



**AGENDA**  
**CITY COUNCIL/SUCCESSOR AGENCY/STANTON HOUSING AUTHORITY**  
**JOINT REGULAR MEETING**  
**STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA**  
**TUESDAY, SEPTEMBER 27, 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, SEPTEMBER 26, 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](http://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 Chairperson Warren  
                          Mayor/Chairman Donahue

## **5. SPECIAL PRESENTATIONS AND AWARDS**

- 5A.** Presentation of Certificate of Recognition honoring Sergeant Stephen Torres, Orange County Sheriff's Department.
- 5B.** Presentation by City Net; sharing their mission with the City Council and providing information on their current operations.
- 5C.** Presentation of Proclamation declaring the week of October 9-16, 2016, as Fire Prevention Week in the City of Stanton.

## **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 September 8, 2016 and September 15, 2016 in the amount of \$1,086,115.28.

#### **6C. APPROVAL OF MINUTES**

1. City Council approve Minutes of Special Meeting – September 13, 2016; and
2. City Council/Agency/Authority Board approve Minutes of Regular Joint Meeting – September 13, 2016.

CC/SA/SHA AGENDA – Joint Regular Meeting – September 27, 2016 - Page 2

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 and online at [www.ci.stanton.ca.us](http://www.ci.stanton.ca.us).

#### **6D. AUGUST 2016 INVESTMENT REPORT**

The Investment Report as of August 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 August 2016.

#### **6E. AUGUST 2016 INVESTMENT REPORT (SUCCESSOR AGENCY)**

The Investment Report as of August 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 August 2016.

**6F. LEASE AGREEMENT WITH FERNWOOD MOBILE HOME PARK, LP FOR ADDITIONAL PARKING FOR STANTON CENTRAL PARK**

Stanton Central Park was designed to have 125 parking stalls. On weekdays this amount of stalls is generally adequate, but on weekends and during special events all available spots are often filled and additional parking is needed. Staff has been working with the management of the Fernwood Mobile Home Park, LP (Fernwood) to come to an agreement to lease approximately one acre of adjacent land to provide an additional 85 parking stalls.

**RECOMMENDED ACTION:**

1. City Council declare that in accordance with the requirements of the CEQA, this project has been determined to be exempt under Section 15061(b)(3); and
2. Authorize the City Manager to execute the attached agreement (Lease Agreement by and Between the City of Stanton and Fernwood Mobile Home Park, LP) for the leasing of property owned by the Fernwood Mobile Home Park, LP for parking for Stanton Central Park.

**6G. CARRYOVER PURCHASE ORDERS FROM FY 2015-16 TO FY 2016-17**

At each fiscal year end, City staff reviews remaining unspent budget appropriations at the end of the year to determine if any encumbered purchase orders should be carried forward from one fiscal year to the next. This report requests the carryover of 6 open purchase orders from FY 2015/16 to FY 2016/17, totaling \$530,297.52.

**RECOMMENDED ACTION:**

1. City Council find that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a director reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly; and
2. Adopt Resolution No. 2016-36 approving the carryover of certain purchase orders from fiscal year 2015/16 to fiscal year 2016/17 entitled:

**"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING THE CARRYOVER OF CERTAIN APPROPRIATIONS FROM FY 2015/16 TO FY 2016/17".**

**END OF CONSENT CALENDAR**

CC/SA/SHA AGENDA – Joint Regular Meeting – September 27, 2016 - Page 4

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 and online at [www.ci.stanton.ca.us](http://www.ci.stanton.ca.us).

## 7. PUBLIC HEARINGS

### 7A. PUBLIC HEARING TO CONSIDER PRECISE PLAN OF DEVELOPMENT PPD-775 AND TENTATIVE TRACT MAP TM15-03 TO SUBDIVIDE A 1.126 ACRE SITE AND CONSTRUCT 11 SINGLE-FAMILY DETACHED CONDOMINIUMS, A PRIVATE STREET, AND COMMON OPEN SPACE FOR THE PROPERTIES LOCATED AT 8101 AND 8111 CATHERINE AVENUE IN THE RM (MEDIUM DENSITY RESIDENTIAL) ZONE

A public hearing to consider demolition of two single family homes and construct 11 single-family detached condominiums with four parking spaces per unit, plus guest parking, open space and a private street on a 48,500 square foot site. Under consideration is Precise Plan of Development PPD-775 and Tentative Tract Map TM15-03.

#### **RECOMMENDED ACTION:**

1. City Council conduct a public hearing; and
2. Declare that the project is categorically exempt per the California Environmental Quality Act (CEQA), under Section 15332, Class 32 (In-Fill Development Projects); and
3. Adopt Resolution No. 2016-37 approving Precise Plan of Development PPD-775, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA APPROVING PRECISE PLAN OF DEVELOPMENT PPD-775 FOR A RESIDENTIAL SUBDIVISION INCLUDING 11 SINGLE-FAMILY DETACHED CONDOMINIUMS WITH COMMON AND PRIVATE OPEN SPACE ON TWO LEGAL PARCELS WITH A COMBINED AREA OF 1.126 ACRES LOCATED AT 8101 AND 8111 CATHERINE AVE. IN THE RM (MEDIUM DENSITY RESIDENTIAL) ZONE”;** and

4. Adopt Resolution No. 2016-38 approving Tentative Tract Map TM15-03, subject to Conditions of Approval contained therein, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA APPROVING TENTATIVE TRACT MAP 17986 (TM 15-03) TO SUBDIVIDE TWO LEGAL PARCELS (1.126 ACRES) FOR CONDOMINIUM PUROPOSES FOR THE DEVELOPMENT OF 11 SINGLE-FAMILY DETACHED CONDOMINIUMS WITH COMMON AND PRIVATE OPEN SPACE AND PRIVATE DRIVE AISLES AND PARKING (PRECISE PLAN OF DEVELOPMENT PPD-775) AT 8101 AND 8111 CATHERINE AVENUE IN THE RM (MEDIUM DENSITY RESIDENTIAL) ZONE”.**

**8. UNFINISHED BUSINESS            None.**

**9. NEW BUSINESS**

**9A. UPDATED ELECTIONS CODE 9212 REPORT AND FIVE-YEAR FINANCIAL PROJECTIONS ALTERNATIVE BUDGET**

On November 10, 2015, the City Council received an Elections Code 9212 Impact Report ("Impact Report") from staff that provided an impartial and informational report pursuant to Elections Code 9212 regarding a measure that would repeal the City's local voter-approved transactions and use (sales) tax in its entirety. With much more financial information available almost one year later, the repeal measure ("Measure QQ") impact report is being updated "(Updated Impact Report)". In addition, this report includes a Five-Year Financial Projections Alternative Budget that would be necessary if Measure QQ were approved.

**RECOMMENDED ACTION:**

1. City Council declare that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and
2. Receive and file the Updated Elections Code 9212 Impact Report; and
3. Receive and file the Five-Year Financial Projections Alternative Budget.

## **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.**

## **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.

## **12D. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING THE POSSIBILITY OF ORGANIZING A CITYWIDE CLEAN-UP EVENT**

At the September 13, 2016 City Council meeting, Council Member Ramirez requested that this item be agendaized for discussion.

### **RECOMMENDED ACTION:**

City Council provide direction to staff.

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

## **14. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR**

### **14A. ORANGE COUNTY FIRE AUTHORITY**

At this time the Orange County Fire Authority 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 22<sup>nd</sup> day of September, 2016.

s/ Patricia A. Vazquez, City Clerk/Secretary

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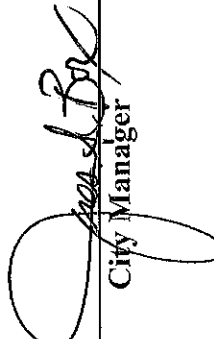


**CITY OF STANTON  
ACCOUNTS PAYABLE REGISTER**

September 8, 2016	\$957,510.37
September 15, 2016	\$128,604.91

\$1,086,115.28
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Demands listed on the attached registers conform to the City of Stanton Annual Budget as approved by the City Council.

  
City Manager

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



Administrative Services Director

# DRAFT

## MINUTES OF THE CITY COUNCIL OF THE CITY OF STANTON SPECIAL MEETING SEPTEMBER 13, 2016

1. **CLOSED SESSION** None.

2. **CALL TO ORDER**

The meeting was called to order at 5:02 p.m. by Mayor Donahue.

3. **PLEDGE OF ALLEGIANCE**

Led by Mr. Matthew E. Richardson, City Attorney.

4. **ROLL CALL**

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

Absent: Mayor Pro Tem Warren.

Excused: Council Member Shawver.

### SPECIAL ORDERS OF THE DAY

5. **NEW BUSINESS**

5A. **REVIEW OF PROCESS TO PURCHASE STREETLIGHTS IN STANTON FROM SOUTHERN CALIFORNIA EDISON**

On May 26, 2015, the City Council directed staff to work with Southern California Edison (SCE) to prepare a valuation study of the streetlights in the City. The purpose would be to prepare for the potential acquisition of the streetlights by the City. The report has been completed on April 20, 2016 and is attached for the City Council's review.

When the SCE representatives presented the valuation report to staff, they provided information on a potential upcoming program that would allow cities to ask SCE to retrofit existing streetlights with LED fixtures and bulbs. This program was approved by the State in June of this year. As an alternative to purchasing the streetlights, the City could ask SCE to perform these retrofits at no initial capital cost and a net savings annually.

On July 26, 2016 staff presented information on both programs to the City Council, as well as information from Tank Lighting. The City Council asked for additional information on the details of the process to purchase the streetlights from SCE. Tanko lighting has prepared a Powerpoint to provide additional details, many of which are within this report.

Mayor Pro Tem Carol Warren arrived at 5:34 p.m.

## **DRAFT**

Staff report by Mr. Allan Rigg, Public Works Director/City Engineer.

Presentation by Mr. Jason Tanko, TankoLighting

Motion/Second: Ethans/Warren

Motion unanimously carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: 1 (Shawver)

1. The City Council determined that In accordance with the requirements of the California Environmental Quality Act, the action would not be deemed to be a project per Section 15378(b)(4): ["Project" does not include] The creation of a government funding mechanism 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. Directed staff to proceed with the option for procurement and to also begin researching processes in which to select a vendor/consultant to assist the City with the process of purchasing the eligible streetlights in Stanton from Southern California Edison.

6. **ADJOURNMENT** Motion/Second: Donahue/  
Motion carried at 6:08 p.m.

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MAYOR

ATTEST:

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CITY CLERK

# **DRAFT**

## **MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY OF THE CITY OF STANTON JOINT REGULAR MEETING SEPTEMBER 13, 2016**

- 1. CLOSED SESSION**          None.

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

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

- 3. PLEDGE OF ALLEGIANCE**

Led by Mr. Matthew E. Richardson, City Attorney.

- 4. ROLL CALL**

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

Absent:        None.

Excused:     None.

- 5. SPECIAL PRESENTATIONS AND AWARDS**

5A. The City Council presented a Certificate of Recognition to Dr. Kavanagh, honoring the Stanton Pet Hospital as Business of the Month for the month of September 2016.

5B. The City Council presented a Certificate of Recognition honoring Mr. Jerome Ristrom, as Volunteer of the Month for the month of September 2016.

5C. The City Council presented a proclamation to Ms. Jennifer Funez, Outreach and Advocacy, Alzheimer's Orange County and declared the month of September 2016 as World Alzheimer's Awareness Month in the City of Stanton.

5D. On behalf of the Stanton Community Foundation and Stanton City Council, Council Member Ramirez presented Mr. Keron Thomas, the winner of the Stanton 60<sup>th</sup> Anniversary Trivia Contest with a check for \$1,000.

## **DRAFT**

At the request of Mayor Donahue, agenda item number 10. Oral Communications – Public was heard out of order.

### **10. ORAL COMMUNICATIONS – PUBLIC**

- Ms. Krystelle Tran, spoke concerning her Girl Scout Take Action Project regarding raising awareness of the amount of debris and litter in residential neighborhoods and suggests that City create an outreach program and implement and organize seasonal or annual city-wide clean up events.

### **6. CONSENT CALENDAR**

Motion/Second: Warren/Shawver

Motion unanimously carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: None

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

### **CONSENT CALENDAR**

#### **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**

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

#### **6B. APPROVAL OF WARRANTS**

The City Council approved demand warrants dated August 4, 2016, August 11, 2016, August 17, 2016, August 25, 2016, and August 30, 2016 in the amount of \$3,869,061.57.

#### **6C. APPROVAL OF MINUTES**

The City Council/Agency/Authority Board approved Minutes of Regular Joint Meeting – August 9, 2016.

## **DRAFT**

### **6D. JULY 2016 INVESTMENT REPORT**

The Investment Report as of July 31, 2016 has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

1. The City Council finds 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. Received and filed the Investment Report for the month of July 2016.

### **6E. JULY 2016 INVESTMENT REPORT (SUCCESSOR AGENCY)**

The Investment Report as of July 31, 2016 has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

1. The Successor Agency finds 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. Received and filed the Investment Report for the month of July 2016.

### **6F. APPROVE SECOND AMENDMENT TO INFORMATION TECHNOLOGY SUPPORT SERVICES AGREEMENT**

BreaIT has provided support to the City of Stanton since 1999. The most recent contract was written in 2012 after going through an RFP process. The contract calls for two one-year options. This Amendment would pick up the second of the two option years.

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 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. Authorized the City Manager to sign the Second Amendment to Information Technology Support Services Agreement with BreaIT.

**END OF CONSENT CALENDAR**

## DRAFT

### 7. PUBLIC HEARINGS

#### 7A. ESTABLISHMENT OF A FEE FOR THE PROCESSING OF MASSAGE ESTABLISHMENT AMORTIZATION APPLICATION

In January of 2015, the City Council adopted Ordinance No. 1032, which created new requirements for massage establishments in the City. As part of the new regulations, existing massage establishments have a two year amortization period to obtain the necessary licenses, or modify the business to no longer be a massage establishment. An extension of the amortization period may be requested, subject to an application, and approval by the Planning Commission. This resolution would establish a fee of \$2,775 to recover the costs associated with the processing of the Massage Establishment Amortization applications.

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: 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 Council conducted a public hearing; and
2. Declared that the project is exempt from the 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
3. Adopted Resolution No. 2016-35 establishing a fee for the processing of a Massage Establishment Amortization Application, entitled:

**"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, ADOPTING A FEE FOR THE PROCESSING OF MASSAGE ESTABLISHMENT AMORTIZATION APPLICATIONS IN THE CITY OF STANTON".**

## DRAFT

8. UNFINISHED BUSINESS           None.
9. NEW BUSINESS
- 9A. ISSUANCE OF REFUNDING TAX ALLOCATION BONDS (SUCCESSOR AGENCY)

When the Stanton Redevelopment Agency was dissolved there were 5 series of tax allocation bonds previously issued and outstanding. The Dissolution Act permits successor agencies to refinance outstanding bonds or other obligations of a former redevelopment agency under certain circumstances.

If approved, the resolution would authorize the refunding several series of outstanding bonds issued by the former agency, with an expected total savings of \$18.5 million over 24 years.

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

Motion/Second:     Ramirez/Shawver  
Motion unanimously carried by the following vote:

AYES: 5 (Donahue, Ethans, Ramirez, Shawver, and Warren)  
NOES: None  
ABSTAIN: None  
ABSENT: None

1. The Successor Agency finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a director reasonably foreseeable indirect physical change in the environment) and 15060 (c)(3) (the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly; and
2. Adopted Resolution No. SA 2016-05 entitled:

**"A RESOLUTION OF THE SUCCESSOR AGENCY TO THE STANTON REDEVELOPMENT AGENCY APPROVING THE ISSUANCE OF REFUNDING BONDS IN ORDER TO REFUND CERTAIN OUTSTANDING BONDS OF THE DISSOLVED STANTON REDEVELOPMENT AGENCY, APPROVING THE EXECUTION AND DELIVERY OF A FIRST SUPPLEMENTAL INDENTURE OF TRUST RELATING THERETO, APPROVING PRELIMINARY AND FINAL OFFICIAL STATEMENTS, BOND PURCHASE AGREEMENT, ESCROW AGREEMENTS AND CONTINUING DISCLOSURE CERTIFICATE, REQUESTING OVERSIGHT BOARD APPROVAL OF THE ISSUANCE OF THE REFUNDING BONDS, REQUESTING CERTAIN DETERMINATIONS BY THE OVERSIGHT BOARD, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO".**



## **DRAFT**

### **9B. INVESTMENT IN THE LOCAL AGENCY INVESTMENT FUND (SUCCESSOR AGENCY)**

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

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

Motion/Second: Warren/Ramirez

Motion unanimously carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: None

1. The Successor Agency finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a director reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly; and
2. Adopted Resolution No. SA 2016-04 authorizing the Successor Agency to open accounts with the State of California's Local Agency Investment Fund, entitled:

**"A RESOLUTION OF THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF STANTON, CALIFORNIA AUTHORIZING INVESTMENT OF MONIES IN THE LOCAL AGENCY INVESTMENT FUND".**

### **10. ORAL COMMUNICATIONS – PUBLIC**

At the request of Mayor Donahue this item was heard out of order.

### **11. WRITTEN COMMUNICATIONS                      None.**

## **DRAFT**

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

#### **12A. COMMITTEE REPORTS/COUNCIL/AGENCY/AUTHORITY ANNOUNCEMENTS**

- Council Member Shawver reported on his attendance at the Livingstone CDC 6<sup>th</sup> Annual Recognition & Benefit Gala, which was held on September 10, 2016.
- Council Member Ethans reported on the Orange County Vector Control District's West Nile Virus and Zika Virus alerts and cases within the City and County of Orange.

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

In response to Ms. Krystelle Tran's Girl Scout Take Action Project, Council Member Ramirez requested to agendaize discussion regarding organizing a citywide clean-up event and requested that staff engage CR&R to assist with the City efforts.

#### **12C. COUNCIL/AGENCY/AUTHORITY INITIATED ITEMS FOR A FUTURE STUDY SESSION**

None.

#### **12D. CITY COUNCIL INITIATED ITEM — DISCUSSION REGARDING THE POSSIBILITY OF INCREASING FINES FOR THE DISCHARGE OF ILLEGAL FIREWORKS**

At the July 26, 2016 City Council meeting, Council Member Ramirez requested that this item be agendaized for discussion.

Presentation by Council Member Ramirez.

The City Council directed staff to research and review the State Fire Marshall's current draft ordinance, which has a graduated fine system to determine if that graduated system is available to the general law cities.

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

None.

## **DRAFT**

### **14. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR**

- City Manager James A. Box reported that the kick off and first class of Stanton Citizen's Academy will be held on September 14, 2016.
- City Manager James A. Box reported that the next Talk on the Block/Neighborhood meeting will be held at the Stanton Lighthouse Community Church on September 14, 2016 at 5:00 p.m.
- City Manager James A. Box reported that the State of the City invitations have officially been distributed and mailed out to the community.
- City Manager James A. Box expressed his gratitude to Ms. Julie S. Roman, Community Services Director and her department staff for a successful Concerts in the Park Series and also expressed his gratitude to the Orange County Sheriff's Department for their services and participation at each event.
- City Manager James A. Box requested that Mr. Allan Rigg, Public Works Director/City Engineer provide an update regarding the construction of traffic control devices/crosswalk at Stanton Central Park.
- Mr. Allan Rigg, Public Works Director/City Engineer provided an update regarding the construction of traffic control devices/crosswalk at Stanton Central Park.

### **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.

- Lieutenant Sean Howell provided the City Council with an update on their current operations.

### **15. ADJOURNMENT** Motion/Second: Donahue/ Motion carried at 7:22 p.m.

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MAYOR/CHAIRMAN

ATTEST:

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CITY CLERK/SECRETARY

# **CITY OF STANTON**

## **REPORT TO THE CITY COUNCIL**

**TO:** Honorable Mayor and City Council

**DATE:** September 27, 2016

**SUBJECT: AUGUST 2016 INVESTMENT REPORT**

### **REPORT IN BRIEF:**

The Investment Report as of August 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 August 2016.

### **BACKGROUND:**

The attached reports summarize the City investments and deposit balances as of August 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 August 2016 was 0.61%. The City's other investments are shown on Attachment B and have a weighted investment yield of 1.32%. Including LAIF, the Tina Pacific Depository account and the City's deposit in the Bank of the West money market account, the weighted investment yield of the portfolio is 0.62%, which matches the benchmark LAIF return of 0.61%.

The weighted average maturity of the City's investments at August 31, 2016 is 1,010 days. Including LAIF, the Tina Pacific depository account and a money market account,

it is 251 days. LAIF's average maturity at August 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 2016-17 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.

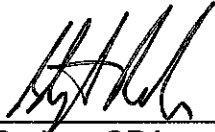
**PUBLIC NOTIFICATION:**

Through the agenda posting process.

