



AGENDA
CITY COUNCIL/SUCCESSOR AGENCY/STANTON HOUSING AUTHORITY
JOINT REGULAR MEETING
STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA
TUESDAY, NOVEMBER 22, 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, NOVEMBER 21, 2016 WILL ENABLE THE CITY TO MAKE REASONABLE ARRANGEMENTS TO ENSURE ACCESSIBILITY TO THIS MEETING.

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

1. **CLOSED SESSION** None.

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

3. **PLEDGE OF ALLEGIANCE**

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

5. SPECIAL PRESENTATIONS AND AWARDS

- 5A.** Presentation of Certificate of Recognition honoring Orange County Fire Authority Station No. 46, the American Red Cross, West County CERT, and community volunteers for their time and efforts with the Smoke Alarm Outreach event, held at the Fernwood Mobile Home Park.
- 5B.** Presentation of Certificate of Recognition, honoring the 2016 Citizens' Academy participants for completion of the eight week community and leadership development program.

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 November 3, 2016 and November 10, 2016 in the amount of \$1,189,943.07.

- 6C. APPROVAL OF MINUTES**

City Council/Agency/Authority Board approve Minutes of Regular Joint Meeting – November 8, 2016.

6D. OCTOBER 2016 INVESTMENT REPORT

The Investment Report as of October 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 October 2016.

6E. OCTOBER 2016 INVESTMENT REPORT (SUCCESSOR AGENCY)

The Investment Report as of October 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 October 2016.

6F. INVESTMENT IN THE LOCAL AGENCY INVESTMENT FUND (STANTON HOUSING AUTHORITY)

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

RECOMMENDED ACTION:

1. Housing Authority 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. SHA 2016-03 authorizing the Housing Authority to open accounts with the State of California's Local Agency Investment Fund, entitled:

"A RESOLUTION OF THE STANTON HOUSING AUTHORITY OF THE CITY OF STANTON, CALIFORNIA, AUTHORIZING INVESTMENT OF MONIES IN THE LOCAL AGENCY INVESTMENT FUND."

6G. PROPOSED CHANGES TO PERSONNEL RULES AND REGULATIONS

The City Council has established Personnel Rules and Regulations as set forth in Title II, Chapter 2.44 of the Stanton Municipal Code. From time to time the provisions of the Personnel Rules are changed based on changes in federal or state law or the needs of the organization have changed.

RECOMMENDED ACTION:

1. City Council find that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to 15378(b)(2) – continuing administrative or maintenance activities, such as purchase for supplies, personnel-related actions, general policy and procedure making; and
2. Approve Resolution No. 2016-46 amending and adopting the City of Stanton Personnel Rules and Regulations, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING AND ADOPTING PERSONNEL RULES FOR THE ADMINISTRATION OF THE CITY'S PERSONNEL SYSTEM AND REPEALING ALL OTHER RESOLUTIONS AND MOTIONS INCONSISTENT HERewith."

6H. ACCEPTANCE OF THE BEACH BOULEVARD BEAUTIFICATION PROJECT BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA

The Beach Boulevard Beautification Project has been completed in accordance with the plans and specifications. The final construction cost for the project was \$777,735.44. The City Engineer, in his judgment, certifies that the work was satisfactorily completed as of November 1, 2016 and recommends that the City Council accept the completed work performed on this project.

RECOMMENDED ACTION:

1. City Council declare this project categorically exempt under the California Environmental Quality Act, Class 1, and Section 15301; and
2. Accept the completion of improvements for the Beach Boulevard Beautification Project, as certified by the City Engineer, and affix the date of November 14, 2016 as the date of completion of all work on this project; and
3. Approve the final construction contract amount of \$777,735.44 with USS Cal Builders; and
4. Direct the City Clerk within ten (10) days from the date of acceptance to file the Notice of Completion (Attachment) with the County Recorder of the County of Orange; and
5. Direct City staff, upon expiration of the thirty-five (35) days from the filing of the "Notice of Completion," to make the retention payment to USS Cal Builders in the amount of \$38,886.77.

6I. APPROVAL OF FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH BEST BEST & KRIEGER, LLP FOR LEGAL SERVICES

The legal services agreement with Best Best & Krieger, LLP has come to an end. The contract is being extended by mutual agreement as called for in the original Professional Services Agreement through the approval of a First Amendment to Professional Services Agreement for City Attorney Services.

RECOMMENDED ACTION:

1. City Council declare that the project is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and
2. Approve the First Amendment to Professional Services Agreement for City Attorney Services; and
3. Authorize the Mayor to bind the City of Stanton and Best Best & Krieger, LLP in an agreement for City Attorney services.

6J. FIRST CONTRACT AMENDMENT FOR ROSENOW SPEVACK GROUP, INC.

Requested is the authorization to allow the Executive Director to extend the consultant services agreement with Rosenow Spevack Group, Inc. to continue providing affordable housing advisory services and technical assistance services for the Tina/Pacific Project.

RECOMMENDED ACTION:

1. City Council declare that the project is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and
2. Approve the contract amendment for Rosenow Spvack Group, Inc.; and
3. Authorize the Executive Director to bind the City of Stanton Housing Authority and Rosenow Spevack Group, Inc. in a contract to continue providing affordable housing advisory services and technical assistance services for the proposed Tina/Pacific project.

END OF CONSENT CALENDAR

CC/SA/SHA AGENDA – Joint Regular Meeting – November 22, 2016 - Page 6

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.

7. **PUBLIC HEARINGS** **None.**

8. **UNFINISHED BUSINESS** **None.**

9. **NEW BUSINESS**

9A. CONSIDERATION OF AN ORDINANCE TO ADOPT THE 2016 CALIFORNIA BUILDING AND RELATED MODEL CODES

California law mandates that the City of Stanton adopt the State approved ordinances and regulations that provide the uniform standards for the various aspects of new building and construction. The 2016 California codes have been prepared and will become effective January 1, 2017. This Ordinance will adopt such California building and related model codes together with the amendments suggested by the Stanton Building Official and Fire Chief.

RECOMMENDED ACTION:

1. City Council declare that the project is not subject to CEQA in accordance with 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. Introduce Ordinance No. 1061, entitled:

“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA REPEALING ORDINANCE 1022 AND AMENDING DIVISION I OF TITLE 16 OF THE STANTON MUNICIPAL CODE PERTAINING TO THE 2016 EDITIONS OF THE CALIFORNIA CODES, WITH AMENDMENTS THERETO, AND MAKING FINDINGS IN SUPPORT THEREOF”; and

3. Set said ordinance for adoption at the regular City Council meeting of December 13, 2016.

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

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.

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 to December 13, 2016 at 5:30 p.m. for an Adjourned Joint Regular City Council Meeting.

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 17th day of November, 2016.

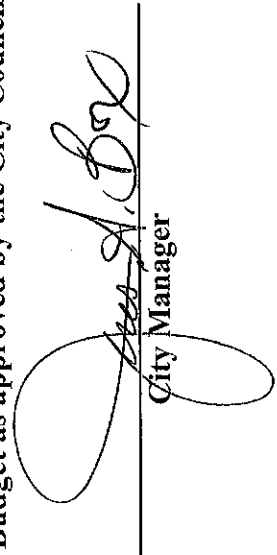
s/ Patricia A. Vazquez, City Clerk/Secretary

**CITY OF STANTON
ACCOUNTS PAYABLE REGISTER**

November 3, 2016	\$147,865.77
November 10, 2016	\$1,042,077.30

\$1,189,943.07

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

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MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY OF THE CITY OF STANTON JOINT REGULAR MEETING NOVEMBER 8, 2016

1. CALL TO ORDER / CLOSED SESSION

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

2. ROLL CALL

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

Absent: None.

Excused: None.

3. PUBLIC COMMENT ON CLOSED SESSION ITEMS None.

4. CLOSED SESSION

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

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

Number of Potential Cases: 1

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

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

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

The City Attorney reported that there was no reportable action.

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6. 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.

7. PLEDGE OF ALLEGIANCE

Led by Council Member Rigoberto A. Ramirez.

8. SPECIAL PRESENTATIONS AND AWARDS

8A. The City Council presented a Certificate of Recognition honoring Mr. Dave Morse, as Volunteer of the Month for the month of November 2016.

9. CONSENT CALENDAR

Motion/Second: Ramirez/Ethans

Motion unanimously carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: None

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

CONSENT CALENDAR

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

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

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9B. APPROVAL OF WARRANTS

The City Council approved demand warrants dated October 20, 2016 and October 27, 2016, in the amount of \$1,219,034.36.

9C. APPROVAL OF MINUTES

The City Council/Agency/Authority Board approved Minutes of Regular Joint Meeting – October 25, 2016.

9D. REQUEST FROM ALL TOWN AMBULANCE, LLC TO OPERATE AN AMBULANCE SERVICE—EMERGENCY MEDICAL TRANSPORTATION SERVICE LOCATED AT 10682 SYCAMORE AVENUE, STANTON

Section 5.04.420 of the Stanton Municipal Code requires certain businesses, including Ambulance Service businesses, to obtain approval by the City Council prior to initiation of operations. All Town Ambulance, LLC is requesting City Council approval to provide ambulance services within the City of Stanton.

The City Council approved the application of All Town Ambulance, LLC to provide ambulance services within the City of Stanton and authorized the issuance of a business license permit.

9E. APPROVE AND ADOPT AN ANNUAL EXPENDITURE REPORT TO ORANGE COUNTY TRANSPORTATION AUTHORITY (OCTA) TO ACCOUNT FOR M2 FUNDS, DEVELOPER/TRAFFIC IMPACT FEES, AND FUNDS EXPENDED BY THE CITY TO SATISFY MAINTENANCE OF EFFORT REQUIREMENTS

The Measure M2 ordinance requires local agencies to adopt and submit an expenditure report to the Orange County Transportation Authority each year. The expenditure report has been prepared and is being presented to Council for adoption and submission to the OCTA.

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. Adopted Resolution No. 2016-45 approving the 2015-16 Measure M2 expenditure report and direct staff to submit the report to the OCTA, entitled:

"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON CONCERNING THE MEASURE M2 EXPENDITURE REPORT FOR THE CITY OF STANTON".

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9F. REFUNDING TAX ALLOCATION BONDS (SUCCESSOR AGENCY)

In September 2016, the Successor Agency Board approved the refinancing of certain outstanding tax allocation bonds. In connection with the issuance of the bonds, the City Manager was authorized to execute contracts for financial advisor and disclosure counsel. The City Attorney recommends that the contracts be amended due to a change in interpretation of law concerning contingent fees.

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. Authorized the Executive Director to execute amended contracts for financial advisor with Harrell & Company Advisors and disclosure counsel with Quint and Thimmig.

END OF CONSENT CALENDAR

10. PUBLIC HEARINGS

10A. PUBLIC HEARING TO CONSIDER PRECISE PLAN OF DEVELOPMENT PPD-776, TENTATIVE TRACT MAP TM16-01 AND CONDITIONAL USE PERMIT C16-10 TO SUBDIVIDE A 1.5 ACRE SITE AND CONSTRUCT 25 ATTACHED AND DETACHED CONDOMINIUMS, INCLUDING EIGHT UNITS WITH INTEGRATED COMMERCIAL SPACE ON THE GROUND FLOOR, A PRIVATE STREET, AND PRIVATE AND COMMON OPEN SPACE FOR THE PROPERTIES LOCATED AT 8081 LAMPSON AVENUE IN THE RH (HIGH DENSITY RESIDENTIAL) ZONE AND THE SOUTH GATEWAY MIXED USE OVERLAY

A public hearing to consider subdivision of a 1.5 acre site comprised of three legal lots for condominium purposes and to construct 25 residential units, including eight live/work units; nine, community and private open space; and private streets. All units would have a direct access to two-car garages and there would be 34 additional open parking spaces. Under consideration are Precise Plan of Development PPD-776, Tentative Tract Map TM16-01 and Conditional Use Permit C16-10.

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

- The City Council expressed concerns regarding future parking issues and questioned staff regarding parking requirements.
- The City Council questioned additional access within the property for fire and safety personnel.

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The public hearing was opened.

- Zia Ezzat, Stanton, spoke in favor of the proposed project and expressed his concerns regarding construction hours and noise.
- Michael Barnet, Imax, Developer, spoke in favor of the project and provided additional details to the City Council.

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

Motion/Second: Ethans/Shawver

Motion unanimously carried by the following vote:

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

NOES: None

ABSTAIN: None

ABSENT: None

1. The City Council conducted a public hearing; and
2. Declared that the project is categorically exempt per the California Environmental Quality Act (CEQA), under Section 15332, Class 32 (In-Fill Development Projects); and
3. Adopted Resolution No. 2016-43 approving Tentative Tract Map TM16-01, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA APPROVING TENTATIVE TRACT MAP 17987 (TM 16-01) TO SUBDIVIDE THREE LEGAL PARCELS (1.5 ACRES) FOR CONDOMINIUM PUROPOSES FOR THE DEVELOPMENT OF 25 ATTACHED AND DETACHED CONDOMINIUMS, INCLUDING EIGHT UNITS WITH INTEGRATED COMMERCIAL SPACE ON THE GROUND FLOOR, A PRIVATE STREET, AND PRIVATE AND COMMON OPEN SPACE FOR THE PROPERTIES LOCATED AT 8081 LAMPSON AVENUE IN THE RH (HIGH DENSITY RESIDENTIAL) ZONE AND THE SOUTH GATEWAY MIXED USE OVERLAY”; and

4. Adopted Resolution No. 2016-42 approving Precise Plan of Development PPD-776, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA APPROVING PRECISE PLAN OF DEVELOPMENT PPD-776, A REQUEST TO SUBDIVIDE A 1.5 ACRE SITE AND CONSTRUCT 25 ATTACHED AND DETACHED CONDOMINIUMS, INCLUDING EIGHT UNITS WITH INTEGRATED COMMERCIAL SPACE ON THE GROUND FLOOR, A PRIVATE STREET, AND PRIVATE AND COMMON OPEN SPACE FOR THE PROPERTIES LOCATED AT 8081 LAMPSON AVENUE

DRAFT

IN THE RH (HIGH DENSITY RESIDENTIAL) ZONE AND THE SOUTH GATEWAY MIXED USE OVERLAY”; and

5. Adopted Resolution No. 2016-44 approving Conditional Use Permit C16-10, entitled:

“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON APPROVING CONDITIONAL USE PERMIT C16-10 TO ALLOW DEVELOPMENT OF EIGHT SINGLE-FAMILY DETACHED HOMES IN CONJUNCTION WITH A MIXED USE DEVELOPMENT THAT WOULD INCLUDE EIGHT LIVE WORK ATTACHED UNITS AND NINE ATTACHED RESIDENTIAL UNITS. ALSO REQUESTED IS APPROVAL OF A LOT CONSOLIDATION INCENTIVE TO ADJUST PARKING BASED ON SHARED ON-SITE PARKING. THE PROJECT SITE IS LOCATED AT 8081 LAMPSON AVENUE IN THE RH (HIGH DENSITY RESIDENTIAL) ZONE AND THE SOUTH GATEWAY MIXED USE OVERLAY”.

11. UNFINISHED BUSINESS None.

12. NEW BUSINESS None.

13. ORAL COMMUNICATIONS – PUBLIC None.

14. WRITTEN COMMUNICATIONS None.

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

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

- Mayor Donahue reported on the upcoming 3rd Annual “Turkey” Charity Shootout, which is scheduled to be held on November 10, 2016.
- Mayor Donahue reported on the upcoming Veterans Day Celebration, which is scheduled to be held on November 11, 2016 at Veterans Memorial Park.
- Council Member Shawver requested that staff look into reported unauthorized construction activity at 8232 Lampson Avenue, Stanton (Strawberry Field Property).
- 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.

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

None.

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

None.

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

None.

17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR

None.

17A. 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.

18. ADJOURNMENT Motion/Second: Donahue/ Motion carried at 7:02 p.m.

MAYOR/CHAIRMAN

ATTEST:

CITY CLERK/SECRETARY

CITY OF STANTON

REPORT TO THE CITY COUNCIL

TO: Honorable Mayor and City Council

DATE: November 22, 2016

SUBJECT: OCTOBER 2016 INVESTMENT REPORT

REPORT IN BRIEF:

The Investment Report as of October 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 October 2016.

BACKGROUND:

The attached reports summarize the City investments and deposit balances as of October 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 October 2016 was 0.65%. The City's other investments are shown on Attachment B and have a weighted investment yield of 1.34%. 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 0.64%, which is similar to the benchmark LAIF return of 0.65%.

The weighted average maturity of the City's investments at October 31, 2016 is 1,003 days. Including LAIF, the Tina Pacific depository account and a money market account,

it is 253 days. LAIF's average maturity at October 31, 2016 was approximately 179 days.

