	0.0027	0.0008
255	0.0035	0.0027	0.0008
256	0.0035	0.0027	0.0008
257	0.0034	0.0027	0.0008
258	0.0034	0.0026	0.0008
259	0.0034	0.0026	0.0008
260	0.0033	0.0026	0.0008
261	0.0033	0.0026	0.0007
262	0.0033	0.0025	0.0007
263	0.0032	0.0025	0.0007
264	0.0032	0.0025	0.0007
265	0.0032	0.0025	0.0007
266	0.0032	0.0024	0.0007

267	0.0031	0.0024	0.0007
268	0.0031	0.0024	0.0007
269	0.0031	0.0024	0.0007
270	0.0031	0.0024	0.0007
271	0.0030	0.0023	0.0007
272	0.0030	0.0023	0.0007
273	0.0030	0.0023	0.0007
274	0.0030	0.0023	0.0007
275	0.0029	0.0023	0.0007
276	0.0029	0.0023	0.0007
277	0.0029	0.0022	0.0007
278	0.0029	0.0022	0.0006
279	0.0029	0.0022	0.0006
280	0.0028	0.0022	0.0006
281	0.0028	0.0022	0.0006
282	0.0028	0.0022	0.0006
283	0.0028	0.0021	0.0006
284	0.0028	0.0021	0.0006
285	0.0027	0.0021	0.0006
286	0.0027	0.0021	0.0006
287	0.0027	0.0021	0.0006
288	0.0027	0.0021	0.0006

Total soil rain loss = 1.39(In)
Total effective rainfall = 0.66(In)
Peak flow rate in flood hydrograph = 0.76(CFS)

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24 - H O U R S T O R M
R u n o f f H y d r o g r a p h

Hydrograph in 5 Minute intervals ((CFS))

Time(h+m)	Volume Ac.Ft	Q(CFS)	0	2.5	5.0	7.5	10.0
0+ 5	0.0000	0.00	Q				
0+10	0.0000	0.00	Q				
0+15	0.0000	0.00	Q				
0+20	0.0000	0.00	Q				
0+25	0.0001	0.01	Q				
0+30	0.0001	0.01	Q				
0+35	0.0002	0.01	Q				
0+40	0.0002	0.01	Q				
0+45	0.0003	0.01	Q				
0+50	0.0004	0.01	Q				
0+55	0.0004	0.01	Q				
1+ 0	0.0005	0.01	Q				
1+ 5	0.0005	0.01	Q				
1+10	0.0006	0.01	Q				
1+15	0.0007	0.01	Q				
1+20	0.0007	0.01	Q				
1+25	0.0008	0.01	Q				
1+30	0.0008	0.01	Q				
1+35	0.0009	0.01	Q				
1+40	0.0010	0.01	Q				
1+45	0.0010	0.01	Q				
1+50	0.0011	0.01	Q				
1+55	0.0011	0.01	Q				

2+ 0	0.0012	0.01	Q				
2+ 5	0.0013	0.01	Q				
2+10	0.0013	0.01	Q				
2+15	0.0014	0.01	Q				
2+20	0.0015	0.01	Q				
2+25	0.0015	0.01	Q				
2+30	0.0016	0.01	QV				
2+35	0.0016	0.01	QV				
2+40	0.0017	0.01	QV				
2+45	0.0018	0.01	QV				
2+50	0.0018	0.01	QV				
2+55	0.0019	0.01	QV				
3+ 0	0.0020	0.01	QV				
3+ 5	0.0020	0.01	QV				
3+10	0.0021	0.01	QV				
3+15	0.0022	0.01	QV				
3+20	0.0022	0.01	QV				
3+25	0.0023	0.01	QV				
3+30	0.0024	0.01	QV				
3+35	0.0024	0.01	QV				
3+40	0.0025	0.01	QV				
3+45	0.0026	0.01	QV				
3+50	0.0026	0.01	QV				
3+55	0.0027	0.01	QV				
4+ 0	0.0028	0.01	QV				
4+ 5	0.0028	0.01	QV				
4+10	0.0029	0.01	QV				
4+15	0.0030	0.01	QV				
4+20	0.0030	0.01	QV				
4+25	0.0031	0.01	QV				
4+30	0.0032	0.01	Q V				
4+35	0.0032	0.01	Q V				
4+40	0.0033	0.01	Q V				
4+45	0.0034	0.01	Q V				
4+50	0.0035	0.01	Q V				
4+55	0.0035	0.01	Q V				
5+ 0	0.0036	0.01	Q V				
5+ 5	0.0037	0.01	Q V				
5+10	0.0037	0.01	Q V				
5+15	0.0038	0.01	Q V				
5+20	0.0039	0.01	Q V				
5+25	0.0040	0.01	Q V				
5+30	0.0040	0.01	Q V				
5+35	0.0041	0.01	Q V				
5+40	0.0042	0.01	Q V				
5+45	0.0043	0.01	Q V				
5+50	0.0043	0.01	Q V				
5+55	0.0044	0.01	Q V				
6+ 0	0.0045	0.01	Q V				
6+ 5	0.0046	0.01	Q V				
6+10	0.0046	0.01	Q V				
6+15	0.0047	0.01	Q V				
6+20	0.0048	0.01	Q V				
6+25	0.0049	0.01	Q V				
6+30	0.0049	0.01	Q V				
6+35	0.0050	0.01	Q V				
6+40	0.0051	0.01	Q V				
6+45	0.0052	0.01	Q V				
6+50	0.0053	0.01	Q V				
6+55	0.0053	0.01	Q V				

7+ 0	0.0054	0.01	Q	V				
7+ 5	0.0055	0.01	Q	V				
7+10	0.0056	0.01	Q	V				
7+15	0.0057	0.01	Q	V				
7+20	0.0057	0.01	Q	V				
7+25	0.0058	0.01	Q	V				
7+30	0.0059	0.01	Q	V				
7+35	0.0060	0.01	Q	V				
7+40	0.0061	0.01	Q	V				
7+45	0.0062	0.01	Q	V				
7+50	0.0063	0.01	Q	V				
7+55	0.0063	0.01	Q	V				
8+ 0	0.0064	0.01	Q	V				
8+ 5	0.0065	0.01	Q	V				
8+10	0.0066	0.01	Q	V				
8+15	0.0067	0.01	Q	V				
8+20	0.0068	0.01	Q	V				
8+25	0.0069	0.01	Q	V				
8+30	0.0070	0.01	Q	V				
8+35	0.0070	0.01	Q	V				
8+40	0.0071	0.01	Q	V				
8+45	0.0072	0.01	Q	V				
8+50	0.0073	0.01	Q	V				
8+55	0.0074	0.01	Q	V				
9+ 0	0.0075	0.01	Q	V				
9+ 5	0.0076	0.01	Q	V				
9+10	0.0077	0.01	Q	V				
9+15	0.0078	0.01	Q	V				
9+20	0.0079	0.01	Q	V				
9+25	0.0080	0.01	Q	V				
9+30	0.0081	0.01	Q	V				
9+35	0.0082	0.01	Q	V				
9+40	0.0083	0.01	Q	V				
9+45	0.0084	0.01	Q	V				
9+50	0.0085	0.01	Q	V				
9+55	0.0086	0.01	Q	V				
10+ 0	0.0087	0.01	Q	V				
10+ 5	0.0088	0.02	Q	V				
10+10	0.0089	0.02	Q	V				
10+15	0.0090	0.02	Q	V				
10+20	0.0091	0.02	Q	V				
10+25	0.0092	0.02	Q	V				
10+30	0.0093	0.02	Q	V				
10+35	0.0094	0.02	Q	V				
10+40	0.0095	0.02	Q	V				
10+45	0.0097	0.02	Q	V				
10+50	0.0098	0.02	Q	V				
10+55	0.0099	0.02	Q	V				
11+ 0	0.0100	0.02	Q	V				
11+ 5	0.0101	0.02	Q	V				
11+10	0.0102	0.02	Q	V				
11+15	0.0103	0.02	Q	V				
11+20	0.0105	0.02	Q	V				
11+25	0.0106	0.02	Q	V				
11+30	0.0107	0.02	Q	V				
11+35	0.0108	0.02	Q	V				
11+40	0.0109	0.02	Q	V				
11+45	0.0111	0.02	Q	V				
11+50	0.0112	0.02	Q	V				
11+55	0.0113	0.02	Q	V				

12+ 0	0.0115	0.02	Q	V					
12+ 5	0.0116	0.02	Q	V					
12+10	0.0117	0.02	Q	V					
12+15	0.0119	0.02	Q	V					
12+20	0.0120	0.02	Q	V					
12+25	0.0122	0.02	Q	V					
12+30	0.0123	0.02	Q	V					
12+35	0.0125	0.02	Q	V					
12+40	0.0127	0.03	Q	V					
12+45	0.0129	0.03	Q	V					
12+50	0.0130	0.03	Q	V					
12+55	0.0132	0.03	Q	V					
13+ 0	0.0134	0.03	Q	V					
13+ 5	0.0136	0.03	Q	V					
13+10	0.0138	0.03	Q	V					
13+15	0.0140	0.03	Q	V					
13+20	0.0142	0.03	Q	V					
13+25	0.0144	0.03	Q	V					
13+30	0.0146	0.03	Q	V					
13+35	0.0148	0.03	Q	V					
13+40	0.0150	0.03	Q	V					
13+45	0.0152	0.03	Q	V					
13+50	0.0154	0.03	Q	V					
13+55	0.0156	0.03	Q	V					
14+ 0	0.0158	0.03	Q	V					
14+ 5	0.0160	0.03	Q	V					
14+10	0.0163	0.03	Q	V					
14+15	0.0165	0.03	Q	V					
14+20	0.0168	0.04	Q	V					
14+25	0.0170	0.04	Q	V					
14+30	0.0173	0.04	Q	V					
14+35	0.0175	0.04	Q	V					
14+40	0.0178	0.04	Q	V					
14+45	0.0181	0.04	Q	V					
14+50	0.0184	0.04	Q	V					
14+55	0.0187	0.04	Q	V					
15+ 0	0.0190	0.04	Q	V					
15+ 5	0.0193	0.05	Q	V					
15+10	0.0196	0.05	Q	V					
15+15	0.0200	0.05	Q	V					
15+20	0.0203	0.05	Q	V					
15+25	0.0207	0.05	Q	V					
15+30	0.0211	0.06	Q	V					
15+35	0.0215	0.06	Q	V					
15+40	0.0219	0.06	Q	V					
15+45	0.0223	0.06	Q	V					
15+50	0.0228	0.07	Q	V					
15+55	0.0235	0.09	Q	V					
16+ 0	0.0244	0.13	Q	V					
16+ 5	0.0260	0.24	Q	V					
16+10	0.0289	0.42	Q	V					
16+15	0.0334	0.64	Q	V					
16+20	0.0386	0.76	Q	V					
16+25	0.0438	0.76	Q	V					
16+30	0.0473	0.51	Q	V					
16+35	0.0496	0.33	Q	V					
16+40	0.0510	0.21	Q	V					
16+45	0.0519	0.14	Q	V					
16+50	0.0525	0.09	Q	V					
16+55	0.0530	0.07	Q	V					

17+ 0	0.0534	0.06	Q				V	
17+ 5	0.0538	0.05	Q				V	
17+10	0.0541	0.04	Q				V	
17+15	0.0544	0.04	Q				V	
17+20	0.0546	0.04	Q				V	
17+25	0.0549	0.04	Q				V	
17+30	0.0551	0.03	Q				V	
17+35	0.0553	0.03	Q				V	
17+40	0.0556	0.03	Q				V	
17+45	0.0558	0.03	Q				V	
17+50	0.0560	0.03	Q				V	
17+55	0.0562	0.03	Q				V	
18+ 0	0.0563	0.03	Q				V	
18+ 5	0.0565	0.03	Q				V	
18+10	0.0567	0.03	Q				V	
18+15	0.0569	0.02	Q				V	
18+20	0.0570	0.02	Q				V	
18+25	0.0572	0.02	Q				V	
18+30	0.0573	0.02	Q				V	
18+35	0.0575	0.02	Q				V	
18+40	0.0576	0.02	Q				V	
18+45	0.0577	0.02	Q				V	
18+50	0.0578	0.02	Q				V	
18+55	0.0579	0.02	Q				V	
19+ 0	0.0581	0.02	Q				V	
19+ 5	0.0582	0.02	Q				V	
19+10	0.0583	0.02	Q				V	
19+15	0.0584	0.02	Q				V	
19+20	0.0585	0.02	Q				V	
19+25	0.0586	0.02	Q				V	
19+30	0.0587	0.02	Q				V	
19+35	0.0588	0.01	Q				V	
19+40	0.0589	0.01	Q				V	
19+45	0.0590	0.01	Q				V	
19+50	0.0591	0.01	Q				V	
19+55	0.0592	0.01	Q				V	
20+ 0	0.0593	0.01	Q				V	
20+ 5	0.0594	0.01	Q				V	
20+10	0.0595	0.01	Q				V	
20+15	0.0596	0.01	Q				V	
20+20	0.0597	0.01	Q				V	
20+25	0.0598	0.01	Q				V	
20+30	0.0599	0.01	Q				V	
20+35	0.0599	0.01	Q				V	
20+40	0.0600	0.01	Q				V	
20+45	0.0601	0.01	Q				V	
20+50	0.0602	0.01	Q				V	
20+55	0.0603	0.01	Q				V	
21+ 0	0.0604	0.01	Q				V	
21+ 5	0.0604	0.01	Q				V	
21+10	0.0605	0.01	Q				V	
21+15	0.0606	0.01	Q				V	
21+20	0.0607	0.01	Q				V	
21+25	0.0608	0.01	Q				V	
21+30	0.0608	0.01	Q				V	
21+35	0.0609	0.01	Q				V	
21+40	0.0610	0.01	Q				V	
21+45	0.0611	0.01	Q				V	
21+50	0.0611	0.01	Q				V	
21+55	0.0612	0.01	Q				V	

22+ 0	0.0613	0.01	Q				V
22+ 5	0.0614	0.01	Q				V
22+10	0.0614	0.01	Q				V
22+15	0.0615	0.01	Q				V
22+20	0.0616	0.01	Q				V
22+25	0.0616	0.01	Q				V
22+30	0.0617	0.01	Q				V
22+35	0.0618	0.01	Q				V
22+40	0.0618	0.01	Q				V
22+45	0.0619	0.01	Q				V
22+50	0.0620	0.01	Q				V
22+55	0.0620	0.01	Q				V
23+ 0	0.0621	0.01	Q				V
23+ 5	0.0622	0.01	Q				V
23+10	0.0622	0.01	Q				V
23+15	0.0623	0.01	Q				V
23+20	0.0624	0.01	Q				V
23+25	0.0624	0.01	Q				V
23+30	0.0625	0.01	Q				V
23+35	0.0625	0.01	Q				V
23+40	0.0626	0.01	Q				V
23+45	0.0627	0.01	Q				V
23+50	0.0627	0.01	Q				V
23+55	0.0628	0.01	Q				V
24+ 0	0.0628	0.01	Q				V
24+ 5	0.0629	0.01	Q				V
24+10	0.0630	0.01	Q				V
24+15	0.0630	0.01	Q				V
24+20	0.0630	0.00	Q				V
24+25	0.0630	0.00	Q				V
24+30	0.0631	0.00	Q				V
24+35	0.0631	0.00	Q				V
24+40	0.0631	0.00	Q				V
24+45	0.0631	0.00	Q				V
24+50	0.0631	0.00	Q				V
24+55	0.0631	0.00	Q				V
25+ 0	0.0631	0.00	Q				V

2-Year Unit Hydrograph Analysis Proposed Conditions

Unit Hydrograph Analysis

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Study date 01/07/16 File Name pl74hyd.out

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Orange County Unit Hydrograph Hydrology Method
Manual Date(s) - October 1986, November 1996

Program License Serial Number 6312

Stanton Assisted Living Project
2-year Unit Hydrograph Analysis
Proposed Conditions

Storm Event Year = 2

Antecedent Moisture Condition = 1

English (in-lb) Input Units Used

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***** Area-averaged max loss rate, Fm *****

SCS curve No. (AMCII)	Area (Ac.)	Area Fraction	Soil Group	Fp (In/Hr)	Ap (dec.)	Fm (In/Hr)
57.0	1.2	1.00	B	0.300	0.240	0.072

Area-averaged adjusted loss rate Fm (In/Hr) = 0.072

***** Area-Averaged low loss rate fraction, Yb *****

Area (Ac.)	Area Fract	SCS CN (AMC2)	SCS CN (AMC1)	S	Pervious Yield Fr
0.28	0.240	57.0	37.0	17.03	0.057
0.88	0.760	98.0	98.0	0.20	0.890

Area-averaged catchment yield fraction, Y = 0.690

Area-averaged low loss fraction, Yb = 0.310

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User entry of time of concentration = 0.310 (hours)

Watershed area = 1.16(Ac.)

Catchment Lag time = 0.248 hours

Unit interval = 5.000 minutes

Unit interval percentage of lag time = 33.6022

Hydrograph baseflow = 0.00(CFS)

Average maximum watershed loss rate(Fm) = 0.072(In/Hr)

Average low loss rate fraction (Yb) = 0.310 (decimal)

VALLEY DEVELOPED S-Graph Selected

Computed peak 5-minute rainfall = 0.190(In)

Computed peak 30-minute rainfall = 0.400(In)
 Specified peak 1-hour rainfall = 0.530(In)
 Computed peak 3-hour rainfall = 0.890(In)
 Specified peak 6-hour rainfall = 1.220(In)
 Specified peak 24-hour rainfall = 2.050(In)

Rainfall depth area reduction factors:

Using a total area of 1.16(Ac.) (Ref: fig. E-4)

5-minute factor = 1.000 Adjusted rainfall = 0.190(In)
 30-minute factor = 1.000 Adjusted rainfall = 0.400(In)
 1-hour factor = 1.000 Adjusted rainfall = 0.530(In)
 3-hour factor = 1.000 Adjusted rainfall = 0.890(In)
 6-hour factor = 1.000 Adjusted rainfall = 1.220(In)
 24-hour factor = 1.000 Adjusted rainfall = 2.050(In)

U n i t H y d r o g r a p h

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Interval	'S' Graph	Unit Hydrograph
Number	Mean values	((CFS))

(K = 14.03 (CFS))

1	2.299	0.322
2	13.934	1.632
3	36.131	3.114
4	64.543	3.986
5	82.874	2.572
6	92.118	1.297
7	96.619	0.631
8	98.327	0.240
9	98.941	0.086
10	99.546	0.085
11	100.000	0.064

Peak Unit	Adjusted mass rainfall	Unit rainfall
Number	(In)	(In)

1	0.1900	0.1900
2	0.2534	0.0634
3	0.2999	0.0465
4	0.3380	0.0381
5	0.3708	0.0328
6	0.4000	0.0292
7	0.4258	0.0258
8	0.4495	0.0237
9	0.4716	0.0220
10	0.4922	0.0206
11	0.5116	0.0194
12	0.5300	0.0184
13	0.5504	0.0204
14	0.5700	0.0196
15	0.5888	0.0189
16	0.6070	0.0182
17	0.6246	0.0176
18	0.6417	0.0171
19	0.6583	0.0166
20	0.6744	0.0161
21	0.6901	0.0157

22	0.7054	0.0153
23	0.7204	0.0150
24	0.7350	0.0146
25	0.7493	0.0143
26	0.7633	0.0140
27	0.7770	0.0137
28	0.7905	0.0134
29	0.8037	0.0132
30	0.8166	0.0130
31	0.8294	0.0127
32	0.8419	0.0125
33	0.8542	0.0123
34	0.8663	0.0121
35	0.8782	0.0119
36	0.8900	0.0118
37	0.9012	0.0112
38	0.9122	0.0110
39	0.9230	0.0108
40	0.9337	0.0107
41	0.9442	0.0105
42	0.9547	0.0104
43	0.9649	0.0103
44	0.9751	0.0101
45	0.9851	0.0100
46	0.9950	0.0099
47	1.0048	0.0098
48	1.0145	0.0097
49	1.0240	0.0096
50	1.0335	0.0095
51	1.0428	0.0094
52	1.0521	0.0093
53	1.0612	0.0092
54	1.0703	0.0091
55	1.0793	0.0090
56	1.0882	0.0089
57	1.0970	0.0088
58	1.1057	0.0087
59	1.1143	0.0086
60	1.1229	0.0086
61	1.1313	0.0085
62	1.1398	0.0084
63	1.1481	0.0083
64	1.1563	0.0083
65	1.1645	0.0082
66	1.1726	0.0081
67	1.1807	0.0081
68	1.1887	0.0080
69	1.1966	0.0079
70	1.2045	0.0079
71	1.2123	0.0078
72	1.2200	0.0077
73	1.2263	0.0063
74	1.2326	0.0063
75	1.2388	0.0062
76	1.2449	0.0062
77	1.2510	0.0061
78	1.2571	0.0061
79	1.2631	0.0060
80	1.2691	0.0060
81	1.2750	0.0059

82	1.2809	0.0059
83	1.2867	0.0058
84	1.2925	0.0058
85	1.2982	0.0057
86	1.3039	0.0057
87	1.3096	0.0057
88	1.3152	0.0056
89	1.3208	0.0056
90	1.3263	0.0055
91	1.3318	0.0055
92	1.3372	0.0055
93	1.3427	0.0054
94	1.3481	0.0054
95	1.3534	0.0054
96	1.3587	0.0053
97	1.3640	0.0053
98	1.3693	0.0052
99	1.3745	0.0052
100	1.3797	0.0052
101	1.3848	0.0051
102	1.3899	0.0051
103	1.3950	0.0051
104	1.4001	0.0051
105	1.4051	0.0050
106	1.4101	0.0050
107	1.4150	0.0050
108	1.4200	0.0049
109	1.4249	0.0049
110	1.4298	0.0049
111	1.4346	0.0049
112	1.4394	0.0048
113	1.4442	0.0048
114	1.4490	0.0048
115	1.4538	0.0047
116	1.4585	0.0047
117	1.4632	0.0047
118	1.4678	0.0047
119	1.4725	0.0046
120	1.4771	0.0046
121	1.4817	0.0046
122	1.4863	0.0046
123	1.4908	0.0045
124	1.4954	0.0045
125	1.4999	0.0045
126	1.5043	0.0045
127	1.5088	0.0045
128	1.5132	0.0044
129	1.5176	0.0044
130	1.5220	0.0044
131	1.5264	0.0044
132	1.5308	0.0044
133	1.5351	0.0043
134	1.5394	0.0043
135	1.5437	0.0043
136	1.5480	0.0043
137	1.5522	0.0043
138	1.5565	0.0042
139	1.5607	0.0042
140	1.5649	0.0042
141	1.5690	0.0042

142	1.5732	0.0042
143	1.5773	0.0041
144	1.5815	0.0041
145	1.5856	0.0041
146	1.5896	0.0041
147	1.5937	0.0041
148	1.5978	0.0041
149	1.6018	0.0040
150	1.6058	0.0040
151	1.6098	0.0040
152	1.6138	0.0040
153	1.6178	0.0040
154	1.6217	0.0040
155	1.6256	0.0039
156	1.6296	0.0039
157	1.6335	0.0039
158	1.6373	0.0039
159	1.6412	0.0039
160	1.6451	0.0039
161	1.6489	0.0038
162	1.6527	0.0038
163	1.6566	0.0038
164	1.6604	0.0038
165	1.6641	0.0038
166	1.6679	0.0038
167	1.6717	0.0038
168	1.6754	0.0037
169	1.6791	0.0037
170	1.6828	0.0037
171	1.6865	0.0037
172	1.6902	0.0037
173	1.6939	0.0037
174	1.6976	0.0037
175	1.7012	0.0036
176	1.7048	0.0036
177	1.7085	0.0036
178	1.7121	0.0036
179	1.7157	0.0036
180	1.7192	0.0036
181	1.7228	0.0036
182	1.7264	0.0036
183	1.7299	0.0035
184	1.7334	0.0035
185	1.7370	0.0035
186	1.7405	0.0035
187	1.7440	0.0035
188	1.7475	0.0035
189	1.7509	0.0035
190	1.7544	0.0035
191	1.7578	0.0035
192	1.7613	0.0034
193	1.7647	0.0034
194	1.7681	0.0034
195	1.7715	0.0034
196	1.7749	0.0034
197	1.7783	0.0034
198	1.7817	0.0034
199	1.7851	0.0034
200	1.7884	0.0034
201	1.7918	0.0033

202	1.7951	0.0033
203	1.7984	0.0033
204	1.8017	0.0033
205	1.8050	0.0033
206	1.8083	0.0033
207	1.8116	0.0033
208	1.8149	0.0033
209	1.8181	0.0033
210	1.8214	0.0033
211	1.8246	0.0032
212	1.8278	0.0032
213	1.8311	0.0032
214	1.8343	0.0032
215	1.8375	0.0032
216	1.8407	0.0032
217	1.8439	0.0032
218	1.8470	0.0032
219	1.8502	0.0032
220	1.8534	0.0032
221	1.8565	0.0031
222	1.8597	0.0031
223	1.8628	0.0031
224	1.8659	0.0031
225	1.8690	0.0031
226	1.8721	0.0031
227	1.8752	0.0031
228	1.8783	0.0031
229	1.8814	0.0031
230	1.8845	0.0031
231	1.8875	0.0031
232	1.8906	0.0031
233	1.8936	0.0030
234	1.8967	0.0030
235	1.8997	0.0030
236	1.9027	0.0030
237	1.9057	0.0030
238	1.9088	0.0030
239	1.9117	0.0030
240	1.9147	0.0030
241	1.9177	0.0030
242	1.9207	0.0030
243	1.9237	0.0030
244	1.9266	0.0030
245	1.9296	0.0030
246	1.9325	0.0029
247	1.9355	0.0029
248	1.9384	0.0029
249	1.9413	0.0029
250	1.9442	0.0029
251	1.9471	0.0029
252	1.9500	0.0029
253	1.9529	0.0029
254	1.9558	0.0029
255	1.9587	0.0029
256	1.9616	0.0029
257	1.9644	0.0029
258	1.9673	0.0029
259	1.9701	0.0029
260	1.9730	0.0028
261	1.9758	0.0028

262	1.9787	0.0028
263	1.9815	0.0028
264	1.9843	0.0028
265	1.9871	0.0028
266	1.9899	0.0028
267	1.9927	0.0028
268	1.9955	0.0028
269	1.9983	0.0028
270	2.0011	0.0028
271	2.0038	0.0028
272	2.0066	0.0028
273	2.0094	0.0028
274	2.0121	0.0028
275	2.0149	0.0027
276	2.0176	0.0027
277	2.0203	0.0027
278	2.0231	0.0027
279	2.0258	0.0027
280	2.0285	0.0027
281	2.0312	0.0027
282	2.0339	0.0027
283	2.0366	0.0027
284	2.0393	0.0027
285	2.0420	0.0027
286	2.0447	0.0027
287	2.0473	0.0027
288	2.0500	0.0027

Unit Period (number)	Unit Rainfall (In)	Unit Soil-Loss (In)	Effective Rainfall (In) .
1	0.0027	0.0008	0.0018
2	0.0027	0.0008	0.0018
3	0.0027	0.0008	0.0019
4	0.0027	0.0008	0.0019
5	0.0027	0.0008	0.0019
6	0.0027	0.0008	0.0019
7	0.0027	0.0008	0.0019
8	0.0027	0.0008	0.0019
9	0.0027	0.0008	0.0019
10	0.0027	0.0009	0.0019
11	0.0028	0.0009	0.0019
12	0.0028	0.0009	0.0019
13	0.0028	0.0009	0.0019
14	0.0028	0.0009	0.0019
15	0.0028	0.0009	0.0019
16	0.0028	0.0009	0.0019
17	0.0028	0.0009	0.0019
18	0.0028	0.0009	0.0019
19	0.0028	0.0009	0.0020
20	0.0028	0.0009	0.0020
21	0.0029	0.0009	0.0020
22	0.0029	0.0009	0.0020
23	0.0029	0.0009	0.0020
24	0.0029	0.0009	0.0020
25	0.0029	0.0009	0.0020
26	0.0029	0.0009	0.0020
27	0.0029	0.0009	0.0020
28	0.0029	0.0009	0.0020

29	0.0029	0.0009	0.0020
30	0.0030	0.0009	0.0020
31	0.0030	0.0009	0.0020
32	0.0030	0.0009	0.0021
33	0.0030	0.0009	0.0021
34	0.0030	0.0009	0.0021
35	0.0030	0.0009	0.0021
36	0.0030	0.0009	0.0021
37	0.0030	0.0009	0.0021
38	0.0030	0.0009	0.0021
39	0.0031	0.0009	0.0021
40	0.0031	0.0010	0.0021
41	0.0031	0.0010	0.0021
42	0.0031	0.0010	0.0021
43	0.0031	0.0010	0.0021
44	0.0031	0.0010	0.0022
45	0.0031	0.0010	0.0022
46	0.0031	0.0010	0.0022
47	0.0032	0.0010	0.0022
48	0.0032	0.0010	0.0022
49	0.0032	0.0010	0.0022
50	0.0032	0.0010	0.0022
51	0.0032	0.0010	0.0022
52	0.0032	0.0010	0.0022
53	0.0033	0.0010	0.0022
54	0.0033	0.0010	0.0023
55	0.0033	0.0010	0.0023
56	0.0033	0.0010	0.0023
57	0.0033	0.0010	0.0023
58	0.0033	0.0010	0.0023
59	0.0033	0.0010	0.0023
60	0.0034	0.0010	0.0023
61	0.0034	0.0010	0.0023
62	0.0034	0.0010	0.0023
63	0.0034	0.0011	0.0024
64	0.0034	0.0011	0.0024
65	0.0034	0.0011	0.0024
66	0.0035	0.0011	0.0024
67	0.0035	0.0011	0.0024
68	0.0035	0.0011	0.0024
69	0.0035	0.0011	0.0024
70	0.0035	0.0011	0.0024
71	0.0035	0.0011	0.0024
72	0.0036	0.0011	0.0025
73	0.0036	0.0011	0.0025
74	0.0036	0.0011	0.0025
75	0.0036	0.0011	0.0025
76	0.0036	0.0011	0.0025
77	0.0037	0.0011	0.0025
78	0.0037	0.0011	0.0025
79	0.0037	0.0011	0.0026
80	0.0037	0.0012	0.0026
81	0.0037	0.0012	0.0026
82	0.0038	0.0012	0.0026
83	0.0038	0.0012	0.0026
84	0.0038	0.0012	0.0026
85	0.0038	0.0012	0.0026
86	0.0038	0.0012	0.0027
87	0.0039	0.0012	0.0027
88	0.0039	0.0012	0.0027

89	0.0039	0.0012	0.0027
90	0.0039	0.0012	0.0027
91	0.0040	0.0012	0.0027
92	0.0040	0.0012	0.0027
93	0.0040	0.0012	0.0028
94	0.0040	0.0013	0.0028
95	0.0041	0.0013	0.0028
96	0.0041	0.0013	0.0028
97	0.0041	0.0013	0.0028
98	0.0041	0.0013	0.0029
99	0.0042	0.0013	0.0029
100	0.0042	0.0013	0.0029
101	0.0042	0.0013	0.0029
102	0.0043	0.0013	0.0029
103	0.0043	0.0013	0.0030
104	0.0043	0.0013	0.0030
105	0.0044	0.0013	0.0030
106	0.0044	0.0014	0.0030
107	0.0044	0.0014	0.0030
108	0.0044	0.0014	0.0031
109	0.0045	0.0014	0.0031
110	0.0045	0.0014	0.0031
111	0.0045	0.0014	0.0031
112	0.0046	0.0014	0.0032
113	0.0046	0.0014	0.0032
114	0.0046	0.0014	0.0032
115	0.0047	0.0015	0.0032
116	0.0047	0.0015	0.0033
117	0.0048	0.0015	0.0033
118	0.0048	0.0015	0.0033
119	0.0049	0.0015	0.0033
120	0.0049	0.0015	0.0034
121	0.0049	0.0015	0.0034
122	0.0050	0.0015	0.0034
123	0.0050	0.0016	0.0035
124	0.0051	0.0016	0.0035
125	0.0051	0.0016	0.0035
126	0.0051	0.0016	0.0036
127	0.0052	0.0016	0.0036
128	0.0052	0.0016	0.0036
129	0.0053	0.0016	0.0037
130	0.0054	0.0017	0.0037
131	0.0054	0.0017	0.0037
132	0.0055	0.0017	0.0038
133	0.0055	0.0017	0.0038
134	0.0056	0.0017	0.0038
135	0.0057	0.0018	0.0039
136	0.0057	0.0018	0.0039
137	0.0058	0.0018	0.0040
138	0.0058	0.0018	0.0040
139	0.0059	0.0018	0.0041
140	0.0060	0.0018	0.0041
141	0.0061	0.0019	0.0042
142	0.0061	0.0019	0.0042
143	0.0062	0.0019	0.0043
144	0.0063	0.0019	0.0043
145	0.0077	0.0024	0.0053
146	0.0078	0.0024	0.0054
147	0.0079	0.0025	0.0055
148	0.0080	0.0025	0.0055

149	0.0081	0.0025	0.0056
150	0.0082	0.0025	0.0056
151	0.0083	0.0026	0.0057
152	0.0084	0.0026	0.0058
153	0.0086	0.0027	0.0059
154	0.0086	0.0027	0.0060
155	0.0088	0.0027	0.0061
156	0.0089	0.0028	0.0061
157	0.0091	0.0028	0.0063
158	0.0092	0.0028	0.0063
159	0.0094	0.0029	0.0065
160	0.0095	0.0029	0.0065
161	0.0097	0.0030	0.0067
162	0.0098	0.0030	0.0068
163	0.0100	0.0031	0.0069
164	0.0101	0.0031	0.0070
165	0.0104	0.0032	0.0072
166	0.0105	0.0033	0.0073
167	0.0108	0.0034	0.0075
168	0.0110	0.0034	0.0076
169	0.0118	0.0036	0.0081
170	0.0119	0.0037	0.0082
171	0.0123	0.0038	0.0085
172	0.0125	0.0039	0.0086
173	0.0130	0.0040	0.0089
174	0.0132	0.0041	0.0091
175	0.0137	0.0043	0.0095
176	0.0140	0.0043	0.0097
177	0.0146	0.0045	0.0101
178	0.0150	0.0046	0.0103
179	0.0157	0.0049	0.0108
180	0.0161	0.0050	0.0111
181	0.0171	0.0053	0.0118
182	0.0176	0.0055	0.0122
183	0.0189	0.0058	0.0130
184	0.0196	0.0060	0.0136
185	0.0184	0.0057	0.0127
186	0.0194	0.0060	0.0134
187	0.0220	0.0060	0.0160
188	0.0237	0.0060	0.0177
189	0.0292	0.0060	0.0232
190	0.0328	0.0060	0.0268
191	0.0465	0.0060	0.0405
192	0.0634	0.0060	0.0574
193	0.1900	0.0060	0.1840
194	0.0381	0.0060	0.0321
195	0.0258	0.0060	0.0198
196	0.0206	0.0060	0.0146
197	0.0204	0.0060	0.0144
198	0.0182	0.0056	0.0126
199	0.0166	0.0051	0.0114
200	0.0153	0.0047	0.0106
201	0.0143	0.0044	0.0099
202	0.0134	0.0042	0.0093
203	0.0127	0.0039	0.0088
204	0.0121	0.0038	0.0084
205	0.0112	0.0035	0.0077
206	0.0107	0.0033	0.0074
207	0.0103	0.0032	0.0071
208	0.0099	0.0031	0.0068

209	0.0096	0.0030	0.0066
210	0.0093	0.0029	0.0064
211	0.0090	0.0028	0.0062
212	0.0087	0.0027	0.0060
213	0.0085	0.0026	0.0058
214	0.0083	0.0026	0.0057
215	0.0081	0.0025	0.0056
216	0.0079	0.0024	0.0054
217	0.0063	0.0020	0.0044
218	0.0062	0.0019	0.0042
219	0.0060	0.0019	0.0041
220	0.0059	0.0018	0.0040
221	0.0057	0.0018	0.0040
222	0.0056	0.0017	0.0039
223	0.0055	0.0017	0.0038
224	0.0054	0.0017	0.0037
225	0.0053	0.0016	0.0036
226	0.0052	0.0016	0.0036
227	0.0051	0.0016	0.0035
228	0.0050	0.0015	0.0034
229	0.0049	0.0015	0.0034
230	0.0048	0.0015	0.0033
231	0.0047	0.0015	0.0033
232	0.0047	0.0014	0.0032
233	0.0046	0.0014	0.0032
234	0.0045	0.0014	0.0031
235	0.0045	0.0014	0.0031
236	0.0044	0.0014	0.0030
237	0.0043	0.0013	0.0030
238	0.0043	0.0013	0.0029
239	0.0042	0.0013	0.0029
240	0.0042	0.0013	0.0029
241	0.0041	0.0013	0.0028
242	0.0041	0.0013	0.0028
243	0.0040	0.0012	0.0028
244	0.0040	0.0012	0.0027
245	0.0039	0.0012	0.0027
246	0.0039	0.0012	0.0027
247	0.0038	0.0012	0.0026
248	0.0038	0.0012	0.0026
249	0.0037	0.0012	0.0026
250	0.0037	0.0011	0.0025
251	0.0036	0.0011	0.0025
252	0.0036	0.0011	0.0025
253	0.0036	0.0011	0.0025
254	0.0035	0.0011	0.0024
255	0.0035	0.0011	0.0024
256	0.0035	0.0011	0.0024
257	0.0034	0.0011	0.0024
258	0.0034	0.0011	0.0023
259	0.0034	0.0010	0.0023
260	0.0033	0.0010	0.0023
261	0.0033	0.0010	0.0023
262	0.0033	0.0010	0.0023
263	0.0032	0.0010	0.0022
264	0.0032	0.0010	0.0022
265	0.0032	0.0010	0.0022
266	0.0032	0.0010	0.0022
267	0.0031	0.0010	0.0022
268	0.0031	0.0010	0.0021

269	0.0031	0.0010	0.0021
270	0.0031	0.0009	0.0021
271	0.0030	0.0009	0.0021
272	0.0030	0.0009	0.0021
273	0.0030	0.0009	0.0021
274	0.0030	0.0009	0.0020
275	0.0029	0.0009	0.0020
276	0.0029	0.0009	0.0020
277	0.0029	0.0009	0.0020
278	0.0029	0.0009	0.0020
279	0.0029	0.0009	0.0020
280	0.0028	0.0009	0.0020
281	0.0028	0.0009	0.0019
282	0.0028	0.0009	0.0019
283	0.0028	0.0009	0.0019
284	0.0028	0.0009	0.0019
285	0.0027	0.0008	0.0019
286	0.0027	0.0008	0.0019
287	0.0027	0.0008	0.0019
288	0.0027	0.0008	0.0018

Total soil rain loss = 0.54(In)
Total effective rainfall = 1.51(In)
Peak flow rate in flood hydrograph = 1.10(CFS)

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24 - H O U R S T O R M
R u n o f f H y d r o g r a p h

Hydrograph in 5 Minute intervals ((CFS))

Time(h+m)	Volume Ac.Ft	Q(CFS)	0	2.5	5.0	7.5	10.0
0+ 5	0.0000	0.00	Q				
0+10	0.0000	0.00	Q				
0+15	0.0001	0.01	Q				
0+20	0.0002	0.02	Q				
0+25	0.0004	0.02	Q				
0+30	0.0005	0.02	Q				
0+35	0.0007	0.03	Q				
0+40	0.0009	0.03	Q				
0+45	0.0011	0.03	Q				
0+50	0.0012	0.03	Q				
0+55	0.0014	0.03	Q				
1+ 0	0.0016	0.03	Q				
1+ 5	0.0018	0.03	Q				
1+10	0.0020	0.03	Q				
1+15	0.0021	0.03	Q				
1+20	0.0023	0.03	Q				
1+25	0.0025	0.03	Q				
1+30	0.0027	0.03	Q				
1+35	0.0029	0.03	Q				
1+40	0.0031	0.03	Q				
1+45	0.0033	0.03	Q				
1+50	0.0035	0.03	Q				
1+55	0.0036	0.03	QV				
2+ 0	0.0038	0.03	QV				
2+ 5	0.0040	0.03	QV				

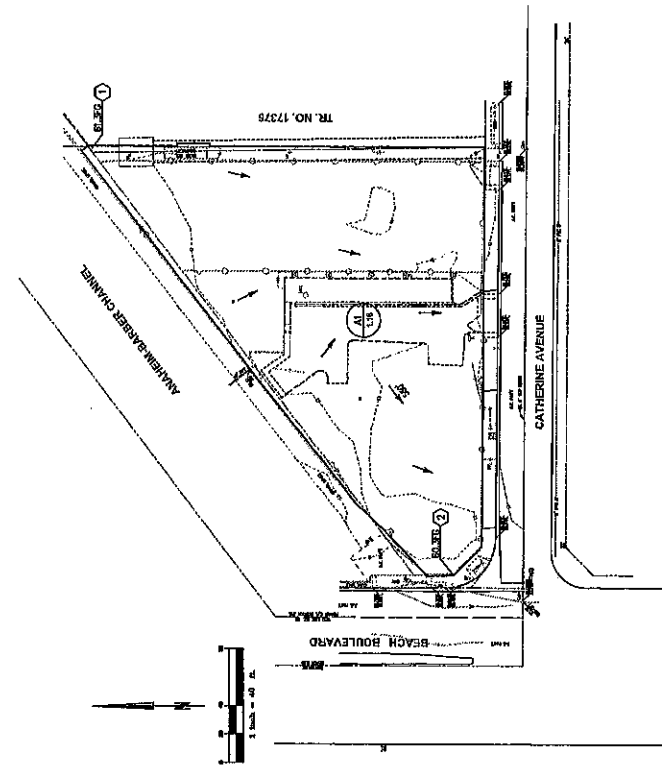
2+10	0.0042	0.03	QV				
2+15	0.0044	0.03	QV				
2+20	0.0046	0.03	QV				
2+25	0.0048	0.03	QV				
2+30	0.0050	0.03	QV				
2+35	0.0052	0.03	QV				
2+40	0.0054	0.03	QV				
2+45	0.0056	0.03	QV				
2+50	0.0058	0.03	QV				
2+55	0.0060	0.03	QV				
3+ 0	0.0062	0.03	QV				
3+ 5	0.0064	0.03	QV				
3+10	0.0066	0.03	QV				
3+15	0.0068	0.03	QV				
3+20	0.0070	0.03	QV				
3+25	0.0072	0.03	QV				
3+30	0.0074	0.03	Q V				
3+35	0.0076	0.03	Q V				
3+40	0.0078	0.03	Q V				
3+45	0.0080	0.03	Q V				
3+50	0.0082	0.03	Q V				
3+55	0.0084	0.03	Q V				
4+ 0	0.0086	0.03	Q V				
4+ 5	0.0088	0.03	Q V				
4+10	0.0090	0.03	Q V				
4+15	0.0093	0.03	Q V				
4+20	0.0095	0.03	Q V				
4+25	0.0097	0.03	Q V				
4+30	0.0099	0.03	Q V				
4+35	0.0101	0.03	Q V				
4+40	0.0103	0.03	Q V				
4+45	0.0106	0.03	Q V				
4+50	0.0108	0.03	Q V				
4+55	0.0110	0.03	Q V				
5+ 0	0.0112	0.03	Q V				
5+ 5	0.0114	0.03	Q V				
5+10	0.0117	0.03	Q V				
5+15	0.0119	0.03	Q V				
5+20	0.0121	0.03	Q V				
5+25	0.0123	0.03	Q V				
5+30	0.0126	0.03	Q V				
5+35	0.0128	0.03	Q V				
5+40	0.0130	0.03	Q V				
5+45	0.0132	0.03	Q V				
5+50	0.0135	0.03	Q V				
5+55	0.0137	0.03	Q V				
6+ 0	0.0139	0.03	Q V				
6+ 5	0.0142	0.03	Q V				
6+10	0.0144	0.03	Q V				
6+15	0.0146	0.03	Q V				
6+20	0.0149	0.03	Q V				
6+25	0.0151	0.03	Q V				
6+30	0.0154	0.03	Q V				
6+35	0.0156	0.04	Q V				
6+40	0.0158	0.04	Q V				
6+45	0.0161	0.04	Q V				
6+50	0.0163	0.04	Q V				
6+55	0.0166	0.04	Q V				
7+ 0	0.0168	0.04	Q V				
7+ 5	0.0171	0.04	Q V				

7+10	0.0173	0.04	Q	V				
7+15	0.0176	0.04	Q	V				
7+20	0.0178	0.04	Q	V				
7+25	0.0181	0.04	Q	V				
7+30	0.0184	0.04	Q	V				
7+35	0.0186	0.04	Q	V				
7+40	0.0189	0.04	Q	V				
7+45	0.0191	0.04	Q	V				
7+50	0.0194	0.04	Q	V				
7+55	0.0197	0.04	Q	V				
8+ 0	0.0199	0.04	Q	V				
8+ 5	0.0202	0.04	Q	V				
8+10	0.0205	0.04	Q	V				
8+15	0.0208	0.04	Q	V				
8+20	0.0210	0.04	Q	V				
8+25	0.0213	0.04	Q	V				
8+30	0.0216	0.04	Q	V				
8+35	0.0219	0.04	Q	V				
8+40	0.0221	0.04	Q	V				
8+45	0.0224	0.04	Q	V				
8+50	0.0227	0.04	Q	V				
8+55	0.0230	0.04	Q	V				
9+ 0	0.0233	0.04	Q	V				
9+ 5	0.0236	0.04	Q	V				
9+10	0.0239	0.04	Q	V				
9+15	0.0242	0.04	Q	V				
9+20	0.0245	0.04	Q	V				
9+25	0.0248	0.04	Q	V				
9+30	0.0251	0.04	Q	V				
9+35	0.0254	0.04	Q	V				
9+40	0.0257	0.04	Q	V				
9+45	0.0260	0.04	Q	V				
9+50	0.0263	0.05	Q	V				
9+55	0.0266	0.05	Q	V				
10+ 0	0.0269	0.05	Q	V				
10+ 5	0.0273	0.05	Q	V				
10+10	0.0276	0.05	Q	V				
10+15	0.0279	0.05	Q	V				
10+20	0.0282	0.05	Q	V				
10+25	0.0286	0.05	Q	V				
10+30	0.0289	0.05	Q	V				
10+35	0.0292	0.05	Q	V				
10+40	0.0296	0.05	Q	V				
10+45	0.0299	0.05	Q	V				
10+50	0.0303	0.05	Q	V				
10+55	0.0306	0.05	Q	V				
11+ 0	0.0310	0.05	Q	V				
11+ 5	0.0313	0.05	Q	V				
11+10	0.0317	0.05	Q	V				
11+15	0.0320	0.05	Q	V				
11+20	0.0324	0.05	Q	V				
11+25	0.0328	0.05	Q	V				
11+30	0.0332	0.05	Q	V				
11+35	0.0335	0.06	Q	V				
11+40	0.0339	0.06	Q	V				
11+45	0.0343	0.06	Q	V				
11+50	0.0347	0.06	Q	V				
11+55	0.0351	0.06	Q	V				
12+ 0	0.0355	0.06	Q	V				
12+ 5	0.0359	0.06	Q	V				

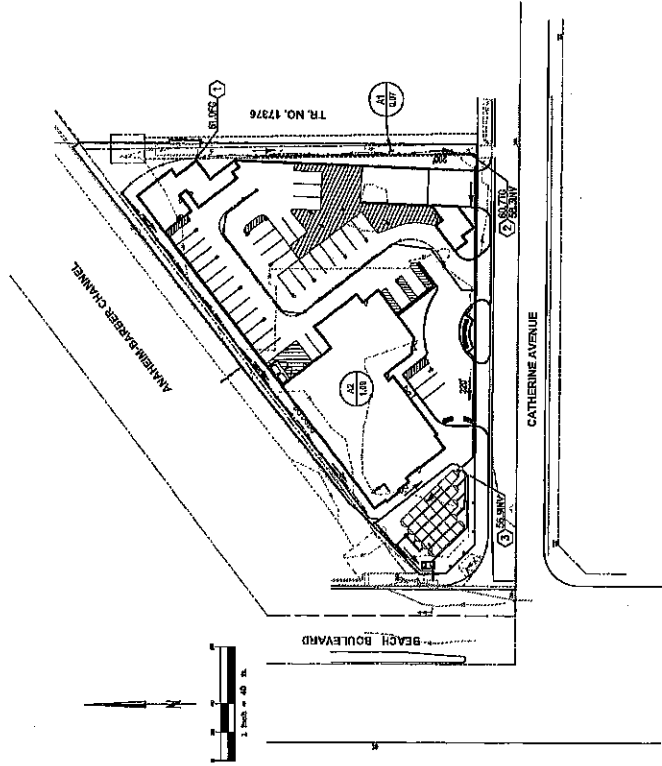
12+10	0.0363	0.06	Q	V			
12+15	0.0368	0.07	Q	V			
12+20	0.0373	0.07	Q	V			
12+25	0.0378	0.07	Q	V			
12+30	0.0383	0.08	Q	V			
12+35	0.0388	0.08	Q	V			
12+40	0.0394	0.08	Q	V			
12+45	0.0399	0.08	Q	V			
12+50	0.0405	0.08	Q	V			
12+55	0.0410	0.08	Q	V			
13+ 0	0.0416	0.08	Q	V			
13+ 5	0.0422	0.08	Q	V			
13+10	0.0428	0.08	Q	V			
13+15	0.0433	0.09	Q	V			
13+20	0.0440	0.09	Q	V			
13+25	0.0446	0.09	Q	V			
13+30	0.0452	0.09	Q	V			
13+35	0.0458	0.09	Q	V			
13+40	0.0465	0.09	Q	V			
13+45	0.0471	0.09	Q	V			
13+50	0.0478	0.10	Q	V			
13+55	0.0485	0.10	Q	V			
14+ 0	0.0491	0.10	Q	V			
14+ 5	0.0498	0.10	Q	V			
14+10	0.0506	0.11	Q	V			
14+15	0.0513	0.11	Q	V			
14+20	0.0521	0.11	Q	V			
14+25	0.0529	0.12	Q	V			
14+30	0.0537	0.12	Q	V			
14+35	0.0545	0.12	Q	V			
14+40	0.0554	0.12	Q	V			
14+45	0.0563	0.13	Q	V			
14+50	0.0572	0.13	Q	V			
14+55	0.0581	0.14	Q	V			
15+ 0	0.0591	0.14	Q	V			
15+ 5	0.0601	0.15	Q	V			
15+10	0.0611	0.15	Q	V			
15+15	0.0622	0.16	Q	V			
15+20	0.0633	0.16	Q	V			
15+25	0.0645	0.17	Q	V			
15+30	0.0657	0.18	Q	V			
15+35	0.0670	0.18	Q	V			
15+40	0.0683	0.19	Q	V			
15+45	0.0697	0.20	Q	V			
15+50	0.0713	0.23	Q	V			
15+55	0.0732	0.27	Q	V			
16+ 0	0.0755	0.34	Q	V			
16+ 5	0.0789	0.49	Q	V			
16+10	0.0842	0.77	Q		V		
16+15	0.0912	1.02	Q		V		
16+20	0.0987	1.10	Q		V		
16+25	0.1043	0.80	Q		V		
16+30	0.1079	0.52	Q		V		
16+35	0.1103	0.36	Q		V		
16+40	0.1121	0.26	Q		V		
16+45	0.1135	0.21	Q				V
16+50	0.1148	0.18	Q				V
16+55	0.1159	0.17	Q				V
17+ 0	0.1169	0.14	Q				V
17+ 5	0.1178	0.13	Q				V

17+10	0.1187	0.13	Q			V
17+15	0.1195	0.12	Q			V
17+20	0.1203	0.11	Q			V
17+25	0.1210	0.11	Q			V
17+30	0.1217	0.10	Q			V
17+35	0.1224	0.10	Q			V
17+40	0.1230	0.09	Q			V
17+45	0.1236	0.09	Q			V
17+50	0.1242	0.09	Q			V
17+55	0.1248	0.08	Q			V
18+ 0	0.1254	0.08	Q			V
18+ 5	0.1259	0.08	Q			V
18+10	0.1265	0.08	Q			V
18+15	0.1270	0.07	Q			V
18+20	0.1274	0.07	Q			V
18+25	0.1279	0.06	Q			V
18+30	0.1283	0.06	Q			V
18+35	0.1287	0.06	Q			V
18+40	0.1290	0.06	Q			V
18+45	0.1294	0.05	Q			V
18+50	0.1298	0.05	Q			V
18+55	0.1302	0.05	Q			V
19+ 0	0.1305	0.05	Q			V
19+ 5	0.1309	0.05	Q			V
19+10	0.1312	0.05	Q			V
19+15	0.1315	0.05	Q			V
19+20	0.1319	0.05	Q			V
19+25	0.1322	0.05	Q			V
19+30	0.1325	0.05	Q			V
19+35	0.1328	0.05	Q			V
19+40	0.1331	0.04	Q			V
19+45	0.1334	0.04	Q			V
19+50	0.1337	0.04	Q			V
19+55	0.1340	0.04	Q			V
20+ 0	0.1343	0.04	Q			V
20+ 5	0.1346	0.04	Q			V
20+10	0.1349	0.04	Q			V
20+15	0.1351	0.04	Q			V
20+20	0.1354	0.04	Q			V
20+25	0.1357	0.04	Q			V
20+30	0.1360	0.04	Q			V
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20+40	0.1365	0.04	Q			V
20+45	0.1367	0.04	Q			V
20+50	0.1370	0.04	Q			V
20+55	0.1372	0.04	Q			V
21+ 0	0.1375	0.04	Q			V
21+ 5	0.1377	0.04	Q			V
21+10	0.1380	0.04	Q			V
21+15	0.1382	0.03	Q			V
21+20	0.1385	0.03	Q			V
21+25	0.1387	0.03	Q			V
21+30	0.1389	0.03	Q			V
21+35	0.1392	0.03	Q			V
21+40	0.1394	0.03	Q			V
21+45	0.1396	0.03	Q			V
21+50	0.1398	0.03	Q			V
21+55	0.1401	0.03	Q			V
22+ 0	0.1403	0.03	Q			V
22+ 5	0.1405	0.03	Q			V

22+10	0.1407	0.03	Q				V
22+15	0.1409	0.03	Q				V
22+20	0.1412	0.03	Q				V
22+25	0.1414	0.03	Q				V
22+30	0.1416	0.03	Q				V
22+35	0.1418	0.03	Q				V
22+40	0.1420	0.03	Q				V
22+45	0.1422	0.03	Q				V
22+50	0.1424	0.03	Q				V
22+55	0.1426	0.03	Q				V
23+ 0	0.1428	0.03	Q				V
23+ 5	0.1430	0.03	Q				V
23+10	0.1432	0.03	Q				V
23+15	0.1434	0.03	Q				V
23+20	0.1436	0.03	Q				V
23+25	0.1438	0.03	Q				V
23+30	0.1440	0.03	Q				V
23+35	0.1441	0.03	Q				V
23+40	0.1443	0.03	Q				V
23+45	0.1445	0.03	Q				V
23+50	0.1447	0.03	Q				V
23+55	0.1449	0.03	Q				V
24+ 0	0.1451	0.03	Q				V
24+ 5	0.1452	0.03	Q				V
24+10	0.1454	0.02	Q				V
24+15	0.1455	0.02	Q				V
24+20	0.1456	0.01	Q				V
24+25	0.1456	0.00	Q				V
24+30	0.1456	0.00	Q				V
24+35	0.1456	0.00	Q				V
24+40	0.1456	0.00	Q				V
24+45	0.1456	0.00	Q				V
24+50	0.1456	0.00	Q				V



EXISTING CONDITIONS



PROPOSED CONDITIONS

LEGEND

	INDICATES SUBAREA DESIGNATION INDICATES AREA IN ACRES
	DRAINAGE BOUNDARY
	SUBAREA BOUNDARY
	FLOW PAIR WITH LENGTH
	NODE NUMBER

CIVIL ENGINEER

Sessions Consulting Engineers

1328 Shattuck Lane, Folsom, CA 95630
(714) 243-4854 Email: info@sessionsconsulting.com



HYDROLOGY MAP
ASSISTED LIVING PR
12282 BEACH BL'
STANTON, CA

DATE: 01/07/18	<p>PROJECT D.</p> <p>SHEET 1 of 1</p>
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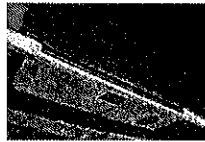


Support from Orange County residents and businesses is needed to improve water quality and reduce urban runoff pollution. Proper use and disposal of materials will help stop pollution before it reaches the storm drain and the ocean.