**STRATEGIC PLAN OBJECTIVE ADDRESSED**

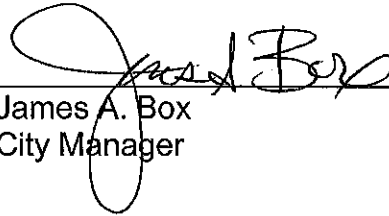
4. Ensure Fiscal Stability and Efficiency in Governance

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**  
**August 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 <sup>1</sup>	State of California	On Demand	0.61%	\$ 22,016,925	\$ 12,818,065	57.51%	\$ 12,826,028	LAIF
Investments <sup>2</sup>	Various	Various	Various	\$ 9,361,236	9,469,762	42.49%	9,434,713	US Bank
Subtotal - Investments					\$ 22,287,827	100.00%	\$ 22,260,741	
Demand Deposits/Main Checking - City portion	Bank of the West	On Demand	N/A	N/A	\$ (5,081,117)		\$ (5,081,117)	Bank of the West
Money Market Account	Bank of the West	On Demand	0.29%	\$ 10,474,289	10,474,289		10,474,289	Bank of the West
Imprest Accts & Petty Cash	Bank of the West	On Demand	N/A	N/A	75,144		75,144	Bank of the West
Tina Pacific Depository Agreement	US Bank	On Demand	0.02%	\$ 5,263,508	5,263,508		5,263,508	
Subtotal - Deposits					\$ 10,731,825		\$ 10,731,825	

Total Cash Investments and Deposits <sup>3</sup>

251	0.62%
Weighted Average Maturity (days)	Weighted Average Yield

\$ 33,019,652

\$ 32,992,566

<sup>1</sup> Par Value amount represents entire LAIF balance, including City and Successor Agency portions

<sup>2</sup> Cost amount includes \$68,785 adjustment made to City's books at 6/30/16 to adjust portfolio to market value, per GASB 31

<sup>3</sup> 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 2016-17 Investment Policy.

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

**CITY OF STANTON  
INVESTMENTS  
August 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
<b>State Treasurer's Pool</b>	Local Agency Investment Fund (LAIF)		0.81%				9/1/2016	NC	22,018,925	12,818,065	12,826,028	33.77%	100%
<b>Cash Equivalents</b>													
Chandler Asset Management	First American Government Obligation	31846V203							70,007	70,007	70,007	0.18%	100%
<b>Negotiable Certificates of Deposit:</b>													
Time Value Investments	CD - GE Capital Bank	36160YSC0	1.35%	1.350%	100	10/19/12	10/19/16	NC	248,000	248,000	248,258		
First Empire Securities	CD - Goldman Sachs Bank	28143ARY3	1.85%	1.850%	100	05/09/12	05/09/17	NC	97,000	97,000	97,821		
First Empire Securities	CD - Discover Bank	254671A17	1.75%	1.750%	100	05/09/12	05/09/17	NC	100,000	100,000	100,847		
Multi-Bank Securities	CD - Sallie Mae Bank	795450P38	1.60%	1.600%	100	10/01/12	09/19/17	NC	100,000	100,000	101,020		
Multi-Bank Securities	CD - American Express	02587DLD8	1.55%	1.550%	100	10/04/12	10/04/17	NC	248,000	248,000	250,448		
Time Value Investments	CD - HSBC	40431G300	0.75%	Variable	100	10/26/12	10/26/17	NC	248,000	248,000	244,850		
First Empire Securities	CD - Everbank	29976DPY0	1.10%	1.100%	100	11/30/12	11/30/17	NC	248,000	248,000	248,910		
									1,289,000	1,289,000	1,292,154	3.40%	30%
<b>U.S. Government Agency Securities:</b>													
Chandler Asset Management	FHLB	3130AQJR2	1.65%	2.375%	103.088	11/23/15	12/13/19	NC	200,000	205,898	208,300		
Chandler Asset Management	FHLB	3133782M2	1.16%	1.500%	101.226	02/01/16	03/08/19	NC	185,000	186,930	187,257		
Chandler Asset Management	FHLB	3130A7CV5	1.46%	1.375%	98.768	02/17/16	02/18/21	NC	210,000	209,166	211,260		
Chandler Asset Management	FHLB	313382K69	1.53%	1.750%	101.716	03/23/16	03/12/21	NC	190,000	192,005	193,855		
Chandler Asset Management	FHLB	3130A8Q35	1.28%	1.125%	99.048	08/09/16	07/14/21	NC	190,000	188,598	188,191		
Chandler Asset Management	FHLB	3130A7PV1	1.33%	1.375%	99.796	04/12/16	04/05/21	NC	200,000	200,432	200,508		
Chandler Asset Management	FHLB	3137EADK2	1.57%	1.250%	98.94	06/18/15	08/01/19	NC	180,000	177,745	181,181		
Chandler Asset Management	FHLB	3137EAE09	1.24%	1.125%	98.96	08/12/16	08/12/21	NC	200,000	198,898	197,922		
Chandler Asset Management	FHLB	3137EADM8	1.25%	1.250%	99.15	08/31/15	10/02/19	NC	190,000	188,394	191,208		
Chandler Asset Management	FHLB	3135G0E58	1.20%	1.125%	100.42	9/30/2015	10/19/2018	NC	195,000	195,014	195,858		
Chandler Asset Management	FNMA	3135G0G72	1.17%	1.125%	99.39	10/30/2015	12/14/2018	NC	195,000	194,708	195,759		
Chandler Asset Management	FNMA	3135G0J20	1.31%	1.375%	100.01	4/12/2016	2/26/2021	NC	200,000	200,630	200,976		
Chandler Asset Management	FNMA	3135G0K69	1.23%	1.250%	99.75	8/15/2016	5/6/2021	NC	200,000	200,168	199,490		
Chandler Asset Management	FNMA	3135G0D75	1.27%	1.500%	100.90	2/24/2016	6/22/2020	NC	200,000	201,962	202,842		
Chandler Asset Management	FNMA	3130A3UQ5	1.49%	1.875%	102.18	2/1/2016	12/11/2020	NC	185,000	188,349	189,832		
Chandler Asset Management	FNMA	3135G0F73	1.50%	1.500%	100.36	1/20/2016	11/30/2020	NC	190,000	190,035	192,202		
Chandler Asset Management	FNMA	3135G0H55	1.50%	1.875%	102.11	1/20/2016	12/28/2020	NC	190,000	193,386	195,162		
									3,300,000	3,312,115	3,331,604	8.73%	100%
<b>US Treasury</b>													
Chandler Asset Management	US Treasury	912828A59	0.58%	0.625%	100.12	05/29/14	12/15/16	NC	165,000	165,200	165,116		
Chandler Asset Management	US Treasury	912828C73	0.71%	0.875%	100.47	05/29/14	04/15/17	NC	190,000	190,885	190,378		
Chandler Asset Management	US Treasury	912828VA5	1.28%	1.125%	99.86	02/01/16	04/30/20	NC	100,000	99,356	100,305		
Chandler Asset Management	US Treasury	912828N89	1.21%	1.375%	100.65	02/24/16	01/31/21	NC	200,000	201,555	201,812		
Chandler Asset Management	US Treasury	912828UV0	1.68%	1.125%	97.75	12/22/15	03/31/20	NC	200,000	196,907	200,672		
Chandler Asset Management	US Treasury	912828YV9	1.76%	2.125%	101.81	12/22/15	08/31/20	NC	200,000	203,790	207,698		
Chandler Asset Management	US Treasury	912828WC0	1.78%	1.750%	99.84	12/22/15	10/31/20	NC	200,000	200,282	204,976		
Chandler Asset Management	US Treasury	912828TH3	1.19%	0.875%	98.89	09/29/15	07/31/19	NC	190,000	187,789	189,829		
Chandler Asset Management	US Treasury	912828UB4	1.37%	1.000%	98.48	10/29/15	11/30/19	NC	110,000	108,402	110,103		
Chandler Asset Management	US Treasury	912828ST8	1.25%	1.250%	100.16	05/28/15	04/30/19	NC	160,000	160,007	161,594		
Chandler Asset Management	US Treasury	912828L65	1.36%	1.375%	100.84	03/23/16	09/30/20	NC	190,000	190,080	191,915		
									1,905,000	1,903,263	1,924,598	5.01%	100%



CITY OF STANTON  
INVESTMENTS  
August 2016

Attachment B

Investment Type/ Broker	Institution	CUSIP Number	Purchase Yield	Coupon Rate	Purchase Price	Date Purchased	Date of Maturity	Next Call Date (if non-callable)	Par Value	Purchase Amount	Current Market Value	Percent of Portfolio	Maximum Percent
<b>Medium-Term Corporate Notes:</b>													
Chandler Asset Management	Coca Cola Company Note	191216AU4	0.89%	1.800%	102.87	01/14/14	09/01/16	NC	150,000	154,311	150,000		
Chandler Asset Management	Intel Corp Note	458140AH3	0.85%	1.950%	102.93	01/14/14	10/01/16	NC	150,000	154,388	150,129		
Chandler Asset Management	John Deere Capital Corp Note	24422ZERL3	1.11%	2.000%	102.61	01/15/14	01/13/17	NC	150,000	153,909	150,608		
Chandler Asset Management	Wells Fargo Corp Note	94974BFD7	1.26%	2.100%	102.67	01/24/14	05/08/17	NC	150,000	154,005	150,963		
Chandler Asset Management	US Bancorp MTN	91159HID5	1.16%	1.650%	101.58	02/03/14	05/15/17	4/15/2017	150,000	152,369	150,569		
Chandler Asset Management	Qualcomm Inc	747525AG8	1.45%	1.400%	99.87	05/28/15	05/18/18	NC	135,000	134,787	135,717		
Chandler Asset Management	Oracle Corp	68389XAX3	1.28%	2.250%	103.16	08/11/16	10/08/19	NC	125,000	128,744	128,950		
Chandler Asset Management	Apple Inc	037833BQ2	1.71%	1.010%	100.87	02/16/16	02/22/19	NC	115,000	114,980	116,590		
Chandler Asset Management	Berkshire Hathaway	084664CK5	1.33%	1.300%	99.96	08/03/16	03/15/19	NC	55,000	54,947	54,978		
Chandler Asset Management	Berkshire Hathaway	084670BQ0	1.54%	2.200%	102.76	08/16/16	03/15/21	2/15/2021	100,000	102,896	102,758		
Chandler Asset Management	Microsoft Corp	594918BP8	1.58%	1.550%	99.87	08/08/16	07/08/21	7/8/2021	85,000	84,899	84,896		
Chandler Asset Management	Paccar Financial Corp	69371RN44	1.88%	1.650%	99.59	08/11/16	08/11/21	NC	125,000	124,810	124,485		
Chandler Asset Management	Exxon Mobil Corp	30231GAV4	2.18%	2.22%	101.77	02/29/16	03/01/21	2/1/2021	125,000	126,465	128,376		
Chandler Asset Management	Chase CHAIT	161571GC2	0.59%	1.010%	100.239	09/04/15	10/15/18	NC	125,000	125,107	125,021		
Chandler Asset Management	JP Morgan Note	48128EAA5	1.63%	2.000%	101.28	01/24/14	08/15/17	NC	150,000	151,925	151,182		
Chandler Asset Management	Bank of New York	06406HCU1	1.85%	2.200%	100.56	02/01/16	05/15/19	4/15/2019	115,000	116,290	117,519		
										2,005,000	2,034,830	5.36%	30%
<b>Asset-Backed Securities:</b>													
Chandler Asset Management	Toyota Auto Receivables 2015A	89236WAC2	1.44%	1.12%	99.99	03/04/15	02/15/19	NC	85,000	84,987	85,073		
Chandler Asset Management	Toyota Motor Credit Corp	89236TDE2	1.45%	1.40%	99.88	05/17/16	05/20/19	NC	125,000	124,825	125,353		
Chandler Asset Management	Nissan Auto Receivables	65478WAB1	1.08%	1.07%	99.89	08/02/16	05/15/19	NC	60,000	59,998	59,935		
Chandler Asset Management	State St Corp	857477AV5	1.89%	1.95%	99.49	05/23/16	05/19/21	NC	125,000	124,784	126,246		
Chandler Asset Management	Toyota Auto Receivables Owner 2015-C	892371AB6	0.93%	0.92%	99.99	08/28/15	02/15/18	NC	31,934	31,932	31,927		
Chandler Asset Management	Honda Auto Receivables	43813NAC0	1.05%	1.04%	100.01	05/13/15	02/21/19	NC	105,000	104,984	104,952		
Chandler Asset Management	Honda Auto Receivables	43814NAB1	1.02%	1.01%	98.88	02/16/16	06/18/18	NC	75,000	74,993	74,946		
Chandler Asset Management	Toyota Auto Receivables 2014A	89231MAC9	0.89%	0.87%	99.98	03/11/14	12/15/17	NC	24,548	24,542	24,522		
Chandler Asset Management	John Deere Owner Trust	47787VAC5	0.93%	0.92%	99.98	04/02/14	04/18/18	NC	46,776	46,776	46,746		
Chandler Asset Management	Honda Auto Receivables	43814HAC2	0.89%	0.88%	99.98	08/20/14	06/15/18	NC	46,813	46,804	46,792		
Chandler Asset Management	John Deere Owner Trust	47787VAD6	1.07%	99.98%	99.78	09/03/14	11/15/18	NC	67,152	67,137	67,116		
										792,229	791,761	2.09%	10%
										793,609			
<b>Subtotal Investments</b>													
Prior Year Adjustment GASB 31										9,400,977	9,434,713		
Investments Held With US Bank										68,785	0		
										9,361,236	9,434,713		
<b>LAIF</b>													
<b>Total Investments</b>													
Depository Acct			0.02%							22,016,925	12,818,065		
Money Market Acct			0.29%							31,378,162	22,287,827		
										5,263,508	5,263,508	13.87%	100%
										10,474,289	10,474,289	27.50%	100%
<b>Total Money Market, LAIF Depository Account and Investments</b>										47,115,959	37,998,638	100.00%	

1,010 days  
WAM

1.32%  
Weighted  
Average  
Yield

94/2016  
94/2016

251 days  
WAM

0.62% ind LAIF, investments  
Weighted depository account  
Average and money market  
Yield

**CITY OF STANTON**  
**CASH AND INVESTMENT BALANCES BY FUND TYPE**  
**August 31, 2016**

<b>Fund Type</b>	<b>Cash and Investments</b>	<b>Totals</b>
<b>General Fund:</b>		
Pooled	\$ (5,503,562)	
Other Accounts *	25,282,703	\$ 19,779,141
<b>Special Revenue, Capital Projects and Enterprise Funds:</b>		
Gas Tax	1,623,773	
Measure M	1,105,218	
Fire Emergency Services	(148,549)	
Lighting & Median Maint.	1,816,551	
Sewer Maintenance	3,229,032	
Other	4,084,070	11,710,095
<b>Internal Service Funds</b>		<b>1,282,177</b>
<b>Trust Funds</b>		<b>248,238</b>
<b>Total Cash and Investment Balances</b>		<b>\$ 33,019,652</b>

\* 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:** September 27, 2016

**SUBJECT: AUGUST 2016 INVESTMENT REPORT (SUCCESSOR AGENCY)**

### **REPORT IN BRIEF:**

The Investment Report as of August 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 August 2016.

### **BACKGROUND:**

The attached reports summarize the Successor Agency investments and deposit balances as of August 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 August 2016 was 0.61%.

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 1.65%. Including LAIF and the Agency's portion of the Bank of the West checking and money market accounts, the weighted investment yield of the portfolio is 0.69%, which is more than the benchmark

LAIF return of 0.61%.

The weighted average maturity of the Agency's investments at August 31, 2016 is 1,138 days, or over three 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 238 days. LAIF's average maturity at August 31, 2016 is approximately 179 days.

**FISCAL IMPACT:**

All deposits and investments have been made in accordance with the City's 2016-17 Investment Policy.

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

**ENVIRONMENTAL IMPACT:**

None

**LEGAL REVIEW:**

None.

**PUBLIC NOTIFICATION:**

Through the agenda posting process.

**STRATEGIC PLAN OBJECTIVE ADDRESSED:**

4. Ensure Fiscal Stability and Efficiency in Governance

Prepared by:



Stephen M. Parker, CPA  
Administrative Services Director/Treasurer

Approved by:



James A. Box  
Executive Director

**Attachments:**

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

**SUCCESSOR AGENCY TO THE STANTON REDEVELOPMENT AGENCY  
INVESTMENTS AND DEPOSITS  
August 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	0.61%	\$ 9,198,861	\$ 9,198,861	\$ 9,201,374	LAIF
Imprest Account - SA portion	Bank of the West	Bank of the West	On Demand	N/A	(3,646,454)	(3,646,454)	(3,646,454)	Bank of the West
Clawback - Demand Deposits/Money Market Account	Bank of the West Money Market	Bank of the West	On Demand	0.29%	9,138,692	9,138,692	9,138,692	Bank of the West

Total Cash Investments and Deposits

\$ 14,691,098 \$ 14,693,611

Bond Funds Held by Trustees:

Investment Type	Institution	Issuer/ Broker	CUSIP Number	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
<b>2010 Tax Allocation Bonds (Tax-Exempt)</b>									
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%	\$12.37	\$12.37	\$12.37	US Bank
Special Fund									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$11.54	\$11.54	\$11.54	US Bank
Reserve Account:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$14,009.68	\$14,009.68	\$14,009.68	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	\$530,187.00	US Bank
US Gov't Agency Security	FNMA	Stern Agee	3135G0F73	11/30/2020	1.50%	\$530,000.00	\$532,368.90	\$536,142.70	US Bank
Negotiable Certificate of Deposit	Firstbank Puerto Rico	First Empire	33767ARS2	11/19/2018	1.50%	\$99,000.00	\$99,000.00	\$100,396.90	US Bank
Wells Fargo Bank Na	Wells Fargo Bank NA	MBS	9497482T3	11/19/2018	1.55%	\$249,000.00	\$249,000.00	\$252,508.41	US Bank
Goldman Sachs Bank USA	Goldman Sachs Bank USA	First Empire	38148J2Y6	11/26/2018	1.70%	\$150,000.00	\$150,000.00	\$152,110.50	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)

\$1,574,591 \$1,585,382

Investment Type	Institution	Issuer/ Broker	CUSIP Number	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
<b>2011 Tax Allocation Bonds - Series A (Taxable)</b>									
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%	\$13.43	\$13.43	\$13.43	US Bank
Reserve Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$14,980.40	\$14,980.40	\$14,980.40	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	\$494,841.20	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	\$484,363.20	US Bank
Negotiable Certificate of Deposit	Ally Bank	Stern Agee	02006LUX9	10/22/2018	1.60%	\$246,000.00	\$246,782.00	\$249,680.16	US Bank
Negotiable Certificate of Deposit	Comenity Capital Bank	Stern Agee	20033ANK8	11/2/2018	1.40%	\$244,000.00	\$243,085.00	\$247,681.96	US Bank
Protect Account:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$232.61	\$232.61	\$232.61	US Bank
DS Fund									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$14.27	\$14.27	\$14.27	US Bank

Total 2011 Tax Allocation Bonds - Series A (Taxable)

\$1,483,107 \$1,491,808

Investment Type	Institution	Issuer/ Broker	CUSIP Number	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
<b>2011 Tax Allocation Bonds - Series B (Taxable)</b>									
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%	\$12.24	\$12.24	\$12.24	US Bank
Special Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$11.31	\$11.31	\$11.31	US Bank
Bond Reserve Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$362,525.19	\$362,525.19	\$362,525.19	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	\$459,495.40	US Bank
Negotiable Certificate of Deposit	Capital One Bank	Stern Agee	140420WJ5	10/9/2018	1.65%	\$218,000.00	\$219,120.00	\$221,237.30	US Bank
Negotiable Certificate of Deposit	Capital One NA	Stern Agee	14042RBJ9	10/29/2018	1.65%	\$213,000.00	\$212,811.00	\$216,195.00	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	\$443,140.80	US Bank
Redevelopment Account:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$709,821.91	\$709,821.91	\$709,821.91	US Bank

Total 2011 Tax Allocation Bonds - Series B (Taxable)

\$ 2,405,833 \$ 2,412,440



**SUCCESSOR AGENCY TO THE STANTON REDEVELOPMENT AGENCY****POOLED CASH BALANCES BY FUND TYPE  
August 31, 2016**

<b>Fund</b>	<b>Cash Balance</b>
710 Project 2000 Debt Service Fund	-
711 Redevelopment Debt Service Fund	-
712 Redevelopment Obligation Retirement Fund	5,601,655
720 Low and Moderate Income Housing Fund	-
721 Housing Successor Fund	-
730 Community Redevelopment Administration Fund	-
731 Successor Agency Admin Fund	(49,349)
740 Redevelopment Project Fund	-
741 Successor Agency Project Fund	100
741 Cash DDR Clawback	9,138,692

**TOTAL CASH BALANCE****\$ 14,691,098**



# **CITY OF STANTON**

## **REPORT TO CITY COUNCIL**

**TO:** Honorable Mayor and Members of the City Council

**DATE:** September 27, 2016

**SUBJECT: LEASE AGREEMENT WITH FERNWOOD MOBILE HOME PARK, LP  
FOR ADDITIONAL PARKING FOR STANTON CENTRAL PARK**

### **REPORT IN BRIEF:**

Stanton Central Park was designed to have 125 parking stalls. On weekdays this amount of stalls is generally adequate, but on weekends and during special events all available spots are often filled and additional parking is needed. Staff has been working with the management of the Fernwood Mobile Home Park, LP (Fernwood) to come to an agreement to lease approximately one acre of adjacent land to provide an additional 85 parking stalls.