The City was able to approximate 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.

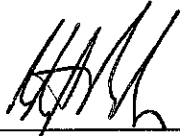
PUBLIC NOTIFICATION:

Through the agenda posting process.

STRATEGIC PLAN OBJECTIVE ADDRESSED

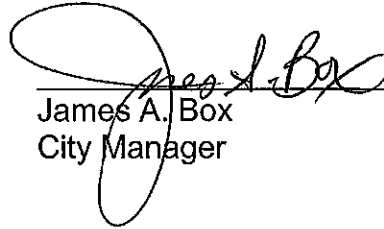
4. Ensure Fiscal Stability and Efficiency in Governance

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
October 31, 2016

Investment Type	Issuer	Date of Maturity	Interest Rate	Par Value	Cost	% of Total	Market Value	Market Value Source
State Pool (LAIF) - City portion ¹	State of California	On Demand	0.65%	\$ 22,016,925	\$ 13,058,927	57.93%	\$ 13,062,923	LAIF
Investments ²	Various	Various	Various	\$ 9,381,025	9,484,554	42.07%	9,430,603	US Bank
Subtotal - Investments					\$ 22,543,480	100.00%	\$ 22,493,526	
Demand Deposits/Main Checking - City portion	Bank of the West	On Demand	N/A	N/A	\$ (4,992,848)		\$ (4,992,848)	Bank of the West
Money Market Account	Bank of the West	On Demand	0.29%	\$ 9,779,132	9,779,132		9,779,132	Bank of the West
Imprest Accts & Petty Cash	Bank of the West	On Demand	N/A	N/A	65,436		65,436	Bank of the West
Tina Pacific Depository Agreement	US Bank	On Demand	0.02%	\$ 5,264,618	5,264,618		5,264,618	
Subtotal - Deposits					\$ 10,116,338		\$ 10,116,338	

Total Cash Investments and Deposits ³

253	0.64%
Weighted Average Maturity (days)	Weighted Average Yield

\$ 32,659,819

\$ 32,609,864

¹ Par Value amount represents entire LAIF balance, including City and Successor Agency portions² Cost amount includes \$68,785 adjustment made to City's books at 6/30/16 to adjust portfolio to market value, per GASB 31³ Weighted average maturity and yield calculations include LAIF, Investments and Money Market Account**NOTES:**

The City's portfolio is in compliance with the City's 2016-17 Investment Policy.

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

**CITY OF STANTON
INVESTMENTS
September 2016**

Attachment B

Investment Type/ Broker	Institution	CUSIP Number	Purchase Yield	Coupon Rate	Purchase Price	Date Purchased	Date of Maturity	Next Call Date (NC=Noncallable)	Par Value	Purchase Amount	Current Market Value	Percent of Portfolio	Maximum Percent
State Treasurer's Pool	Local Agency Investment Fund (LAIF)		0.65%				11/17/2016	NC	22,016,925	13,058,927	13,062,923	34.81%	100%
Cash Equivalents													
Chandler Asset Management	First American Government Obligation	31846V203							68,901	68,901	68,901	0.18%	100%
Negotiable Certificates of Deposit:													
First Empire Securities	CD - Goldman Sachs Bank	38143ARY3	1.85%	1.850%	100	05/09/12	05/09/17	NC	97,000	97,000	97,647		
First Empire Securities	CD - Discover Bank	254871AT7	1.75%	1.750%	100	05/09/12	05/09/17	NC	100,000	100,000	100,667		
Multi-Bank Securities	CD - Sallie Mae Bank	795450P38	1.60%	1.600%	100	10/01/12	09/19/17	NC	100,000	100,000	100,930		
Multi-Bank Securities	CD - American Express	02587DLD8	1.55%	1.550%	100	10/04/12	10/04/17	NC	248,000	248,000	250,230		
Time Value Investments	CD - HSBC	40431G3Q0	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	248,883		
									1,041,000	1,041,000	1,043,306	2.77%	30%
U.S. Government Agency Securities:													
Chandler Asset Management	FHLB	3130A0JR2	1.65%	2.375%	103.068	11/23/15	12/13/19	NC	200,000	205,698	207,022		
Chandler Asset Management	FHLB	3138782M2	1.16%	1.500%	101.226	02/01/16	03/08/19	NC	185,000	186,930	187,142		
Chandler Asset Management	FFCB	3133EGCA1	1.06%	1.060%	100.01	10/25/16	08/03/19	NC	200,000	200,010	199,958		
Chandler Asset Management	FHLB	3130ATCV5	1.46%	1.375%	99.769	02/17/16	02/18/21	NC	210,000	209,166	210,174		
Chandler Asset Management	FHLB	313382K69	1.53%	1.750%	101.716	03/23/16	03/12/21	NC	190,000	192,005	192,618		
Chandler Asset Management	FHLB	3130A8QS5	1.28%	1.125%	99.048	08/09/16	07/14/21	NC	190,000	188,596	187,735		
Chandler Asset Management	FHLB	3130ATPV1	1.33%	1.375%	99.766	04/12/16	04/05/21	NC	200,000	200,432	199,492		
Chandler Asset Management	FHLB	3137EADK2	1.57%	1.250%	98.94	06/18/15	08/01/19	NC	180,000	177,745	180,885		
Chandler Asset Management	FHLB	3137EADK2	1.57%	1.250%	98.94	06/18/15	08/01/19	NC	200,000	198,898	196,926		
Chandler Asset Management	FHLB	3137EADK2	1.57%	1.250%	98.94	06/18/15	08/01/19	NC	190,000	188,394	190,973		
Chandler Asset Management	FHLB	3137EADK2	1.57%	1.250%	98.94	06/18/15	08/01/19	NC	195,000	195,014	195,751		
Chandler Asset Management	FHLB	3133G0E58	1.20%	1.125%	100.42	9/30/2015	10/19/2018	NC	195,000	194,709	195,671		
Chandler Asset Management	FHLB	3133G0G72	1.17%	1.125%	99.39	10/30/2015	12/14/2018	NC	200,000	200,630	200,188		
Chandler Asset Management	FHLB	3133G0J20	1.31%	1.375%	100.01	4/12/2016	2/26/2021	NC	200,000	200,168	198,718		
Chandler Asset Management	FHLB	3133G0K69	1.23%	1.250%	99.75	8/15/2016	5/6/2021	NC	200,000	201,962	202,332		
Chandler Asset Management	FHLB	3133G0D75	1.27%	1.500%	100.90	2/24/2016	6/22/2020	NC	200,000	202,332	202,332		
Chandler Asset Management	FHLB	3130A3UQ5	1.49%	1.875%	102.18	2/1/2016	12/11/2020	NC	185,000	188,349	188,569		
Chandler Asset Management	FHLB	3135G0F73	1.50%	1.500%	100.36	1/20/2016	11/30/2020	NC	190,000	190,035	191,454		
Chandler Asset Management	FHLB	3135G0H55	1.50%	1.875%	102.11	1/20/2016	12/28/2020	NC	190,000	193,386	194,165		
									3,500,000	3,512,125	3,519,872	9.36%	100%
US Treasury													
Chandler Asset Management	US Treasury	912828A59	0.58%	0.625%	100.12	05/29/14	12/15/16	NC	165,000	165,200	165,074		
Chandler Asset Management	US Treasury	912828C73	0.71%	0.875%	100.47	05/29/14	04/15/17	NC	190,000	190,885	190,300		
Chandler Asset Management	US Treasury	912828VA5	1.28%	1.125%	99.86	02/01/16	04/30/20	NC	100,000	99,356	100,016		
Chandler Asset Management	US Treasury	912828N89	1.21%	1.375%	100.65	02/24/16	01/31/21	NC	200,000	201,555	200,968		
Chandler Asset Management	US Treasury	912828U00	1.68%	1.125%	97.75	12/22/15	03/31/20	NC	200,000	195,907	200,188		
Chandler Asset Management	US Treasury	912828V09	1.76%	2.125%	101.61	12/22/15	08/31/20	NC	200,000	203,790	207,016		
Chandler Asset Management	US Treasury	912828W00	1.78%	1.750%	99.84	12/22/15	10/31/20	NC	200,000	200,282	204,204		
Chandler Asset Management	US Treasury	912828TH3	1.19%	0.875%	98.89	09/29/15	07/31/19	NC	190,000	187,789	189,466		
Chandler Asset Management	US Treasury	912828UB4	1.37%	1.000%	98.48	10/29/15	11/30/19	NC	110,000	108,402	109,914		
Chandler Asset Management	US Treasury	912828ST8	1.25%	1.250%	100.16	05/28/15	04/30/19	NC	160,000	160,007	161,237		
Chandler Asset Management	US Treasury	912828L65	1.36%	1.375%	100.84	03/23/16	09/30/20	NC	190,000	190,090	191,277		
									1,905,000	1,903,263	1,919,660	5.07%	100%

CITY OF STANTON
INVESTMENTS
September 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
Medium-Term Corporate Notes:													
Chandler Asset Management	John Deere Capital Corp Note	24422ERL5	1.11%	2.00%	102.61	01/15/14	01/13/17	NC	150,000	153,909	150,312		
Chandler Asset Management	Wells Fargo Corp Note	94974BFD7	1.28%	2.10%	102.67	01/24/14	05/08/17	NC	150,000	154,005	150,701		
Chandler Asset Management	Bank of Tokyo Mitsubishi NY Discount Ct	065389Q63	1.05%	1.03%	99.63	10/26/2016	3/6/2017	NC	150,000	189,293	189,307		
Chandler Asset Management	US Bancorp MTN	911591HD5	1.16%	1.65%	101.58	02/03/14	05/15/17	4/15/2017	150,000	152,369	150,330		
Chandler Asset Management	Qualcomm Inc	74752SAG8	1.45%	1.40%	99.87	05/28/15	05/18/18	NC	135,000	134,787	135,150		
Chandler Asset Management	Oracle Corp	88389XAX3	1.28%	2.25%	103.16	08/11/16	10/08/19	NC	125,000	128,744	127,785		
Chandler Asset Management	Apple Inc	037633BQ2	1.71%	1.01%	100.87	02/16/16	02/22/19	NC	114,980	114,980	116,022		
Chandler Asset Management	Berkshire Hathaway	084664CK5	1.33%	1.30%	99.96	08/08/16	08/15/19	NC	55,000	54,947	54,882		
Chandler Asset Management	Berkshire Hathaway	084670BQ0	1.34%	2.20%	102.76	08/16/16	03/15/21	2/15/2021	100,000	102,886	102,186		
Chandler Asset Management	Praxair Inc	74005PBH6	1.21%	1.25%	100.08	10/03/16	11/07/18	NC	125,000	125,100	124,965		
Chandler Asset Management	Visa Inc	92826CAB8	1.49%	2.20%	102.56	09/01/16	12/14/20	NC	150,000	154,404	152,940		
Chandler Asset Management	Microsoft Corp	594918BP8	1.58%	1.55%	99.87	08/08/16	07/08/21	7/8/2021	85,000	84,889	84,136		
Chandler Asset Management	Paccar Financial Corp	69371RN44	1.88%	1.65%	99.59	08/11/16	08/11/21	NC	125,000	124,810	124,638		
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	126,750		
Chandler Asset Management	JP Morgan Note	48126EAA5	1.63%	2.00%	101.28	01/24/14	08/15/17	NC	150,000	151,925	150,930		
Chandler Asset Management	Bank of New York	06406HCU1	1.85%	2.20%	100.56	02/01/16	05/15/19	4/15/2019	115,000	116,290	116,849		
									2,045,000	2,069,822	2,057,882	5.52%	30%
Asset-Backed Securities:													
Chandler Asset Management	Toyota Auto Receivables 2015A	89236WAC2	1.44%	1.12%	99.99	03/04/15	02/15/19	NC	79,901	79,889	79,944		
Chandler Asset Management	Toyota Auto Receivables Owner 2018-D	89231LAB3	1.07%	1.06%	99.99	10/04/16	05/15/19	NC	80,000	79,994	79,998		
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	124,754		
Chandler Asset Management	Nissan Auto Receivables	65478WAB1	1.08%	1.07%	99.89	08/02/16	05/15/19	NC	60,000	59,998	59,951		
Chandler Asset Management	State St Corp	85747TAV5	1.99%	1.95%	99.49	05/23/16	05/19/21	NC	125,000	124,784	125,153		
Chandler Asset Management	Toyota Auto Receivables Owner 2015-C	89231TAB6	0.93%	0.92%	99.99	08/26/15	02/15/18	NC	22,482	22,460	22,459		
Chandler Asset Management	Honda Auto Receivables	43873NAC0	1.05%	1.04%	100.01	05/13/15	02/21/19	NC	105,000	104,984	104,986		
Chandler Asset Management	Honda Auto Receivables	43874NAB1	1.02%	1.01%	99.88	02/16/16	06/18/18	NC	73,713	73,706	73,732		
Chandler Asset Management	Honda Auto Receivables 2014A	89231MAC9	0.69%	0.67%	99.98	03/11/14	12/15/17	NC	16,011	16,008	16,003		
Chandler Asset Management	John Deere Owner Trust	47787VAC5	0.93%	0.92%	99.98	04/02/14	04/16/18	NC	38,218	38,212	38,210		
Chandler Asset Management	Honda Auto Receivables	43874HAC2	0.89%	0.88%	99.98	08/20/14	06/15/18	NC	37,407	37,400	37,394		
Chandler Asset Management	John Deere Owner Trust	47767TAD6	1.07%	99.98%	99.78	09/03/14	11/15/18	NC	58,412	58,399	58,396		
									821,124	820,658	820,981	2.19%	10%

Subtotal Investments
Prior Year Adjustment GASB 31
Investments Held With US Bank

LAIF
Total Investments

Depository Acct
Money Market Acct

Total Money Market, LAIF Depository Account and Investments

1.34%
Weighted
Average
Yield

0.02%
0.29%

0.64%
Weighted
Average
Yield
incl LAIF, investments
depository account
and money market

1,003
days
WAM

11/1/2016
11/1/2016

253
days
WAM

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

Fund Type	Cash and Investments	Totals
General Fund:		
Pooled	\$ (5,377,006)	
Other Accounts *	24,593,740	\$ 19,216,734
Special Revenue, Capital Projects and Enterprise Funds:		
Gas Tax	1,612,920	
Measure M	1,181,282	
Fire Emergency Services	(151,015)	
Lighting & Median Maint.	1,706,694	
Sewer Maintenance	3,107,050	
Other	4,084,167	11,541,098
Internal Service Funds		1,229,212
Trust Funds		672,774
Total Cash and Investment Balances		\$ 32,659,818

* Money Market, Imprest Accounts, Petty Cash and Investments

CITY OF STANTON

REPORT TO THE SUCCESSOR AGENCY TO THE STANTON REDEVELOPMENT AGENCY

TO: Honorable Chair and Members of the Successor Agency

DATE: November 22, 2016

SUBJECT: OCTOBER 2016 INVESTMENT REPORT (SUCCESSOR AGENCY)

REPORT IN BRIEF:

The Investment Report as of October 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 October 2016.

BACKGROUND:

The attached reports summarize the Successor Agency investments and deposit balances as of October 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 October 2016 was 0.65%.

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 0.70%, which is more than the benchmark

LAIF return of 0.65%.

The weighted average maturity of the Agency's investments at October 31, 2016 is 1,077 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 225 days. LAIF's average maturity at October 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.

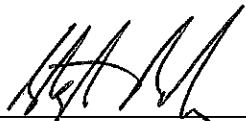
PUBLIC NOTIFICATION:

Through the agenda posting process.