Stormwater quality management programs have been developed throughout Orange County to educate and encourage the public to protect water quality, monitor runoff in the storm drain system, investigate illegal dumping and maintain storm drains.

as well as coastal and wetland habitats. They can also degrade recreation areas such as beaches, harbors and bays.

Stormwater quality management programs have been developed throughout Orange County to educate and encourage the public to protect water quality, monitor runoff in the storm drain system, investigate illegal dumping and maintain storm drains.



The Effect on the Ocean

Dumping one quart of motor oil into a storm drain can contaminate 250,000 gallons of water.

For More Information

California Environmental Protection Agency
www.calcpa.ca.gov

- Air Resources Board
www.arb.ca.gov
- Department of Pesticide Regulation
www.cdpr.ca.gov
- Department of Toxic Substances Control
www.dsc.ca.gov
- Integrated Waste Management Board
www.civmb.ca.gov
- Office of Environmental Health Hazard Assessment
www.oehha.ca.gov
- State Water Resources Control Board
www.waterboards.ca.gov

Earth 911 - Community-Specific Environmental
Information 1-800-cleanup or visit www.1800cleanup.org

Health Care Agency's Ocean and Bay Water Closure
and Posting Hotline
(714) 483-6400 or visit www.ocbeachinfo.com

Integrated Waste Management Dept. of Orange
County (714) 834-6752 or visit www.oclandfills.com for
information on household hazardous waste collection
centers, recycling centers and solid waste collection

O.C. Agriculture Commissioner
(714) 447-7100 or visit www.ocagcomm.com

Stormwater Best Management Practice Handbook
Visit www.cabmphandbooks.com

UC Master Gardener Hotline
(714) 708-1646 or visit www.uccmgm.com

The Orange County Stormwater Program has created
and moderates an electronic mailing list to facilitate
communications, take questions and exchange ideas among
its users about issues and topics related to stormwater and
urban runoff and the implementation of program elements.
To join the list, please send an email to
ocstormwaterinfo@list.ocwatersheds.com



- Automotive leaks and spills.
- Improper disposal of used oil and other engine fluids.
- Metals found in vehicle exhaust, weathered paint, rust, metal plating and tires.
- Pesticides and fertilizers from lawns, gardens and farms.
- Improper disposal of cleaners, paint and paint removers.
- Soil erosion and dust debris from landscape and construction activities.
- Litter, lawn clippings, animal waste, and other organic matter.
- Oil stains on parking lots and paved surfaces.

Sources of Non-Point Source Pollution

- Anything we use outside homes, vehicles and businesses - like motor oil, paint, pesticides, fertilizers and cleaners - can be blown or washed into storm drains.
- A little water from a garden hose or rain can also send materials into storm drains.
- Storm drains are separate from our sanitary sewer systems; unlike water in sanitary sewers (from sinks or toilets), water in storm drains is not treated before entering our waterways.

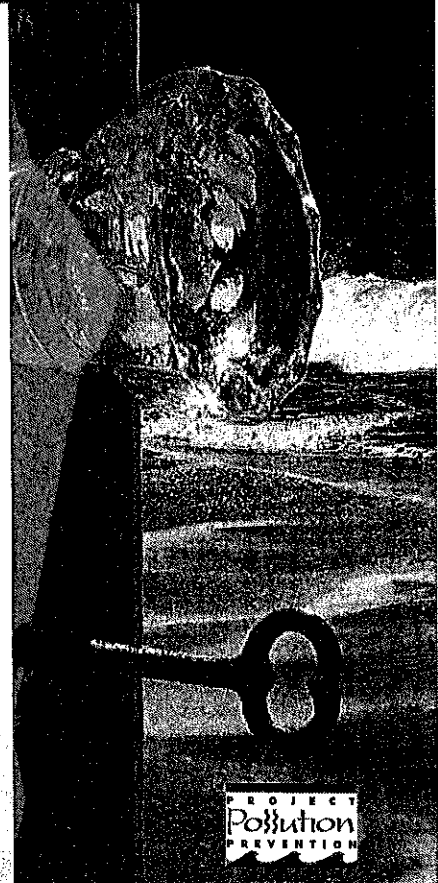
Where Does It Go?

- Most people believe that the largest source of water pollution in urban areas comes from specific sources such as factories and sewage treatment plants. In fact, the largest source of water pollution comes from city streets, neighborhoods, construction sites and parking lots. This type of pollution is sometimes called "non-point source" pollution.
- There are two types of non-point source pollution: stormwater and urban runoff.
- Stormwater runoff results from rainfall.
- When rainstorms cause large volumes of water to rinse the urban landscape, picking up pollutants along the way.
- Urban runoff can happen any time of the year when excessive water use from irrigation, vehicle washing and other sources carries trash, lawn clippings and other urban pollutants into storm drains.

Did You Know?

Even if you live miles from the Pacific Ocean, you may be unknowingly polluting it.

The Ocean Begins at Your Front Door



Orange County Stormwater Program

Aliso Viejo	(949)	425-2535
Anaheim Public Works Operations	(714)	765-6860
Brea Engineering	(714)	990-7666
Buena Park Public Works	(714)	562-3655
Costa Mesa Public Services	(714)	754-5323
Cypress Public Works	(714)	229-6740
Dana Point Public Works	(949)	248-3584
Fountain Valley Public Works	(714)	593-4441
Fullerton Engineering Dept.	(714)	738-6853
Garden Grove Public Works	(714)	741-5955
Huntington Beach Public Works	(714)	536-5431
Irvine Public Works	(949)	724-6215
La Habra Public Services	(562)	905-9792
La Palma Public Works	(714)	690-3310
Laguna Beach Water Quality	(949)	497-0378
Laguna Hills Public Services	(949)	707-2660
Laguna Niguel Public Works	(949)	362-4337
Laguna Woods Public Works	(949)	639-0500
Lake Forest Public Works	(949)	461-3480
Los Alamitos Community Dev.	(562)	431-3538
Mission Viejo Public Works	(949)	470-3056
Newport Beach, Code & Water		
Quality Enforcement	(949)	644-3215
Orange Public Works	(714)	532-6480
Placentia Public Works	(714)	903-8245
Rancho Santa Margarita	(949)	625-1800
San Clemente Environmental Programs	(949)	351-6143
San Juan Capistrano Engineering	(949)	234-4413
Santa Ana Public Works	(714)	647-3380
Seal Beach Engineering	(562)	431-2627 x317
Stanton Public Works	(714)	379-9222 x204
Tustin Public Works/Engineering	(714)	573-3150
Villa Park Engineering	(714)	998-1590
Westminster Public Works/Engineering	(714)	898-3311 x446
Yorba Linda Engineering	(714)	961-7138
Orange County Stormwater Program	(877)	897-7455
Orange County 24-Hour		
Water Pollution Problem Reporting Hotline		
1-877-89-SPILL (1-877-897-7455)		

On-line Water Pollution Problem Reporting Form
www.ocwatersheds.com

The Ocean Begins at Your Front Door



Never allow pollutants to enter the street, gutter or storm drain!

Follow these simple steps to help reduce water pollution:

Household Activities

- Do not rinse spills with water. Use dry cleanup methods such as applying cat litter or another absorbent material, sweep and dispose of in the trash. Take items such as used or excess batteries, oven cleaners, automotive fluids, painting products and cathode ray tubes, like TVs and computer monitors, to a Household Hazardous Waste Collection Center (HHWCC).
- For a HHWCC near you call (714) 834-6752 or visit www.oilandfills.com.
- Do not hose down your driveway, sidewalk or patio to the street, gutter or storm drain. Sweep up debris and dispose of it in the trash.

Automotive

- Take your vehicle to a commercial car wash whenever possible. If you wash your vehicle at home, choose soaps, cleaners, or detergents labeled non-toxic, phosphate-free or biodegradable. Vegetable and citrus-based products are typically safest for the environment.
- Do not allow washwater from vehicle washing to drain into the street, gutter or storm drain. Excess washwater should be disposed of in the sanitary sewer (through a sink or toilet) or onto an absorbent surface like your lawn.
- Monitor your vehicles for leaks and place a pan under leaks. Keep your vehicles well maintained to stop and prevent leaks.
- Never pour oil or antifreeze in the street, gutter or storm drain. Recycle these substances at a service station, a waste oil collection center or used oil recycling center. For the nearest Used Oil Collection Center call 1-800-CLEANUP or visit www.1800cleanup.org.

Pool Maintenance

- Pool and spa water must be dechlorinated and free of excess acid, alkali or color to be allowed in the street, gutter or storm drain.
- When it is not raining, drain dechlorinated pool and spa water directly into the sanitary sewer.
- Some cities may have ordinances that do not allow pool water to be disposed of in the storm drain. Check with your city.

Landscape and Gardening

- Do not over-water. Water your lawn and garden by hand to control the amount of water you use or set irrigation systems to reflect seasonal water needs. If water flows off your yard onto your driveway or sidewalk, your system is over-watering. Periodically inspect and fix leaks and misdirected sprinklers.
- Do not rake or blow leaves, clippings or pruning waste into the street, gutter or storm drain. Instead, dispose of waste by composting, hauling it to a permitted landfill, or as green waste through your city's recycling program.
- Follow directions on pesticides and fertilizer, (measure, do not estimate amounts) and do not use if rain is predicted within 48 hours.
- Take unwanted pesticides to a HHWCC to be recycled. For locations and hours of HHWCC, call (714) 834-6752 or visit www.oilandfills.com.

Trash

- Place trash and litter that cannot be recycled in securely covered trash cans.
- Whenever possible, buy recycled products.
- Remember: Reduce, Reuse, Recycle.

Pet Care

- Always pick up after your pet. Flush waste down the toilet or dispose of it in the trash. Pet waste, if left outdoors, can wash into the street, gutter or storm drain.
- If possible, bathe your pets indoors. If you must bathe your pet outside, wash it on your lawn or another absorbent/permeable surface to keep the washwater from entering the street, gutter or storm drain.
- Follow directions for use of pet care products and dispose of any unused products at a HHWCC.

Common Pollutants

Home Maintenance

- Detergents, cleaners and solvents
- Oil and latex paint
- Swimming pool chemicals
- Outdoor trash and litter

Lawn and Garden

- Pet and animal waste
- Pesticides
- Clippings, leaves and soil
- Fertilizer

Automobile

- Oil and grease
- Radiator fluids and antifreeze
- Cleaning chemicals
- Brake pad dust

Help Prevent Ocean Pollution:

Do your part to prevent water pollution in our creeks, rivers, bays and ocean.

Clean beaches and healthy creeks, rivers, bays, and ocean are important to Orange County. However, many common household activities can lead to water pollution if you're not careful.

Litter, oil, chemicals and other substances that are left on your yard or driveway can be blown or washed into storm drains that flow to the ocean. Over-watering your lawn and washing your car can also flush materials into the storm drains. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated.

You would never pour soap, fertilizers or oil into the ocean, so don't let them enter streets, gutters or storm drains. Follow the easy tips in this brochure to help prevent water pollution.

**REMEMBER THE
WATER IN YOUR
STORM DRAIN
IS NOT TREATED
BEFORE
IT ENTERS OUR
WATERWAYS**

The tips contained in this brochure provide useful information to help prevent water pollution while performing everyday household activities.

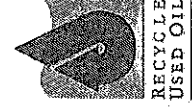
For more information, or to report a spill during normal business hours,

please call the
**City of Orange Public Works
Department at (714) 532-6480**
or visit
www.cityoforange.org.

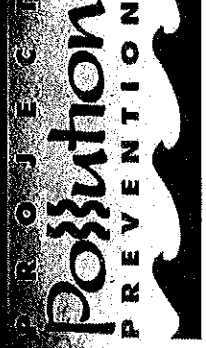
To report a spill after normal business hours or on weekends, please call the

**City of Orange 24-Hour
Water Pollution Problem
Reporting Hotline
at (714) 538-1961.**

For emergencies, dial 911.



Household Tips





Do your part to prevent water pollution in our creeks, rivers, bays and ocean.

Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. However, not properly disposing of household hazardous waste can lead to water pollution. Batteries, electronics, paint, oil, gardening chemicals, cleaners and other hazardous materials cannot be thrown in the trash. They also must never be poured or thrown into yards, sidewalks, driveways, gutters or streets. Rain or other water could wash the materials into the storm drain and eventually into our waterways and the ocean. In addition, hazardous waste must not be poured in the sanitary sewers (sinks and toilets).

**NEVER DISPOSE
OF HOUSEHOLD
HAZARDOUS
WASTE IN THE
TRASH, STREET,
GUTTER,
STORM DRAIN
OR SEWER.**

For more information,
please call the
Orange County Stormwater Program
at **1-877-89-SPILL (1-877-897-7455)**
or visit
www.ocwatersheds.com

**To Report Illegal Dumping of
Household Hazardous Waste
call 1-800-69-TOXIC**

To report a spill,
call the
**Orange County 24-Hour
Water Pollution Problem
Reporting Hotline**
1-877-89-SPILL (1-877-897-7455).

For emergencies, dial 911.



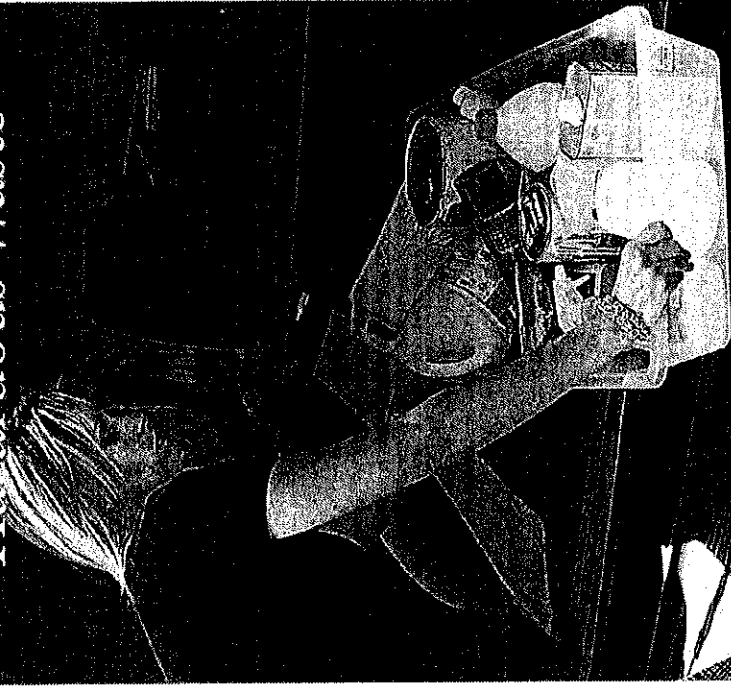
RECYCLE
USED OIL



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Help Prevent Ocean Pollution:

Proper Disposal of Household Hazardous Waste



**The Ocean Begins at
Your Front Door**

P R O J E C T

Pollution

P R E V E N T I O N

ORANGE COUNTY



Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. However, many common activities can lead to water pollution if you're not careful. Fertilizers, pesticides and other chemicals that are left on yards or driveways can be blown or washed into storm drains that flow to the ocean. Overwatering lawns can also send materials into storm drains. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering our waterways.

You would never pour gardening products into the ocean, so don't let them enter the storm drains. Follow these easy tips to help prevent water pollution.

For more information,
please call the
Orange County Stormwater Program
at **1-877-89-SPILL (1-877-897-7455)**
or visit
www.ocwatersheds.com

UCCE Master Gardener Hotline:
(714) 708-1646

To report a spill,
call the
**Orange County 24-Hour
Water Pollution Problem
Reporting Hotline**
1-877-89-SPILL (1-877-897-7455).

For emergencies, dial 911.

The tips contained in this brochure provide useful information to help prevent water pollution while landscaping or gardening. If you have other suggestions, please contact your city's stormwater representatives or call the Orange County Stormwater Program.



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Help Prevent Ocean Pollution:

Tips for Landscape & Gardening

The Ocean Begins
at Your Front Door

P R O J E C T
Pollution
P R E V E N T I O N



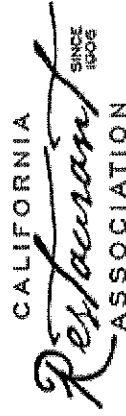
Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. Fats, oils and grease from restaurants and food service facilities can cause sewer line blockages that may result in sewage overflow into your facility and into storm drains. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering our waterways and should never contain wastewater, trash, grease or other materials.

You would never dump oil and trash into the ocean, so don't let it enter the storm drains. Follow these tips to help prevent water pollution.

For more information,
please call the
Orange County Stormwater Program
at 1-877-89-SPILL (1-877-897-7455)
or visit
www.ocwatersheds.com

Report sewage spills and
discharges that are not
contained to your site to the
**Orange County 24-Hour
Water Pollution Problem
Reporting Hotline**
at 1-877-89-SPILL (1-877-897-7455)

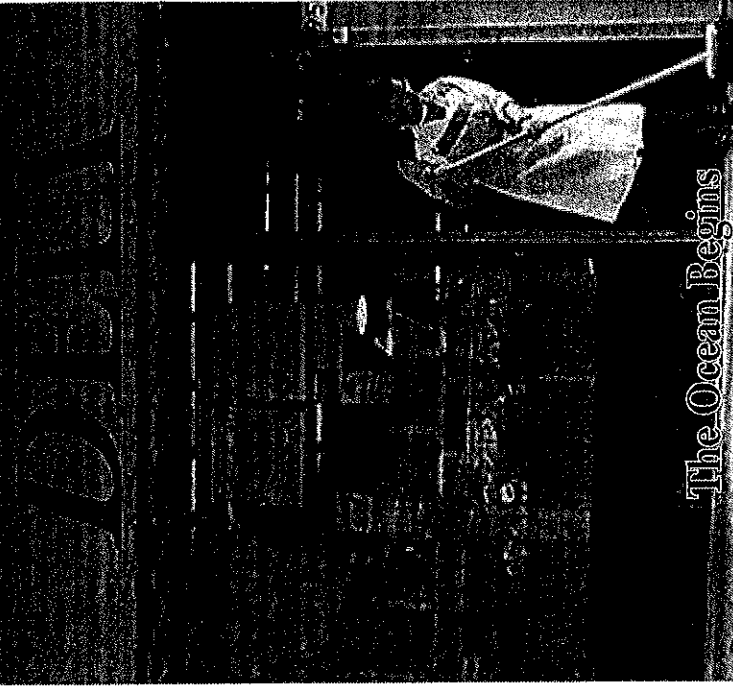
For emergencies, dial 911.



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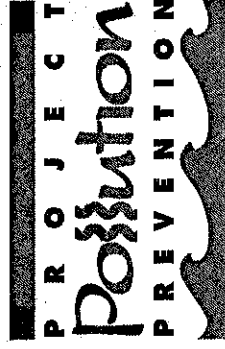
Help Prevent Ocean Pollution:

Tips for the Food Service Industry



The Ocean Begins

at Your Front Door



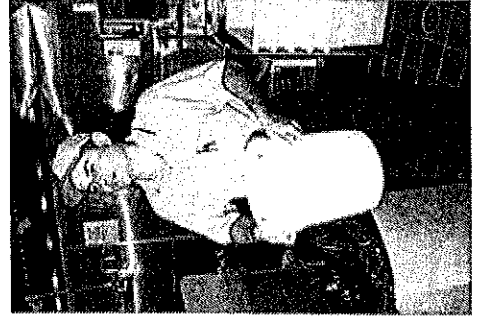
Best Kitchen Practices

Food Waste Disposal

- Scrape food waste off of plates, utensils, pots, food preparation and cooking areas and dispose of it in the trash.
- Never put food waste down the drain. Food scraps often contain grease, which can clog sewer pipes and result in sewage backups and overflows.

Grease & Oil Disposal

- Never put oil or grease down the drain. Contain grease and oil by using covered grease storage containers or installing a grease interceptor.
- Never overfill your grease storage container or transport it without a cover.
- Grease control devices must be emptied and cleaned by permitted companies.
- Keep maintenance records on site.



- For a list of oil/grease recycling companies, contact the CIWMB at www.ciwmb.ca.gov/foodwaste/render.htm or contact your local sanitation district.

Minor Spill Cleanup

- Always use dry cleanup methods, such as a rag, damp mop or broom.
- Never hose a spill into the street, gutter or storm drain.



Major Spill Cleanup

- Have spill containment and clean-up kits readily available, and train all employees on how to use them.
- Immediately contain and clean the spill using dry methods.
- If the spill leaves your site, call (714) 567-6363.

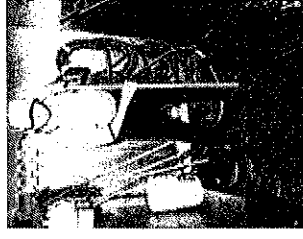
Dumpster Cleanup

- Pick up all debris around the dumpster.
- Always keep the lid on the dumpster closed.
- Never pour liquids into the dumpster or hose it out.



Floor Mat Cleaning

- Sweep the floor mats regularly, discarding the debris into the trash.
- Hose off the mats in a mop sink, at a floor drain, or in an outdoor area that can contain the water.



- Never hose the mats in an area where the wastewater can flow to the street, gutter or storm drain.

Washwater Disposal

- Dispose of washwater in a mop sink or an area with a floor drain.
- Never dispose of washwater in the street, gutter or storm drain.



Tips for Landscape & Gardening

Never allow gardening products or polluted water to enter the street, gutter or storm drain.

General Landscaping Tips

■ Protect stockpiles and materials from wind and rain by storing them under tarps or secured plastic sheeting.

■ Prevent erosion of slopes by planting fast-growing, dense ground covering plants. These will shield and bind the soil.

■ Plant native vegetation to reduce the amount of water, fertilizers, and pesticide applied to the landscape.

■ Never apply pesticides or fertilizers when rain is predicted within the next 48 hours.

Garden & Lawn Maintenance

■ Do not overwater. Use irrigation practices such as drip irrigation, soaker hoses or micro spray systems. Periodically inspect and fix leaks and misdirected sprinklers.

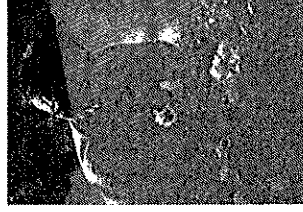
■ Do not rake or blow leaves, clippings or pruning waste into the street, gutter or storm drain. Instead, dispose of green waste by composting, hauling it to a permitted landfill, or recycling it through your city's program.

■ Use slow-release fertilizers to minimize leaching, and use organic fertilizers.

■ Read labels and use only as directed. Do not over-apply pesticides or fertilizers. Apply to spots as needed, rather than blanketing an entire area.

■ Store pesticides, fertilizers and other chemicals in a dry covered area to prevent exposure that may result in the deterioration of containers and packaging.

■ Rinse empty pesticide containers and re-use rinse water as you would use the



product. Do not dump rinse water down storm drains. Dispose of empty containers in the trash.

■ When available, use non-toxic alternatives to traditional pesticides, and use pesticides specifically designed to control the pest you are targeting. For more information, visit www.ipm.ucdavis.edu.

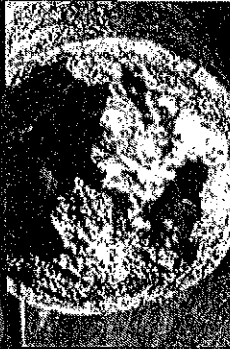
■ If fertilizer is spilled, sweep up the spill before irrigating. If the spill is liquid, apply an absorbent material such as cat litter, and then sweep it up and dispose of it in the trash.

■ Take unwanted pesticides to a Household Hazardous Waste Collection Center to be recycled. Locations are provided below.

Household Hazardous Waste Collection Centers

Anaheim: 1071 N. Blue Gum St.
Huntington Beach: 17121 Nichols St.
Irvine: 6411 Oak Canyon
San Juan Capistrano: 32250 La Pata Ave.

For more information, call (714) 834-6752 or visit www.oclandfills.com



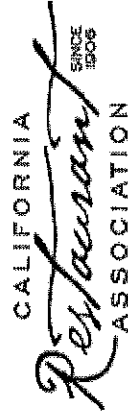
Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. Fats, oils and grease from restaurants and food service facilities can cause sewer line blockages that may result in sewage overflow into your facility and into storm drains. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering our waterways and should never contain washwater, trash, grease or other materials.

You would never dump oil and trash into the ocean, so don't let it enter the storm drains. Follow these tips to help prevent water pollution.

For more information,
please call the
Orange County Stormwater Program
at 1-877-89-SPILL (1-877-897-7455)
or visit
www.ocwatersheds.com

Report sewage spills and
discharges that are not
contained to your site to the
Orange County 24-Hour
Water Pollution Problem
Reporting Hotline
at 1-877-89-SPILL (1-877-897-7455)

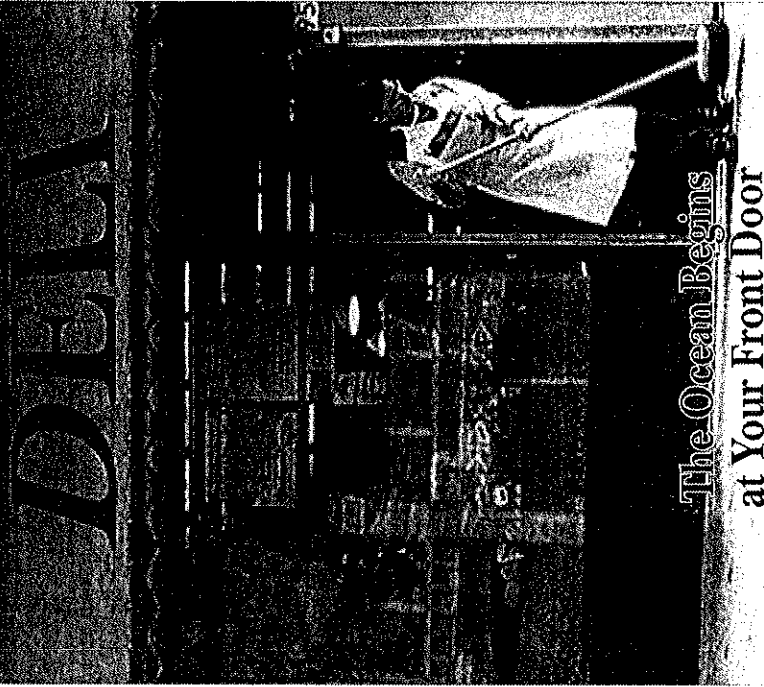
For emergencies, dial 911.



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Help Prevent Ocean Pollution:

Tips for the Food Service Industry



The Ocean Begins
at Your Front Door

P R O J E C T
Pollution
P R E V E N T I O N

Best Kitchen Practices

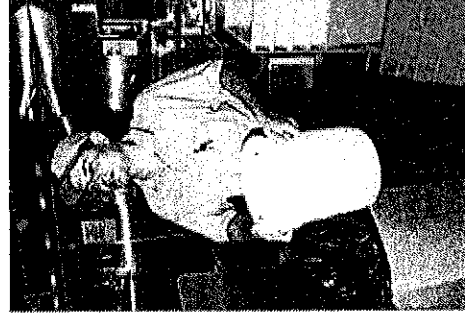
Food Waste Disposal

- Scrape food waste off of plates, utensils, pots, food preparation and cooking areas and dispose of it in the trash.
- Never put food waste down the drain. Food scraps often contain grease, which can clog sewer pipes and result in sewage backups and overflows.

Grease & Oil Disposal

- Never put oil or grease down the drain. Contain grease and oil by using covered grease storage containers or installing a grease interceptor.
- Never overfill your grease storage container or transport it without a cover.

- Grease control devices must be emptied and cleaned by permitted companies.
- Keep maintenance records on site.



- For a list of oil/grease recycling companies, contact the CIWMB at www.ciwmb.ca.gov/foodwaste/render.htm or contact your local sanitation district.

Minor Spill Cleanup

- Always use dry cleanup methods, such as a rag, damp mop or broom.
- Never hose a spill into the street, gutter or storm drain.



Major Spill Cleanup

- Have spill containment and cleanup kits readily available, and train all employees on how to use them.
- Immediately contain and clean the spill using dry methods.
- If the spill leaves your site, call (714) 567-6363.

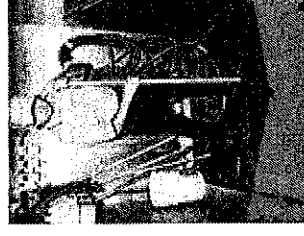
Dumpster Cleanup

- Pick up all debris around the dumpster.
- Always keep the lid on the dumpster closed.
- Never pour liquids into the dumpster or hose it out.



Floor Mat Cleaning

- Sweep the floor mats regularly, discarding the debris into the trash.
- Hose off the mats in a mop sink, at a floor drain, or in an outdoor area that can contain the water.



- Never hose the mats in an area where the wastewater can flow to the street, gutter or storm drain.

Washwater Disposal

- Dispose of washwater in a mop sink or an area with a floor drain.
- Never dispose of washwater in the street, gutter or storm drain.





Preventing water pollution at your commercial/industrial site

Clean beaches and healthy creeks, rivers, bays and ocean are important to Orange County. However, many landscape and building maintenance activities can lead to water pollution if you're not careful. Paint, chemicals, plant clippings and other materials can be blown or washed into storm drains that flow to the ocean. Unlike water in sanitary sewers (from sinks and toilets), water in storm drains is not treated before entering our waterways.

You would never pour soap or fertilizers into the ocean, so why would you let them enter the storm drains? Follow these easy tips to help prevent water pollution.

Some types of industrial facilities are required to obtain coverage under the State General Industrial Permit. For more information visit: www.swrcb.ca.gov/stormwater/industrial.html

For more information,
please call the
Orange County Stormwater Program
at **1-877-89-SPILL (1-877-897-7455)**
or visit
www.ocwatersheds.com

To report a spill,
call the
**Orange County 24-Hour
Water Pollution Problem
Reporting Hotline**
at **1-877-89-SPILL (1-877-897-7455)**.

For emergencies, dial **911**.

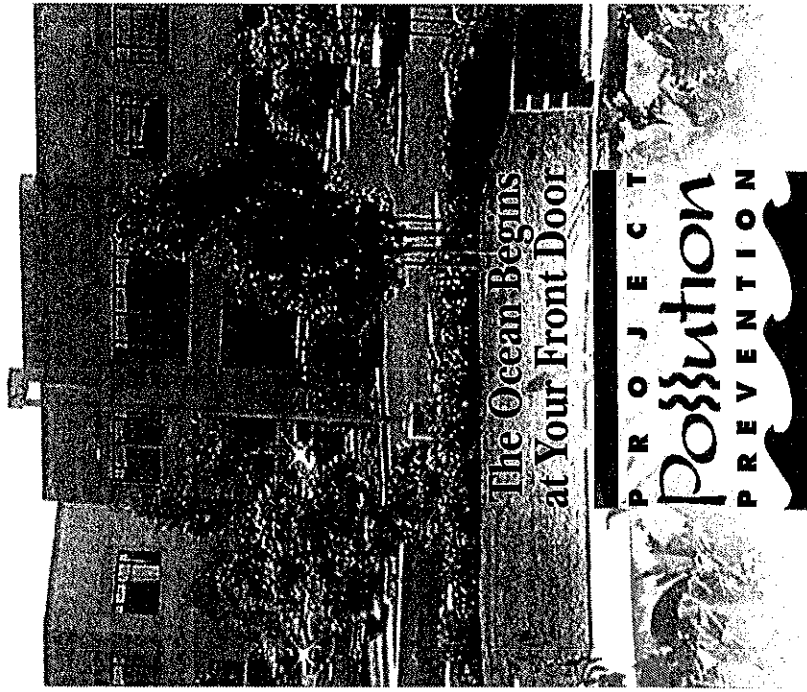


RECYCLE
USED OIL



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Help Prevent Ocean Pollution: Proper Maintenance Practices for Your Business



The Ocean Begins
at Your Front Door

P R O J E C T
Pollution
P R E V E N T I O N

Proper Maintenance Practices for your Business

Landscape Maintenance

- Compost grass clippings, leaves, sticks and other vegetation, or dispose of it at a permitted landfill or in green waste containers. Do not dispose of these materials in the street, gutter or storm drain.
- Irrigate slowly and inspect the system for leaks, overspraying and runoff. Adjust automatic timers to avoid overwatering.
- Follow label directions for the use and disposal of fertilizers and pesticides.
- Do not apply pesticides or fertilizers if rain is expected within 48 hours or if wind speeds are above 5 mph.
- Do not spray pesticides within 100 feet of waterways.
- Fertilizers should be worked into the soil rather than dumped onto the surface.
- If fertilizer is spilled on the pavement or sidewalk, sweep it up immediately and place it back in the container.

Building Maintenance

- Never allow washwater, sweepings or sediment to enter the storm drain.
- Sweep up dry spills and use cat litter, towels or similar materials to absorb wet spills. Dispose of it in the trash.
- If you wash your building, sidewalk or parking lot, you **must** contain the water. Use a shop vac to collect the water and contact your city or sanitation agency for proper disposal information. Do not let water enter the street, gutter or storm drain.
- Use drop cloths underneath outdoor painting, scraping, and sandblasting work, and properly dispose of materials in the trash.
- Use a ground cloth or oversized tub for mixing paint and cleaning tools.
- Use a damp mop or broom to clean floors.
- Cover dumpsters to keep insects, animals, rainwater and sand from entering. Keep the area around the dumpster clear of trash and debris. Do not overfill the dumpster.

- Call your trash hauler to replace leaking dumpsters.

- Do not dump any toxic substance or liquid waste on the pavement, the ground, or near a storm drain. Even materials that seem harmless such as latex paint or biodegradable cleaners can damage the environment.

**NEVER DISPOSE
OF ANYTHING
IN THE STORM
DRAIN.**

- Recycle paints, solvents and other materials. For more information about recycling and collection centers, visit www.oclandfills.com.
- Store materials indoors or under cover and away from storm drains.
- Use a construction and demolition recycling company to recycle lumber, paper, cardboard, metals, masonry, carpet, plastic, pipes, drywall, rocks, dirt, and green waste. For a listing of construction and demolition recycling locations in your area, visit www.ciwmmb.ca.gov/recycle.
- Properly label materials. Familiarize employees with Material Safety Data Sheets.



RESPONSES to COMMENTS on the DRAFT IS-MND

This section includes comments received during the circulation of the Draft Initial Study and Mitigated Negative Declaration (IS-MND) prepared for the 12282 Beach Boulevard Mixed-Use Project.

The Draft IS-MND was circulated for a 22 business-day public review period that began on March 24, 2016 and concluded on April 25, 2016. The City received four comment letters on the Draft IS-MND. The commenter and the page number on which each commenter's letter appears are listed below.

<u>Letter No. and Commenter</u>	<u>Page No.</u>
1. Kari A. Rigoni, Executive Officer, Airport Land Use Commission for Orange County	2
2. Laree Alonso, Manager, Planning Division Orange County Public Works Service Area/OC Development Services	7
3. Margaret Brown, Director Facilities, Garden Grove Unified School District	14
4. Aileen Kennedy on behalf of Maureen El Harake, Branch Chief, Regional-Community-Transit Planning District 12	16

The comment letters and responses follow. Each comment letter has been numbered sequentially and each separate issue raised by the commenter, if more than one, has been assigned a number. The responses to each comment identify first the number of the comment letter, and then the number assigned to each issue (Response 1.1, for example, indicates that the response is for the first issue raised in comment Letter 1).



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

April 25, 2016

Kelly Hart
Interim Community Development Director
City of Stanton
7800 Katella Avenue
Stanton, CA 90680

Subject: 12282 Beach Boulevard Mixed-Use Project

Dear Ms. Hart:

Thank you for the opportunity to review the Draft Initial Study for the proposed mixed-use project located at 12282 Beach Boulevard, Stanton, in the context of the Airport Land Use Commission's *Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (AELUP for JFTB Los Alamitos)*. The proposed development is a five-story mixed-use building that would include commercial space, parking, and a residential care facility. We wish to offer the following comments as you proceed with preparation of the Mitigated Negative Declaration (MND).

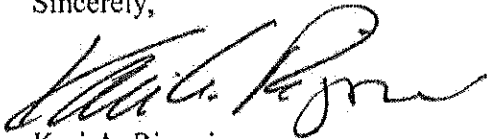
- 1.1 The initial study states that the site is not within the airport influence area defined by the Orange County Airport Environs Land Use Plan (2004). However, the proposed project area is located within the Federal Aviation Regulation (FAR) Part 77 Notification Area for JFTB Los Alamitos. (Please refer to Appendix D in the *AELUP for JFTB Los Alamitos*.) We recommend the MND include language that addresses the maximum
- 1.2 building heights allowed in the project area. We also suggest that the MND include a mitigation measure stating that if the Notification Surface for JFTB Los Alamitos is penetrated, the City will require that the applicant file Federal Aviation Administration
- 1.3 (FAA) Form 7460-1 Notice of Proposed Construction and Alteration. To determine if filing is necessary, we advise that the applicant utilize the Notice Criteria Tool on the FAA website <https://oeaaa.faa.gov/oeaaa/external/portal.jsp> to ensure that the proposed
- 1.4 project does not penetrate the notification surface. The MND should address the height restriction policies contained in Section 2.2.1 of the *AELUP for JFTB Los Alamitos*.
- 1.5 In addition, we suggest the MND discuss if the development of heliports will be part of the proposed project. Should the development of heliports occur within your jurisdiction, proposals to develop new heliports must be submitted through the City to the ALUC for review and action pursuant to Public Utilities Code Section 21661.5. Proposed heliport

projects must comply fully with the State permit procedure provided by law and with all conditions of approval imposed or recommended by FAA, by the ALUC for Orange County and by Caltrans/Division of Aeronautics.

- 1.6 A referral by the City to the ALUC may be required for this project since the project requires an amendment to the zoning code under PUC Section 21676(b). The proposed project would require an amendment to the zoning code to allow for larger exterior balcony/emergency walkway projections. With respect to project submittals, please note that the Commission wants such referrals to be submitted to the ALUC for a determination, between the Local Agency's expected Planning Commission and City Council hearings. Since the ALUC meets on the third Thursday afternoon of each month, submittals must be received in the ALUC office by the first of the month to ensure sufficient time for review, analysis, and agendaing.

Thank you for the opportunity to comment on this initial study. Please contact Lea Choum at (949) 252-5123 or via email at lchoum@ocair.com if you need additional information related to the ALUC for Orange County.

Sincerely,

A handwritten signature in black ink, appearing to read "Kari A. Rigoni".

Kari A. Rigoni
Executive Officer

Letter 1

COMMENTER: Kari A. Rigoni, Executive Officer, Airport Land Use Commission for Orange County

DATE: April 25, 2016

Response 1.1

The commenter recommends that the MND include language that addresses the maximum building heights allowed in the project area, because it is located within the Federal Aviation Regulation Part 77 Notification Area for the Joint Forces Training Base, Los Alamitos.

As described in the *Project Description* section of the Draft IS-MND, the proposed project would involve the development of a five-story (63-foot-high) mixed-use building that would include commercial space, parking, and a residential care facility on a 1.12-acre site located in the City of Stanton.

In addition, The City of Stanton has an elevation of 66 feet and combined with the completion of the proposed project, the site would result in a total building height 129 feet above sea level. According to the Los Alamitos General Plan, 129 feet is less than the 200 feet threshold which would require filing with the Federal Aviation Administration. See text below for details:

“Additionally, with respect to building heights, development proposals within the City that include the construction or alteration of structures more than 200 feet above mean sea level (amsl) require filing with the Federal Aviation Administration (FAA) and notification to the ALUC, including filing of a Notice of Proposed Construction or Alteration (FAA Form 7460-1). Any development project that would penetrate the Federal Aviation Regulations (FAR) Part 77 Notification Surface for the JFTB is also required to file FAA Form 7460-1”.¹

The Draft IS-MND references the Orange County Airport Land Use Commission, AELUP Height Restriction Zone for the Joint Forces Training Base, Los Alamitos prior to determining that this project is within the maximum height threshold for the area. Also, other issues related to aviation regulations are addressed in the VIII sections (e, f). The height of the proposed project would be within the maximum building height allowed in the project area. Nevertheless, in response to the commenter’s recommendation, this language has been incorporated into the Draft IS-MND Section VIII, Hazards and Hazardous Materials, e, f) as follows:

e, f) The project site is located approximately 2.5 miles east of the Joint Forces Training Base (JFTB) in Los Alamitos and six miles south of the Fullerton Airport. The City of Stanton has an elevation of 66 feet and combined with the completion of the proposed project, the site would result in a total building height 129 feet above sea level. According to the Los Alamitos General plan, 129 feet is less than the allotted 200 feet threshold which would require filing with the

¹ http://www.ocair.com/commissions/aluc/archive/2014/2014-10-16/LosAlamitosGeneralPlan/9-5_Ch_05-05%20HAZ.pdf



Federal Aviation Administration. The site is not within the airport influence area for either of these two airports as defined by the Orange County Airport Environs Land Use Plan (2004).

Response 1.2

The commenter suggests that the Draft IS-MND should include a mitigation measure stating that if the Notification Surface for Joint Forces Training Base Los Alamitos is penetrated, the City will require that the applicant file Federal Aviation Administration Form 7460-1 Notice of Proposed Construction and Alteration.

As described in Response 1.1, the proposed project is not expected to penetrate the Notification Surface for Joint Forces Training Base Los Alamitos so mitigation is not needed. Nevertheless, as necessary, the City will require the applicant to file any required FAA notices.

Response 1.3

The commenter advises the applicant to utilize the Notice Criteria Toll on the Federal Aviation Administration website, to determine whether filing is necessary, and to ensure that the proposed project does not penetrate the notification surface.

As stated in Responses 1.1 and 1.2, as well as Section VIII (e,f) of the Draft IS-MND, filing is not necessary because the proposed project site does not penetrate the Notification Surface.

Response 1.4

The commenter states that the MND should address the height restriction policies contained in §2.2.0 of the *Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos*.

As described in Response 1.1-1.3, and in the Draft IS-MND Section VIII (e, f) the project site is not within the airport influence area; nevertheless, the text has been augmented to include the commenter's suggestions regarding building height restrictions.

Response 1.5

The commenter suggests the MND should discuss whether the development of heliports would be part of the proposed project. The commenter states that proposals to develop such (new) heliports must be submitted through the City to the (Orange County) Airport Land Use Commission for review and action pursuant to Public Utilities Code §21661.5 and reinforces that proposed heliport projects must fully comply with all State permit procedures.

The proposed project would not include the development of heliports as part of the scope of this development. Consequently, analysis of heliport-related issues is not warranted.

Response 1.6

The commenter informs that a referral (by the City) to the Airport Land Use Commission may be required for this project since the project requires an amendment to the zoning code under Public Utilities Code §21676(b).

Although the proposed project would require an amendment to the zoning code to allow for larger exterior balcony and emergency walkway projections, a referral by the City would not be required for the completion of this project. Regardless, the applicant is working closely with the City and will coordinate with the Airport Land Use Commission as necessary.

6





April 27, 2016

NCL-16-021

Kelly Hart
Interim Community Development Director
7800 Katella Avenue
Stanton, CA 90680

Subject: Notice of Intent to Adopt a Mitigated Negative Declaration

Dear Ms. Hart:

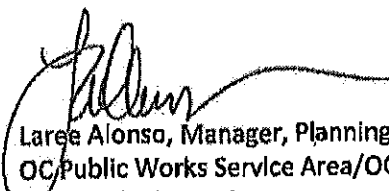
The County of Orange has reviewed the Notice of Intent to Adopt a Negative Declaration for 12282 Beach Boulevard Mixed-Use Project and offers the following comments:

- 2.1 1. The project site is adjacent to the Orange County Flood Control District's (OCFCD) Anaheim-Barber City Channel (Facility No. C03). This segment of C03 was built in the late 1960's and does not meet OCFCD's current design standards. Therefore, the existing flood control facility is deficient and does not provide adjacent properties sufficient protection from flooding during the 100-year storm event. The project proponent should be required to ensure that the proposed development is safe from flooding resulting from the Anaheim-Barber City Channel in a 100-year storm event.
- 2.2 2. Proposed mitigation measures to provide the needed 100-year flood protection for the proposed development should be reviewed and approved by the City of Stanton (City). The proposed development should not worsen existing conditions or shift flooding problems downstream or upstream of the project site.
- 2.3 3. As floodplain administrator, the responsibility of enforcing floodplain regulations lies with the City.
- 2.4 4. Since the City is responsible for land use planning and development within City limits, the City should review and approve all local hydrology and hydraulic analyses including the needed 100-year flood protection for proposed developments within the project area.
- 2.5 5. Any work within OCFCD's right-of-way will require appropriate encroachment permits to be obtained from the County's Public Property Permits Section prior to commencement of the work.
- 2.6 6. Pages 3, 4, and 7 of the Draft IS-MND: The storm channel that abuts the project site to the north is OCFCD's Anaheim-Barber City Channel. Please indicate on the exhibits.
- 2.7 7. Page 6, Surrounding Land Uses and Setting, 5th sentence: Please specify in the text the OCFCD storm channel that borders the project site to the north. See comment 6 above.

- 2.8 8. Page 38, item c:
- a. The 2nd sentence states that "The nearest river is Coyote Creek located 5 miles northwest of the project site." The project site is adjacent and drains to the Anaheim-Barber City Channel which is tributary to Bolsa Chica Channel (Facility No. C02). C02 ultimately drains to the Pacific Ocean at Huntington Harbor. Please revise the text as appropriate.
 - b. The second to the last sentence indicates that the proposed project would not increase surface runoff from the site or otherwise adversely affect the local storm drain system. While the LID BMPs including bio retention, vegetated swales, etc. would reduce peak flow rates and volumes for the more frequent events, it is not clear how the increase in peak flow rates and volumes associated with the less frequent storm events will be mitigated. Because the Anaheim-Barber City Channel is deficient, the City should ensure that proposed condition runoff rates and volumes from the project site are less than or equal to existing condition values.
- 2.9 9. Page 39, item d states that "...thus, while the project would add Impervious surface to the site, it would not substantially affect runoff volumes or patterns on the site." Please see comment item 8.b above.
- 2.10 10. Page 39, item g-i states that "All storm flow, including 100-year flood or (1% annual) flows from the area are collected and contained within this channel." In spite of the fact that the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for the area indicates that the 100-year flood (based on existing land uses) is contained in the existing channel, OCFCD's 100-year design discharges are based on ultimate land uses and are usually higher than the 100-year discharges used by FEMA for floodplain purposes. Due to this fact and the age of the existing facility, it is recommended that adequacy of the facility be analyzed to determine if the project site will have necessary protection from a 100-year storm event.

If you have any questions regarding these comments, please contact me Chris Uzo-Diribe at (714) 667-8845.

Sincerely,



Laree Alonso, Manager, Planning Division
OC Public Works Service Area/OC Development Services
300 North Flower Street
Santa Ana, California 92702-4048
Laree.alonso@ocpw.ocgov.com

cc: Mehdi Sobhani, Manager, OC Public Works/Flood Programs
cc: Robert McLean, OC Infrastructure Programs
cc: Editha Llanes, OC Infrastructure Programs

Letter 2

COMMENTER: Laree Alonso, Manager, Planning Division Orange County Public Works Service Area/OC Development Services

DATE: April 27, 2016

Response 2.1

The commenter claims the existing flood control facility, Anaheim-Barber City Channel (Facility No. C03) adjacent to the project site, is deficient and does not provide adjacent properties sufficient protection from flooding during 100-year storm events. The commenter therefore suggests the project proponent should be required to ensure that the proposed development is safe from flooding resulting from the Anaheim-Barber City Channel in a 100-year storm event.

As described in Section IX, Hydrology and Water Quality, of the Draft IS-MND, the proposed project includes two mitigation measures (H-1 and H-2) to address issues related to water quality, runoff, stormwater, filtration and overall water management issues directly related to the site. As stated in the Project Description, the proposed project would be constructed in an existing urban environment and would not change the landscape or otherwise significantly impact water resources or threaten the safety of people or the built environment. Further, the proposed development is not located within an area at risk of 100-year flooding events as confirmed by FEMA. As such, the Draft IS-MND discusses the details of the flood zone X in Section IX, Hydrology and Water Quality. Nevertheless, in direct response to this comment the following text below reiterates why the “no impact” conclusion was made:

g-i) The project site is located in Zone X as designated by the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRMs) Panel #06059C0136J. Zone X is outside the 500 and 100-year flood zone. The site is bordered by the Orange County Flood Control District's stormwater channel. All storm flows, including 100-year flood (or 1% annual flood) flows from the area are collected and contained within this channel. Should the adjacent Anaheim-Barber City Channel facility pose a threat to the residents, the City of Stanton will take appropriate action to render the facility adequate for protecting against 100-year flood events. The project would not affect this channel or place housing within a 100-year flood hazard area. The project would not impact flood patterns and would not put people or structures at risk from natural flooding.

The City may consider additional measures as suggested by the commenter and ultimately the City of Stanton will have the authority to approve all construction plans and mitigation measures prior to issuance of permits.

Response 2.2

The commenter suggests a mitigation measure to provide the needed 100-year flood protection for the proposed development, which should be reviewed and approved by the City of Stanton. The commenter also states that the proposed development should not worsen existing conditions or shift flooding problems downstream or upstream of the project site.



As the Draft IS-MND indicates, the proposed project would have “no impact” because the project site is not located within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Please see Response 2.1 for additional information regarding the 100-year flood hazard area, and refer to Mitigation Measures H-1 and H-2 for additional information regarding the preparation of a Stormwater Pollution Prevention Plan, which will be subject to the Regional Water Quality Control Board’s approval. The City may also consider additional measures as suggested by the commenter as necessary and will ensure that flooding problems, related hazards, or other burdens will not be shifted upstream or downstream from the project site.

Response 2.3

The commenter reiterates that the responsibility of enforcing floodplain regulations lies with the floodplain administrator, the City.

As described in the *Surrounding Land Uses and Setting* Section, the project site is bordered by an Orange County Flood Control District stormwater channel and an adjacent commercial center. The City will be responsible for enforcing floodplain regulations.

Response 2.4

The commenter suggests that the City should review and approve all local hydrology and hydraulic analyses, including the needed 100-year flood protection for proposed developments within the project area, since the City is responsible for land use planning and developing within City limits.

As described in Mitigation Measures H-1 and H-2, the City will review and approve final stormwater plans and the project’s Water Quality Management Plan prior to issuing the grading and building permits. Additionally, as stated in *Other Public Agencies Whose Approval is Required*, the applicant will prepare a Stormwater Pollution Prevention Plan (SWPPP), subject to the Regional Water Quality Control Board’s review and the primary approval authority of the City of Stanton.

Response 2.5

The commenter states that any work within the Orange County Flood Control District’s right-of-way will require appropriate encroachment permits to be obtained from the County’s Public Property Permits Section prior to commencement of the work.

Should the issuance of an encroachment permit be necessary, the applicant would take all steps necessary to obtain one prior to the issuance of grading permits. The applicant and the City of Stanton will coordinate with the Orange County Flood Control District as necessary, and will fully comply with all relevant permitting or logistical requirements.



Response 2.6

In reference to pages 3, 4, and 7 of the Draft IS-MND, the commenter requests that the storm channel that abuts the project site to the north (Orange County Flood Control District's Anaheim-Barber City Channel) should be indicated on the exhibits.

Figure 1 illustrates the regional location of the project site in proximity to the Pacific Ocean and the Anaheim-Barber City Channel adjacent to the project site. Figure 2 and Figure 4 both show the project site boundary and the proximity to the adjacent Anaheim-Barber City Channel.