### **RECOMMENDED ACTION:**

1. City Council declare that in accordance with the requirements of the CEQA, this project has been determined to be exempt under Section 15061(b)(3); and
2. Authorize the City Manager to execute the attached agreement (Lease Agreement by and Between the City of Stanton and Fernwood Mobile Home Park, LP) for the leasing of property owned by the Fernwood Mobile Home Park, LP for parking for Stanton Central Park.

### **BACKGROUND:**

The City of Stanton recently opened Stanton Central Park with 125 parking stalls on-site. It has been staff's observation that this amount of stalls is generally adequate on weekdays and often full on weekends and during special events. Staff had previously secured a two-month agreement with Fernwood Mobile Home Park, LP for the use of the subject area and it was often filled and functioned well.

**ANALYSIS/JUSTIFICATION:**

There is a one-acre strip of land adjacent to Stanton Central Park that is partially paved and not utilized except for emergency access to the Fernwood Mobile Home Park. The land is approximately 45 feet wide and 880 feet long and is fenced on all sides with gates at the west and east ends. Staff estimates 85 parking stalls can be accommodated on this parcel while still retaining 20 feet for emergency vehicle access. Staff previously worked the management of Fernwood to allow for the parking of construction vehicles on this parcel during the month of June as the construction of the park parking lot and other work precluded vehicles from coming onto the park site. Fernwood and the City executed an agreement for this at no cost to the City. Staff then executed a two-month agreement with Fernwood Mobile Home Park, LP for the use of the subject area and it was often filled and functioned well

The attached agreement is for one year at a monthly cost of \$2,500.

**FISCAL IMPACT:**

The cost for the lease in the amount of \$30,000 has been included in the FY 2016/17 budget. Funding for FY 2017/18 will be provided for in the upcoming budget.

**ENVIRONMENTAL IMPACT:**

The project is exempt per Section 15061(b)(3) – 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.

**LEGAL REVIEW:**

The City Attorney's office has created the attached agreement.

**PUBLIC NOTIFICATION:**

Notifications and advertisement were performed as prescribed by law.

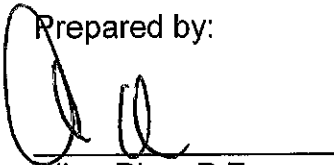
**STRATEGIC PLAN OBJECTIVE ADDRESSED:**

3 – Provide a high quality infrastructure

**ATTACHMENT:**

- 1) Lease Agreement

Prepared by:

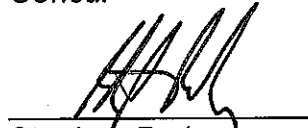


Allan Rigg, P.E.  
Director of Public Works/City Engineer



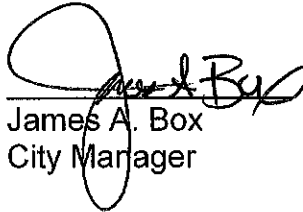
Julie Roman  
Director of Community Services

Concur



Stephen Parker  
Administrative Services Director

Approved by:



James A. Box  
City Manager

**LEASE AGREEMENT BY AND BETWEEN THE  
CITY OF STANTON AND  
FERNWOOD MOBILE HOME PARK, LP**

THIS LEASE AGREEMENT ("Lease") is made and entered into as of September 27, 2016, ("Effective Date") by and between Fernwood Mobile Home Park, LP ("Lessor") having its offices located at 4 Executive Circle, Suite 190, Irvine CA 92614, and the City of Stanton ("Lessee"). Lessor and Lessee are at times collectively referred to hereinafter as the "Parties" or individually as a "Party."

**RECITALS**

A. Lessor controls certain real property located at 10550 Western Avenue, Stanton CA 90680 in Orange County, California, for use as a mobile home park and for the use of its residents ("Park"); and

B. Lessee wishes to use a portion of the Park as an area for parking for the patrons of Stanton Central Park ("Project").

**AGREEMENT**

**NOW, THEREFORE**, in consideration of the mutual covenants and conditions herein contained, the Parties hereby agree as follows:

1. Premises. Subject to the terms and conditions set forth in this Lease, Lessor grants to Lessee and its agents, employees, contractors, and invitees who are directly related to or are a patron of the Project (collectively "Lessee"), the right to enter and use that portion of the Park which is generally described as an approximately 42,300 square feet of fenced and gated vacant land shown in Exhibit "A" as a parking lot for all uses related to the parking of patrons of the Project ("Premises").

2. Use. Lessee's use of the Premises, as described above, shall occur during such time only during the times in which Stanton Central Park is open, unless the Parties agree otherwise, and the use shall not unreasonably disturb the residents of the Park. Lessee understands and agrees that the Premises are a shared area with the Park and for use—emergency or otherwise—with the Park and its residents. An emergency access path of travel for the Park and its residents shall be maintained at all times.

3. Term. The term of this Lease shall commence on September 27, 2016 and terminate on September 27, 2017. Prior to the end of the initial Term, Lessee may request to extend the Lease on a month-to-month basis. The Premises shall be returned to the same or similar condition existing prior to Lessee's use. The entire period of Lessee's occupancy shall be referred to herein as the "Term."

4. Rent. The rent shall be \$2,500 monthly and prorated for any partial month. Any period for which the Lessee remains in possession beyond the Term without any written agreement between the Parties to extend shall not be allowed and if it does occur, it shall be considered as a hold over and will be charged at \$250.00 per day ("Hold Over Rent") for any

additional day beyond September 27, 2017. For example, if Lease remains in possession on any part of the Premises after September 27, 2017, Lessee will be charged a rate of \$250.00 times that number of days that Lessee holds over. Lessee shall pay the Hold Over Rent on demand by Lessor. Any Hold Over Rent not paid when due shall accrue at the maximum rate allowable by law.

A \$50 per home credit shall be made available to the residents of the Fernwood Mobile Home Park for the rental of picnic shelters, fields or community center at Stanton Central Park. The total number of credits value of this credit is \$8,800, if used in full. Any unused credit shall have no value at the termination of the initial term of this Agreement, or September 27, 2016.

5. Access. Lessor shall provide to Lessee reasonable access to the Premises, and access through the Premises shall be maintained at all times for access for emergency and other vehicles serving the Lessor and the Park.

6. Security of Premises. All security for the Premises shall be provided by Lessee, or Lessee's contractors, and any costs associated therewith shall be borne solely by Lessee, or Lessee's contractors. Lessee or its contractors shall safely guard the Premises and all materials, equipment and other property located thereon from loss, theft, damage and vandalism and shall prevent unauthorized entry onto the Premises. Neither the Lessor nor the Park shall bear any responsibility whatsoever for any loss, damage, injury or any other liability whatsoever which may be incurred by the Lessee or is a result of Lessee's use.

7. Assignment and Subletting. Lessee may not assign, sublet or otherwise transfer all or any part of its interest in this Lease or in the Premises without the prior written consent of Lessor, which consent shall not be unreasonably withheld or delayed.

8. Indemnification. Lessee shall defend, indemnify and hold Lessor its directors, officials, officers, employees, consultants, agents and volunteers free and harmless from claims, demands, causes of action, costs, expenses, liability, loss, damage or injury, in law or equity, to property or persons, including wrongful death, in any manner arising out of or incident to any alleged negligent acts, omissions or willful misconduct of Lessee, its officials, officers, employees, agents, consultants and contractors arising out of or in connection with the Lessee's use of the Premises, including without limitation the payment of attorneys' fees and other related costs and expenses and Lessee shall defend, at Lessee's own cost, expense and risk, any and all such aforesaid suits, actions or other legal proceedings that may be brought or instituted against Lessor related thereto. Lessee shall pay and satisfy any judgment, award or decree that may be rendered against Lessor or its directors, officials, officers, employees, consultants, agents and volunteers, in any such suit, action or other legal proceeding. Lessee shall reimburse Lessor and its directors, officials, officers, employees, consultants, agents and/or volunteers, for legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided.

Lessor shall defend, indemnify and hold Lessee, its directors, officials, officers, employees, consultants, agents and volunteers free and harmless from claims, demands, causes of action, costs, expenses, liability, loss, damage or injury, in law or equity, to property or persons, including wrongful death, in any manner arising out of or incident to any alleged

negligent acts, omissions or willful misconduct of Lessor, its officials, officers, employees, agents, consultants and contractors arising out of or in connection with the Lessor's use of the Premises, including without limitation the payment of attorneys' fees and other related costs and expenses, and Lessor shall defend, at Lessor's own cost, expense and risk, any and all such aforesaid suits, actions or other legal proceedings that may be brought or instituted against Lessee related thereto. Lessor shall pay and satisfy any judgment, award or decree that may be rendered against Lessee or its directors, officials, officers, employees, consultants, agents and volunteers, in any such suit, action or other legal proceeding. Lessor shall reimburse Lessee and its directors, officials, officers, employees, consultants, agents and/or volunteers, for legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided.

9. Notices. Any notice or demand required to be given herein shall be made by certified or registered mail, return receipt requested, or reliable overnight courier to the address of the respective parties set forth below:

**Lessor:**

Fernwood Mobilehome Park, LP  
4 Executive Circle, Suite 190 Irvine CA 92614  
Attention: Robert D. Bendetti

**Lessee:**

City of Stanton  
7800 Katella Avenue  
Stanton, CA 90680  
Attention: James A. Box

or such other addresses as either Party may hereinafter designate by notice to the other. Notices are deemed delivered or given and become effective upon mailing if mailed as aforesaid and upon actual receipt if otherwise delivered.

10. Attorneys' Fees. In the event of legal action by either party is brought to enforce any term hereof or in the recovery of damages for any breach hereof, or to determine any rights of the parties under this Lease, the prevailing party in such actions may recover reasonable attorneys' fees to be fixed by the court.

11. Miscellaneous.

a. This Lease constitutes the entire agreement and understanding between the parties, and supersedes all offers, negotiations and other agreements concerning the subject matter contained herein. There are no representations or understandings of any kind not set forth in this Lease. Any amendments to this Lease must be in writing and executed by both parties.

b. If any provision of this Lease is invalid or unenforceable with respect to any party, the remainder of this Lease or the application of such provision to persons other than those as to whom it is held invalid or unenforceable, shall not be affected and each provision of this Lease shall be valid and enforceable to the fullest extent permitted by law.

c. This Lease may not be amended or modified except by a writing signed by the Parties hereto.

d. This Lease shall be binding on and inure to the benefit of the successors and permitted assignees of the respective parties.

e. This Lease shall be interpreted in accordance with the laws of the State of California. If any action is brought to interpret or enforce any term of this Lease, the action shall be brought in a state or federal court situated in the County of Orange, State of California.

f. In any case where the approval or consent of one party hereto is required, requested or otherwise to be given under this Lease, such party shall not unreasonably delay or withhold its approval or consent.

g. All Exhibits attached hereto form material parts of this Lease and are incorporated herein by reference.

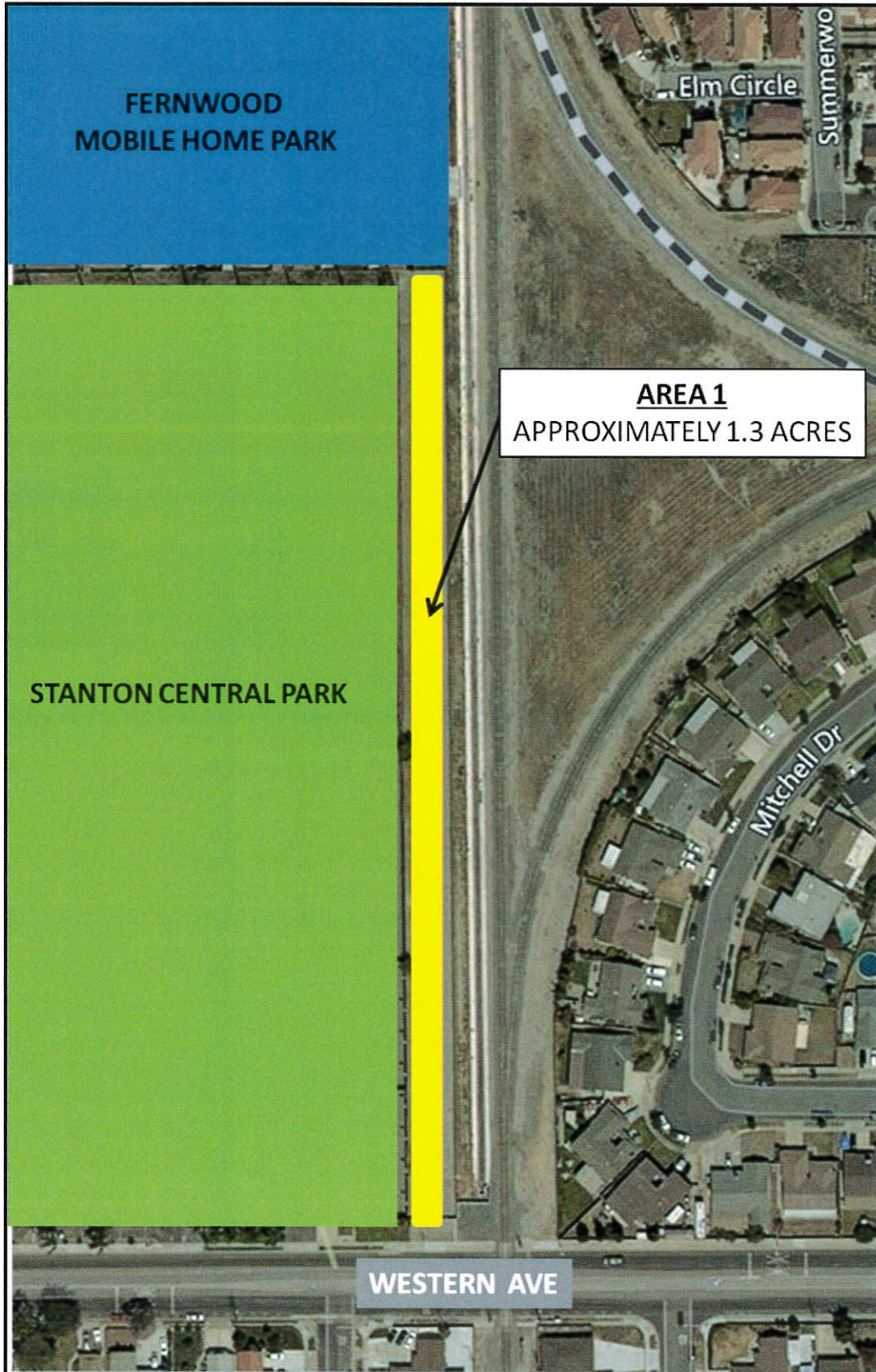
h. This Lease may be executed in counterparts, each of which shall be deemed an original.

**IN WITNESS WHEREOF**, the duly authorized representatives of the Parties have each executed this Lease, effective as of the date first above written.

Fernwood Mobilehome Park, LP	City of Stanton
By: _____	By: _____
Date: _____	James A Box City Manager
	Date: _____



## EXHIBIT A





# **CITY OF STANTON**

## **REPORT TO THE CITY COUNCIL**

**TO:** Honorable Mayor and City Council

**DATE:** September 27, 2016

**SUBJECT: CARRYOVER PURCHASE ORDERS FROM FY 2015-16 TO FY 2016-17**

### **REPORT IN BRIEF:**

At each fiscal year end, City staff reviews remaining unspent budget appropriations at the end of the year to determine if any encumbered purchase orders should be carried forward from one fiscal year to the next. This report requests the carryover of 6 open purchase orders from FY 2015/16 to FY 2016/17, totaling \$530,297.52.

### **RECOMMENDED ACTION:**

1. City Council find that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a director reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly; and
2. Adopt Resolution No. 2016-36 approving the carryover of certain purchase orders from fiscal year 2015/16 to fiscal year 2016/17 entitled:

**"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING THE CARRYOVER OF CERTAIN APPROPRIATIONS FROM FY 2015/16 TO FY 2016/17".**

### **BACKGROUND:**

At the end of each fiscal year, departments are asked to review their budgets and determine, what, if any, purchase orders should be carried over to the subsequent fiscal year or closed. City Council is requested by staff to carry over to the next fiscal year purchase orders for which remaining funds are available on the purchase order and the project is not completed.

### **ANALYSIS:**

No budget adjustment is necessary this year to provide for the carryover of unspent appropriations as of June 30, 2016 to fiscal year 2016/17.

City staff does request that \$530,297.52 of encumbered appropriations from 6 open purchase orders as of June 30, 2016 be carried over to fiscal year 2016/17. Details for these 6 purchase orders (purchase order number, account number, vendor name, description and amount) are listed on the accompanying Exhibit A.

**FISCAL IMPACT:**

The action to carryover the requested \$530,297.52 of encumbered appropriations will increase the FY 2016/17 Budget by those amounts. The most significant dollars in encumbrances are in Stanton Central Park Grant and Lighting and Landscape District Funds. The General Fund impact is only \$7,200. When the FY 2016/17 Budget was being developed, the amount of remaining funds in the related purchase orders was unable to be determined.

**ENVIRONMENTAL IMPACT:**

None.

**LEGAL REVIEW:**

The City Attorney has reviewed and approved this report.

**PUBLIC NOTIFICATION:**

Through the agenda posting process.

**STRATEGIC PLAN OBJECTIVE ADDRESSED:**

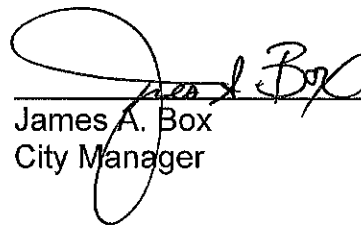
4. Ensure Fiscal Stability and Efficiency in Governance

Prepared by:



Stephen M. Parker, CPA  
Administrative Services Director

Approved:



James A. Box  
City Manager

**Attachments:**

- A. Resolution No. 2016-36  
Exhibit A – Purchase Order Carryover List

**RESOLUTION NO. 2016-36**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING THE CARRYOVER OF CERTAIN APPROPRIATIONS FROM FY 2015/16 TO FY 2016/17**

**WHEREAS**, the City Council of the City of Stanton adopted the FY 2016/17 City Budget with the passage of Resolution No. 2016-30; and

**WHEREAS**, certain 2015/16 purchase orders identified in Exhibit A will not be closed until FY 2016/17 and were not included in the 2016/17 adopted budget due to timing constraints inherent in the budgetary process.

**NOW THEREFORE, BE IT RESOLVED** that the appropriations for the expenditures included in Attachments A shall be carried over into FY 2016/17, and that the Administrative Services Director shall cause the necessary increases in appropriations to be made to the 2016/17 Budget to reflect such carryovers.

**ADOPTED, SIGNED AND APPROVED** this 27<sup>th</sup> day of September, 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. 2016-36 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 September 27, 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**  
**Purchase Order Carryovers From FY 2015-16 to FY 2016-17**

PO Number	Account Number	Vendor Name	Description	Amount
488	305-3510-710176	AndersonPenna Partners, Inc	Design of Kermore Lane Reconstruction Project	\$ 4,595.00
538	501-3700-608105	NBS Government Finance Group	Sewer Rate Study	5,749.08
546	310-5100-750101	USS Cal Builders Inc	Stanton Central Park Construction	381,071.74
567	225-3530-710130	USS Cal Builders Inc	Beach Blvd Beautification Project	122,246.65
586	225-3520-604110	Street Décor	Banners and Hardware for poles near Stanton Central Park	9,435.05
587	101-1510-608145	HdL Software, LLC	Business License Software Purchase	<u>7,200.00</u>
				<b>\$ 530,297.52</b>

# **CITY OF STANTON**

## **REPORT TO THE CITY COUNCIL**

**TO:** Honorable Mayor and Members of the City Council

**DATE:** September 27, 2016

**SUBJECT: PUBLIC HEARING TO CONSIDER PRECISE PLAN OF DEVELOPMENT PPD-775 AND TENTATIVE TRACT MAP TM15-03 TO SUBDIVIDE A 1.126 ACRE SITE AND CONSTRUCT 11 SINGLE-FAMILY DETACHED CONDOMINIUMS, A PRIVATE STREET, AND COMMON OPEN SPACE FOR THE PROPERTIES LOCATED AT 8101 AND 8111 CATHERINE AVENUE IN THE RM (MEDIUM DENSITY RESIDENTIAL) ZONE**

### **REPORT IN BRIEF:**

A public hearing to consider demolition of two single family homes and construct 11 single-family detached condominiums with four parking spaces per unit, plus guest parking, open space and a private street on a 48,500 square foot site. Under consideration is Precise Plan of Development PPD-775 and Tentative Tract Map TM15-03.