STRATEGIC PLAN OBJECTIVE ADDRESSED:

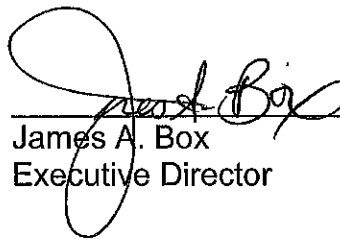
4. Ensure Fiscal Stability and Efficiency in Governance

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
October 31, 2016**

Investment Type	Institution	Issuer/ Broker	CUSIP Number	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	0.65%	\$ 8,957,999	\$ 8,957,999	\$ 8,960,446	LAIF
Imprest Account - SA portion	Bank of the West	Bank of the West		On Demand	N/A	(3,424,931)	(3,424,931)	(3,424,931)	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

\$ 14,671,759 \$ 14,674,206

Bond Funds Held by Trustees:

Investment Type	Institution	Issuer/ Broker	CUSIP Number	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
2010 Tax Allocation Bonds (Tax-Exempt)									
Principal									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$3.84	\$3.84	\$3.84	US Bank
Interest									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$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%	\$18,514.75	\$18,514.75	\$18,514.75	US Bank
US Gov't Agency Security	Federal Home Loan Banks	Stern Agee	313380FB8	9/13/2019	1.38%	\$530,184.23	\$530,184.23	\$529,357.50	US Bank
US Gov't Agency Security	FNMA	Stern Agee	3135G0F73	11/30/2020	1.50%	\$530,000.00	\$532,368.90	\$534,054.50	US Bank
Negotiable Certificate of Deposit	Firstbank Puerto Rico	First Empire	33767ARS2	11/19/2018	1.50%	\$99,000.00	\$99,000.00	\$100,081.08	US Bank
Wells Fargo Bank Na	Wells Fargo Bank NA	MBS	9497482T3	11/19/2018	1.55%	\$249,000.00	\$249,000.00	\$252,428.73	US Bank
Goldman Sachs Bank USA	Goldman Sachs Bank USA	First Empire	38148J2Y6	11/26/2018	1.70%	\$150,000.00	\$150,000.00	\$152,064.00	US Bank
Redevelopment Fund:									
US Bank Money Market Fund	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$0.00	\$0.00	\$0.00	US Bank

Total 2010 Tax Allocation Bonds (Tax-Exempt)

\$1,579,096 \$1,586,528

Investment Type	Institution	Issuer/ Broker	CUSIP Number	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
2011 Tax Allocation Bonds - Series A (Taxable)									
Principal:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$1.07	\$1.07	\$1.07	US Bank
Interest Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$13.43	\$13.43	\$13.43	US Bank
Reserve Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$26,301.36	\$26,301.36	\$26,301.36	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	\$494,067.00	US Bank
US Gov't Agency Security	Private Export Funding Corp	Stern Agee	742651DV1	9/15/2020	2.30%	\$470,000.00	\$483,304.30	\$485,260.90	US Bank
Negotiable Certificate of Deposit	Ally Bank	Stern Agee	02006LUX9	10/22/2018	1.60%	\$246,000.00	\$246,782.00	\$249,567.00	US Bank
Negotiable Certificate of Deposit	Comenity Capital Bank	Stern Agee	20033ANK8	11/2/2018	1.40%	\$244,000.00	\$243,085.00	\$247,574.60	US Bank
Project Account:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$0.00	\$0.00	\$0.00	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)

\$1,494,195

\$1,502,800

Investment Type	Institution	Issuer/ Broker	CUSIP Number	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
2011 Tax Allocation Bonds - Series B (Taxable)									
Principal:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$0.00	\$1.10	\$1.10	US Bank
Interest Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$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%	\$374,224.61	\$374,224.61	\$374,224.61	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	\$458,776.50	US Bank
Negotiable Certificate of Deposit	Capital One Bank	Stern Agee	140420WJ5	10/9/2018	1.65%	\$218,000.00	\$219,120.00	\$221,130.48	US Bank
Negotiable Certificate of Deposit	Capital One NA	Stern Agee	14042RBJ9	10/29/2018	1.65%	\$213,000.00	\$212,811.00	\$216,099.15	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	\$443,962.10	US Bank
Redevelopment Account:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$709,940.22	\$709,940.22	\$709,940.22	US Bank

Total 2011 Tax Allocation Bonds - Series B (Taxable)

\$ 2,417,650

\$ 2,424,158

Investment Type	Institution	Issuer/ Broker	CUSIP Number	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
2016 Series A and B									
Debt Service Fund									
Cash Equivalents	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	760,907	\$ 760,907	760,907.23	US Bank
Interest Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$11,749.77	\$11,749.77	\$11,749.77	US Bank

Total 2016 Series A and B

\$ 772,657 \$ 772,657

Total Bond Fund Investments and Deposits (3)

\$6,263,599	\$6,286,143
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Notes:

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

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

Fund	Cash Balance
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	(68,688)
740 Redevelopment Project Fund	-
741 Successor Agency Project Fund	100
741 Cash DDR Clawback	9,138,692

TOTAL CASH BALANCE**\$ 14,671,759**

CITY OF STANTON

REPORT TO THE STANTON HOUSING AUTHORITY

TO: Honorable Chair and Members of the Housing Authority

DATE: November 22, 2016

SUBJECT: INVESTMENT IN THE LOCAL AGENCY INVESTMENT FUND

REPORT IN BRIEF:

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

RECOMMENDED ACTION:

1. Housing Authority 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. SHA 2016-03 authorizing the Housing Authority to open accounts with the State of California's Local Agency Investment Fund, entitled:
"A RESOLUTION OF THE STANTON HOUSING AUTHORITY OF THE CITY OF STANTON, CALIFORNIA, AUTHORIZING INVESTMENT OF MONIES IN THE LOCAL AGENCY INVESTMENT FUND."

BACKGROUND:

The Local Agency Investment Fund (LAIF) is a highly liquid, safe investment of the State of California. LAIF's yields are not extraordinarily high, but they have the benefit of being very liquid. LAIF allows transfers on a daily basis. The Stanton Housing Authority has not previously invested funds with LAIF, but the City of Stanton and the Stanton Redevelopment Agency have.

The 2011A and B Tax Allocation Bonds have been held in trust by US Bank in a money market account that earns 0.02%. Recently, portions of those bonds were transferred to a

custodial account for the Tina/Pacific project. Last year staff invested the proceeds of the reserve accounts of the 2010A and 2011A and B Tax Allocation Bonds (in Federal Agency Securities and Negotiable Certificates of Deposit) earning over 1.30% on those investments.

ANALYSIS/JUSTIFICATION:

At this time there are proceeds from the 2011A and B Tax Allocation Bonds that are currently held in a custodial account with US Bank, retained strictly in a money market account and earning 0.02%. It would be prudent to move all these funds into a higher yielding, but still very liquid investment. LAIF would offer increased yield with the ability to transfer funds out any month if needed. It is therefore recommended that the Housing Authority approve the resolution so that the finance officer can invest bond funds in LAIF.

FISCAL IMPACT:

Funds held in the custodial account for the Tina/Pacific project will receive a much higher rate of return (currently 0.65%) and still retain the ability to have access to funds held with US Bank as necessary. The higher yields earned will result in an additional \$25,000 per year that can be used for the Tina/Pacific project.

ENVIRONMENTAL IMPACT:

None

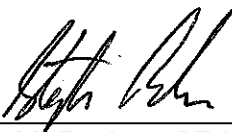
PUBLIC NOTIFICATION:

Through the agenda posting process.

STRATEGIC PLAN OBJECTIVE ADDRESSED:

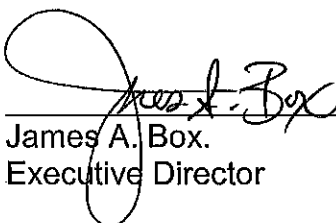
3. Ensure Fiscal Stability and Efficiency in Governance

Prepared By:



Stephen M. Parker, CPA
Administrative Services Director

Approved By:



James A. Box.
Executive Director

Attachments:

- A. Resolution No. SHA 2016-03

RESOLUTION NO. SHA 2016-03

A RESOLUTION OF THE STANTON HOUSING AUTHORITY OF THE CITY OF STANTON, CALIFORNIA, AUTHORIZING INVESTMENT OF MONIES IN THE LOCAL AGENCY INVESTMENT FUND

WHEREAS, The Local Agency Investment Fund is established in the State Treasury under Government Code section 16429.1 et. seq. for the deposit of money of a local agency for purposes of investment by the State Treasurer; and

WHEREAS, the Board of the Housing Authority hereby finds that the deposit and withdrawal of money in the Local Agency Investment Fund in accordance with Government Code section 16429.1 et. seq. for the purpose of investment as provided therein is in the best interests of the Stanton Housing Authority.

NOW, THEREFORE, THE STANTON HOUSING AUTHORITY OF THE CITY OF STANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

That the Stanton Housing Authority Board hereby authorizes the deposit and withdrawal of Stanton Housing Authority monies in the Local Agency Investment Fund in the State Treasury in accordance with Government Code section 16429.1 et. seq. for the purpose of investment as provided therein; and

BE IT FURTHER RESOLVED, AS FOLLOWS:

Section 1. The following Stanton Housing Authority officers holding the title(s) specified hereinbelow **or their successors in office** are each hereby authorized to order the deposit or withdrawal of monies in the Local Agency Investment Fund and may execute and deliver any and all documents necessary or advisable in order to effectuate the purposes of this resolution and the transactions contemplated hereby:

Stephen M. Parker, CPA
Administrative Services
Director

James A. Box
Executive Director

Patricia A. Vazquez
Authority Secretary

Section 2. This resolution shall remain in full force and effect until rescinded by the Stanton Housing Authority Board by resolution and a copy of the resolution rescinding this resolution is filed with the State Treasurer's Office.

ADOPTED, SIGNED AND APPROVED this 22nd day of November, 2016.

BRIAN DONAHUE, CHAIRMAN

APPROVED AS TO FORM:

MATTHEW E. RICHARDSON, AUTHORITY COUNSEL

ATTEST:

I, PATRICIA A. VAZQUEZ, Authority Secretary of the Stanton Housing Authority, City of Stanton, California DO HEREBY CERTIFY that the foregoing Resolution, being Resolution No. SHA 2016-03 has been duly signed by the Chairman and attested by the Authority Secretary, all at a regular meeting of the Housing Authority held on November 22, 2016, and that the same was adopted, signed and approved by the following vote to wit:

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

PATRICIA A. VAZQUEZ, AUTHORITY SECRETARY

CITY OF STANTON

REPORT TO CITY COUNCIL

TO: Honorable Mayor and Members of the City Council

DATE: November 22, 2016

SUBJECT: PROPOSED CHANGES TO PERSONNEL RULES AND REGULATIONS

REPORT IN BRIEF:

The City Council has established Personnel Rules and Regulations as set forth in Title II, Chapter 2.44 of the Stanton Municipal Code. From time to time the provisions of the Personnel Rules are changed based on changes in federal or state law or the needs of the organization have changed.

RECOMMENDED ACTION:

1. That City Council find that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to 15378(b)(2) – continuing administrative or maintenance activities, such as purchase for supplies, personnel-related actions, general policy and procedure making.
2. That City Council approve Resolution No. 2016-46 amending and adopting the City of Stanton Personnel Rules and Regulations.

BACKGROUND:

The general purpose of the personnel rules is to establish a system of personnel administration that meets the social, economic and program needs of the people of the city. This system shall provide means to recruit, select, develop and maintain an effective and responsive work force, and shall include policies and procedures for employee hiring and advancement, training and career development, job classification, pay administration, fringe benefits, discipline, discharge and other related activities.

The Personnel Rules and Regulations were last amended in February of 2016.

ANALYSIS/JUSTIFICATION:

In order to keep the Personnel Rules and Regulations up to date and to meet the changing needs of the organization, updates are required on a periodic basis.

The City proposes to amend Article XXV of the Personnel Rules and Regulations as set forth below. The reasons for these proposed changes are:

- To revise Holidays Observed section to indicate that when a holiday occurs on a Sunday and it is the employee's regularly scheduled day off, the following Monday will be observed instead.

These changes are recommended to be consistent with federal holiday observance practices which declare that if a public holiday falls on a non-working day such as a Sunday, the holiday is observed on the following Monday. This federal holiday observance practice is the most widely used by state and local government agencies as well as financial institutions, education institutions and the United States Postal Service. The proposed changes will be distributed to all city employees and each employee will have the opportunity to discuss the changes and ask questions of the Personnel Officer.

FISCAL IMPACT:

None. Employees will use floating holidays already provided to take any Mondays off in the current fiscal year. In future years, the floating holiday calculation would factor in this policy.

ENVIRONMENTAL IMPACT:

Not applicable.

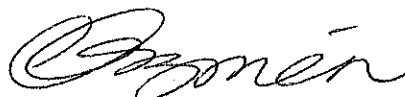
PUBLIC NOTIFICATION:

Through the normal agenda process.

STRATEGIC PLAN OBJECTIVE ADDRESSED:

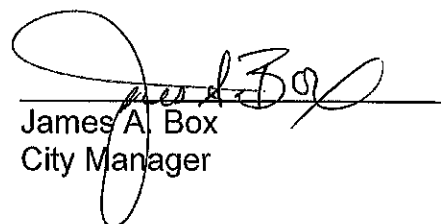
6 – Maintain and Promote a Responsive, High Quality and Transparent Government

Prepared by:



Cynthia Guzman
Departmental Assistant

Approved by:



James A. Box
City Manager

Attachments:

- A. Resolution No. 2016-46
- B. Proposed Changes

RESOLUTION NO. 2016-46

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING AND ADOPTING PERSONNEL RULES FOR THE ADMINISTRATION OF THE CITY'S PERSONNEL SYSTEM AND REPEALING ALL OTHER RESOLUTIONS AND MOTIONS INCONSISTENT HERewith

WHEREAS, the City Council is authorized and directed under the provisions of Ordinance No. 523 to adopt rules and regulations of the personnel system created in said ordinance; and

WHEREAS, the current Personnel Rules were adopted by the City on October 14, 2003 by Resolution No. 2003-38 and last amended in February of 2016 by Resolution 2016-06; and

WHEREAS, changes in the needs of the City and in applicable laws have occurred which necessitate changes in certain of the existing Personnel Rules; and

WHEREAS, the City desires to make the changes to the Personnel Rules adopted herein.

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

1. The City Council finds that this project is exempt from the California Environmental Quality Act ("CEQA") under Section 15378(b)(2) – continuing administrative or maintenance activities, such as purchase for supplies, personnel-related actions, general policy and procedure making.
2. The Amended Personnel Rules and Regulations attached hereto as Exhibit A and incorporated herein by this reference are hereby adopted in accordance with the City's Ordinance No. 523.
3. The City Manager is directed to implement this policy.

ADOPTED, SIGNED AND APPROVED this 22nd day of November, 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. 2016-46 has been duly signed by the Mayor and attested by the City Clerk, all at a regular meeting of the Stanton City Council, held on November 22, 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

PROPOSED CHANGES

ARTICLE XXV. HOLIDAYS

Section 1. Holidays Observed.

A. The City shall observe the following holidays:

New Year's Day (January 1st)
Presidents' Day (3rd Monday in February)
Memorial Day (last Monday in May)
Independence Day (July 4th)
Labor Day (first Monday in September)
Veterans' Day (November 11th)
Thanksgiving Day (4th Thursday in November)
Day after Thanksgiving (4th Friday in November)
Christmas Eve Day (December 24th)
Christmas Day (December 25th)
New Year's Eve Day (December 31st)

B. When a holiday occurs on a Sunday and it is the employee's regularly scheduled day off, the following Monday will be observed instead.

Section 2. Floating Holiday. In addition to the above holidays, each full time employee, and each part time employee who has completed one-year of employment with the City, shall be eligible for one (1) floating holiday of his/her choice to be scheduled with the approval of his/her Department Head. The floating holiday hour entitlement for newly hired full-time employees during the fiscal year of hire shall be in accordance with the following:

Months of Hire	Hours of Floating Holiday
Jul-Sep	10.0
Oct-Dec	7.5
Jan-Mar	5.0
Apr-Jun	2.5

Newly hired part-time employees shall receive a pro rata share of the above-listed hours of floating holiday pay. All floating holiday pay should be used within the fiscal year in which it is granted. Any floating holiday pay remaining at the end of the fiscal year will carry over to the following year, but will decrease the amount of floating holiday pay that is credited for the following fiscal year by the same amount that is carried over.

Upon termination of employment, the employee shall be paid for the employee's unused floating holiday pay.

Section 3. Eligibility for Holiday Pay.

A. An employee must be paid for all or a portion of both the regularly scheduled working assignments immediately before and immediately after that holiday in order to receive holiday pay. With City approval, compensatory time earned for working on a holiday or

for a holiday falling on a regularly scheduled day off may be taken on the first scheduled working day after the holiday.

- B. A new employee whose first working day is the day after a holiday shall not be paid for the holiday.
- C. An employee who is terminating employment for reasons other than paid retirement and whose last day as a paid employee is the day before a holiday shall not be paid for that holiday.

Section 4. Holiday Pay.

- A. Definition of Holiday Pay. Full time employees shall receive ten (10) hours of holiday pay for each holiday. Part time employees, who have completed one-year of employment with the City, shall receive five (5) hours of holiday pay for each holiday. Holiday pay shall be computed at the employee's basic hourly rate.

- B. Compensation for Holidays Falling on Scheduled Days Off. When a holiday falls on a full time or part time employee's regularly scheduled day off, full time employees shall receive ten (10) hours of compensatory time, part time employees shall receive five (5) hours of compensatory time. Employees will be credited at the beginning of each fiscal year for the determined amount of hours for those holidays falling on scheduled days off. Employees must use these accrued holiday hours by June 30th of each fiscal year. The minimum charge to an employee's floating holiday hours account shall be one-half ($\frac{1}{2}$) hour.

- C. Compensation for Work on Holidays.