Response 2.7

In reference to page 6 (Surrounding Land Uses and Setting section, sentence 5) of the Draft IS-MND, the commenter requests that the text specify the Orange County Flood Control District's Anaheim-Barber City Channel borders the project site to the north.

In response to the commenter's request, the Draft IS-MND has been changed to include this detail. Please see the text below to note the changes:

The site is bordered to the north by the Orange County Flood Control District's ~~stormwater~~ Anaheim-Barber City channel and an adjacent commercial center.

Response 2.8

In reference to page 38, item (c), the commenter suggests the following text changes:

- a) The commenter suggests Sentence 2 be revised to include information about the storm water runoff from the project site which may flow to the adjacent Anaheim-Barber City Channel which is tributary to Bolsa Chica Channel (Facility No. C02) which ultimately drains to the Pacific Ocean at Huntington Harbor.
- b) The commenter suggests the second-to-last sentence be revised to specify and indicate how the increase in peak flow rates and volumes associated with the less frequent storm events will be mitigated. In addition, the commenter suggests that the City should ensure that proposed condition runoff rates and volumes from the project site are less than or equal to the existing condition values.

In response to the commenter's request (a), Section IX.c of the Draft IS-MND has been amended to read as follows:

A portion of the site would be landscaped, leaving it as pervious surface, while the remainder would be covered in impervious surface. The nearest river is Coyote Creek located five miles northwest of the project site. Potentially, stormwater may flow to the adjacent Anaheim-Barber City Channel which is tributary to Bolsa Chica Channel (Facility No. C02) which ultimately drains to the Pacific Ocean at Huntington Harbor. However, the Stormwater Pollution Prevention Plan and Mitigation Measures H-1 and H-2 will address any issues related to stormwater and runoff from the site. Additionally, the proposed project would not alter any watershed boundaries or affect the course or water supply of any stream or river.



In addition, Section IXc, Hydrology and Water Quality, has been amended to read as follows:

*A portion of the site would be landscaped, leaving it as pervious surface, while the remainder would be covered in impervious surface. The nearest river is Coyote Creek located five miles northwest of the project site. The proposed project would not alter any watershed boundaries or affect the course or water supply of any stream or river. The project would be subject to the requirements of Orange County's 2011 Model Water Quality Management Plan. This plan requires projects in the area to utilize Low Impact Design (LID) BMPs, including bioretention, vegetated swales, sand filters, infiltration trenches, drywells, and catch basins, which contribute to reduced peak stormwater runoff volumes and filter contaminants associated with stormwater runoff. Therefore, the proposed project would not increase peak flow rates or surface runoff from the site or otherwise adversely affect the local storm drain system. Changes in storm events, frequency and magnitude due to climate change have been considered and the specific strategies for mitigating such situations are addressed in the Stormwater Pollution Prevention Plan as well as mitigation measures H-1 and H-2. Erosion or siltation impacts would be minimized through implementation of erosion control techniques as discussed in Section III, Air Quality, and the proposed onsite drainage system discussed in detail in Section VI, Geology and Soils. Impacts would be *less than significant*.*

Response 2.9

The commenter suggests that page 39 item (d) of the IS-MND should be clarified to specify how the project would not substantially affect runoff volumes or patterns on the site.

As discussed on Page 6 of the IS-MND, the Project Description states:

The proposed onsite drainage system would collect runoff from the site and transmit flows to a drainage pipe on the south side of the site along Catherine Avenue. Excess flows would be directed to a StormTech Subsurface Stormwater Management System (StormTech System). This system, described in detail in Item VI, Geology and Soils, of this Initial Study, removes sediments, trash and debris that may otherwise continue downstream and also stores a volume of water prior to biofiltration treatment. The StormTech System allows runoff to be detained and slowly released into a Modular Wetlands Stormwater Biofiltration System (MWS) for biofiltration treatment before being discharged into the public drainage system.

Pursuant to the commenter's request the following changes have been made to page 39 item (d) to add clarity to this issue.

*(d) The proposed project would not alter any watershed boundaries, impact a stream course, or increase the quantity of water in a stream or river. Due to the urban nature and existing conditions of the surrounding built environment, the project site is relatively flat; thus, while the project would add impervious surface to the site, it would not substantially affect runoff volumes or patterns on the site. As such, the proposed project would not alter drainage patterns in a manner that would cause flooding. Impacts would be *less than significant*.*

Response 2.10

In reference to page 39 item (g-i), the commenter recommends that the adequacy of the facility be analyzed to determine if the project site will have necessary protection from a 100-year storm event.

As described in the Project Description section of the Draft IS-MND, the proposed project is located within an existing urban environment and would not significantly alter the existing conditions or place future residents at risk from a 100-year storm event. However, as necessary, the City may consider additional measures such as those suggested by the commenter.

*g-i) The project site is located in Zone X as designated by the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRMs) Panel #06059C0136J. Zone X is outside the 500 and 100-year flood zone. The site is bordered by the Orange County Flood Control District's stormwater channel. All storm flows, including 100-year flood (or 1% annual flood) flows from the area are collected and contained within this channel. Should the adjacent Anaheim-Barber City Channel facility pose a threat to the residents, the City of Stanton will take appropriate action to render the facility adequate for protecting against 100-year flood events. The project would not affect this channel or place housing within a 100-year flood hazard area. The project would not impact flood patterns and would not put people or structures at risk from natural flooding. Further, the proposed project would not expose people to the risk of injury or death from flooding. **No impact** would occur per this threshold.*



GARDEN GROVE UNIFIED SCHOOL DISTRICT

10331 Stanford Avenue • Garden Grove, California 92840-6353
Phone: (714) 663-6000 • Fax: (714) 663-6100

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APR 14 2016

April 8, 2016

COMMUNITY DEVELOPMENT

Kelly Hart
Interim Community Development Director
City of Stanton
7800 Katella Avenue
Stanton, CA 90680

RE: Comments on Mitigated Negative Declaration
12282 Beach Boulevard Mixed-Use Project

Dear Ms. Hart:

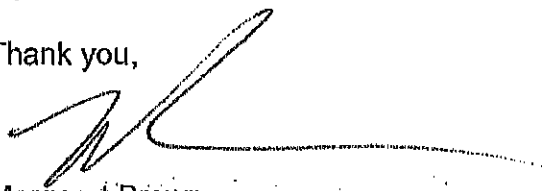
Thank you for giving the Garden Grove Unified School District (District) the opportunity to provide comments on the above-referenced Mitigated Negative Declaration. The District offers the following comment for your consideration:

Environmental Checklist Section XIV. Public Services

- 3.1 The checklist states that there will be no impact on schools as a result of the development. However, this project has the potential for generating employees who may live in new housing
- 3.2 and whose students may attend District schools. Accordingly, the commercial/industrial school fee will be required for this project prior to issuance of a building permit, pursuant to Education
- 3.3 Code Section 17620. Please note that this fee is currently \$0.54 per square foot, but will increase to \$0.56 per square foot on May 14, 2016.

Thank you again for the opportunity to comment. If you have additional questions, please call my office at 714.663.6442.

Thank you,


Margaret Brown
Director, Facilities

Letter 3

COMMENTER: Margaret Brown, Director Facilities, Garden Grove Unified School District

DATE: April 8, 2016

Response 3.1

The commenter states that there might be an impact to schools due to the increase in residential population.

As described in Section XIV, Public Services, of the Draft IS-MND, the proposed project may directly increase the population by 120 residents and indirectly by 36 if all new employees relocated to the City of Stanton. However, onsite residents would not cause an increase in school age population that would require new or expanded school services to maintain acceptable service ratio or other performance objectives. Additionally, the applicant will be required to pay the applicable commercial/industrial school fee, which is required for this project prior to the issuance of a building permit and, per state law, would mitigate any impact to schools to a less than significant level.

Response 3.2

The commenter states that pursuant to Education Code §17620, the commercial/ industrial school fee will be required for this project prior to issuance of a building permit.

As noted in Response 3.1, the project applicant will pay the commercial/ industrial school fee prior to the issuance of a building permit.

Response 3.3

The commenter notes that the commercial/ industrial school fee is currently \$0.54 per square foot but will increase to \$0.56 per square foot on May 14, 2016.

The fee change has been noted and will be paid by the project applicant prior to the issuance of a building permit.

a.iii) The project site is located within the Garden Grove Unified School District and would be served by Lawrence Elementary, Alamitos Intermediate, and Rancho Alamitos High Schools. The project would not directly affect any existing schools or cause an increase in school age population and thus would have no impact to local schools. Additionally, the proposed project would be subject to the commercial/ industrial school fee prior to the issuance of a building permit. This fee is set to increase on May 14, 2016 to \$0.56 per square foot from the current \$0.54 per square foot. Thus, the proposed project would not require new or expanded schools to maintain acceptable service ratios or other performance objectives. The project would have no impact with respect to schools.



DEPARTMENT OF TRANSPORTATION

DISTRICT 12

3347 MICHELSON DRIVE, SUITE 100

IRVINE, CA 92612-8894

PHONE (949) 724-2086

FAX (949) 724-2592

TTY 711

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*Serious Drought.
Serious drought.
Help save water!*

April 21, 2016

Ms. Kelly Hart,
Interim Community Development Director
City of Stanton
Planning Division
7800 Katella Avenue
Stanton, CA. 90680

File: IGR/CEQA
SCH#: None
Log #: 4668
SR-39

Dear Ms. Hart:

Thank you for the opportunity to review and comment on the **12282 Beach Boulevard Mixed-Use Project Initial Study**. The proposed development (the project) would involve development of a five-story (63-foot-high) mixed-use building that would include commercial space, parking, and a residential care facility on a 1.12-acre site located in the City of Stanton. The residential care facility would include assisted living units with meal service, social programs, activity rooms, and offices for support staff. Off-street parking would be provided on the first and second floors of the building. The project site is comprised of three contiguous parcels (APN 131- 483-01, -02, and -03) located at 12282 Beach Boulevard, in the City of Stanton.

Caltrans Local Development-Intergovernmental Review program reviews impacts of local development to the transportation system, including the State Highway System. The Department works to ensure that local land use planning and development decisions include the provision of transportation choices, including transit, intercity rail passenger service, air service, walking and biking, when appropriate. The Department advocates community design (e.g. urban infill, mixed use, transit oriented development) that promotes an efficient transportation system and healthy communities.

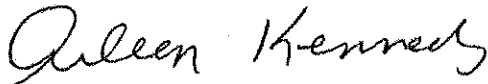
The Department of Transportation (Caltrans) is a responsible agency on this project and has the following comments for your consideration.

Ms. Kelly Hart
April 21, 2016
Page 2

- 4.1 1. Please provide a gap study at the unsignalized intersection of Route 39 (Beach Blvd.) and Catherine Ave. Since Beach Blvd. is an 8-lane highway, the Highway Capacity Manual methodology is not applicable due to the methodology limitation of analyzing an intersection with a major highway that has no more than 6 through lanes.
- 4.2 2. Aesthetics and visual sections are satisfactory. Any landscaping within state right of way must comply with the Encroachment Permits Manual.
- 4.3 3. Any project work (e.g. street widening, emergency access improvements, sewer connections, sound walls, stormdrain construction, street connections, lighting and signage, etc.) proposed in the vicinity of the Caltrans Right of Way, would require an encroachment permit and all environmental concerns must be adequately addressed. For specific details on Caltrans Encroachment Permits procedure, please refer to Caltrans Encroachment Permits Manual. The latest edition of the Manual is available on the web site <http://www.dot.ca.gov/hq/traffops/developserv/permits/>

Please continue to keep us informed of this project and any future developments that could potentially impact State transportation facilities. If you have any questions or need to contact us, please do not hesitate to call Aileen Kennedy at (949) 724-2239.

Sincerely,



for MAUREEN EL HARAKE
Branch Chief, Regional-Community-Transit Planning
District 12

c: Lee Haber, Traffic Operations Northeast
Eric Dickson, Landscape Architecture

Letter 4

COMMENTER: Aileen Kennedy on behalf of Maureen El Harake, Branch Chief, Regional-Community-Transit Planning District 12

DATE: April 21, 2016

Response 4.1

The commenter requests preparation of a “gap study” for the “unsignalized” intersection of Beach Boulevard and Catherine Avenue, of State Route 39. The commenter also states that Beach Boulevard is an eight-lane highway; therefore, the Highway Capacity manual methodology is not applicable due to the methodology limitation of analyzing an intersection with a major highway that has no more than six through lanes.

In response to the commenter’s request, a gap study was prepared. The study, which is attached to the following responses, demonstrates that there are sufficient gaps to allow drivers to turn at the intersection. Specifically, the gap study makes the following conclusion:

For Opening Year (2016) With Project traffic conditions, there are projected to be approximately 29 westbound left turning movements at the intersection of Beach Boulevard and Catherine Avenue during the evening peak hour. There are currently 252 northbound gaps for these 29 turning movements or approximately 8.69 acceptable gaps per turning movement. Therefore, it is projected that there are sufficient acceptable gaps to allow for westbound turning movements to occur at this intersection as designed as an east-west two-way stop controlled intersection.

Response 4.2

The commenter states that the aesthetics and visual section s are satisfactory, although any landscaping within state right-of-way must comply with the Encroachment Permits Manual.

As described in the *Aesthetics* section of the Draft IS-MND, the proposed project would have “no impact” on aesthetics. Landscaping will comply with the Encroachment Permits Manual as necessary.

Response 4.3

The commenter notes that any project work proposed in the vicinity of the Caltrans right-of-way would require an encroachment permit and all environmental concerns must be adequately addressed. The commenter adds that additional information and details on this procedure can be found in the Caltrans Encroachment Permits Manual

Should an encroachment permit be required for this project, the applicant will take all steps necessary to acquire it and address all environmental concerns to the highest extent possible. The applicant and the City of Stanton will coordinate to ensure all proper permits are acquired prior to the issuance of a grading, building, or occupancy permit.

SUMMARY OF INITIAL STUDY CORRECTIONS

The corrections to the text of the Initial Study based on the responses to comments on the public review Draft IS-MND are summarized below. New text is underlined and deleted text is struck through. In addition, updated versions of figures 1, 2, and 4 follow.

The Surrounding Land Uses and Setting section is amended to read as follows:

*The site is bordered to the north by the Orange County Flood Control District's ~~stormwater~~
Anaheim-Barber City channel and an adjacent commercial center.*

Section VIII, Hazards and Hazardous Materials, e, f), is amended to read as follows:

e, f) The project site is located approximately 2.5 miles east of the Joint Forces Training Base (JFTB) in Los Alamitos and six miles south of the Fullerton Airport. The City of Stanton has an elevation of 66 feet and combined with the completion of the proposed project, the site would result in a total building height 129 feet above sea level. According to the Los Alamitos General plan, 129 feet is less than the allotted 200 feet threshold which would require filing with the Federal Aviation Administration. The site is not within the airport influence area for either of these two airports as defined by the Orange County Airport Environs Land Use Plan (2004).

Section IX.c, Hydrology and Water Quality, is amended to read as follows:

A portion of the site would be landscaped, leaving it as pervious surface, while the remainder would be covered in impervious surface. The nearest river is Coyote Creek located five miles northwest of the project site. Potentially, stormwater may flow to the adjacent Anaheim-Barber City Channel which is tributary to Bolsa Chica Channel (Facility No. C02) which ultimately drains to the Pacific Ocean at Huntington Harbor. However, the Stormwater Pollution Prevention Plan and Mitigation Measures H-1 and H-2 will address any issues related to stormwater and runoff from the site. Additionally, the proposed project would not alter any watershed boundaries or affect the course or water supply of any stream or river.

Section IXc, Hydrology and Water Quality, is amended to read as follows:

A portion of the site would be landscaped, leaving it as pervious surface, while the remainder would be covered in impervious surface. The nearest river is Coyote Creek located five miles northwest of the project site. The proposed project would not alter any watershed boundaries or affect the course or water supply of any stream or river. The project would be subject to the requirements of Orange County's 2011 Model Water Quality Management Plan. This plan requires projects in the area to utilize Low Impact Design (LID) BMPs, including bioretention, vegetated swales, sand filters, infiltration trenches, drywells, and catch basins, which contribute to reduced peak stormwater runoff volumes and filter contaminants associated with stormwater runoff. Therefore, the proposed project would not increase peak flow rates or surface runoff from the site or otherwise adversely affect the local storm drain system. Changes in storm events, frequency and magnitude due to climate change have been considered and the specific strategies for mitigating such situations are addressed in the Stormwater Pollution Prevention Plan as well as mitigation measures H-1 and H-2. Erosion or siltation impacts would be minimized through implementation of erosion control techniques as discussed in Section III, Air Quality, and the

proposed onsite drainage system discussed in detail in Section VI, Geology and Soils. Impacts would be less than significant.

Section IXd, Hydrology and Water Quality, is amended to read as follows:

(d) The proposed project would not alter any watershed boundaries, impact a stream course, or increase the quantity of water in a stream or river. Due to the urban nature and existing conditions of the surrounding built environment, the project site is relatively flat; thus, while the project would add impervious surface to the site, it would not substantially affect runoff volumes or patterns on the site. As such, the proposed project would not alter drainage patterns in a manner that would cause flooding. Impacts would be less than significant.

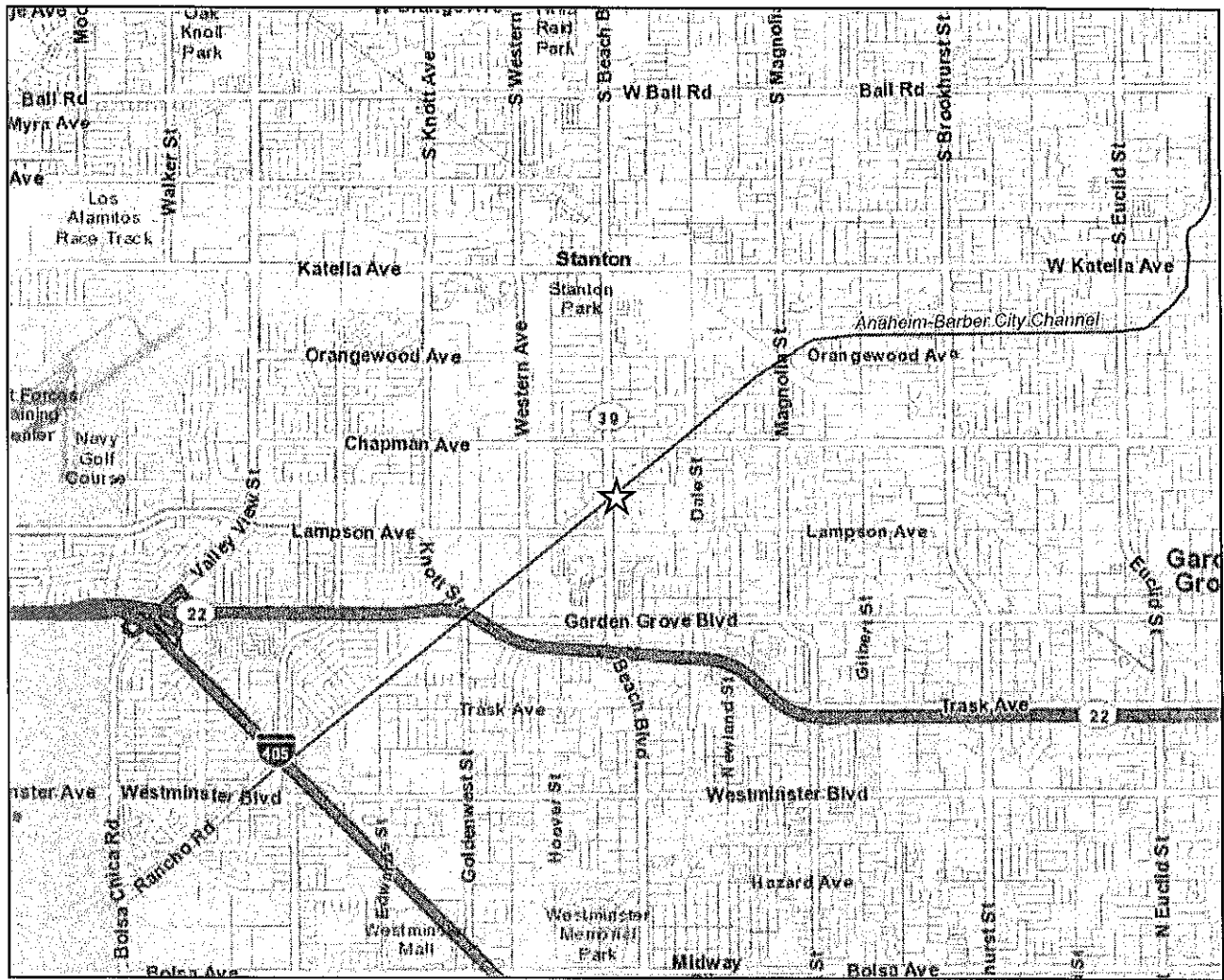
Section IXg-i, Hydrology and Water Quality, is amended to read as follows:

The project site is located in Zone X as designated by the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Maps (FIRMs) Panel #06059C0136J. Zone X is outside the 500 and 100-year flood zone. The site is bordered by the Orange County Flood Control District's stormwater channel. All storm flows, including 100-year flood (or 1% annual flood) flows from the area are collected and contained within this channel. Should the adjacent Anaheim-Barber City Channel facility pose a threat to the residents, the City of Stanton will take appropriate action to render the facility adequate for protecting against 100-year flood events. The project would not affect this channel or place housing within a 100-year flood hazard area. The project would not impact flood patterns and would not put people or structures at risk from natural flooding.

Section XIVa.iii, Public Services, is amended to read as follows:

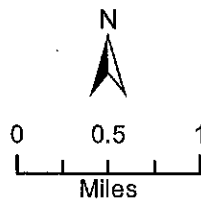
a.iii) The project site is located within the Garden Grove Unified School District and would be served by Lawrence Elementary, Alamitos Intermediate, and Rancho Alamitos High Schools. The project would not directly affect any existing schools or cause an increase in school age population and thus would have no impact to local schools. Additionally, the proposed project would be subject to the commercial/ industrial school fee prior to the issuance of a building permit. This fee is set to increase on May 14, 2016 to \$0.56 per square foot from the current \$0.54 per square foot. Thus, the proposed project would not require new or expanded schools to maintain acceptable service ratios or other performance objectives. The project would have no impact with respect to schools.

12282 Beach Boulevard Mixed-Use Project
Initial Study – Mitigated Negative Declaration



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☆ Project Location



Regional Location

Figure 1

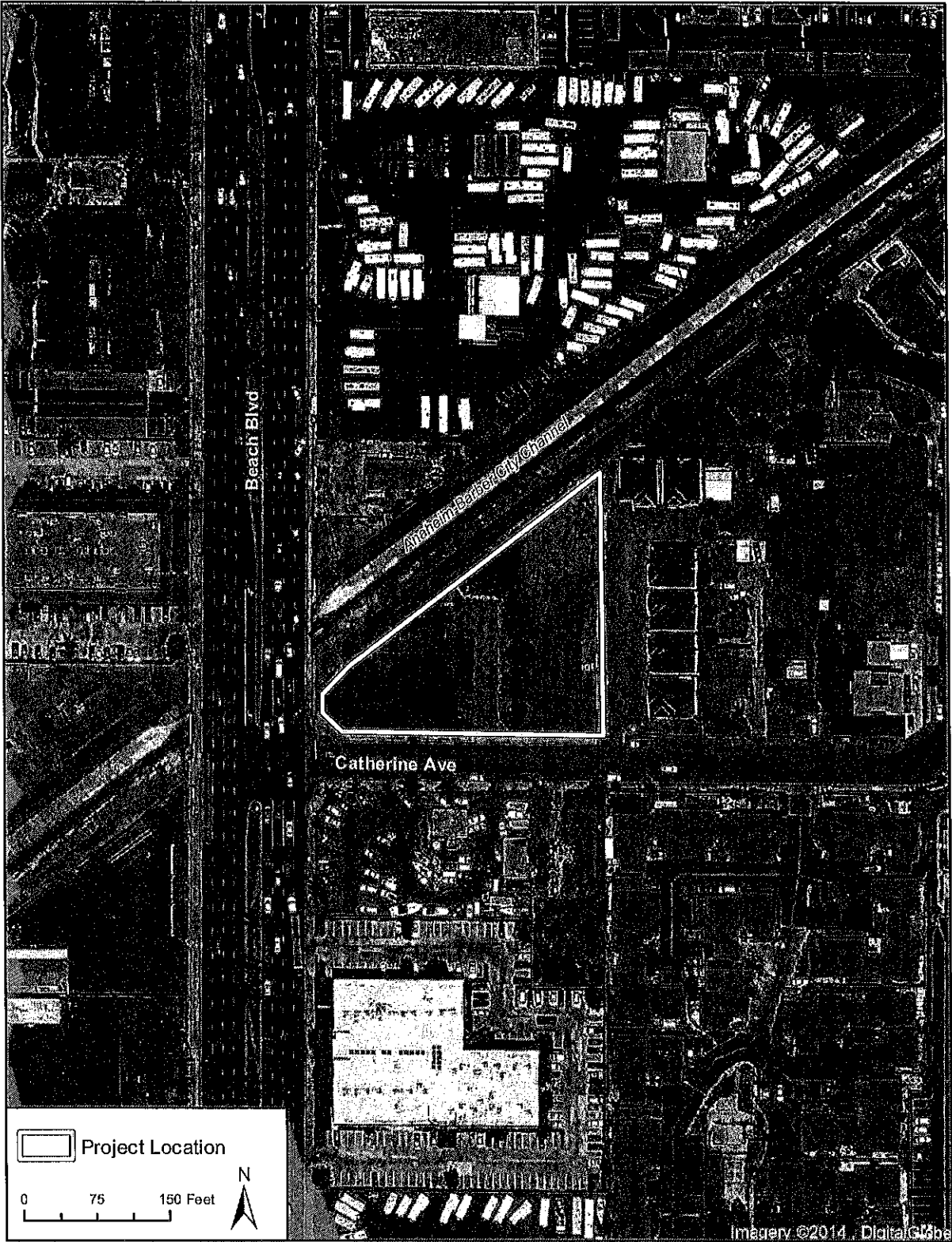
City of Stanton



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Project Location

Figure 2
City of Stanton



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Aerial of Site

Figure 4
City of Stanton



KUNZMAN ASSOCIATES, INC.

OVER 40 YEARS OF EXCELLENT SERVICE

May 11, 2016

Mr. Joe Power, Principal
RINCON CONSULTANTS, INC.
180 North Ashwood Avenue
Ventura, CA 93003

Dear Mr. Power:

INTRODUCTION

The firm of Kunzman Associates, Inc. is pleased to provide this technical memorandum regarding the 12282 Beach Boulevard Project Revised Focused Traffic Analysis prepared by Kunzman Associates Inc. (October 16, 2014). The project site is located on the northeast corner of the Beach Boulevard and Catherine Avenue intersection in the City of Stanton. The 12282 Beach Boulevard Project consists of an 120 bed assisted living facility with 4,296 square feet of high-turnover (sit-down) restaurant, and 1,471 square feet of pharmacy without drive-thru.

GAP ANALYSIS

In a letter dated April 21, 2016 (see Appendix A) the California Department of Transportation requested that a gap study be conducted at the intersection of Beach Boulevard and Catherine Avenue. Field data was obtained by Kunzman Associates, Inc. staff at this location on Tuesday, May 10, 2016 from 4:30 PM – 4:45 PM to capture the evening peak hour traffic volumes on a typical weekday. The evening peak hour was chosen as to provide for a “worse case” analysis since the volume to capacity ratio at the intersection utilizing the Intersection Capacity Utilization methodology as exhibited in the focused traffic analysis was greater than during the morning peak hour. Additionally, the northbound traffic volumes are greater than the southbound traffic volumes during the evening peak hour.

A gap of 7 or more seconds has been deemed as acceptable due to standards and practices and information contained within the 2010 Highway Capacity Manual. A gap exceeding 7 seconds may actually provide an opportunity for multiple vehicles to make their desired turning movement. For every 3.5 seconds exceeding 7 seconds, an additional gap occurs. For example, a gap of 7 seconds is one gap, 10.5 seconds is two gaps, 14 seconds is three gaps, etc.

The westbound left turning movement from the minor roadway (Catherine Avenue) to the major roadway (Beach Boulevard) is the critical movement being analyzed for this intersection. It is worth noting that although Beach Boulevard is currently 8 lanes divided with a raised median, the approximately 18 foot wide raised median as constructed provides ample room for a vehicle to stage. This allows for a motorist making a westbound left turn movement from Catherine Avenue onto Beach

Mr. Joe Power, Principal
RINCON CONSULTANTS, INC.
May 11, 2016

Boulevard the opportunity to cross northbound traffic volumes when an acceptable gap occurs and to stage in this median break until an acceptable southbound gap occurs.

Table 1 shows the results of the gap analysis. Based upon the field survey, there were 22 northbound gaps that occurred that were greater than or equal to 7 seconds in the 15 minute recorded period. This translates to approximately 88 gaps per hour. Accounting for the ability of multiple gaps to occur with increased gap time as previously explained, a total of approximately 63 acceptable gaps were present during the 15 minute recorded period. This translates to 252 gaps per hour with a gap occurring approximately every 14.29 seconds.

CONCLUSIONS

For Opening Year (2016) With Project traffic conditions, there are projected to be approximately 29 westbound left turning movements at the intersection of Beach Boulevard and Catherine Avenue during the evening peak hour. There are currently 252 northbound gaps for these 29 turning movements or approximately 8.69 acceptable gaps per turning movement. Therefore, it is projected that there are sufficient acceptable gaps to allow for westbound turning movements to occur at this intersection as designed as an east-west two-way stop controlled intersection.

It has been a pleasure to service your needs on this project. Should you have any questions or if we can be of further assistance, please do not hesitate to call at (714) 973-8383.

Sincerely,

KUNZMAN ASSOCIATES, INC.

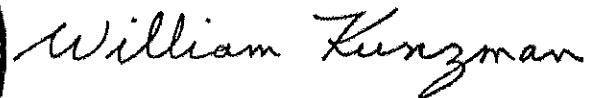


Bryan Crawford
Senior Associate

Jn5648



KUNZMAN ASSOCIATES, INC.



William Kunzman, P.E.
Principal

Table 1

**Gap Analysis Data
Catherine Avenue and Beach Boulevard, Stanton
Northbound Gaps (4:30 PM - 4:45 PM)**

Seconds	Observed Gaps	Adjusted Gaps	Seconds	Observed Gaps	Adjusted Gaps
1	N/A		26		
2	N/A		27	2	12
3	6		28	1	7
4	2		29		
5	6		30		
6	7		31		
7	1	1	32		
8	5	5	33		
9	4	4	34		
10	1	1	35		
11	1	2	36	1	9
12			37		
13	1	2	38		
14			39		
15	1	3	40		
16			41		
17	1	3	42		
18	1	4	43		
19	1	4	44		
20			45		
21			46		
22			47		
23			48		
24			49		
25	1	6	50		
Total Gaps:				22	63

APPENDIX A

COMMENT LETTER

DEPARTMENT OF TRANSPORTATION

DISTRICT 12

3347 MICHELSON DRIVE, SUITE 100

IRVINE, CA 92612-8894

PHONE (949) 724-2086

FAX (949) 724-2592

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Serious drought.
Help save water!*

April 21, 2016

Ms. Kelly Hart,
Interim Community Development Director
City of Stanton
Planning Division
7800 Katella Avenue
Stanton, CA. 90680

File: IGR/CEQA
SCH#: None
Log #: 4668
SR-39

Dear Ms. Hart:

Thank you for the opportunity to review and comment on the **12282 Beach Boulevard Mixed-Use Project Initial Study**. The proposed development (the project) would involve development of a five-story (63-foot-high) mixed-use building that would include commercial space, parking, and a residential care facility on a 1.12-acre site located in the City of Stanton. The residential care facility would include assisted living units with meal service, social programs, activity rooms, and offices for support staff. Off-street parking would be provided on the first and second floors of the building. The project site is comprised of three contiguous parcels (APN 131- 483-01, -02, and -03) located at 12282 Beach Boulevard, in the City of Stanton.

Caltrans Local Development-Intergovernmental Review program reviews impacts of local development to the transportation system, including the State Highway System. The Department works to ensure that local land use planning and development decisions include the provision of transportation choices, including transit, intercity rail passenger service, air service, walking and biking, when appropriate. The Department advocates community design (e.g. urban infill, mixed use, transit oriented development) that promotes an efficient transportation system and healthy communities.

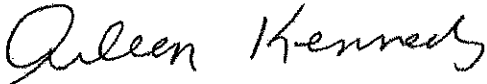
The Department of Transportation (Caltrans) is a responsible agency on this project and has the following comments for your consideration.

Ms. Kelly Hart
April 21, 2016
Page 2

1. Please provide a gap study at the unsignalized intersection of Route 39 (Beach Blvd.) and Catherine Ave. Since Beach Blvd. is an 8-lane highway, the Highway Capacity Manual methodology is not applicable due to the methodology limitation of analyzing an intersection with a major highway that has no more than 6 through lanes.
2. Aesthetics and visual sections are satisfactory. Any landscaping within state right of way must comply with the Encroachment Permits Manual.
3. Any project work (e.g. street widening, emergency access improvements, sewer connections, sound walls, stormdrain construction, street connections, lighting and signage, etc.) proposed in the vicinity of the Caltrans Right of Way, would require an encroachment permit and all environmental concerns must be adequately addressed. For specific details on Caltrans Encroachment Permits procedure, please refer to Caltrans Encroachment Permits Manual. The latest edition of the Manual is available on the web site <http://www.dot.ca.gov/hq/traffops/developserv/permits/>

Please continue to keep us informed of this project and any future developments that could potentially impact State transportation facilities. If you have any questions or need to contact us, please do not hesitate to call Aileen Kennedy at (949) 724-2239.

Sincerely,



for MAUREEN EL HARAKE
Branch Chief, Regional-Community-Transit Planning
District 12

c: Lee Haber, Traffic Operations Northeast
Eric Dickson, Landscape Architecture

MITIGATION MONITORING AND REPORTING PROGRAM

The Final Initial Study-Mitigated Negative Declaration identifies the mitigation measures that will be implemented to reduce the impacts associated with the 12282 Beach Boulevard Mixed-Use Project. The California Environmental Quality Act (CEQA) requires a public agency to adopt a monitoring and reporting program for assessing and ensuring compliance with any required mitigation measures applied to proposed development. As stated in §21081.6(a)(1) of the Public Resources Code:

... the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.

Section 21081.6 also provides general guidelines for implementing mitigation monitoring programs and indicates that specific reporting and/or monitoring requirements, to be enforced during project implementation, shall be defined as part of adopting a mitigated negative declaration.

The mitigation monitoring table lists those mitigation measures that may be included as conditions of approval for the project. To ensure that the mitigation measures are properly implemented, a monitoring program has been devised which identifies the timing and responsibility for monitoring each measure. The project applicant will have the responsibility for implementing the measures, and the various City of Stanton departments will have the primary responsibility for monitoring and reporting the implementation of the mitigation measures.

12282 Beach Boulevard Mixed-Use Project
Mitigation Monitoring and Reporting Program

12282 Beach Boulevard Mixed-Use Project
Final Initial Study-Mitigated Negative Declaration
Mitigation Monitoring and Reporting Plan

Mitigation Measure		Action Required	When Monitoring to Occur	Implementation Responsibility	Monitoring Responsibility
BIOLOGICAL RESOURCES					
BIO-1	<p>Nesting Bird Surveys and Avoidance. Initial site disturbance shall be prohibited during the general avian nesting season (February 1 – August 30), if feasible. If breeding season avoidance is not feasible, the applicant shall deposit adequate funds with the Community Development Department to retain a qualified biologist to conduct a preconstruction nesting bird survey to determine the presence/absence, location, and status of any active nests on or adjacent to the project site. The extent of the survey buffer area surrounding the site shall be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by MBTA, nesting bird surveys shall be performed not more than 14 days prior to the scheduled vegetation clearance. In the event that active nests are discovered, a suitable buffer should be established around such active nests and no construction within the buffer allowed until a qualified biologist has determined that the nest is no longer active (e.g. the nestlings have fledged and are no longer reliant on the nest). No ground disturbing activities shall occur within this buffer until the qualified biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. Survey results shall be presented in a letter report and submitted to the Community Development Department. Nesting bird surveys are not required for construction activities occurring between August 30 and February 1.</p>	<p>If construction work is planned during the nesting season, verify that required surveys have been completed.</p> <p>As necessary, field verify that prescribed measures are taken including adhering to time delays (due to nesting or breeding season) if species are adhered to.</p>	<p>Verify survey completion before issuance of a grading permit during the nesting season.</p> <p>Verify compliance with any required measures as necessary during grading.</p>	Applicant	City of Stanton
CULTURAL RESOURCES					
CR-1	<p>Archaeological Resources. Should significant subsurface prehistoric, historic archaeological, paleontological, or tribal cultural resources appear to be encountered during construction and/or earthmoving activities, the evaluation of any such resources should proceed in accordance with the criteria outlined in Section 106 of the National Historic Preservation Act (1966, as amended), in accordance with CEQA guidelines (1970, as amended), and in accordance with the City of Stanton General</p>	<p>Issue a stop work order in the event of a discovery of significant resources.</p> <p>As necessary, review and approve an</p>	As needed during grading.	Applicant	City of Stanton

**12282 Beach Boulevard Mixed-Use Project
Final Initial Study-Mitigated Negative Declaration
Mitigation Monitoring and Reporting Plan**

	Mitigation Measure	Action Required	When Monitoring to Occur	Implementation Responsibility	Monitoring Responsibility
	Plan. Specifically, all work must be halted in the immediate vicinity of the cultural resource found until a qualified archaeologist can assess the significance of the resource.	archaeological assessment and mitigation plan pertaining to the discovery before – work re-start.			
CR-2	Human Remains. If human remains are unearthed, State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the Los Angeles County Coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then identify the person(s) thought to be the Most Likely Descendant (MLD) of the deceased Native American, who will then help determine what course of action should be taken in dealing with the remains.	Issue a stop work order in the event of a discovery of human remains and verify that required notifications have been made and actions taken before work re-start. As necessary, review and approve an archaeological assessment and mitigation plan pertaining to the discovery.	As needed during grading.	Applicant	City of Stanton
HYDROLOGY					
H-1	Water Quality Management Plan. The applicant shall implement applicable Best Management Practices (BMPs) outlined in the Orange County 2011 Model Water Quality Management Plan as appropriate. These may include but are not limited to: <ul style="list-style-type: none"> • Site design measures • Implementing Low Impact Development (LID) BMPs on-site • Constructing or participating in sub-regional/regional LID BMPs • Implementing hydromodification control BMPs; • Utilizing alternative programs or treatment control BMPs 	Review and approve BMPs and confirm compliance with the Model Water Quality Management Plan.	Before issuance of building permits	Applicant	City of Stanton

12282 Beach Boulevard Mixed-Use Project
Mitigation Monitoring and Reporting Program

12282 Beach Boulevard Mixed-Use Project
Final Initial Study-Mitigated Negative Declaration
Mitigation Monitoring and Reporting Plan

	Mitigation Measure	Action Required	When Monitoring to Occur	Implementation Responsibility	Monitoring Responsibility
H-2	<ul style="list-style-type: none"> Employing applicable source control BMPs <p>Stormwater Filtration. The applicant must include filtration in all stormwater drain basins. The proposed filtration systems must be submitted to the City of Stanton for approval prior to issuance of a grading permit</p>	Review and approve the final filtration system design.	Before issuance of building permits	Applicant	City of Stanton
NOISE					
N-1	<p>Construction Noise. The proposed project shall implement measures to reduce noise during construction. These include, but are not limited to:</p> <ul style="list-style-type: none"> Ensure that all construction equipment is in proper operating condition and fitted with standard factory noise attenuation features. All equipment shall be properly maintained to ensure that no additional noise, due to worn or improperly maintained parts, would be generated; Use noise control devices, such as equipment mufflers, enclosures, and barriers; Perform all construction in a manner to minimize noise. The contractor will be required to select construction processes and techniques that create the lowest noise levels. Examples include using predrilled piles instead of on-impact pile driving, mixing concrete off-site instead of on-site, using hydraulic tools instead of pneumatic impact tools, and use of silencing packages for air compressors; Stage construction operations as far from noise sensitive uses as possible; Limit idling of trucks to less than five minutes; Avoid residential areas when planning haul truck routes; Change the timing and/or sequence of the noisiest construction operations to avoid sensitive times of the day; and Maintain all sound-reducing devices and restrictions throughout the construction period. 	<p>Review and approve final construction specifications.</p> <p>Field verify compliance with applicable requirements.</p>	<p>Review of construction specifications before issuance of grading permits.</p> <p>Field verification periodically during grading and construction.</p>	Applicant	City of Stanton
TRAFFIC					
T-1	Catherine Avenue/Beach Boulevard Improvements, Prior to	Review and approve	Before issuance	Applicant	City of



**12282 Beach Boulevard Mixed-Use Project
Final Initial Study-Mitigated Negative Declaration
Mitigation Monitoring and Reporting Plan**

	Mitigation Measure	Action Required	When Monitoring to Occur	Implementation Responsibility	Monitoring Responsibility
	<p>issuance of final occupancy permits, the project proponent shall complete the following:</p> <ul style="list-style-type: none"> Construct Catherine Avenue from Beach Boulevard to the east project boundary to its ultimate half-section width, including landscaping and parkway improvements and dedicate the additional roadway to the City. Construct Beach Boulevard from the north project boundary to Catherine Avenue at its ultimate half-section width as a Smart Street including landscaping and parkway improvements. <p>Both Catherine Avenue and Beach Boulevard have been widened to the ultimate width. This measure will require the applicant to make landscaping and parkway improvements (sidewalk/curb/gutter) on portions of both roadways fronting the project site.</p>	landscaping and parkway plans	of building permits.		Stanton
T-2	<p>Traffic Control Plan. The contractor shall prepare a Traffic Control Plan (TCP). Data to be included in the TCP will clearly depict the exact sequence of the construction operation(s), the construction to be performed, and the traveled way that will be utilized by all movements of traffic during each phase of construction. As appropriate, information including construction signs, warning lights (flares, lanterns, electric markers, or flashers), barriers, and flag persons shall be identified. The TCP shall also include specific protocol for notifying the Police and Fire Departments of the construction schedule and available detours. This would allow emergency vehicles to use alternate routes for emergency response. In addition, information addressing alternative bicycle and pedestrian routes shall be included.</p>	Review and approve the Traffic Control Plan	Before issuance of building permits.	Applicant	City of Stanton

RESOLUTION NO. 2016-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON APPROVING VARIANCE V14-01 TO ALLOW FOR A VARIANCE FROM THE ZONING REQUIREMENT FOR MINIMUM LOT SIZE IN THE SOUTH GATEWAY MIXED-USE OVERLAY TO ALLOW FOR THE DEVELOPMENT OF A MIXED-USE PROJECT ON A PROPERTY 49,400 SQUARE FEET IN SIZE LOCATED AT 12282 BEACH BLVD. IN THE SGMX (SOUTH GATEWAY MIXED USE) OVERLAY ZONE

WHEREAS, on January 27, 2014, USS Cal Builders, Inc. ("Applicant") filed applications for approval of a Precise Plan of Development PPD-766, Variance V14-01, Amendment to the Zoning Code AZC15-03, and a Development Agreement for the development of a 49,400 square foot site ("Project Site"), located at 12282 Beach Blvd. with a five-story mixed use development including commercial uses on the ground floor, a two-story parking garage, and an assisted living facility on the top three floors and associated site improvements ("Project"); and

WHEREAS, the Project requires the following approvals from the City: (1) adoption of a Mitigated Negative Declaration, (2) Amendment to the Zoning Code; (3) Precise Plan of Development, (4) Variance, and (5) Development Agreement; and

WHEREAS, an Initial Study and Notice of Intent to adopt a Mitigated Negative Declaration were prepared based on the information received from the applicant as part of the application submittal and in accordance with State California Environmental Quality Act (CEQA) Guidelines Section 15071, commencing the environmental review process and preparation of a Mitigated Negative Declaration; and

WHEREAS, a Notice of Intent to adopt a Mitigated Negative Declaration was filed and a copy was circulated between March 24, 2016 and April 25, 2016; and

WHEREAS, the Mitigated Negative Declaration analyzed impacts related to the proposed amendment to the zoning code and development proposal including Precise Plan of Development PPD-766, Variance V14-01, Zoning Code AZC15-03, and the Development Agreement; and

WHEREAS, on June 22, 2016, the Planning Commission held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning the Project. The Commission carefully considered all pertinent testimony and information contained in the staff report prepared for this application as presented at the public hearing. At the conclusion of the public hearing, the Planning Commission adopted Resolution No. 2348 recommending the City Council approve Variance V14-01; and

WHEREAS, on June 28, 2016, the City Council held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning the Project; and

WHEREAS, the Council has carefully considered all pertinent testimony and information contained in the staff report prepared for this application as presented at the public hearing; and

WHEREAS, the findings and conclusions made by the City Council in this Resolution are based upon the oral and written evidence presented as well as the entirety of the administrative record for the Project, which is incorporated herein by this reference. The findings are not based solely on the information provided in this Resolution; and

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

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF STANTON DOES HEREBY FIND:

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

SECTION 2: CEQA. The requirements of the California Environmental Quality Act (CEQA) have been satisfied in that the City Council had reviewed the administrative record including an Initial Study, Mitigated Negative Declaration (IS/MND), and Mitigation Monitoring and Reporting Program for the Project, including the Variance, in Resolution No. 2016-24.

SECTION 3: Findings. That in accordance with the findings as set forth in Chapter 20.555.050 of the Stanton Municipal Code:

- A. There are special circumstances or conditions applicable to the subject property (e.g., location, shape, size, surroundings, topography, or other physical features, etc.) that do not apply generally to other properties in the vicinity under an identical zoning classification. The project site is bounded by a County Flood Control Channel, generally running from the southwest corner of the site at a forty five degree angle, which forms the north property line of the site. The site depth varies from approximately 60 feet to approximately 235 feet. As a result, this parcel is triangular in shape, which differs significantly from most lots in the General Commercial Zone District and South Gateway Mixed Use Overlay Zone, which are rectangular in shape.
- B. Strict compliance with Zoning Code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity and under an identical zoning classification. Lot development standards, such as setbacks, separation between buildings, density and parcel size are used to determine the upper limits of development intensity. This information is used for roadway and infrastructure planning and to demonstrate that the City has identified enough land to accommodate their share of future population growth. These standards also serve an aesthetic reason by providing standards for outdoor space, solar access, air circulation and a consistent and cohesive vision for the City's physical

development. The subject parcel is 49,500 square feet, and the Municipal Code requires a minimum lot area of 50,000 square feet. The subject property is bounded on the north by an Orange County Flood Control Channel which measures 95 feet across. There is also a small water well parcel which straddles the property line between the subject parcel and the neighboring parcel. As such, the project is next to two pieces of land (the Orange County Flood Control Channel and the water well easement), which cannot be developed. However, proposed design features, such as a public plaza, roof top terraces, and a landscape buffer along the eastern property line, ensure that the development of this parcel will maintain an appearance consistent with similarly zoned parcels that do adhere to the minimum parcel size of 50,000 square feet. All other development standards have been met as part of the development proposal, and the strict compliance of the zoning code would deprive the site privileges other properties in the same zoning classification would observe.

- C. Approving the Variance would not constitute a grant of special privilege inconsistent with the limitations on other properties in the same vicinity and zone in which the subject property is situated. The proposed variance allows development of this triangular site in a manner consistent with similarly zoned, regularly shaped nearby parcels with identical zoning.
- D. The requested Variance would not allow a use or activity that is not otherwise expressly authorized by the regulations governing the subject parcel. The South Gateway Mixed-Use Overlay District permits horizontally and vertically integrated mixed-used developments. The proposed development is a mixed-use residential and commercial building. The proposed variance does not result in the establishment of a use that is not expressly allowed in this zone district.

SECTION 4: City Council Approval and Conditions of Approval. That based upon the above findings, the City Council hereby approves Variance V14-01 to allow for a variance from the zoning requirement for minimum lot size in the South Gateway Mixed-Use Overlay to allow for the development of a mixed-use project on a property 49,500 square feet in size located at 12282 Beach Blvd. in the SGMX (South Gateway Mixed Use) Overlay Zone, subject to the following Conditions:

- A. **That all conditions of the Planning Division be met, including, but not limited to, the following:**
 - 1. The applicant(s)/owner(s) shall comply with all requirements of the City of Stanton Municipal Code, as it pertains to the application for this proposed project, and such requirements shall be made a condition of permit approval.
 - 2. The proposed project will be constructed, developed, used, operated and permanently maintained in accordance with the terms of the application, plans, drawings submitted, and conditions imposed in this Resolution of Approval.

3. Approval of Variance V14-01 is contingent upon approval of Precise Development Plan PPD-766, Amendment to the Zoning Code AZC15-03, a Development Agreement (which is not effective unless and until it is executed by the parties thereto) and Mitigated Negative Declaration for the proposed project.
4. The applicant(s)/owner(s) shall agree and consent in writing within 30 days to the conditions of approval as adopted by the Planning Commission. In addition, the applicant(s)/owner(s) shall record the conditions of approval in the Office of the County Recorders. Proof of recordation shall be provided to the Planning Division prior to final of the building permit.
5. In accordance with policies adopted by the City, the applicant(s)/owner(s) shall be responsible for any cost incurred as a result of local law enforcement or code enforcement investigations/inspections, which result in a finding of violation of any applicable laws and/or conditions of approval. The applicant/owner shall have 30 days from the date of receipt of invoices to make payment to the City of Stanton.
6. As a condition of issuance of this approval, the Applicant shall indemnify, protect, defend, and hold the City, and/or any of its officials (appointed or elected), officers, employees, agents, departments, agencies, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, Planning and Zoning Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed the City shall have the right to approve, which approval will not be unreasonably withheld, legal counsel providing the City's defense, and that Applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense of the Action. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in defense of the Action.

B. That all requirements of the Building Division be met.

C. That all requirements of the Engineering Division be met.

D. That all requirements of the Orange County Fire Authority be met.

E. That all requirements of Caltrans be met.

SECTION 5: Custodian and Location 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 Community Development Director is the custodian of the record of proceedings.

SECTION 6: Certification. The City Clerk shall certify to the adoption of this Resolution and cause a copy to be transmitted to the City Clerk.

ADOPTED, SIGNED AND APPROVED by the City Council of the City of Stanton at a regular meeting held on June 28, 2016 by the following vote, to wit:

BRIAN DONAHUE, MAYOR

ATTEST:

PATRICIA A. VAZQUEZ, CITY CLERK

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. 2016-25 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 June 28, 2016, and that the same was adopted, signed and approved by the following vote to wit:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PATRICIA A. VAZQUEZ, CITY CLERK

RESOLUTION NO. 2016-26

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA APPROVING PRECISE PLAN OF DEVELOPMENT PPD-766 FOR THE CONSTRUCTION OF FIVE-STORY MIXED USE BUILDING, INCLUDING A TWO-STORY PARKING GARAGE, PUBLIC PLAZA, AND ROOF TOP TERRACES FOR THE PROPERTY LOCATED AT 12282 BEACH BLVD. IN THE SGMX (SOUTH GATEWAY MIXED USE) OVERLAY ZONE

WHEREAS, on January 27, 2014, USS Cal Builders, Inc. ("Applicant") filed applications for approval of a Precise Plan of Development PPD-766, Variance V14-01, Amendment to the Zoning Code AZC15-03, and a Development Agreement for the development of a 49,400 square foot site ("Project Site"), located at 12282 Beach Blvd. with a five-story mixed use development including commercial uses on the ground floor, a two-story parking garage, and an assisted living facility on the top three floors and associated site improvements ("Project"); and

WHEREAS, the Project requires the following approvals from the City: (1) adoption of a Mitigated Negative Declaration, (2) Amendment to the Zoning Code; (3) Precise Plan of Development, (4) Variance, and (5) Development Agreement; and

WHEREAS, an Initial Study and Notice of Intent to adopt a Mitigated Negative Declaration were prepared based on the information received from the applicant as part of the application submittal and in accordance with State California Environmental Quality Act (CEQA) Guidelines Section 15071, commencing the environmental review process and preparation of a Mitigated Negative Declaration; and

WHEREAS, a Notice of Intent to adopt a Mitigated Negative Declaration was filed and a copy was circulated between March 24, 2016 and April 25, 2016; and

WHEREAS, the Mitigated Negative Declaration analyzed impacts related to the proposed amendment to the zoning code and development proposal including Precise Plan of Development PPD-766, Variance V14-01, Zoning Code AZC15-03, and the Development Agreement; and

WHEREAS, on June 22, 2016, the Planning Commission held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning the Project. The Commission carefully considered all pertinent testimony and information contained in the staff report prepared for this application as presented at the public hearing. At the conclusion of the public hearing, the Planning Commission adopted Resolution No. 2347 recommending the City Council approve Precise Plan of Development PPD-766; and

WHEREAS, on June 28, 2016, the City Council held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning the Project; and

WHEREAS, the Council has carefully considered all pertinent testimony and information contained in the staff report prepared for this application as presented at the public hearing; and

WHEREAS, the findings and conclusions made by the City Council in this Resolution are based upon the oral and written evidence presented as well as the entirety of the administrative record for the Project, which is incorporated herein by this reference. The findings are not based solely on the information provided in this Resolution; and

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

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF STANTON DOES HEREBY FIND:

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

SECTION 2: CEQA. The requirements of the California Environmental Quality Act (CEQA) have been satisfied in that the City Council had reviewed the administrative record including an Initial Study, Mitigated Negative Declaration (IS/MND), and Mitigation Monitoring and Reporting Program for the Project, including the Precise Plan of Development, in Resolution No. 2016-24.