### **RECOMMENDED ACTION:**

1. City Council conduct a public hearing; and
2. Declare that the project is categorically exempt per the California Environmental Quality Act (CEQA), under Section 15332, Class 32 (In-Fill Development Projects); and
3. Adopt Resolution No. 2016-37 approving Precise Plan of Development PPD-775, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA APPROVING PRECISE PLAN OF DEVELOPMENT PPD-775 FOR A RESIDENTIAL SUBDIVISION INCLUDING 11 SINGLE-FAMILY DETACHED CONDOMINIUMS WITH COMMON AND PRIVATE OPEN SPACE ON TWO LEGAL PARCELS WITH A COMBINED AREA OF 1.126 ACRES LOCATED AT 8101 AND 8111 CATHERINE AVE. IN THE RM (MEDIUM DENSITY RESIDENTIAL) ZONE”; and**

4. Adopt Resolution No. 2016-38 approving Tentative Tract Map TM15-03, subject to Conditions of Approval contained therein, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA APPROVING TENTATIVE TRACT MAP 17986 (TM 15-03) TO SUBDIVIDE TWO LEGAL PARCELS (1.126 ACRES) FOR CONDOMINIUM PURPOSES FOR THE DEVELOPMENT OF 11 SINGLE-FAMILY DETACHED CONDOMINIUMS WITH COMMON AND PRIVATE OPEN SPACE AND PRIVATE DRIVE AISLES AND PARKING (PRECISE PLAN OF DEVELOPMENT PPD-775) AT 8101 AND 8111 CATHERINE AVENUE IN THE RM (MEDIUM DENSITY RESIDENTIAL) ZONE”.**

**BACKGROUND:**

The applicant, Heritage Homes Management, LLC, is proposing to demolish two single family homes and a detached, accessory garage on two parcels located at 8101 and 8111 Catherine Avenue, and construct 11 single-family detached condominiums.

To accommodate the project, the applicant has requested the following actions:

- Tentative Tract Map No. 17986 (TM15-03) – The California Subdivision Map Act requires a Tentative Tract Map for condominium purposes to develop single-family, detached condominiums for individual ownership.
- Precise Plan of Development (PPD-775) - Section 20.530.030 of the Stanton Municipal Code (SMC) requires a development permit for the construction of two or more new dwelling units on a lot or in conjunction with the submittal of a subdivision.

**ANALYSIS/JUSTIFICATION:**

Project Location – The project site is located at 8101 and 8111 Catherine Avenue, approximately 450 feet east of Beach Boulevard. The site is within the Medium Density Residential Zone and holds a General Plan Land Use designation of South Gateway Mixed Used District. Surrounding land uses and zoning include:

Direction	Zoning	Existing Land Use
North	Single Family Residential (RL)	Single Family Homes
South	High Density Residential (RH)	Attached Condominiums
East	High Density Residential (RH)	Attached Condominiums
West	Medium Density Residential (RM)	Single Family Homes and Detached Condominiums

Project Description – The project site consists of two parcels, with two single family residences and one detached accessory garage. The applicant is proposing to demolish the existing buildings and construct 11 single-family detached condominiums, along with a private driveway, common landscape areas, a recreation area and guest parking. The permitted density range in the RM District is 6.1 to 11 units per acre. The project site is 1.126 acres which would require a minimum of six units and permit a maximum of 12 units.

Projects with a proposed density above the minimum threshold of 6.1 du/ac must provide additional amenities in accordance with Table 2-4 of Section 20.210.040 of the Zoning Code. The applicant is proposing 9.8 du/ac. As such, the applicant is required to provide amenities for an additional 3.7 du/ac.

Proposed amenities to allow the additional density include:

- A project site located within ¼ mile of public transportation (1 du/ac bonus);
- A project site located within ¼ mile of a neighborhood shopping center or medical facilities (1 du/ac bonus);
- Project provides 3-bedroom units to meet housing needs identified in Housing Element (1 du/ac bonus);
- Project provides sound insulation and dual glazed windows (1/2 du/ac bonus); and
- Project is located within ¼ mile of public park (Premier Park) (1 du/ac bonus).

Site Plan/Floor Plans – The proposed site plan includes two 25-foot driveways dividing the site into three defined areas. The 11 proposed residential units would be arranged by plan type into these three areas as follows:

- Three Plan-1 units would be located along the west property line. Each unit would be 2,334 square feet and have four bedrooms. The homes would have two car garages, a driveway with additional parking for two cars, and front doors oriented towards the internal driveway. Each home would have a private, fenced, rear-yard. Unit 1's rear yard would measure 428 square feet, including the ten foot deep rear yard and one five foot side-yard. Units 2 and 3 would each have a 478 square foot private rear-yard consisting of a ten foot rear-yard and two, five-foot side-yards.
- Four Plan-2 units would be located along the northern (rear) portion of the property. Each unit would be 2,062 square feet and have three bedrooms, with an option to provide a fourth bedroom on the first floor in exchange for a smaller great room area. The homes would have two car garages, a driveway with additional parking for two cars, and front doors oriented towards the internal driveway. Each home would have a private, fenced, rear-yard. Unit 4 would have an 850 square-foot private fenced yard, including a 20 foot deep rear yard, one ten foot side yard and one five foot side yard. Units 5 and 6 would each have a 740 square foot private yard consisting of a 20 foot deep rear yard and two, five-foot side-yards. Unit 7 would have a 640 square foot private yard consisting of a 20 foot deep rear yard and a five foot wide side-yard.



- Four Plan-3 units would be located along the eastern portion of the property, between the internal private driveway and Briarwood Street. Each unit would be 1,630 square feet and have three bedrooms. The homes would have two car garages, a driveway with additional parking for two cars. Unlike Plans 1 and 2, Plan 3 homes would have front doors oriented to Briarwood Street, with fully landscaped front yards. Each unit would have an attached two car garage and a driveway with parking for two additional vehicles, located to their rear, along the internal driveway. Each home would have a private, fenced, 270 square foot rear-yard (188 square feet for Unit 8) located adjacent to their driveway.

Circulation/Parking – Access for the proposed development would be provided from Catherine Avenue and Briarwood Street by two, connected 25-foot wide private driveways which form a “T” through the middle of the site. In regards to parking, Table 3-6 in Section 20.320.030 of the Stanton Municipal Code requires four parking spaces, at least two of which must be enclosed, for each three-four bedroom house, and one guest parking space per three units. To meet this requirement, the applicant is providing a two-car garage per unit, with a private driveway able to accommodate two vehicles, as well as six guest parking stalls, where only four are required.

To ensure the parking spaces are available and utilized appropriately, staff is recommending several conditions of approval, including Planning Condition No. 24 in Resolution No. 2384 (PPD-775) which would require language to be included in the CC&R's to specifically prohibit garage conversions and require the garage to be utilized for required parking; and Planning Condition Nos. 11 and 12 which would require a minimum of six guest parking spaces to be continually maintained, and to be clearly marked as guest parking spaces.

In addition to providing two more parking spaces than required by Zoning Code, the proposed site design does not increase the number of driveway curb cuts and also provides a new sidewalk along Catherine Avenue. In doing so, the project maintains the existing number of on-street parking spaces available to all nearby residents, and improves the safe and convenient access to the spaces along the Catherine Avenue frontage.

Design and Architecture – The project includes a number of different elevation themes based on traditional Mediterranean themes. Within each theme of elevation, there are similar architectural features including: flat or s-type concrete tile roofs; stucco walls accented with stone or brick; variations in wall plane depth; decorative attic vents; window ledges; wood or stucco trim; and faux wood shutters. A high level of detail is proposed on all elevations of each structure, insuring that the homes provide a lasting, attractive visual presence both outward to the surrounding community and inward to the proposed development.

Private and Common Open Space – Both private and common open space areas are provided for each unit. Section 20.420.050 (Development Standard for Multi-family Development) requires 150 square feet of private open space for each residence. Private open space per unit ranges from 188 square feet for Unit 8 to 645 square feet for Unit 4.

The Zoning Code also requires usable active and passive open space equal in area to five percent of the total lot area, or 2,453 square feet for the proposed development. To meet this requirement the applicant is proposing a 1,856 square foot recreation area located between lots 3 and 4. This area would include turf, shrubs, trees, benches and play equipment and would be equivalent to 76% of the total common open space required. The Zoning Code permits, areas in excess of the required 150 square feet of private open space required for each unit to be applied to meeting the common open space, up to 50% of the total required area. In this case, the excess open space provided by just two of the Plan 2 units would meet this requirement.

To ensure the private yards are installed in a timely manner and continuously maintained after installation, staff is proposing Planning Condition No. 33 in Resolution 2384 (PPD-775) which would require language be included in the CC&Rs requiring new owners install landscaping within six months of close of escrow, and provide an enforcement mechanism to insure the landscaping is continuously maintained.

Conceptual Site Plans also indicate extensive landscape with turf, shrubs and trees along the Catherine Avenue and Briarwood Street frontages and throughout the interior of the project; however, no draft landscape plan has been submitted. Therefore, staff is proposing Planning Condition Nos. 4, 5 and 6 in Resolution 2384 (PPD-775) requiring that final landscape plans consistent with the landscaping depicted on the Conceptual Site Plan be submitted for review and approval prior to issuance of a grading permit.

Project Enhancement/Amenities – The architectural features proposed for the residential models indicate a traditional home design that is complementary to the existing single-family residences and condominium along Catherine Avenue and Briarwood Street in this well-established neighborhood. Further, the overall quality of the project has been

enhanced through the provision of a common open space area, and large private yard areas.

To further enhance the quality of the development, the applicant is proposing to provide decorative paving at each project entry and provide a sidewalk and finished street section along the project frontage on Catherine Avenue. Extensive landscape along both street frontages, as well as four units with front doors and pedestrian access oriented to Briarwood insure that the proposed development will be well integrated into the established community.

Planning Commission Hearing – On September 7, 2016, the Planning Commission held a duly noticed public hearing for the proposed project. During the hearing, three residents spoke in favor of the project, indicating they appreciated the design of the project, with units oriented toward Briarwood Street, and indicated it would be a significant improvement above the existing condition. No one spoke in opposition to the proposal.

At the conclusion of the public hearing, the Planning Commission unanimously voted to recommend the City Council approve the proposed project.

#### **ENVIRONMENTAL IMPACT:**

In accordance with the requirements of the CEQA this project has been determined to be categorically exempt under Section 15332, Class 32 (In-Fill Development Projects).


#### **PUBLIC NOTIFICATION:**

Notice of Public Hearing was mailed to all property owners within a five hundred-foot radius of the subject property and made public through the agenda-posting process.

#### **STRATEGIC PLAN OBJECTIVE ADDRESSED:**

5 – Provide a High Quality of Life

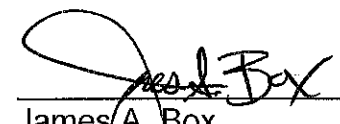
Prepared by:

  
C.J. Amstrup  
Contract Planner

Reviewed by:

  
Kelly Hart  
Community Development  
Director

Approved by:

  
James A. Box  
City Manager

**ATTACHMENTS:**

- A. CC Resolution No. 2016-37
- B. CC Resolution No. 2016-38
- C. Vicinity Map
- D. Site Plan
- E. Floor Plans and Elevations
- F. Tentative Map 17986

## **RESOLUTION NO. 2016-37**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA APPROVING PRECISE PLAN OF DEVELOPMENT PPD-775 FOR A RESIDENTIAL SUBDIVISION INCLUDING 11 SINGLE-FAMILY DETACHED CONDOMINIUMS WITH COMMON AND PRIVATE OPEN SPACE ON TWO LEGAL PARCELS WITH A COMBINED AREA OF 1.126 ACRES LOCATED AT 8101 AND 8111 CATHERINE AVE. IN THE RM (MEDIUM DENSITY RESIDENTIAL) ZONE**

**WHEREAS**, on September 7, 2016, the Planning Commission of the City of Stanton conducted a duly noticed public hearing concerning the request to approve Precise Development Plan PPD-775 to develop 11 single-family detached condominiums with common and private open space located at 8101 and 8111 Catherine Avenue; and

**WHEREAS**, at the conclusion of the public hearing, the Planning Commission voted 5-0 to recommend the City Council approve Precise Plan of Development PPD-775; and

**WHEREAS**, on September 27, 2016, the City Council of the City of Stanton conducted a duly noticed public hearing concerning the request to approve Precise Development Plan PPD-775 to develop 11 single-family detached condominiums with common and private open space located at 8101 and 8111 Catherine Avenue; and

**WHEREAS**, the City 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**, Staff has reviewed the environmental form submitted by the Applicant in accordance with the City's procedures. Based upon the information received and staff's assessment of the information, the project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15332, Class 32 (In-fill Development Projects); 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:** 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 RM (Medium Density Residential) zone. In Table 2-2 in Section 20.210.020 of the Stanton Municipal Code, Multi-Family Development (i.e. single family detached subdivisions, small cluster lots, etc.) are permitted by right, subject to the standards in Section 20.420 of the Stanton Municipal Code. The development meets or surpasses all the standards set forth in Section 20.420 of the Stanton Municipal Code, and all other related development standards.

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 project would improve the blighted properties by demolishing two dilapidated single-family homes, removing overgrown vegetation, and providing improvements to the public right of way, including a new sidewalk along the Catherine Avenue frontage.
2. The architectural design and functional plan of the structures and related improvements are of reasonable aesthetic quality and compatible with adjacent improvements. The development would include high aesthetic quality for the structures, and enhanced landscaping treatments to soften the property. The project is compatible with the adjacent neighborhood as the project includes extensive landscaping including trees, turf, and shrubs along the Briarwood Street and Catherine Avenue frontages; four of the proposed homes have front elevations oriented towards Briarwood Street which will enhance the connection between the proposed development and the existing community.
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 development is designed in compliance with the zoning code at a density lower than the maximum allowable density. The property is designed to orient towards the street so there is connectivity between the new development and existing structures.
4. The site plan is consistent with the City's Design Standards and Guidelines. There are no established design guidelines that apply to the project.

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.
2. The project is designed with an efficient site layout and design, maximizing usable space and providing usable common open space areas.
3. The project provides adequate yards, spaces, walls, and fences, parking, loading, and landscaping that fit in with neighboring properties and adheres to the requirements of the Municipal Code.
4. The project is designed so that four homes are oriented to Briarwood Street, providing connectivity to the existing neighborhood. The development includes appropriate ingress and egress, adequate to carry the traffic generated by the project.

5. The development is appropriately scaled to neighboring properties and compatible in color, material, and composition to the exterior elevations of the neighboring visible structures. The proposed development consists of two story residential buildings, which is appropriate for the neighborhood which consists of single-family homes and attached and detached single-family condominiums of one and two stories. The design of the project is consistent and harmonious with the general design of the neighborhood and the current contemporary development style, but is not monotonous or repetitive when taken in the context of the neighborhood.
  6. The project safely accommodates pedestrians, and provides adequate parking. In Section 20.320.030 of the Stanton Municipal Code, for a four bedroom single-family residence in a subdivision, two enclosed parking spaces, two open parking spaces, and one guest parking space for every three units must be provided. The project consists of 11 three-four bedroom single-family detached condominiums. Each unit is provided with an enclosed two-car garage, and a two-car driveway. In addition, a total of six guest parking spaces are provided, which is two more spaces than required by Code. As the project meets the minimum parking requirements set by the municipal code, the project provides adequate parking. For pedestrian safety, the project includes a sidewalk within the subdivision and also includes a new sidewalk along Catherine Avenue. Furthermore, as the proposed development does not result in an increase in the number of driveways along the public street frontages the number of on-street parking spaces available to the surrounding community remains the same and the new sidewalk along Catherine Avenue provides safer, more convenient access to these spaces.
  7. 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. The project would provide a minimum of three light standards throughout the project to provide sufficient exterior lighting to safely maneuver through the property. The light standards are placed in between the residential units and are designed to direct the light towards the street, and away from windows to avoid a nuisance to the properties. In addition to the light standards, accent and directional lighting would be included to provide ambient lighting throughout the property and along pedestrian corridors to increase visibility.
  8. The project includes appropriate open space to meet the minimum requirement of 5% of the site area as required in the Section 20.420.050.E of the Stanton Municipal Code. Furthermore, as conditioned, the project would be developed with water-efficient landscaping. The project meets all the requirements of the municipal code for outdoor private and common open spaces. All setbacks, lot coverage, and building separation requirements have also been met.
- D. The development is consistent with the Stanton General Plan. The development would implement Strategy LU-3.1.2 to encourage infill and mixed-use development within feasible development sites. The project would be developed on two underutilized properties that are blighted with overgrown vegetation and dilapidated structures. As

such, the project would remove the blighted conditions with an infill development, and is therefore consistent with the stated strategy. The project is also consistent with Goal LU-5.1 to encourage the consolidation of existing non-conforming lots in commercial, industrial, and medium and high density residential areas. The project consolidates two medium density residential properties that contain vacant single-family homes at a density that is less than the required minimum density, and would create a conforming lot with a conforming development. In addition, the project is consistent with Goal CHS-3.3 to establish land uses compatible with noise levels within the community.

The requirements of the California Environmental Quality Act have been satisfied. An initial study was conducted based on the project proposal, and it was found that: the subject property is less than 5 acres in size, within the City limits and is substantially surrounded by urban uses; the project is consistent with the General Plan and Zoning Code; the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; the project site, currently developed with nonconforming uses has no value as habitat for endangered, rare or threatened species; and the site can be adequately served by all required utilities and public services. All required documentation has been completed for the project in compliance with CEQA. As such, based on the findings of the initial study, the project was considered categorically exempt.

**SECTION 2:** Based upon the Initial Study, the City Council exercises its independent judgment and finds that the Project, as conditioned hereby, is categorically exempt from environmental review under CEQA, Section 15332, Class 32 (In-fill Development Projects).

**SECTION 3:** The City Council hereby finds that all of the facts, findings and conclusions set forth above in this Resolution are true and correct.

**SECTION 4:** That based upon the above findings, the Planning Commission recommends that the City Council approves Precise Plan of Development PPD-775 to develop 11 single-family detached condominiums at 8101 and 8111 Catherine Avenue, 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-775 shall terminate if Tentative Tract Map 17986 (TM15-03) is allowed to expire or the Final Tract Map is not filed in a timely manner.
  2. The project/use will 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 Resolution of Approval for Tentative Tract Map 17986 (TM15-03).
  3. The development and/or use shall be in conformity with all applicable provisions of the Stanton Municipal Code and shall conform with 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 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. A Landscape Plan with all required water efficiency calculations and certifications, as required by Section 20.315.050 of the Stanton Municipal Code and the adopted Water Efficient Ordinance Guidelines, shall be submitted to the Planning Division prior to issuance of Building Permits.
6. All common area and HOA maintained landscaping areas as depicted in the approved Landscape Plan must be installed and planted prior to the issuance of a certificate of occupancy.
7. Trees to be located along Catherine Avenue and Briarwood Street must be a minimum of 36 inch box in size, while shrubs must be 5 gallons in size. For the interior of the subdivision, trees must be a minimum of 24 inch box in the common areas and 15 gallons on the remainder of the interior while shrubs must be 5 gallons in size.
8. The applicant shall submit a final landscape, irrigation and lighting plan indicating the common area improvements, and to include the furniture and light standards in the private streets and in the common open space area. The landscape plan shall include all calculations and certifications as required by the model water efficient landscape ordinance and guidelines.
9. The private street shall be constructed to the satisfaction of the City Engineer.
10. Decorative paving and stamped concrete shall be provided as indicated on the approved Site Plan to the satisfaction of the Community Development Director.
11. Guest parking spaces shall be posted with signs or painted on the paved surface. All entrances, exits, and aisles shall be clearly indicated and such other devices provided as may be necessary to ensure safe movement of vehicles.
12. Six guest parking spaces shall be permanently provided and accessible at all times.
13. All exterior lighting shall be kept at a reasonable level of intensity and directed away from adjacent properties and public streets to minimize glare.
14. Light standards must be provided along the internal private street and within the common open space areas as indicated on the approved site plan and landscape plan to the satisfaction of the Community Development Director.
15. Prior to installation, the proposed design of the light standards to be placed on the private streets must be approved by the Community Development Director.
16. Walls and fences visible from Catherine Avenue or Briarwood Street and along the interior open space area shall be constructed of a decorative split-face block, or other decorative masonry to the satisfaction of the Community Development Director, and improved with anti-graffiti coating.
17. All interior fences between private open spaces may consist of any fencing material as permitted in the Zoning Code.