An employee who is required to work on a regular (non-floating) holiday or a designated floating holiday shall elect to either (1) receive compensatory time off at the rate of one and one-half ($1\frac{1}{2}$) hours for each hour actually worked or (2) be paid at the rate of one and one-half ($1\frac{1}{2}$) times the employee's regular hourly rate provided he/she actually worked for 40 hours during that workweek.

- D. Winter Holiday Closure

City Hall shall be closed each year from December 26 through December 30 for Winter Holiday Closure. As to any of those days which would otherwise be a normal working day, all employees who are not working due to the Winter Holiday Closure on these dates shall assign hours to be deducted, at the employee's discretion, for such paid time off to accrued vacation, compensatory leave, administrative leave or floating holiday. No employee shall be authorized unpaid leave during the Winter Holiday Closure unless and until all such accrued vacation, compensatory leave, administrative leave or floating holiday time has been exhausted. It shall be the responsibility of each employee to notify his/her immediate supervisor of his/her assignment of accrued hours prior to each year's scheduled closure. In the event such assignment is not provided, the employee's supervisor and the Personnel Officer may make such determination as deemed appropriate.

CITY OF STANTON

REPORT TO CITY COUNCIL

TO: Honorable Mayor and Members of the City Council

DATE: November 22, 2016

SUBJECT: ACCEPTANCE OF THE BEACH BOULEVARD BEAUTIFICATION PROJECT BY THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA

REPORT IN BRIEF:

The Beach Boulevard Beautification Project has been completed in accordance with the plans and specifications. The final construction cost for the project was \$777,735.44. The City Engineer, in his judgment, certifies that the work was satisfactorily completed as of November 1, 2016 and recommends that the City Council accept the completed work performed on this project.

RECOMMENDED ACTION:

1. That the City Council declares this project categorically exempt under the California Environmental Quality Act, Class 1, and Section 15301.
2. City Council accepts the completion of improvements for the Beach Boulevard Beautification Project, as certified by the City Engineer, and affix the date of November 14, 2016 as the date of completion of all work on this project; and
3. Approves the final construction contract amount of \$777,735.44 with USS Cal Builders; and
4. Directs the City Clerk within ten (10) days from the date of acceptance to file the Notice of Completion (Attachment) with the County Recorder of the County of Orange; and
5. Directs City staff, upon expiration of the thirty-five (35) days from the filing of the "Notice of Completion," to make the retention payment to USS Cal Builders in the amount of \$38,886.77.

BACKGROUND:

On August 25, 2015, the City Council awarded the construction contract for Beach Boulevard Beautification Project to USS Cal Builders in the amount of \$740,568.00.

The project began construction in November 2015 and is now complete. The scope of this project included the installation of new irrigation elements, planting and landscaping upgrades, installation of City entrance monuments on Beach Blvd. and Katella Ave. The project limits were along Beach Blvd. from Garden Grove Blvd. to Ball Rd. and Katella Ave. at near Magnolia Ave. and Knott Ave.

In addition to the initial scope of work, change order items were approved in order to repair the streets properly as unforeseen conditions required it. All additional work totaled \$37,167.44.

At the time of award, Staff estimated the project to cost \$851,653.20 as listed below:

Base Bid (USS Cal Builders)	\$ 740,568.00
Construction Contingency – 10 percent	\$ 74,056.80
Construction Management/ Inspection	\$ 37,028.40
Total Estimated Project Cost	\$ 851,653.20

For this project, one of the three (3) pre-approved firms for on-call public works inspection services, Psomas, was hired for a cost of \$40,000. Inspection services were required a shorter period than expected as the project was completed in less than the allotted forty (40) working days. Overall, the project cost was \$794,167.40; about 6.75% less than estimated at time of award.

Construction Contract (USS Cal Builders)	\$ 740,568.00
Approved Change Orders (5.02%) of Construction Contract)	\$ 37,028.40
Construction Inspection	\$ 16,571.00
Total Project Cost	\$ 794,167.40

ANALYSIS/JUSTIFICATION:

The Beach Boulevard Beautification Project has been completed in conformance with the project plans and specifications and has been accepted by the City Engineer. The payment to the contractor and the filing of the Notice of Completion is required under the terms of the Construction Agreement for this project.

FISCAL IMPACT:

Funding for this project was available from the Lighting/Median Maintenance Fund. This project did not have any impact on the General Fund.

ENVIRONMENTAL IMPACT:

None.

LEGAL REVIEW:

None.

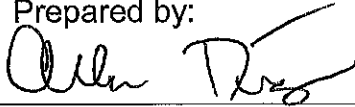
PUBLIC NOTIFICATION:

Notifications and advertisement were performed as prescribed by law.

STRATEGIC PLAN OBJECTIVE ADDRESSED:

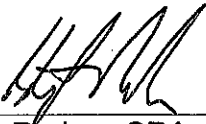
Provide a quality infrastructure.

Prepared by:



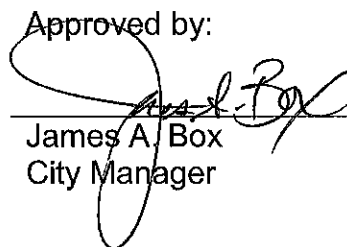
Allan Rigg, P.E. AICP
Director of Public Works

Concur:



Stephen Parker, CPA
Administrative Services Director

Approved by:



James A. Box
City Manager

ATTACHMENT:

(1) Notice of Completion

Recording requested by and
when recorded mail to:

CITY OF STANTON
7800 KATELLA AVE.
STANTON, CA 90680

EXEMPT FROM RECORDING FEES PER
GOVERNMENT CODE SECTION 6103

(Space above this line for Recorder's use)

NOTICE OF COMPLETION

Notice pursuant to Civil Code Section 3093, must be filed within 10 days after completion.

Notice is hereby given that:

1. The undersigned is owner or corporate officer of the owner of the interest or estate stated below in the property hereinafter described:
2. The full name of the owner is the City of Stanton.
3. The full address of owner is 7800 Katella Avenue, Stanton, CA 90680.
4. The nature of the interest or estate of the owner is: Public Right of Way.
5. A work of improvement on the property hereinafter described was completed on November 1, 2016. The work was the Beach Boulevard Beautification Project.
6. The name of the contractor for such work of improvement was: USS Cal Builders.
7. The property on which said work of improvement was completed is in the City of: Stanton, County of Orange, and State of California.

Dated: _____, City of Stanton
Verification for Individual Owner Allan Rigg, City Engineer

VERIFICATION

I, the undersigned, say: I am the City Engineer of the City of Stanton, the declarant of the foregoing Notice of Completion; I have read said Notice of Completion and know the contents thereof; the same is true of my own knowledge. I declare under penalty of perjury that the foregoing is true and correct.

Executed on _____, 2016, at Stanton, California.

_____, City of Stanton
Allan Rigg, City Engineer

CITY OF STANTON

REPORT TO CITY COUNCIL

TO: Honorable Mayor and Members of the City Council

DATE: November 22, 2016

SUBJECT: APPROVAL OF FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH BEST BEST & KRIEGER, LLP FOR LEGAL SERVICES

REPORT IN BRIEF:

The legal services agreement with Best Best & Krieger, LLP has come to an end. The contract is being extended by mutual agreement as called for in the original Professional Services Agreement through the approval of a First Amendment to Professional Services Agreement for City Attorney Services.

RECOMMENDED ACTION:

1. City Council declare that the project is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and
2. Approve the First Amendment to Professional Services Agreement for City Attorney Services; and
3. Authorize the Mayor to bind the City of Stanton and Best Best & Krieger, LLP in an agreement for City Attorney services.

BACKGROUND:

On February 27, 2013, the City entered into a legal services agreement with Best Best & Krieger, LLP for Interim City Attorney services, with Matthew "Mal" Richardson serving as Interim City Attorney. On June 25, 2013 City Council authorized the City Manager to enter into an agreement with Best Best & Krieger for City Attorney services.

ANALYSIS/JUSTIFICATION:

For over three years Matthew "Mal" Richardson and the rest of the Best Best & Krieger team have addressed the City's legal issues professionally. City Council and staff have confidence in the services provided by Best Best & Krieger, and believe it prudent to exercise mutual options provided in the Professional Services Agreement.

The proposed First Amendment to Professional Services Agreement for City Attorney Services is provided as Attachment A.

FISCAL IMPACT:

The agreement with Best Best & Krieger calls for a continuation of the fee schedule in the original Professional Services Agreement entered into on July 1, 2013.

ENVIRONMENTAL IMPACT:

Not applicable.

LEGAL REVIEW:

Reviewed and approved as to form.

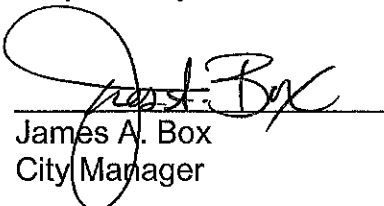
PUBLIC NOTIFICATION:

Through the normal agenda process.

STRATEGIC PLAN:

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

Prepared By:


James A. Box
City Manager

Reviewed by:

Matthew E. Richardson
City Attorney

Attachment A: First Amendment to Professional Services Agreement for City Attorney Services

**CITY OF STANTON
FIRST AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT
FOR
CITY ATTORNEY SERVICES**

1. PARTIES AND DATE.

This First Amendment to Professional Services Agreement for City Attorney Services is made and entered into this 1st day of July, 2016, by and between the City of Stanton, a municipal organization organized under the laws of the State of California with its principal place of business at 7800 Katella Avenue, Stanton, California 90680 ("City") and Best Best & Krieger LLP a California Limited Liability Partnership, with its principal Orange County place of business at 5 Park Plaza, Suite 1500, Irvine, California 92614 ("BB&K"). City and BB&K are sometimes individually referred to herein as "Party" and collectively as "Parties."

2. RECITALS.

2.1 Agreement.

On July 1, 2013, City and BB&K entered into that certain Professional Services Agreement for City Attorney Services, ("Agreement").

2.2 First Amendment.

City and BB&K now desire to amend the Agreement to extend the term of the Agreement.

3. TERMS.

3.1 Term. Section 3.1.2 of the Agreement is hereby amended in its entirety to read as follows:

"3.1.2 Term. The term of this Agreement shall be for five (5) years from July 1, 2013 to July 1, 2018, unless earlier terminated as provided herein. Upon mutual written agreement of the Parties 30 days prior to expiration date, the contract may be extended for 1 additional two-year term. BB&K shall complete the Services within the term of this Agreement, and shall meet any other established schedules and deadlines."

3.2 Remaining Provisions of Agreement. Except as otherwise specifically set forth in this First Amendment, the remaining provisions of the Agreement shall remain in full force and effect.

***SIGNATURES ON FOLLOWING PAGE ***

First Amendment to Professional Services Agreement
for City Attorney Services

CITY OF STANTON

BEST BEST & KRIEGER LLP

By: _____
Brian Donahue
Mayor

By: _____
Matthew. E. Richardson

Attest:

By : _____
Patricia Vazquez
City Clerk

CITY OF STANTON

REPORT TO STANTON HOUSING AUTHORITY

TO: Honorable Chair and Members of the Stanton Housing Authority

DATE: November 22, 2016

SUBJECT: FIRST CONTRACT AMENDMENT FOR ROSENOW SPEVACK GROUP, INC.

REPORT IN BRIEF:

Requested is the authorization to allow the Executive Director to extend the consultant services agreement with Rosenow Spevack Group, Inc. to continue providing affordable housing advisory services and technical assistance services for the Tina/Pacific Project.

RECOMMENDED ACTION:

1. Declare that the project is exempt from the California Environmental Quality Act ("CEQA") under Section 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and
2. Approve the contract amendment for Rosenow Spvack Group, Inc.; and
3. Authorize the Executive Director to bind the City of Stanton Housing Authority and Rosenow Spevack Group, Inc. in a contract to continue providing affordable housing advisory services and technical assistance services for the proposed Tina/Pacific project.

BACKGROUND:

The redevelopment project for the Tina/Pacific neighborhood is large, complex, and highly technical in the specialized field of affordable housing. The Rosenow Spevack Group, Inc. (RSG) has been assisting the Community Development Director with reviewing developer economic and financial pro forma assumptions, navigating issues related to the use of LIHAF moneys pursuant to the limitations under SB 341, developer negotiations, and general affordable housing advisement. The original contract agreement was for a term length necessary to complete the review of the financial data associated with the developer's proposal, with a not to exceed amount of \$20,000.

ANALYSIS/JUSTIFICATION:

The proposed contract amendment would include an extension of the contract payment amount. This amendment would increase the contract amount by \$30,000. This will allow RSG to continue providing assistance to the Community Development Director, including technical assistance necessary to properly evaluate the financial assumptions, affordable housing regulations, SB 341 restrictions, and development proposals to complete the Tina/Pacific neighborhood redevelopment project.

FISCAL IMPACT:

The \$30,000 in consulting fees would be paid from the Housing Authority Fund (Account No. 285.4100.608105).

ENVIRONMENTAL IMPACT:

In accordance with the requirements of the CEQA, this project has been determined to be not a project under Section 15061(b)(3).

PUBLIC NOTIFICATION:

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

STRATEGIC PLAN:

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

Prepared By:

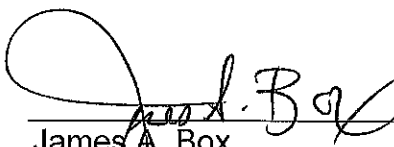
Concurred by:

Approved by:



Kelly Hart
Community
Development Director

Stephen Parker
Administrative Services
Director



James A. Box
Executive Director

Attachment:

A. Rosenow Spevack Group, Inc. Contract Extension

CITY OF STANTON HOUSING AUTHORITY

AMENDMENT TO AGREEMENT FOR CONSULTANT SERVICES

THIS AMENDMENT TO AGREEMENT FOR CONSULTANT SERVICE (the "Amendment"), is made and entered into on November 22, 2016 by and between the City of Stanton Housing Authority, a California municipal corporation (the "City") and ROSENOW SPEVACK GROUP, INC., a California corporation (the "Consultant").

A. RECITALS.

(i) On April 1, 2015, City and Consultant entered into that Contract for Consultant Services (the "Agreement") for the services of Consultant in connection with providing technical assistance and affordable housing advisory assistance for the redevelopment of the Tina/Pacific neighborhood; and,

(ii) City and Consultant agree that it is in the best interests of both to amend the Agreement to extend the term of the Agreement.

B. AMENDMENT.

In consideration of the mutual covenants and conditions set forth herein, the City and Consultant agree as follows:

1. SERVICES

Consultant shall provide contract planning services including entitlement processing, assistance with public inquiries, and other similar duties for the City as enumerated on **Exhibit A**, attached hereto and incorporated herein as though set forth in full.

2. PERFORMANCE

Consultant shall at all times faithfully, competently and to the best of his/her ability, experience, and talent, perform all tasks described herein. Consultant shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing similar services as are required of Consultant hereunder in meeting its obligations under this Agreement.

3. CITY MANAGEMENT

The City of Stanton's City Manager shall represent City in all matters pertaining to the administration of this Agreement, review and approval of all products submitted by Consultant. The City Manager shall be

authorized to act on City's behalf and to execute all necessary documents that enlarge the Scope of Services or change Consultant's compensation, subject to Section 5 hereof.

4. **PAYMENT**

(a) The City agrees to pay Consultant in accordance with the payment rates and terms as set forth within **Exhibit A**, attached hereto and incorporated herein by this reference as though set forth in full, based upon actual time spent on the above tasks. In no event contract amount exceed thirty thousand dollars (\$30,000.00).

(b) Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement that are in addition to those set forth herein, unless such additional services are authorized in advance and in writing by the City Manager. Consultant shall be compensated for any additional services in the amounts and in the manner as agreed to by City Manager and Consultant at the time City's written authorization is given to Consultant for the performance of said services.

(c) Consultant will submit an invoice for actual services performed. Invoices shall be submitted on or about the first business day of each month, or as soon thereafter as practical, for services provided in the previous month. Payment shall be made within thirty (30) days of receipt of each invoice as to all non-disputed fees. If the City disputes any of Consultant's fees it shall give written notice to Consultant within thirty (30) days of receipt of an invoice of any disputed fees set forth on the invoice.

5. **SUSPENSION OR TERMINATION OF AGREEMENT WITHOUT CAUSE**

(a) The City may at any time, for any reason, with or without cause, suspend or terminate this Agreement, or any portion hereof, by serving upon the Consultant at least ten (10) days prior written notice. Upon receipt of said notice, the Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise. If the City suspends or terminates a portion of this Agreement such suspension or termination shall not make void or invalidate the remainder of this Agreement.

(b) In the event this Agreement is terminated pursuant to this Section, the City shall pay to Consultant the actual value of the work performed up to the time of termination, provided that the work performed is of value to the City. Upon termination of the Agreement pursuant to this Section, the Consultant will submit an invoice to the City pursuant to Section 3.