SECTION 3: Findings. That in accordance with the requirements as set forth in Section 20.530.050 of the Stanton Municipal Code (SMC):

- A. The development is permitted within the South Gateway Mixed Use Overlay zone. Chapter 20.230 (Mixed-Use Overlay Zones) of the Stanton Municipal Code regulates the development of mixed-use projects. The proposed development is consistent with all development standards set forth in Section 20.230.050 of the Stanton Municipal Code, with exception of the minimum property size requirement. However, with approval of a variance in conjunction with the development proposal, and the making of the required findings, the project would be permitted within the South Gateway Mixed Use Overlay zone.
- B. The development is designed so that:
 - 1. The project will not be detrimental to the public health, safety or general welfare and not detrimental to adjacent property. The proposed site design incorporates a safe and convenient pedestrian scaled sidewalk along the full frontage of the site, including appropriately scale lighting fixtures and street trees at 30 feet on center. The proposed building has been designed in a "T-Shape" and oriented at a 45 degree angle to Catherine Avenue. This orientation reduces the bulk of the building along the east property line, minimizing the visual impact and shadow impacts of the proposed structure to the single family residences to the east.

2. The architectural design and functional plan of the structures and related improvements are of reasonable aesthetic quality and compatible with adjacent improvements. All elevations of the proposed building feature extensive architectural detailing, including stucco walls with varied wall planes, stacked ledger stone, projecting wall sections, raised stucco molding around windows and doors, and balcony railing with vertical pickets punctuated by wrought iron cross details. Furthermore, a fully pitched roof is proposed, which incorporates stucco over foam fascias and simulated exposed rafter-tails.

The surrounding residential neighborhood includes traditional ranch style and contemporary houses and small apartment buildings. The proposed building design incorporates architectural detailing scaled to complement the nearby single family homes and apartments. Furthermore, extensive, habitable outdoor space in the form of balconies and two, second-floor roof gardens, create active project edges that will connect this project to the existing development.

3. The structures and related improvements are suitable for the proposed use of the property and provide adequate consideration of the existing and contemplated uses of land and orderly development in the general area of the subject site. The proposed development incorporates multiple, human scaled features, including a ground level plaza, two second-floor roof gardens, numerous balconies, and pedestrian scaled street amenities along Catherine Avenue. While larger in scale than nearby development, the proposed structure provides an appropriate transition between the large scaled, commercial development along Beach Boulevard and the multi- and single family residential development of the neighborhoods to the east.
4. The site plan is consistent with the City's Design Standards and Guidelines. The City of Stanton has not approved Design Standards and Guidelines. However, Figure 2-3 (Example Development within South Gateway Mixed-Use Overlay Zone) in Section 20.230.030 of the SMC provides pictorial examples of development that would be consistent within the SGMX overlay zone. The design characteristics include building articulation to break up the building massing, use of high quality design materials such as stone, wood, awnings, and focusing on a pedestrian oriented storefront. The development would be consistent with this general design palette by using similar architectural materials and enhancements; creating a pedestrian oriented storefront by incorporating the public plaza and large glass windows for the restaurant; and focusing on building articulation along Catherine Ave.

- C. The development's design addresses the following criteria:

1. The project meets all requirements of Municipal Code Title 16 (Buildings and Construction), Title 20 (Zoning) and all other applicable City regulations and policies. With approval of a variance to allow for the project to be developed on a property less than the minimum property size, all development standards, use provisions, and zoning requirements have been met. The project would be required to obtain building permits. Through the building plan check, the plans would need to be consistent with the California Building Code.
2. The proposed development is designed with efficient placement of structures, circulation areas and private outdoor space; and efficient and safe public access and parking. Vehicle circulation is provided by two driveways which provide access to a centralized drop-off zone and 37 unrestricted, covered parking spaces for clinic and restaurant. A separate driveway which provides access to subterranean resident and employee parking. Private and public outdoor space is provided by a street-level plaza adjacent to the intersection of Beach Boulevard and Catherine Avenue and two rooftop gardens with a combined area of approximately 8,000 square feet. The proposed outdoor spaces and vehicle circulation areas are physically separated, providing safe pedestrian access to outdoor amenities and convenient vehicle access to drop-zones and parking areas.
3. The project provides adequate yards, spaces, walls, fences, parking, loading and landscaping that fit in with neighboring properties and adheres to the requirements of the Municipal Code. All parking, loading and service access is provided within the parking structure, minimizing potential impacts to nearby properties.
4. Relationship to streets and highways that are adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed development. As part of the proposed development, an Initial Study and Mitigated Negative Declaration was prepared. In the environmental analysis for Transportation and Traffic, it was determined that the project would have a less than significant impact with mitigation measures. The mitigation measures included constructing Catherine Ave. and Beach Blvd. to their ultimate half-section width, including landscaping, and parkway improvements. These mitigation measures have been incorporated into the project design. The level of service on Catherine Ave. is already operating at a Level of Service (LOS) F. With the implementation of the proposed mitigation measures in the Mitigated Negative Declaration, the potential impacts to the LOS would be reduced to a less than significant level.
5. Compatible architectural style with the character of the surrounding area, both to avoid repetition of identical design where not desired, and to ensure compatibility in design where desired; Harmonious relationship with existing and proposed developments and the avoidance of both excessive variety and monotonous repetition; Compatible in color, material, and composition of the

exterior elevations to neighboring visible structures; The proposed building is designed in a contemporary style, with clean straight lines and complementary layered materials. Elevations are articulated to break up the massing and provide a transition to from the taller portions of the structure to the neighboring properties, and provide designed focal points. Each elevation is comprised of alternating wall planes of medium brown stucco, chocolate brown engineered wood siding applied in a horizontal direction, stonework, wrought iron decorative features, window trim and exposed rafter tails along the fully pitched roof. Neighboring residential properties include similar contemporary style, however, the proposed building incorporates different building massing, and use of wood treatments which avoid monotonous repetition.

6. The project includes appropriate exterior lighting that provides for public safety and is not of a nature that will constitute a hazard or nuisance to adjacent properties. Along Catherine Ave., pedestrian scaled lighting is proposed to illuminate the public right-of-way to enhance the safety and well being of pedestrians during the evening hours. In addition, to ensure that the lighting of the facility would not constitute a hazard or a nuisance to the adjacent properties, particularly from the parking garage, three foot barrier walls would be placed along the parking area to block the headlights as the vehicles travel through the structure. In addition, on the exterior of the building, decorative awnings are proposed, which also act to obscure the light produced from the overhead lighting, and direct the ambient light toward the ground.
7. Compatible and appropriate scale to neighboring properties and developments; appropriate and harmonious arrangement and relationship of proposed structures and signs to one another and to other development in the vicinity, based on good standards of design; proper utilization and the establishment of a physical and architectural relationship to existing and proposed structures on the sites. The proposed development incorporates multiple, human scaled features, including a ground level plaza, two second-floor roof gardens, numerous balconies, and pedestrian scaled street amenities along Catherine Avenue. While larger in scale than nearby development, the proposed structure provides an appropriate transition between the large scaled, commercial development along Beach Boulevard and the multi- and single family residential development of the neighborhoods to the east. In addition, with the building setback from Beach Boulevard, view of signage for neighboring businesses would not be obstructed.
8. Compatible in scale and aesthetic treatment of proposed structures with public areas; appropriate open space and use of water efficient landscaping. A public plaza is proposed as part of the development. This public plaza will include water efficient landscaping, seating areas, and a water feature of art sculpture. The public plaza area would include design features that would complement the building, such as use of similar color palettes for street

furniture, similar stonework for seating areas, and a similar landscape palette for the remainder of the landscape areas on the site.

9. The development is consistent with the Stanton General Plan. The proposed Project meets the following General Plan Goals and Strategies:

Goal LU-1.1: Create an economic and fiscal balance of residential, commercial and industrial uses. The Project is a blend of residential and commercial uses that will provide housing, a restaurant, medical clinic, and office space.

Goal LU-2.1: Encourage land uses which provide employment opportunities for Stanton residents. The Project includes a variety of employment opportunities for Stanton residents, including positions at the assisted living facility, restaurant, medical clinic, and office component.

Goal LU-3.1: A range and balance of residential densities which are supported by adequate city services. Strategy LU-3.1.2: Encourage infill and mixed-use development within feasible development sites. The three lots where the Project Site lies have been vacant for a period of at least ten years. The Project would fill those vacant lots with a mixed-use development that includes residential and commercial uses.

Goal CD-2.1: Increase the number of public spaces within the city, as well as the quality of existing and new public spaces. Strategy CD-2.1.1: Encourage the provision of public spaces as part of private development and redevelopment projects. The Development Agreement requires the Applicant to redesign and construct the park located at the southwest corner of Beach Blvd. and Orangewood Ave. in the City. Among other things, the park's new design will have permanent seating walls, the installation of new lighting, the installation of a new irrigation system, and design treatments including stonework, stamped concrete walkways, and large potted planting containers. The revitalized park will be a better amenity for Stanton residents.

Goal ED-3.1: Attract emerging growth industries with the potential to provide a range of competitive wages, especially higher paying jobs, for Stanton's residents. Strategy ED-3.1.1 Initiate an economic development strategy that focuses on retail, office, industrial and mixed-uses, to assist in expanding the city's present economic climate. The Project is a mixed-use development that includes a variety of employment opportunities for Stanton residents, including positions at the assisted living facility, restaurant, medical clinic, and office component.

SECTION 4: That based upon the above findings, the City Council approves Precise Development Plan PPD-766 for the construction of a five-story mixed-use building, including a two-story parking garage, public plaza, and roof top terraces for the property

located at 12282 Beach Blvd. in the SGMX (South Gateway Mixed Use) Overlay Zone, subject to the following Conditions:

A. That all conditions of the Planning Division be met, including, but not limited to, the following:

1. Precise Plan of Development PPD-766 shall not be effective unless and until Amendment to the Zoning Code AZC15-03, Variance V14-01, the associated MND are approved, and the associated Development Agreement is approved and executed by the parties thereto.
2. The project/use shall be constructed, developed, used, operated and permanently maintained in accordance with the terms of the application, plan drawings submitted and conditions imposed in this Resolution of Approval and the Development Agreement.
3. The development and/or use shall be in conformity with all applicable provisions of the Stanton Municipal Code and shall conform to the requirements of the Subdivision Map Act, as applicable.
4. Low-water use landscaping shall be installed and permanently maintained in a neat and orderly manner in the area indicated in the approved Site Plan and Preliminary Landscape Plan. Each planter area shall be enclosed with raised minimum 6-inch concrete curbing and shall be provided with an automatic sprinkler system that shall guarantee an adequate supply of water to fulfill the intent of continual plant maintenance.
5. Landscape and Irrigation Plans must be submitted in compliance with the Water Efficient Landscape Ordinance and in accordance with Chapter 20.315 of the Stanton Municipal Code.
6. Final design of the public plaza shall be approved by the Community Development Director prior to issuance of building permits.
7. There shall be no access to the roof terraces permitted between the hours of 10:00pm and 6:00am, daily.
8. The rooftop terraces must be under constant surveillance when residents are present. Staff of the assisted living facility must be present on the terrace with residents at all times.
9. For the restaurant use, a conditional use permit must be obtained if alcohol sales are proposed.
10. A glass wall barrier shall be installed at a minimum height of eight (8) feet around the perimeter of the rooftop terraces.
11. A minimum of 68 parking spaces must, and one loading space must be continually maintained on-site at all times.
12. The assisted living facility would be limited in housing a total of 120 resident occupancy limit in 66 rooms. If expansion beyond the 120 resident occupancy

limit is proposed and approved, additional parking shall be provided on the site to the satisfaction of the Community Development Director.

13. Three foot concrete barrier walls must be constructed as indicated on the approved site plan within the second floor of the parking structure in order to block headlight glare from vehicles traveling within the structure.
14. Decorative awnings proposed on the eastern elevation over the two levels of the parking garage shall be installed and permanently maintained.
15. Based on calls for service, or complaints from neighboring residents, additional measures may be required to reduce any observed light glare from the parking structure to the satisfaction of the Community Development Director.
16. A minimum of ten (10) mature trees, a minimum 36 inch box shall be planted along the eastern property lines. Trees shall be fast growing, and grow to a minimum height of 30 feet. Final tree determination shall be approved by the Community Development Director.
17. A minimum of seven (7) tree wells should be constructed on the public right-of-way along Catherine Ave. Trees shall be a minimum 36 inch box at time of planting. Final determination of tree species shall be approved by the City Engineer.
18. A minimum of five (5) trees shall be included in the landscaping in the public plaza adjacent to Beach Blvd. Trees shall be a minimum 36 inch box at time of planting.
19. The public plaza shall include a water feature or public art piece. Final design of the design element shall be approved by the Community Development Director.
20. The area designated as a public plaza shall be permanently maintained as a publicly accessible public plaza. No portion of the plaza shall be restricted for use by the patrons of the businesses.
21. Approval from the Community Development Director must be obtained prior to any modification to the design or alteration of the public furniture in the public plaza area.
22. Obtain approval from CR&R, the local trash purveyor, for the location of the trash enclosures and the trash compactor.
23. Tenant Improvement Plans shall be submitted for review and approval by the Planning Division for the outpatient clinic.
24. Product deliveries for the commercial uses and assisted living facility shall not occur between the hours of 8:00pm to 7:00am, daily.
25. The following must be observed in regards to the water well on-site:
 - a. To obtain a baseline on the water quality of the private well, a water sample from the well shall be taken and tested to identify the existing level(s) of pollutants. The results of the baseline water quality test shall be submitted to the City's Community Development Director for review prior

to issuance of building permits, and prior to initiation of construction practices.

- b. During the construction phase of the project, and a minimum of six months after the completion of construction, the water well shall be tested for pollutants at minimum of once per month to ensure the water does not become contaminated beyond the baseline measurement.
 - c. Prior to issuance of building permits, the Applicant shall submit documentation to the City's Community Development Director to demonstrate how the water well will be protected during and after construction.
 - d. If at any time during construction the water well becomes contaminated, the Applicant shall be responsible for providing a clean water source to the four properties that are connected to the site.
 - e. If the water well is destroyed due to actions by the Applicant, the Applicant shall provide a clean source of potable water to all affected properties, and the Applicant shall pay for each of the affected properties to be connected to the City's water system.
 - f. The easement along the eastern property line shall be continuously maintained until such time as the well is closed and destroyed.
 - g. The City, its staff, agents, and consultants, shall, at all times and without advanced notice, have access to the well.
- 26. The project shall install dual-glazed windows.
 - 27. All mitigation measures as part of the Mitigated Negative Declaration shall be observed and maintained through construction and operations.
 - 28. The trash compactor shall not be operated between the hours of 8:00pm to 8:00am daily.
 - 29. The cooling towers in the northeast corner of the property shall be screened to the satisfaction of the Community Development Director.
 - 30. All mechanical equipment and utilities shall be screened to the satisfaction of the Community Development Director.
 - 31. All utility lines shall be undergrounded on the property.
 - 32. A lighting and photometric plan shall be provided to the Planning Division for review and approval prior to building permit issuance.
 - 33. All exterior lighting fixtures and lighting fixtures within the parking garage shall be directed away from adjacent properties and public right-of-way.
 - 34. The street improvements shall be constructed to the satisfaction of the City Engineer.
 - 35. All exterior lighting shall be kept at a reasonable level of intensity and directed away from adjacent properties and public streets to minimize glare.

36. A comprehensive sign program in compliance with Section 20.325.120 (Comprehensive Sign Program) of the Stanton Municipal Code shall be submitted and approved by the Planning Division prior to the issuance of sign permits for the property.
37. New perimeter walls must be constructed of decorative split-face block, or other decorative masonry to the satisfaction of the Community Development Director, and improved with anti-graffiti coating. If a dual wall is proposed, the applicant shall provide a cap over the dual walls to prevent rodent infestation and debris build up.
38. If any perimeter wall that is proposed to remain that is damaged by the Applicant during any portion of the demolition and construction process, the damaged property must be repaired at the cost of the Applicant.
39. All perimeter walls must satisfy the traffic visibility area requirements as outlined in Section 20.305.100 of the Stanton Municipal Code.
40. All utilities within the development including electrical and/or cable TV service, shall be installed underground in compliance with the Stanton Municipal Code.
41. All required school impact fees shall be paid prior to issuance of building permits.
42. All required sewer connection fees shall be paid prior to the issuance of building permits.
43. All required residential impact fees shall be paid prior to issuance of building permits. The required fee for medium density residential units is \$1,049 per unit.
44. Applicant shall pay all fees associated with filing the environmental document with the County and outside agencies, including \$2,181.25 for the Fish and Game fees for a Mitigated Negative Declaration.
45. Applicant must execute the reimbursement agreement, and pay all City-costs associated with the processing of this development proposal prior to the issuance of building permits.
46. No person on vehicle machinery related to the construction of the project shall be on the property prior to 7:30 a.m. No construction shall occur until 8:00 a.m. The Public Works Director or the Community Development Director may further restrict the hours and days of construction based on substantiated complaints received from surrounding neighbors and/or require an onsite inspector to be paid for by the Applicant/Developer (1-4 hour minimum charge per day).
47. Any color scheme or materials alterations from those approved by the Planning Commission must be approved through the Community Development Director.
48. Any changes to the approved plans, which occur through Building plan check must be previously approved by authorized Planning Staff.
49. Any deviations to the approved Site Plan, Floor Plans, Elevations and Landscape Plan must first be approved by the Planning Division. Any approval by the Building Division does not constitute approval by the Planning Division.

50. Any deviations from the approved Site Plan, Floor Plans, Elevations, and Landscape Plan must be clearly identified by a unique indicator on each submittal to the Building Division.
51. Prior to initiation of any work in the public right-of-way, an encroachment permit must be obtained from the Engineering Division or Caltrans.
52. The Applicant shall acknowledge the conditions of approval as adopted by the City Council. Such acknowledgment shall be in writing and received by the City within 30 days of approval by the City Council. In addition, the Applicant shall record the Conditions of Approval in the Office of the County Recorder. Proof of recordation shall be provided to the Planning Division prior to Certificate of Occupancy.
53. THERE SHALL BE NO RELEASE OF UTILITIES IN CONNECTION WITH THIS PERMIT UNTIL ALL STANDARD AND/OR SPECIAL PLANNING, ENGINEERING, BUILDING, AND FIRE CONDITIONS HAVE BEEN COMPLETED TO THE SATISFACTION OF THE CITY OF STANTON.
54. If it becomes necessary for the City to take any legal action or commence any administrative proceedings against the Applicant or any successor in interest in order to enforce any of the conditions of approval set forth herein, the City shall recover from the Applicant or successor in interest reasonable Attorney's fees and other reasonable costs incurred in such action or proceeding, provided that the City obtains a judgment in its favor in any portion of such action or proceeding.
55. By accepting approval of PPD-766, subject to the conditions set forth herein, the Applicant or successor in interest shall be deemed to have agreed to the terms and conditions set forth herein and the City shall have the right to enforce in its sole discretion such terms and conditions by pursuing any and all available legal and equitable remedies.
56. As a condition of issuance of this approval, the Applicant shall indemnify, protect, defend, and hold the City, and/or any of its officials (appointed or elected), officers, employees, agents, departments, agencies, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, Planning and Zoning Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter,

rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed the City shall have the right to approve, which approval will not be unreasonably withheld, legal counsel providing the City's defense, and that Applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense of the Action. City shall promptly notify the Applicant of any Action brought and City shall cooperate with Applicant in defense of the Action.

B. That all requirements of the Building Division be met, including but not limited to the following:

1. Applicant shall furnish, three (3) complete sets of plans (Structural, Mechanical, Electrical, and Plumbing) designed and signed in ink by the required licensed professionals. Said plans submitted shall contain structural calculations. Mechanical plans shall include duct and equipment data. Plumbing plans shall include isometric drawing of drain vents and water system.
2. All plans shall meet the 2013 Title 24 Energy Code.
3. All plans shall be designed in conformance with the 2013 California Building Code, 2013 California Plumbing Code, 2013 California Mechanical Code, the 2013 California Electrical, the 2013 Green Building Standards, 2013 Title 24 Energy Code and Code as amended by City Ordinance. Plans submitted after January 2017 shall comply with the all 2016 Building codes.
4. Electrical plans shall include service, panel schedules and feeder size. Panel schedules and motors shall comply with requirements of the 2013 edition of the California Electrical Codes.
5. Provide approval by the Orange County Fire Authority.
6. Provide approval by the South Coast Air Quality Management District.
7. The conditions of approval will be required to be copied on the approved set of plans prior to issuance of building permits. All the conditions must be completed prior to final approval and issuance of the Certificate of Occupancy.
8. Applicant will be required to have all the contractors and sub-contractors recycle construction materials to the maximum feasible extent. All recyclable construction materials are to be taken to an approved Transfer Station.
9. Applicant will be required to submit a Waste Management plan (WMP) for the demolition and new construction phases of the project. All recyclable construction materials are to be taken to an approved Transfer Station.
10. Address Accessibility requirements in accordance with California Building Code Chapter 11A.

11. Plans need to show compliance with the 2013 California Building Code (CBC), 2013 California Fire Code (CFC), NFPA standards, and local amendments.
- C. That all requirements of the Engineering Division be met, including but not limited to the following:**
12. Applicant shall reconstruct two pedestrian accessibility ramps at Beach/Catherine to upgrade them to ADA standards.
13. The applicant shall conduct a sewer study to show the proposed project will not have an adverse affect on the capacity of the City's sewer system.
14. Applicant will be responsible for installing a grease interceptor for the proposed restaurant and operate the facility in accordance with the City's FOG ordinance.
15. On the north side of Catherine Avenue fronting on the property, construct two (2) private drive entrances and remove/replace any damaged concrete sidewalk panels. The driveway width is subject to approval by the City and cannot exceed 58'.
16. Applicant shall submit offsite improvement plans showing at a minimum: sewer improvements, location of new and existing utilities, and location/dimensions of new driveway approaches, and concrete repairs. Additional sewer manholes shall be placed along the new sewer line at a maximum of 150' apart.
17. Applicant shall coordinate with Southern California Edison to relocate the existing power poles that are currently shown to conflict the proposed driveway approaches.
18. Applicant shall obtain a permit from the County of Orange if there are potential discharges to the flood control channel to the north of the property.
19. Applicant shall coordinate with Caltrans for any work done on Beach Boulevard and for any traffic control associate with the project along Beach Boulevard.
20. All utility services to the property along Catherine Avenue and Beach Boulevard fronting on the property, and within the private property, shall be installed underground.
21. The property drives shall be constructed with cement concrete 6" curb and 2' gutter with a width of 25' curb to curb with adjacent appropriate width public utility easement and shall be paved with minimum 6" asphalt concrete on 8" crushed aggregate base.
22. The private drive entrance, private drives, and end of private drive turn-around areas of the Property shall be approved by the Orange County Fire Authority.

23. Street lights shall be installed along the private drive within the Property as approved by the City.
24. Landscaping with plants, shrubs, trees, and irrigation system shall be installed within the Property as approved by the City.
25. A 6' high cement block wall shall be constructed on all exterior property lines of the Property as approved by the City.
26. Grading and drainage of the Property shall provide for minimum 1% lot line slopes from street top of curb, and minimum 0.2% longitudinal cement concrete gutter slopes. Building finish floor levels shall be minimum 1' above the 100 year flood level surface overflow elevation calculated with all storm drain systems not functioning in conformance with the Orange County Hydrology Manual.
27. All existing facilities fronting on and adjacent to the Property damaged by the Property work shall be repaired or replaced by the Applicant as approved by the City.
28. All existing fencing on adjacent property damaged by the Property work shall be repaired or replaced by the applicant as approved by the City.
29. All other existing permanent improvements damaged by the Property work shall be repaired or replaced by the Applicant as approved by the City.
30. All survey monuments destroyed shall be replaced and tied out in conformance with the County of Orange Surveyor's requirements.
31. All improvements shall meet the City Flood Management requirements.
32. Applicant shall submit a Final Priority WQMP and have it approved by the City prior to the issuance of any building permits.
33. Applicant shall submit a SWPPP to the City for review and approval by the City Engineer.
34. Applicant shall submit to the City a traffic impact analysis report for the project, prepared by a registered Traffic Engineer.
 - a. The contents of the TIA shall meet the requirements of the 2013 Orange County Congestion Management Program
35. Applicant shall obtain a public works encroachment permit for all offsite improvements and follow all requirements stated on the permit.

36. Street trees within the public right of way shall be planted at the direction of the City Forester/Engineer
 37. The Applicant and Property construction shall meet all of the City's Stormwater/NPDES Requirements, City Local Implementation Plan (LIP), California's General Permit for Stormwater Discharges Associated with Construction Activity, Notice of Intent (NOI) requirements of the State Water Resources Control Board and notification of the issuance of a Waste Discharge Identification (WDID) Number for Projects subject to this requirement, and shall provide a Water Quality Management Plan (WQMP), and a Stormwater Pollution Prevention Plan (SWPPP), and shall use Best Management Practices (BMP).
 38. The applicant shall provide City with access to inspect post-construction BMPs onsite after the completion of the project. access for inspection will be allowed by City personnel during regular business hours.
 39. Applicant shall provide easements for public and private utilities as needed and as approved by the City.
 40. The applicant shall submit to the City a lot line adjustment plat stamped by a licensed land surveyor. The applicant shall submit to the County of Orange an application to review the lot line adjustment prior to submittal to the City. This submittal shall include a current preliminary title report, legal descriptions, a site plan.
- D. That all requirements of the Orange County Fire Authority be met, including but not limited to the following:**
1. Alternate Methods and Materials – PR 910 – Prior to issuance of building permits, an alternate methods and materials application must be reviewed and approved by the Fire Chief.
 2. Automatic Fire Sprinkler Systems – PR430-PR-455 – Prior to the issuance of a building permit and concealing of the interior construction, the Applicant shall submit plans for the required automatic fire sprinkler system in all the structures to the Fire Chief for review and approval. Prior to the issuance of a certificate of use and occupancy, this system shall be operational in a manner meeting the approval of the Fire Chief.
 3. Applicant shall meet all Orange County Fire Authority requirements for and have an approved fire master plan prior to issuance of building permits.

SECTION 5: Custodian and Location 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 Community Development Director is the custodian of the record of proceedings.

SECTION 6: Certification. The City Clerk shall certify to the adoption of this Resolution and cause a copy to be transmitted to the City Clerk.

ADOPTED, SIGNED AND APPROVED by the City Council of the City of Stanton at a regular meeting held on June 28, 2016 by the following vote, to wit:

BRIAN DONAHUE, MAYOR

ATTEST:

PATRICIA A. VAZQUEZ, CITY CLERK

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. 2016-26 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 June 28, 2016, and that the same was adopted, signed and approved by the following vote to wit:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PATRICIA A. VAZQUEZ, CITY CLERK

ORDINANCE NO. 1053

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING SECTION 20.230.060 OF THE STANTON MUNICIPAL CODE RELATING TO MAXIMUM BUILDING PROJECTIONS ON STOREFRONT BUILDING FRONTAGES IN THE MIXED-USE OVERLAY ZONES (AZC15-03)

WHEREAS, Government Code, Section 65800 *et seq.* authorizes the City of Stanton ("City") to adopt and administer zoning laws, ordinances, rules and regulations by cities as a means of implementing the General Plan; and

WHEREAS, on January 27, 2014, USS Cal Builders, Inc. ("Applicant") filed applications for approval of a Precise Plan of Development PPD-766, Variance V14-01, Amendment to the Zoning Code AZC15-03, and a Development Agreement for the development of a 49,500 square foot site ("Project Site"), located at 12282 Beach Blvd. with a five-story mixed use development including commercial uses on the ground floor, a two-story parking garage, and an assisted living facility on the top three floors and associated site improvements ("Project"); and

WHEREAS, the Project requires the following approvals from the City: (1) adoption of a Mitigated Negative Declaration, (2) Amendment to the Zoning Code; (3) Precise Plan of Development, (4) Variance, and (5) Development Agreement; and

WHEREAS, the City's Zoning Code includes development standards for the design of building facades in the mixed-use overlay zones, including maximum projections from the facades and into the setback area; and

WHEREAS, an Initial Study and Notice of Intent to adopt a Mitigated Negative Declaration were prepared based on the information received from the applicant as part of the application submittal and in accordance with State California Environmental Quality Act (CEQA) Guidelines Section 15071, commencing the environmental review process and preparation of a Mitigated Negative Declaration; and

WHEREAS, a Notice of Intent to adopt a Mitigated Negative Declaration was filed and a copy was circulated between March 24, 2016 and April 25, 2016; and

WHEREAS, the Mitigated Negative Declaration analyzed impacts related to the proposed amendment to the zoning code and development proposal including Precise Plan of Development PPD-766, Variance V14-01, and the Development Agreement; and

WHEREAS, on June 22, 2016, the Planning Commission held a duly-noticed public hearing and considered the staff report, recommendations by staff, and public testimony concerning amendments to Section 20.230.060 of the Stanton Municipal Code, provided

comments on the amendment, and voted to forward the proposed ordinance to the City Council with a recommendation in favor of its adoption; and

WHEREAS, at least 10 days before the hearing, the City gave public notice of a City Council public hearing to be held to consider Amendment to the Zoning Code AZC15-03 by posting the public notice at three public places including Stanton City Hall, the Post Office, and the Stanton Community Services Center, providing notice to property owners within a 500 foot radius of the Project Site, and was made available through the agenda posting process; and

WHEREAS, on June 28, 2016, the City Council considered the staff report, recommendations by staff, and public testimony regarding Precise Plan of Development PPD-766, Variance V14-01, Amendment to the Zoning Code AZC15-03, the Development Agreement, and the Mitigated Negative Declaration, at which hearing members of the public were afforded the opportunity to comment upon Amendment to the Zoning Code AZC15-03.

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

SECTION 1. CEQA. The requirements of the California Environmental Quality Act have been satisfied in that the City Council approved and adopted an Initial Study, Mitigated Negative Declaration (IS/MND), and Mitigation Monitoring and Reporting Program for the Project, including the Amendment to the Zoning Code, in Resolution No. 2016-24.

SECTION 2. Findings. The following findings are made in support of Zoning Code Amendment AZC15-03:

1. The City of Stanton has officially adopted a General Plan and there is no applicable Specific Plan that governs the Project Site.
2. The Zoning Code Amendment is compatible with the goals, strategies, general land uses, and actions specified in the General Plan for the following reasons:
 - a. The proposed amendment is consistent with the General Plan, particularly:

Action LU-1.1.1(b) Revise the zoning code and map(s) to include and apply customized incentives and regulations to encourage mixed-use development in Mixed-Use designations. Consider the use of form-based zoning regulations.

The purpose of the proposed Zoning Code Amendment is to allow for greater building projections in the Mixed-Use overlay zones to allow for use of balconies for emergency access and meet accessibility requirements. This amendment would be incorporated into the form-based code regulations created for the mixed-use overlays. It would also provide for greater flexibility of the regulations to allow for different design options.

Strategy CHS-4.2.1 Ensure that existing and new developments maintain or exceed standards for fire prevention to minimize risk of fire.

Action CHS-4.2.1(b) Ensure city building codes and standards provide for adequate fire protection and meet or exceed State standards.

The proposed code amendment furthers Strategy CHS-4.2.1 and Action CHS-4.2.1(b) as the larger projections would allow for alternative building designs to ensure proper fire access is being provided. By extending the maximum projections, this would allow for exterior balconies to be utilized for emergency fire access and meet accessibility requirements, and would provide a design alternative that would allow for the development of properties to its greatest extent.

3. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

Based on the entire record before the City Council and all written and oral evidence presented to the City Council, the City Council finds this Zoning Code Amendment promotes the public health, safety and welfare of the community as it will allow for building projections including balconies and elevated walkways to increase in size, which will provide opportunities to utilize these projections as an additional emergency access point in compliance with the Orange County Fire Authority, and allow for sufficient area to provide an accessible path of travel.

4. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code. The proposed amendment is internally consistent with the City's Municipal Code, because the proposed projection would not violate any setback requirements. In addition, all other development standards such as lot coverage, built-to-zones, and floor area ratios would still be required to be met as part of a development proposal.

SECTION 3. Section 20.230.060, subsection (D), Figure 2.13, Standard "G" of Title 20 of the Stanton Municipal Code is hereby amended to read as follows:

D. Storefront Standards		Figure 2-13
G	Projecting Elements (Balconies, Shade Structures, and Bay Windows)	Projecting elements on upper floors may project 5 feet from the façade and may project into the setback.

SECTION 4. The City Council's actions are made upon review of the Planning Commission's recommendation, the Staff Report, all oral and written comments, and all documentary evidence presented on the Ordinance.

SECTION 5. Zoning Code Amendment AZC15-03 shall not take effect unless and until the associated MND, Precise Plan of Development PPD-766, and Variance V14-01 are approved by the City Council, and the associated Development Agreement is approved by the City Council and executed by all parties thereto; and

SECTION 6. The documents related to this Ordinance are on file and available for public review at Stanton City Hall, 7800 Katella Ave., Stanton, California 90680. The Community Development Director is the custodian of these documents.

SECTION 7. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance for any reason is 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, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 8. The City Clerk shall certify as to the adoption of this Ordinance and shall cause a summary thereof to be published within fifteen (15) days of the adoption and shall post a Certified copy of this Ordinance, including the vote for and against the same, in the Office of the City Clerk, in accordance with Government Code Section 36933.

SECTION 9. This Ordinance is on file and has been available for public review for at least five days prior to the date of this Ordinance, in the City Clerk's office, at Stanton City Hall, 7800 Katella Ave., Stanton, California 90680.

SECTION 10. This ordinance shall be effective thirty days after its adoption.

PASSED, APPROVED, AND ADOPTED this 12th day of July, 2016.

BRIAN DONAHUE, 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. 1053 was introduced at a regular meeting of the City Council of the City of Stanton, California, held on the 28th day of June, 2016, and was duly adopted at a regular meeting of the City Council held on the 12th day of July, 2016, by the following roll-call vote, to wit:

AYES: COUNCILMEMBERS: _____

NOES: COUNCILMEMBERS: _____

ABSENT: COUNCILMEMBERS: _____

ABSTAIN: COUNCILMEMBERS: _____

CITY CLERK, CITY OF STANTON

ORDINANCE NO. 1054

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF STANTON AND STANTON ASSISTED LIVING, LLC FOR CERTAIN REAL PROPERTY LOCATED WITHIN THE CITY OF STANTON PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65864 ET SEQ.

WHEREAS, on January 27, 2014, USS Cal Builders, Inc. ("Applicant") filed applications for approval of a Precise Plan of Development PPD-766, Variance V14-01, Amendment to the Zoning Code AZC15-03, and a Development Agreement for the development of a 49,500 square foot site ("Project Site"), located at 12282 Beach Blvd. with a five-story mixed use development including commercial uses on the ground floor, a two-story parking garage, and an assisted living facility on the top three floors and associated site improvements ("Project"); and

WHEREAS, the City of Stanton ("City") has found that development agreements strengthen the public planning process, encourage private participation in comprehensive planning by providing a greater degree of certainty in that process, reduce the economic costs of development, allow for the orderly planning of public improvements and services, allocate costs to achieve maximum utilization of public and private resources in the development process, and ensure that appropriate measures to enhance and protect the environment are achieved; and

WHEREAS, pursuant to California Government Code section 65864 *et seq.*, the City is authorized to enter into development agreements providing for the development of land under terms and conditions set forth therein; and

WHEREAS, Stanton Assisted Living, LLC proposes to develop a 1.12-acre site located in the City of Stanton, more particularly described in Exhibit "A", attached hereto and incorporated herein by this reference ("Property") for mixed-use, commercial and residential uses on the Property ("Project"); and

WHEREAS, because of the logistics, magnitude of the expenditure and considerable lead time prerequisite to planning and developing the Project, Developer has proposed to enter into a development agreement concerning the Project ("Development Agreement") to provide assurances that the Project can proceed without disruption caused by a change in the City's planning policies and requirements except as provided in the Development Agreement, which assurance will thereby reduce the actual or perceived risk of planning for and proceeding with development of the Project; and

WHEREAS, the City desires the timely, efficient, orderly and proper development of the Project in furtherance of the goals of the General Plan; and

WHEREAS, the City Council has found that this Development Agreement is consistent with the City's General Plan; and

WHEREAS, the City Council has determined that by entering into the Development Agreement: (i) the City will promote orderly growth and quality development on the Property in accordance with the goals and policies set forth in the General Plan; (ii) significant benefits will be created for City residents and the public generally from increased employment, housing, park improvements, and the public gathering opportunities created by the Project; and

WHEREAS, it is the intent of the City and Developer to establish certain conditions and requirements related to review and development of the Project which are or will be the subject of subsequent development applications and land use entitlements for the Project as well as the Development Agreement; and

WHEREAS, the City and Developer have reached mutual agreement and desire to voluntarily enter into the Development Agreement to facilitate development of the Project subject to the conditions and requirements set forth therein; and

WHEREAS, an Initial Study and Notice of Intent to adopt a Mitigated Negative Declaration were prepared based on the information received from the applicant as part of the application submittal and in accordance with State CEQA Guidelines section 15071, commencing the environmental review process and preparation of a Mitigated Negative Declaration; and

WHEREAS, a Notice of Intent to adopt a Mitigated Negative Declaration was filed and a copy was circulated between March 24, 2016 and April 25, 2016; and

WHEREAS, the Mitigated Negative Declaration analyzed the impacts related to the proposed Project, including the proposed Development Agreement; and

WHEREAS, on June 22, 2016, the Planning Commission conducted a duly-noticed public hearing to consider Precise Plan of Development PPD-766, Variance V14-01, Zoning Code Amendment AZC15-03, the Development Agreement and the Mitigated Negative Declaration for the Project ("MND"), at which hearing members of the public were afforded an opportunity to comment upon the Development Agreement; and

WHEREAS, the Planning Commission adopted a resolution recommending that the City Council approve the Development Agreement; and

WHEREAS, on June 28, 2016, the City Council conducted a duly noticed public hearing and considered evidence concerning the Development Agreement; and

WHEREAS, the terms and conditions of the Development Agreement have undergone review by the City Council at a publicly noticed hearing and have been found to be fair, just, and reasonable, and consistent with the General Plan; and

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

SECTION 1. The City Council has approved and adopted a Mitigated Negative Declaration (IS/MND) and Mitigation Monitoring and Reporting Program (MMRP) for the proposed project, including this Development Agreement.

SECTION 2. Pursuant to Government Code Section 65867.5(b) and Stanton Municipal Code Section 20.510.050(D), and based on the entire record before the City Council, the City Council hereby makes the following findings:

1. Public Benefit: The Development Agreement provides benefit to the City because the Project contemplated in the Development Agreement includes uses including a restaurant, outpatient medical clinic, and offices that generate additional employment opportunities and services for City residents. Moreover, the Development Agreement requires the Applicant to provide substantial parkland improvements for a City park on the southwest corner of Beach Blvd. and Orangewood Ave., which the City would not have otherwise been able to achieve.

2. General Plan, Specific Plan, and Zoning Code Consistency: The Development Agreement is consistent with the purpose, intent, goals, policies, programs, and land use designations of the General Plan and any applicable Specific Plan, and this Zoning Code because the Project Site is in the South Gateway Mixed-Use District, which allows commercial, office, and residential uses up to five stories in height and a density of 60 units per acre (du/ac) or up to 213 residents per acre. The Project meets those General Plan and Zoning Code standards, with exception of the minimum property size requirement. However, with approval of a variance in conjunction with the development proposal, and the making of the required findings, the project would be permitted within the South Gateway Mixed Use Overlay zone. There is no Specific Plan applicable to the Project Site. The proposed Project meets the following General Plan Goals and Strategies:

Goal LU-1.1: Create an economic and fiscal balance of residential, commercial and industrial uses. The Project is a blend of residential and commercial uses that will provide housing, a restaurant, medical clinic, and office space.

Goal LU-2.1: Encourage land uses which provide employment opportunities for Stanton residents. The Project includes a variety of employment opportunities for Stanton residents, including positions at the assisted living facility, restaurant, medical clinic, and office component.

Goal LU-3.1: A range and balance of residential densities which are supported by adequate city services. Strategy LU-3.1.2: Encourage infill and mixed-use development within feasible development sites. The three lots where the Project Site lies have been

vacant for a period of at least ten years. The Project would fill those vacant lots with a mixed-use development that includes residential and commercial uses.

Goal CD-2.1: Increase the number of public spaces within the city, as well as the quality of existing and new public spaces. Strategy CD-2.1.1: Encourage the provision of public spaces as part of private development and redevelopment projects. The Development Agreement requires the Applicant to redesign and redevelop a City park on the southwest corner of Beach Blvd. and Orangewood Ave.. Among other things, the park's new design will have permanent seating walls, the installation of new lighting, the installation of a new irrigation system, and design treatments including stonework, stamped concrete walkways, and large potted planting containers. The revitalized park will be a better amenity for Stanton residents.

Goal ED-3.1: Attract emerging growth industries with the potential to provide a range of competitive wages, especially higher paying jobs, for Stanton's residents. Strategy ED-3.1.1 Initiate an economic development strategy that focuses on retail, office, industrial and mixed-uses, to assist in expanding the city's present economic climate. The Project is a mixed-use development that includes a variety of employment opportunities for Stanton residents, including positions at the assisted living facility, restaurant, medical clinic, and office component.

3. Compliance with Development Agreement Statute. The Development Agreement complies with the requirements of Government Code Sections 65864 through 65869.5 because the Agreement provides assurance to the applicant for the development of the Project, which includes a mixture of housing and commercial uses. The Development Agreement specifies the duration of the agreement, permitted uses of the property, density and intensity of use, and provision of public benefits to the City. Specifically, the Development Agreement provides a five-year term in which the Applicant has a vested right to develop an assisted living facility and commercial space on the Project Site in accordance to existing City regulations. In exchange, the Project will provide employment opportunities for Stanton residents. Moreover, the Applicant will provide substantial park improvements for the park located on the southwest corner of Beach Blvd. and Orangewood Ave.

SECTION 3. As provided in section 8.5 of the Development Agreement and pursuant to Stanton Municipal Code Section 20.500.030, the City Council shall be the approving body for the precise plan of development, variance, zoning code amendment, and associated MND for the project addressed by the Development Agreement.

SECTION 4. The City Council hereby approves and adopts the Development Agreement attached hereto as Exhibit "A", entitled, "Development Agreement between the City of Stanton, a California municipal corporation and Stanton Assisted Living, LLC, a California limited liability company". The Development Agreement shall not take effect unless and until Precise Plan of Development PPD-766, Variance V14-01, Zoning Code

Amendment AZC15-03, and the associated Mitigated Negative Declaration are each approved by the City Council.

SECTION 5. The documents related to this Ordinance are on file and available for public review at Stanton City Hall, 7800 Katella Ave., Stanton, California 90680. The Community Development Director is the custodian of these documents.

SECTION 6. If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance for any reason is 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, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 7. This ordinance shall be effective thirty days after its adoption. The City Clerk shall certify the adoption of this Ordinance and shall cause the same to be posted as required by law. Pursuant to Government Code Section 65868.5, within 10 days following the entering into of the Development Agreement, as evidenced by full execution thereof, the City Clerk shall record with the Orange County Recorder a copy of the Development Agreement.

PASSED, APPROVED, AND ADOPTED this 12th day of July, 2016.

BRIAN DONAHUE, 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, do hereby certify that the foregoing Ordinance No. 1054 was duly introduced and placed upon its first reading at a regular meeting of the City Council on the 28th day of June, 2016, and thereafter, said Ordinance was duly adopted and passed at a regular meeting of the City Council on the 12th day of July 2016, by the following vote, to wit:

AYES: COUNCILMEMBERS: _____

NOES: COUNCILMEMBERS: _____

ABSENT: COUNCILMEMBERS:

ABSTAIN: COUNCILMEMBERS:

CITY CLERK, CITY OF STANTON

CERTIFICATION STATEMENT

I, Patricia A. Vazquez, City Clerk of the City of Stanton, do hereby certify that the foregoing Ordinance is a true and correct copy of Ordinance No. 1054, passed by the people of the City of Stanton, as declared by the City Council on the day and year set forth above, and published pursuant to law.

PATRICIA A. VAZQUEZ, CITY CLERK

EXHIBIT "A"

**CITY OF STANTON AND STANTON ASSISTED LIVING, LLC
DEVELOPMENT AGREEMENT**

RECORDED AT REQUEST OF
AND WHEN RECORDED RETURN TO:
City of Stanton
7800 Katella Avenue
Stanton, California 90680
Attn: City Manager

Fee Exempt - Gov't Code §6103
(Space above for Recorder's Use)

DEVELOPMENT AGREEMENT

between

**THE CITY OF STANTON,
a California municipal corporation**

and

**STANTON ASSISTED LIVING, LLC
a California limited liability company**

THIS DEVELOPMENT AGREEMENT (the "Agreement") is entered by and between THE CITY OF STANTON, a California municipal corporation ("City"), and STANTON ASSISTED LIVING, LLC, a California limited liability company ("Owner") with reference to the following facts:

RECITALS.

A. To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic risk of development, the Legislature of the State of California adopted the "Development Agreement Statute," Sections 65864 et seq., of the California Government Code. City, a general law city, is authorized by the Development Agreement Statute to enter into development agreements with persons and entities having legal or equitable interests in real property for the purpose of establishing predictability for both City and the property owner in the development process. Owner has requested that City enter into a development agreement for the development of the Property, as defined below. City enters into this Agreement pursuant to the provisions of the California Government Code, the City's General Plan, the City Municipal Code, and applicable City policies.

B. Owner has a legal or equitable interest in that certain real property consisting of approximately 1.12 acres of land located in the City of Stanton, County of Orange, State of California, more particularly described in Exhibit "A" (the "Property"). Owner desires to develop the Property for mixed-use, commercial, and residential uses.

C. This Agreement assures that development of the Property may occur in accordance with City's General Plan. The development of the Property pursuant to the Existing Land Use Regulations, this Agreement, the Subsequent Land Use Regulations to which Owner has consented in writing, and Subsequent Development Approvals (as each of those terms and phrases is defined within this Agreement) shall be referred to as the "Development Plan."

D. This Agreement also constitutes a current exercise of City's police powers to provide predictability to Owner in the development approval process by vesting the permitted use(s), density, intensity of use, and timing and phasing of development consistent with the Development Plan in exchange for Owner's commitment to provide significant public benefits to City (the "Public Benefits") as set forth in Section 9.

E. The provision by Owner of the Public Benefits allows the City to realize significant economic, recreational, park and open space benefits. The Public Benefits will advance the interests and meet the needs of Stanton's residents and visitors.

F. In return for Owner's participation and commitment to these significant contributions of private resources for public purposes, City is willing to exercise its authority to enter into this Agreement and to make a commitment of predictability for the development process for the Property. Absent City's willingness to make such a commitment, Owner would be unwilling to enter into this Agreement or make the

significant investment of private resources for public purposes identified in this Agreement.

AGREEMENT

City and Owner agree as follows:

1. INTEREST OF OWNER. Owner represents that it has a legal or equitable interest in the Property and is authorized to enter into this Agreement.
2. PUBLIC HEARINGS. On June 28, 2016, after providing notice as required by law, the City Council held a public hearing on this Agreement and made the findings set forth in Section 3.
3. CITY COUNCIL FINDINGS. The City Council finds that:
 - 3.1 This Agreement provides benefit to the City. Specifically, this Agreement ensures a desirable and functional community environment, provides effective and efficient development of infrastructure and services appropriate for the development of the Project, enhances effective utilization of resources within the City, provides assurances to the developer in an effort to control the cost of housing and development to the consumer, and provides other significant benefits to the City and its residents.
 - 3.2 This Agreement also provides public benefits beyond those which are necessary to mitigate the development of the Project.
 - 3.3 Moreover, this Agreement strengthens the public planning process, encourages private participation in comprehensive planning, particularly with respect to the implementation of the City's General Plan, and reduces the economic costs of development and government.
 - 3.4 In addition, this Agreement is consistent with the purpose, intent, goals, policies, programs, and land use designations of the General Plan, any applicable Specific Plan, and the City's Zoning Code.
 - 3.5 This Agreement complies with the requirements of Government Code Sections 65864 through 65869.5.
 - 3.6 The best interests of the citizens of the City and the public health, safety, and welfare will be served by entering into this Agreement.
4. CONTINUING OBLIGATIONS. This Agreement binds the City now and in the future. By approving this Agreement, the City Council has elected to exercise certain governmental powers at the time of entering into this Agreement rather than deferring its actions to some undetermined future date. The terms and conditions of this Agreement have undergone extensive review by the City staff

and the City Council and have been found to be fair, just, and reasonable. City has concluded that the Project will serve the best interests of its citizens and that the public health, safety, and welfare will be best served by entering into this Agreement.

5. DEFINITIONS. In this Agreement, unless the context otherwise requires, the following terms and phrases shall have the following meanings:

- 5.1 "Agreement" shall mean this Development Agreement between the City and Owner. The term "Agreement" shall include any amendment properly approved and executed pursuant to Section 7.5.
- 5.2 "Approval Date" means the date on which the City Council conducted the first reading of the ordinance adopting this Agreement. That date is June 28, 2016.
- 5.3 "City" shall mean the City of Stanton, a California municipal corporation.
- 5.4 "City Council" shall mean the governing body of the City.
- 5.5 "City Municipal Code" shall mean the Stanton Municipal Code. However, changes to the Stanton Municipal Code occurring between the Approval Date and the Effective Date shall not be considered part of the City Municipal Code for purposes of this Agreement without Owner's prior written consent.
- 5.6 "Day" refers to a calendar day unless specifically stated as a "business day."
- 5.7 "Default" shall refer to a Major Default or Minor Default as defined herein.
- 5.8 "Development" shall mean the improvement of the Property for the purposes of completing the structures, improvements, and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and private facilities related to the Project whether located within the Property; the construction of buildings and structures; the installation of landscaping; and other improvements.
- 5.9 "Development Approvals" shall mean all permits and other entitlements approved or issued by the City for the use of, construction upon, and/or development of the Property. For the purposes of this Agreement, Development Approvals shall be deemed to include, but are not limited to, the following actions, including revisions, addenda, amendments, and modifications to these actions:

this Agreement;

amendments to this Agreement;

variance;

parcel merger;

precise plan of development permit;

zoning code amendment;

grading and building permits;

certificates of compliance and/or lot line adjustments;

street, drainage, utility, stormwater, and landscape permits;

occupancy permits; and

environmental review documents for the Project.

- 5.10 "Development Impact Fees" shall mean all fees established and imposed upon the Project by the City pursuant to the Mitigation Fee Act as set forth in California Government Code Section 66000 et seq. and this Agreement.
- 5.11 "Development Plan" means the Existing Land Use Regulations, this Agreement, the Subsequent Land Use Regulations to which Owner has consented in writing, and Subsequent Development Approvals.
- 5.12 "Effective Date" shall mean the date the ordinance adopting this Agreement becomes effective.
- 5.13 "Existing Land Use Regulations" means all Land Use Regulations in effect on the Effective Date.
- 5.14 "General Plan" shall mean the general plan of the City.
- 5.15 "Implementing Agreement" refers to any agreement entered into by Owner and the City for the implementation of obligations established in this Agreement.
- 5.16 "Land Use Regulations" shall mean all ordinances, resolutions, codes, rules, regulations and official policies of the City governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, timing and phasing of development, the maximum height and size of buildings, and the design, improvement, construction, and initial occupancy standards and specifications applicable to the Project. Land Use Regulations do not include any City ordinance, resolution, code, rule, regulation or official policy governing:

- The conduct or taxation of businesses, professions, and occupations applicable to all businesses, professions, and occupations in the City;
 - Taxes and assessments of general application upon all residents of the City, provided that the taxes and assessments are not imposed for the purpose of taxing the right, power or privilege of developing or improving land (e.g., excise tax) or to directly finance the acquisition or dedication of open space or any other public improvement in respect of which the Owner is paying any fee or providing any improvement pursuant to this Agreement;
 - The control and abatement of nuisances;
- 5.17 "Major Default" refers to the material and substantial failure (1) City's failure to issue Subsequent Development Approvals in accordance with its obligations under this Agreement, or failure by (2) either Party to provide the agreed upon cooperation needed to implement the Public Benefits and/or the development of the Property pursuant to the Development Plan, including but not limited to a failure to comply with the terms of any Implementing Agreement. This definition is not intended to expand or limit the legal definition of "materiality," but only to establish the agreement of the Parties as to the nature of a default which could lead to an early termination of this Agreement.
- 5.18 "Minor Default" means a failure by Owner or City to comply with the terms and conditions of this Agreement which is not a "Major Default" as defined herein.
- 5.19 "Mortgagee" means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device, a lender, and their successors and assigns.
- 5.20 "Owner" refers to Stanton Assisted Living, LLC, and Owner's successors and assigns as set forth in Section 14.14.
- 5.21 "Owner's Vested Right" refers to Owner's guaranteed right to develop the Property as set forth in this Agreement, with particular reference to Section 8.
- 5.22 "Paragraph" means a lettered or numbered paragraph of an Exhibit to this Agreement, unless specifically stated to refer to another document or matter. (Note below that "Section" means a lettered or numbered section of the main body of this Agreement.) A reference to a Paragraph includes all subparagraphs of that Paragraph.
- 5.23 The "Parties" means the City and Owner. A "Party" refers to either the City or the Owner.