18. The Applicant/Owner 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.
19. All utilities within the development including electrical and/or cable TV service, shall be placed in an underground facility to the satisfaction of the City Engineer.
20. All required school impact fees shall be paid prior to issuance of building permits.
21. All required park In-lieu fees shall be paid prior to the issuance of building permits. The required fees for single-family dwelling units (attached and detached) are \$11,173.00 per unit.
22. All required residential impact fees shall be paid prior to issuance of building permits. The required fee for medium density dwelling units is \$1,120.
23. All required sewer connection fees shall be paid prior to the issuance of building permits.
24. CC&R's, Articles of Incorporation and By-Laws for the homeowner's association shall be reviewed and approved by the City Staff and the City Attorney, and the Bureau of Real Estate (BRE) prior to recordation and issuance of Certificate of Occupancy.
25. CC&R's shall include a restriction which prohibits garage conversions and also require that all garages be maintained for the parking of a minimum of two vehicles.
26. CC&R's shall include the right of an annual inspection of the garage units by the HOA board or the City to ensure the garages are being utilized as restricted. An annual affidavit of inspection and compliance shall be provided to the City.
27. The Applicant shall provide the Planning Division proof of review and approval of the CC&R's by the BRE prior to recordation. A copy of the recorded CC&R's shall be submitted to the Planning Division prior to the release of utilities.
28. The CC&R's shall specifically dictate responsibilities between the homeowners association and private property owners for the maintenance, both interior and exterior, of all buildings, plumbing and electrical facilities.
29. The CC&R's shall specifically dictate responsibilities between the homeowners association and private property owners for the maintenance of the common and private open space areas.
30. The CC&R's shall prohibit the removal of the common open space areas, as approved by on the Site Plan.
31. The CC&R's shall specifically identify all exclusive use easement areas and dictate the responsibilities between private property owners and the homeowners association.
32. CC&R's shall include a provision as to the use and maintenance of guest parking spaces, driveways, common open space and restrictive open space. Guest parking spaces are to be used by guests only and are not for use by residents. Long term parking of more than 72 hours is also prohibited in guest parking spaces. Movement of

a vehicle directly from one guest parking space to another shall not constitute a break in the 72 hour regulation.

33. The CC&R's shall contain provisions prohibiting over night vehicular parking and/or storage of recreational vehicles on the site.
34. CC&R's shall prohibit parking and any type of obstruction of the required fire access lanes.
35. CC&R's shall include the provision that homeowners are required to install all rear yard landscaping within six months of the close of escrow, if the landscaping is not installed by the developer.
36. CC&R's shall prohibit the construction of additional entries/exits into individuals residences.
37. 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.
38. Any color scheme or materials alterations from those approved by the Planning Commission must be approved through the Community Development Director.
39. Any changes to the approved plans which occur through the Building plan check must also be approved by authorized Planning Staff.
40. Any deviations to the approved Tract Map, Site Plan, Floor Plans, Elevations and Landscape Plan must also be approved by the Planning Division. Any approval by the Building Division does not constitute approval by the Planning Division.
41. Prior to initiation of any work in the public right-of-way, an encroachment permit must be obtained from the Engineering Division.
42. A Sign Application for all entry monument signage must be submitted to and approved by the Community Development Director prior to issuance of building permits.
43. Vector control shall be completed on the properties prior to demolition and grading.

**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.

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. If building plans are submitted after January 1, 2017, all plans must be compliant with the 2016 Building Code.

**Building conditions for approval will include the following OCFA conditions:**

1. 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.**
- D. That all requirements of the Orange County Fire Authority be met, including but not limited to the following:**
1. The applicant or responsible party shall submit the plans listed below to the Orange County Fire Authority for review. Approval shall be obtained on each plan prior to the event specified.

Prior to issuance of a building permit, if a grading permit is not required:

- Fire master plan (service code PR 145)

Prior to issuance of a building permit:

- Fire sprinkler system (service codes PR 400)

**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 September 27, 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

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. 2016-37 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 September 27, 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. 2016-38**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA APPROVING TENTATIVE TRACT MAP 17986 (TM 15-03) TO SUBDIVIDE TWO LEGAL PARCELS (1.126 ACRES) FOR CONDOMINIUM PURPOSES FOR THE DEVELOPMENT OF 11 SINGLE-FAMILY DETACHED CONDOMINIUMS WITH COMMON AND PRIVATE OPEN SPACE AND PRIVATE DRIVE AISLES AND PARKING (PRECISE PLAN OF DEVELOPMENT PPD-775) AT 8101 AND 8111 CATHERINE AVENUE IN THE RM (MEDIUM DENSITY RESIDENTIAL) ZONE**

**WHEREAS**, on September 7, 2016, the Planning Commission of the City of Stanton conducted a duly noticed public hearing concerning the request to approve Tentative Tract Map 17986 (TM15-03), a subdivision of two legal parcels (1.126 acres) located at 8101 and 8111 Catherine Avenue for the development of 11 single-family detached condominiums; and

**WHEREAS**, at the conclusion of the public hearing, the Planning Commission voted 5-0 to recommend the City Council approve Tentative Tract Map TM15-03; and

**WHEREAS**, on September 27, 2016, the City Council of the City of Stanton conducted a duly noticed public hearing concerning the request to approve Tentative Tract Map 17986 (TM15-03), a subdivision of two legal parcels (1.126 acres) located at 8101 and 8111 Catherine Avenue for the development of 11 single-family detached condominiums; 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**, Staff has reviewed the environmental form submitted by the Applicant in accordance with the City's procedures. Based upon the information received and staff's assessment of the information, the project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15332, Class 32 (In-fill Development Projects); 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:** That in accordance with the requirements as set forth in Section 19.10.100 and 19.10.110 of the Stanton Municipal Code (SMC):

- A. The proposed map is consistent with the City's General Plan designation of Medium Density Residential for the subject property. The project is developed at 9.8 dwelling units to the acre, and the maximum density for the Medium Density Residential General Plan designation is 11 dwelling units per acre. The development would also implement Strategy LU-3.1.2 to encourage infill and mixed-use development within feasible

development sites. The project would be developed on two underutilized properties that are blighted with overgrown vegetation and dilapidated structures. As such, the project would remove the blighted conditions with an infill development, and is therefore consistent with the stated strategy. The project is also consistent with Goal LU-5.1 to encourage the consolidation of existing non-conforming lots in commercial, industrial, and medium and high density residential areas. The project consolidates two medium density residential properties that contain vacant single-family homes at a density that is less than the required minimum density, and would create a conforming lot with a conforming development.

- B. The proposed map and project design complies with the RM (Medium Density Residential) zone. The proposed map meets all the development standards set forth in Section 20.420 of the Stanton Municipal Code regarding regulations for a multi-family development in the RM (Medium Density Residential) zone.
- C. The site is physically suitable for the proposed type and density of development. The site is large enough to accommodate the proposed residential units, all required parking, street access, turn around radius, and private and common open space areas. All development standards for the project have been met, and the development is a permitted use in the RM (Medium Density Residential) zone.
- D. The requirements of the California Environmental Quality Act have been satisfied. An initial study was conducted based on the project proposal, and it was found that: the subject property is less than 5 acres in size, within the City limits and is substantially surrounded by urban uses; the project is consistent with the General Plan and Zoning Code; the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; the project site, currently developed with nonconforming uses has no value as habitat for endangered, rare or threatened species; and the site can be adequately served by all required utilities and public services. All required documentation has been completed for the project in compliance with CEQA. As such, based on the findings of the initial study, the project was considered categorically exempt.
- E. The design of the proposed subdivision will not conflict with easements of record or established by court judgment, acquired by the public at-large, for access through or use of the property. Upon review of the project by the Engineering Department, there is no known conflict with any easements, or rights-of-way as there are no known easements on the property.
- F. Design and improvement of the proposed subdivision will not cause substantial environmental damage, serious public health problems, or substantial and avoidable injury to fish and game. Based on the initial study completed for this development, the project would not cause substantial damage, serious public health problems, or substantial unavoidable injury to fish and wildlife. There is no recorded habitat or endangered species in the City, there are no waterways, canals, or streams in or within the surrounding area of the project that would affect fish and wildlife, there are no

known hazardous materials located within the project site, and the site is not registered as a Superfund Site with the EPA.

- G. The proposed project will not result in the discharge of waste into an existing community sewer system that would result in or add to a violation of existing requirements of the Santa Ana Regional Water Quality Control Board. A Preliminary Water Quality Management Plan was drafted for the project. As part of the WQMP, filtration devices and bioswales would be utilized to ensure all water within the project remains on-site and there would be no expected discharge into the sewer system or storm drain.

**SECTION 2:** Based upon the Initial Study, the City Council exercises its independent judgment and finds that the Project, as conditioned hereby, is categorically exempt from environmental review under the CEQA, Section 15332, Class 32 (In-fill Development Projects).

**SECTION 3:** The City Council hereby finds that all of the facts, findings and conclusions set forth above in this Resolution are true and correct.

**SECTION 4:** That based upon the above findings, the City Council approves Tentative Tract Map 17986 (TM15-03) to subdivide two legal parcels for condominium purposes for the development of 11 single-family detached condominiums with common and private open space subject to the conditions of approval for PPD-775 for the property located at 8101 and 8111 Catherine Avenue in the RM (Medium Density Residential) zone subject to the following conditions:

**A. That all conditions of the Planning Division be met, including, but not limited to, the following:**

1. All applicable conditions of approval for PPD-775, shall be required for Tentative Tract 17986 (TM15-03).
2. 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.
3. The applicant shall submit CC&R's and/or maintenance agreement for approval by the Planning Division prior to issuance of Certificate of Occupancy.

**B. That all requirements of the Engineering Division be met , including but not limited to the following:**

**General**

1. Applicant shall submit Improvement Plans prepared by a Registered Civil Engineering for public works (off-site) improvements. Plan check fees shall be paid in advance.



2. Full width sidewalk, curb, and gutter shall be built along Catherine. Existing asphalt extending approximately 12 feet from the right of way shall be replaced as-needed.
3. The existing parkway along Briarwood shall remain and trees to the satisfaction of the City shall be installed and maintained.
4. Utility poles shall be relocated as-needed to provide proper clearance around them.
5. City public works encroachment permit shall be taken out for all work in the public right-of-way prior to start of work. All work shall be done in accordance with Orange County RDMD or APWA and City standards and to the satisfaction of the City Inspector and completed before issuance of Certificate of Occupancy.
6. All existing off-site improvements (sidewalk, curb & gutter, driveways, and street paving) at the development site which are in a damaged condition or demolished due to the proposed work shall be reconstructed to the satisfaction of the City Engineer. When reconstructing full width sidewalk, curb & gutter, and driveways shall be fully improved. Structural sections of the street pavement shall be reconstructed per the requirements of an approved pavement rehabilitation report prepared by a Registered Civil Engineer.
7. A bond or surety device shall be posted with the City in an amount and type sufficient to cover the amount of off-site and on-site work to be done, as approved by the City Engineer.
8. No construction materials or construction equipment shall be stored on public streets.
9. All trucks hauling materials in and out of the project site shall be subject to restricted time and days of operation and truck route as determined by the City Engineer.
10. Hours of work, including demolition and construction, shall be Monday through Friday 7:30 am to 4:30 pm with no work performed on weekends or holidays unless otherwise approved by the City Engineer.
11. Applicant shall pay sewer connection fees to the City for connection to the City/County sewer system, if applicable.

**Additional Conditions**

1. An on-site grading and drainage plan shall be prepared and submitted to the City Engineer for approval. Plan shall be 24" X 36", ink on mylar, with elevations to nearest 0.01 foot, scale 1"=10'. Plan shall be prepared by Registered Civil Engineer. Public works improvements may be shown on this plan. Grading plan check fees must be paid in advance.
2. Pad certification by the Design Civil Engineer and Soil Engineer is required prior to the issuance of building permit.

3. Applicant shall properly maintain all BMPs installed on the site, as listed in the approved Water Quality Management Plan (WQMP), including requirements for vector control.
4. Applicants shall identify parties responsible for the long-term maintenance and operation of the structural treatment control BMPs for the life of the project and a funding mechanism for operation and maintenance. This shall be identified prior to approval of the WQMP.
5. Applicant shall submit a Water Quality Management Plan incorporating Best Management Practices (BMP) in conformance with the requirements of NPDES. Requirements of the WQMP will include construction of onsite water treatment, and maximization of infiltration.
6. Applicant shall submit a Storm Water Pollution Prevention Plan (SWPPP) incorporating Best Management Practices (BMP) in conformance with the requirements of NPDES.
7. Traffic impact fees may be assessed by the City Engineer if applicable.

#### **Tract Subdivision Conditions**

1. All survey monuments destroyed shall be replaced and tied out in conformance with the County of Orange Surveyor's requirements.
2. 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.
3. All grading, drainage, storm drain construction, private street or drive improvements, utility installation, landscaping, irrigation, and all other Subdivision improvements shall meet the City of Stanton standards.
4. The Final Map, when submitted to the City for approval, shall be prepared by, or under the direction of, a California registered civil engineer licensed to survey or a licensed land surveyor.
5. At the time of filing of the Final Map with the City for approval the Subdivider shall provide a Preliminary Title Report dated not more than 30 days prior to the filing date. In addition to other items the Preliminary Title Report shall show in what name the ownership of the property is held, show all trust deeds including the name of the trustees, show all easements and names of easement holders, show all fee interest holders, and show all interest holders whose interest could result in a fee ownership. The title company account for this title report shall remain open until the Final Map is recorder.
6. All right-of-way, easements, abandonments, and vacations shall be shown on the Final Map. Public right-of-way shall be dedicated to the City in fee simple absolute. The purpose, use, and holder of the easement rights for all easements shall clearly be stated on the final map.

7. At the time of filing the Final Map to the City for approval the Subdivider shall also submit for approval of the City a Subdivision Agreement between the Subdivider and the City properly executed by the Subdivider, including appropriate bonds and insurance, which sets forth the requirements and responsibilities of both the City and the Subdivider relative the subdivision being created.
8. Pursuant to the regulations of the Subdivision Map Act all required off-site and public improvements shall be completed prior to the recordation of the final map, or in lieu thereof, be financially secured by surety bonds, to be held by the City, issued to ensure that all the improvements will be completed in a timely manner. Bond amounts shall be determined by the City. Subdivider shall provide a 100% Performance Bond, a 50% Labor and Materials Bond, a 50% Warranty Bond, and insurance coverage per City requirements.
9. At the time of filing of the Final Map with the City for approval the Subdivider shall submit to the City plans and specifications and cost estimates for all improvements including, but not limited to, public and private street rights-of-way, drainage easements, culverts, drainage structures and drainage channels, water lines, sewer lines, utility lines, and other required and necessary improvements. All improvement plans, specifications, and cost estimates shall be approved by the City Engineer prior to submitting the Final Map to the City for approval.
10. Improvement plans shall include plans for all improvements related to the Subdivision including landscape plans, irrigation plans, and street lighting plans for all public right-of-way areas and all private areas.
11. Subdivider shall provide easements for public and private utilities as needed and as approved by the City.
12. At the time of filing of the Final Map with the City for approval the Subdivider shall also provide to the City the proposed Covenants, Conditions, and Restrictions (CC&Rs) for the subdivision.
13. Prior to final acceptance of the Subdivision improvements all subdivision survey monuments shall be set, and Corner Records and center line ties shall be filed with the Orange County Surveyor, and if required by law, the filing and recording of Record of Survey with the Orange County Recorder.
14. Prior to final acceptance of the Subdivision improvements the Subdivider shall provide the City with As-Built mylar and electronic copies of the all subdivision plans and improvements, in a format acceptable to the City.
15. Subdivider shall place a County Surveyor Statement certificate on the final map for the signature of the Orange County Surveyor stating that " I have examined this map and have found that all mapping provisions of the Subdivision Map Act have been complied with and I am satisfied said map is technically correct."

16. At the time of filing of the Final Map with the City for approval the Subdivider shall also provide to the Orange County Surveyor for boundary and technical plan check all Final Map documents required by the Orange County Surveyor. Subdivider shall notify the City in writing that the required Final Map documents have been submitted to the Orange County Surveyor for boundary and technical plan check.
17. All streets or drives shown on the Final Map shall show proposed street names which will be subject to approval of the City.
18. At the time of filing of the Final Map with the City for approval the Subdivider shall provide to the City evidence that all utility providers with recorded title interest in the property have been informed of the of the pending filing of the Final Map with the City for approval, and also provide all utility provider's responses received.
19. At the time of filing of the Final Map with the City for approval the Subdivider shall provide to the City with a preliminary soils report covering the Subdivision related area.
20. All improvements shall meet the City Flood Management requirements.
21. The subdivider and subdivision 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).
22. The applicant must provide the City with access rights to the property at least once per year to perform State mandated environmental inspections.
23. The applicant must incorporate the WQMP conditions into the covenants, conditions, and restrictions (CC&R) for the project.
- C. **That all requirements of the Building Division be met, including but not limited to the following:**
  1. All applicable conditions of approval for PPD-775 also shall be required for Tentative Tract Map 17986 (TM15-03).
  2. Applicant shall obtain approval of Final Tract Map prior to issuance of building permits.
- D. **That all requirements of the Orange County Fire Authority be met, including but not limited to the following:**
  1. All applicable conditions of approval for PPD-775 also shall be required for Tentative Tract Map 17986 (TM15-03).

**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 September 27, 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

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. 2016-38 has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the Stanton City Council, held on September 27, 2016, and that the same was adopted, signed and approved by the following vote to wit:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

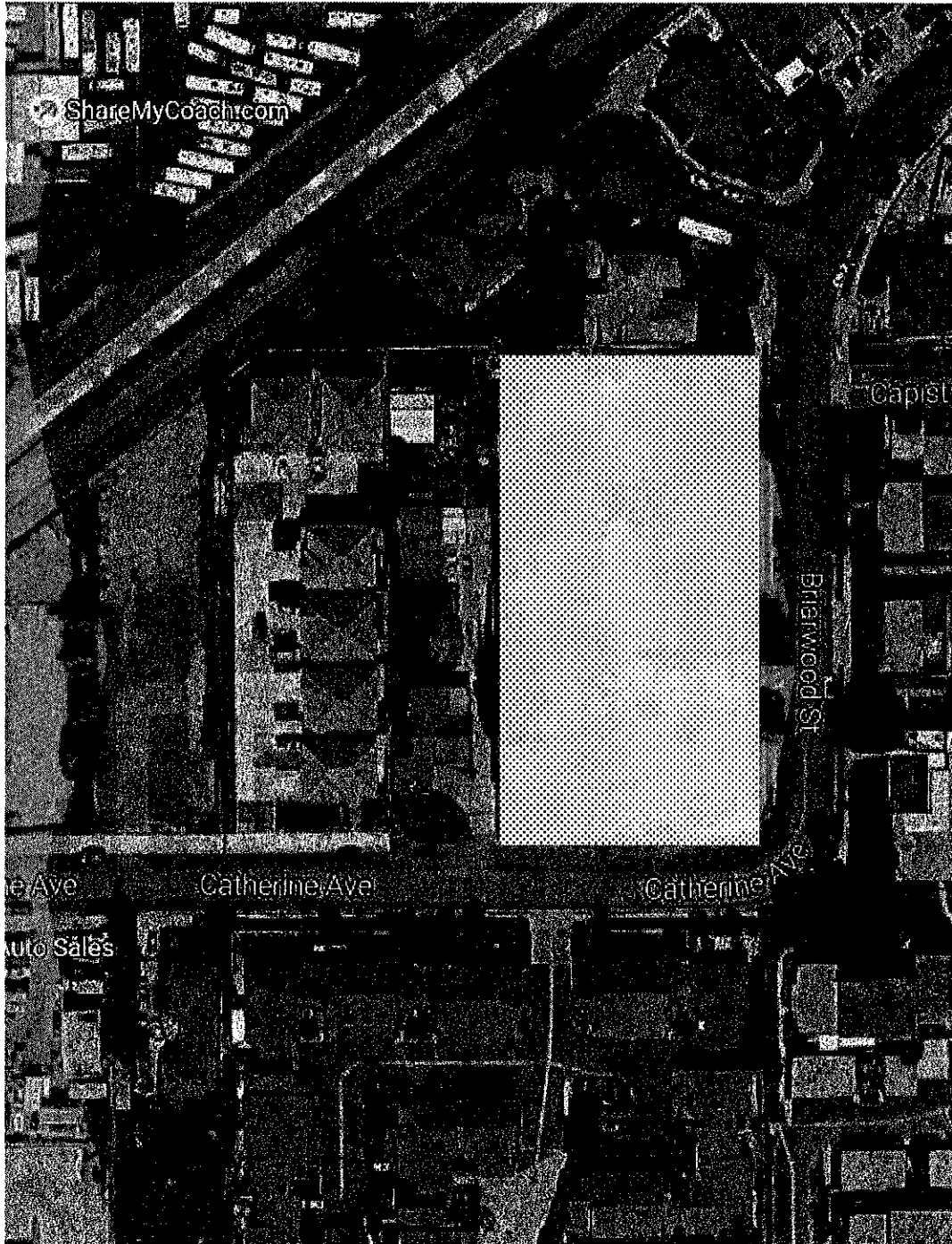
ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

\_\_\_\_\_  
PATRICIA A. VAZQUEZ, CITY CLERK

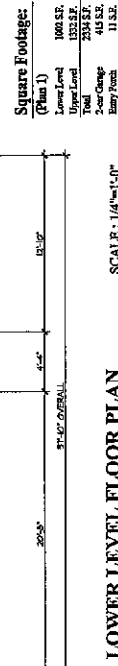
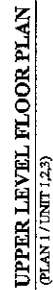
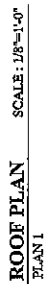
## Vicinity Map

8101 and 8111 Catherine Avenue







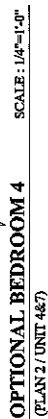
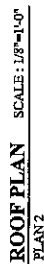
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**SHEET TITLE**  
• FLOOR PLANS  
• ROOF PLAN

**PLAN 1**  
**SHEET NUMBER**  
**A-1**

**07 SECRET**

RIGHT (NORTH) ELEVATION



<b>Square Footage:</b>	
<b>(Plan 2)</b>	
Lower Level	338 S.F.
Upper Level	1204 S.F.
<b>Total</b>	<b>2062 S.F.</b>
2-car Garage	416 S.F.
Entry Porch	30 S.F.