6. **DEFAULT OF CONSULTANT**

(a) The Consultant's failure to comply with the provisions of this Agreement shall constitute a default. In the event that Consultant is in default for cause under the terms of this Agreement, City shall have no obligation or duty to continue compensating Consultant for any work performed after the date of default and can terminate this Agreement immediately by written notice to the Consultant. If such failure by the Consultant to make progress in the performance of work hereunder arises out of causes beyond the Consultant's control, and without fault or negligence of the Consultant, it shall not be considered a default.

(b) If the City Manager or his/her delegate determines that the Consultant is in default in the performance of any of the terms or conditions of this Agreement, he/she shall cause to be served upon the Consultant a written notice of the default. The Consultant shall have ten (10) days after service of said notice in which to cure the default by rendering a satisfactory performance. In the event that the Consultant fails to cure its default within such period of time, the City shall have the right, notwithstanding any other provision of this Agreement, to terminate this Agreement without further notice and without prejudice to any other remedy to which it may be entitled at law, in equity or under this Agreement.

7. OWNERSHIP OF DOCUMENTS

(a) Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts, and other such information required by City that relate to the performance of services under this Agreement. Consultant shall maintain adequate records of services provided in sufficient detail to permit an evaluation of services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible. Consultant shall provide free access to the representatives of City or its designees at reasonable times to such books and records; shall give City the right to examine and audit said books and records; shall permit City to make transcripts there from as necessary; and shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of three (3) years after receipt of final payment.

(b) Upon completion of, or in the event of termination or suspension of this Agreement, all original documents, designs, drawings, maps, models, computer files, surveys, notes, and other documents prepared in the course of providing the services to be performed pursuant to this Agreement shall become the sole property of the City and may be used, reused, or otherwise disposed of by the City without the permission of the Consultant. However, use of data by City for other than the project that is the subject of this agreement shall be at City's sole risk without legal liability or exposure to Consultant. With respect to computer files, Consultant shall make available to the City, at the Consultant's office and

upon reasonable written request by the City, the necessary computer software and hardware for purposes of accessing, compiling, transferring, and printing computer files.

8. **INDEMNIFICATION**

(a) Indemnification for Professional Liability. Where the law establishes a professional standard of care for Consultant's Services, to the fullest extent permitted by law, Consultant shall indemnify, protect, defend and hold harmless City, and any and all of its officials, employees and agents (collectively "Indemnified Parties"), from and against any and all claims, charges, complaints, liabilities, obligations, promises, benefits, agreements, controversies, costs, losses, debts, expenses, damages, actions, causes of action, suits, rights, and demands of any nature whatsoever, including but not limited to the extent same are caused or contributed to in whole or in part which relate to or arise out of any negligent, intentional or willful act, omission, occurrence, condition, event, transaction, or thing which was done, occurred, or omitted to be done (collectively "Claims"), by Consultant, its officers, agents, employees or subcontractors (or any entity or individual that Consultant shall bear the legal liability thereof) in the performance of professional services under this Agreement without regard to whether such Claims arise under the federal, state, or local constitutions, statutes, rules or regulations, or the common law. With respect to the design of public improvements, the Consultant shall not be liable for any injuries or property damage resulting from the reuse of the design at a location other than that specified in Exhibit A without the written consent of the Consultant.

(b) Indemnification for Other than Professional Liability. In addition to indemnification related to the performance of professional services and to the full extent permitted by law, Consultant shall further indemnify, protect, defend and hold harmless the City and Indemnified Parties from and against any liability (including Claims) where the same arise out of, are a consequence of, or are in any way attributable to, in whole or in part, the performance of this Agreement by Consultant or by any individual or entity for which Consultant is legally liable, including but not limited to officers, agents, employees or subcontractors of Consultant.

(c) General Indemnification Provisions. Consultant agrees to obtain executed indemnity agreements which indemnify, protect, defend and hold harmless the City from liability, with provisions identical to those set forth here in this Section 9 from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Consultant in the performance of this Agreement. In the event Consultant fails to obtain such indemnity obligations from others as required, this failure shall be a material breach of this Agreement, and Consultant agrees to be fully responsible according to the terms of this entire Section 9. City has no obligation to ensure compliance with this Section by Consultant and failure to do so will in no way act as a waiver. This obligation to indemnify

and defend City is binding on the successors, assigns or heirs of Consultant, and shall survive the termination of this Agreement or this section.

(d) Obligation to Defend. It shall be the sole responsibility and duty of Consultant to fully pay for and indemnify the City for the costs of defense, including but not limited to reasonable attorney's fees and costs, for all Claims against the City and the Indemnified Parties, whether covered or uncovered by Consultant's insurance, against the City and the Indemnified Parties which arise out of any type of omission or error, negligent or wrongful act, of Consultant, its officers, agents, employees, or subcontractors. City shall have the right to select defense counsel.

9. **INSURANCE**

Consultant shall maintain prior to the beginning of and for the duration of this Agreement insurance coverage as specified in **Exhibit B** attached to and part of this Agreement.

10. **INDEPENDENT CONSULTANT**

(a) Consultant is and shall at all times remain as to the City a wholly independent Consultant. The personnel performing the services under this Agreement on behalf of Consultant shall at all times be under Consultant's exclusive direction and control. Neither City nor any of its officers, employees, or agents shall have control over the conduct of Consultant or any of Consultant's officers, employees, or agents, except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that it or any of its officers, employees, or agents are in any manner officers, employees, or agents of the City. Consultant shall not incur or have the power to incur any debt, obligation, or liability whatever against City, or bind City in any manner.

(b) No employee benefits shall be available to Consultant in connection with the performance of this Agreement. Except for the fees paid to Consultant as provided in the Agreement, City shall not pay salaries, wages, or other compensation to Consultant for performing services hereunder for City. City shall not be liable for compensation or indemnification to Consultant for injury or sickness arising out of performing services hereunder.

11. **LEGAL RESPONSIBILITIES**

The Consultant shall keep itself informed of State and Federal laws and regulations, which in any manner affect those employed by it or in any way, affect the performance of its service pursuant to this Agreement. The Consultant shall at all times observe and comply with all such laws and regulations. The City, and its officers and employees, shall not be liable at law or in equity occasioned by failure of the Consultant to comply with this Section.

12. **UNDUE INFLUENCE**

Consultant declares and warrants that no undue influence or pressure is used against or in concert with any officer or employee of the City of Stanton in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement, or financial inducement. No officer or employee of the City of Stanton will receive compensation, directly or indirectly, from Consultant, or from any officer, employee or agent of Consultant, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling the City to any and all remedies at law or in equity.

13. **NO BENEFIT TO ARISE TO LOCAL EMPLOYEES**

No member, officer, or employee of City, or their designees or agents, and no public official who exercises authority over or responsibilities with respect to the Project during his/her tenure or for one year thereafter, shall have any interest, direct or indirect, in any agreement or sub-agreement, or the proceeds thereof, for work to be performed in connection with the Project performed under this Agreement.

14. **RELEASE OF INFORMATION/CONFLICTS OF INTEREST**

(a) All information gained by Consultant in performance of this Agreement shall be considered confidential and shall not be released by Consultant without City's prior written authorization. Consultant, its officers, employees, agents, or sub consultants, shall not without written authorization from the City Manager or unless requested by the City Attorney, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories, or other information concerning the work performed under this Agreement or relating to any project or property located within the City. Response to a subpoena or court order shall not be considered "voluntary" provided Consultant gives City notice of such court order or subpoena.

(b) Consultant shall promptly notify City should Consultant, its officers, employees, agents, or sub consultants be served with any summons,

complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions, or other discovery request, court order, or subpoena from any person or party regarding this Agreement and the work performed there under or with respect to any project or property located within the City. City retains the right, but has no obligation, to represent Consultant and/or be present at any deposition, hearing, or similar proceeding. Consultant agrees to cooperate fully with City and to provide the opportunity to review any response to discovery requests provided by Consultant. However, City's right to review any such response does not imply or mean the right by City to control, direct, or rewrite said response.

15. **NOTICES**

Any notices which either party may desire to give to the other party under this Agreement must be in writing and may be given either by (i) personal service, (ii) delivery by a reputable document delivery service, such as but not limited to, Federal Express, which provides a receipt showing date and time of delivery, or (iii) mailing in the United States Mail, certified mail, postage prepaid, return receipt requested, addressed to the address of the party as set forth below or at any other address as that party may later designate by notice:

To City: City of Stanton
 7800 Katella Avenue
 Stanton, California 90680
 Attention: City Clerk

To Consultant: Rosenow Spevack Group, Inc.
 309 West 4th Street
 Santa Ana, Ca 92701-4502

16. **ASSIGNMENT**

The Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of the City. Because of the personal nature of the services to be rendered pursuant to this Agreement, only Rosenow Spevack Group, Inc. shall perform the services described in this Agreement.

17. **LICENSES**

At all times during the term of this Agreement, Consultant shall have in full force and effect, all licenses required of it by law for the performance of the services described in this Agreement.

18. **GOVERNING LAW**

The City and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties, and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement. Any litigation concerning this Agreement shall take place in the municipal, superior, or federal district court with jurisdiction over the City of Stanton.

19. **ENTIRE AGREEMENT**

This Agreement contains the entire understanding that between the parties relating to the obligations of the parties described in this Agreement. All prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged into this Agreement and shall be of no further force or effect. Each party is entering into this Agreement based solely upon the representations set forth herein and upon each party's own independent investigation of any and all facts such party deems material.

20. **CONTENTS OF PROPOSAL**

Consultant is bound by the contents of the proposal submitted by the Consultant, Exhibit "A" hereto.

21. **AUTHORITY TO EXECUTE THIS AGREEMENT**

The person or persons executing this Agreement on behalf of Consultant warrants and represents that he/she has the authority to execute this Agreement on behalf of the Consultant and has the authority to bind Consultant to the performance of its obligations hereunder.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed the day and year first above written.

CITY OF STANTON:

CONSULTANT:

By: _____
James A. Box
CITY MANAGER

By: _____

ATTEST:

By: _____
Patricia A. Vazquez
CITY CLERK

By: _____

APPROVED AS TO FORM:

By: _____
Matthew E. Richardson
CITY ATTORNEY

NOTARY REQUIRED

EXHIBIT A

TASKS TO BE PERFORMED

Per Consultant Proposal dated April 1, 2015



BETTER COMMUNITIES. BOLDER FUTURES.

ROSENOW SPEVACEK GROUP INC.
309 WEST 4TH STREET
SANTA ANA, CALIFORNIA
92701-4502

T 714 541 4585
F 714 541 1175
E INFO@WEBRSG.COM
WEBRSG.COM

Via E-Mail

April 1, 2015

Omar Dadabhoy, Community Development Director
CITY OF STANTON
7800 Katella Avenue
Stanton, CA 90680-3162

**PROPOSAL FOR AFFORDABLE HOUSING ADVISORY AND TECHNICAL ASSISTANCE
SERVICES FOR THE PROPOSED RELATED CALIFORNIA TINA PACIFIC PROJECT**

Dear Mr. Dadabhoy:

Rosenow Spevacek Group, Inc. ("RSG") welcomes the opportunity to present this proposal to the City of Stanton and Stanton Redevelopment Agency ("Agency") to perform affordable housing advisory services and technical reviews of the Related California development proposal's pro forma analyses and related materials. We understand that the proposal was submitted by the Related California ("Developer") in response to the former Stanton Redevelopment Agency's Request for Proposal ("RFP") for development certain Agency-owned properties and additional properties to be acquired located in the now dissolved Stanton Redevelopment Project Area. The Developer's proposed two-phased project would be available to and for occupancy by extremely low, very low, and low-income households. The Developer is seeking financial assistance for the project that would include former RDA's Housing Successor Low and Moderate Income Housing Asset Funds ("LMIHF") together with 9% Low Income Housing Tax Credits ("LIHTC") to fund the development financing gap for the project. The Developer has indicated that other funds including AHP may also be used to assist in financing the project.

Based on our recent conversation, it is our understanding that the Agency would like RSG to primarily review the Developers' economic and financial pro forma assumptions, as well as issues related to the use of LIHAF moneys pursuant to the limitation under SB 341. RSG is presenting the following work scope to evaluate the proposed two-phased project in terms of the Developer's estimated development costs and projected financing structure. In addition, RSG would assist City staff and its attorney with developer negotiation of economic terms and conditions including additional review(s) of any developer financial pro forma revisions, as requested by the Agency.

This letter presents our scope of services, schedule, project team, and fee proposal to undertake this engagement.

FISCAL HEALTH
ECONOMIC DEVELOPMENT
REAL ESTATE, HOUSING
AND HEALTHY COMMUNITIES

SCOPE OF SERVICES

RSG's scope of work for this proposal is based on the following tasks:

Financial Pro Forma Reviews Review the developer's most recent, January 30, 2015 and February 26, 2015, financial pro forma analyses to determine the reasonableness of estimated development costs, revenue assumptions and proposed financing structure, including, but not limited to, the potential for receiving 9% LIHTC. Direct and indirect development costs will be examined to identify budget excesses or deficiencies based on third party data sources and comparable project experience. Affordable rents will be reviewed to identify the applicable California Health and Safety Code ("H&SC") section 50053(b) rents, and the Tax Credit Allocation Committee ("TCAC") rents. It should be noted, however, that the H&SC and TCAC 2015 income and rent limits have not been published at this time, while the new income limits and rents are expected within the next couple of weeks.

Our analysis will identify the financial implications associated with the application of the lesser of the H&SC or TCAC rents for the project based on the proposed use of LMIHAF moneys to assist the project pursuant to the requirements under SB 341. Expenses will be reviewed for completeness to ensure they fairly reflect continuing needs. The financing structure will be evaluated based on current market lending limitations and opportunities. RSG will provide a summary memorandum for the developer pro forma detailing our findings and recommendations regarding the economic feasibility and public funding gap requirements for the proposed two-phase development.

Project Advisory Reviews RSG will review the proposed economic terms and conditions to identify the reasonableness in accordance with industry best practices and the potential conflicts with or issues related to multiple-funded projects future monitoring and reporting requirements under current law including, but not limited to, H&SC Section 33000 et seq. (California Redevelopment Law "CRL"), H&SC Sections 34200 – 34219 (California Housing Authority Law), and the California TCAC LIHTC Implementing Regulations.

Developer Negotiations RSG will assist City staff and its attorney with the negotiation of economic terms and conditions for the preparation of a Disposition and Development Agreement and related agreements for the project's two phases including, but not limited to, development loan agreements and promissory notes, and affordable housing regulatory agreements. It is understood that the developer negotiations may involve subsequent review(s) of financial pro forma analyses as may be revised by the developer through the course of the negotiations.

SCHEDULE

Commencement of this engagement is subject to the execution of a contract for professional services and notification to proceed by the Agency. We will complete the pro forma analyses reviews within two weeks following the Agency's notification to proceed. If requested by the Agency, additional services will be completed as mutually agreed upon by the Agency and RSG in subsequent conversations.

PROJECT TEAM

Jim Simon will serve as the Managing Principal providing oversight for all aspects for the engagement. Jim Draughon, Housing Manager/Director, will be the Project Manager for the assignment performing the financial analyses reviews and assisting Agency staff with additional work if requested. Dmitry Galkin, Analyst, will assist Mr. Draughon with the financial analyses reviews and subsequent tasks, if any.

FEE PROPOSAL

RSG estimates that the pro forma analyses reviews and assistance with developer negotiations for the two-phase project will be completed on a time-and-materials basis with a fee not-to-exceed \$20,000. Additional services and work outside of the Scope of Services will be performed on a time-and-materials basis subject to notification to proceed. The execution of a contract amendment may be necessary if the cost of additional services exceeds the remaining balance on the existing contract.

RSG will charge for these services under our current 2015 fee schedule as follows:

Principal / Director	\$ 210
Senior Associate	\$ 165
Associate	\$ 150
Senior Analyst	\$ 125
Analyst	\$ 115
Research Assistant	\$ 100
Technician	\$ 75
Clerical	\$ 60

Reimbursable Expenses Cost plus 10%

RSG does not charge clients for mileage (except direct costs related to blight field surveys), parking, standard telephone/fax expenses, general postage or incidental copies. However, we do charge for messenger services, overnight shipping/express mail costs and teleconferencing services. We also charge for copies of reports, documents, notices, and support material in excess of five (5) copies. These costs are charged back at the actual expense plus a 10% surcharge.

RSG issues monthly invoices payable upon receipt, unless otherwise agreed upon in advance. Invoices identify tasks completed to date, hours expended and the hourly rate. Once again, thank you for the opportunity to submit this proposal. If you have any questions, please do not hesitate to contact Jim Draughon at (714) 316-2126.