- 5.24 "Precise Plan of Development" means site plan and design review in accordance with Chapter 20.530 of the City Municipal Code.
- 5.25 "Project" means the development of the Property as set forth in the Development Plan.
- 5.26 "Property" means the real property described in Exhibit "A".
- 5.27 "Public Benefits" refers to those benefits provided to the City and the community by Owner pursuant to Section 9 and Exhibit "B" below.
- 5.28 "Reservation of Authority" means the rights and authority specifically reserved to City which limits the assurances and rights provided to the Owner under this Agreement. The Reservation of Authority is described in Section 8.5.
- 5.29 "Section" refers to a numbered section of this Agreement, unless specifically stated to refer to another document or matter.
- 5.30 "Subsequent Development Approvals" means all Development Approvals and permits approved, granted, or issued after the Effective Date for the Project which are required or permitted by the Existing Land Use Regulations, the Subsequent Land Use Regulations to which Owner has consented in writing, and this Agreement. Subsequent Development Approvals include, without limitation, provisions of the City Municipal Code, precise plan of development permits, site development permits, excavation, grading, building, construction, encroachment or street improvement permits, occupancy certificates, utility connection authorizations, drainage, landscape, or other permits or approvals necessary for the grading, construction, marketing, use and occupancy of the Project.
- 5.31 "Subsequent Land Use Regulations" means those Land Use Regulations which are both adopted and effective after the Approval Date and which are not included within the definition of Existing Land Use Regulations. "Subsequent Land Use Regulations" include any Land Use Regulations adopted by moratorium by initiative, City action, or otherwise
- 5.32 "Term" means the term of this Agreement as set forth in Section 7.2 of this Agreement.
- 5.33 "Unit" means a living quarter within an assisted living care facility that may include kitchenettes, and includes a maximum of two written or oral agreements for each living quarter within the Project. This definition is provided solely for the purposes of determining the uses which may be built as a part of the Project and for calculating the public benefit fees described in Exhibit "B", and is not intended to allow for conversion of non-residential uses to residential uses.

6. EXHIBITS. All exhibits attached to this Agreement are incorporated as a part of this Agreement. Those exhibits are:

Exhibit	Description
"A"	Legal Description of the Property
"B"	Public Benefits
"C"	Assignment and Assumption Agreement

7. GENERAL PROVISIONS.

7.1 Binding Effect of Agreement. This Agreement shall be recorded against the Property and shall run with the land. The Development shall be carried out only in accordance with the terms of this Agreement. Until released or terminated pursuant to the provisions of this Agreement or until Owner has fully performed its obligations arising out of this Agreement, no portion of the Property shall be released from this Agreement.

7.2 Term of Agreement. The Term shall commence on the Effective Date. The Term shall continue for a period of five (5) years from the Effective Date, subject to the following:

7.2.1 *Extensions of Term.* The Term shall be extended for periods equal to the time during which:

7.2.1.1 Litigation is pending which challenges any matter, including compliance with CEQA or any other local, state, or federal law, related in any way to the approval or implementation of all or any part of the Development Plan. Any such extension shall be equal to the time between the filing of litigation, on the one hand, and the entry of final judgment or dismissal, on the other. All such extensions shall be cumulative.

7.2.1.2 Any application by Owner for state or federal regulatory permits and/or approvals required for the Project has been pending more than one year after its submittal, beginning on the 366th day following its submittal for approval.

7.2.1.3 Any other delay occurs which is beyond the control of the Parties, as described in Section 14.10.

- 7.2.2 As provided in Section 7.3 and elsewhere within this Agreement, the Term may end earlier than the end of the Term specified in this Section.
- 7.3 Termination. This Agreement shall be deemed terminated and of no further effect upon the earlier occurrence of any of the following events:
- 7.3.1 Expiration of the Term as set forth in Section 7.2;
 - 7.3.2 Entry of a final judgment setting aside, voiding, or annulling the adoption of the ordinance approving this Agreement;
 - 7.3.3 The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement;
 - 7.3.4 Completion of the Project in accordance with the terms of this Agreement, including issuance of all required occupancy permits and the satisfaction of all of Owner's obligations under this Agreement; and
 - 7.3.5 As may be provided by other specific provisions of this Agreement.
- 7.4 Effect of Termination. Subject to Section 8.9, upon any termination of this Agreement, the only rights or obligations under this Agreement which either Party shall have are:
- 7.4.1 The completion of obligations which were to have been performed prior to termination, other than those which are separately addressed by Section 12;
 - 7.4.2 The performance and cure rights set forth in Section 12; and
 - 7.4.3 Those obligations that are specifically set forth as surviving this Agreement, such as those described in Section 9 and in Sections 11.1 through 11.7 and 14.15.
- 7.5 Amendment or Cancellation of Agreement. This Agreement may be amended from time to time or canceled only by the written consent of both City and Owner in the same manner as its adoption, as set forth in California Government Code Section 65868. Any amendment or cancellation shall be in a form suitable for recording in the Official Records of Orange County, California. An amendment or other modification of this Agreement will continue to relate back to the Effective Date of this Agreement (as opposed to the effective date of the amendment or modification), unless the amendment or modification expressly states otherwise.

- 7.6 Minor Changes. The provisions of this Agreement require a close degree of cooperation between the Parties and "Minor Changes" to the Project may be required from time to time to accommodate design changes, engineering changes, and other refinements related to the details of the Parties' performance. "Minor Changes" shall mean changes to the Project that are otherwise consistent with the Development Plan, and which do not result in a change in the type of use, an increase in density or intensity of use, significant new or increased environmental impacts that cannot be mitigated, or violations of any applicable health and safety regulations in effect on the Effective Date.

Accordingly, the Parties may mutually consent to adopting "Minor Changes" through their signing of an "Operating Memorandum" reflecting the Minor Changes. Neither the Minor Changes nor any Operating Memorandum shall require public notice or hearing. The City Attorney and City Manager shall be authorized to determine whether proposed modifications and refinements are "Minor Changes" subject to this Section 7.6 or more significant changes requiring amendment of this Agreement. The City Manager may execute any Operating Memorandum without City Council action.

- 7.7 Relationship of City and Owner. The contractual relationship between City and Owner arising out of this Agreement is one of independent contractor and not agency. This Agreement does not create any third-party beneficiary rights.

- 7.8 Notices. All notices, demands, and correspondence required or permitted by this Agreement shall be in writing and delivered in person or mailed by first class or certified mail, postage prepaid, addressed as follows:

If to City, to:
City of Stanton
7800 Katella Avenue
Stanton, California 90680
Attn: City Manager

With a copy to:
Matthew E. Richardson
Best Best & Krieger LLP
18101 Von Karman Avenue, Suite 1000
Irvine, California 92612

If to Owner, to:
Stanton Assisted Living, LLC
8051 Main Street
Stanton, CA 90680

City or Owner may change its address by giving notice in writing to each of the other names and addresses listed above. Thereafter, notices, demands, and correspondence shall be addressed and transmitted to the new address. Notice shall be deemed given upon personal delivery or, if mailed, two (2) business days following deposit in the United States mail.

- 7.9 Waiver of Right to Protest. Execution of this Agreement is made by Owner without protest. Owner knowingly and willingly waives any rights it may have under California Government Code Section 66020 or any other provision of law to protest the imposition of any fees, dedications, reservations, or other exactions imposed on the Project as authorized by this Agreement.

8. DEVELOPMENT OF THE PROPERTY.

- 8.1 Owner's Vested Right. Owner shall have the vested right to complete Development of the Property in accordance with the Development Plan as provided in this Agreement ("Owner's Vested Right"). To enable Owner to complete the Project, Owner's Vested Right shall include, but not be limited to, the rights to (1) develop and build an assisted living facility as per the plans and specifications approved by the City Council, (2) the timely issuance by the City of all Subsequent Development Approvals, and (3) the timely taking by the City of such other actions that are (i) requested by Owner and (ii) consistent with the terms of this Agreement. Where the Development Plan permits the development of some or all of the Property within a specified range of dwelling Units or commercial square footage, Owner's Vested Right shall include the right to develop to the greater of: (i) the minimum number of dwelling Units and/or commercial square footage permitted by the Development Plan permits; and (ii) any greater number of dwelling Units and/or commercial square footage approved by City Council subsequent to the execution of this Agreement, provided that (i) Owner can comply with all development standards contained in the Development Plan and (ii) the Project does not exceed the development limits set forth in the General Plan for the Property as a whole.

Owner's Vested Right shall be subject to the Reservation of Authority set forth in Section 8.5 and all provisions of this Agreement, and may not be modified or terminated except as expressly provided by this Agreement.

- 8.2 Governing Land Use Regulations. The Land Use Regulations applicable to the Project and the Property shall be those contained in the Development Plan. An amendment or other modification of this Agreement will not change these applicable Land Use Regulations unless the amendment or modification expressly provides otherwise. Subsequent Land Use Regulations shall not apply to the Property except as authorized in Section 8.7 of this Agreement, unless the Owner and the

City mutually agree in writing that the Project will be subject to one or more Subsequent Land Use Regulations.

Nothing contained in this Section shall be deemed to authorize City to withhold any building permit, approval, and/or certificate of occupancy based on Owner's failure to comply with any Land Use Regulation that is not applicable to the Project because of this Agreement.

- 8.3 Permitted Uses. Except as otherwise provided within this Agreement, the permitted uses on the Property shall be as provided in the Development Plan.
- 8.4 Density and Intensity; Requirement for Reservation and Dedication of Land. Except as otherwise provided within this Agreement, the density and intensity of use for all Development on the Property, and the requirements for reservation and dedication of land, shall be as provided in the Development Plan.
- 8.5 Reservation of Authority. The following Land Use Regulations or Subsequent Land Use Regulations shall apply to the Property and the Project, provided that the City Council's determination in subsection 8.5.8 shall be considered an Existing Land Use Regulation implementing the maximum number of Units approved in the General Plan and the Unit range approved in the Zoning Code:
 - 8.5.1 Processing fees and charges imposed by the City to cover the City's estimated or actual costs of reviewing and processing applications for the Project, providing inspections, conducting annual reviews, providing environmental analysis, or for monitoring compliance with this Agreement or any Development Approvals granted or issued, provided such fees and charges are in force and effect on a general basis on the date of filing such applications with the City. This Section shall not be construed to limit the authority of City to charge its then-current, normal and customary application, processing, and permit fees for Subsequent Development Approvals, building permits and other similar permits, which fees are designed to reimburse City's expenses attributable to such application, processing, and permitting and are in force and effect on a City-wide basis at such time as the Subsequent Development Approvals and permits are granted by City, notwithstanding the fact that such fees may have been increased by City subsequent to the Effective Date;
 - 8.5.2 Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals, and any other matter of procedure;

8.5.3 The following, provided that (i) they are uniformly applied to all development projects within the City and (ii) are not applied retroactively to any Development Approval issued before their adoption or amendment:

8.5.3.1 Uniform codes governing engineering and construction standards and specifications adopted by the City pursuant to state law. Such codes include, without limitation, the City's adopted version of the Uniform Administrative Code, California Building Code, California Plumbing Code, California Mechanical Code, California Electrical Code, and California Fire Code;

8.5.3.2 Local amendments to those uniform codes which are adopted by the City pursuant to state law, provided they pertain exclusively to the preservation of life and safety; and

8.5.3.3 The City's standards and procedures regarding the granting of encroachment permits and the conveyance of rights and interests which provides for the use of or the entry upon public property.

8.5.4 Regulations which may be in conflict with this Agreement, but which are objectively required (and there are no available reasonable alternatives) to protect the public health and safety in the event of a sudden, unexpected occurrence involving a clear and imminent danger, and demanding immediate action to prevent or mitigate loss of, or damage to, life, health, property, or essential public services within the immediate community. Such regulations must be a valid exercise of the City's police power and must be applied and construed so as to provide Owner, to the maximum extent possible, with the rights and assurances provided in this Agreement. To apply to the Property, such regulations must be adopted after a public hearing and must be based upon findings of necessity established by a preponderance of the evidence. Any regulations, including moratoria, enacted by City and imposed on the Property to protect the public health and safety in the circumstances described above shall toll the Term and any time periods for performance by Owner and City set forth in this Agreement;

8.5.5 The City's public improvement engineering ordinances, policies, rules, regulations and standards in effect at the time of the construction of the Public Facilities;

- 8.5.6 Owner shall be issued building permits for the Project after permit applications are reviewed and approved by City in the City's customary fashion for such review and approval;
- 8.5.7 The City Council may, concurrently with the approval of: (i) the zoning amendment; (ii) variance, or (iii) precise plan of development determine the specific number of Units which may be built as part of the Project, within the maximum number of Units allowed in the General Plan, and the range of Units allowed in the Zoning Code. Such determination shall not constitute an amendment to this Agreement.
- 8.6 Development Impact Fees. Except as otherwise expressly provided within this Agreement:
- 8.6.1 Owner shall pay only those City Development Impact Fees uniformly applied to all development projects within the City as of the Approval Date and/or permitted under this Agreement, including, without limitation, residential impact fees of One Thousand and Forty-Nine Dollars (\$1049.00) per Unit, and fees levied by the County or regional agencies other than the City, including, without limitation, any and all school impact fees.
- 8.7 County-Mandated Impact Fees. Nothing in this Agreement shall relieve Owner of the responsibility to pay any impact fees established by the County of Orange or associated with any County program and for which Owner is legally responsible. Owner shall pay any such fees the City is required to collect or otherwise collects on behalf of the County of Orange.
- 8.8 Adequacy of Required Infrastructure. Subject to the Reservation of Authority, the City acknowledges and agrees that there will be sufficient capacity to accommodate the Project in the infrastructure and services owned, operated, outsourced, controlled, and/or provided by the City, including, without limitation, traffic circulation, storm drainage, trash collection, and flood control. Where City renders or outsources such services or owns such infrastructure, City shall serve the Project and there shall be no restrictions placed upon Owner concerning hookups or service for the Project, except as provided in Exhibit "B" and for reasons beyond City's control. Notwithstanding the foregoing, City does not warrant the adequacy of and City shall not be responsible or liable for any infrastructure or services that are not owned, operated, outsourced, controlled, and/or provided by City.
- 8.9 Vested Rights Upon Termination. Termination of the Agreement shall not invalidate any Land Use Regulations or terminate any Subsequent Development Approvals obtained prior to the date of termination. Upon any termination of this Agreement, Owner's vested rights, if any, shall be

determined by this Agreement to the extent development has occurred hereunder, and as to the remainder of the Project, by state and federal statutes and case law and then current factual state of the Development. Subject to that determination of rights and all other applicable law, Owner's right to continue development of the Project pursuant to some or all of the Development Plan shall be subject to the ordinary exercise of the City's police power, including the adoption of a zoning change, or other Land Use Regulations applicable to the Property. Owner acknowledges that following termination of this Agreement, except as to any development that has vested, City may amend the general plan designation of the Property and/or the zoning designation applicable to the Property.

- 8.10 Staffing and Expedited Processing. City shall employ all lawful actions capable of being undertaken by City to (i) promptly receive and, when complete, accept all applications for Subsequent Development Approvals and related environmental analysis, if any (collectively, "Applications"), and (ii) expeditiously process and take action upon the Applications in accordance with applicable law. These actions will include, but are not limited to:

8.10.1 In order to expedite either the processing of Applications or the review and "plan-checking" of Owner's submittals, Owner may request the City to retain a consultant or other third party to supplement the work of City staff. Upon such request, the City shall inform Owner within twenty (20) days of the estimated cost of retaining such assistance. If Owner agrees in writing to pay the full cost of retaining such assistance within ten (10) days after the City informs Owner of that estimated cost, the City shall immediately retain the consultant or other third party to provide that assistance. Under such circumstances, the City shall continue to use its best efforts to undertake the most accelerated processing of the Applications which the law permits. The City may require Owner to tender deposits against the estimated cost of retaining such assistance, and may further require Owner to make periodic payments of the costs of retaining such assistance.

8.10.2 With respect to the "plan-checking" of Owner's submittals, the City, directly or through its consultant, shall complete the plan-checking process within thirty (30) days of receiving each plan check submittal from Owner.

- 8.11 Changes in Federal and State Law. The Property may be subject to subsequently enacted state or federal laws or regulations which preempt local regulations or mandate the adoption of local regulations that conflict with the Development Plan. Upon discovery of such a subsequently enacted federal or state law, City or Owner shall provide the other Party

with written notice, a copy of the state or federal law or regulation, and a written explanation of the legal or regulatory conflict created. Within ten (10) days thereafter, City and Owner shall meet and confer in good faith in a reasonable attempt to modify this Agreement, as necessary, to comply with such federal or state law or regulation. In such negotiations, City and Owner agree to preserve the terms of this Agreement and the rights of Owner as derived from this Agreement to the maximum feasible extent while resolving the conflict. City agrees to cooperate with Owner in resolving the conflict in a manner which minimizes any financial impact of the conflict upon Owner. City also agrees to process, in the same expedited manner as set forth for Applications in Section 8.13, Owner's proposed changes to the Development Plan as needed to comply with such federal or state law, and to process those changes in accordance with City procedures. Any delays caused by such changes in state or federal law shall toll the term of this Agreement and the time periods for performance by Owner and City set forth in this Agreement.

- 8.12 Cooperation in Securing Other Governmental Approvals and Permits. City agrees to make its staff available, at Owner's cost, to assist Owner in securing permits and approvals required by other governmental agencies to assure Owner's ability to (i) implement the Development Plan and (ii) perform its obligations under this Agreement in a timely manner. City does not warrant or represent that any other governmental permits or approvals will be granted.
- 8.13 Compliance with CEQA. Where the California Environmental Quality Act requires that an environmental analysis be performed in connection with a future discretionary approval granted by the City for the Project, the City, consistent with Section 8.13, shall provide the cooperation needed to expeditiously complete those actions.
- 8.14 Timing of Development. Because the California Supreme Court held in *Pardee Construction Co. v. City of Camarillo*, 37 Cal. 3d 465 (1984), that the failure of the parties in that case to provide for the timing of development resulted in a later-adopted initiative restricting the timing of development to prevail over the parties' agreement, it is the specific intent of the Parties to provide for the timing of the Project in this Agreement. To do so, the Parties acknowledge and provide that, subject to Section 8.19 below, Owner shall have the right, but not the obligation, to complete the Project in such order, at such rate, at such times, and in as many development phases and sub-phases as Owner deems appropriate in its sole subjective business judgment.
- 8.15 Refund of Fees. Within ninety (90) days after any termination of this Agreement, any Development Impact Fees or any other funds of any nature which have been paid by Owner to City in connection with the implementation of the Development Plan shall be refunded to Owner to

the extent that those fees were paid for any of the following, provided that no refund or reimbursement shall be required where the City has commenced construction of improvements paid for by such fees or funds, or where the City has committed such fees or funds through a binding agreement of any kind:

- Construction not yet started;
- Construction started, but not yet completed, provided that no refund or reimbursement shall be required for work for which the City is contractually obligated to pay; and
- Onsite or offsite mitigation for the impacts of construction described in the bullet points immediately above.

Any such refunds shall be limited to the actual amounts attributable to the development and/or construction not yet completed or vested at the time of termination.

9. PUBLIC BENEFITS.

9.1 Intent. This Agreement is entered into by the City in consideration of, and in exchange for, Owner's agreement to contribute to the development of the Public Facilities.

9.2 Public Benefits. Owner's Facilities Obligations are set forth in Exhibit "B."

10. ANNUAL REVIEW.

10.1 Timing of Annual Review. Pursuant to California Government Code Section 65865.1, at least once during every twelve (12) month period of the Term, City shall review the good faith compliance of Owner with the terms of this Agreement ("Annual Review").

10.2 Standards for Annual Review. During the Annual Review, Owner shall be required to demonstrate good faith compliance with the terms of this Agreement. "Good faith compliance" shall be established if Owner is in compliance with every term and condition of this Agreement. If the City Council or its designee finds and determines, based on substantial evidence, that Owner is not in good faith compliance, then City may proceed in accordance with Section 12 pertaining to the potential Default of Owner and the opportunities for cure. City shall establish and Owner shall pay a reasonable fee to cover the costs incurred by City in connection with the Annual Review.

10.3 Procedures for Annual Review. The Annual Review shall be conducted by the City Council or its designee. Owner shall be given a minimum of sixty (60) days' notice of any date scheduled for an Annual Review. Owner

shall not be limited in the information it presents to the City Council for the Annual Review and may, if needed, provide information to the City Council in the first instance at the City Council hearing on the Annual Review. Should the City Council designate a party other than itself to conduct the Annual Review, these same notice and procedural requirements shall apply to the conduct by the designee of the Annual Review.

- 10.4 Certificate of Compliance. At any time during any year that the City Council or its designee finds that Owner is not in Default under this Agreement, City shall, upon written request by Owner, provide Owner with a written certificate of good faith compliance within fifteen (15) days of City's receipt of that request.

11. THIRD PARTY LITIGATION.

- 11.1 General Plan Litigation. City has determined that this Agreement is consistent with its General Plan. Owner has reviewed the General Plan and concurs with City's determination. Neither Owner nor City shall have any liability under this Agreement or otherwise for any failure of City to perform under this Agreement, or for the inability of Owner to develop the Property as contemplated by the Development Plan or this Agreement, if such failure or inability is the result of a judicial determination that part or all of the General Plan is invalid, inadequate, or not in compliance with law.
- 11.2 Third Party Litigation Concerning Agreement. Owner shall, at Owner's expense, defend, indemnify, and hold City, its officers, employees and independent contractors engaged in project planning or implementation, harmless from any third-party claim, action or proceeding against City, its agents, officers or employees to attack, set aside, void, or annul the approval of this Agreement. City shall promptly notify Owner of any such claim, action or proceeding, and City shall cooperate in the defense. City may in its discretion participate in the defense of any such claim, action or proceeding.
- 11.3 Indemnity. In addition to the provisions of Section 11.2, Owner shall indemnify and hold City, its officers, agents, employees and independent contractors, engaged in project planning or implementation, free and harmless from any third-party liability or claims based or alleged upon any act or omission of Owner, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury or death (Owner's employees included) or any other element of damage of any kind or nature, relating to or arising from development of the Project, except for claims for damages arising through active negligence or willful misconduct of City, its officers, agents, employees and independent contractors. Owner shall defend, at Owner's expense, including attorneys' fees, City, its officers, agents, employees and independent contractors in

any legal action based upon such alleged acts or omissions of Owner. City may in its discretion participate in the defense of any such legal claim, action, or proceeding.

- 11.4 Environmental Contamination. Owner shall indemnify and hold City, its officers, agents, and employees free and harmless from any liability, based or alleged, upon any act or omission of Owner, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns, and independent contractors, resulting in any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under, or about the Property, including, but not limited to, soil and groundwater conditions, and Owner shall defend, at its expense, including attorneys' fees, City, its officers, agents and employees in any action based or asserted upon any such alleged act or omission. City may in its discretion participate in the defense of any such claim, action, or proceeding, but must assume its own costs in participating in the defense. Notwithstanding anything to the contrary set forth in this Section, Owner shall not be responsible for clean-up and removal of groundwater contamination migrating to or from an adjacent property not owned by Owner.
- 11.5 City to Approve Counsel; Conduct of Litigation. With respect to Sections 11.2 through 11.4, City reserves the right either (a) to approve the attorney(s) that Owner selects, hires, or otherwise engages to defend City, which approval shall not be unreasonably withheld or delayed, or (b) if Owner is not agreeable to City's disapproval of counsel, to conduct its own defense. If City elects to conduct its own defense, Owner shall reimburse City. To the extent that Owner does not timely pay its full share of attorneys fees and court costs, the City reserves the right to reduce or abandon its defense of any litigation. Owner shall have the right to audit all billings for such fees and expenses. City shall not have the right to approve counsel selected by Owner to represent Owner's interests in any litigation. In any joint defense between the City and Owner of matters arising under this Agreement, City shall cooperate fully with Owner's counsel. To the extent that Owner has failed to timely pay its full share of attorneys fees and court costs under this section, Owner shall be deemed to have waived any right to participate in the selection of counsel and/or be involved in establishing and implementing litigation strategy, and Owner's rights under this Agreement shall be suspended until Owner has fully reimbursed the City to make up a funding shortfall created by Owner's failure to timely pay.
- 11.6 Processing During Third Party Litigation. The filing of any third party lawsuit(s) against City or Owner relating to this Agreement, the General Plan, any Development Approvals, including Subsequent Development Approvals, or other development issues affecting the Property shall not delay or stop the development, processing, or construction of the Project,

approval of Subsequent Development Approvals, or issuance of "Ministerial Approvals," unless the third party obtains a court order preventing the activity or invalidating this Agreement or any provision thereof. City shall not stipulate to the issuance of any such order without Owner's prior written consent. For purposes of this Section, the term "Ministerial Approvals" shall mean the issuance of approvals or permits requiring the determination of conformance with Land Use Regulations and Development Approvals, including, without limitation, site plans, site development permits, area plans, design review, development plans, land use plans, grading plans, improvement plans, building plans and specifications, ministerial issuance or approval of one or more final maps, zoning clearances, grading permits, improvement permits, stormwater management plans, wall permits, building permits, lot line adjustments, conditional and temporary use permits, certificates of use and occupancy, approvals, entitlements, and related matters as may be necessary for the completion of the Project.

- 11.7 Survival. The provisions of Sections 11.1 through 11.7 inclusive, shall survive the termination, cancellation, or expiration of this Agreement.

12. DEFAULTS AND REMEDIES.

- 12.1 Major Default Defined. A Major Default, as defined in Section 5.17 of this Agreement, may establish cause for early termination of this Agreement. This provision does not limit the right of either Party to pursue other non-termination remedies permitted by this Section 12 for Minor Defaults.
- 12.2 Notice and Termination. Before either Party may declare a Major Default or termination of this Agreement or bring a legal action to terminate this Agreement, the procedures of this Section must be followed. In the case of a Major Default arising from the conduct of an Annual Review, the procedures of this Section shall be strictly followed and shall constitute a second and independent review of the good faith compliance of Owner.

The Party asserting a Default (the "Non-Defaulting Party") may elect to do so by providing written notice to the Party alleged to be in Default (the "Defaulting Party") setting forth the nature of the Default and the actions, if any, required by the Defaulting Party to cure the Default. The Defaulting Party shall be deemed in Default if the Defaulting Party fails to cure the Default within thirty (30) business days after the date of such notice (for monetary defaults) or within sixty business (60) days after the date of such notice (for non-monetary defaults) ("cure periods"). If the nature of the alleged Default is such that it cannot reasonably be cured within the applicable cure period, the Defaulting Party shall not be deemed to be in Default if it has commenced efforts to cure the Default within the applicable cure period and continues to diligently pursue completion of the cure.

- 12.3 Default Remedies. A Party who complies with the notice of Default and opportunity to cure requirements of Section 12.2 may, at its option, institute legal action to cure, correct, or remedy the alleged Default, enjoin any threatened or attempted violation, enforce the terms of this Agreement by specific performance, or pursue any other legal or equitable remedy. These remedies shall be cumulative rather than exclusive, except as otherwise provided by law.

Furthermore, the City, after first following the procedures set forth in Section 12.2, may give notice of its intent to terminate or modify this Agreement for an uncured Major Default, in which event the matter shall be scheduled for consideration and review by the City Council, using the notice and procedure provisions set forth in Section 10.3 for an Annual Review. The "preponderance of evidence" standard of review set forth in Section 12.4, however, shall be employed rather than the substantial evidence standard set forth in Section 10.2.

- 12.4 Standard of Review. Any determination by City that Owner is in Default shall be based on the preponderance of evidence before the City. In any legal action by Owner challenging the City's determination of Default, the court shall conduct a de novo review of Owner's compliance based on the administrative record and determine if the preponderance of evidence supports the City's determination.
- 12.5 Owner's and City's Exclusive Remedy. City and Owner acknowledge that neither City nor Owner would have entered into this Agreement if it were to be liable in damages under or with respect to all or any part of the Development Plan. Accordingly, except as stated below, neither Party shall sue the other for damages or monetary relief for any matter related to the Development Plan. City may, however, sue Owner for the payment of sums due from Owner to City under provisions of this Agreement which are expressly stated to survive termination of this Agreement. With these exceptions, Owner's and City's litigation remedies shall be limited to declaratory and injunctive relief, mandate, and specific performance.
- 12.6 Waiver; Remedies Cumulative. All waivers of performance must be in a writing signed by the Party granting the waiver. There are no implied waivers. Failure by City or Owner to insist upon the strict performance of any provision of this Agreement, irrespective of the length of time for which such failure continues, shall not constitute a waiver of the right to demand strict compliance with this Agreement in the future.

A written waiver affects only the specific matter waived and defines the performance waived and the duration of the waiver. Unless expressly stated in a written waiver, future performance of the same or any other condition is not waived.

A Party who complies with the notice of Default and opportunity to cure requirements of Section 12.2, where applicable, and elects to pursue a legal or equitable remedy available under this Agreement does not waive its right to pursue any other remedy available under this Agreement, unless prohibited by statute, court rules, or judicial precedent.

Delays, tolling, and other actions arising under Section 14.10 shall not be considered waivers subject to this Section 12.6.

- 12.7 Alternative Dispute Resolution. Any dispute between the Parties may, upon the mutual agreement of the Parties, be submitted to mediation, binding arbitration, or any other mutually agreeable form of alternative dispute resolution. While an alternative dispute process is pending, the statute of limitation shall be tolled for any claim or cause of action which either of the Parties may have against the other.

13. ENCUMBRANCES, ASSIGNMENTS, AND RELEASES.

- 13.1 Discretion to Encumber. This Agreement shall not prevent or limit Owner, in any manner, at Owner's sole discretion, from encumbering some or all of the Property or any improvement on the Property by any mortgage, deed of trust, or other security device to secure financing related to the Property or the Project.

- 13.2 Mortgagee Protection. City acknowledges that the Lender(s) providing financing secured by the Property and/or its improvements may require certain Agreement interpretations and modifications. City shall, at any time requested by Owner or the lender, meet with Owner and representatives of such lender(s) to negotiate in good faith any such interpretation or modification. City will not unreasonably withhold or delay its consent to any requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

13.2.1 Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish, or impair the lien of any mortgage or deed of trust on the Property made in good faith and for value.

13.2.2 If City timely receives a request from a Mortgagee requesting a copy of any notice of Default given to Owner under the terms of this Agreement, City shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of Default to Owner. The Mortgagee shall have the right, but not the

obligation, to cure the Default during the remaining cure period allowed Owner under Section 12.2 of this Agreement.

13.2.3 Except as otherwise provided within this Agreement, any Mortgagee who comes into possession of some or all of the Property pursuant to foreclosure of a mortgage or deed of trust, or deed in lieu of such foreclosure or otherwise, shall:

13.2.3.1 Take that property subject to the terms of this Agreement and as Owner's successor;

13.2.3.2 Have the rights and obligations of an Assignee as set forth in Sections 13.3 and 13.4;

13.2.3.3 Have the right to rely on the provisions of Section 8 of this Agreement, provided that any development proposed by the Mortgagee is in substantial conformance with the terms of this Agreement; and

13.2.3.4 Not be liable for any defaults, whether material or immaterial, or monetary obligations of Owner arising prior to acquisition of title to the Property by the Mortgagee, except that the Mortgagee may not pursue development pursuant to this Agreement until all delinquent and current fees and other monetary obligations due under this Agreement for the portions of the Property acquired by the Mortgagee have been paid to City.

13.3 Transfer or Assignment. Subject to Section 13.5, Owner shall have the right to sell, transfer, or assign its rights and obligations under this Agreement (collectively, an "Assignment") in connection with a transfer of Owner's interest in all, any portion of, or any interest in the Property (the "Transferred Property"). No Assignment shall be made unless made together with the sale, transfer, or assignment of all or any portion of Owner's interest in the Property.

Within fifteen (15) business days after any Assignment, Owner shall notify City in writing of the Assignment and provide City with an Assignment and Assumption Agreement, in a form substantially similar to Exhibit "C", executed by the purchaser, transferee, or assignee (collectively, the "Assignee") to expressly and unconditionally assume all duties and obligations of Owner under this Agreement remaining to be performed at the time of the Assignment.

13.4 Effect of Assignment. Subject to Section 13.5 and unless otherwise stated within the Assignment, upon an Assignment:

13.4.1 The Assignee shall be liable for the performance of all obligations of Owner with respect to Transferred Property, but shall have no obligations with respect to the portions of the Property, if any, not transferred (the "Retained Property").

13.4.2 The owner of the Retained Property shall be liable for the performance of all obligations of Owner with respect to the Retained Property, but shall have no further obligations with respect to the Transferred Property.

13.4.3 The Assignee's exercise, use, and enjoyment of the Transferred Property shall be subject to the terms of this Agreement to the same extent as if the Assignee were the Owner.

13.5 City's Consent. The City's consent shall not be required to an Assignment unless, at the time of the Assignment, Owner has been determined to be in Major Default pursuant to Section 12 and the Major Default has not been cured. If Owner is in Major Default, City shall consent to any Assignment which provides adequate security to City, in the reasonable exercise of City's discretion, to guarantee the cure of the Major Default upon completion of the Assignment.

14. MISCELLANEOUS PROVISIONS.

14.1 Rules of Construction. The singular includes the plural; the masculine gender includes the feminine; "shall" is mandatory; "may" is permissive.

14.2 Entire Agreement. This Agreement constitutes the entire understanding and agreement of City and Owner with respect to the matters set forth in this Agreement. This Agreement supersedes all negotiations or previous agreements between City and Owner respecting the subject matter of this Agreement including, without limitation, the Original City Agreement.

14.3 Recorded Statement Upon Termination. Upon the completion of performance of this Agreement or its cancellation or termination, a statement evidencing completion, cancellation, or termination signed by the appropriate agents of City, shall be recorded in the Official Records of Orange County, California.

14.4 Project as a Private Undertaking. It is specifically understood by City and Owner that (i) the Project is a private development; (ii) City has no interest in or responsibilities for or duty to third parties concerning any improvements to the Property; and (iii) Owner shall have the full power and exclusive control of the Property, subject to the obligations of Owner set forth in this Agreement.

14.5 Incorporation of Recitals. Each of the Recitals set forth at the beginning of this Agreement are part of this Agreement.

- 14.6 Captions. The captions of this Agreement are for convenience and reference only and shall not define, explain, modify, construe, limit, amplify, or aid in the interpretation, construction, or meaning of any of the provisions of this Agreement.
- 14.7 Consent. Where the consent or approval of City or Owner is needed to implement Development under this Agreement, the consent or approval shall not be unreasonably withheld, delayed, or conditioned.
- 14.8 Covenant of Cooperation. City and Owner shall cooperate and deal with each other in good faith and assist each other in the performance of the provisions of this Agreement.
- 14.9 Execution and Recording. The City Clerk shall cause a copy of this Agreement to be signed by the appropriate representatives of the City and recorded with the Office of the County Recorder of Orange County, California, within ten (10) days following the effective date of Ordinance No. 1054, the ordinance adopting this Agreement. The failure of the City to sign and/or record this Agreement shall not affect the validity of and binding obligations set forth within this Agreement.
- 14.10 Delay for Events Beyond the Parties' Control. Performance by either Party of its obligations under this Agreement shall be excused, and the Term shall be extended, for periods equal to the time during which (1) litigation is pending which challenges any matter, including compliance with CEQA or any other local, state, or federal law, related in any way to the approval or implementation of all or any part of the Development Plan. Any such extension shall be equal to the time between the filing of litigation, on the one hand, and the entry of final judgment or dismissal, on the other. All such extensions shall be cumulative; (2) any application by Owner for state or federal regulatory permits and/or approvals required for the Project has been pending more than one year after its submittal; or (3) a delay is caused by reason of any event beyond the control of City or Owner which prevents or delays performance by City or Owner of obligations under this Agreement. Such events shall include, by way of example and not limitation, acts of nature, enactment of new conflicting federal or state laws or regulations (example: listing of a species as threatened or endangered), judicial actions such as the issuance of restraining orders and injunctions, and riots, strikes, or damage to work in process by reason of fire, mud, rain, floods, earthquake, or other such casualties.

If City or Owner seeks excuse from performance, it shall provide written notice of such delay to the other within thirty (30) days of the commencement of such delay. If the delay or default, whether material or immaterial, is beyond the control of City or Owner it shall be excused, and an extension of time for such cause shall be granted in writing for the

period of the enforced delay, or longer as may be mutually agreed upon. Any disagreement between the Parties with respect to whether this Section 14.10 applies to a particular delay or default is subject to the filing by either Party of an action for judicial review of the matter, including requests for declaratory and/or injunctive relief.

14.11 Interpretation and Governing Law. In any dispute regarding this Agreement, the Agreement shall be governed and interpreted in accordance with the laws of the State of California. Venue for any litigation concerning this Agreement shall be in Orange County, California.

14.12 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

14.13 Estoppel Certificate. Within ten (10) business days following a written request by either of the Parties, the other Party shall execute and deliver to the requesting Party a statement certifying that (i) either this Agreement is unmodified and in full force and effect or there have been specified (date and nature) modifications to the Agreement, but it remains in full force and effect as modified; and (ii) either there are no known current uncured Major Defaults under this Agreement or that the responding Party alleges that specified (date and nature) Major Defaults exist. The statement shall also provide any other reasonable information requested. The failure to timely deliver this statement shall constitute a conclusive presumption that this Agreement is in full force and effect without modification, except as may be represented by the requesting Party and that there are no uncured Major Defaults in the performance of the requesting Party, except as may be represented by the requesting Party. Owner shall pay to City all reasonable administrative costs incurred by City in connection with the issuance of estoppel certificates under this Section 14.13 prior to City's issuance of such certificates.

14.14 Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

14.15 Future Litigation Expenses.

14.15.1 Payment to Prevailing Party. If either Party brings a legal or equitable proceeding against the other Party which arises in any way out of this Agreement, the prevailing Party shall be entitled to recover its reasonable attorneys' fees and all other reasonable costs and expenses incurred in that proceeding.

14.15.2 Scope of Fees. Attorneys' fees under this Section shall include attorneys' fees on any appeal and in any post-judgment proceedings to collect or enforce the judgment. This provision is

separate and several and shall survive the termination of this Agreement.

14.15.3 Limitation of Liability. Owner's obligations under this Agreement are solely those of Owner. In no event shall any present, past or future officer, director, shareholder, member, employee, partner, affiliate, manager, representative or agent of Owner (a "Related Party") have any personal liability, directly or indirectly, under this Agreement. Recourse in any way connected with or arising from this Agreement shall not be available against any Related Party.

Owner and City have executed this Agreement on the dates set forth below.

CITY

OWNER

City of Stanton, a California municipal corporation

Stanton Assisted Living, LLC, a California limited liability company

By: _____
Brian Donahue
Mayor

By: _____
Allen Othman
Its: Managing Member

Date:

Date:

ATTEST:

By: _____
Patricia A. Vazquez
City Clerk

APPROVED AS TO FORM:

By: _____
Matthew E. Richardson
City Attorney

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF ORANGE

On _____, 2016, before me, _____, (here insert name and title of the officer), personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(seal)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF ORANGE

On _____, 2016, before me, _____, (here insert name and title of the officer), personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(seal)

EXHIBIT "A"

LEGAL DESCRIPTION

APN: 131-483-02

SEC 36 T 4 R 11 S 110 FT W 330.12 FT N1/2 NW1/4 SW1/4 NW1/4 -EX SW LY TRI
ANG 20 FT TO ST & E 130 FT & POR TO CHANNEL AS PER

APN: 131-483-01

S TWP 4 RGE 11 SEC 36 SEC 36 T 4 R 11 POR NW1/4

APN: 131-483-03

S TWP 4 RGE 11 SEC 36 T4S R11W SEC 36 POR OF NW

EXHIBIT "B"¹
PUBLIC BENEFITS

A. Intent. In addition to complying with the Project conditions of approval which are designed to mitigate the significant environmental impacts of the Project, Owner has committed by this Agreement to provide certain "Public Benefits." The Parties acknowledge and agree that this Agreement confers substantial private benefits on Owner that should be balanced by commensurate Public Benefits. Accordingly, the Parties intend to provide consideration to the public to balance the private benefits conferred on Owner by providing more fully for the satisfaction of the public needs resulting from the Project.

B. Neighborhood Parks. Owner shall be responsible, at its sole cost, for designing, securing any and all permits and approvals, including, without limitation, environmental clearance, and constructing and delivering to the City park improvements for the public park located at 7972 Orangewood Avenue in the City of Stanton ("Park Improvements"), which is legally described as, "N TR 2544 BLK, LOT 34." Such Park Improvement obligations shall be performed in lieu of any State or local requirement for parkland dedication or park in-lieu fees.

(1) Indemnification. In addition to any indemnification provided for in this Agreement, Owner shall indemnify and hold City, its officers, agents, employees and independent contractors, engaged in project planning or implementation, free and harmless from any third-party liability or claims based or alleged upon any act or omission of Owner, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury or death (Owner's employees included) or any other element of damage of any kind or nature, relating to or arising from development of the Park Improvements, except for claims for damages arising through active negligence or willful misconduct of City, its officers, agents, employees and independent contractors. Moreover, Owner shall defend, indemnify and hold the City, its officials, officers, employees, agents, and volunteers free and harmless from any claim or liability arising out of any failure or alleged failure to comply with any prevailing wage laws that may apply to the design and/or construction of the Park Improvements. Owner shall defend, at Owner's expense, including attorneys' fees, City, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions of Owner. City may in its discretion participate in the defense of any such legal claim, action, or proceeding.

(2) Park Improvements. The Park Improvements shall, at a minimum, include the following:

- a. A walkway from the residential neighborhood southwest of the park that terminates at Stanton Avenue, through the parkland, to the bus stop located on Beach Boulevard, south of the park.

¹ Capitalized terms used in this Exhibit "B" shall have the same meaning as those terms are given in the body of this Agreement.

- b. Permanent seating walls
- c. A redesign and rebuild of the screening structure for the water pumping station
- d. The installation of new lighting for safety during the evening hours
- e. The installation of a new irrigation system to be in compliance with the City's water efficient landscape ordinance
- f. The installation of new water efficient landscape materials to be in compliance with the City's water efficient landscape ordinance
- g. Design treatments to be consistent with the Stanton Plaza design, including but not limited to:
 - i. Stonework, archway design
 - ii. Large potted planting containers
 - iii. Stamped concrete walkways
 - iv. Trees installed a minimum 36" box in size
 - v. Shrubs installed at a minimum 5 gallons
 - vi. Ground cover

(3) Timeframe for Park Improvements. Owner shall meet the following schedule for the Park Improvements:

- a. Design Concept completed. The design of the Park Improvements shall be completed and approved by the City Council prior to issuance of building permits (specifically grading permits) for the Project. Such City Council approval includes the City Council's approval of Park Improvement materials. Notwithstanding anything to the contrary in this Agreement, and including, without limitation, the provisions of Section 12, the City may, in its sole and absolute discretion, withhold the issuance of any and all building permits for Owner's Project unless and until the City Council approves Owner's completed design of the Park Improvements (including materials used), which design approval shall not be unreasonably withheld by the City Council.
- b. Construction documents completed. Within six (6) months of the City Council's design approval of the Park Improvements, Owner shall submit complete construction documents to the City for review and permit plan check. The City shall have the sole and absolute discretion to determine whether the submission of construction documents is complete.
- c. Permits. Within six (6) months of Owner's submittal of complete construction documents for City review and plan check, Owner shall obtain any and all required local, City, State, and federal permits associated with the Park Improvements.
- d. Construction completed. Within six (6) months of the issuance of the City's issuance of building permits for the Park Improvements,

but no later than January 1, 2019, Owner shall complete the Park Improvements' construction and deliver such completed Park Improvements to the City. As used in this Section B(3)(d) and B(5), "completion" shall be all final inspections and final approvals of the Park Improvements by the City, County, and any and all other applicable governmental and quasi-governmental entities or agencies and utility providers have been obtained as necessary and the City Council has taken action to accept the Park Improvements. The City shall have the sole and absolute discretion to determine whether such Park Improvements' construction is complete.

- (4) Park Improvement Costs. The Owner's Park Improvement obligations shall be solely performed by Owner at the Owner's sole cost, including, without limitation, the Park Improvements' design, permitting, construction, and any and all other related costs, per the plans and specifications approved by the City Council.
- (5) Final Approval of Project Contingent on City's Final Approval of Park Improvements. The Project shall not be finalized by the City, and the City shall not release gas for the Project until the Park Improvements have been constructed in accordance with this Agreement and the Park Improvements are complete.
- (6) Payment of In-Lieu Fees. Notwithstanding Section B(5), should the Owner fail to deliver the Park Improvements to the City in the manner and schedule provided in this Agreement, City may, in its sole and absolute discretion, declare Owner to be in Major Default and exercise its remedies under Section 12, or require that Owner pay to the City in-lieu fees ("Fees") to satisfy its Public Benefit obligations. If City exercises its option to collect Fees, the Parties agree that the Fees shall be a total of Six Hundred and Forty Two Thousand and Three Hundred and Twelve Dollars (\$642,312). Upon Owner's payment in full of the Fees, the City shall final the Project, if it is complete, in the City's sole and absolute discretion, and release gas for the Project. Owner's failure to pay the Fees in full, as required under this subsection B(2)(6) shall be a Major Default of this Agreement.

EXHIBIT "C"

ASSIGNMENT AND ASSUMPTION AGREEMENT

ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT BETWEEN CITY OF STANTON AND

THIS ASSIGNMENT AND ASSUMPTION OF DEVELOPMENT AGREEMENT BETWEEN CITY OF STANTON AND _____ ("**Assignment**") is made as of the ____ day of _____, 20__ ("**Effective Date**"), by and among [ENTITY] ("**[ENTITY]**") a [LEGAL DESIGNATION] and _____ ("**Assignee**") with reference to the following facts:

RECITALS

A. [ENTITY] has entered into that certain Development Agreement, dated _____, 20__ by and between the City of Stanton ("**City**"), on the one hand, and [ENTITY], on the other hand ("**Agreement**") for certain real property consisting of approximately _____ acres of land located in the City, more particularly described in Exhibit "A" ("**Property**").

B. [ENTITY] desires to assign and delegate, and Assignee desires to accept and assume, all of [ENTITY'S] rights and obligations under the Agreement in accordance with the terms and conditions set forth herein.

C. City has approved the Assignment in accordance with the terms and conditions set forth herein and in the Agreement.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, [ENTITY] and Assignee do hereby agree as follows:

1. Assignment and Assumption. Effective as of the Effective Date, [ENTITY] hereby assigns, transfers, and conveys to Assignee all of [ENTITY'S] rights, interest, duties, liabilities, and obligations in, to, and under the Agreement, and Assignee hereby accepts and assumes all such rights, interests, duties, liabilities, and obligations under the Agreement from [ENTITY] for [the Property or a portion of the Property] ("**Assigned Property**"), except to the extent [ENTITY] has retained a portion of the Property (the "**Retained Property**").

2. City Consent to Assignment. Effective as of the Effective Date, City hereby consents to the Assignment and hereby fully releases and forever discharges

[ENTITY] from any and all obligations to City under the Agreement for the Assigned Property, [except [ENTITY'S] obligations with respect to the Retained Property].

3. Entire Agreement. This Agreement represents the final and entire agreement between the parties in connection with the subject matter hereof, and may not be modified except by a written agreement signed by both [ENTITY] and Assignee.

4. Governing Law. This Agreement has been prepared, negotiated, and executed in, and shall be construed in accordance with, the laws of the State of California, without regard to conflict of law rules.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

[ENTITY]:

[ENTITY]
a [LEGAL DESIGNATION]

By: _____
Name:
Its:

Assignee:

By: _____
Name:
Its:

City:

City of Stanton,
a California Municipal Corporation

By: _____
Name:
Its:

Hart, Kelly

From: Julie Mayrhofer [REDACTED]
Sent: Monday, June 20, 2016 7:55 PM
To: Hart, Kelly
Subject: public hearing/planning commission meeting 5 story mixed use property

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Good Evening Kelly,

My name is Julie Mayrhofer, my husband and I are 35 year residents of Stanton. I am unable to attend the city meeting regarding the building on Beach and Catherine. I would like to voice my issues.

Noise, traffic, cars, truck safety concerns, just to name a few.

Across Beach Blvd. is a perfectly good/vacant center, Ralphs grocery store and all the other stores are gone, Wendy's and Mimi's gone! Easy access to Beach Blvd or to Garden Grove Blvd. Turning out of Catherine Ave. onto Beach on any day is touchy and tricky, so add to the mix construction, trucks and now we have a mix of accidents to humans! Building on this corner will not do any good for any of the surrounding neighborhoods. We recently did a major paving job in our neighborhood and had to get permission from the Code Enforcement department, but with all the cars parked out there AND the paving machinery it was a bear to make turns out of the neighborhood.

I am oppose to this building on the corner of Beach Blvd. and Catherine Ave.

This is no place for this building when there are other sites.

Thank You
Julie Mayrhofer

Hart, Kelly

From: [REDACTED]
Sent: Monday, June 20, 2016 9:50 PM
To: Hart, Kelly
Subject: RE: Proposed development of five-story mix-use property at the northeast corner of Beach Blvd. and Catherine Ave.

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Dear Sir/Madam,

As a resident/property owner of Stanton Square, which is located right on Catherine Avenue, I strongly oppose this development.

This is an irresponsible idea on many different levels.

First, there are currently no structures around in Stanton that's higher than perhaps two-stories. This does not work well with what the city already has in place. This will hurt the cohesiveness of the neighborhood and disrupt the flow of the established surrounding community.

Second, there are currently many residential properties located just behind the proposed development site. Putting a multi-use, high traffic development will undoubtedly congest the area that's already seen a huge increase in vehicle traffic by the recent development of a multi-unit residential property that is located on the north side of Catherine Ave. This will inevitably create less desirability of our properties and the property value will decrease tremendously. Such negative financial impact is the last thing we want as a property owner.

Third, there is already a large population of homeless in the City of Stanton. With this development, that will create another place for this population to congregate bringing other negative issues such as illegal drug transactions, prostitution and gang activities. These are all well known issues in the City of Stanton, and this will hit too close to home.

These are just some of the reasons why we should not have this development approved.

I urge the elected officials take note of these and not approve this project.

Sincerely,

Kevin Yang
Resident, City of Stanton

Hart, Kelly

From: Susan Yoder [REDACTED]
Sent: Tuesday, June 21, 2016 11:43 AM
To: Hart, Kelly
Subject: Comments for Planning commission special meeting on June 22 regarding 5 story development at Beach Blvd and Catherine Ave.

I will say right off I think this project as proposed is totally inappropriate for the site.

I am a longtime resident at [REDACTED] (since 1999) in the Stanton Square Condo development, so I exit from Catherine onto Beach Blvd every day. Catherine Ave. is a small side street which provides an exit for a lot of residential area. This traffic is not governed by a street light, nor will it ever be, since it is just a small side street. Getting out against the heavy traffic on Beach is always hazardous, especially since southbound traffic uses it for u-turns. A five story complex on that corner is going to greatly add to the traffic at that corner and make it difficult to get out at all onto Beach Blvd.

A second problem will be parking. While the parking structure may be enough for the staff of the residential and commercial portion, it will not be enough for customers and family visitors to the assisted living facility. At one time my mother, was in such a facility, and parking always overflowed into the local neighborhood. Parking is very limited on Catherine, and what is there is already used.

A third problem is the very size of the facility. My understanding is the lots behind Catherine are scheduled for residential development from single family homes to two-story homes. The property values of those homes will be severely impacted by a large 5 story structure in their view field.

There are other nearby sites where such a development would be more appropriate. Just across the street from Catherine Ave. on Beach Blvd. there is a large empty lot which formerly supported a manufactured home business. Such a development there would not provide a set of problems to a residential area like the one proposed on Catherine Ave. There is also the largely abandoned shopping center nearby on Beach which could certainly be used.

Please veto this proposal and consider another more appropriate use of the property.

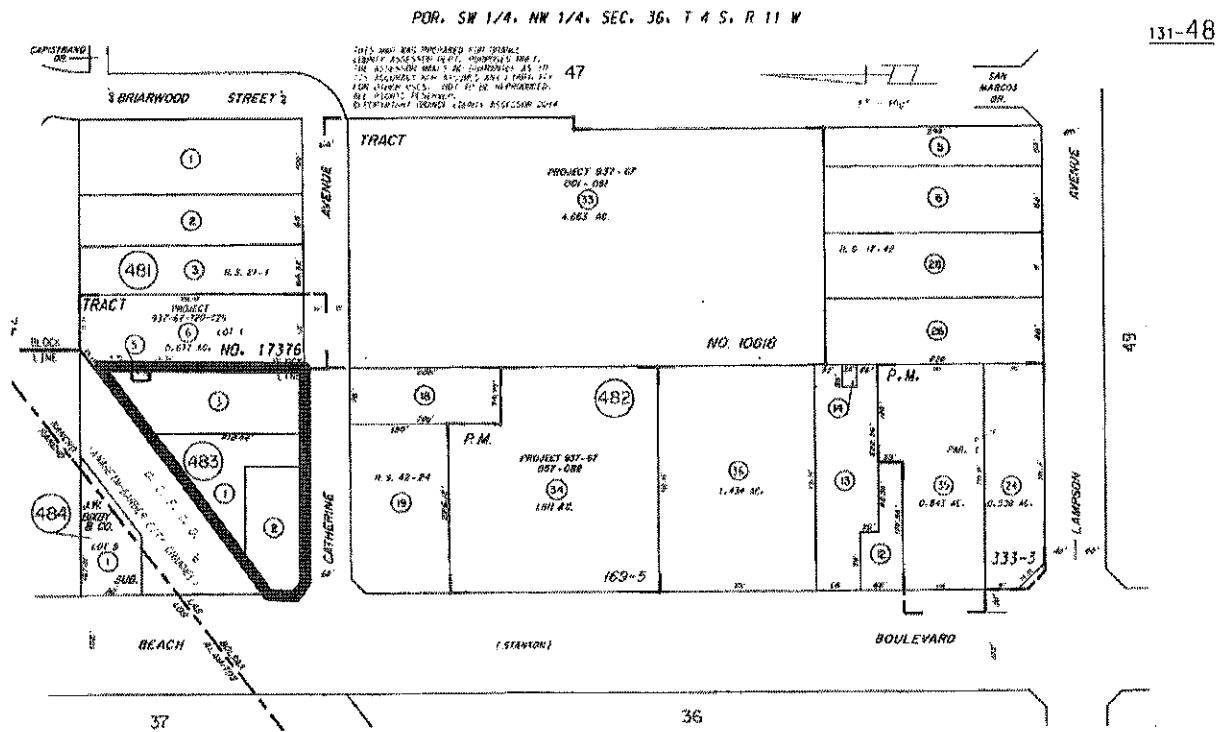
This is a small lot, and my neighbors tell me that more then 30 years ago, the city planned to make it a park. That park was never developed. Why not reconsider those plans.

Please reply to confirm you have received my email. I will probably not be able to attend but I want my voice heard.