DATE	19-02-15
PROJECT NUMBER	685
DRAWN BY	
CHECKED BY	
SCALE	AS NOTED
REVISIONS	
DATE	DESCRIPTION
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SHEET TITLE

## FLOOR PLANS

• ROOFPLAN

• **PLAN 2**

**SHEET NUMBER**

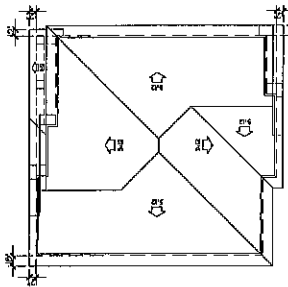
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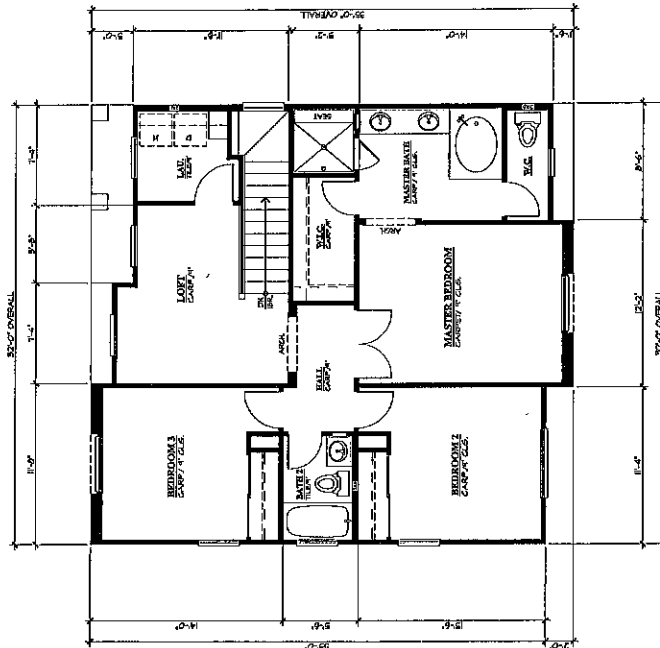
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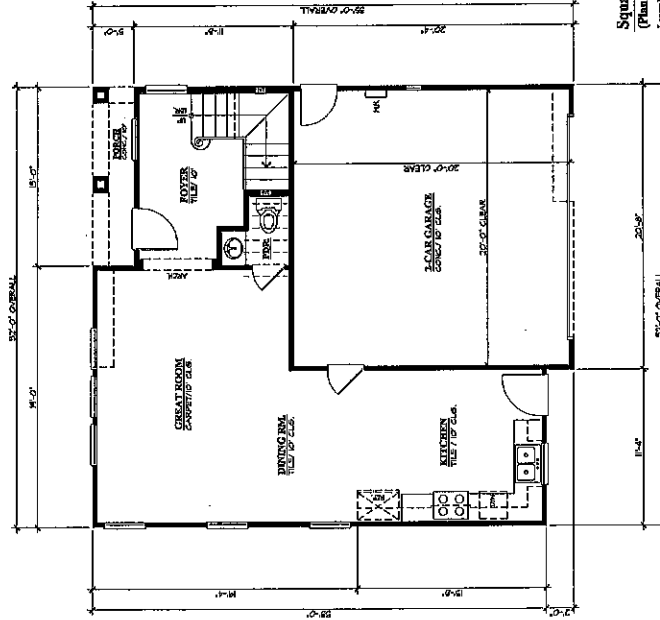




ROOF PLAN SCALE: 1/8"=1'-0"  
PLAN 3



UPPER LEVEL FLOOR PLAN SCALE: 1/8"=1'-0"  
(PLAN 3 / UNIT 8,9,10,11)



LOWER LEVEL FLOOR PLAN SCALE: 1/8"=1'-0"  
(PLAN 3 / UNIT 8,9,10,11)

**Square Footage:**  
(Plan 3)

Living Room	64 S.F.
Kitchen	64 S.F.
Dining Room	64 S.F.
Great Room	64 S.F.
Master Bedroom	64 S.F.
Bedroom	64 S.F.
Bath	64 S.F.
Master Suite	64 S.F.
Loft	64 S.F.
Staircase	64 S.F.
Hallway	64 S.F.
Entry	64 S.F.
<b>Total</b>	<b>448 S.F.</b>

**SHEET TITLE**  
• FLOOR PLANS  
• ROOF PLAN  
• PLAN 3  
**SHEET NUMBER**  
**A-5**  
**OF** 3

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10-10-10	MD	100. REVISED DESIGN

A New Eleven Detached  
Single Family Homes  
For  
HERITAGE HOMES  
3111 CANTERBURY AVE.  
STANTON, CA  
(714) 791-3771

Designed by  
HERITAGE HOMES  
3111 CANTERBURY AVE.  
STANTON, CA 95757  
(714) 791-3771

Prepared by  
JACQUELINE  
3111 CANTERBURY AVE.  
STANTON, CA 95757  
(714) 791-3771

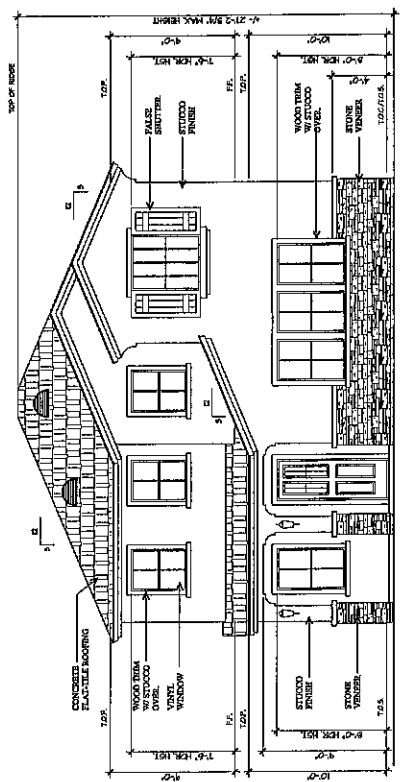
Designed by  
FARM COUNTRY ARCHITECTS  
10000 N. 10TH AVE. SUITE 100  
PHOENIX, AZ 85020  
TEL: 602.998.1111  
WWW.FARMCOUNTRYARCHITECTS.COM

Submitted to  
BIO PHARM  
10000 N. 10TH AVE. SUITE 100  
PHOENIX, AZ 85020  
TEL: 602.998.1111  
WWW.BIOPHARM.COM

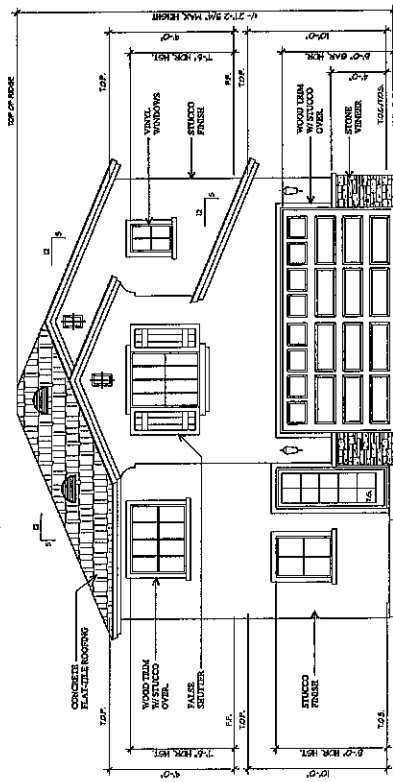
A New Eleven Detached  
Single Family Homes  
For  
HERITAGE HOMES  
8111 STANTON AVE.  
STANTON, CA  
(714) 991-3771

DATE	BY	REVISIONS
11-18-15	NLS	1. INITIAL SET
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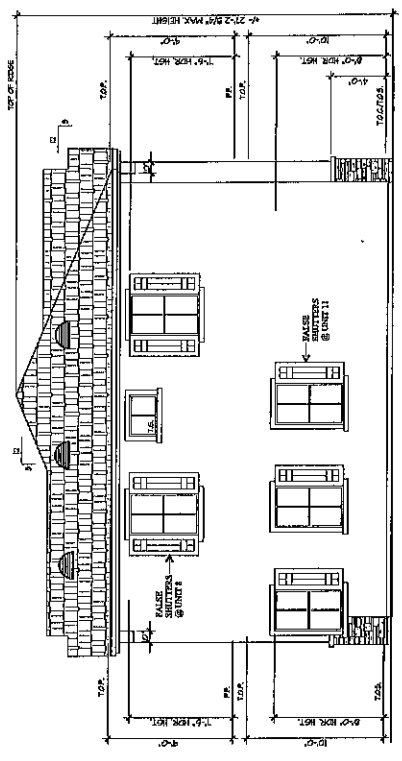
**SHEET TITLE**  
• EXTERIOR ELEVATIONS  
• PLAN 3  
**SHEET NUMBER**  
**A-6**  
OF  
SHEETS



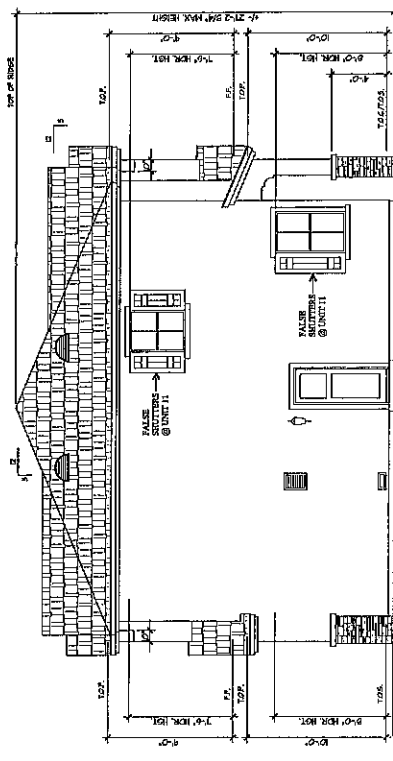
**FRONT (EAST) ELEVATION**  
(PLAN 3)  
SCALE: 1/8"=1'-0"



**REAR (WEST) ELEVATION**  
(PLAN 3)  
SCALE: 1/8"=1'-0"



**RIGHT (NORTH) ELEVATION**  
(PLAN 3)  
SCALE: 1/8"=1'-0"



**LEFT (SOUTH) ELEVATION**  
(PLAN 3)  
SCALE: 1/8"=1'-0"



# **CITY OF STANTON**

## **REPORT TO CITY COUNCIL**

**TO:** Honorable Mayor and Members of the City Council

**DATE:** September 27, 2016

**SUBJECT: UPDATED ELECTIONS CODE 9212 REPORT AND FIVE-YEAR FINANCIAL PROJECTIONS ALTERNATIVE BUDGET**

### **REPORT IN BRIEF:**

On November 10, 2015, the City Council received an Elections Code 9212 Impact Report ("Impact Report") from staff that provided an impartial and informational report pursuant to Elections Code 9212 regarding a measure that would repeal the City's local voter-approved transactions and use (sales) tax in its entirety. With much more financial information available almost one year later, the repeal measure ("Measure QQ") impact report is being updated "(Updated Impact Report)". In addition, this report includes a Five-Year Financial Projections Alternative Budget that would be necessary if Measure QQ were approved.

### **RECOMMENDED ACTION:**

1. City Council declare that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and
2. Receive and file the Updated Elections Code 9212 Impact Report; and
3. Receive and file the Five-Year Financial Projections Alternative Budget.



## **BACKGROUND:**

In November 2014, Stanton voters approved Measure GG, the Stanton 9-1-1 Public Safety and Essential City Services Protection Measure by a 55% to 45% margin. The one cent transactions and use tax that the measure called for took effect on April 1, 2015.

On March 3, 2015, the City received Notices of Intent to Circulate a Petition regarding a proposed local initiative measures that would repeal the City's transactions and use tax in its entirety ("Repeal Measure"). In accordance with the Elections Code, the City Attorney's office prepared and sent ballot titles and impartial summaries for both Measures to the petitioner on March 10, 2015. The petitioner then had had six months to gather the required 238 signatures to qualify the Measures for the ballot. On August 25, 2015, the Petitioner submitted signed petitions for both Measures to the City Clerk's Office.

On June 23, 2015, City Council adopted the FY 2015-2017 Two-Year Budget, which included a 5-Year Financial Projection and an Alternative Budget Without Benefit of Transactions and Use Tax.

On October 1, 2015, the City Clerk's Office, in conjunction with the Orange County Registrar of Voters, verified that the Repeal Measure petition contained the required 238 valid signatures. On October 13, 2015, the City Council received, filed, and accepted as valid the Certificates as to Verification of Signatures on Petition for the Repeal Measure.

On November 10, 2015, staff completed a preliminary impact analysis of the Repeal Measure on the City's finances and its ability to provide public services. The impact report is being updated at this time to reflect the required budget changes should Measure QQ be approved, and incorporate those changes into a five-year financial projection.

## **ANALYSIS/JUSTIFICATION:**

The updated impartial and informational report pursuant to Elections Code 9212 follow this staff report as Attachment A. The updated Five-Year Financial Projection Alternative Budget follows this staff report as Attachment B.

## **FISCAL IMPACT:**

There is no fiscal impact to the budget as a result of City Council action on this item. If Measure QQ were to pass on November 8, 2016, the City would receive an estimated \$3.769 million reduction in General Fund revenues in all future years, requiring permanent cuts of \$3.6 million.

**ENVIRONMENTAL IMPACT:**

Not applicable.

**LEGAL REVIEW:**

None.

**PUBLIC NOTIFICATION:**

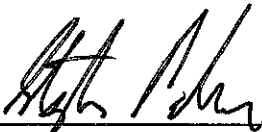
Through the normal agenda process.

**STRATEGIC PLAN OBJECTIVE ADDRESSED:**

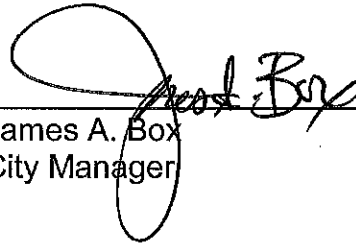
4. Ensure Fiscal Stability and Efficiency in Governance

Prepared by:

Approved by:



Stephen M. Parker, CPA  
Administrative Services Director



James A. Box  
City Manager

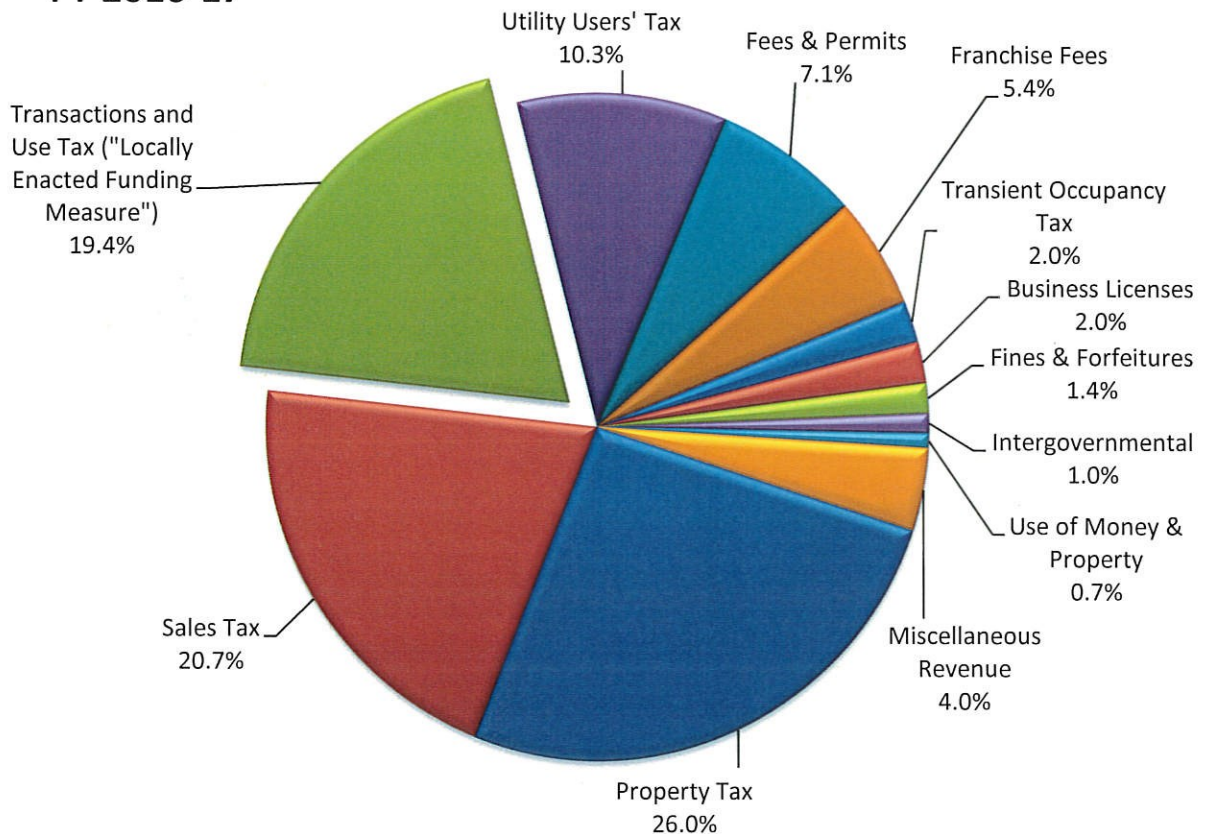
**Attachments:**

- A. Updated Elections Code 9212 Impact Report: Repeal of Locally-Enacted Funding Measure (Measure QQ)  
Exhibit A: Orange County Fire Authority Letter in Response to Potential Reduction Request
- B. Five-Year Financial Projections Alternative Budget

## Repeal of Locally-Enacted Funding Measure

If the Repeal Measure (Measure QQ) were to pass, it would affect the City in the 2016-17 fiscal year. In the City of Stanton's adopted Fiscal Year 2016-17 budget, \$3.769 million in transaction and use tax revenues are anticipated, which represents approximately 19.4% of the City's overall General Fund revenues, excluding transfers in from other City funds. Proceeds from the voter-enacted transactions and use tax are the third largest revenue source for the City, after property taxes (26.0%) and sales taxes (20.7%).

### **General Fund Revenue by Source FY 2016-17**



If the local voter-enacted transactions and use (sales) tax was eliminated, the City would not be able to provide services and programs at the levels currently experienced by residents and businesses. In 2011 to 2013, in light of the recent global economic crisis, the elimination of redevelopment agencies, and annual state takeaways of approximately \$4 million in local funds, the City of Stanton made significant cuts to essential city services. In an attempt to balance the City's budget with decreased revenues, one third of full-time positions were cut, comprehensive pension reforms were implemented, vendor contracts were renegotiated, and equipment and supplies and overtime budgets were reduced to a minimum. In the short-term, cities can extend maintenance cycles or defer purchases to future years – something the City has done in recent years. The Repeal Measure, if approved, would be permanent, however.

40% less than the level they identified four years ago as the minimum level of staffing required. As such, it is unclear where the necessary reduction of \$2.34 million would come from.

The Orange County Fire Authority (OCFA) was contacted by the City in the course of preparing this report. It was explained to them that their share of cost reductions should the Repeal Measure be approved was \$550,000. They provided a letter in response to the potential reductions that is attached to this report. OCFA operates in three shifts, and Stanton was notified that the cost for a single firefighter/paramedic is approximately \$220,000.

Therefore, in order to reach the cost reductions necessary, one firefighter/paramedic would need to be reduced for each of the three shifts (resulting in a decrease of approximately \$660,000). The City currently is served by one 3-person Engine and one 2-person Paramedic Van. OCFA explained that neither of those units could be functional with one less firefighter/paramedic. As there is no readily identifiable solution to the cost reductions the City would need, OCFA informed the City that they would need to perform a full analysis of the service configuration to determine what options, if any, might be feasible. As such, at the current time, it is unclear where the necessary reduction of \$550,000 would come from.

In short, loss of voter-enacted funding would pose significant challenges to the City's ability to maintain existing public safety services. Although the City could maintain some of these services in the short-term by making cuts in other City services, the City runs the risk of incurring another structural deficit similar to the \$1.8 million deficit in the 2014-15 FY Budget. In addition, specific services would likely degrade in the interim. Cuts to public safety services have a distinct possibility of increasing response times, particularly if the City were unable to contract services at OCFA or OCSD's minimum service levels. These cuts would also significantly hinder the City's ability to provide neighborhood police patrols, address prostitution and illegal massage parlors, and maintain gang/youth violence prevention programs.