Sincerely,
ROSENOW SPEVACEK GROUP, INC.



James Draughon
Housing Manager/Director

EXHIBIT B

INSURANCE REQUIREMENTS

Prior to the beginning of and throughout the duration of the Work, Consultant will maintain insurance in conformance with the requirements set forth below. Consultant will use existing coverage to comply with these requirements. If that existing coverage does not meet the requirements set forth here, Consultant agrees to amend, supplement or endorse the existing coverage to do so. Consultant acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amount of coverage required. Any insurance proceeds available to City in excess of the limits and coverage required in this Agreement and which is applicable to a given loss, will be available to City.

Consultant shall provide the following types and amounts of insurance:

1. **Commercial General Liability Insurance** using Insurance Services Office "Commercial General Liability" policy form CG 00 01 or the exact equivalent. Defense costs must be paid in addition to limits. There shall be no cross liability exclusion for claims or suits by one insured against another. Limits are subject to review but in no event less than \$1,000,000 per occurrence.
2. **Business Auto Coverage** on ISO Business Auto Coverage form CA 00 01 including symbol 1 (Any Auto) or the exact equivalent. Limits are subject to review, but in no event to be less than \$1,000,000 per accident. If Consultant owns no vehicles, this requirement may be satisfied by a non-owned auto endorsement to the general liability policy described above. If Consultant or Consultant's employees will use personal autos in any way on this project, Consultant shall provide evidence of personal auto liability coverage for each such person.
3. **Workers Compensation** on a state-approved policy form providing statutory benefits as required by law with employer's liability limits no less than \$1,000,000 per accident or disease.
4. **Professional Liability or Errors and Omissions Insurance** as appropriate shall be written on a policy form coverage specifically designed to protect against acts, errors or omissions of the consultant and "Covered Professional Services" as designated in the policy must specifically include work performed under this Agreement. The policy limit shall be no less than \$1,000,000 per claim and in the aggregate. The policy must "pay on behalf of" the insured and must include a provision

establishing the insurer's duty to defend. The policy retroactive date shall be on or before the effective date of this Agreement.

Insurance procured pursuant to these requirements shall be written by insurers that are admitted carriers in the state of California and with an A.M. Bests rating of A or better and a minimum financial size VII.

General conditions pertaining to provision of insurance coverage by Consultant. Consultant and City agree to the following with respect to insurance provided by Consultant:

1. Consultant agrees to have its insurer endorse the third party general liability coverage required herein to include as additional insureds City, its officials, employees and agents, using standard ISO endorsement No. CG 2010 with an edition prior to 1992. Consultant also agrees to require all contractors, and subcontractors to do likewise.
2. No liability insurance coverage provided to comply with this Agreement shall prohibit Consultant, or Consultant's employees, or agents, from waiving the right of subrogation prior to a loss. Consultant agrees to waive subrogation rights against City regardless of the applicability of any insurance proceeds, and to require all contractors and subcontractors to do likewise.
3. All insurance coverage and limits provided by Contractor and available or applicable to this Agreement are intended to apply to the full extent of the policies. Nothing contained in this Agreement or any other agreement relating to the City or its operations limits the application of such insurance coverage.
4. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved of in writing.
5. No liability policy shall contain any provision or definition that would serve to eliminate so-called "third party action over" claims, including any exclusion for bodily injury to an employee of the insured or of any contractor or subcontractor.
6. All coverage types and limits required are subject to approval, modification and additional requirements by the City, as the need arises. Consultant shall not make any reductions in scope of coverage (e.g. elimination of contractual liability or reduction of discovery period) that may affect City's protection without City's prior written consent.
7. Proof of compliance with these insurance requirements, consisting of certificates of insurance evidencing all of the coverages required and an additional insured endorsement to Consultant's general liability policy,

shall be delivered to City at or prior to the execution of this Agreement. In the event such proof of any insurance is not delivered as required, or in the event such insurance is canceled at any time and no replacement coverage is provided, City has the right, but not the duty, to obtain any insurance it deems necessary to protect its interests under this or any other agreement and to pay the premium. Any premium so paid by City shall be charged to and promptly paid by Consultant or deducted from sums due Consultant, at City option.

8. Certificate(s) are to reflect that the insurer will provide 30 days notice to City of any cancellation of coverage. Consultant agrees to require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, or that any party will "endeavor" (as opposed to being required) to comply with the requirements of the certificate.
9. It is acknowledged by the parties of this Agreement that all insurance coverage required to be provided by Consultant or any subcontractor, is intended to apply first and on a primary, non-contributing basis in relation to any other insurance or self insurance available to City.
10. Consultant agrees to ensure that subcontractors, and any other party involved with the project who is brought onto or involved in the project by Consultant, provide the same minimum insurance coverage required of Consultant. Consultant agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Consultant agrees that upon request, all agreements with subcontractors and others engaged in the project will be submitted to City for review.
11. Consultant agrees not to self-insure or to use any self-insured retentions or deductibles on any portion of the insurance required herein and further agrees that it will not allow any contractor, subcontractor, Architect, Engineer or other entity or person in any way involved in the performance of work on the project contemplated by this Agreement to self-insure its obligations to City. If Consultant's existing coverage includes a deductible or self-insured retention, the deductible or self-insured retention must be declared to the City. At that time the City shall review options with the Consultant, which may include reduction or elimination of the deductible or self-insured retention, substitution of other coverage, or other solutions.
12. The City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Consultant ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Consultant, the City will negotiate additional compensation proportional to the increased benefit to City.

13. For purposes of applying insurance coverage only, this Agreement will be deemed to have been executed immediately upon any party hereto taking any steps that can be deemed to be in furtherance of or towards performance of this Agreement.
14. Consultant acknowledges and agrees that any actual or alleged failure on the part of City to inform Consultant of non-compliance with any insurance requirement in no way imposes any additional obligations on City nor does it waive any rights hereunder in this or any other regard.
15. Consultant will renew the required coverage annually as long as City, or its employees or agents face an exposure from operations of any type pursuant to this Agreement. This obligation applies whether or not the Agreement is canceled or terminated for any reason. Termination of this obligation is not effective until City executes a written statement to that effect.
16. Consultant shall provide proof that policies of insurance required herein expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Proof that such coverage has been ordered shall be submitted prior to expiration. A coverage binder or letter from Consultant's insurance agent to this effect is acceptable. A certificate of insurance and/or additional insured endorsement as required in these specifications applicable to the renewing or new coverage must be provided to City within five days of the expiration of the coverages.
17. The provisions of any workers' compensation or similar act will not limit the obligations of Consultant under this Agreement. Consultant expressly agrees not to use any statutory immunity defenses under such laws with respect to City, its employees, officials and agents.
18. Requirements of specific coverage features or limits contained in this section are not intended as limitations on coverage, limits or other requirements nor as a waiver of any coverage normally provided by any given policy. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue, and is not intended by any party or insured to be limiting or all-inclusive.
19. These insurance requirements are intended to be separate and distinct from any other provision in this Agreement and are intended by the parties here to be interpreted as such.
20. The requirements in this Section supersede all other sections and provisions of this Agreement to the extent that any other section or provision conflicts with or impairs the provisions of this Section.

21. Consultant agrees to be responsible for ensuring that no contract used by any party involved in any way with the project reserves the right to charge City or Consultant for the cost of additional insurance coverage required by this Agreement. Any such provisions are to be deleted with reference to City. It is not the intent of City to reimburse any third party for the cost of complying with these requirements. There shall be no recourse against City for payment of premiums or other amounts with respect thereto.
22. Consultant agrees to provide immediate notice to City of any claim or loss against Consultant arising out of the work performed under this Agreement. City assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve City.

CITY OF STANTON

REPORT TO CITY COUNCIL

TO: Honorable Mayor and Members of the City Council

DATE: November 22, 2016

SUBJECT: CONSIDERATION OF AN ORDINANCE TO ADOPT THE 2016 CALIFORNIA BUILDING AND RELATED MODEL CODES

REPORT IN BRIEF:

California law mandates that the City of Stanton adopt the State approved ordinances and regulations that provide the uniform standards for the various aspects of new building and construction. The 2016 California codes have been prepared and will become effective January 1, 2017. This Ordinance will adopt such California building and related model codes together with the amendments suggested by the Stanton Building Official and Fire Chief.

RECOMMENDED ACTION:

1. Declare that the project is not subject to CEQA in accordance with 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. Introduce Ordinance No. 1061, entitled:

"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA REPEALING ORDINANCE 1022 AND AMENDING DIVISION I OF TITLE 16 OF THE STANTON MUNICIPAL CODE PERTAINING TO THE 2016 EDITIONS OF THE CALIFORNIA CODES, WITH AMENDMENTS THERETO, AND MAKING FINDINGS IN SUPPORT THEREOF"

3. Set Ordinance for adoption at the December 13, 2016 meeting.

BACKGROUND:

The 2016 California building codes and related model codes have been prepared and will become effective and binding on the City of Stanton on January 1, 2017. California Health and Safety Code §18941.5 provides that the City of Stanton may establish more

restrictive building standards if they are reasonably necessary due to local climatic, geological or topographical conditions.

The Stanton Fire Chief and Building Official have recommended that changes and modifications be made to the 2016 Codes and have advised that certain of said changes and modifications to the California Building Code are reasonably necessary due to local conditions within the City of Stanton and have further advised that the remainder of the said changes and modifications are of an administrative or procedural nature or concern themselves with subjects not covered by the Codes or are reasonably necessary to safeguard life and property within the City of Stanton

ANALYSIS/JUSTIFICATION:

Based on the review of the California codes by the Stanton Fire Chief and Building Official, it is in the best interests of the health safety and welfare of the residents of the City of Stanton that all such amendments to the uniform codes be adopted as detailed in Ordinance No. 1061.

FISCAL IMPACT:

None.


PUBLIC NOTIFICATION:

Through the regular agenda process.

STRATEGIC PLAN:

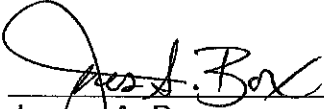
- 1 – Provide a Safe Community
- 6 – Maintain and Promote a Responsive, High Quality and Transparent Government

Reviewed by:



Kelly Haft
Community Development
Director

Approved by:



James A. Box
City Manager

Attachments:

- A. Ordinance No. 1061

ORDINANCE NO. 1061

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA REPEALING ORDINANCE NO. 1022 AND AMENDING DIVISION I OF TITLE 16 AND SECTIONS 17.08.010 AND 17.08.020 OF THE STANTON MUNICIPAL CODE PERTAINING TO THE 2016 EDITIONS OF THE CALIFORNIA BUILDING STANDARDS CODE, WITH AMENDMENTS THERETO, AND MAKING FINDINGS IN SUPPORT THEREOF

WHEREAS, California Health and Safety Code Section 17958.7 and 18941.5 authorize the City of Stanton ("City") to adopt ordinances and regulations imposing the same requirements as are contained in the California Building Standards Code, 2016 Edition as provided in Title 24 and 25 of the California Code of Regulations and other codes adopted by the State pursuant to California Health and Safety Code Section 17922; and

WHEREAS, pursuant to California Government Code Section 50022.1 *et seq.* the City may adopt by reference the California Building Standards Code, 2016 Edition, as provided in Title 24 and 25 of the California Code of Regulations and other codes, (hereinafter referred to collectively as "Codes"); and

WHEREAS, Health and Safety Code Section 17958.5(a) permits the City to make modifications or changes to the Codes, which are reasonably necessary because of local climatic, geologic, or topographic conditions; and

WHEREAS, Health and Safety Code Section 17958.7 requires that the City Council, before making any modifications or changes to the Codes, make an express finding that such changes or modifications are reasonably necessary because of local climatic, geologic, or topographic conditions; and

WHEREAS, The Stanton Fire Chief and Building Official have recommended that changes and modifications be made to the 2016 Codes, and have advised that certain of said changes and modifications to the Codes are reasonably necessary due to local conditions within the City of Stanton, and have further advised that the remainder of the said changes and modifications are of an administrative or procedural nature, or concern themselves with subjects not covered by the Codes, or are reasonably necessary to safeguard life and property within the City of Stanton; and,

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

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

SECTION 1: The City Council finds that the above facts, findings and conclusions are true and correct and are made a material part of this Ordinance.

SECTION 2: Ordinance 1022 is hereby repealed in its entirety.

SECTION 3: General provisions applicable to all the Codes adopted by this Ordinance are as follows:

1. Violations – penalty.

For all sections of the Codes, any and all amendments included within this Ordinance, the following shall apply pertaining to violations and shall replace any sections of those Codes that pertain to violation.

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building or structure in the city, or cause same to be done, contrary to or in violation of any of the provisions of this Ordinance.

Any person, firm, or corporation violating any of the provisions of this ordinance, shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this ordinance is committed, continued, or permitted, and upon conviction of any such violation such persons shall be punishable according to the provisions of Section 1.10.010 of this code.

2. Board of Appeals

For all sections of the Codes, including any and all amendments included within this Ordinance, the following shall apply pertaining to board of appeals and shall replace any sections of those codes that pertain to board of appeals.

In order to determine the suitability of alternate materials and methods of construction and provisions of these codes, there shall be and there is hereby create a board of appeals, consisting of five members, composed of the mayor and the other members of the city council. Said members shall hold their respective membership on said board of appeals by reason of, and concurrently with their terms of service as council members and shall cease to be such members upon their ceasing to be such council members. The building official shall be the secretary of the board. The board may adopt reasonable rules and regulations for conducting its investigations and shall render all its decisions and findings on contested matters, in writing to the building official, with a duplicate copy thereof to any appellant or contestant affected by any such decision or finding, and may recommend to the city council such new legislation, if any, as is consistent therewith.

Three members of the board shall constitute a quorum. The mayor shall be the presiding officer of the board and in the mayor's absence the mayor pro-tem shall preside. Meetings shall be conducted in accordance with the Brown Act.

The board shall have the right, subject to such limits as the city council may prescribe by resolution, to employ at the cost and expense of the city, such qualified individuals as the board, in its discretion, may deem reasonably necessary in order to assist it in its investigations and making its findings and decisions.

3. Fees.

For all sections of the Codes, including any and all amendments included within this Ordinance, pertaining to fees are hereby amended to read as follows:

All fees shall be as set forth by resolution of the City Council.

4. Uniform Codes Available.

Copies of all of the Codes adopted by this Ordinance shall be maintained in the office of the Clerk of the City of Stanton.

SECTION 4: Section 16.02.010 of the Stanton Municipal Code is hereby amended to read as follows:

"16.02.010 California Administrative Code adopted.

There is hereby adopted by reference the California Administrative Code, 2016 Edition as published by the International Code Council.

SECTION 5: Section 16.04.010 of the Stanton Municipal Code is hereby amended to read as follows:

"16.04.010 California building code adopted.

There is hereby adopted by reference the California Building Code Volume 1 and 2, and appendices B, C, I and J, 2016 Edition, based on the 2015 International Building Code as published by the International Code Council. Such Code, and amendments thereto as set forth in this chapter, are incorporated, pursuant to California Government Code Section 50022.2 et seq. and Health and Safety Code section 18941.5, 18938, and 17958, as though fully set forth at length herein, for the purpose of prescribing regulations for the erecting, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment use, height, and area of buildings and structures within the corporate limits of the City. From the date on which this section takes effect, the provisions of said code, together with amendments thereto, shall be controlling within the corporate limits of the City."

SECTION 6: Section 16.04.020 of the Stanton Municipal Code is hereby amended to read as follows:

"16.04.020 California building code amended.

Based upon the findings of the city council and upon the recommendations of the fire chief and building official, the city council hereby amends the California Building Code, 2016 Edition, applicable within the corporate limits of the city, as follows:

A. Section 104.8 of the California Building Code is hereby amended by adding a sentence to the end of the paragraph as follows:

Section 104.8 Liability. The provisions of this section shall apply if the Building Official or his/her authorized representative are employees of this jurisdiction and shall also apply if the Building Official or his/her authorized representative are acting under contract as agents of this jurisdiction.

B. **Section 202** of the California Building Code is hereby revised by adding "Spark Arrestor" as follows:

SPARK ARRESTER. A listed device constructed of noncombustible material specifically for the purpose of meeting one of the following conditions:

1. Removing and retaining carbon and other flammable particles/debris from the exhaust flow of an internal combustion engine in accordance with California Vehicle Code Section 38366.
2. Fireplaces that burn solid fuel in accordance with California Building Code Chapter 28.

C. **Section 701A.3 Application** is hereby revised to read as follows:

701A.3 Application. New buildings located in any Fire Hazard Severity Zone or any Wildland-Urban Interface Fire Area designated by the enforcing agency constructed after the application date, and additions to and remodel of buildings constructed before 2012 located in areas currently designated as such, shall comply with the provisions of this chapter. The provisions shall also apply to additions, remodels, and accessory structures located within 100 feet of a fuel modification zone, vegetation management area, or similar area containing hazardous combustible vegetation, regardless of whether the property is currently located in a designated Fire Hazard Severity Zone or Wildland-Urban Interface Fire Area, when materials and/or construction methods for exterior wildfire exposure were previously required at the property by the Building or Fire Code Official.