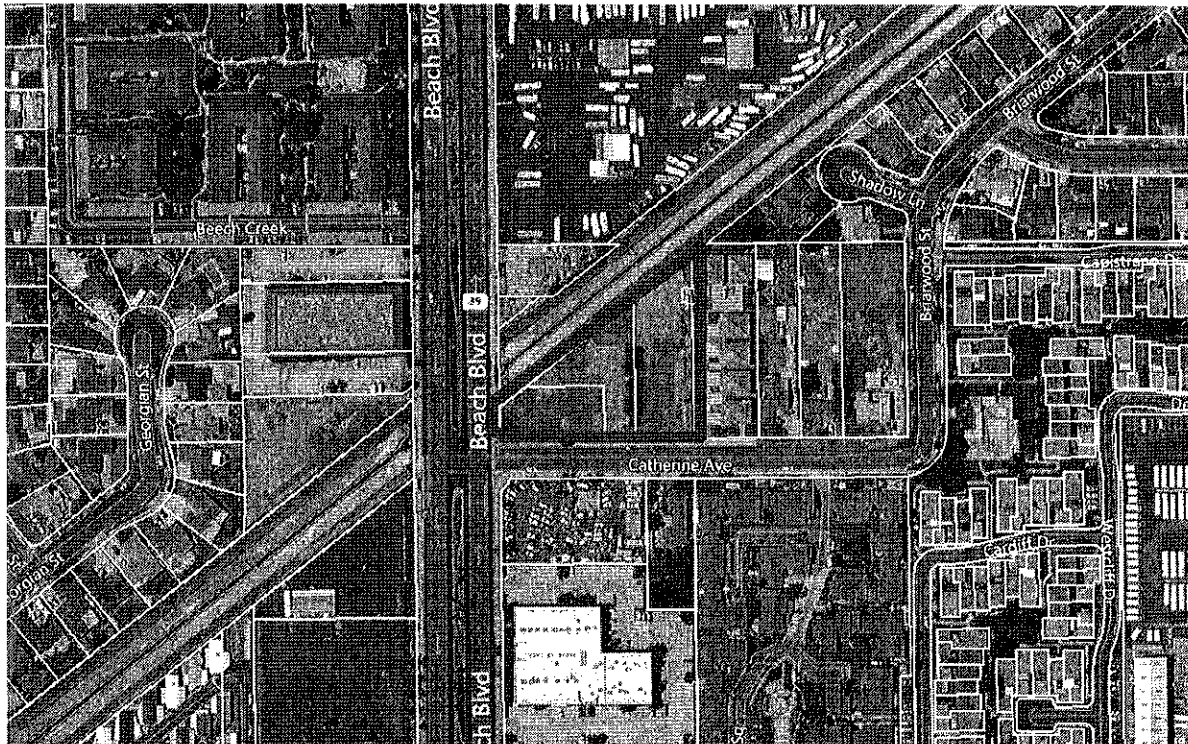
Susan Yoder
[REDACTED]

Stanton CA 90680 [REDACTED]

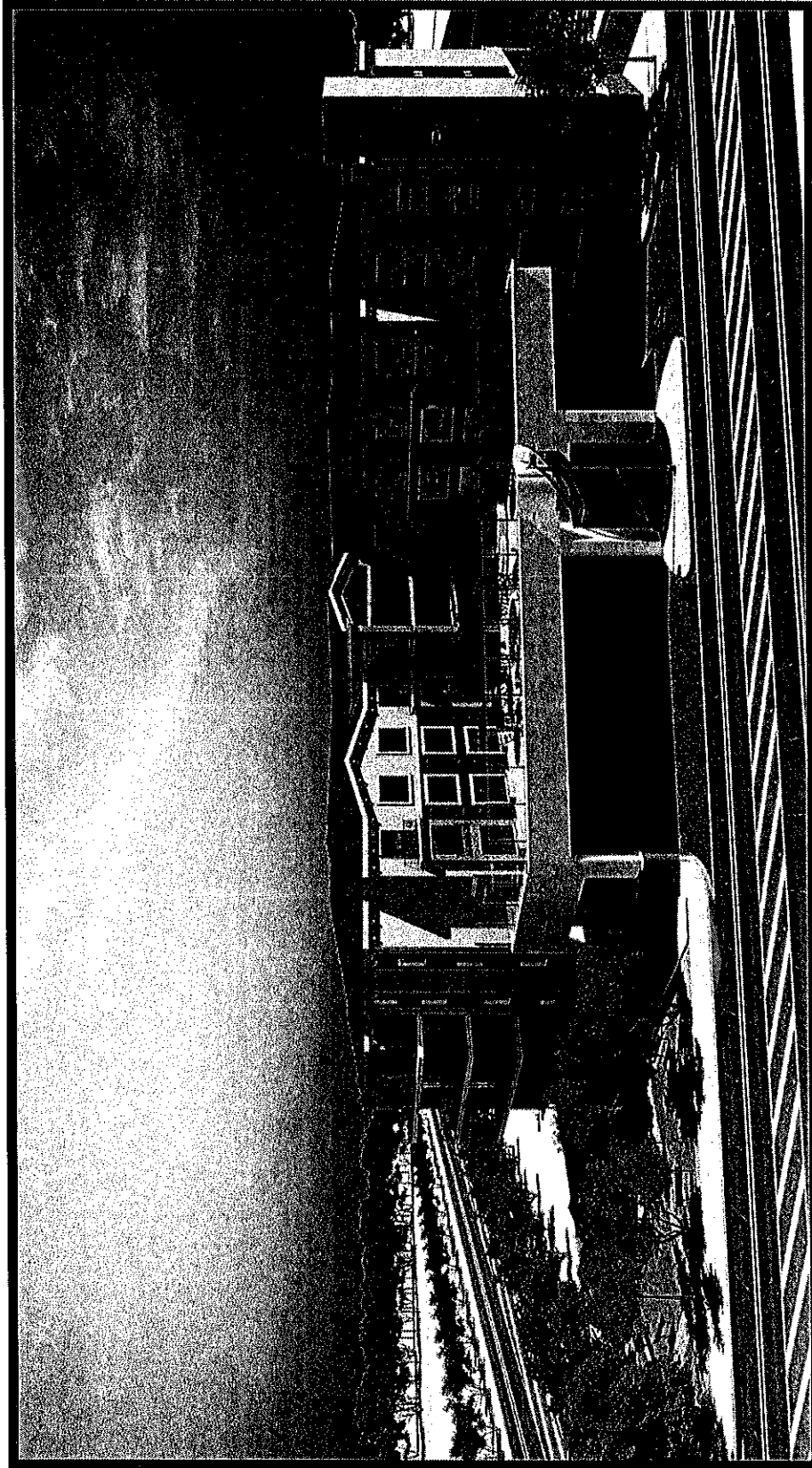
Vicinity Map 12282 Beach Blvd.



Aerial Map



ASSISTED LIVING FACILITY
MIXED-USE



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ADDRESS: 420 GOODROAD, SUITE # 200
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PHONE: (408) 938-1049

Building Your Future
USS CAL BUILDERS
ADDRESS: 8091 MAIN STREET, STANTON, CA 90680
PHONE: (714) 923-4832

ABBREVIATION

[illegible]

SYMBOLS

[illegible]

APPLICABLE CODE

1. CITY OF STANTON ZONING CODE
2. 2013 CALIFORNIA BUILDING CODE
3. 2013 CALIFORNIA PLUMBING CODE
4. 2013 CALIFORNIA MECHANICAL CODE
5. 2013 CALIFORNIA ELECTRICAL CODE
6. 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE

PROJECT TEAM

<p>Consultant: Electrical Engineer TTD Address: 1925 West 2672nd Dallas, TX 75229 Phone: (972) 356-3400 Fax: (972) 356-3400 E-mail: rajagopal@ttddirect.com</p>	<p>Consultant: Jm Consultant TTD Address: 1925 West 2672nd Dallas, TX 75229 Phone: (972) 356-3400 Fax: (972) 356-3400 E-mail: rajagopal@ttddirect.com</p>
<p>Consultant: Consultant Engineer TTD Address: 1925 West 2672nd Dallas, TX 75229 Phone: (972) 356-3400 Fax: (972) 356-3400 E-mail: rajagopal@ttddirect.com</p>	<p>Consultant: Mechanical Engineer TTD Address: 1925 West 2672nd Dallas, TX 75229 Phone: (972) 356-3400 Fax: (972) 356-3400 E-mail: rajagopal@ttddirect.com</p>
<p>Consultant: Mechanical Engineer TTD Address: 1925 West 2672nd Dallas, TX 75229 Phone: (972) 356-3400 Fax: (972) 356-3400 E-mail: rajagopal@ttddirect.com</p>	<p>Consultant: Mechanical Engineer TTD Address: 1925 West 2672nd Dallas, TX 75229 Phone: (972) 356-3400 Fax: (972) 356-3400 E-mail: rajagopal@ttddirect.com</p>

SHEET INDEX

ARCHITECTURAL DRAWINGS		TITLE	SCALE
SHEET			
A-200	COVER TITLE	N/A	
A-201	COVER SHEET	N/A	
A-100	SITE PLAN	1"=20'-0"	
A-102	FIRST FLOOR PLAN	3/32"=1'-0"	
A-103	SECOND FLOOR PLAN - PARKING	3/32"=1'-0"	
A-104	OVERALL - THIRD FLOOR PLAN	3/32"=1'-0"	
A-105	FOURTH FLOOR PLAN	3/32"=1'-0"	
A-106	FIFTH FLOOR PLAN	3/32"=1'-0"	
A-107	ROOF PLAN	3/32"=1'-0"	
A-202	EXTERIOR ELEVATION	3/32"=1'-0"	
A-201	EXTERIOR ELEVATION	3/32"=1'-0"	
A-202	EXTERIOR ELEVATION	3/32"=1'-0"	
A-203	EXTERIOR ELEVATION	3/32"=1'-0"	
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A-551	EXTERIOR ELEVATION		

OCCUPANCY/AREA TABLE

Year	Security	General	Per. Health	Child Development	Other	Other
1	General	14	14	14	14	14
2	General	14	14	14	14	14
3	General	14	14	14	14	14
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74	General	14	14	14	14	14
75	General	14	14	14	14	14

PROJECT SUMMARY

[illegible]

**BUILDING AREA
SUPPLY**

ITEM	QTY	UNIT	PRICE	AMOUNT
1. CURRENT CLING - 1.21 SF				
2. CURRENT LINING - 1.21 SF				
5. OTHERS - 2.39 SF				
TOTAL				10.00 SF
SBL 4TH FLOOR ASBESTOS LIVING AREA - 25.19 X 3.7 = 93.82 SF				
TOTAL AREA = 45.16 SF				

REPORTS

[illegible]

PARKING REQUIREMENTS

3013 576000 ± 10	
1408 580200 ± 8	
KITCHEN-1 SPACE/250 SF	
OUTPATIENT CLINIC-1 SPACE/250 SF	
TOTAL PARKING REQUIRED	= 88
HANDICAP SPACES REQUIRED @ 2% OF TOTAL	= 4
STREET PARKING PROVIDED	= 1
ON STREET LOADING SPACE (COUNTED AS PARKING SPACE)	= 1
CLEAN AIR VEHICLE PARKING = 0	
TOTAL PARKING PROVIDED	= 73

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ARCHITECTURE + DESIGN

ADDRESS: 20 TRUMAN SUITE 210
IRVINE, CA 92620

PHONE: (949)608-0245
E-MAIL: marji@studiopi2.com

www.studiopi2.com

CLIENT: *Building Your Future*
USS CAL BUILDERS

ADDRESS: 8051 MAIN STREET
STANTON, CA 90680
PHONE: (714) 828-4882

PROJECT:

MIXED-USE

PROPERTY ADDRESS:

COVER SHEET

PROJECT NUMBER	0903
DATE	02/09/2016
DRAWN BY	P. MOBIN

A-001

SCALE $1/4" = 1'-0"$

VICINITY MAP



studioπ²
ARCHITECTS + DESIGN

ADDRESS: 20 TRUMAN SUITE 210
IRVINE, CA 92620
PHONE: (949) 903-0245
E-MAIL: info@studioπ2.com
www.studioπ2.com

REV.	NO.	DESCRIPTION	DATE
1	1	ROOT ADDITION	03/02/11
2	2	ADDITIONAL SITE IMPROVEMENTS	01/06/11
3	3	PROPOSED EXISTING	01/06/11
4	4	DRIVE ENTRANCE IMP.	01/06/11
5	5	WALKWAY IMP.	01/06/11
6	6	PROPOSED TROUBLE	01/06/11
7	7	PROPOSED TROUBLE	01/06/11
8	8	PROPOSED TROUBLE	01/06/11

CLIENT:
USS CAL BUILDERS
ADDRESS: 8051 MAIN STREET
STANTON, CA 95680
PHONE: (714) 229-4822

PROJECT:
ASSISTED LIVING FACILITY
MIXED-USE
PROPERTY ADDRESS:
1799 BEECH BLVD
STANTON, CA 95680

SITE PLAN
PROJECT NUMBER: 0903
DATE: 02/09/2011
DRAWN BY: P. MOJIBI
CHECKED BY: B. KHADIVI

A-100
SCALE: As Indicated

- SITE GENERAL NOTES**
- PLEASE REFER TO GROUND FLOOR PLAN ON SHEET A2 FOR TYPICAL DRIVEWAY AND SIDEWALK DETAILS.
 - PLEASE REFER TO SHEET A1 FOR MINIMUM DISTANCE REQUIREMENTS.
 - PLEASE REFER TO SHEET A3 FOR MINIMUM DISTANCE REQUIREMENTS.
 - PLEASE REFER TO SHEET A4 FOR MINIMUM DISTANCE REQUIREMENTS.
 - PLEASE REFER TO SHEET A5 FOR MINIMUM DISTANCE REQUIREMENTS.
 - PLEASE REFER TO SHEET A6 FOR MINIMUM DISTANCE REQUIREMENTS.
 - PLEASE REFER TO SHEET A7 FOR MINIMUM DISTANCE REQUIREMENTS.
 - PLEASE REFER TO SHEET A8 FOR MINIMUM DISTANCE REQUIREMENTS.
 - PLEASE REFER TO SHEET A9 FOR MINIMUM DISTANCE REQUIREMENTS.
 - PLEASE REFER TO SHEET A10 FOR MINIMUM DISTANCE REQUIREMENTS.

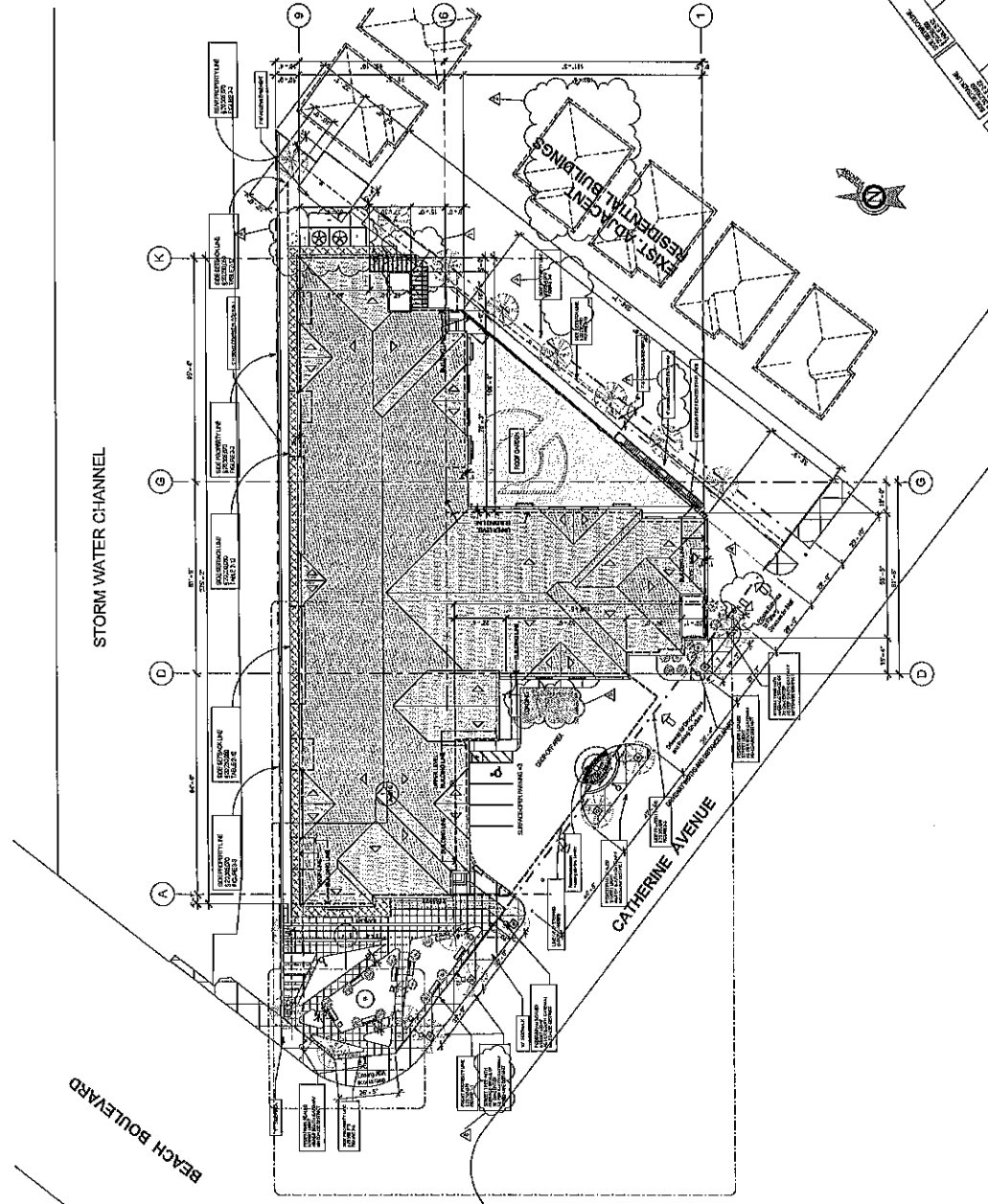
LEGEND

PP	POWER POLE
DWY	DRAINAGE
HYD	FIRE HYDRANT
CS	CATCH BASIN
SMH	SEWER MANHOLE
E	ELECTRICAL FACILITIES

NOTE: ON SITE EXISTING WIRE FENCE TO BE REMOVED

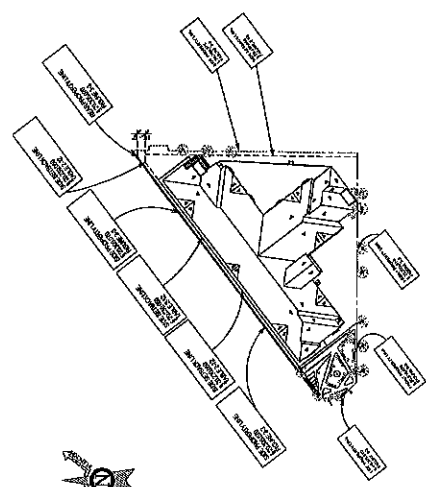
EXTENDED EXIST. BALCONY

5' UNOBSTRUCTED TRAVEL PATH



1 SITE PLAN
SCALE: 1" = 30'-0"

2 KEY SITE PLAN (PROPERTY LINE)
SCALE: 1" = 50'-0"




1 3RD FLOOR PLAN
SCALE 3/32" = 1'-0"

ADDRESS: 20 TRUMAN SUITE 210
IRVINE, CA 92620

PHONE: (949) 608-0245
E-MAIL: marly@studiop2.com

www.studiopi2.com

[illegible]

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Building Your Future

CLIENT:

ADDRESS: 8051 MAIN STREET
STANTON, CA 90680

PHONE: (714) 828-4852

PROJECT:
ASSISTED LIVING FACILITY
MIXED USE

PROPERTY ADDRESS:
12282 BEACH BLVD
STANTON CA 90680

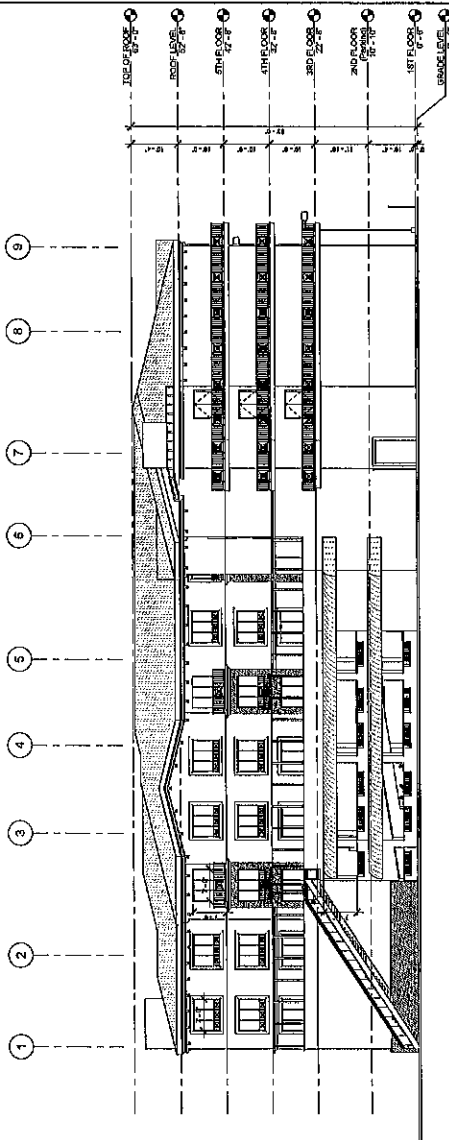
EXTERIOR ELEVATION

PROJECT NUMBER	0903
DATE	02/09/2016
DRAWN BY	P. MOBINI
CHECK BY	P. MOBINI

A-201

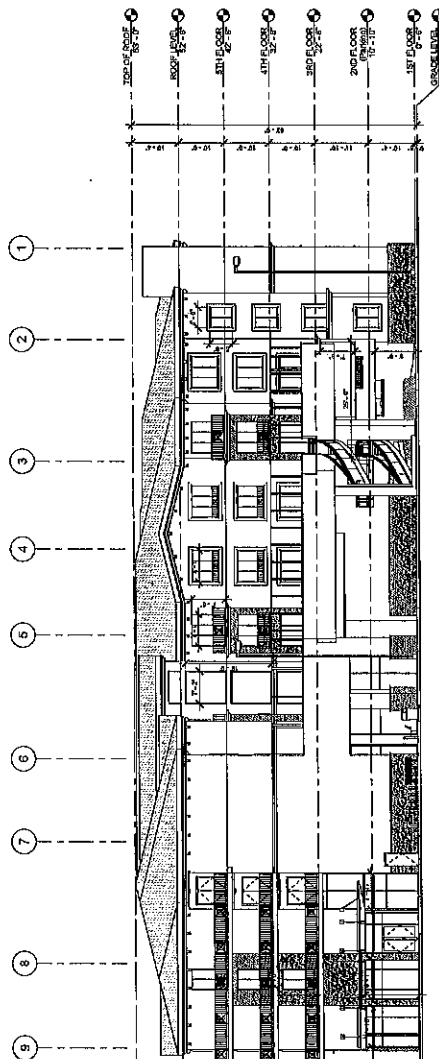
SCALE $3/32" = 1'-0"$

GENERAL NOTES



FAST ELEVATION

SCALE 3/32" = 1'-0"



WEST ELEVATION

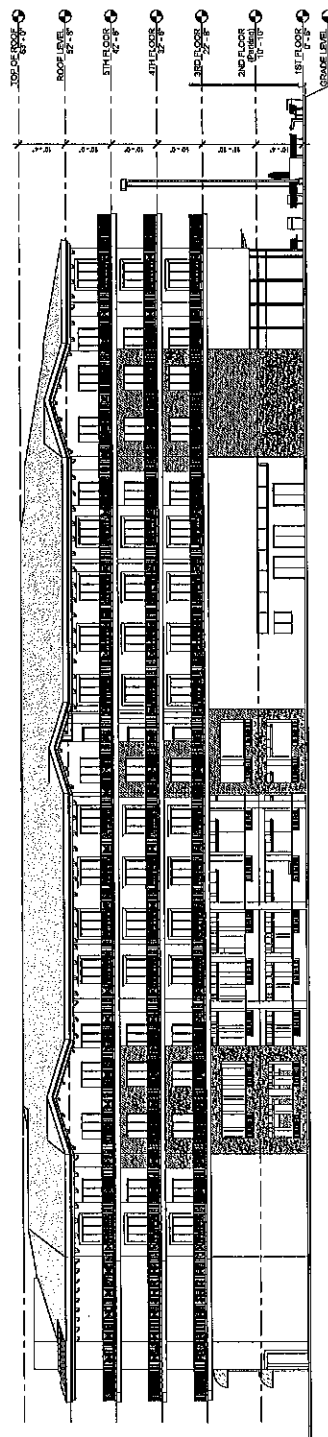
SCALE 3/32" = 1'-0"

Fayate to Window Ratio (Window:Finestration)		
Residential	Ratio	Window:Openings
Level 1, 2 and 3	40.56%	40.56%
East	3662.52	40.56%
South	4521.52	28.9%
West	2259.52	28.9%
East	4402.52	25.6%
West	5381.52	27.4%
General Floor	Payable	Window:Openings
North	713.52	46.7%
South	1668.52	60.3%
West	2076.52	44.3%
General Floor	Payable	Window:Openings
North	1842.52	26.27%

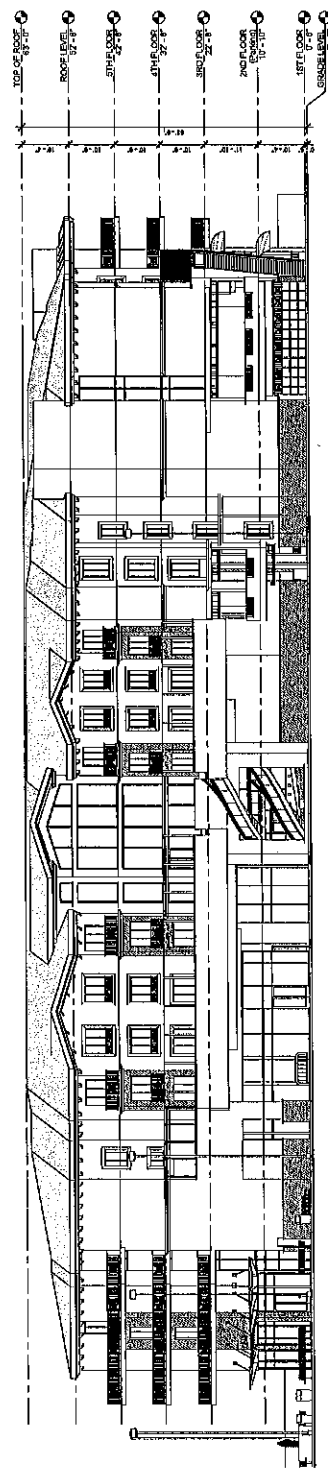
[illegible]

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GENERAL NOTES



2 ELEVATION (ALONG STORM WATER CHANNEL)
SCALE = 3/32" = 1'-0"



1 ELEVATION (ALONG CATHERINE AVE)

GENERAL NOTES

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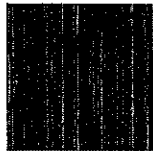
ADDRESS: 6051 MAIN STREET
STANTON, CA 90680

PHONE: (714) 823-4662

PROJECT:	PROPERTY ADDRESS:
ASSISTED LIVING FACILITY MIXED-USE	12282 BEACH BLVD STANTON, CA. 90680

PROJECT NUMBER	0903
DATE	02/09/2016
DRAWN BY	P. MOSENI
CHECK BY	B. KHADIV

A-205



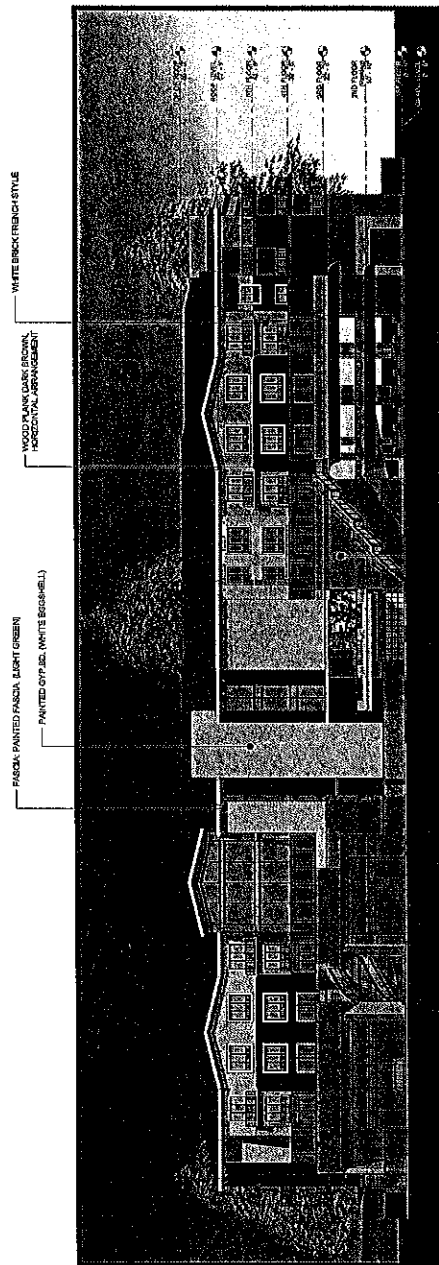
WOOD PLANK
DARK BROWN,
HORIZONTAL ARRANGEMENT



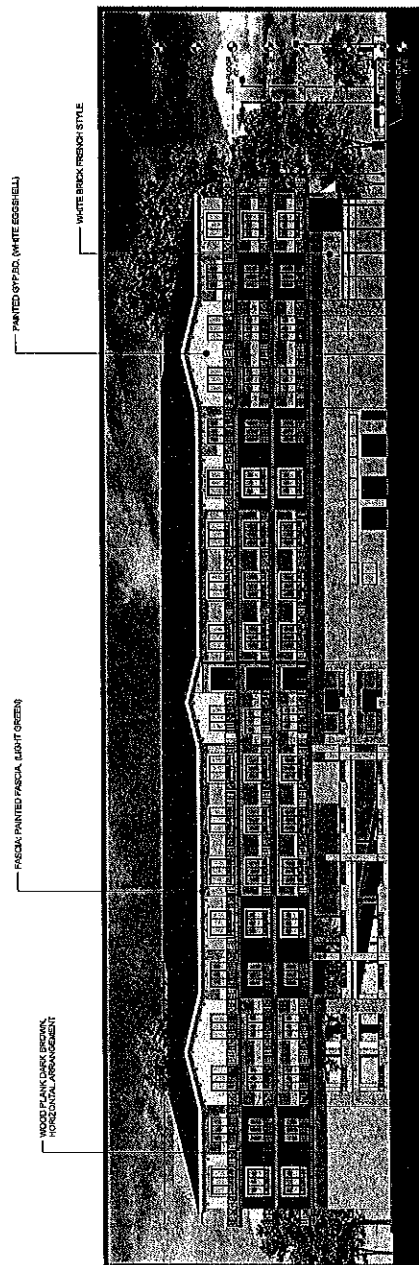
WHITE BRICK
FRENCH STYLE



MARBLE TILE
MAYTE/ANTIQUE SURFACE



SOUTH ELEVATION



NORTH ELEVATION

ADDRESS: 20 TRUMAN SUITE 210
IRVINE, CA 92620

PHONE: (949) 808-0245
E-MAIL: manju@studtop12.com

www.studiopi2.com

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STANTON, CA 90580

PHONE: 714/928-4882

PROJECT:
ASSISTED LIVING FACILITY
MIXED-USE

PROPERTY ADDRESS:
12282 BEACH BLVD
STANTON CA 90687

EXTERIOR ELEVATION

PROJECT NUMBER	D903
DATE	02/09/2016
DRAWN BY	P. MOBINI
CHECK BY	B. KHADIVI

A-206

21



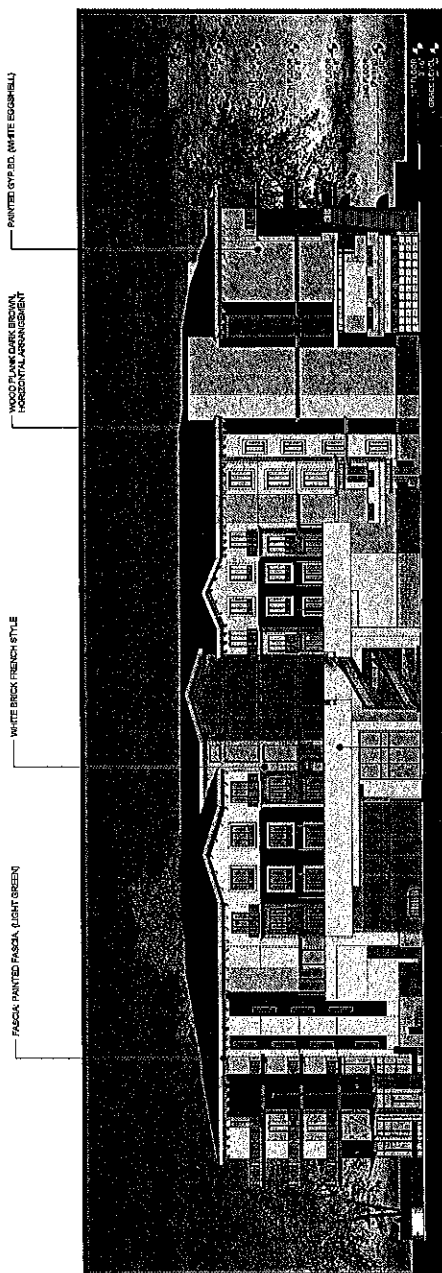
WOOD PLANK
DARK BROWN,
HORIZONTAL ARRANGEMENT



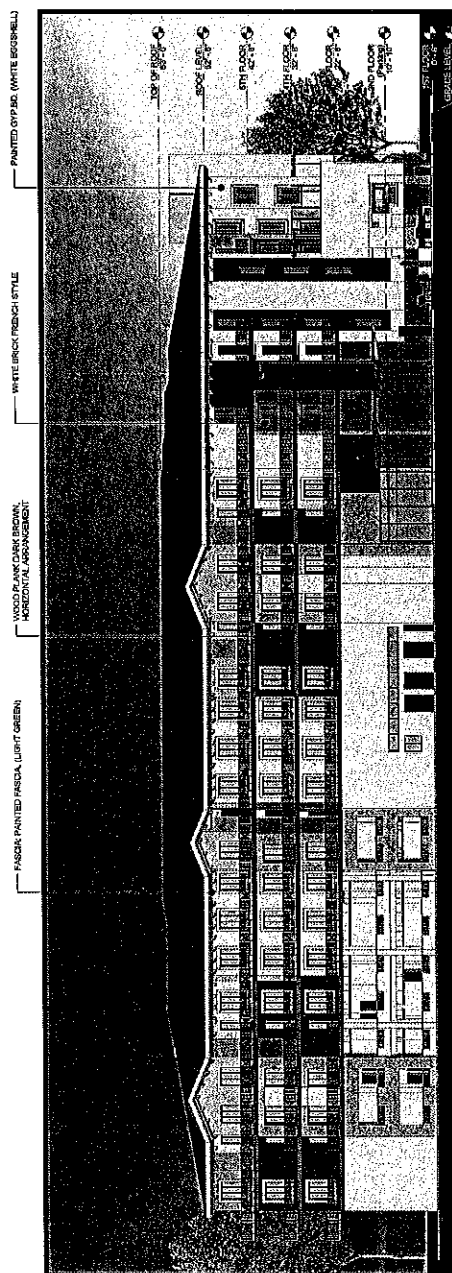
WHITE BRICK
FRENCH STYLE



**MARBLE TILE
WHITE/ANTIQUE SURFACE**



ELEVATION (FROM CATHERINE AVENUE)



ELEVATION (BEACH BOULEVARD)

[illegible]

 **USS CAL BUILDERS**
Building Your Future

CLIENT:

ADDRESS: 8051 MAIN STREET
STANTON, CA 90680

PHONE: (714) 828-4882

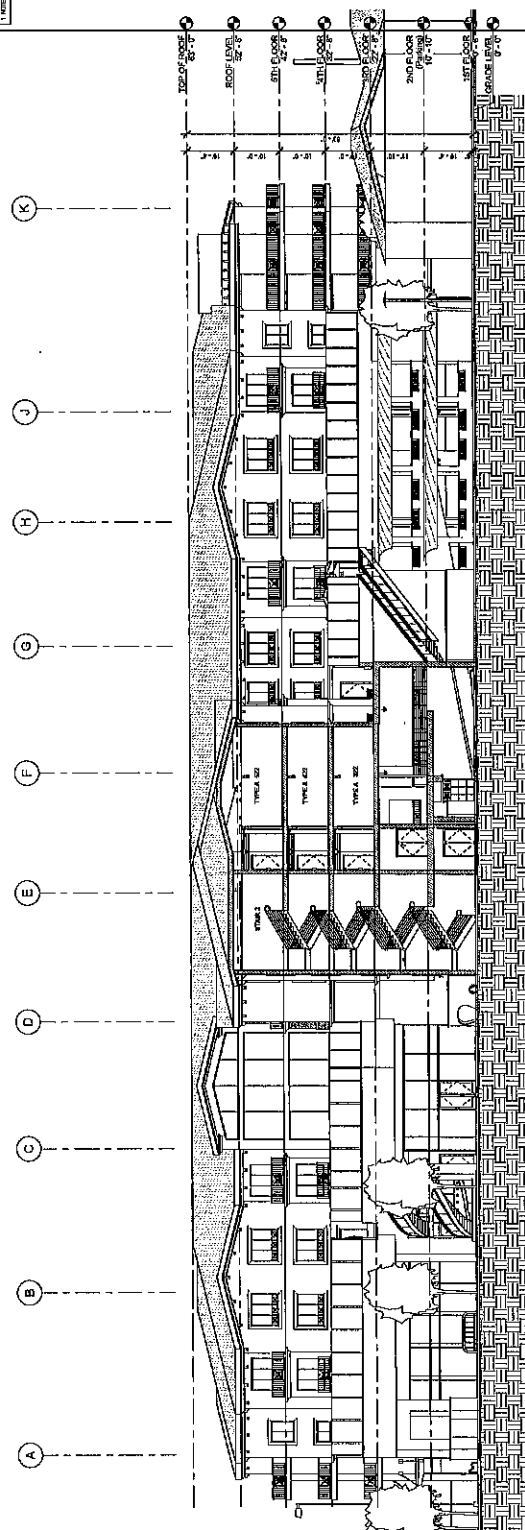
PROJECT:
ASSISTED LIVING FACILITY
MIXED-USE

PROPERTY ADDRESS:
12282 BEACH BLVD
STANTON, CA, 90680

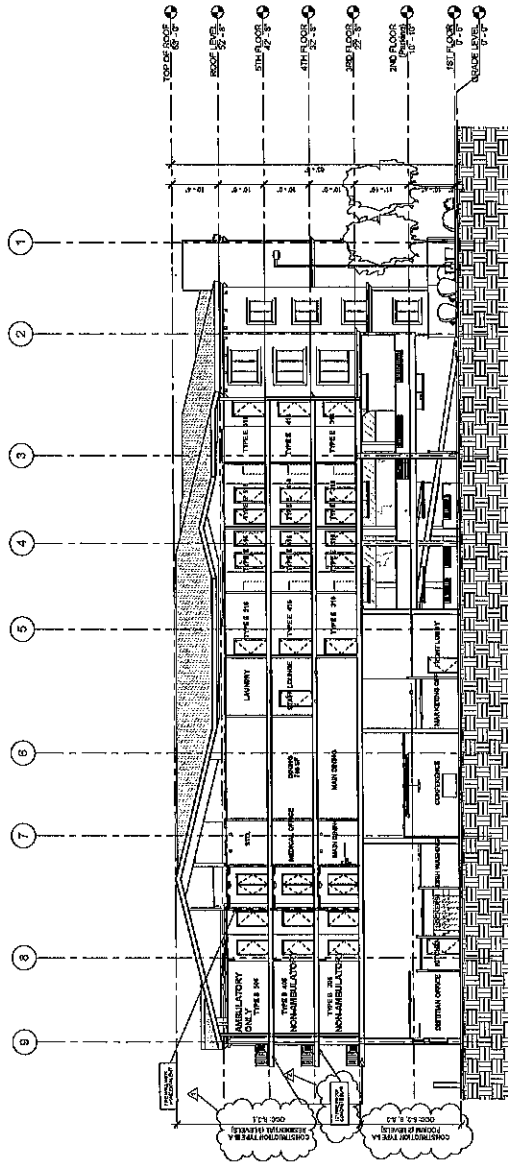
BUILDING SECTION	PROJECT NUMBER	0903
	DATE	02/09/2016
	DRAWN BY	P. MOBINI
	CHECK BY	B. KHADIVI

A-300

21. 2.5×10^4



2 BUILDING SECTION 2
SCALE 3/32" = 1'-0"



1 **BUILDING SECTION 1**
SCALE 3/32" = 1'-0"




ADDRESS: 20 TRUMAN SUITE 210
IRVINE, CA 92620

PHONE: (949) 608-0245
E-MAIL: manju@studiosip2.com

www.studiopi2.com

[illegible]

 **USS CAL BUILDERS**
Building Your Future

CLIENT:

ADDRESS: 8051 MAIN STREET
STANTON, CA 90680

PHONE: (714)828-4832

PROJECT: ASSISTED LIVING FACILITY
MIXED USE

PROPERTY ADDRESS:
12282 BEACH BLVD
STANTON, CA. 90680

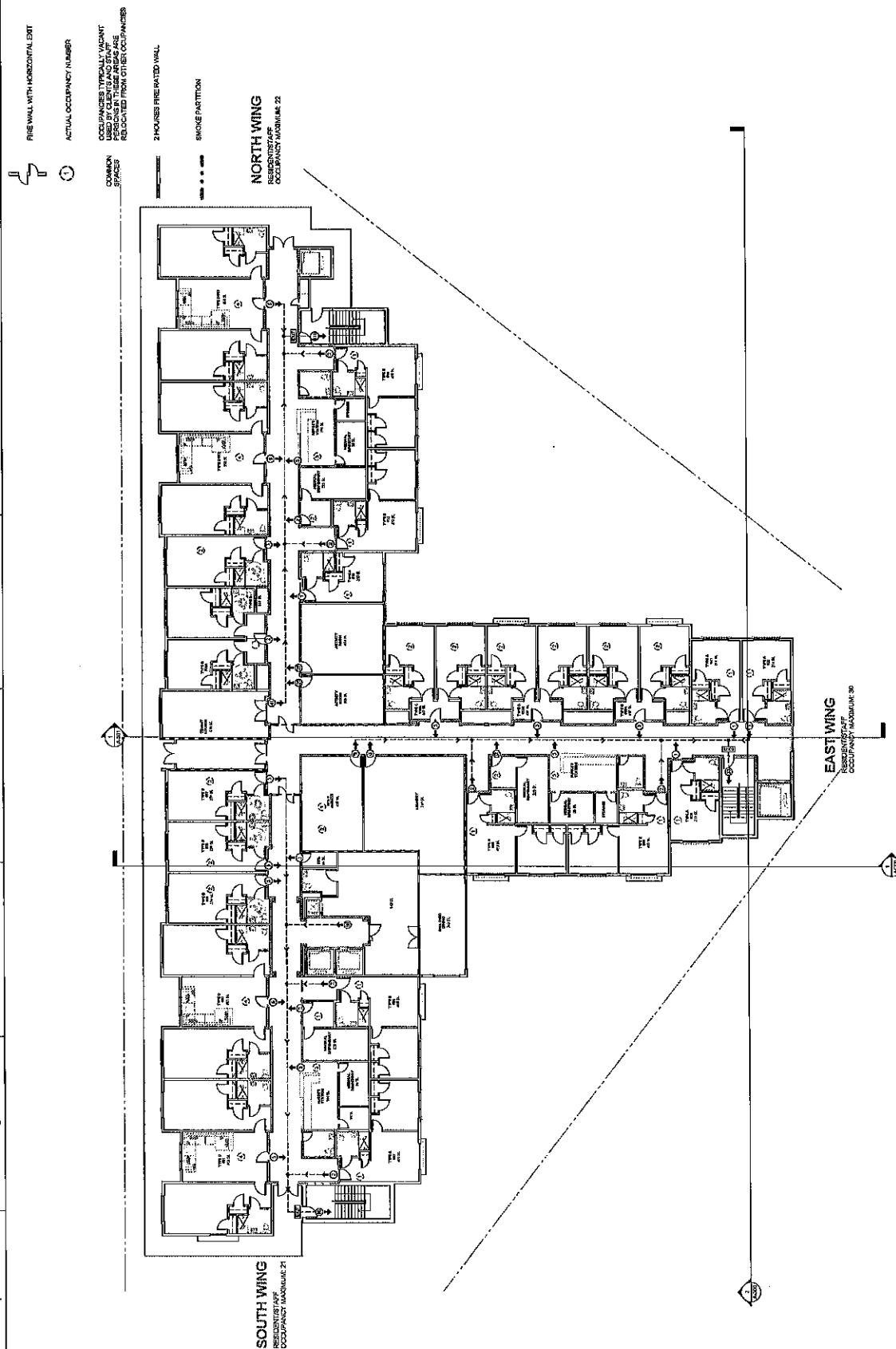
Level 3 Exiting Plan

PROJECT NUMBER	0903
DATE	02/09/2016
DRAWN BY	P. MOBINI
CHECK BY	B. KHADIV

A-904-

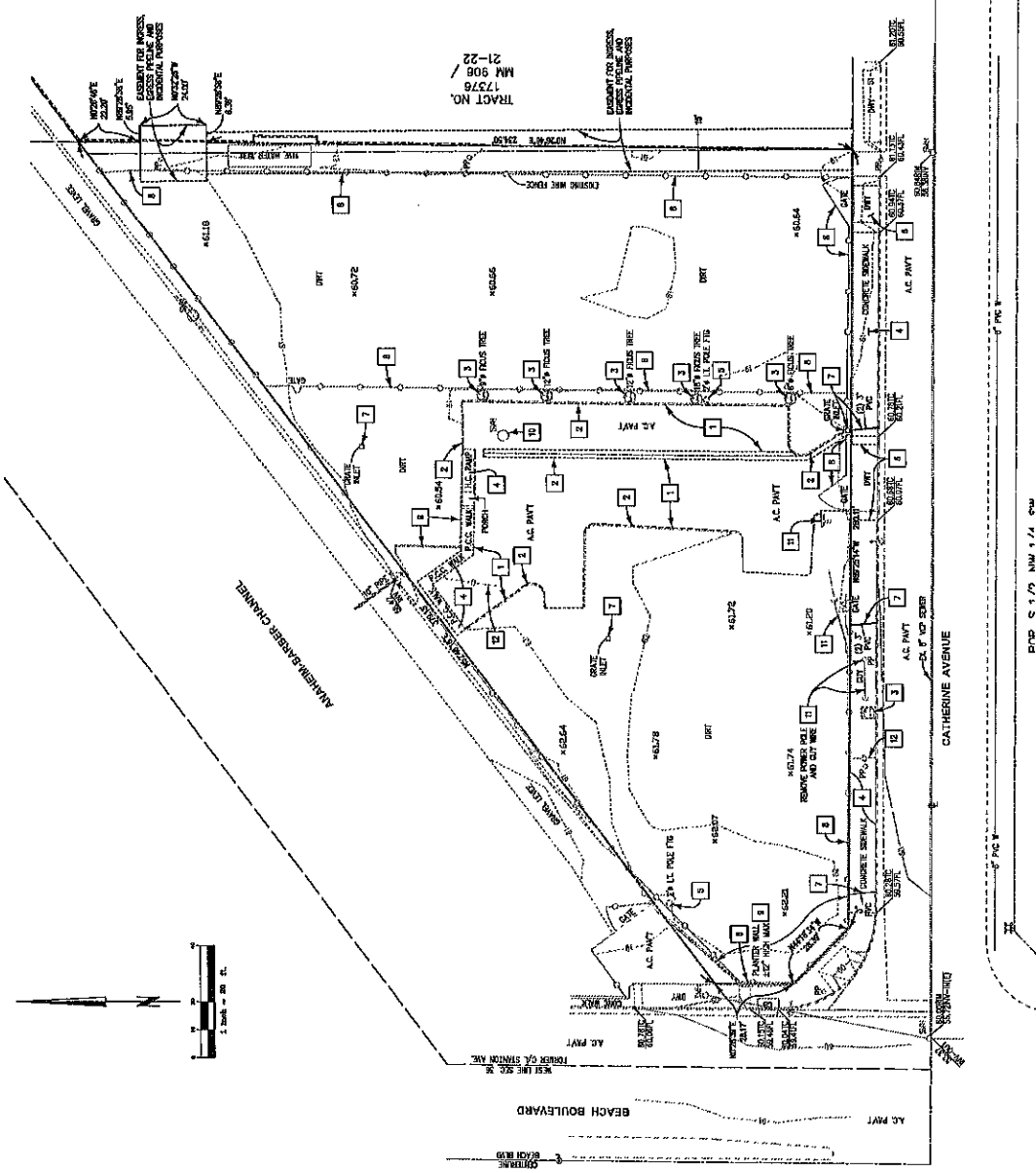
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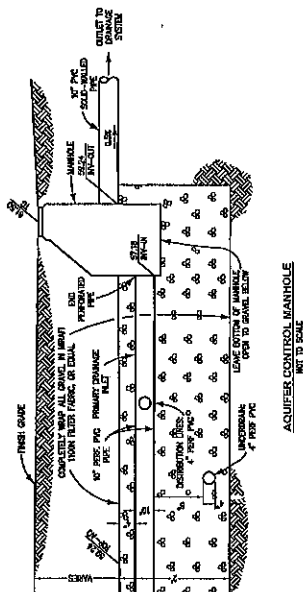
As in



1 LEVEL 3 EXITING PLAN
SCALE 3/32" = 1'-0"

12 SHADOW WINTER JANUARY 7 PM
SCALE 1" = 80'-0"






AQUIFER CONTROL MANHOLE
NOT TO SCALE

STRETCH TO SCALE

CIVIL ENGINEER

 **Sessions
Consulting
Engineers**

231 E. Imperial Hwy., Ste. 2010 Miramar, CA 92655
(714) 213-8854 Email: kerry@sessionscalif.org

PRELIMINARY GRADING PLAN
ASSISTED LIVING PROJECT
12282 BEACH BLVD.
STANTON, CA

PROJECT NO. 8-212-0	DATE 06/11/15	SHEET 2 of 3
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PROJECT NO. 78-212-0	DATE 08/11/85	SHEET 3 of 3
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CITY OF STANTON

REPORT TO CITY COUNCIL

TO: Honorable Mayor and Members of the City Council

DATE: June 28, 2016

SUBJECT: DISCUSSION ON PARKING SOLUTIONS AND PERMIT PARKING

REPORT IN BRIEF:

During the April 12, 2016 City Council meeting, Council member Warren requested staff to develop potential solutions to the parking problems observed throughout the City. This report provides an update on staff's efforts to date, and requests Council's direction for next steps.

RECOMMENDED ACTION:

That the City Council:

1. Declare that the project is not subject to 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.
2. City Council provide staff with direction.

BACKGROUND:

During the April 12, 2016 meeting of the City Council, Council member Warren requested staff to look into solutions to the parking problem prevalent throughout the City, including the option of a city owned parking lot and trolley service. This report provides an update on staff's research to date, and options for moving forward.

ANALYSIS/JUSTIFICATION:

Lack of parking is an issue prevalent through all residential neighborhoods throughout the City. This situation has been exacerbated due to a number of factors including multigenerational households, multi-income households, and the under-parking of older developments. There is no one-size fits all answer to the parking situation. The following sections of this report provide an analysis of different alternatives the City can

employ to help alleviate the situation. For each alternative, staff provides an analysis of the alternative and a list of options for council to consider. The goal would be for council to choose an option, or identify a new option for each parking alternative discussed.

Use of Publicly Owned Property for Public Parking:

The City of Stanton and the Orange County Transportation Authority own a number of lots throughout the City that could be improved for parking purposes. Below is an analysis of each property and the potential for its use for parking:

Old City Corp Yard (10651 Lexington St.):

This property is owned by the City of Stanton, and is located near the end of the cul de sac, on the eastern side of Bell Street. The site is approximately 1.25 acres in size, and is currently vacant. If improved for parking purposes, the site would yield approximately 120 parking spaces.

This site was included in the Long Range Property Management Plan (LRPMP) that was approved by the Department of Finance as part of the redevelopment dissolution process. In the LRPMP, the site was designated for sale for the purposes of residential development. If Council decides to pursue this site for public parking purposes, the LRPMP would need to be revised to identify the site as being maintained for public purposes, and be approved by the Successor Agency, Oversight Board, and Department of Finance. A number of residential developers have shown an interest in the purchase of the site for development.

The site is surrounded by multi-family homes on the north, south, and west, and single-family homes to the east. On-street parking is highly impacted in this area.

Currently there is a new six-foot block wall along the northern property line, a mix of block and wood fencing along the eastern property line, and a chain link fence along the southern and western property lines.

To improve the site as a parking lot, the City would need to grade the site, develop a Water Quality Management Plan, pave the site, improve the perimeter fencing, and provide security lighting. The City would also need to ensure appropriate insurance is obtained. Post construction, the parking facility would need to be maintained, and a repavement schedule would need to be created.

For the anticipated cost, the City Engineer estimated the cost for parking lot paving is approximately \$5.00 per square foot, which includes the asphalt and base, grading and striping. For this site, that would equate to approximately \$250,000. This anticipated cost does not include the cost of the WQMP, perimeter fencing, lighting, or maintenance costs. For the Water Quality Management Plan, previous developments

in the City have indicated the cost for plan development is approximately \$15,000. Cost of improvements to a site associated with the Water Quality Management Plan varies based on the findings of the report. Funds for the lot construction may come from the Lighting and Landscaping District, and Gas Tax monies. The City may also pursue public facilities CDBG grant funds in the next funding cycle.