Municipalities are service-based organizations, meaning that most of the operating costs are personnel-related. The City of Stanton is a municipality that is referred to as a contract City. This means that many of the City's services are contracted out to other agencies. In addition to the police and fire protection services noted above, building inspection, information technology, animal control, City Attorney and other services are contracted to other organizations. Contract services and employee costs amount to 92% of the City's budget. Due to a high number of services already contracted to other agencies, as well as to the large cuts that were already made in the 2011-2013 years as previously described, it is challenging to find areas to make cuts without affecting service levels. As a result, in order to achieve the required reduction of \$680,000 to the City's operating budget, many City positions would need to be affected.

City cuts would include the elimination of economic development programs that were funded from the "Stanton 9-1-1 Public Safety and Essential City Services Protection

Measure". City management estimates that an additional 9.15 full time equivalent positions would need to be eliminated in order to achieve the \$680,000 in cuts that would be necessary should the Repeal Measure be approved. Cuts would be recommended across every City department including Public Works, Community Services, Community Development, Administration and Administrative Services. The proposed number of positions to be eliminated amount to 17% of the City's current full time employees and over 20% of the General Fund's FTE's.

Removing employees from all departments would adversely affect customer service, from a longer wait to obtain business licenses to a significantly slower turnaround for an architectural plan check. It should also be noted that there would be significant impacts on those employees remaining, as workloads would increase over levels already stretched thin due to cuts endured between 2011 and 2013. If this were to happen, employee turnover would likely increase and overall morale would decrease significantly.

With the elimination of non-grant-funded positions in the Community Services Department, staff that facilitate City events would no longer be available, resulting in the cancellation of most or all City special events including:

- Mayor's Prayer Breakfast
- Easter Egg Hunt, Pancake Breakfast and Resource Fair
- Spring Car Show
- Community Garage Sale
- National Night Out
- Paws in the Park
- Halloween Fun with Family and Friends
- Senior Health and Wellness Fair and Flu Shot Clinic
- Veterans Day Event
- Christmas Tree Lighting Celebrating Holidays Around the World
- The Summer Concert Series and Movie Nights at Stanton Central Park

In addition to City special events, there are a number of other ways in which the Community Services Department impacts thousands of lives in the community annually. These services would all end or be greatly reduced, including:

- Offering classes and camps to over 16,675 people of all generations, from preschool and youth to seniors
- Fielding and answering 22,100 information and referral inquiries
- Offering over 1,400 people counseling, domestic counseling, parenting classes, case management, family advocacy and anger management classes
- Delivering meals to 300 home-bound seniors each week
- Offering after school programming to over 500 children
- Serving over 5,000 seniors with: health screenings, exercise classes, a

- flu clinic, a lunch program, driving classes, a transportation program, Bingo, food distribution and outing opportunities
- Organizing and implementing over 500 picnic shelter rentals, facility uses and Civic Hall rentals each year
- Tutoring over 600 youth
- Provide volunteer opportunities to 500 high school students
- Assisting in the implementation of the Neighborhood Watch program in 18 Stanton neighborhoods to date

The elimination of economic development programs would result in the elimination of the Stanton Business Alliance and remove resources that help attract new businesses and create jobs. Funded programs that would be eliminated include:

- The Exterior/Façade Improvement Program, where the City shares the cost of improving building exteriors and adding security measures
- The Job Creation and Retention Program, where the City partners with local organizations to provide assistance such as assistance with job fairs, on-site recruitments and customized workshops for employees
- A Fee Deferral Program, which helps entrepreneurs start new businesses by providing more time to pay start-up fees
- The Livable Beach Boulevard Mobility Implementation Program, which provides matching funds to businesses who implement beautification efforts along Beach Boulevard.
- An Improvement Rebate Program, which encourages residents to shop local by refunding 45% of permit fees when they purchase construction materials from local City businesses

### Additional Revenue Considerations

Most functions in the City have some associated revenue. Any program or service cuts would need to be cognizant of the potential additional revenue losses that could occur. For example, a loss of employees in the Community Services Department would leave the City unable to fully collect Parks and Recreation fees. If this were to occur, the majority of the \$100,000 budgeted from Parks and Recreation Fees would also be lost, meaning that additional cuts would be necessary beyond the \$3.679 million lost through the transactions and use tax.

The same would be true for grants and other non-General Fund revenues that could be impacted if staffing and service levels did not meet minimum requirements.

Therefore, only permanent spending reductions can be contemplated.

The following section provides an overall summary of potential impacts if the Repeal Measure were approved. It should be noted that this is a preliminary analysis of potential cuts to respond to a permanent and immediate 19.3% loss in revenues – a loss of \$3.769 million each year. A 19.3% loss in revenue would have a substantial impact on service levels throughout the City. Public safety and other municipal services would be reduced significantly and recreational programs would be cut. More time would need to be taken to provide sufficient efforts for the outreach needed to accurately ascertain community values or to finalize the precise cuts that would be required due to this loss in revenue. This analysis is City management's view of the levels of service reductions needed to address a loss of revenues of this magnitude. Actual service cuts would require far more planning and coordination with the community, City Council, and City contractors to determine the best path forward, but any other solution to make up the loss of revenues would have similar impacts on the City.

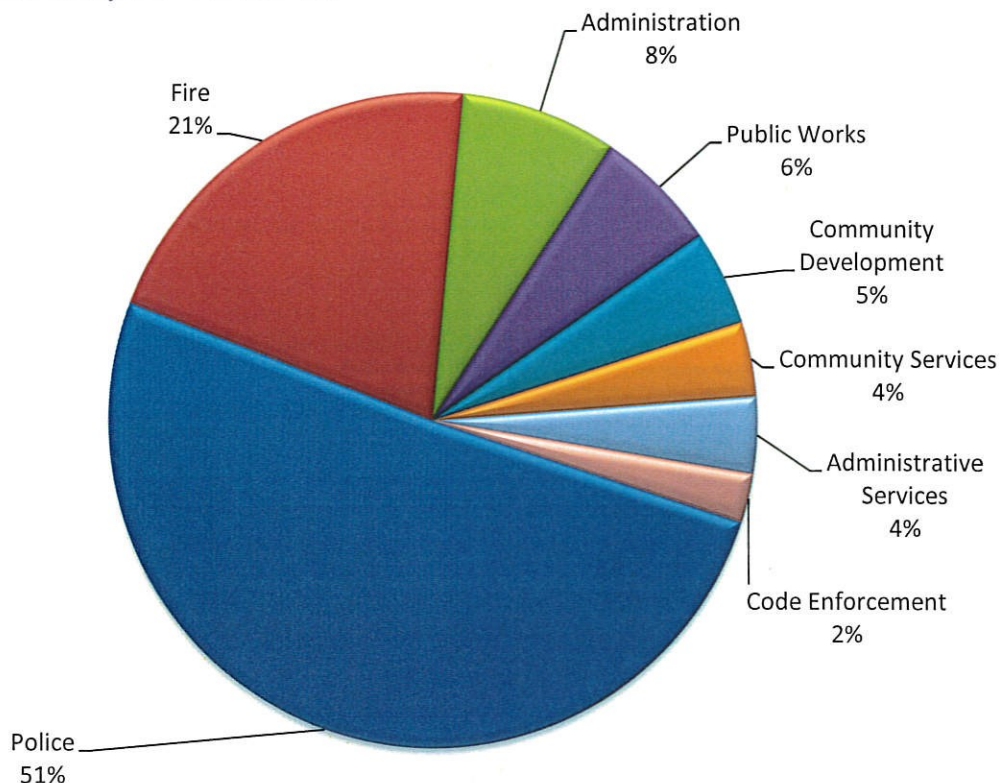
The initial cuts that would be made if the Repeal Measure were approved would be the elimination of the programs that were funded or enhanced by the "Stanton 9-1-1 Public Safety and Essential City Services Protection Measure". Those cuts include the:

- Elimination of two Orange County Sheriff Department Deputies, including a Motor Deputy and a Community Enhancement Deputy who
  - Increase traffic safety and street patrols
  - Improve community policing, address prostitution and illegal massage parlors and improve gang/youth violence prevention programs
- Elimination of a weekend Code Enforcement Officer who
  - Improves cleanup of gang tagging and graffiti; addresses transient issues; responds to quality of life complaints; and provides sheriff deputies more time to focus on neighborhood patrols and responding to emergencies.
- Elimination of the partnership the City established with City Net, which works with the OC Sheriff's Department and other nonprofits to help relocate and house homeless
  - Through this collaboration, over 100 homeless have been placed in permanent shelters in the last year alone
- Elimination of funding for school crossing guards
- Elimination of additional funding for economic development

Once those public safety and economic development cuts were made, which amount to \$2.4 million in services added or prevented cuts, there would still need to be an additional \$1.2 million in cuts to make up for the rest of the loss of revenue. The cuts sustained by each department would be relative to its share of the City's budget. The graph below identifies the General Fund expenditures by department for FY 2016-17.



## General Fund Expenditures by Department, FY 2016-17



After the initial cuts, the City would need to make up the remaining \$1.2 million. In total, the City would need to make cuts of \$680,000, with \$2.34 million in cuts coming from the Orange County Sheriff's Department and \$550,000 in cuts from Orange County Fire Authority.

As a part of preparing this report, both the Orange County Sheriff's Department and Orange County Fire Authority were contacted. Staff was unable to receive a formal response from the Orange County Sheriff's Department (OCSD). However, OCSD has previously provided the City with a breakdown of costs for their FY 2016-17 contract with the City. In the breakdown, the cost in terms of salary and benefits for a Deputy Sheriff II position is identified as \$233,583. As such, it appears that \$2.34 million in cuts to police services would equal a reduction of eight Deputy Sheriff II positions (in addition to the Motor Deputy and the Community Enhancement Deputy that were added due to the Stanton 9-1-1 Public Safety and Essential City Services Protection Measure). This would result in only 12 patrol deputies available to the City (over 4 shifts).

It should be pointed out that in 2012 when the City made cuts to the OCSD contract in an attempt to balance the budget, the City was informed that OCSD believed the minimum number of Deputy Sheriff's needed in Stanton for the safety of the deputies was 20. It is not known if OCSD would be willing to decrease the number of deputies by





## ORANGE COUNTY FIRE AUTHORITY

P.O. Box 57115, Irvine, CA 92619-7115 • 1 Fire Authority Road, Irvine, CA 92602

Jeff Bowman, Fire Chief

(714) 573-6000

[www.ocfa.org](http://www.ocfa.org)

November 3, 2015

Stephen M. Parker  
Administrative Services Manager  
City of Stanton  
7800 Katella Avenue  
Stanton, CA 90680

Dear Mr. Parker:

Following our conversation regarding the potential repeal of Stanton's tax measure, I'm providing you with the information below in response to your hypothetical question regarding Orange County Fire Authority staffing in the City of Stanton.

Generally speaking, the cost for a single firefighter/paramedic (FF/PM) is about \$220,000 including salary, retirement, health benefits, etc. However, a single FF/PM "post-position" requires three FF/PMs in order to cover all three 24-hour shifts; therefore, the cost for a single FF/PM "post-position" (three employees) is about \$660,000. Stanton currently has one 3-person Engine, and one 2-person Paramedic Van. Neither unit can function with one less FF/PM position as staffing; therefore, we would need to perform a full analysis of the service configuration to determine what options, if any, might be feasible.

Please contact me at (714) 573-6020 if you have questions or would like additional information.

Sincerely,

A handwritten signature in cursive script that reads "Lori Zeller".

Lori Zeller, Assistant Chief  
Business Services Department

cc: Jim Box, City Manager  
Dave Steffen, Division Chief  
Executive Management

# City of Stanton

## Five-Year Financial Projections (FY 17/18 - FY 2021/22)

### GENERAL FUND

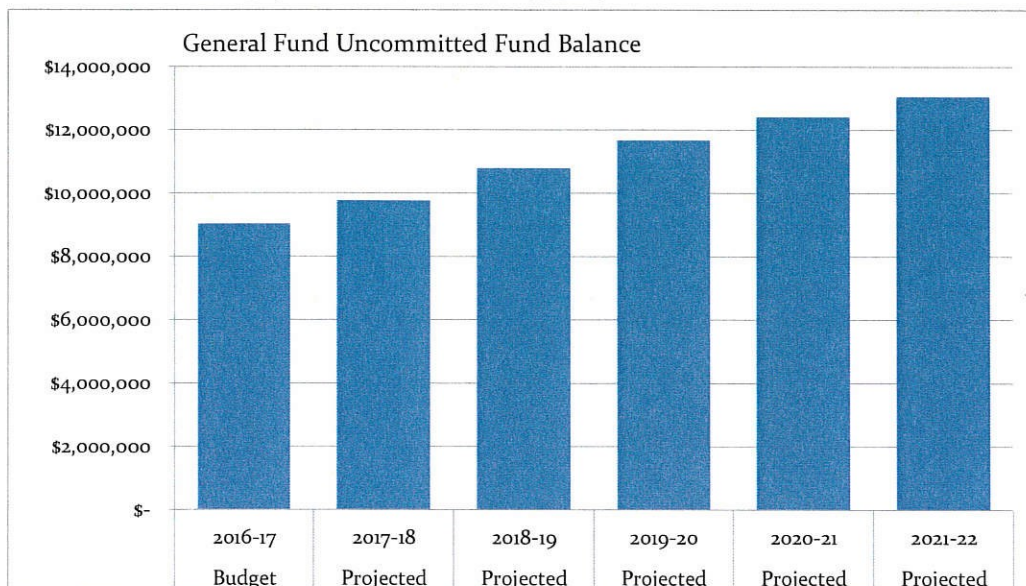
The financial projection on this and the following two pages is designed to provide a general understanding of how revenues and expenditures are expected to influence the City over the five years beyond the current budget. Revenue and expenditure projections are reviewed in relation to their effect on Uncommitted Fund Balances. The City will update its projections during future 2-year Budget processes in order to plan for the future. The projection factors in projected revenue and cost increases as well as the change in Committed Fund Balance and Change in Nonspendable Fund Balance.

The assumptions in the following projections include:

- \* Assumed growth between 0-3% annually for most revenue line items
- \* No revenue growth for Fines & Forfeitures, Intergovernmental, Miscellaneous Revenue and Transfers
- \* Expenditure growth of 0-2% for most expenditure line items the City can control costs
- \* A \$20,000 increase in costs every two years in City Clerk for election expenses.
- \* An assumed 4-5% annual Orange County Sheriff's Department increase for Law Enforcement costs
- \* An assumed 3-4% annual Orange County Fire Authority increase for Fire Protection costs
- \* An annual increase in Committed Fund Balance to maintain an emergency reserve of 25% of General Fund expenditures
- \* An annual change in Nonspendable Fund Balance by the projected repayment of the City's advance to the Successor Agency through the Recognized Obligation Payment Schedule process (Note - these repayments will total \$6.9 million over an expected 7-year period materially ending in FY 2021-22 and are thus considered one-time

	Budget 2016-17	Projected 2017-18	Projected 2018-19	Projected 2019-20	Projected 2020-21	Projected 2021-22
Beginning Uncommitted Balance	\$ 7,971,119	\$ 9,037,619	\$ 9,765,021	\$ 10,795,512	\$ 11,674,895	\$ 12,416,756
Revenues	19,442,437	20,088,982	20,795,327	21,323,349	21,867,364	22,427,917
Transfers In	540,000	540,000	540,000	540,000	540,000	540,000
Transfers Out	(31,200)	(31,200)	(31,200)	(31,200)	(31,200)	(31,200)
Expenditures	(19,764,611)	(20,538,163)	(21,109,736)	(21,767,356)	(22,444,109)	(23,104,178)
Change in Committed Fund Balance	298,384	193,388	142,893	164,405	169,188	165,017
Change in Nonspendable Fund Balance	(1,178,257)	(861,171)	(978,994)	(978,994)	(978,994)	(978,994)
Uncommitted Fund Balance *	<u>\$ 9,037,619</u>	<u>\$ 9,765,021</u>	<u>\$ 10,795,512</u>	<u>\$ 11,674,895</u>	<u>\$ 12,416,756</u>	<u>\$ 13,063,272</u>

\* Excludes Committed Fund Balance ranging from \$4,941,153 in FY 16-17 to \$5,776,045 in FY 21-22



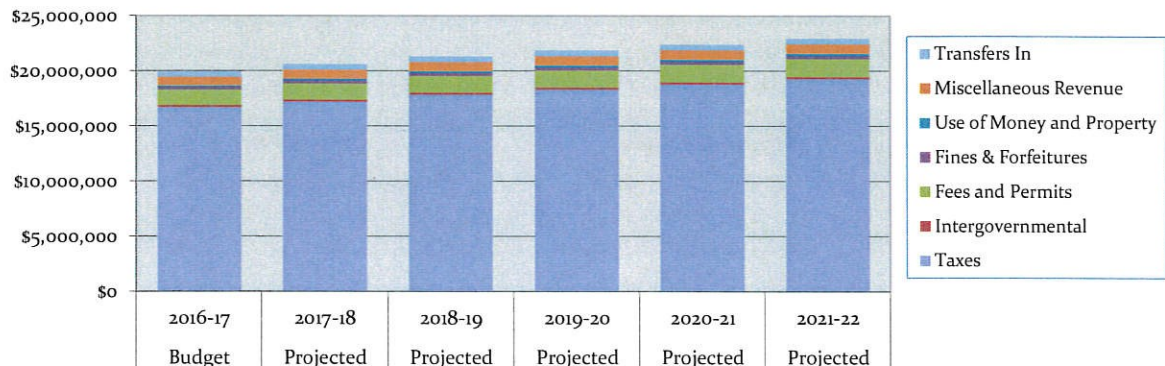
# City of Stanton

## Five-Year Financial Projections (FY 17/18 - FY 2021/22)

### General Fund Revenue Summary

	Budget 2016-17	Projected 2017-18	Projected 2018-19	Projected 2019-20	Projected 2020-21	Projected 2021-22
<b>Taxes</b>						
Property Tax	\$ 4,975,736	\$ 5,125,008	\$ 5,278,758	\$ 5,437,121	\$ 5,600,235	\$ 5,768,242
Property Transfer Tax	90,000	92,700	95,481	98,345	101,296	104,335
Sales and Use Tax	4,027,000	4,222,810	4,549,494	4,685,979	4,826,559	4,971,355
Transaction and Use Tax	3,769,000	3,882,070	3,998,532	4,118,488	4,242,043	4,369,304
Transient Occupancy Tax	390,000	401,700	413,751	426,164	438,948	452,117
Franchise Fees	1,051,000	1,072,020	1,093,460	1,115,330	1,137,636	1,160,389
Business Licenses	390,000	399,750	409,744	419,987	430,487	441,249
Utility Users Tax	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
<b>Total Taxes</b>	<b>16,692,736</b>	<b>17,196,058</b>	<b>17,839,221</b>	<b>18,301,414</b>	<b>18,777,203</b>	<b>19,266,991</b>
<b>Intergovernmental</b>						
Intergovernmental	185,000	185,000	185,000	185,000	185,000	185,000
<b>Total Intergovernmental</b>	<b>185,000</b>	<b>185,000</b>	<b>185,000</b>	<b>185,000</b>	<b>185,000</b>	<b>185,000</b>
<b>Fees and Permits</b>						
Fees and Permits	1,197,945	1,227,894	1,258,591	1,290,056	1,322,307	1,355,365
Development Fees	138,640	142,106	145,659	149,300	153,033	156,858
Parks and Recreation Fees	48,000	100,000	102,000	104,040	106,121	108,243
<b>Total Fees and Permits</b>	<b>1,384,585</b>	<b>1,470,000</b>	<b>1,506,250</b>	<b>1,543,396</b>	<b>1,581,461</b>	<b>1,620,466</b>
<b>Fines &amp; Forfeitures</b>						
Fines & Forfeitures	262,000	264,620	267,266	269,939	272,638	275,365
<b>Total Fines and Forfeitures</b>	<b>262,000</b>	<b>264,620</b>	<b>267,266</b>	<b>269,939</b>	<b>272,638</b>	<b>275,365</b>
<b>Use of Money and Property</b>						
Investment Earnings	62,000	103,540	113,894	125,283	137,812	151,593
Rental Income	77,440	78,602	79,781	81,376	83,004	84,664
<b>Total Use of Money and Property</b>	<b>139,440</b>	<b>182,142</b>	<b>193,675</b>	<b>206,660</b>	<b>220,816</b>	<b>236,257</b>
<b>Miscellaneous Revenue</b>						
Miscellaneous Revenue	543,676	549,113	554,604	560,150	565,751	571,409
Pass-thru Payment	235,000	242,050	249,312	256,791	264,495	272,429
<b>Total Miscellaneous Revenue</b>	<b>778,676</b>	<b>791,163</b>	<b>803,915</b>	<b>816,941</b>	<b>830,246</b>	<b>843,838</b>
<b>Transfers In</b>						
Transfers In	540,000	540,000	540,000	540,000	540,000	540,000
<b>Total Transfers In</b>	<b>540,000</b>	<b>540,000</b>	<b>540,000</b>	<b>540,000</b>	<b>540,000</b>	<b>540,000</b>
<b>Total Revenues and Transfers In</b>	<b>19,982,437</b>	<b>20,628,982</b>	<b>21,335,327</b>	<b>21,863,349</b>	<b>22,407,364</b>	<b>22,967,917</b>
Less: Transfers in	(540,000)	(540,000)	(540,000)	(540,000)	(540,000)	(540,000)
<b>Total Revenues</b>	<b>\$ 19,442,437</b>	<b>\$ 20,088,982</b>	<b>\$ 20,795,327</b>	<b>\$ 21,323,349</b>	<b>\$ 21,867,364</b>	<b>\$ 22,427,917</b>