Exceptions:

1. Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from the applicable building.
2. Buildings of an accessory character classified as a Group U occupancy of any size located least 50 feet from an applicable building.
3. Buildings classified as a Group U Agricultural Building, as defined in Section 202 of this code (see also Appendix C – Group U Agricultural Buildings), when located at least 50 feet from an applicable building.

Section 710A.3.2 is hereby revised to read as follows:

710A.3.2 Detached accessory structures within 50 feet of an applicable building shall comply with the requirements of this section.

Section 710A.4 Requirements is hereby revised to read as follows:

710A.4 Requirements. Accessory structures shall be constructed of non-combustible or ignition-resistant materials.

D. **Section 903.2 Where required** is hereby amended as follows:

[F] 903.2 Where required. Approved automatic sprinkler systems in buildings and structures shall be provided in the following locations:

1. **New buildings:** Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2.12, an automatic fire-extinguishing system shall also be installed in all occupancies when the total building area, as defined in Section 202, exceeds 5,000 square feet (465 m²), or more than two stories in height, regardless of fire areas or allowable area.

Exception: Group R-3 occupancies. Group R-3 occupancies shall comply with California Residential Code Section R313.2.

2. **Existing buildings:** Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and when one of the following conditions exists:
 - a. When the addition is 33% or more of the existing building area and the resulting building area, as defined in Section 202, exceeds 5000 square feet (465 m²); or
 - b. When the addition exceeds 2000 square feet (185.81 m²) and the resulting building area, as defined in Section 202, exceeds 5000

square feet (465 m²); or

An additional story is added above the second floor regardless of fire areas or allowable area.

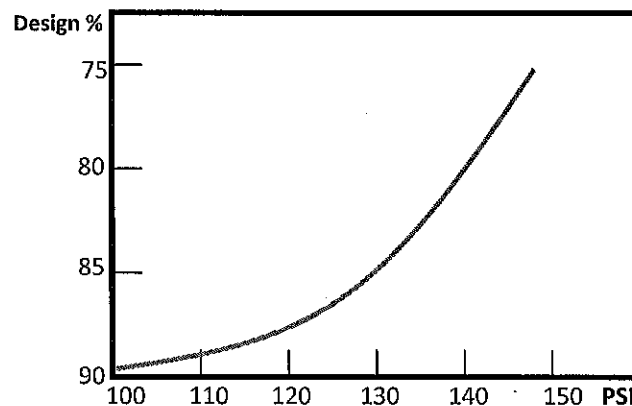
Table 1505.1 is amended, by the deletion of Table 1505.1 and the addition of a new Table 1505.1 thereto, to read as follows:

Section 903.3.5.3 Hydraulically calculated systems is hereby added as follows:

903.3.5.3 Hydraulically calculated systems. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

Exception: When static pressure exceeds 100 psi, and when required by the fire code official, the fire sprinkler system shall not exceed the water supply capacity specified by Table 903.3.5.3.

TABLE 903.3.5.3
Hydraulically Calculated



E. Table 1505.1 of the California Building Code is hereby amended, by the deletion of Table 1505.1 and the addition of a new Table 1505.1 thereto, to read as follows:

TABLE 1505.1^a
MINIMUM ROOF COVERING CLASSIFICATIONS
TYPES OF CONSTRUCTION

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	B	B	B	B	B	B

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m².

- a. Unless otherwise required in accordance with Chapter 7A.

F. Section 1505.1.3 of the California Building Code is hereby amended as follows:

1505.1.3 Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

Section 1505.5 is hereby amended, by the deletion of the entire section.

Section 1505.7 is hereby amended, by the deletion of the entire section.

G. Chapter 35 of the California Building Code, Referenced Standards, is hereby amended as follows:

Chapter 35 Referenced Standards is adopted in its entirety with the following amendments:

NFPA 13, 2016 Edition, Standard for the Installation of Sprinkler Systems is hereby amended as follows:

Section 6.7.3 is hereby revised to read as follows:

6.7.3 Fire department connections (FDC) shall be of an approved type. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of 2½" inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red or as approved. When the fire sprinkler density design requires more than 500 gpm (including inside hose stream demand), or a standpipe system is included, four 2½" inlets shall be provided.

Section 8.3.3.1 is hereby revised to read as follows:

8.3.3.1 When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted. Sprinklers in light hazard occupancies shall be one of the following:

1. Quick-response type as defined in 3.6.4.8
2. Residential sprinklers in accordance with the requirements of 8.4.5
3. Quick response CMSA sprinklers
4. ESFR sprinklers
5. Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
6. Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

Section 11.1.1.1 is hereby added as follows:

11.1.1.1 When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction(s) in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 16.2.1.3.2 (d) curve "G". Use is considered undetermined if a specific tenant/occupant is not identified at the time the sprinkler plan is submitted. Where a subsequent use or occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new use or occupancy.

Section 11.2.3.1.1.1 is hereby added as follows:

11.2.3.1.1.1 The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the fire code official:

- 1) Subtract the project site elevation from the low water level for the appropriate pressure zone and multiply the result by 0.433;
- 2) Use a maximum of 40 psi, if available;
- 3) Utilize the OCFA water-flow test form/directions to document a flow test conducted by the local water agency or an approved third party licensed in the State of California.

NFPA 13D 2016 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes is hereby amended as follows:

Section 7.1.2 is hereby revised to read as follows:

7.1.2 The sprinkler system piping shall not have separate control valves installed unless supervised by a central station, proprietary, or remote station alarm service.

NFPA 14, 2013 Edition, Installation of Standpipe and Hose Systems is hereby amended as follows:

1. Section 7.3.1.1 is hereby revised to read as follows:

7.3.1.1 Class I and III Standpipe hose connections shall be unobstructed and shall be located not less than 18 inches or more than 24 inches above the finished floor. Class II Standpipe hose connections shall be unobstructed and shall be located not less than 3 feet or more than 5 feet above the finished floor.

NFPA 24, 2016 Edition, Standard for the Installation of Private Fire Service Mains and Their Appurtenances is hereby amended as follows:

Section 6.2.8.1 is hereby added as follows:

6.2.8.1 All indicating valves controlling fire suppression water supplies shall be painted OSHA red.

Exceptions:

1. Brass or bronze valves on sprinkler risers mounted to the exterior of the building may be left unpainted.
2. Where OS&Y valves on the detector check assembly are the only control valves, at least one OS&Y valve shall be painted red.

Section 6.2.9 is hereby revised to read as follows:

All connections to private fire service mains for fire protection systems shall be arranged in accordance with one of the following so that they can be isolated:

- (1) A post indicator valve installed not less than 40 ft (12 m) from the building

(a) For buildings less than 40 ft (12 m) in height, a post indicator valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the post indicator valve.

- (2) A wall post indicator valve
- (3) An indicating valve in a pit, installed in accordance with Section 6.4
- (4) A backflow preventer with at least one indicating valve not less than 40 ft (12 m) from the building

(a) For buildings less than 40 ft (12 m) in height, a backflow preventer with at least one indicating valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the backflow preventer.

- (5) Control valves installed in a fire-rated room accessible from the exterior
- (6) Control valves in a fire-rated stair enclosure accessible from the exterior

Section 10.1.5 is hereby added as follows:

10.1.5 All ferrous pipe and joints shall be polyethylene encased per AWWA C150, Method A, B, or C. All fittings shall be protected with a loose 8-mil polyethylene tube or sheet. The ends of the tube or sheet shall extend past the joint by a minimum of 12 inches and be sealed with 2 inch wide tape approved for underground use. Galvanizing does not meet the requirements of this section.

Exception: 304 or 316 Stainless Steel pipe and fittings

Section 10.4.1.1 is hereby revised to read as follows:

10.4.1.1 All bolted joint accessories shall be cleaned and thoroughly coated with asphalt or other corrosion-retarding material after installation.

Exception: Bolted joint accessories made from 304 or 316 stainless steel.

Section 10.4.1.1.1 is hereby added as follows:

10.4.1.1.1 All bolts used in pipe-joint assembly shall be 316 stainless steel.

Section 10.4.3.2 is hereby revised to read as follows:

10.4.3.2 Where fire service mains enter the building adjacent to the foundation, the pipe may run under a building to a maximum of 24 inches, as measured from the interior face of the exterior wall to the center of the vertical pipe. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints or it shall comply with 10.4.3.2.1 through 10.4.3.2.4.

SECTION 7: Section 16.06.010 of the Stanton Municipal Code is hereby amended to read as follows:

“16.06.010 California mechanical adopted.

The California Mechanical Code, 2016 Edition based on the 2015 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials, is hereby adopted and shall be and become the Mechanical Code of the City, regulating and controlling the design, construction, installation, quality of materials, location, operation and maintenance of heating, ventilating, cooling, refrigeration systems, incinerators and other miscellaneous heat producing appliances.”

SECTION 7: Section 16.10.010 of the Stanton Municipal Code is hereby amended to read as follows:

"16.10.010 International Property Maintenance Code adopted.

The International Property Maintenance Code, 2015 Edition as published by the International Code Council is hereby adopted as the Property Maintenance Code of the City of Stanton, regulating erection, construction, enlargement, alteration repair, maintenance, moving, improving, removal, conversion, demolition and occupancy of all buildings or portions thereof used, or designed or intended to be used for human habitation.

SECTION 8: Section 16.12.010 of the Stanton Municipal Code is hereby amended to read as follows:

"16.12.010 California plumbing code adopted.

The California Plumbing Code, 2016 Edition, based on the 2015 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials, is hereby adopted and shall be and become the Plumbing Code of the City of Stanton, regulating erection, installation, alteration, repair, relocation, replacement, maintenance or use of plumbing systems within the City."

SECTION 9: Section 16.18.010 of the Stanton Municipal Code is hereby amended to read as follows:

"16.18.010 California Green Building Standards Code adopted.

The California Green Building Standards Code, 2016 Edition, as published by the International Code Council, is hereby adopted and shall be and become the Green Building Standards Code of the City of Stanton."

16.18.020 Green building standards code amended.

A. Section 202 of the Green Building Standards Code is amended to read as follows:

Sustainability. Consideration of present development and construction impacts on the community, the economy, and the environment without compromising the needs of the future.

SECTION 10: Section 16.20.010 of the Stanton Municipal Code is hereby amended to read as follows:

"16.20.010 California electrical code adopted.

Except as provided in this chapter, the California Electrical Code, 2016 Edition, based on the 2014 National Electrical Code as published by the National Fire Protection Association, is hereby adopted and shall be and become the Electrical Code of the City of Stanton, regulating all installation, arrangement, alteration, repair, use and other operation of electrical wiring, connections, fixtures and other electrical appliances on premises within the city."

SECTION 11: Section 16.24.010 of the Stanton Municipal Code is hereby amended to read as follows:

"16.20.010 International Swimming Pool and Spa Code adopted.

There is hereby adopted the International Swimming Pool and Spa Code, 2015 Edition as published by the International Code Council."

SECTION 12: Section 16.26.010 of the Stanton Municipal Code is hereby amended to read as follows:

"16.18.010 Residential code adopted.

There is hereby adopted the California Residential Code, 2016 Edition; with Appendix G and H, based on the 2015 International Residential Code as published by the International Code Council."

16.18.020 Residential code amended.

Section 202 Definitions is hereby revised by adding "OCFA" and "Spark Arrester" as follows:

OCFA: Orange County Fire Authority, fire authority having jurisdiction.

SPARK ARRESTER. A listed device constructed of noncombustible material specifically for the purpose of meeting one of the following conditions:

1. Removing and retaining carbon and other flammable particles/debris from the exhaust flow of an internal combustion engine in accordance with California Vehicle Code Section 38366.
2. Fireplaces that burn solid fuel in accordance with California Building Code Chapter 28.

A. Table R301.2(1) of the California Residential Code is hereby amended as follows:

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT DAMAGE FROM		WINTER TO DESIGN TEMP °	ICE BARRIER UNDERLAYMENT REQUIRED ⁿ	FLOOD HAZARDS ^g	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j	
	Speed ^a (mph)	Topographic effects ^k		Weathering ^a	Frost line Depth ^b						
Zero	85	No	D ₂ or E	Negligible	12-24"	Very Heavy	43	No		See Exhibit B	0 60

For SI: 1 pound per square foot = 0.0479 kPa, 1 mile per hour = 0.447 m/s.

Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.

- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2(4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The outdoor design dry-bulb temperature shall be selected from the columns of 97 1/2-percent values for winter from Appendix D of the *California Plumbing Code*. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the building official.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The City of Los Alamitos does not have any Flood Hazards Zones. (OR, if yes) See City's FIRM maps for Flood Hazard Locations.
- h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index- USA Method (Base 32°)" at www.ncdc.noaa.gov/fpsf.html.
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)" at www.ncdc.noaa.gov/fpsf.html.
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- l. In accordance with Figure R301.2(4)A, where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- m. In accordance with Section R301.2.1.2.1, the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" in this part of the table.

C. **Section R301.9 Fuel Modification Requirements for New Construction** is hereby added as follows:

R301.9 Fuel Modification Requirements for New Construction. All new structures and facilities adjoining land containing hazardous combustible vegetation shall be approved and in accordance with the requirements of OCFA Guideline C-05 "Vegetation Management Guideline – Technical Design for new Construction Fuel Modification Plans and Maintenance Program."

Section R309.6 Fire sprinkler attached garages, and carports with habitable space above is hereby amended by modifying the exception to read as follows:

Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing carports and/or garages that do not have an automatic fire sprinkler system installed unless a sprinkler system is required in accordance with California Fire Code Section 903.2.8.

Section R313.1 Townhouse automatic fire sprinkler systems is hereby amended by modifying the exception to read as follows:

Exception: An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses that do not have an automatic fire sprinkler system installed unless a sprinkler system is required in accordance with California Fire Code Section 903.2.8.

Section R313.2 One- and two-family dwellings automatic fire sprinklers systems. An automatic residential fire sprinkler system installed in one- and two-family dwellings as follows:

New buildings: An automatic sprinkler system shall be installed throughout all new buildings.

Existing buildings: An automatic sprinkler system shall be installed throughout when one of the following conditions exists:

1. When an addition is 33% or more of the existing building area, as defined in Section 502.1, and greater than 5,000 square feet (92.903m²) within a two-year period; or
2. An addition when the existing building is already provided with automatic sprinklers; or
3. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

Section R313.3.6.2.2 Calculation procedure is hereby revised to read as follows:

Section R313.3.6.2.2 Calculation procedure. Determination of the required size for water distribution piping shall be in accordance with the following procedure and California Fire Code Section 903.3.5.3.

(The remainder of the section is unchanged)

Section R319.1 Address identification is hereby revised to read as follows:

R319 Site Address. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches in height with a stroke width of not less than 0.5 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building address cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

Section R337.1.3 Application is hereby revised to read as follows:

R337.1.3 Application. New buildings located in any Fire Hazard Severity Zone or any Wildland-Urban Interface Fire Area designated by the enforcing agency constructed after the application date, and additions to and remodel of buildings constructed before 2012 located in areas currently designated as such, shall comply with the provisions of this chapter. The provisions shall also apply to additions, remodels, and accessory structures located within 100 feet of a fuel modification zone, vegetation management area, or similar area containing hazardous combustible vegetation, regardless of whether the property is currently located in a designated Fire Hazard Severity Zone or Wildland-Urban Interface Area, when materials and/or construction methods for exterior wildfire exposure were previously required at the property by the Building or Fire Code Official.

Exceptions:

1. Buildings of an accessory character classified as a Group U occupancy and not exceeding 120 square feet in floor area, when located at least 30 feet from an applicable building.
2. Buildings of an accessory character classified as a Group U occupancy of any size located at least 50 feet from an applicable building.

3. Buildings classified as a Group U Agricultural Building, as defined in Section 202 of this code (see also Appendix C – Group U Agricultural Buildings), when located at least 50 feet from an applicable building.

Section R337.1.6 Fuel Modification Requirements for New Construction is hereby added as follows:

R337.1.6 Fuel Modification Requirements for New Construction. All new buildings to be built or installed in a Wildfire Risk Area shall comply with the following:

1. Preliminary fuel modification plans shall be submitted to and approved by the fire code official prior to or concurrently with the approval of any tentative map.
2. Final fuel modification plans shall be submitted to and approved by the fire code official prior to the issuance of a grading permit.
3. The fuel modification plans shall meet the criteria set forth in the Fuel Modification Section of OCFA Guideline C-05 "Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program."