Options moving forward:

1. Do not pursue lot for parking purposes.
2. Direct City Engineer to conduct a thorough cost analysis for anticipated construction and maintenance prior to moving forward on a final decision.
3. Move forward with plan to develop lot for parking purposes. Authorize staff to begin the process to revise the LRPMP, and authorize City Engineer to move forward with the bidding process.

Vacant City lots at Cerritos Ave. and Flower Ave. (7922 Cerritos Ave., and 10522 Flower Ave.):

These properties are located on the southeast corner of Cerritos and Flower Avenues. The combined area for the properties is approximately 14,800 square feet, and is currently vacant. If improved for parking purposes, the site would yield approximately 35-40 parking spaces.

The site is bounded by Flower Ave., Cerritos Ave., and a publicly accessible alley way. South of the subject site is an existing single family residence. To the east of the site are commercial uses, including the corner lot with a proposed drive-through restaurant. To the south, north, and west are residential uses. Although parking issues have not been directly reported on Flower Ave., impacted on-street parking has been reported on Rose Street, one block to the west of the site.

Perimeter fencing includes City-owned chain link along the north, east and west property lines. Along the south property line is a mix of six-foot tall chain link and wood fencing.

To improve the site as a parking lot, the City would need to grade the site, develop a Water Quality Management Plan, pave the site, improve the perimeter fencing on the southern property line, and provide security lighting. The City would also need to ensure appropriate insurance is obtained. Post construction, the parking facility would need to be maintained, and a re-pavement schedule would need to be created.

For this site, the base improvement costs would equate to approximately \$74,000. This anticipated cost does not include the cost of the WQMP, perimeter fencing on the southern property line, lighting, or maintenance costs. Funds for the lot construction may come from the Lighting and Landscaping District and Gas Tax monies. the City may also pursue public facilities CDBG grant funds in the next funding cycle.

Options moving forward:

1. Do not pursue lot for parking purposes.
2. Direct City Engineer to conduct a thorough cost analysis for anticipated construction and maintenance prior to moving forward on a final decision.
3. Move forward with plan to develop lot for parking purposes. Authorize City Engineer to move forward with the bidding process.

OCTA Properties

Throughout the City, there are a total of four OCTA properties that may be eligible for improvement as parking lots. Per a memo received by Bill Mock, OCTA right-of-way administrator, these properties are able to be leased. The lease rate would be \$1.44 per square foot per year, plus annual CPI increases and a minimum of a \$500 administrative fee from OCTA to start the process. The lease may be structured as a long term lease; however, OCTA reserves the right to terminate the lease with a 30-day written notice. At the end of the lease, the property must be returned back to its original condition.

Limited improvements may be done on-site. The parking medium identified in the memo would be a gravel base. All improvements to the sites (e.g., parking surface, lighting, fencing, etc.) would be a cost incurred directly by the City.

OCTA ROW No. 1 – between Western Ave. and City Boundary, North of Cerritos Ave. (APN: 07-210-33):

This property is the old Union Pacific Railroad right-of-way that runs from Western Ave. in the east, to the city boundary in the west, north of Cerritos Ave. The total area eligible for parking purposes (excluding the improved entry with the UPRR monument signage and the improved landscape area) is approximately 31,000 square feet. If improved for parking purposes, the site could yield approximately 60-70 parking spaces.

The site is bounded by the city boundary to the northwest, Western Ave. to the southeast, commercial and single family residential to the southwest, and single family residential to the northeast.

The residential neighborhoods to the south of the site and across Cerritos Ave., and an apartment complex to the southeast are highly impacted with on-street parking issues. This site is within walking distance of these impacted neighborhoods.

OCTA ROW No. 2 - between Western and Cerritos Avenues (APN: 079-923-13):

This property is the old Union Pacific Railroad right-of-way that runs behind the self serve carwash at the intersection of Western Ave. and Cerritos Ave. The total area eligible for parking purposes (excluding the improved entry with the UPRR monument signage and the improved landscape area) is approximately 43,000 square feet. If improved for parking purposes, the site could yield approximately 90-100 parking spaces.

The site is bounded by Western Ave. to the northwest, Cerritos Ave. to the southeast, a commercial property to the southwest, and a condominium complex to the northeast.

The residential neighborhoods to the southwest of the site, and an apartment complex to the south are highly impacted with on-street parking issues. This site is within walking distance of these impacted neighborhoods.

OCTA ROW No. 3 – between Cerritos Ave. and Pacific Street (APN: 079-320-30):

This property is the old Union Pacific Railroad right-of-way that runs from Cerritos Ave. in the west, to Pacific Street in the east, near Beach Blvd. The total area eligible for parking purposes (excluding the improved entry with the UPRR monument signage and the improved landscape area) is approximately 195,000 square feet. If improved for parking purposes, the site could yield approximately 400-450 parking spaces.

The site is bounded by the Cerritos Ave. to the northwest, Pacific St. to the southeast, a mobile home park to the southwest, and a mix of condominiums, and Fire Station No. 46 to the northeast.

The mobile home park to the southwest and the condominium complex and mix of residential uses on Rose Street are impacted with on-street parking issues. This site is not easily accessible to the mobile home park unless a cut-through is provided. The condominium complex and mix of residential to the north would be able to access the site from the terminus of Rose Street at Pacific Ave.

OCTA ROW No. 4 – Triangle on Beach Blvd. south of Pacific Street (APN: 079-341-08):

This property is excess OCTA owned property located on Beach Blvd., just south of Pacific Street. The total area eligible for parking purposes is approximately 174,000 square feet. If improved for parking purposes, the site could yield approximately 390-400 parking spaces.

The site is bounded by single family residential and a commercial business to the south and southwest; Beach Blvd., and commercial uses to the east, and industrial uses and Fire Station No. 46 to the north, bound by the active rail line.

A number of developers have shown interest in this site. The Council Development Committee has recently met with a residential developer interested in this site. OCTA has indicated they are not currently interested in selling the site, but are willing to do a

long term land lease.

The residential neighborhood to the south has slightly impacted on-street parking, and is generally within walking distance to the impacted residential neighborhood to the north on Rose Street. This site would be appropriate for use of a shuttle/trolley system to transport residents from parking neighborhoods throughout the city.

Options moving forward:

1. Do not pursue any of the four sites for parking purposes.
2. Direct City Engineer to conduct a thorough cost analysis for anticipated construction and maintenance prior to moving forward on final decision.
3. Move forward with plan to develop:
 - a. OCTA Lot No. 1
 - b. OCTA Lot No. 2
 - c. OCTA Lot No. 3
 - d. OCTA Lot No. 4

for parking purposes. Authorize the City Manager to begin process of negotiating a lease for each identified property; authorize the City Engineer to move forward with the bidding process.

Cost recovery options for publicly improved parking lots:

To assist in the cost recovery associated with the improvement costs of the publicly owned properties, the use of metered or rented parking spaces may be an option. Traditionally metered parking is utilized for short periods of time, between two-three hour maximums. However, the use of meters may be an option for overnight parking as well. Beyond the standard lot improvement, the meters would need to be purchased and installed, and the lot would need to be patrolled to ticket vehicles parked in an expired metered spot.

An additional option would be to provide a secured lot with gated access, and lease out parking spaces on a month-to-month basis. Upon researching publicly owned parking lots and the cost to reserve a spot, the cost was an average of \$30-\$60 per month. This would require the City to fence the parking lot, install a gate system, patrol the lot for unregistered car parked in reserved parking spaces, and provide staff to manage the rental system.

Options:

1. Do not pursue cost recovery alternatives at this time.
2. Pursue metered parking

3. Pursue space leasing option
4. Pursue Council initiated alternative

Removal of Red Curbing and Overnight Parking Restrictions:

An additional option to assist in alleviating the impacted parking areas is to remove red curbing along certain streets. Below is a list of possible locations identified by staff that would be most impactful.

1. *Cerritos Ave., east of Knott Ave. to Western Ave.*

Currently the majority of Cerritos Ave., on both the north and south side of the street between Knott Ave. and Western Ave. is red curbed. Section 10.08.040 of the Stanton Municipal Code strictly prohibits parking this portion of Cerritos Ave. To remove red curbing, a traffic engineer would need to evaluate the feasibility, and an amendment to the municipal code would be required. In total, approximately 120 parking spaces would be generated between Knott and Western Aves.

2. *On Western Ave., in front of Stanton Central Park and the Westgate Village Apartments (10600 Western Ave.)*

Portions of Western Ave. in front of the Westgate Village allow for parking, but an additional portion may be opened up to allow the parking of an additional 7 vehicles. In addition, if parking is permitted along the frontage of the new Central Park, an additional 15 parking spots would be available.

3. *On Fern Ave., in front of the Faircrest Apartments (10251 Fern Ave.)*

Removal of the red curbing would create an additional 8 parking spaces.

4. *North side of Lampson Ave., west of Beach Blvd.*

Removal of the red curbing would create an additional 50 parking spaces.

5. *Eastside of Fern Ave., north of Cerritos Ave. to Chanticleer Rd. (Overnight parking restriction)*

6. *Park Plaza St., east of Beach Blvd. (Overnight parking restriction)*

If Council chooses to move forward with the option to remove red curbing, the City Engineer has indicated a traffic engineer consultant would need to evaluate each location to determine how much could be removed, while still preserving the line of site requirements for safety purposes. This analysis is anticipated to cost approximately \$7,000 to complete.

For the two locations with overnight parking restrictions, these restrictions were originally put in place in the 1990s to combat gang and illicit solicitation activities. The Sheriff's Department should analyze the area to determine whether it is appropriate to remove the overnight parking restrictions.

Options:

1. Do not pursue removal of red curb.
2. Authorize City Engineer to have a traffic engineering consultant evaluate removal of red curbing for an anticipated cost of \$7,000, and have the Sheriff's Department evaluate the removal of overnight parking restrictions.
3. Council initiated alternative.

Use of Private Properties for Overnight Parking:

In addition to publicly sponsored parking options, staff has reached out to private property owners to discuss opportunities to provide overnight parking options for neighboring residents. Staff reached out to four property owners to determine if they were interested in leasing out their location's for use as overflow parking lots to nearby multifamily dwellings. Some of them were not interested due to liability reasons or having people on their property not associated with their use.

10921-10941 Western Avenue:

Staff reached out to Brill Paet, the owner of the undeveloped dirt lot at Western Ave. north of Katella Ave. and he indicated he was not interested in short term or long term use of his property as a parking lot for liability reasons, and his intent to develop the property into a multifamily use possibly combining with nearby properties.

10871 Western Avenue:

Staff reached out to the Stanton Lighthouse Church located at 10871 Western Ave., north of Katella Ave., regarding the use of their rear parking lot. They were not interested due to liability reasons and unknown background of people that may want to lease overnight parking spaces, since many children attend their various services and play in the area of the parking lot.

10801-10841 Dale Avenue:

The Bethel Romanian Pentecostal Church, at Dale Ave and Monroe St, was also contacted about the use of their parking lot by the Katella Mobile Home Park. Despite several attempts by City staff, we received no response.

7272 Cerritos Avenue:

Staff has made a number of attempts to contact Pastor Paulo Rosa, of the Iglesia Nueva Vida Church at 7272 Cerritos Ave, regarding the use of his parking lot by the apartment residents along Lowden Street. Staff has made multiple phone calls leaving messages and did a site visit in an attempt to make contact. As of this date, Pastor

Rosa has not responded.

Options:

1. Continue to pursue dialogue with properties that have not responded with a definitive answer.
2. Identify other properties that may be suitable for overnight parking and reach out to property owners and businesses. Expand beyond religious institutions and vacant properties, to large commercial properties that are dormant in evening hours.
3. Offer for the City to lease the property, or provide financial opportunities, utilizing gas tax funds to property owners.
4. Council initiated option.

Trolley Shuttle Transportation Service:

As part of Council's request to review parking alternatives, a satellite parking lot with trolley services was specifically identified to be considered. Staff has begun researching trolley services, costs, and how they are run. However, prior to moving forward with more in depth research on this topic, a public parking lot would need to be developed. If Council chooses to move forward with any of the lots identified in a previous section of this report, staff will continue to research this topic and report back to Council at a later date.

As an interim option, the City could pursue utilizing AQMD funds and grants to purchase a clean air van, which could be utilized by the Community Services Department during the day and resident transport in the evening. Recreation Leaders could be utilized to drive the transport vehicle until staff identifies grants and alternative funding sources to staff the vehicle transport.

Options:

1. Table the discussion of a trolley service until the City is able to move forward with a public parking lot.
2. Continue researching trolley service funding opportunities.
3. Council initiated alternative.

Permit Parking:

On April 14, 2016, the Attorney General published a formal opinion regarding the use of preferential parking regulations. Specifically, local authorities may not institute preferential parking regulations that discriminate among residents based on the

residents' dwelling type (e.g., single family dwelling, condominium, apartments, etc.).

The Opinion states that Section 22507 of the California Vehicle Code authorizes city councils to restrict or prohibit parking on public streets they designate by resolution or ordinance. Cities can also restrict or prohibit parking on designated streets during certain or all hours of the day. The statute expressly authorizes cities to grant preferential parking privileges to residents for their use and the use of their guests. However, the Attorney General concluded that section 22507 requires resident-only permits to be available to all residents of adjacent streets, not just residents of a particular dwelling type (i.e., single family dwellings). For example, a city could not grant permits to residents of single family and small two- or four-unit dwellings while denying permits to residents of a similarly situated high-density apartment complex.

To comply with this Opinion, the City's current permit parking program, guidelines, and practices would need to be amended. City staff has reached out to nearby cities as to how they are addressing this issue of multifamily dwellers obtaining parking permits and no city has yet to change their guidelines due to the legal opinion of the Attorney General. Currently, only the City of Anaheim allows for multifamily residents to obtain parking permits and have done so before the opinion; however, their policies would also need to be amended to be consistent with the new Attorney General Opinion.

Furthermore, the City of Stanton has partnered with the City of Anaheim, in research permit parking programs in other cities in Orange and Los Angeles counties, as to their procedures and requirements in creating a permit parking area. There are significant variations throughout the cities, some require more than a 2\3rds vote to approve a permit parking program. Others limit the amount of parking permits to a very small number per household; or charge an administrative fee to start the process. That fee can be anywhere from a few hundred dollars to over two thousand, making the process less desirable and more difficult to obtain parking permits.

Due to the significant variations observed in permit parking procedures from City to City, and no other City having amended their procedures to be consistent with the Attorney General opinion, it will take City staff some time to modify the permit guidelines and procedures. In the mean time, there are a number of residents in single-family a multi-family neighborhoods that have indicated they would like to pursue establishing permit parking in their neighborhoods.

Options:

1. Conduct a public hearing, and adopt Interim Urgency Ordinance No. 1055 placing a temporary 45-day moratorium on the establishment of new permit parking areas to allow staff to amend the permit parking guidelines.
2. Remain status quo. This would keep the permit parking program as is, and would allow all residential neighborhoods to request permit parking, and obtain the same number of parking permits per residence as currently permitted.
3. Council initiated alternative.

In addition, it is requested that Council provide guidance on any alternative regulations they would like to see incorporated into the permit parking guidelines.

FISCAL IMPACT:

Depending on the direction of Council, there may be a fiscal impact associated with the feasibility studies associated with the removal of red curbing, and cost associated with the improvement of the publicly owned properties.

ENVIRONMENTAL IMPACT:

The request to establish a permit parking area is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3).

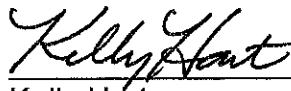
PUBLIC NOTIFICATION:

Through normal agenda posting.

STRATEGIC PLAN OBJECTIVE ADDRESSED:

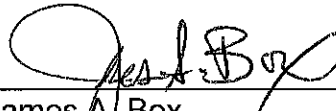
5 - To Provide a High Quality of Life.

Prepared by:



Kelly Hart
Community Development
Director

Approved by:



James A. Box
City Manager

ORDINANCE NO. 1052

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, ESTABLISHING A USER FEE UNIT RATE FOR SEWER SERVICES

WHEREAS, the City of Stanton ("City") is successor agency of the Stanton County Water District under Reorganization No. 88; and

WHEREAS, the City currently operates and maintains a sewer collection system that serves the City. The network of sanitary sewers serves approximately 40,000 residents and is comprised of 55.4 miles of mains with approximately 550 manholes and 5,000 sewer laterals; and

WHEREAS, the City charges fees to operate the citywide sewer collection system, and the sewer system is managed with an enterprise account. The rates customers pay may only be spent on the sewer system; and

WHEREAS, in 2010, in consultation with Harris & Associates, the City completed a sewer rate study in which a rate structure was created to address the proper operation and maintenance of the City's sewer system. A copy of the sewer rate study is on file with the City Clerk; and

WHEREAS, on July 8, 2014, the City adopted Ordinance No. 1029, which set the sewer rates for the 2014-2015 fiscal year; and

WHEREAS, in 2015, the City is conducting a financial plan in consultation with NBS to determine the appropriate financial cost of operation and maintenance of the City's sewer system; and

WHEREAS, the City and City Council of the City of Stanton determined that a 2% reduction from the 2014-2015 sewer rates would be adequate to fund the proper operation and maintenance of the City's sewer system and adopted Ordinance No. 1035, which reduced the 2014-2015 sewer rates by 2% until such time as the sewer rates are otherwise revised by a subsequent ordinance of the City Council; and

WHEREAS, the budget for the 2016-17 fiscal year has not materially changed in terms of operation and maintenance expenses.

WHEREAS, pursuant to the authority of Section 5473 of the Health and Safety Code, the City Council of the City of Stanton elects to have such sewer charges for the forthcoming years collected on the tax roll in the same manner, by the same persons, and at the same time as, together with and not separately from, its general taxes; and

WHEREAS, the City Engineer has, in accordance with Section 5473 of the Health and Safety Code, prepared and filed with the City Clerk the Sewer User Fee Assessment Roll report containing a description of each parcel of real property receiving such services and facilities and the amount of charge for each parcel; and

WHEREAS, in accordance with Section 5473.1 of the Health and Safety Code, the City has published notice of the filing of the Sewer User Fee Assessment Roll report and of the time and place of the public hearing on the report; and

WHEREAS, in accordance with Section 5473.2 of the Health and Safety Code, the City Council has heard and considered all objections or protests, if any, to the Sewer User Fee Assessment Roll report; and

WHEREAS, the City is the lead agency under the California Environmental Quality Act (CEQA). The City has determined that this Ordinance is exempt from CEQA review under Public Resources Code section 21080(b)(8) and State CEQA Guidelines section 15273 because the sewer service fees are necessary and reasonable to fund the administration, operation, maintenance, and improvements of the water and sewer systems and will not result in the expansion of the sewer system; and

WHEREAS, this Ordinance shall supersede all other previous resolutions and ordinances that may conflict with, or be contrary to, this Ordinance with respect to the rates for sewer service fees described more particularly herein.

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

SECTION 1. The foregoing recitals are true and correct and the City Council so finds and determines. All protests and objections are hereby overruled by the affirmative vote of the members of the City Council voting in favor of the adoption of this Ordinance.

SECTION 2. The sewer service fees established by this Ordinance are exempt from CEQA review under Public Resources Code section 21080(b)(8) and State CEQA Guidelines section 15273 because the sewer service fees are necessary and reasonable to fund the administration, operation, maintenance, and improvements of sewer system and will not result in the expansion of the sewer system. The documents and materials that constitute the record of proceedings on which these findings have been based are located at 7800 Katella Ave., Stanton, California 90680. The custodian for these records is the City Clerk.

SECTION 3. RATES FOR SEWER SERVICE FEES

3.1 The City Council has been presented with data showing the estimated reasonable costs of providing sewer service and data showing the revenue sources available to recover the costs of providing sewer service.

3.2 At the June 14, 2016 City Council meeting, the Council reviewed the proposed rates for sewer service fees.

3.3 That the City of Stanton hereby imposes and levies a sewer user fee for each sanitation unit within the City of Stanton by maintaining the 2015-2016 sewer rates, which are a reduction of 2% from the 2014-2015 fiscal year sewer user fee rates until such time

as the sewer user fee rates are otherwise revised by a subsequent ordinance of the City Council.

SECTION 4. The Sewer User Fee Assessment Roll report, copies of which are on file in the office of the City Clerk, is hereby confirmed.

SECTION 5. Passage of this ordinance shall constitute a levy of a sewer user fee assessment until such time as the sewer user fee rates are otherwise revised by a subsequent ordinance of the City Council.

SECTION 6. Pursuant to the authority of Section 5473 of the Health and Safety Code, the City Clerk shall file the Sewer User Fee Assessment Roll with the County Auditor of the County of Orange.

SECTION 7. The City Clerk shall certify as to the adoption of this Ordinance.

PASSED, APPROVED, AND ADOPTED this 28th day of June, 2016.

A.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. 1052 was introduced at a regular meeting of the City Council of the City of Stanton, California, held on the 14th day of June, 2016, and was duly adopted at a regular meeting of the City Council held on the 28th day of June, 2016, by the following roll-call vote, to wit:

AYES: COUNCILMEMBERS: _____

NOES: COUNCILMEMBERS: _____

ABSENT: COUNCILMEMBERS: _____

ABSTAIN: COUNCILMEMBERS: _____

PATRICIA A. VAZQUEZ, CITY CLERK

CITY OF STANTON

REPORT TO THE CITY COUNCIL, AND THE STANTON HOUSING AUTHORITY

TO: Honorable Mayor and Members of the City Council

DATE: June 28, 2016

SUBJECT: FY 2016-2017 BUDGET ADOPTION FOR THE CITY OF STANTON AND
STANTON HOUSING AUTHORITY

REPORT IN BRIEF:

The City Council and Stanton Housing Authority adopt the second year of the biannual budget every other year. On June 23, 2015, the City Council approved the Fiscal Year 2015-2017 Operating and Capital Budget. This current budget increases the General Fund appropriations from that budget by an additional \$596,528 due primarily to increased safety costs.

General Fund revenues for FY 2016/17 are budgeted at \$19,462,437 with appropriations of \$19,764,611. Net transfers in of \$508,800 result in a net increase of \$206,626. When including this year's Redevelopment Agency loan repayment of \$1,178,257, the budgeted surplus to the General Fund Uncommitted Fund Balance (reserves) is \$1,384,883.

RECOMMENDED ACTION:

1. City Council adopt Resolution No. 2016-30 adopting the Fiscal Year 2016-2017 Operating and Capital Budget; and
2. City Council adopt Resolution No. 2016-31 establishing the Appropriations Limit for Fiscal Year 2016-17; and
3. Stanton Housing Authority adopt Resolution No. SHA 2016-02 adopting the Fiscal Year 2016-2017 Housing Authority Budget; and
4. City Council adopt Resolution No. 2016-32 authorizing the City Treasurer safekeeping and investment authority.

BACKGROUND:

Each year, in order to provide authority for expenditures for the City and the Housing Authority, the City Council and the Stanton Housing Authority adopt an annual municipal budget. This year staff is requesting that the City Council and Stanton Housing Authority adopt the second year of a two year fiscal plan for FY 2016-17.

Housing Authority ¹
Agenda Item # SHA

9A

Council
Agenda Item #

9A

On June 23, 2015, the City Council approved the Fiscal Year 2015-2017 Operating and Capital Budget. On June 14, 2016, the City Council approved the Third Amendment to the Five-Year Agreement Between the City of Stanton and the County of Orange for Police Services, raising the cost of police services from FY 15/16 to FY 16/17 by \$643,204. A summary of the proposed budget for FY 16/17 is presented as follows:

General Fund	Original Adopted FY 2016-17	Adjustments	Adjusted FY 2016-17
Revenues & Transfers In	19,331,688	670,749	20,002,437
Expenditures & Transfers Out	19,199,283	596,528	19,795,811

All Funds	Original Adopted FY 2016-17	Adjustments	Adjusted FY 2016-17
Revenues & Transfers In	25,731,473	619,977	26,351,450
Expenditures & Transfers Out	25,340,347	1,538,675	26,909,022

On June 23, 2015, City Council approved the FY 2015-2017 Housing Authority budget. The proposed FY 16/17 adjusted Housing Authority budget is presented as follows:

Housing Authority	Original Adopted FY 2016-17	Adjustments	Adjusted FY 2016-17
Revenues & Transfers In	528,000	-	528,000
Expenditures & Transfers Out	(363,589)	(91,280)	(454,870)
Repayment from other funds	215,035	79,529	294,564

ANALYSIS/JUSTIFICATION:

The revised Budget for Fiscal Year 2016-17 as presented to the City Council includes revisions to revenues and expenditures in every department based on updated needs. The primary change in costs from the originally adopted FY 16/17 budget is in Public Safety. The Orange County Sheriff's Department's budget has increased over \$385,000 from the originally adopted FY 16/17 budget, which had already assumed a 3% increase originally. With the increases, Public Safety costs now equals 72% of the budget as a percentage of budget excluding transfers. Total General Fund expenditures are up by \$596,528, with Public Safety costs the primary driver of the increase, with 74% of the total increase coming from higher than expected costs from Orange County Sheriff's Department and Public Safety pension costs.

Despite the increases in costs, Stanton is proud to issue its second consecutive balanced budget. The primary driver of that balanced budget is the voter-approved funding in the form of the transactions and use tax. First year receipts of the sales tax are coming in higher than anticipated by the City's consultant, HdL. In the revised budget, the one-cent sales tax is expected to provide \$3.77 million in revenue. It is only

due to that increase in revenue that the City is able to have a balanced budget for FY 16/17. A "balanced budget" is defined as having revenues and transfers in from other funds exceeding the amount of proposed expenditures and transfers out. Based on that definition, the Proposed FY 2016-2017 Budget is "balanced" for the General Fund. In addition to balancing its books, the City is putting over \$200,000 into reserves.

Personnel

Two paid Interns and the previously approved Departmental Assistant over Communications are included in this revised budget, however one of the Interns is completely covered by Special Revenue funds. Despite rising pension and health care costs, the General Fund's salary and benefit costs for FY 16/17 are only 2.7% higher than FY 15/16. In addition, the budget does not include cost-of-living adjustments this fiscal year for the eighth consecutive year.

Capital Improvements

The Capital Improvement Budget for the next year includes a total of 10 projects at a total cost of \$2,126,755. The two largest projects are a Sewer Improvement Project in the amount of \$500,000 and the completion of Kermore Lane in the amount of \$461,755. Most of the other projects are street-related, although the budget includes \$200,000 of improvements to City Hall and \$30,000 for a new roof for the Sheriff's building.

FY 2016-17 Appropriations (Gann) Limit

California law requires that cities annually calculate and establish an appropriations limit on spending pursuant to Article XIII B of the State Constitution and as amended by Proposition 111 – the Traffic Congestion Relief and Spending Act of 1990. The Appropriations Limit, also known as the Gann Limit, restricts the proceeds of taxes that State and local governments in California can receive and appropriate each fiscal year.

Proposition 111 allows cities to take 1) the greater increase in California Per Capita Income or, 2) non-residential assessed valuations due to new construction within the City, and factor with the greater of a) the increase in City population or, b) the increase in County population. The resulting factor is applied to the prior year's limit to determine the amount to be established as the Appropriations Limit for Fiscal Year 2016-17. The CPI and City/County population figures are provided by the California Department of Finance.

The Gann Limit for FY 2016-17 has been calculated at \$52,981,770 as indicated in Attachment C. The City tax proceeds are substantially below the established Gann Limit.

City Treasurer Safekeeping and Investment Authority

Each year the City Council is required to reconfirm the City Treasurer to invest funds held by the City. Resolution No. 2016-32 (Attachment E) authorizes the City's

Administrative Services Director to deposit funds for safekeeping and investment and authorizing withdrawal of funds from depositories.

Successor Agency

As was the case with the 2015-2017 budget, the Successor Agency funds are not included in the totals. This is due to the official budget of the Successor Agency being approved in the ROPS process. The two six-month budgets covering the periods of July 1, 2016 - December 31, 2016 and January 1, 2017 - June 30, 2017 for the Successor Agency were approved on January 27, 2016.

FISCAL IMPACT:

General Fund revenues for FY 2016/17 are budgeted at \$19,462,437 with appropriations of \$19,764,611. Net transfers in of \$508,800 result in a net increase of \$206,626. When including a one-time transfers of \$1,178,257, the budgeted surplus to the General Fund Uncommitted Fund Balance is \$1,384,883.

Revenues for all funds are estimated to be \$26,007,005 and appropriations are \$23,826,067, with a capital budget of \$2,126,755. A budget summary is found preceding the detailed report of all City and Housing Authority revenue estimates and appropriations for FY 2016/17, which is attached as Attachment A.

ENVIRONMENTAL IMPACT:

Not applicable.

LEGAL REVIEW:

None.

PUBLIC NOTIFICATION:

Through the normal agenda process.

STRATEGIC PLAN OBJECTIVE ADDRESSED:

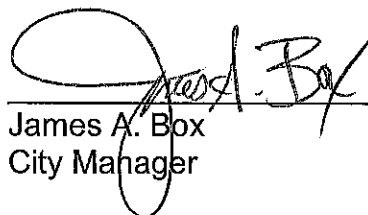
4. Ensure Fiscal Stability and Efficiency in Government

Prepared by:



Stephen M. Parker, CPA
Administrative Services Director

Approved by:



James A. Box
City Manager

Attachments:

- A. Budget summary and the detailed report of all City and Housing Authority revenue estimates and appropriations for FY 2016/17
- B. City Resolution No. 2016-30 adopting the Fiscal Year 2014-2015 Operating and Capital Budget
- C. Resolution No. 2016-31 establishing the Appropriations Limit for Fiscal Year 2016-17.
- D. Housing Agency Resolution No. SHA 2016-02 adopting the Fiscal Year 2016-2017 Housing Authority Budget
- E. Resolution No. 2016-32 authorizing the City Treasurer safekeeping and investment authority

**CITY OF STANTON
BUDGET SUMMARY**

2016-17 Proposed Budget

7/1/2016 Opening											6/30/2017 Ending		
Fund #	Fund	Fund Balance/ Available Working Capital	Estimated Revenues	Operating Budget	Capital Improvement Budget	Revenues less Appropriations	Transfers In/(Out)	Net Change	Repayment of Gen Fund/RDA Loan	Fund Balance/ Available Working Capital			
CITY:													
General Fund:													
102	Uncommitted Fund Balance (Assigned and 101 & Unassigned)*	\$ 7,971,119	\$ 19,462,437	\$ 19,764,611	\$ -	\$ (302,174)	\$ 508,800	\$ 206,626	\$ 1,178,257	\$ 9,356,002			
Special Revenue Funds:													
211	Gas Tax	1,417,523	813,574	388,884	125,000	299,690	(180,000)	119,690	-	1,537,213			
220	Measure M	777,489	542,700	-	500,000	42,700	-	42,700	-	820,189			
222	CDBG	240,753	260,400	-	260,000	400	-	400	-	241,153			
223	Fire Emergency Services	26,257	380,000	3,750	-	376,250	(360,000)	16,250	-	42,507			
224	Lighting Maintenance (1919 Act)	840,179	381,766	-	-	381,766	(385,000)	(3,234)	-	836,945			
225	Lighting/Median Maint. (1972 Act)	1,035,160	202,000	707,230	50,000	(555,230)	385,000	(170,230)	-	864,930			
226	Air Quality Improvement	151,899	48,000	4,300	-	43,700	-	43,700	-	195,599			
238	State COPS Grant 2014-15	-	-	-	-	-	-	-	-	-			
239	State COPS Grant 2015-16	40,622	40,000	40,000	-	-	-	-	-	40,622			
240	State COPS Grant 2016-17	-	100,000	100,000	-	-	-	-	-	-			
250	FACT Parks and Recreation Grant	(8,510)	300,000	325,989	-	(25,989)	31,200	5,211	-	(3,299)			
251	Senior Transportation	29,764	32,875	48,545	-	(15,670)	-	(15,670)	-	14,094			
254	CalGRIP Grant 13-14	-	-	-	-	-	-	-	-	-			
255	CalGRIP Grant 2015	-	500,000	497,669	-	2,331	-	2,331	-	2,331			
261	Street Fee	36,710	3,980	-	-	3,980	-	3,980	-	40,690			
262	Traffic Signal Fee	8,210	890	-	-	890	-	890	-	9,100			
263	Community Center Fee	25,444	2,950	-	-	2,950	-	2,950	-	28,394			
264	Police Services Fee	23,029	2,670	-	-	2,670	-	2,670	-	25,699			
280	Stanton Central Park Maintenance	25,000	100,000	96,100	-	3,900	-	3,900	-	28,900			
285	Housing Authority	8,208,294	528,000	454,871	-	73,129	-	73,129	294,564	8,575,987			
Capital Projects Funds:													
305	Capital Projects	735,952	464,755	-	691,755	(227,000)	-	(227,000)	-	508,952			
310	Parks and Rec Facilities	(268,082)	152,000	-	-	152,000	-	152,000	-	(116,082)			
Enterprise Fund:													
501	Sewer Maintenance Fund	3,304,339	1,027,621	711,585	500,000	(183,964)	-	(183,964)	-	3,120,375			
Internal Service Funds:													
602	Workers' Compensation	624,618	118,134	124,562	-	(6,428)	-	(6,428)	-	618,190			
603	Liability Risk Management	155,563	95,000	110,000	-	(15,000)	-	(15,000)	-	140,563			
604	Employee Benefits	144,116	355,641	355,423	-	218	-	218	-	144,334			
605	Fleet Maintenance	395,348	91,612	92,548	-	(936)	-	(936)	-	394,412			
TOTAL CITY		\$ 22,358,285	\$ 26,007,005	\$ 23,826,067	\$ 2,126,755	\$ 54,183	\$ -	\$ 54,183	\$ 1,472,821	\$ 27,467,801			

* Excludes General Fund Committed Fund Balance of \$4,941,153

Account Number	Description	Adjusted 2016 Budget	Originally Adopted 2017 Budget	Adjustments	Proposed 2017 Budget
101	General Fund				
101-0000-430100	Current Year-Secured	1,043,225	1,064,090	(12,090)	1,052,000
101-0000-430115	Property Tax-Supplemental	10,000	10,000	10,000	20,000
101-0000-430120	Property Tax-Other	332,010	332,302	61,534	393,836
101-0000-430121	Property Tax-In Lieu	3,296,355	3,362,282	113,718	3,476,000
101-0000-430125	Property Tax-Public Utility	36,000	36,000	-	36,000
101-0000-430130	Tax Administration Fees	(8,500)	(8,700)	-	(8,700)
101-0000-430135	Homeowners Tax Relief	7,000	6,600	-	6,600
101-0000-430140	Property Transfer Tax	85,000	90,000	-	90,000
101-0000-430200	Sales And Use Tax	4,258,000	4,195,000	(168,000)	4,027,000
101-0000-430300	Transient Occupancy Tax	380,000	375,000	15,000	390,000
101-0000-430405	Cable Tv	244,000	244,000	-	244,000
101-0000-430410	Electric	202,000	206,000	-	206,000
101-0000-430415	Gas	55,000	55,000	-	55,000
101-0000-430420	Refuse	242,000	458,000	-	458,000
101-0000-430425	Water	91,000	94,000	(6,000)	88,000
101-0000-430500	Business License Tax	200,000	125,000	45,000	170,000
101-0000-430505	New/Moved Bus Lic Appl Rev	84,500	50,000	30,000	80,000
101-0000-430510	Business Tax Renewal Process	130,000	125,000	15,000	140,000
101-0000-430515	SB 1186	-	1,500	(1,500)	-
101-0000-430600	Util User Tax/Electricity	990,000	980,000	-	980,000
101-0000-430605	Util User Tax/Telephone	486,000	557,000	(97,000)	460,000
101-0000-430610	Util User Tax/Gas	200,000	210,000	-	210,000
101-0000-430615	Util User Tax/Water	360,000	350,000	-	350,000
101-0000-431100	Building Plan Check Fees	50,000	50,000	-	50,000
101-0000-431105	Mechanical Permits	50,000	50,000	-	50,000
101-0000-431110	Building Permits	250,000	250,000	-	250,000
101-0000-431115	Plumbing Permits	30,000	25,000	5,000	30,000
101-0000-431120	Electrical Permits	37,000	17,000	20,000	37,000
101-0000-431130	Engineering Plan Check Fees	7,500	7,500	-	7,500
101-0000-431135	Public Works Permits	50,000	40,000	10,000	50,000
101-0000-431140	S M I P - Commerical Fees	125	125	-	125
101-0000-431145	S M I P-Residential Permits	300	300	-	300
101-0000-431146	SB 1473 Fee	150	150	-	150
101-0000-431160	Solid Waste Impact Fees	643,564	662,870	-	662,870
101-0000-431185	Parking Permits	7,000	5,000	-	5,000
101-0000-431190	Towing Franchise Fee	18,000	15,000	5,000	20,000
101-0000-431195	Other Fees & Permits	35,000	35,000	-	35,000
101-0000-432135	Mandated Cost Reimbursement	60,000	45,000	-	45,000
101-0000-432150	Motor Vehicle In Lieu	15,000	-	-	-
101-0000-432180	Public Safety Augment Tax	130,000	130,000	-	130,000
101-0000-432230	State Recycling Grant	10,000	10,000	-	10,000
101-0000-433200	Conditional Use Permit	18,100	15,250	10,000	25,250
101-0000-433205	Precise Plan Of Design	15,650	13,650	10,000	23,650

Account Number	Description	Adjusted 2016 Budget	Originally Adopted 2017 Budget	Adjustments	Proposed 2017 Budget
101-0000-433210	Variance	1,510	1,510	-	1,510
101-0000-433220	Preliminary Plan Review	1,300	1,300	-	1,300
101-0000-433225	Environmental Services	350	420	-	420
101-0000-433227	Foreclosure Registration	10,000	10,000	-	10,000
101-0000-433230	Zoning Entitlements	-	3,725	-	3,725
101-0000-433235	Land Divisions	9,755	1,755	-	1,755
101-0000-433240	Special Event Permits	700	700	-	700
101-0000-433245	Sign/Ban'r/Gar Sa/Temp Use Per	6,000	9,000	-	9,000
101-0000-433250	Ministerial Services	4,500	4,500	-	4,500
101-0000-433255	Document Reproduction	140	140	-	140
101-0000-433260	Landscape Plan Check	190	190	-	190
101-0000-433265	Home Occupation/Use Permits	4,000	4,000	-	4,000
101-0000-433270	General Plan Maint Surcharge	2,500	2,500	-	2,500
101-0000-433285	Other Developmental Fees	50,000	50,000	-	50,000
101-0000-433305	General Recreation Programs	50,000	45,000	-	45,000
101-0000-433315	Field Lighting/Nrsf	1,100	3,000	-	3,000
101-0000-434100	General Fines	2,000	2,000	-	2,000
101-0000-434105	Motor Vehicle Fines	40,000	30,000	-	30,000
101-0000-434110	Parking Citations	160,000	160,000	-	160,000
101-0000-434115	Dmv Parking Collections	65,000	70,000	-	70,000
101-0000-434120	Administrative Citation	20,000	20,000	-	20,000
101-0000-435100	Interest Earned	89,000	62,000	-	62,000
101-0000-436100	Bus Shelter Site Rental	10,000	6,000	-	6,000
101-0000-436125	Community Hall Rental	48,540	43,540	10,000	53,540
101-0000-436135	Pac Bell Mobile Svcs-Rent	18,900	19,100	(1,200)	17,900
101-0000-437100	Sale Of Publications	1,800	1,800	-	1,800
101-0000-437105	Firework Services	1,418	1,418	-	1,418
101-0000-437115	Recycling Fees	70,000	70,000	-	70,000
101-0000-437125	Donations	2,000	2,000	-	2,000
101-0000-437135	Expense Reimbursement	20,000	20,000	-	20,000
101-0000-437136	Indirect Cost Reimbursement	365,850	359,171	-	359,171
101-0000-437195	Other Revenue	2,000	2,000	87,287	89,287
101-0000-439211	Transfr From Gas Tx Fnd(211)	180,000	180,000	-	180,000
101-0000-439223	Transfer From Prot Svcs(505)	360,000	360,000	-	360,000
101-0000-439285	Transfr from Hsg Auth	28,148	-	-	-
101-0000-440100	Sra Tax Incr Pass Thru Alloc	200,000	205,000	30,000	235,000
101	General Fund	15,977,680	16,041,688	191,749	16,233,437
102	Gen Fnd (Transactions & Use Tax)	3,500,000	3,290,000	479,000	3,769,000
		3,500,000	3,290,000	479,000	3,769,000
101 and 102	Total General Fund	19,477,680	19,331,688	670,749	20,002,437
		Less Transfers	18,791,688	670,749	19,462,437

Account Number	Description	Adjusted 2016 Budget	Originally Adopted 2017 Budget	Adjustments	Proposed 2017 Budget
211	Gas Tax				
211-0000-432183	Sec 2103 Alloc (Prop 42 repl)	182,892	180,273	(85,160)	95,113
211-0000-432185	Section 2105 Allocation	237,591	227,381	17,568	244,949
211-0000-432190	Section 2106 Allocation	120,630	122,028	2,334	124,362
211-0000-432195	Section 2107 Allocation	329,555	310,872	29,278	340,150
211-0000-432200	Section 2107.5 Allocation	6,000	6,000	-	6,000
211-0000-435100	Interest Earned	3,000	3,000	-	3,000
211	Gas Tax	879,668	849,554	(35,980)	813,574
220	Measure M				
220-0000-432140	Measure M Apportionment	500,000	540,000	-	540,000
220-0000-435100	Interest Earned	2,700	2,700	-	2,700
220	Measure M	502,700	542,700	-	542,700
222	Housing and Com Devt (CDBG)				
222-0000-432250	CDBG Grant	-	260,000	-	260,000
222-0000-435100	Interest Earned	-	400	-	400
222	Housing and Com Devt (CDBG)	-	260,400	-	260,400
223	Fire Emergency Services				
223-0000-433140	Special Assessment	380,000	380,000	-	380,000
223	Fire Emergency Services	380,000	380,000	-	380,000
224	Lighting Maintenance (1919 Act)				
224-0000-430100	Current Year-Secured	230,987	235,607	-	235,607
224-0000-430115	Property Tax-Supplemental	2,700	2,700	-	2,700
224-0000-430120	Property Tax-Other	66,226	66,284	12,275	78,559
224-0000-430125	Property Tax-Public Utility	6,500	6,500	-	6,500
224-0000-430130	Tax Administration Fees	(1,900)	(2,000)	-	(2,000)
224-0000-430135	Homeowners Tax Relief	1,500	1,400	-	1,400
224-0000-435100	Interest Earned	2,000	2,000	-	2,000
224-0000-440100	Sra Tax Incr Pass Thru Alloc	55,000	57,000	-	57,000
224	Lighting Maintenance (1919 Act)	363,013	369,491	12,275	381,766
225	Light/Median Maint (1972 Act)				
225-0000-433140	Special Assessment	192,000	192,000	-	192,000
225-0000-433160	Signal Maintenance	4,000	4,000	-	4,000
225-0000-435100	Interest Earned	6,000	6,000	-	6,000
225-0000-439224	Transfer-Light Dist Fnd(521)	385,000	385,000	-	385,000
225	Light/Median Maint (1972 Act)	587,000	587,000	-	587,000
226	Air Quality Improvement				
226-0000-432110	Air Quality Program	48,000	48,000	-	48,000
226	Air Quality Improvement	48,000	48,000	-	48,000

Account Number	Description	Adjusted 2016 Budget	Originally Adopted 2017 Budget	Adjustments	Proposed 2017 Budget
238	State Cops Grant 2014-2015				
238-0000-432210	State Cops Grant	100,000	10,000	(10,000)	-
238	State Cops Grant 2014-2015	100,000.00	10,000	(10,000)	-
239	State Cops Grant 2015-2016				
239-0000-432210	State Cops Grant	100,000	10,000	30,000	40,000
239	State Cops Grant 2015-2016	100,000.00	10,000	30,000	40,000
240	State Cops Grant 2016-2017				
240-0000-432210	State Cops Grant	-	100,000	-	100,000
240	State Cops Grant 2016-2017	-	100,000	-	100,000
245	JAG Grant				
245-0000-432136	2013 JAG Grant	9,975	-	-	-
245-0000-432137	2014 JAG Grant	9,970	-	-	-
245	JAG Grant	19,945	-	-	-
250	Fact Parks & Recreation Grant				
250-0000-432125	Fact Grant	300,000	300,000	-	300,000
250-0000-439101	Transfer From General Fund	31,200	31,200	-	31,200
250	Fact Parks & Recreation Grant	331,200	331,200	-	331,200
251	Senior Transportation				
251-0000-432256	Grant	32,875	32,875	-	32,875
251	Senior Transportation	32,875	32,875	-	32,875
253	Stanton Central Park Grant				
253-0000-432256	Grant	2,963,700	-	-	-
253	Stanton Central Park Grant	2,963,700.00	-	-	-
254	CalGRIP Grant 1314				
254-0000-432260	CalGRIP Grant	162,100	-	-	-
254	CalGRIP Grant 1314	162,100	-	-	-
255	CalGRIP Grant 2015				
255-0000-432260	CalGRIP Grant	500,000	500,000	-	500,000
255	CalGRIP Grant 2015	500,000	500,000	-	500,000
261	Street Fee				
261-0000-431159	Impact Fee	3,980	3,980	-	3,980
261	Street Fee	3,980	3,980	-	3,980
262	Traffic Signal Fee				

		Adjusted	Originally Adopted		Proposed
Account Number	Description	2016 Budget	2017 Budget	Adjustments	2017 Budget
262-0000-431159	Impact Fee	890	890	-	890
262	Traffic Signal Fee	890	890	-	890
263	Community Center Fee				
263-0000-431159	Impact Fee	2,950	2,950	-	2,950
263	Community Center Fee	2,950	2,950	-	2,950
264	Police Services Fee				
264-0000-431159	Impact Fee	2,670	2,670	-	2,670
264	Police Services Fee	2,670	2,670	-	2,670
280	Stanton Central Park Maint				
280-0000-437125	Donations	-	-	100,000	100,000
280	Stanton Central Park Maint	-	-	100,000	100,000
285	Housing Authority				
285-0000-435100	Interest Earned	4,000	4,000	-	4,000
285-0000-436140	Tina Wy/Pacific Ave Property R	530,000	520,000	-	520,000
285-0000-437135	Expense Reimbursement	2,000	2,000	-	2,000
285-0000-437195	Other Revenue	2,000	2,000	-	2,000
285	Housing Authority	538,000	528,000	-	528,000
305	Capital Projects				
305-0000-432460	Kermore Project	483,720	-	461,755	461,755
305-0000-435100	Interest Earned	3,000	3,000	-	3,000
305	Capital Projects	486,720	3,000	461,755	464,755
310	Parks and Rec Facilities				
310-0000-433280	Quimby Fees	270,000	150,000	-	150,000
310-0000-435100	Interest Earned	2,000	2,000	-	2,000
310-0000-439741	Transfer from SA Proj	6,500,000	-	-	-
310	Parks and Rec Facilities	6,772,000	152,000	-	152,000
501	Sewer Maintenance				
501-0000-430100	Current Year-Secured	60,000	60,000	-	60,000
501-0000-430115	Property Tax-Supplemental	600	600	-	600
501-0000-430120	Property Tax-Other	15,824	15,838	2,933	18,771
501-0000-430125	Property Tax-Public Utility	500	500	-	500
501-0000-430130	Tax Administration Fees	(4,500)	(4,250)	-	(4,250)
501-0000-431165	Fats/Oils/Grease Use Fee	25,000	25,000	-	25,000
501-0000-431170	Hook-Up Permit Fees/City	5,000	2,000	-	2,000
501-0000-433155	User Fees/Tax Roll	905,000	905,000	-	905,000
501-0000-435100	Interest Earned	6,000	6,000	-	6,000
501-0000-440100	Sra Tax Incr Pass Thru Alloc	13,500	14,000	-	14,000

		Adjusted	Originally Adopted		Proposed
Account Number	Description	2016 Budget	2017 Budget	Adjustments	2017 Budget
501	Sewer Maintenance	1,026,924	1,024,688	2,933	1,027,621
602	Workers' Compensation				
602-0000-433100	Charges For Services	114,903	118,134	-	118,134
602	Workers' Compensation	114,903	118,134	-	118,134
603	Liability Risk Management				
603-0000-433100	Charges For Services	92,200	95,000	-	95,000
603	Liability Risk Management	92,200	95,000	-	95,000
604	Employee Benefits				
604-0000-433100	Charges For Services	331,336	355,641	-	355,641
604	Employee Benefits	331,336	355,641	-	355,641
605	Fleet Maintenance				
605-0000-433100	Charges For Services	91,463	91,612	-	91,612
605	Fleet Maintenance	91,463	91,612	-	91,612
	Total City Revenue	35,911,917	25,731,473	1,231,732	26,423,205
	Less Transfers		25,315,273	1,231,732	26,007,005

		Adjusted	Originally Adopted		Proposed
Account Number	Description	2016 Budget	2017 Budget	Adjustments	2017 Budget
101	General Fund				
	City Council				
101-1100-501105	Salaries-Elected	52,199.00	52,199.00	-	52,199.00
101-1100-502105	Workers Comp Insurance	611.99	612.00	-	612.00
101-1100-502120	Medicare/Fica	1,337.35	1,363.00	-	1,363.00
101-1100-602100	Special Dept Expense	9,500.00	9,500.00	-	9,500.00
101-1100-602110	Office Expense	2,000.00	2,000.00	-	2,000.00
101-1100-607100	Membership/Dues	35,890.00	36,510.00	-	36,510.00
101-1100-607110	Travel/Conference/Meetings	7,000.00	8,000.00	-	8,000.00
101-1100-609100	Special Events	-	10,000.00	-	10,000.00
101-1100-612115	Liability Insurance Charge	1,465.00	1,465.00	-	1,465.00
	Total	110,003.34	121,649.00	-	121,649.00
	City Attorney				
101-1200-602110	Office Expense	200.00	200.00	-	200.00
101-1200-608105	Professional Services	390,000.00	180,000.00	20,000.00	200,000.00
	Total	390,200.00	180,200.00	20,000.00	200,200.00
	City Manager				
101-1300-501110	Salaries-Regular	190,682.85	192,276.00	44,652.00	236,928.00
101-1300-502100	Retirement	29,243.66	30,228.00	2,899.00	33,127.00
101-1300-502105	Workers Comp Insurance	2,645.85	2,665.00	538.00	3,203.00
101-1300-502110	Health/Life Insurance	26,198.79	27,135.00	7,138.00	34,273.00
101-1300-502115	Unemployment Insurance	629.30	629.00	434.00	1,063.00
101-1300-502120	Medicare/Fica	3,335.10	3,358.00	648.00	4,006.00
101-1300-602110	Office Expense	1,500.00	1,500.00	(500.00)	1,000.00
101-1300-607100	Membership/Dues	1,930.00	1,930.00	-	1,930.00
101-1300-607110	Travel/Conference/Meetings	6,730.00	5,730.00	500.00	6,230.00
101-1300-612105	Vehicle Replacement Charge	6,201.00	6,211.00	-	6,211.00
101-1300-612115	Liability Insurance Charge	6,836.00	6,930.00	-	6,930.00
101-1300-612125	Employee Benefits	28,408.00	30,490.00	-	30,490.00
	Total	304,340.55	309,082.00	56,309.00	365,391.00
	City Clerk				
101-1400-501110	Salaries-Regular	59,369.98	59,370.00	(221.00)	59,149.00
101-1400-502100	Retirement	9,153.63	9,383.00	(12.00)	9,371.00
101-1400-502105	Workers Comp Insurance	2,507.27	2,507.00	-	2,507.00
101-1400-502110	Health/Life Insurance	11,742.86	12,169.00	3,048.00	15,217.00
101-1400-502115	Unemployment Insurance	434.00	434.00	-	434.00
101-1400-502120	Medicare/Fica	893.57	894.00	(4.00)	890.00
101-1400-602110	Office Expense	2,500.00	2,500.00	-	2,500.00
101-1400-602120	Books/Periodicals	200.00	200.00	-	200.00
101-1400-603105	Equipment Maintenance	4,500.00	4,500.00	-	4,500.00
101-1400-607100	Membership/Dues	600.00	600.00	-	600.00
101-1400-607110	Travel/Conference/Meetings	600.00	600.00	-	600.00
101-1400-607115	Training	500.00	500.00	-	500.00
101-1400-608105	Professional Services	10,000.00	10,000.00	-	10,000.00