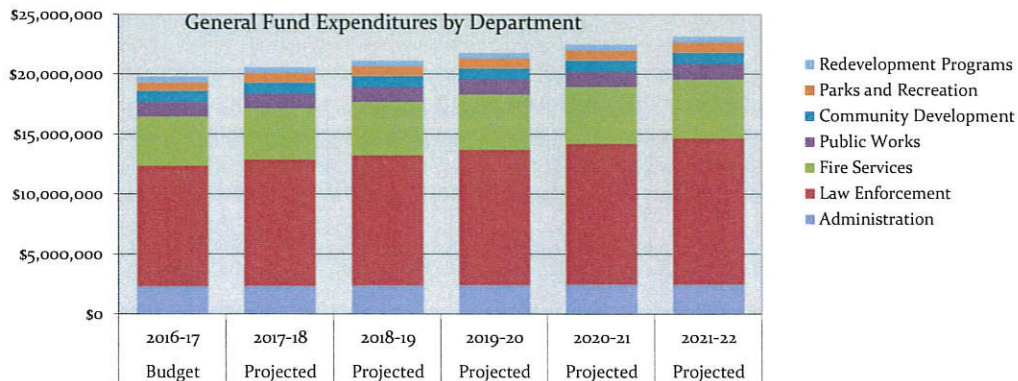
Total General Fund Revenues





**City of Stanton**  
**Five-Year Financial Projections (FY 17/18 - FY 2021/22)**  
**General Fund Expenditure Summary by Department**

	Budget 2016-17	Projected 2017-18	Projected 2018-19	Projected 2019-20	Projected 2020-21	Projected 2021-22
1100 City Council	\$ 124,749	\$ 125,996	\$ 127,256	\$ 128,529	\$ 129,814	\$ 131,112
1200 City Attorney	200,200	206,206	212,392	218,764	225,327	232,087
1300 City Manager	365,391	369,045	372,735	376,463	380,227	384,030
1400 City Clerk	143,798	125,236	146,488	127,953	149,233	130,725
1410 Personnel/Risk Management	97,640	98,616	99,603	100,599	101,605	102,621
1430 Liability/Risk Management	85,000	86,700	88,434	90,203	92,007	93,847
1500 Administrative Services	748,685	756,172	763,734	771,371	779,085	786,875
1510 Information Technology	157,500	159,075	160,666	162,272	163,895	165,534
1520 Emergency Preparedness	11,200	11,200	11,200	11,200	11,200	11,200
1600 Non-Dept (includes Transfers)	<u>379,147</u>	<u>382,938</u>	<u>386,768</u>	<u>390,636</u>	<u>394,542</u>	<u>398,487</u>
Administration	2,313,310	2,321,185	2,369,276	2,377,989	2,426,934	2,436,518
2100 Law Enforcement	10,049,105	10,551,560	10,868,107	11,302,831	11,754,945	12,225,142
2200 Fire Protection	<u>4,090,512</u>	<u>4,254,132</u>	<u>4,424,298</u>	<u>4,601,270</u>	<u>4,739,308</u>	<u>4,881,487</u>
Public Safety	14,139,617	14,805,693	15,292,405	15,904,101	16,494,252	17,106,629
3100 Engineering	139,301	140,694	142,101	143,522	144,957	146,407
3200 Public Facilities	365,903	369,562	373,258	376,990	380,760	384,568
3400 Parks Maintenance	353,702	360,776	367,992	375,351	382,858	390,516
3500 Street Maintenance	232,414	234,738	237,086	239,456	241,851	244,269
3600 Storm Drains	<u>126,194</u>	<u>126,194</u>	<u>126,194</u>	<u>126,194</u>	<u>126,194</u>	<u>126,194</u>
Public Works	1,217,514	1,231,964	1,246,630	1,261,514	1,276,621	1,291,954
4100 Planning	324,159	327,401	330,675	333,981	337,321	340,694
4200 Building Regulation	285,295	288,148	291,029	293,940	296,879	299,848
4300 Parking Control	146,540	148,005	149,485	150,980	152,490	154,015
4400 Business Relations	<u>171,510</u>	<u>173,225</u>	<u>174,957</u>	<u>176,707</u>	<u>178,474</u>	<u>180,259</u>
Community Development	927,504	936,779	946,147	955,608	965,164	974,816
5100 Parks and Recreation	563,959	569,599	575,295	581,048	586,858	592,727
5200 Community Center	27,985	28,265	28,547	28,833	29,121	29,413
5300 Stanton Central Park	<u>130,402</u>	<u>195,603</u>	<u>197,559</u>	<u>199,535</u>	<u>201,530</u>	<u>203,545</u>
Parks and Recreation	722,346	793,466	801,401	809,415	817,509	825,684
6200 Code Enforcement	<u>475,520</u>	<u>480,275</u>	<u>485,078</u>	<u>489,929</u>	<u>494,828</u>	<u>499,776</u>
Redevelopment Programs	475,520	480,275	485,078	489,929	494,828	499,776
Expenditures and Transfers Out	19,795,811	20,569,363	21,140,936	21,798,556	22,475,309	23,135,378
Less: Transfers Out	<u>(31,200)</u>	<u>(31,200)</u>	<u>(31,200)</u>	<u>(31,200)</u>	<u>(31,200)</u>	<u>(31,200)</u>
TOTAL EXPENDITURES	<u>\$ 19,764,611</u>	<u>\$ 20,538,163</u>	<u>\$ 21,109,736</u>	<u>\$ 21,767,356</u>	<u>\$ 22,444,109</u>	<u>\$ 23,104,178</u>



# City of Stanton

## Alternative Budget Without Benefit of Transactions and Use Tax

### Fund Balance Summary: General Fund

Measure GG was approved by Stanton voters in November 2014, establishing a 1 cent transactions and use tax within the City of Stanton effective April 1, 2015. In its first year in effect, the City received over \$3.5 million from the local revenue and the budget for FY 16/17 based on the City's property tax consultants is \$3.769 million, or 18.8% of Stanton's revenues. This funding may be in jeopardy, however. Listed on the November 8, 2016 ballot is Measure QQ, which would revoke the existing local funding measure. Without the local funds, the City would need to make significant cuts in response to the loss of the third largest revenue stream to the City.

This page and the subsequent two pages reflect the revised budget the City would need to implement should Measure QQ be approved. Should this occur, it would require cuts to the FY 16/17 budget, and dramatic cuts to future budgets. As identified in the FY 15-17 Two-Year Budget, these cuts would begin with eliminating all new increases to public safety services and economic development/job-creation programs that were added because of Measure GG including:

- \* Elimination of 2 OC Sheriff's Department Deputies
- \* Elimination of a weekend Code Enforcement Officer added in FY 15/16
- \* Elimination of the partnership the City established in FY 15/16 with City Net, which works with the OC Sheriff's Department and other nonprofits to help relocate homeless
- \* Elimination of additional Business Relation funding established in FY 15/16
- \* Elimination of funding for school crossing guards

Even after the above public safety and economic development cuts, without the local funding source, balancing the City's budget would require additional cuts.

Each department would face cuts relative to its share of the City budget. Because public safety services represents over 71% of the City's budget, public safety would receive over 71% of necessary cuts. All told, with the loss of the local funding source, cuts to police services would be \$2.34 million, which equates to the cost of 10 of the City's 22 deputies. Without the local funding source, cuts to fire services would be \$550,000, which would require a 20% cut to fire department staffing. Cuts to essential City services would be \$680,000, which would require layoffs in every department... a high percentage of the workforce for a City staffed with only 30 full-time employees.

As both County Fire and Sheriffs believe their front-line public safety employees are at or close to the minimum level of staffing to adequately perform their jobs, the cuts will have a significant negative impact on safety services and will result in:

- \* Fewer police patrols
- \* Increased 9-1-1 response times
- \* A lowered level of fire protection services and firefighters/paramedics

Impacts on the City of Stanton would include:

- \* Elimination of non-grant-funded positions in the Community Services Department, cutting employees who facilitate City events, senior programs and afterschool programs to keep kids off the streets & out of gangs
- \* Slashing all economic development funds, eliminating the Stanton Business Alliance and removing resources that help attract new businesses and create jobs
- \* Removing employees in every department, resulting in a slowdown in essentially all City services

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Even after the above public safety and economic development cuts, without the local funding source, balancing the City's budget would require additional cuts.

Each department would face cuts relative to its share of the City budget. Because public safety services represents over 71% of the City's budget,

	Budget 2016-17	Projected 2017-18	Projected 2018-19	Projected 2019-20	Projected 2020-21	Projected 2021-22
Beginning Uncommitted Balance	\$ 7,971,119	\$ 8,095,369	\$ 9,740,564	\$ 10,722,980	\$ 11,575,288	\$ 12,298,872
Revenues	18,500,187	16,106,912	16,694,795	17,100,821	17,519,200	17,950,370
Transfers In	540,000	540,000	540,000	540,000	540,000	540,000
Transfers Out	(31,200)	(31,200)	(31,200)	(31,200)	(31,200)	(31,200)
Expenditures	(19,764,611)	(16,618,272)	(17,083,793)	(17,605,805)	(18,147,889)	(18,668,293)
Change in Committed Fund Balance	298,384	(786,585)	116,380	130,503	135,521	130,101
Change in Nonspendable Fund Balance	(1,178,257)	(861,171)	(978,994)	(978,994)	(978,994)	(978,994)
Uncommitted Fund Balance *	<u>\$ 8,095,369</u>	<u>\$ 9,740,564</u>	<u>\$ 10,722,980</u>	<u>\$ 11,575,288</u>	<u>\$ 12,298,872</u>	<u>\$ 12,938,643</u>

\* Excludes Committed and Uncommitted Fund Balance

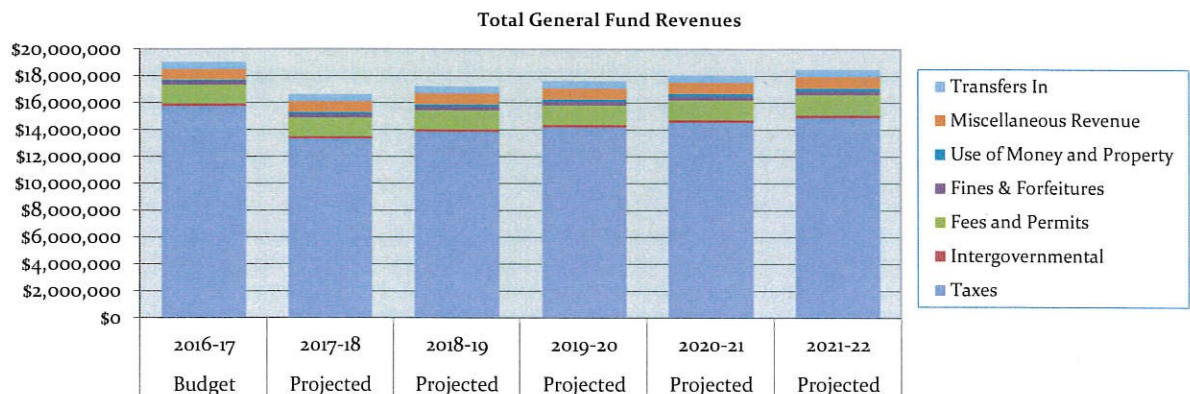


# City of Stanton

## Alternative Budget Without Benefit of Transactions and Use Tax

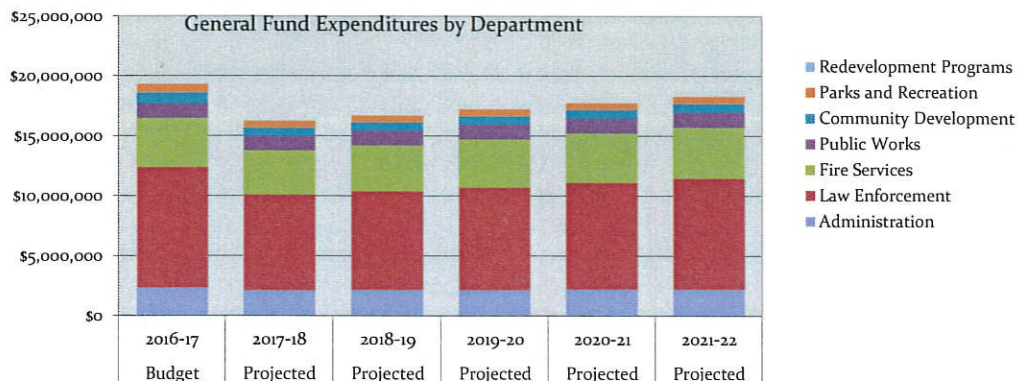
### Revenue Summary: General Fund

	Budget 2016-17	Projected 2017-18	Projected 2018-19	Projected 2019-20	Projected 2020-21	Projected 2021-22
<b>Taxes</b>						
Property Tax	\$ 4,975,736	\$ 5,125,008	\$ 5,278,758	\$ 5,437,121	\$ 5,600,235	\$ 5,768,242
Property Transfer Tax	90,000	92,700	95,481	98,345	101,296	104,335
Sales and Use Tax	4,027,000	4,222,810	4,549,494	4,685,979	4,826,559	4,971,355
Transaction and Use Tax	2,826,750	-	-	-	-	-
Transient Occupancy Tax	390,000	401,700	413,751	426,164	438,948	452,117
Franchise Fees	1,051,000	1,072,020	1,093,460	1,115,330	1,137,636	1,160,389
Business Licenses	390,000	399,750	409,744	419,987	430,487	441,249
Utility Users Tax	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
<b>Total Taxes</b>	<b>15,750,486</b>	<b>13,313,988</b>	<b>13,840,689</b>	<b>14,182,926</b>	<b>14,535,161</b>	<b>14,897,687</b>
<b>Intergovernmental</b>						
Intergovernmental	185,000	185,000	185,000	185,000	185,000	185,000
<b>Total Intergovernmental</b>	<b>185,000</b>	<b>185,000</b>	<b>185,000</b>	<b>185,000</b>	<b>185,000</b>	<b>185,000</b>
<b>Fees and Permits</b>						
Fees and Permits	1,197,945	1,227,894	1,258,591	1,290,056	1,322,307	1,355,365
Development Fees	138,640	142,106	145,659	149,300	153,033	156,858
Parks and Recreation Fees	48,000	-	-	-	-	-
<b>Total Fees and Permits</b>	<b>1,384,585</b>	<b>1,370,000</b>	<b>1,404,250</b>	<b>1,439,356</b>	<b>1,475,340</b>	<b>1,512,223</b>
<b>Fines &amp; Forfeitures</b>						
Fines & Forfeitures	262,000	264,620	267,266	269,939	272,638	275,365
<b>Total Fines and Forfeitures</b>	<b>262,000</b>	<b>264,620</b>	<b>267,266</b>	<b>269,939</b>	<b>272,638</b>	<b>275,365</b>
<b>Use of Money and Property</b>						
Investment Earnings	62,000	103,540	113,894	125,283	137,812	151,593
Rental Income	77,440	78,602	79,781	81,376	83,004	84,664
<b>Total Use of Money and Property</b>	<b>139,440</b>	<b>182,142</b>	<b>193,675</b>	<b>206,660</b>	<b>220,816</b>	<b>236,257</b>
<b>Miscellaneous Revenue</b>						
Miscellaneous Revenue	543,676	549,113	554,604	560,150	565,751	571,409
Pass-thru Payment	235,000	242,050	249,312	256,791	264,495	272,429
<b>Total Miscellaneous Revenue</b>	<b>778,676</b>	<b>791,163</b>	<b>803,915</b>	<b>816,941</b>	<b>830,246</b>	<b>843,838</b>
<b>Transfers In</b>						
Transfers In	540,000	540,000	540,000	540,000	540,000	540,000
<b>Total Transfers In</b>	<b>540,000</b>	<b>540,000</b>	<b>540,000</b>	<b>540,000</b>	<b>540,000</b>	<b>540,000</b>
<b>Total Revenues and Transfers In</b>	<b>19,040,187</b>	<b>16,646,912</b>	<b>17,234,795</b>	<b>17,640,821</b>	<b>18,059,200</b>	<b>18,490,370</b>
Less: Transfers in	(540,000)	(540,000)	(540,000)	(540,000)	(540,000)	(540,000)
<b>Total Revenues</b>	<b>\$ 18,500,187</b>	<b>\$ 16,106,912</b>	<b>\$ 16,694,795</b>	<b>\$ 17,100,821</b>	<b>\$ 17,519,200</b>	<b>\$ 17,950,370</b>



**City of Stanton**  
**Alternative Budget Without Benefit of Transactions and Use Tax**  
**Expenditure Summary by Department: General Fund**

	Budget 2016-17	Projected 2017-18	Projected 2018-19	Projected 2019-20	Projected 2020-21	Projected 2021-22
1100 City Council	\$ 124,749	\$ 122,865	\$ 124,094	\$ 125,335	\$ 126,588	\$ 127,854
1200 City Attorney	200,200	206,206	212,392	218,764	225,327	232,087
1300 City Manager	365,391	310,512	313,618	316,754	319,921	323,120
1400 City Clerk	143,798	125,236	146,488	127,953	149,233	130,725
1410 Personnel/Risk Management	97,640	98,616	99,603	100,599	101,605	102,621
1430 Liability/Risk Management	85,000	86,700	88,434	90,203	92,007	93,847
1500 Administrative Services	748,685	694,906	701,855	708,874	715,963	723,122
1510 Information Technology	157,500	123,725	124,962	126,212	127,474	128,749
1520 Emergency Preparedness	11,200	11,200	11,200	11,200	11,200	11,200
1600 Non-Dept (includes Transfers)	379,147	314,110	317,251	320,424	323,628	326,864
Administration	2,313,310	2,094,078	2,139,897	2,146,317	2,192,945	2,200,189
2100 Law Enforcement	10,049,105	8,000,060	8,240,062	8,569,665	8,912,451	9,268,949
2200 Fire Protection	4,090,512	3,684,602	3,831,987	3,985,266	4,104,824	4,227,969
Public Safety	14,139,617	11,684,663	12,072,049	12,554,931	13,017,275	13,496,918
3100 Engineering	139,301	119,902	121,101	122,312	123,535	124,771
3200 Public Facilities	365,903	364,413	368,057	371,738	375,455	379,210
3400 Parks Maintenance	353,702	360,776	367,992	375,351	382,858	390,516
3500 Street Maintenance	232,414	233,630	235,966	238,326	240,709	243,116
3600 Storm Drains	126,194	127,456	128,730	130,018	131,318	132,631
Public Works	1,217,514	1,206,177	1,221,847	1,237,745	1,253,876	1,270,244
4100 Planning	324,159	213,282	215,415	217,569	219,744	221,942
4200 Building Regulation	285,295	288,148	291,029	293,940	296,879	299,848
4300 Parking Control	146,540	148,005	149,485	150,980	152,490	154,015
4400 Business Relations	171,510	48,086	48,567	49,053	49,543	50,039
Community Development	927,504	697,521	704,496	711,541	718,657	725,843
5100 Parks and Recreation	563,959	401,648	405,664	409,721	413,818	417,956
5200 Community Center	27,985	28,265	28,547	28,833	29,121	29,413
5300 Stanton Central Park	130,402	131,706	133,023	134,353	135,697	137,054
Parks and Recreation	722,346	561,619	567,235	572,907	578,636	584,423
6200 Code Enforcement	475,520	405,415	409,469	413,564	417,699	421,876
Redevelopment Programs	475,520	405,415	409,469	413,564	417,699	421,876
Expenditures and Transfers Out	19,795,811	16,649,472	17,114,993	17,637,005	18,179,089	18,699,493
Less: Transfers Out	(31,200)	(31,200)	(31,200)	(31,200)	(31,200)	(31,200)
TOTAL EXPENDITURES	\$ 19,764,611	\$ 16,618,272	\$ 17,083,793	\$ 17,605,805	\$ 18,147,889	\$ 18,668,293



# City Council Item 12D

***“CITY COUNCIL INITIATED ITEM -  
DISCUSSION REGARDING THE POSSIBILITY  
OF ORGANIZING A CITYWIDE CLEAN-UP  
EVENT”***

## **City Council Initiated Item.**

*(This item does not contain a staff report)*