		Adjusted	Originally Adopted		Proposed
Account Number	Description	2016 Budget	2017 Budget	Adjustments	2017 Budget
101-1400-608125	Advertising	200.00	200.00	-	200.00
101-1400-608140	Elections	30,000.00	25,000.00	-	25,000.00
101-1400-612105	Vehicle Replacement Charge	423.00	423.00	-	423.00
101-1400-612115	Liability Insurance Charge	2,275.00	2,292.00	-	2,292.00
101-1400-612125	Employee Benefits	8,845.00	9,415.00	-	9,415.00
	Total	144,744.31	140,987.00	2,811.00	143,798.00
	Personnel/Risk Management				
101-1410-501110	Salaries-Regular	51,248.77	53,632.00	(2,400.00)	51,232.00
101-1410-502100	Retirement	3,053.05	3,202.00	156.00	3,358.00
101-1410-502105	Workers Comp Insurance	571.79	600.00	-	600.00
101-1410-502110	Health/Life Insurance	746.71	775.00	7,883.00	8,658.00
101-1410-502115	Unemployment Insurance	434.00	434.00	-	434.00
101-1410-502120	Medicare/Fica	743.11	778.00	(35.00)	743.00
101-1410-602110	Office Expense	1,200.00	1,200.00	100.00	1,300.00
101-1410-602120	Books/Periodicals	100.00	100.00	-	100.00
101-1410-607100	Membership/Dues	700.00	700.00	-	700.00
101-1410-607115	Training	500.00	500.00	-	500.00
101-1410-608105	Professional Services	8,000.00	10,000.00	-	10,000.00
101-1410-608125	Advertising	3,000.00	2,000.00	-	2,000.00
101-1410-609125	Employee/Volunteer Recognitn	7,500.00	4,000.00	3,500.00	7,500.00
101-1410-612105	Vehicle Replacement Charge	403.00	403.00	-	403.00
101-1410-612115	Liability Insurance Charge	1,536.00	1,607.00	-	1,607.00
101-1410-612125	Employee Benefits	7,635.00	8,505.00	-	8,505.00
	Total	87,371.43	88,436.00	9,204.00	97,640.00
	Insurance				
101-1430-606105	Insurance Premium	85,200.00	95,000.00	(10,000.00)	85,000.00
	Total	85,200.00	95,000.00	(10,000.00)	85,000.00
	Administrative Services				
101-1500-501110	Salaries-Regular	386,132.98	385,040.00	(2,314.00)	382,726.00
101-1500-501115	Salaries-Overtime	1,760.00	1,760.00	-	1,760.00
101-1500-501120	Salaries-Part Time	42,703.51	44,834.00	10,998.00	55,832.00
101-1500-502100	Retirement	43,345.89	44,574.00	167.00	44,741.00
101-1500-502105	Workers Comp Insurance	4,984.55	4,997.00	125.00	5,122.00
101-1500-502110	Health/Life Insurance	31,406.23	32,131.00	15,589.00	47,720.00
101-1500-502115	Unemployment Insurance	3,059.70	3,060.00	434.00	3,494.00
101-1500-502120	Medicare/Fica	5,982.05	6,009.00	343.00	6,352.00
101-1500-602100	Special Dept Expense	9,585.00	10,585.00	-	10,585.00
101-1500-602110	Office Expense	11,000.00	11,000.00	-	11,000.00
101-1500-607100	Membership/Dues	895.00	915.00	(100.00)	815.00
101-1500-607105	Mileage Reimbursement	100.00	100.00	100.00	200.00
101-1500-607110	Travel/Conference/Meetings	2,425.00	1,875.00	-	1,875.00
101-1500-607115	Training	1,615.00	1,190.00	-	1,190.00
101-1500-608100	Contractual Services	6,000.00	5,000.00	-	5,000.00
101-1500-608105	Professional Services	98,539.00	80,518.00	11,060.00	91,578.00

		Adjusted	Originally Adopted		Proposed
Account Number	Description	2016 Budget	2017 Budget	Adjustments	2017 Budget
101-1500-612105	Vehicle Replacement Charge	2,355.00	2,359.00	-	2,359.00
101-1500-612115	Liability Insurance Charge	14,000.00	14,078.00	-	14,078.00
101-1500-612125	Employee Benefits	57,525.00	61,058.00	-	61,058.00
	Total	723,413.91	711,083.00	36,402.00	747,485.00
	Information Technology				
101-1510-602113	Social Media	5,000.00	5,000.00	-	5,000.00
101-1510-602140	Materials and Supplies	8,000.00	8,000.00	-	8,000.00
101-1510-603105	Equipment Maintenance	32,000.00	44,500.00	-	44,500.00
101-1510-608145	Information Technology	82,800.00	57,000.00	28,000.00	85,000.00
101-1510-701105	Equipment-General	31,000.00	15,000.00	-	15,000.00
	Total	158,800.00	129,500.00	28,000.00	157,500.00
	Emergency Preparedness				
101-1520-602140	Materials and Supplies	2,900.00	2,500.00	-	2,500.00
101-1520-608100	Equipment Maintenance	7,000.00	8,700.00	-	8,700.00
	Total	7,000.00	11,200.00	-	11,200.00
	Non-Dept (includes Transfers)				
101-1600-602100	Special Dept Expense	12,000.00	7,000.00	-	7,000.00
101-1600-603105	Equipment Maintenance	14,500.00	13,000.00	-	13,000.00
101-1600-604100	Communications	9,200.00	7,200.00	-	7,200.00
101-1600-607115	Training	1,300.00	1,600.00	-	1,600.00
101-1600-608105	Professional Services	102,000.00	50,000.00	-	50,000.00
101-1600-608170	Animal Control Services	171,000.00	225,000.00	(15,853.00)	209,147.00
101-1600-611105	Revenue Sharing-Anaheim/City	33,000.00	33,000.00	-	33,000.00
101-1600-800250	Transfer To Fact Grant	31,200.00	31,200.00	-	31,200.00
	Total	374,200.00	368,000.00	-15,853.00	352,147.00
	Law Enforcement				
101-2100-502100	Retirement	88,229.00	108,850.00	(20,621.00)	88,229.00
101-2100-602100	Special Dept Expense	4,500.00	4,500.00	-	4,500.00
101-2100-602110	Office Expense	500.00	500.00	-	500.00
101-2100-603110	Building Maintenance	10,000.00	10,000.00	14,000.00	24,000.00
101-2100-604100	Communications	50,000.00	50,000.00	-	50,000.00
101-2100-604105	Utilities	34,000.00	35,000.00	-	35,000.00
101-2100-607100	Membership/Dues	4,678.00	4,678.00	-	4,678.00
101-2100-608160	Sheriff Contract Services	8,057,576.00	8,147,023.00	(89,447.00)	8,057,576.00
	Total	8,249,483.00	8,360,551.00	(96,068.00)	8,264,483.00
	Fire Protection				
101-2200-502100	Retirement	69,322.00	125,236.00	(55,914.00)	69,322.00
101-2200-608185	Oc Fire Dept Contract	3,722,728.00	3,729,600.00	(6,872.00)	3,722,728.00
101-2200-608190	Contractual Ambulance Svcs	8,000.00	5,000.00	-	5,000.00
	Total	3,800,050.00	3,859,836.00	(62,786.00)	3,797,050.00
	Engineering				
101-3100-501110	Salaries-Regular	40,262.49	40,262.00	-	40,262.00
101-3100-501120	Salaries-Part Time	19,937.36	20,248.00	(725.00)	19,523.00
101-3100-502100	Retirement	2,486.41	2,486.00	122.00	2,608.00

		Adjusted	Originally Adopted		Proposed
Account Number	Description	2016 Budget	2017 Budget	Adjustments	2017 Budget
101-3100-502105	Workers Comp Insurance	2,268.91	2,273.00	(7.00)	2,266.00
101-3100-502110	Health/Life Insurance	4,815.40	4,982.00	514.00	5,496.00
101-3100-502115	Unemployment Insurance	651.00	651.00	-	651.00
101-3100-502120	Medicare/Fica	1,005.88	1,015.00	(10.00)	1,005.00
101-3100-602110	Office Expense	1,200.00	1,200.00	-	1,200.00
101-3100-602140	Materials and Supplies	2,500.00	3,000.00	-	3,000.00
101-3100-607100	Membership/Dues	1,500.00	1,000.00	500.00	1,500.00
101-3100-607110	Travel/Conference/Meetings	1,500.00	1,500.00	(500.00)	1,000.00
101-3100-607115	Training	500.00	500.00	-	500.00
101-3100-608105	Professional Services	5,000.00	5,000.00	-	5,000.00
101-3100-608110	Engineering Services	27,000.00	29,000.00	-	29,000.00
101-3100-608115	Inspection Services	6,000.00	8,000.00	-	8,000.00
101-3100-608120	Plan Checking Services	5,000.00	5,000.00	-	5,000.00
101-3100-612105	Vehicle Replacement Charge	4,952.00	4,960.00	-	4,960.00
101-3100-612115	Liability Insurance Charge	1,932.00	1,945.00	-	1,945.00
101-3100-612125	Employee Benefits	5,998.00	6,385.00	-	6,385.00
	Total	134,509.45	139,407.00	-106.00	139,301.00
	Public Facilities				
101-3200-501110	Salaries-Regular	47,774.43	48,854.00	(373.00)	48,481.00
101-3200-501120	Salaries-Part Time	4,951.98	5,041.00	(207.00)	4,834.00
101-3200-502100	Retirement	3,184.77	3,313.00	86.00	3,399.00
101-3200-502105	Workers Comp Insurance	8,762.65	9,001.00	(84.00)	8,917.00
101-3200-502110	Health/Life Insurance	7,630.42	7,914.00	1,423.00	9,337.00
101-3200-502115	Unemployment Insurance	455.70	456.00	-	456.00
101-3200-502120	Medicare/Fica	802.00	820.00	(8.00)	812.00
101-3200-602100	Special Dept Expense	1,500.00	1,500.00	-	1,500.00
101-3200-602110	Office Expense	200.00	200.00	-	200.00
101-3200-602130	Clothing	2,700.00	2,700.00	-	2,700.00
101-3200-602135	Safety Equipment	300.00	300.00	-	300.00
101-3200-602140	Materials and Supplies	2,000.00	2,000.00	-	2,000.00
101-3200-603110	Building Maintenance	57,000.00	50,000.00	-	50,000.00
101-3200-604100	Communications	35,000.00	35,000.00	-	35,000.00
101-3200-604105	Utilities	119,000.00	119,000.00	-	119,000.00
101-3200-608100	Contractual Services	45,000.00	45,000.00	-	45,000.00
101-3200-611110	Oc Sanitation Dist User Fee	15,293.00	13,486.00	2,514.00	16,000.00
101-3200-612105	Vehicle Replacement Charge	8,167.00	8,181.00	-	8,181.00
101-3200-612115	Liability Insurance Charge	1,990.00	2,039.00	-	2,039.00
101-3200-612125	Employee Benefits	7,117.00	7,747.00	-	7,747.00
	Total	368,828.95	362,552.00	3,351.00	365,903.00
	Park Maintenance				
101-3400-501110	Salaries-Regular	46,394.00	46,394.00	-	46,394.00
101-3400-501120	Salaries-Part Time	15,026.63	15,766.00	(660.00)	15,106.00
101-3400-502100	Retirement	4,930.10	5,041.00	54.00	5,095.00
101-3400-502105	Workers Comp Insurance	10,246.07	10,408.00	(197.00)	10,211.00

		Adjusted	Originally Adopted		Proposed
Account Number	Description	2016 Budget	2017 Budget	Adjustments	2017 Budget
101-3400-502110	Health/Life Insurance	7,226.40	7,484.00	1,546.00	9,030.00
101-3400-502115	Unemployment Insurance	629.30	629.00	-	629.00
101-3400-502120	Medicare/Fica	1,007.34	1,022.00	(9.00)	1,013.00
101-3400-602100	Special Dept Expense	8,000.00	4,000.00	6,000.00	10,000.00
101-3400-603105	Equipment Maintenance	7,000.00	4,000.00	10,000.00	14,000.00
101-3400-604105	Utilities	117,000.00	166,000.00	(49,000.00)	117,000.00
101-3400-608100	Contractual Services	78,000.00	120,000.00	(9,500.00)	110,500.00
101-3400-612105	Vehicle Replacement Charge	5,013.00	5,021.00	-	5,021.00
101-3400-612115	Liability Insurance Charge	2,311.00	2,346.00	-	2,346.00
101-3400-612125	Employee Benefits	6,912.00	7,357.00	-	7,357.00
	Total	309,695.84	395,468.00	-41,766.00	353,702.00
	Street Maintenance				
101-3500-501110	Salaries-Regular	71,043.23	71,151.00	(37.00)	71,114.00
101-3500-501120	Salaries-Part Time	10,433.82	10,896.00	(413.00)	10,483.00
101-3500-502100	Retirement	6,585.67	6,765.00	87.00	6,852.00
101-3500-502105	Workers Comp Insurance	13,291.05	13,416.00	(132.00)	13,284.00
101-3500-502110	Health/Life Insurance	10,736.32	11,118.00	2,780.00	13,898.00
101-3500-502115	Unemployment Insurance	661.85	662.00	-	662.00
101-3500-502120	Medicare/Fica	1,273.36	1,284.00	(6.00)	1,278.00
101-3500-602125	Small Tools	3,000.00	3,000.00	-	3,000.00
101-3500-602140	Materials & Supplies	30,000.00	17,000.00	43,000.00	60,000.00
101-3500-603105	Equipment Maintenance	2,000.00	2,000.00	-	2,000.00
101-3500-608100	Contractual Services	30,000.00	45,000.00	(15,000.00)	30,000.00
101-3500-612105	Vehicle Replacement Charge	5,434.00	5,443.00	-	5,443.00
101-3500-612115	Liability Insurance Charge	3,084.00	3,117.00	-	3,117.00
101-3500-612125	Employee Benefits	10,584.00	11,283.00	-	11,283.00
	Total	198,127.30	202,135.00	30,279.00	232,414.00
	Storm Drains				
101-3600-603100	Emergency Maintenance Services	5,000.00	5,000.00	-	5,000.00
101-3600-608155	Storm Water Monitor Program	118,000.00	108,500.00	9,500.00	118,000.00
101-3600-612105	Vehicle Replacement Charge	3,189.00	3,194.00	-	3,194.00
	Total	126,189.00	116,694.00	9,500.00	126,194.00
	Planning				
101-4100-501110	Salaries-Regular	194,252.69	194,253.00	(16,394.00)	177,859.00
101-4100-501115	Salaries-Overtime	825.00	450.00	-	450.00
101-4100-501120	Salaries-Part Time	13,355.79	13,965.00	(1,673.00)	12,292.00
101-4100-501125	Salaries-Appointed	8,999.90	9,000.00	-	9,000.00
101-4100-502100	Retirement	29,682.06	30,424.00	(6,350.00)	24,074.00
101-4100-502105	Workers Comp Insurance	2,506.62	2,514.00	(237.00)	2,277.00
101-4100-502110	Health/Life Insurance	15,753.17	14,188.00	814.00	15,002.00
101-4100-502115	Unemployment Insurance	1,453.90	1,454.00	(22.00)	1,432.00
101-4100-502120	Medicare/Fica	3,964.74	4,004.00	(279.00)	3,725.00
101-4100-602110	Office Expense	2,000.00	2,000.00	(200.00)	1,800.00
101-4100-602120	Books/Periodicals	400.00	400.00	-	400.00

		Adjusted	Originally Adopted		Proposed
Account Number	Description	2016 Budget	2017 Budget	Adjustments	2017 Budget
101-4100-607100	Membership/Dues	2,500.00	2,500.00	(500.00)	2,000.00
101-4100-607110	Travel/Conference/Meetings	3,500.00	3,500.00	(500.00)	3,000.00
101-4100-607115	Training	1,000.00	1,000.00	-	1,000.00
101-4100-608105	Professional Services	35,000.00	25,000.00	5,000.00	30,000.00
101-4100-608125	Advertising	600.00	600.00	-	600.00
101-4100-612105	Vehicle Replacement Charge	1,147.00	1,149.00	-	1,149.00
101-4100-612115	Liability Insurance Charge	7,248.00	7,295.00	-	7,295.00
101-4100-612125	Employee Benefits	28,939.00	30,804.00	-	30,804.00
	Total	353,127.87	344,500.00	-20,341.00	324,159.00
	Building Regulation				
101-4200-501110	Salaries-Regular	7,305.60	7,306.00	(736.00)	6,570.00
101-4200-502100	Retirement	1,096.02	1,123.00	(164.00)	959.00
101-4200-502105	Workers Comp Insurance	84.79	85.00	(13.00)	72.00
101-4200-502110	Health/Life Insurance	611.44	632.00	(551.00)	81.00
101-4200-502115	Unemployment Insurance	21.70	22.00	-	22.00
101-4200-502120	Medicare/Fica	122.45	122.00	(10.00)	112.00
101-4200-602110	Office Expense	1,500.00	1,500.00	-	1,500.00
101-4200-602120	Books/Periodicals	500.00	500.00	(100.00)	400.00
101-4200-607100	Membership/Dues	250.00	250.00	-	250.00
101-4200-607110	Travel/Conference/Meetings	500.00	500.00	-	500.00
101-4200-607115	Training	500.00	500.00	-	500.00
101-4200-608115	Inspection Services	250,000.00	270,000.00	-	270,000.00
101-4200-608125	Advertising	400.00	400.00	-	400.00
101-4200-608135	Microfilming	10,000.00	2,500.00	-	2,500.00
101-4200-612105	Vehicle Replacement Charge	20.00	20.00	-	20.00
101-4200-612115	Liability Insurance Charge	250.00	251.00	-	251.00
101-4200-612125	Employee Benefits	1,088.00	1,158.00	-	1,158.00
	Total	274,250.00	286,869.00	-1,574.00	285,295.00
	Parking Control				
101-4300-501110	Salaries-Regular	65,360.55	65,361.00	524.00	65,885.00
101-4300-501120	Salaries-Part Time	21,349.23	21,349.00	-	21,349.00
101-4300-502100	Retirement	4,171.85	4,275.00	(169.00)	4,106.00
101-4300-502105	Workers Comp Insurance	4,033.54	4,034.00	(13.00)	4,021.00
101-4300-502110	Health/Life Insurance	4,584.78	4,728.00	437.00	5,165.00
101-4300-502115	Unemployment Insurance	868.00	868.00	-	868.00
101-4300-502120	Medicare/Fica	2,724.45	2,730.00	7.00	2,737.00
101-4300-602110	Office Expense	7,000.00	3,500.00	-	3,500.00
101-4300-602130	Clothing	1,400.00	400.00	-	400.00
101-4300-604100	Communications	700.00	700.00	-	700.00
101-4300-608105	Professional Services	20,000.00	20,000.00	-	20,000.00
101-4300-612105	Vehicle Replacement Charge	4,642.00	4,650.00	-	4,650.00
101-4300-612115	Liability Insurance Charge	2,788.00	2,794.00	-	2,794.00
101-4300-612125	Employee Benefits	9,737.00	10,365.00	-	10,365.00
	Total	149,359.40	145,754.00	786.00	146,540.00

Account Number	Description	Adjusted 2016 Budget	Originally Adopted 2017 Budget	Adjustments	Proposed 2017 Budget
	Business Relations				
101-4400-501110	Salaries-Regular	37,044.35	37,044.00	(37,044.00)	-
101-4400-502100	Retirement	5,652.51	5,794.00	(5,794.00)	-
101-4400-502105	Workers Comp Insurance	432.91	433.00	(433.00)	-
101-4400-502110	Health/Life Insurance	3,325.81	3,437.00	(3,437.00)	-
101-4400-502115	Unemployment Insurance	130.20	130.00	(130.00)	-
101-4400-502120	Medicare/Fica	603.21	603.00	(603.00)	-
101-4400-612105	Vehicle Replacement Charge	121.00	121.00	(121.00)	-
101-4400-612115	Liability Insurance Charge	1,276.00	1,283.00	(1,283.00)	-
101-4400-612125	Employee Benefits	5,519.00	5,874.00	(5,874.00)	-
	Total	54,104.99	54,719.00	-54,719.00	0.00
	Parks and Recreation				
101-5100-501110	Salaries-Regular	226,187.06	249,560.00	-	249,560.00
101-5100-502100	Retirement	28,290.32	31,043.00	100.00	31,143.00
101-5100-502105	Workers Comp Insurance	2,796.99	2,898.00	-	2,898.00
101-5100-502110	Health/Life Insurance	39,907.95	44,084.00	12,080.00	56,164.00
101-5100-502115	Unemployment Insurance	1,393.14	1,367.00	-	1,367.00
101-5100-502120	Medicare/Fica	3,597.41	3,854.00	-	3,854.00
101-5100-602100	Special Dept Expense	10,840.00	9,727.00	-	9,727.00
101-5100-602110	Office Expense	3,184.00	3,184.00	-	3,184.00
101-5100-602150	Recreation Brochure Mailing	42,000.00	42,000.00	-	42,000.00
101-5100-603105	Equipment Maintenance	400.00	400.00	-	400.00
101-5100-604110	Building Maintenance	9,540.00	9,540.00	-	9,540.00
101-5100-604115	Ross Field Lighting	800.00	3,000.00	(3,000.00)	-
101-5100-605100	Land Lease	3,520.00	3,520.00	-	3,520.00
101-5100-606100	Special Event Insurance	5,700.00	4,000.00	-	4,000.00
101-5100-607100	Membership/Dues	640.00	640.00	210.00	850.00
101-5100-607115	Training	2,500.00	2,500.00	(210.00)	2,290.00
101-5100-608100	Contractual Services	13,000.00	13,000.00	-	13,000.00
101-5100-608150	Contractual Recreation Progm	25,400.00	30,000.00	-	30,000.00
101-5100-609100	Special Events	26,645.00	6,645.00	1,000.00	7,645.00
101-5100-609115	Excursions	2,000.00	2,000.00	-	2,000.00
101-5100-609210	Youth Committee	500.00	500.00	-	500.00
101-5100-612105	Vehicle Replacement Charge	10,416.00	10,433.00	-	10,433.00
101-5100-612115	Liability Insurance Charge	8,270.00	8,999.00	-	8,999.00
101-5100-612125	Employee Benefits	33,697.00	39,574.00	-	39,574.00
	Total	501,224.87	522,468.00	10,180.00	532,648.00
	Community Center				
101-5200-501120	Salaries-Part Time	7,239.06	7,602.00	-	7,602.00
101-5200-502105	Workers Comp Insurance	370.64	389.00	-	389.00
101-5200-502115	Unemployment Insurance	282.10	282.00	-	282.00
101-5200-502120	Medicare/Fica	180.43	189.00	-	189.00
101-5200-602100	Special Dept Expense	3,000.00	3,000.00	-	3,000.00
101-5200-602110	Office Expense	2,000.00	2,000.00	-	2,000.00

		Adjusted	Originally Adopted		Proposed
Account Number	Description	2016 Budget	2017 Budget	Adjustments	2017 Budget
101-5200-603105	Equipment Maintenance	1,000.00	1,000.00	-	1,000.00
101-5200-603110	Building Maintenance	3,000.00	-	6,000.00	6,000.00
101-5200-604105	Utilities	7,000.00	7,000.00	-	7,000.00
101-5200-612105	Vehicle Replacement Charge	294.00	294.00	-	294.00
101-5200-612115	Liability Insurance Charge	218.00	229.00	-	229.00
	Total	24,584.23	21,985.00	6,000.00	27,985.00
	Stanton Central Park				
101-5300-501120	Salaries-Part Time	36,795.96	99,463.00	(1,197.00)	98,266.00
101-5300-502105	Workers Comp Insurance	938.44	3,107.00	(32.00)	3,075.00
101-5300-502115	Unemployment Insurance	2,604.00	2,604.00	-	2,604.00
101-5300-502120	Medicare/Fica	1,230.10	2,169.00	(17.00)	2,152.00
101-5300-602100	Special Dept Expense	14,000.00	4,000.00	-	4,000.00
101-5300-602110	Office Expense	2,000.00	2,000.00	-	2,000.00
101-5300-603105	Equipment Maintenance	1,000.00	1,000.00	-	1,000.00
101-5300-604105	Utilities	7,000.00	7,000.00	(7,000.00)	-
101-5300-606100	Special Event Insurance	1,000.00	4,000.00	-	4,000.00
101-5300-608150	Contractual Recreation Progm	1,000.00	6,000.00	-	6,000.00
101-5300-609100	Special Events	3,000.00	4,000.00	-	4,000.00
101-5300-612105	Vehicle Replacement Charge	403.00	403.00	-	403.00
101-5300-612115	Liability Insurance Charge	1,124.00	2,902.00	-	2,902.00
	Total	72,095.50	138,648.00	-8,246.00	130,402.00
	Code Enforcement				
101-6200-501110	Salaries-Regular	164,103.52	164,104.00	(196.00)	163,908.00
101-6200-501115	Salaries-Overtime	1,000.00	1,000.00	-	1,000.00
101-6200-502100	Retirement	23,087.31	23,659.00	(193.00)	23,466.00
101-6200-502105	Workers Comp Insurance	5,889.93	5,890.00	(12.00)	5,878.00
101-6200-502110	Health/Life Insurance	23,127.13	23,941.00	4,177.00	28,118.00
101-6200-502115	Unemployment Insurance	1,128.40	1,128.00	-	1,128.00
101-6200-502120	Medicare/Fica	2,406.91	2,407.00	(3.00)	2,404.00
101-6200-602110	Office Expense	3,000.00	3,000.00	(500.00)	2,500.00
101-6200-602120	Books/Periodicals	100.00	100.00	-	100.00
101-6200-602160	Code Enforcement Equipment	500.00	500.00	40,000.00	40,500.00
101-6200-603105	Equipment Maintenance	100.00	100.00	-	100.00
101-6200-604100	Communications	2,000.00	2,000.00	(300.00)	1,700.00
101-6200-607100	Membership/Dues	375.00	375.00	-	375.00
101-6200-607105	Mileage Reimbursement	100.00	100.00	-	100.00
101-6200-607110	Travel/Conference/Meetings	1,000.00	1,000.00	-	1,000.00
101-6200-607115	Training	1,500.00	1,500.00	(500.00)	1,000.00
101-6200-608180	Prosecution/Code Enforcement	80,000.00	80,000.00	-	80,000.00
101-6200-612105	Vehicle Replacement Charge	4,636.00	4,643.00	-	4,643.00
101-6200-612115	Liability Insurance Charge	5,943.00	5,979.00	-	5,979.00
101-6200-612125	Employee Benefits	24,448.00	26,023.00	-	26,023.00
	Total	344,445.20	347,449.00	42,473.00	389,922.00
101	General Fund	17,346,799.14	17,454,172.00	(56,164.00)	17,398,008.00

Account Number	Description	Adjusted 2016 Budget	Originally Adopted 2017 Budget	Adjustments	Proposed 2017 Budget
102	Gen Fnd (Transactions & Use Tax)				
	City Council				
102-1100-607100	Membership/Dues	3,100.00	-	3,100.00	3,100.00
	Total	3,100.00	0.00	3,100.00	3,100.00
	Administrative Services				
102-1500-608105	Professional Services	1,200.00	-	1,200.00	1,200.00
	Total	1,200.00	0.00	1,200.00	1,200.00
	Non-Departmental				
102-1600-608175	Crossing Guard Services	27,000.00	27,000.00	-	27,000.00
	Total	27,000.00	27,000.00	0.00	27,000.00
	Law Enforcement				
102-2100-502100	Retirement	12,638.00	-	36,411.00	36,411.00
102-2100-604100	Communications	16,000.00	42,000.00	-	42,000.00
102-2100-608100	Contract Services	30,000.00	-	90,000.00	90,000.00
102-2100-608160	Sheriff Contract Services	827,274.00	1,141,374.00	474,837.00	1,616,211.00
	Total	885,912.00	1,183,374.00	601,248.00	1,784,622.00
	Fire Protection				
102-2200-502100	Retirement	18,348.00	-	41,208.00	41,208.00
102-2200-608185	Oc Fire Dept Contract	10,401.00	292,686.00	(40,432.00)	252,254.00
	Total	28,749.00	292,686.00	776.00	293,462.00
	Business Relations				
102-4400-501110	Salaries-Regular	-	-	32,882.00	32,882.00
102-4400-502100	Retirement	-	-	4,291.00	4,291.00
102-4400-502105	Workers Comp Insurance	-	-	369.00	369.00
102-4400-502110	Health/Life Insurance	-	-	2,117.00	2,117.00
102-4400-502115	Unemployment Insurance	-	-	130.00	130.00
102-4400-502120	Medicare/Fica	-	-	543.00	543.00
102-4400-602110	Office Expense	3,000.00	3,000.00	(500.00)	2,500.00
102-4400-602120	Books/Periodicals	500.00	500.00	(100.00)	400.00
102-4400-607100	Membership/Dues	1,000.00	1,000.00	-	1,000.00
102-4400-607110	Travel/Conference/Meetings	4,000.00	4,000.00	-	4,000.00
102-4400-607115	Training	500.00	500.00	500.00	1,000.00
102-4400-608105	Professional Services	15,000.00	5,000.00	20,000.00	25,000.00
102-4400-608125	Advertising	14,000.00	14,000.00	6,000.00	20,000.00
102-4400-610210	Business Relations Programs	80,000.00	90,000.00	(20,000.00)	70,000.00
102-4400-612105	Vehicle Replacement Charge	-	-	121.00	121.00
102-4400-612115	Liability Insurance Charge	-	-	1,283.00	1,283.00
102-4400-612125	Employee Benefits	-	-	5,874.00	5,874.00
	Total	118,000.00	118,000.00	53,510.00	171,510.00
	Parks and Recreation				
102-5100-501120	Salaries-Part Time	27,608.33	28,928.00	(1,340.00)	27,588.00
102-5100-502105	Workers Comp Insurance	1,352.11	1,420.00	(69.00)	1,351.00
102-5100-502115	Unemployment Insurance	868.00	868.00	-	868.00

		Adjusted	Originally Adopted		Proposed
Account Number	Description	2016 Budget	2017 Budget	Adjustments	2017 Budget
102-5100-502120	Medicare/Fica	632.51	662.00	(20.00)	642.00
102-5100-602140	Materials & Supplies	7,000.00	-	-	-
102-5100-612115	Liability Insurance Charge	824.00	862.00	-	862.00
	Total	38,284.95	32,740.00	-1,429.00	31,311.00
	Code Enforcement				
102-6200-501110	Salaries-Regular	55,272.00	57,972.00	(935.00)	57,037.00
102-6200-502100	Retirement	3,638.32	3,807.00	116.00	3,923.00
102-6200-502105	Workers Comp Insurance	2,768.49	2,907.00	(48.00)	2,859.00
102-6200-502110	Health/Life Insurance	13,350.00	13,874.00	(4,832.00)	9,042.00
102-6200-502115	Unemployment Insurance	434.00	434.00	-	434.00
102-6200-502120	Medicare/Fica	917.54	962.00	(14.00)	948.00
102-6200-602160	Code Enforcement Equipment	7,900.00	-	-	-
102-6200-612115	Liability Insurance Charge	2,066.00	2,162.00	-	2,162.00
102-6200-612125	Employee Benefits	8,234.00	9,193.00	-	9,193.00
	Total	94,580.35	91,311.00	-5,713.00	85,598.00
102	Gen Fnd (Transactions & Use Tax)	1,196,826.30	1,745,111.00	652,692.00	2,397,803.00
101 and 102	Total General Fund	18,543,625.44	19,199,283.00	596,528.00	19,795,811.00
	Transfers		(31,200.00)	-	(31,200.00)
	General Fund excluding transfers		19,168,083.00	596,528.00	19,764,611.00
211	Gas Tax				
211-1600-612200	Allocated Costs	17,334.00	14,354.00	-	14,354.00
211-1600-800101	Transfer To General Fund	180,000.00	180,000.00	-	180,000.00
211-3500-501110	Salaries-Regular	71,043.23	71,151.00	(37.00)	71,114.00
211-3500-501120	Salaries-Part Time	9,391.65	9,854.00	11,652.00	21,506.00
211-3500-502100	Retirement	6,585.67	6,765.00	87.00	6,852.00
211-3500-502105	Workers' Compensation	13,278.91	13,404.00	13.00	13,417.00
211-3500-502110	Health Insurance	10,736.32	11,118.00	2,594.00	13,712.00
211-3500-502115	Unemployment	640.15	640.00	434.00	1,074.00
211-3500-502120	Medicare	1,252.44	1,263.00	282.00	1,545.00
211-3500-602140	Materials and Supplies	20,000.00	-	5,000.00	5,000.00
211-3500-608100	Contractual Services	150,000.00	90,000.00	-	90,000.00
211-3500-710190	Pavement Maintenance	75,000.00	105,000.00	-	105,000.00
211-3510-710195	Pedestrian Accessibility	50,000.00	20,000.00	-	20,000.00
211-6300-501110	Salaries-Regular	72,724.39	73,480.00	(261.00)	73,219.00
211-6300-501120	Salaries-Part Time	6,753.73	6,983.00	(269.00)	6,714.00
211-6300-502100	Retirement	7,355.36	7,529.00	102.00	7,631.00
211-6300-502105	Workers' Compensation	12,324.49	12,532.00	(108.00)	12,424.00
211-6300-502110	Health Insurance	14,194.34	14,719.00	2,252.00	16,971.00
211-6300-502115	Unemployment	651.00	651.00	-	651.00
211-6300-502120	Medicare	1,218.40	1,234.00	(7.00)	1,227.00
211-6300-602140	Materials and Supplies	9,500.00	9,500.00	3,500.00	13,000.00
211-6300-603105	Equipment Maintenance	2,000.00	2,000.00	-	2,000.00
211-6300-612105	Vehicle Replacement Charge	1,651.00	1,654.00	-	1,654.00

		Adjusted	Originally Adopted		Proposed
Account Number	Description	2016 Budget	2017 Budget	Adjustments	2017 Budget
211-6300-612115	Liability Insurance Charge	3,116.00	3,167.00	-	3,167.00
211-6300-612125	Employee Benefits	10,834.00	11,652.00	-	11,652.00
211	Gas Tax	747,585.08	668,650.00	25,234.00	693,884.00
220	Measure M				
220-3500-710190	Pavement Maintenance	990,000.00	400,000.00	-	400,000.00
220-3510-710195	Pedestrian Accessibility	100,000.00	100,000.00		100,000.00
220	Measure M	1,090,000.00	500,000.00	-	500,000.00
222	Housing and Com Devt (CDBG)				
222-3510-710205	Street Improvement	-	260,000.00	-	260,000.00
222	Housing and Com Devt (CDBG)	-	260,000.00	-	260,000.00
223	Fire Emergency Services				
223-1600-800101	Transfer To General Fund	360,000.00	360,000.00	-	360,000.00
223-2210-608105	Professional Services	3,750.00	3,750.00	-	3,750.00
223	Fire Emergency Services	363,750.00	363,750.00	-	363,750.00
224	Lighting Maintenance (1919 Act)				
224-1600-800225	Transfer To Median Maint Fnd	385,000.00	385,000.00	-	385,000.00
224	Lighting Maintenance (1919 Act)	385,000.00	385,000.00	-	385,000.00
225	Light/Median Maint (1972 Act)				
225-3520-604105	Utilities	230,000.00	230,000.00	-	230,000.00
225-3520-604110	Street Lighting	111,000.00	115,000.00	-	115,000.00
225-3520-608105	Professional Services	45,183.00	40,000.00	-	40,000.00
225-3530-604105	Utilities	46,000.00	46,000.00	-	46,000.00
225-3530-608100	Contractual Services	175,000.00	140,000.00	35,000.00	175,000.00
225-3530-612200	Allocated Costs	101,230.00	101,230.00	-	101,230.00
225-3530-710210	Street Trees	50,000.00	50,000.00	-	50,000.00
225	Light/Median Maint (1972 Act)	758,413.00	722,230.00	35,000.00	757,230.00
226	Air Quality Improvement				
226-1600-502135	Alternative Commute Incentive	2,200.00	2,200.00	-	2,200.00
226-1600-612200	Allocated Costs	2,100.00	2,100.00	-	2,100.00
226	Air Quality Improvement	4,300.00	4,300.00	-	4,300.00
238	State Cops Grant 2014-2015				
238-2100-602100	Special Dept Expense	100,000.00	10,000.00	(10,000.00)	-
238	State Cops Grant 2014-2015	100,000.00	10,000.00	(10,000.00)	-
239	State Cops Grant 2015-2016				
239-2100-602100	Special Dept Expense	100,000.00	10,000.00	30,000.00	40,000.00
239	State Cops Grant 2015-2016	100,000.00	10,000.00	30,000.00	40,000.00

Account Number	Description	Adjusted 2016 Budget	Originally Adopted 2017 Budget	Adjustments	Proposed 2017 Budget
240	State Cops Grant 2016-2017				
240-2100-602100	Special Dept Expense	-	100,000.00	-	100,000.00
240	State Cops Grant 2016-2017	-	100,000.00	-	100,000.00
250	Fact Parks & Recreation Grant				
250-5200-501110	Salaries-Regular	95,882.69	98,566.00	4,200.00	102,766.00
250-5200-501120	Salaries-Part Time	25,141.82	20,704.00	-	20,704.00
250-5200-502100	Retirement	9,896.04	10,227.00	164.00	10,391.00
250-5200-502105	Workers Comp Insurance	2,384.40	2,200.00	-	2,200.00
250-5200-502110	Health/Life Insurance	15,738.44	16,329.00	(6,705.00)	9,624.00
250-5200-502115	Unemployment Insurance	1,623.16	1,476.00	-	1,476.00
250-5200-502120	Medicare/Fica	1,980.36	1,923.00	60.00	1,983.00
250-5200-602100	Special Dept Expense	1,417.00	1,417.00	-	1,417.00
250-5200-608100	Contractual Services	155,704.00	155,704.00	-	155,704.00
250-5200-612115	Liability Insurance Charge	4,129.00	4,094.00	-	4,094.00
250-5200-612125	Employee Benefits	14,284.00	15,630.00	-	15,630.00
250	Fact Parks & Recreation Grant	328,180.91	328,270.00	(2,281.00)	325,989.00
251	Senior Transportation				
251-5100-501120	Salaries-Part Time	33,477.23	34,231.00	-	34,231.00
251-5100-502105	Workers Comp Insurance	1,683.31	1,722.00	-	1,722.00
251-5100-502115	Unemployment Insurance	1,453.90	1,454.00	-	1,454.00
251-5100-502120	Medicare/Fica	874.33	902.00	-	902.00
251-5100-612115	Liability Insurance Charge	1,014.00	10,236.00	-	10,236.00
251	Senior Transportation	38,502.77	48,545.00	-	48,545.00
254	CalGRIP Grant 1314				
254-5200-612115	Liability Insurance Charge	1,888.00	812.00	(812.00)	-
254	CalGRIP Grant 1314	1,888.00	812.00	(812.00)	-
255	CalGRIP 2015				
255-5200-501110	Salaries-Regular	39,666.04	47,599.00	-	47,599.00
255-5200-501115	Salaries-Overtime	-	-	-	-
255-5200-501120	Salaries-Part Time	81,049.72	117,847.00	(3,383.00)	114,464.00
255-5200-502100	Retirement	2,479.13	2,975.00	145.00	3,120.00
255-5200-502105	Workers Comp Insurance	4,541.74	6,501.00	(173.00)	6,328.00
255-5200-502110	Health/Life Insurance	7,070.11	8,648.00	1,940.00	10,588.00
255-5200-502115	Unemployment Insurance	2,387.00	4,427.00	-	4,427.00
255-5200-502120	Medicare/Fica	2,330.84	3,562.00	(49.00)	3,513.00
255-5200-602100	Special Dept Expense	15,200.00	15,200.00	-	15,200.00
255-5200-608100	Contractual Services	335,592.00	280,514.00	-	280,514.00
255-5200-612115	Liability Insurance Charge	3,774.00	4,368.00	-	4,368.00
255-5200-612125	Employee Benefits	5,909.00	7,548.00	-	7,548.00

		Adjusted	Originally Adopted		Proposed
Account Number	Description	2016 Budget	2017 Budget	Adjustments	2017 Budget
255	CalGRIP 2015	499,999.58	499,189.00	{1,520.00}	497,669.00
280	Stanton Central Park Maint				
280-3400-604105	Utilities	-	-	72,000.00	72,000.00
280-3400-608100	Contractual Services	-	-	17,100.00	17,100.00
280-5300-604105	Utilities	-	-	7,000.00	7,000.00
280	Stanton Central Park Maint	-	-	96,100.00	96,100.00
285	Housing Authority				
285-4100-602110	Office Expense	2,000.00	2,000.00	-	2,000.00
285-4100-603120	Minor Repairs	130,000.00	65,000.00	65,000.00	130,000.00
285-4100-604105	Utilities	47,000.00	50,000.00	-	50,000.00
285-4100-608105	Professional Services	30,000.00	30,000.00	-	30,000.00
285-4100-610135	Relocation Assistance	50,000.00	50,000.00	-	50,000.00
285-6400-501110	Salaries-Regular	104,200.71	104,289.00	19,278.00	123,567.00
285-6400-502100	Retirement	15,502.87	15,888.00	(43.00)	15,845.00
285-6400-502105	Workers Comp Insurance	2,725.83	2,727.00	194.00	2,921.00
285-6400-502110	Health/Life Insurance	12,891.68	13,344.00	4,220.00	17,564.00
285-6400-502115	Unemployment Insurance	542.50	543.00	86.00	629.00
285-6400-502120	Medicare/Fica	1,550.15	1,552.00	346.00	1,898.00
285-6400-608100	Contractual Services	-	-	2,200.00	2,200.00
285-6400-612105	Vehicle Replacement Charge	1,557.00	1,560.00	-	1,560.00
285-6400-612115	Liability Insurance Charge	3,717.00	3,741.00	-	3,741.00
285-6400-612125	Employee Benefits	15,524.00	16,538.00	-	16,538.00
285-6400-612200	Allocated Costs	7,738.00	6,408.00	-	6,408.00
285	Housing Authority	424,949.74	363,590.00	91,281.00	454,871.00
305	Capital Projects				
305-1600-710145	City Hall/Bldg Improvements	200,000.00	-	200,000.00	200,000.00
305-2100-710145	City Hall/Bldg Improvements	80,000.00	-	-	30,000.00
305-3510-710176	Kermore Project	485,776.00	-	461,755.00	461,755.00
305	Capital Projects	765,776.00	-	661,755.00	691,755.00
310	Parks and Rec Facilities				
310-5100-750101	Community Park	8,275,000.00	-	-	-
310	Parks and Rec Facilities	8,275,000.00	-	-	-
501	Sewer Maintenance				
501-3700-501110	Salaries-Regular	65,935.86	66,044.00	(38.00)	66,006.00
501-3700-502100	Retirement	4,069.23	4,091.00	185.00	4,276.00
501-3700-502105	Workers Comp Insurance	4,323.80	4,348.00	(9.00)	4,339.00
501-3700-502110	Health/Life Insurance	7,533.52	7,795.00	1,331.00	9,126.00
501-3700-502115	Unemployment Insurance	282.10	282.00	-	282.00
501-3700-502120	Medicare/Fica	1,006.73	1,008.00	-	1,008.00

		Adjusted	Originally Adopted		Proposed
Account Number	Description	2016 Budget	2017 Budget	Adjustments	2017 Budget
501-3700-603100	Emergency Maint Services	10,000.00	10,000.00	-	10,000.00
501-3700-603122	System Repairs/Maintenance	18,000.00	18,000.00	-	18,000.00
501-3700-608105	Professional Services	50,000.00	50,000.00	-	50,000.00
501-3700-608110	Engineering Services	45,000.00	45,000.00	-	45,000.00
501-3700-608155	Waste Discharge Monitoring	18,500.00	18,500.00	-	18,500.00
501-3700-612200	Allocated Costs	176,471.00	175,779.00	-	175,779.00
501-3700-730100	Cctv & Line Cleaning	207,000.00	155,000.00	20,000.00	175,000.00
501-3700-730105	Sewer Improvements	700,000.00	500,000.00	-	500,000.00
501-3700-830100	Depreciation Expense	134,269.00	134,269.00	-	134,269.00
501	Sewer Maintenance	1,442,391.24	1,190,116.00	21,469.00	1,211,585.00
602	Workers' Compensation				
602-1420-606105	Insurance Premium	118,631.00	124,562.00	-	124,562.00
602	Workers' Compensation	118,631.00	124,562.00	-	124,562.00
603	Liability Risk Management				
603-1430-606105	Insurance Premium	89,000.00	90,000.00	-	90,000.00
603-1430-606110	Benefit Claims	10,000.00	10,000.00	-	10,000.00
603-1430-608105	Professional Services	10,000.00	10,000.00	-	10,000.00
603	Liability Risk Management	109,000.00	110,000.00	-	110,000.00
604	Employee Benefits				
604-1440-502100	Retirement	139,315.00	163,458.00	-	163,458.00
604-1440-502110	Health/Life Insurance	53,160.00	53,220.00	-	53,220.00
604-1440-502125	Leave Disbursals	133,000.00	133,000.00	-	133,000.00
604-1440-602100	Special Dept Expense	5,644.00	5,745.00	-	5,745.00
604	Employee Benefits	331,119.00	355,423.00	-	355,423.00
605	Fleet Maintenance				
605-1600-612200	Allocated Costs	2,167.00	1,794.00	-	1,794.00
605-3800-501110	Salaries-Regular	20,282.59	20,283.00	108.00	20,391.00
605-3800-501120	Salaries-Part Time	1,042.17	1,042.00	-	1,042.00
605-3800-502100	Retirement	2,505.36	2,556.00	(1,304.00)	1,252.00
605-3800-502105	Workers Comp Insurance	3,122.48	3,122.00	(2,249.00)	873.00
605-3800-502110	Health/Life Insurance	2,717.05	2,812.00	(599.00)	2,213.00
605-3800-502115	Unemployment Insurance	151.90	152.00	-	152.00
605-3800-502120	Medicare/Fica	330.44	331.00	(35.00)	296.00
605-3800-602135	Safety Equipment	500.00	500.00	-	500.00
605-3800-602145	Gas/Oil/Lube	34,000.00	34,000.00	-	34,000.00
605-3800-603105	Equipment Maintenance	3,000.00	3,000.00	-	3,000.00
605-3800-603125	Vehicle Maintenance	23,000.00	23,000.00	-	23,000.00
605-3800-612115	Liability Insurance Charge	816.00	819.00	-	819.00
605-3800-612125	Employee Benefits	3,022.00	3,216.00	-	3,216.00
605	Fleet Maintenance	96,656.99	96,627.00	(4,079.00)	92,548.00

		Adjusted		Originally Adopted		Proposed
Account Number	Description	2016 Budget		2017 Budget	Adjustments	2017 Budget
	Total City	34,024,769.17	*	25,340,347.00	1,538,675.00	26,909,022.00
		Transfers		{956,200.00}	-	{956,200.00}
	City excluding transfers			24,384,147.00	1,538,675.00	25,952,822.00
* - Note: does not include Special Revenue funds or accounts with \$0 balance in 2017 Budget						

RESOLUTION NO. 2016-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, ADOPTING THE OPERATING AND CAPITAL BUDGET FOR THE FISCAL YEAR 2016-17

WHEREAS, the Administrative Service Director has submitted a proposed OPERATING AND CAPITAL BUDGET for the Fiscal Year 2016-17; and

WHEREAS, the City Council has reviewed the proposed OPERATING AND CAPITAL BUDGET; and

WHEREAS, revenues for all funds are estimated to be \$26,007,005, appropriations to be \$23,826,067 and the capital budget to be \$2,126,755; and

WHEREAS, unforeseen adjustments are needed during the fiscal year to allow for the orderly conduct of City business, the City Manager is given authority to adjust monies within a fund to accommodate these needs as long as the goals, total dollars, or intent of the Proposed 2016-17 Budget Document.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANTON, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council finds that the above recitations are true and correct and, accordingly, are incorporated as a material part of this Resolution.

SECTION 2. The OPERATING AND CAPITAL BUDGET for the 2016-17 fiscal year is hereby approved and adopted.

SECTION 3. The City Clerk shall certify to the adoption of this Resolution.

ADOPTED, SIGNED AND APPROVED this 28th day of June, 2016.

BRIAN DONAHUE, 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. 2016-30 has been duly signed by the Mayor and attested by the Deputy City Clerk, all at a regular meeting of the Stanton City Council, held on June 28, 2016, and that the same was adopted, signed and approved by the following vote to wit:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PATRICIA A. VAZQUEZ, CITY CLERK

RESOLUTION NO 2016-31

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, ESTABLISHING THE APPROPRIATION LIMIT FOR FISCAL YEAR 2016-17

WHEREAS, Article XIIIB is an amendment to the California Constitution placing a restriction on the amount of proceeds of tax revenue which can be appropriated by state and local governments during a fiscal year; and

WHEREAS, the total appropriation subject to limitation shall not exceed the appropriation limit of the City of Stanton for the prior fiscal year adjusted for inflationary and population changes; and

WHEREAS, the City Council may choose to use as adjustment factors (1) the annual growth in California Per Capita Personal Income or the growth in non residential assessed valuation due to new construction within the City and (2) population growth in the City of Stanton or population growth in the County of Orange as provided by the State Department of Finance; and

WHEREAS, the selection of adjustment factors and calculation of the limitation are attached to this Resolution; and

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

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council finds that the above recitations are true and correct and, accordingly, are incorporated as a material part of this Resolution.

SECTION 2. The City Council finds that this item is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378(b)(4) 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).

SECTION 3. The appropriations limitation in the fiscal year 2016-17 shall be \$52,981,770 for the City of Stanton pursuant to Article XIII B of the California Constitution.

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

ADOPTED SIGNED AND APPROVED this 28th day of June, 2016.

BRIAN DONAHUE, 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. 2016-31 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 June 28, 2016, 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

APPROPRIATIONS LIMIT FISCAL YEAR 2016-17

ANNUAL ADJUSTMENT FACTORS

Per Capita Personal Income Change	5.37%
County of Orange Population Growth	0.99%

CALCULATION OF LIMITATION

2015-16 Appropriations Limit multiplied by percentage change in Per Capital Personal Income (inflation factor) multiplied by percentage change in County of Orange population (population change factor) equals City of Stanton Appropriations Limit for Fiscal Year 2016-17.

$$\$49,788,737 \quad \times \quad 1.0537 \quad \times \quad 1.0099 \quad = \quad \$52,981,770$$

RESOLUTION NO. SHA 2016-02

A RESOLUTION OF THE STANTON HOUSING AUTHORITY OF THE CITY OF STANTON, CALIFORNIA, ADOPTING THE OPERATING AND CAPITAL BUDGET FOR THE FISCAL YEAR 2016-2017

WHEREAS, the Administrative Service Director has submitted a proposed OPERATING AND CAPITAL BUDGET for the Fiscal Year 2016-2017; and

WHEREAS, the Housing Authority Board has reviewed the proposed OPERATING AND CAPITAL BUDGET; and

WHEREAS, Fiscal Year 2016-17 revenues for the Stanton Housing Authority Fund are estimated to be \$528,000 and appropriations of \$454,870; and

WHEREAS, unforeseen adjustments are needed during the fiscal year to allow for the orderly conduct of Authority business, the Executive Director is given authority to adjust monies within a fund to accommodate these needs as long as the goals, total dollars, or intent of the Proposed 2016-2017 Budget Document is not altered.

NOW, THEREFORE, THE STANTON HOUSING AUTHORITY OF THE CITY OF STANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The Housing Authority Board finds that the above recitations are true and correct and, accordingly, are incorporated as a material part of this Resolution.

SECTION 2. The Housing Authority Board finds that this item is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378(b)(4) 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).

SECTION 3. The Stanton Housing Authority Fiscal Year 2016-2017 Budget is hereby approved and adopted.

SECTION 4. The Authority Secretary shall certify to the adoption of this Resolution.

ADOPTED, SIGNED AND APPROVED this 28th day of June, 2016.

BRIAN DONAHUE, CHAIRMAN

APPROVED AS TO FORM:

MATTHEW E. RICHARDSON, AUTHORITY COUNSEL

ATTEST:

I, PATRICIA A. VAZQUEZ, Authority Secretary of the Stanton Housing Authority, City of Stanton, California DO HEREBY CERTIFY that the foregoing Resolution, being Resolution No. SHA 2016-02 has been duly signed by the Chairman and attested by the Authority Secretary, all at a regular meeting of the Housing Authority held on June 28, 2016, and that the same was adopted, signed and approved by the following vote to wit:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PATRICIA A. VAZQUEZ, AUTHORITY SECRETARY

RESOLUTION NO. 2016-32

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AUTHORIZING THE CITY TREASURER TO DEPOSIT FUNDS FOR SAFEKEEPING AND INVESTMENT AND AUTHORIZING WITHDRAWAL OF FUNDS FROM DEPOSITORY

WHEREAS, Sections 53638 *et. seq.* of the California Government Code of the State of California (the "Deposit and Investment Law") provides the regulations pertaining to the deposit and investment of funds of local agencies; and

WHEREAS, pursuant to the Deposit and Investment Law the City Treasurer may deposit money necessary to pay the principal and interest on bonds in a bank within or without the State at any place where they are payable. The City Treasurer further is required to deposit the funds of the City in active and inactive deposits in State or national banks, with the objective of realizing maximum return, consistent with prudent financial management; and

WHEREAS, Pursuant to Stanton Municipal Code Section 2.20.020, the City Council has named the Stanton Administrative Services Director to serve as City Treasurer and has authorized the City Treasurer to invest said funds in certain banks; and

WHEREAS, the City Treasurer would have more flexibility and be better able to carry out the mandate of the law if the City Treasurer, from time to time, may make the determination as to those depositories or investments in which the City's funds are to be placed, all subject to the terms and provisions of the Deposit and Investment Law; and

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

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF STANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. The City Council finds that the above recitations are true and correct and, accordingly, are incorporated as a material part of this Resolution.

SECTION 2. The City Council finds that this item is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378(b)(4) 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).

SECTION 3. Pursuant to the Deposit and Investment Law, the City Treasurer is hereby authorized and directed to deposit all funds of the City of Stanton as therein specified in

active or inactive accounts bearing the highest rate of interest as specified in said Government Code, all subject to terms and provisions of Chapter 4 Title 5 of the Government Code of the State of California.

SECTION 4. The City Treasurer is authorized and directed to execute all necessary documents, authorization and depository agreements to carry out the foregoing. Any State or national bank depository is hereby requested, authorized and directed to honor all checks, drafts or other orders for payment drawn in the City's name on said accounts so made and entered into by the City Treasurer under the signature of one of the four authorized signors specified in Section 4 below, and countersigned by one other authorized signor. Said depository shall be entitled to honor and to charge to the City of Stanton for all such checks for the payment of money regardless of, by whom, or by what means the actual or purported facsimile signature or signatures resemble the facsimile specimen from time to time filed with the depository by the City Treasurer.

SECTION 5. The authorized signors on said accounts shall be: the Mayor; the City Manager; the City Treasurer; and the City Clerk.

SECTION 6. The City Clerk is directed to certify to the adoption of this resolution and to procure from each depository selected by the City Treasurer the necessary signature clauses, cards, or authorizations. The City Treasurer is directed to keep on file with each depository selected by him the facsimile signatures of the authorized signors and from time to time file with the depository any changes in said facsimile specimen.

ADOPTED, SIGNED AND APPROVED this 28th day of June, 2016.

BRIAN DONAHUE, 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. 2016-32 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 June 28, 2016, and that the same was adopted, signed and approved by the following vote to wit:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PATRICIA A. VAZQUEZ, CITY CLERK