- 3.1. The fuel modification plan shall include provisions for the maintenance of the fuel modification in perpetuity.
4. The fuel modification plan may be altered if conditions change. Any alterations to the fuel modification areas shall have prior approval from the fire code official.
5. All elements of the fuel modification plan shall be maintained in accordance with the approved plan and are subject to the enforcement process outlined in the Fire Code.

I. Section R902.1 of the California Residential Code is hereby amended as follows:

R902.1 Roofing covering materials. Roofs shall be covered with materials as set forth in Sections R904 and R905. A minimum Class A or B roofing shall be installed in areas designated by this section. Classes A or B roofing required by this section to be listed shall be tested in accordance with UL 790 or ASTM E 108.

Exceptions:

1. Class A roof assemblies include those with coverings of brick, masonry and exposed concrete roof deck.
2. Class A roof assemblies also include ferrous or copper shingles or sheets, metal sheets and shingles, clay or concrete roof tile, or slate installed on noncombustible decks.

J. Section R902.1.3 of the California Residential Code is hereby amended as follows:

R902.1.3 Roof coverings within all other areas. The entire roof covering of every existing structure where more than 50 percent of the total roof area is replaced within any one-year period, the entire roof covering of every new structure, and any roof covering applied in the alteration, repair or replacement of the roof of every existing structure, shall be a fire-retardant roof covering that is at least Class B.

K. Section R902.2, first paragraph, of the California Residential Code is hereby amended as follows:

R902.2 Fire-retardant-treated shingles and shakes. Fire-retardant-treated wood shakes and shingles are wood shakes and shingles complying with UBC Standard 15-3 or 15-4 which are impregnated by the full-cell vacuum-pressure process with fire-retardant chemicals, and which have been qualified by UBC Standard 15-2 for use on Class A or B roofs.

I. Section R1001.13 of the California Residential Code is hereby added as follows:

Section R1001.13 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices is hereby added as follows:

R1001.13 Chimney spark arresters. All chimneys attached to any appliance or fireplace that burns solid fuel shall be equipped with an approved spark arrester. Chimneys serving outdoor appliances or fireplaces shall be equipped with a spark arrester. The spark arrester shall meet the requirements of Section 2113.9.2 of the California Building Code.

R1001.14 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices. Outdoor fireplaces, fire pits, fire rings, or similar exterior devices shall comply with this section.

Exception: Barbeques, grills, and other portable devices intended solely for cooking

Section R1001.13.1 Gas-fueled devices is hereby added as follows:

R1001.13.1 Gas-fueled devices. Outdoor fireplaces, fire pits and similar devices fueled by natural gas or liquefied-petroleum gas are allowed when

approved by the Building Department and the device is designed to only burn a gas flame and not wood or other solid fuel. At R-3 occupancies, combustible construction shall not be located within three feet of an atmospheric column that extends vertically from the perimeter of the device. Where a permanent Building Department approved hood and vent is installed, combustible construction may encroach upon this column between the bottom of the hood and the vent opening. Where chimneys or vents are installed, they shall have a spark arrester in accordance with Section R1003.9.2.

Section R1001.13.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas is hereby added as follows:

R1001.13.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas. Fireplaces burning wood or other solid fuel shall be constructed in accordance with Section R1001. Fires in a fireplace shall be contained within a firebox with an attached chimney. The opening in the face of the firebox shall have an installed and maintained method of arresting sparks. The burning of wood or other solid fuel in a device is not allowed within 15 feet of combustible structures, unless within a permanent or portable fireplace.

Section R1001.13.3 Devices using wood or fuels other than natural gas or liquefied-petroleum gas is hereby added as follows:

R1001.13.3 Where prohibited. The burning of wood and other solid fuels shall not be conducted within a fuel modification zone. Wood and other solid fuel burning fires in devices other than permanent fireplaces are not allowed within Wildfire Risk Areas (WRA) and adopted Fire Hazard Severity Zones (FHSZ) or in locations where conditions could cause the spread of fire to the WRA or FHSZ, unless determined by the Fire Code Official that the location or design of the device should reasonably prevent the start of a wildfire.

J. Chapter 44, Referenced Standards, of the California Residential Code is hereby amended as follows:

NFPA 13, 2016 Edition, Standard for the Installation of Sprinkler Systems is hereby amended as follows:

Section 6.7.3 is hereby revised to read as follows:

6.7.3 Fire department connections (FDC) shall be of an approved type. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of 2½" inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red or as approved. When the fire sprinkler density design

requires more than 500 gpm (including inside hose stream demand), or a standpipe system is included, four 2½" inlets shall be provided.

Section 8.3.3.1 is hereby revised to read as follows:

8.3.3.1 When fire sprinkler systems are installed in shell buildings of undetermined use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted. Sprinklers in light hazard occupancies shall be one of the following:

7. Quick-response type as defined in 3.6.4.8
8. Residential sprinklers in accordance with the requirements of 8.4.5
9. Quick response CMSA sprinklers
10. ESFR sprinklers
11. Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
12. Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

Section 11.1.1.1 is hereby added as follows:

11.1.1.1 When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction(s) in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 16.2.1.3.2 (d) curve "G". Use is considered undetermined if a specific tenant/occupant is not identified at the time the sprinkler plan is submitted. Where a subsequent use or occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new use or occupancy.

Section 11.2.3.1.1.1 is hereby added as follows:

11.2.3.1.1.1 The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the fire code official:

- 4) Subtract the project site elevation from the low water level for the appropriate pressure zone and multiply the result by 0.433;
- 5) Use a maximum of 40 psi, if available;
- 6) Utilize the OCFA water-flow test form/directions to document a flow test conducted by the local water agency or an approved third party licensed in the State of California.

NFPA 13D 2016 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes is hereby amended as follows:

Section 7.1.2 is hereby revised to read as follows:

7.1.2 The sprinkler system piping shall not have separate control valves installed unless supervised by a central station, proprietary, or remote station alarm service.

SECTION AO103.3 Vehicular gates or other barriers across required fire apparatus access roads is hereby added as follows:

AO103.3 Vehicular gates or other barriers across required fire apparatus access roads. The installation of gates or other barriers across a required fire apparatus access road shall be approved by the fire code official. Gates or barriers shall be in accordance with Orange County Fire Authority Guideline B-09 "Fire Master Plans for Commercial and Residential Development".

SECTION 13: Section 16.36.010 of the Stanton Municipal Code is hereby amended to read as follows:

"16.18.010 California Existing Building Code adopted.

The California Existing Building Code, 2016 Edition, as published by the International Code Council, is hereby adopted and shall be and become the Existing Building Code of the City of Stanton."

SECTION 14: Title 16 of the Stanton Municipal Code is hereby amended to add a new Chapter 16.50 to read as follows:

"Chapter 16.50

CHAPTER 9 POST-DISASTER RECOVERY AND RECONSTRUCTION

SECTION 901 – POST-DISASTER SAFETY ASSESSMENT PLACARDS AND SECURITY

901.1 SCOPE. This chapter establishes standard placards to be used to indicate the condition of a structure for continued occupancy after any natural or man-made disaster. It further authorizes the Building and Safety Department, as well as authorized representatives, to post appropriate placards at each entry point to a building or structure upon completion of a safety assessment.

901.2 APPLICATION OF PROVISIONS. The provisions of this chapter are applicable to all buildings and structures, of all occupancies, regulated by the City following each natural or man-made disaster.

901.3 DEFINITIONS.

901.3.1 BUILDING OFFICIAL is defined in Section 16.04.020 of the Stanton Municipal Code.

901.3.2 SAFETY ASSESSMENT is a visual examination of a building or structure for the purpose of determining whether continued use or occupancy is appropriate following a natural or man-made disaster.

901.4 PLACARDS. The following official placards must be used to designate the condition of buildings or structures following a disaster.

901.4.1 (GREEN) INSPECTED - LAWFUL OCCUPANCY PERMITTED. Posted on any building or structure where no apparent hazard has been found. Placement of this placard does not mean that there is no damage to the building or structure.

901.4.2 (YELLOW) RESTRICTED OR LIMITED ENTRY. Posted on each damaged building or structure where damage has created a hazardous condition which justifies restricted occupancy. The Building Official who posts this placard will note in general terms the hazard created and will clearly and concisely note the restrictions on occupancy.

901.4.3 (RED) UNSAFE – DO NOT ENTER OR OCCUPY. Posted on each damaged building or structure such that continued occupancy poses a threat to life or health. Buildings or structures posted with this placard may be entered only after authorization in writing by the building official. Safety assessment teams are authorized to enter these buildings at any time. This placard may not be used or considered as a demolition order. The official who posts this placard must make a note in general terms of the damage encountered.

901.4.4 SECURING OF UNSAFE BUILDINGS OR STRUCTURES. Buildings or structures that have been determined by the Building Official to pose a threat to life safety or to be unsafe due to damage may be required by the Building Official to be secured from entry by fencing or other approved means until such time that the damage or threat to life is removed by repair, reconstruction or demolition. The fencing or security measures may not be removed without authorization from the building official.

901.4.5 REMOVAL OF PLACARDS. Once the placard has been attached to a building or structure, it may not be removed, altered, or covered until authorized by the Building Official.

901.5 VIOLATION. Any violation of § 16.04.400 of this code is a misdemeanor and will be subject to punishment according to the provisions of § 16.04.310.

SECTION 902 – POST DISASTER ABATEMENT

902.1 INTENT. This chapter establishes abatement criteria for all buildings and

structures damaged as a result of a disaster for which a local emergency has been declared.

902.2 APPLICATION OF PROVISIONS. The provisions of this chapter are applicable to all buildings and structures regulated by the City.

902.3 DEFINITIONS. For the purpose of the chapter, the following definitions apply:

902.3.1 EVENT means any occurrence which results in the declaration of a disaster, including but not limited to, fires, landslides, wind storms, earthquakes, and floods.

902.3.2 HISTORIC BUILDING OR STRUCTURE means any building or structure registered with a federal, state, county, or city government, or the register of points of interest. Historic buildings and structures also include those buildings and structures within a recognized historic district.

902.3.3 STATE HISTORIC PRESERVATION OFFICER (SHPO) is the person appointed by the Governor, pursuant to Section 101(b)(1) of the National Historic Preservation Act of 1966, as amended, to administer the State Historic Preservation Program.

Office of Historic Preservation
Department of Parks and Recreation
P.O. BOX 942896
Sacramento, CA 94296-0001
Phone: (916) 653-6624
FAX: (916) 653-9824

902.4 ABATEMENT CRITERIA

902.4.1 NOTICE OF DETERMINATION. Except as provided in Section 902.4.2 below, the Building Official must serve a written Notice of Determination to each property owner as found on the latest available copy of the last equalized assessment roll. Such Notice of Determination must be delivered by hand-delivery, telephone, telegram, facsimile or other reasonable means, and must clearly indicate that the structure is an imminent hazard and dangerous and that, as such, it constitutes a public nuisance. The notice must set forth those factors which, in the opinion of the Building Official, make the structure an imminent hazard and dangerous, and must also include a directive from the Building Official of the specific action or actions to be taken by the property owner. The Notice must specify that within 48 hours from the time of issuance of the Notice of Determination, the owner or other party of record with an equitable or legal interest in the property must abate the nuisance in accordance with the directives written in the Notice of Determination by the Building Official.

902.4.2 NOTICE OF DETERMINATION EXCEPTION. No prior notice is required, when the building official, after considering all the facts, determines, in writing, that the structure is an imminent hazard and dangerous, and that it must be abated immediately and that time and circumstances do not permit the giving of prior notice to the owner. In those cases where time and circumstances do not permit the City to give the owner notice prior to abatement, the Building Official may cause the nuisance to be summarily abated.

902.4.3 APPEAL OF NOTICE OF DETERMINATION. A Notice of Determination delivered by the Building Official, that a building or structure is an imminent hazard and dangerous and therefore must be abated, may be appealed by the property owner or any other party of record with an equitable or legal interest in the property. Such appeal must be made to the Building Official within 48 hours of delivery of such Notice of Determination by the Building Official. Such appeal must be accompanied by a written Hazard Abatement Plan signed by a State of California licensed engineer or architect or by a written report by a State of California licensed engineer or architect stating why the engineer or architect feels the building or structure is not an imminent hazard or dangerous at this time. Such report must include a recommendation by the engineer or architect as to what should or should not be done at this time. If the Building Official accepts the proposed Hazard Abatement Plan in lieu of the Notice of Determination, the Hazard Abatement Plan must be implemented within 24 hours of acceptance by the Building Official. If the Building Official accepts an engineer's report and agrees there is no imminent hazard, the Building Official must rescind, in writing, the Notice of Determination.

Should the Building Official disagree with the Hazard Abatement Plan, or should the Building Official disagree with the engineer's or architect's report, a hearing must be conducted by the Board of Appeals, as soon as a quorum can be assembled.

902.4.4 BOARD OF APPEALS HEARING. At the hearing, the appellant has the right to call witnesses, to submit evidence, and to cross-examine the witnesses of the City. All witnesses must be sworn.

A record of the proceedings must be made by tape recording. Any relevant evidence may be submitted, regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions in the courts of this State.

At the close of the hearing, the Board of Appeals must act to either uphold, overrule, or modify the determination and order of the Building Official. The determination and order of the Building Official will be upheld, unless the Board of Appeals finds, based upon the evidence in the record, that the Building Official erred in determining that the structure is an imminent hazard and dangerous. The decision of the Board of Appeals, with the reasons therefore, may be given orally on the record. If given orally, the decision must be memorialized in writing and served upon the applicant within 24 hours of the time the oral decision is rendered.

If the Board of Appeals upholds the decision of the Building Official, the property owners of record will be ordered to abate the public nuisance within the time set forth in the order. If the structure is determined not to be an imminent hazard and dangerous, the Building Official's determination and order will be vacated. The decision of the Board of Appeals will be final on the date it is rendered.

902.4.5 HAZARD ABATEMENT PLAN. If a Hazard Abatement Plan is approved by the Building Official, the owner or other interested party of record must execute such plan within 24 hours of obtaining approval of the plan from the Building Official. Within 24 hours of completion of the abatement work the owner or other interested party of record must provide the Building Official with a written certification that the public nuisance, as described in the Building Official's Notice of Determination, has been abated.

If the work performed pursuant to the Hazard Abatement Plan amounts to temporary abatement, the owner or other party of record, prior to proceeding with permanent repairs, must obtain required permits and file a damage assessment report with the Building Official. The damage assessment report must be reviewed and approved by the Building Official prior to proceeding with permanent repairs.

902.4.6 FAILURE TO PERFORM. In those instances where the property owner or other interested party of record either does not respond to the Building Official's Notice of Determination or approved Hazard Abatement Plan, responds untimely, or responds timely but fails to abate the public nuisance within the required time period, the imminent hazard and dangerous structure will be subject to immediate abatement by the Building Official.

902.4.7 PUBLIC NUISANCE. All structures or portions of such structures which, after inspection by the Building Official, are determined to be an imminent hazard and dangerous, either to the public, occupants of the subject structure, or to any adjacent structures, are hereby declared to be public nuisances and must be abated by the owner in accordance with the procedures specified in Sections 43.2.4.4 and 43.2.4.5.

902.4.8 SUSPENSION OF ABATEMENT OF WORK. Notwithstanding any code provisions to the contrary, the Building Official is authorized to suspend abatement work, and to allow the property owner or other party of legal interest to complete the abatement work.

902.4.9 CHANGE OF STATUS. When the conditions making a structure an imminent hazard and dangerous have been abated, the structure will no longer be considered an imminent hazard and dangerous. However, if the abatement work is temporary in nature, as determined by the Building Official, the structure will remain subject to the provisions of this section.

902.4.10 DEMOLITION PERMIT. If the owner of any building or structure has decided to demolish rather than repair, the owner, or the owner's representative,

must obtain a demolition permit.

902.5 HAZARD ABATEMENT OF HISTORIC BUILDINGS OR STRUCTURES.

902.5.1 NOTIFICATION OF IMMINENT HAZARD. Within ten days after the event, the Building Official must notify the State Historic Preservation Officer that one of the following actions will be taken regarding any historic building or structure determined by the Building Official to represent an imminent hazard to the health or safety of the public, or to pose an imminent threat to the public right of way:

902.5.1.1 BRACING OR SHORING. Whenever possible, as determined by the Building Official, the building or structure may be braced or shored in such a manner as to mitigate the hazard to public health or safety or the hazard to the public right-of-way.

902.5.1.2 CONDEMNATION. Whenever bracing or shoring is determined to be an unreasonable alternative, the Building Official may cause the building or structure to be condemned and immediately demolished. Such condemnation and demolition may be performed in the interest of public health or safety without a condemnation hearing as required by the Uniform Code for the Abatement of Dangerous Buildings.

902.5.2 CONDEMNATION PROCEEDINGS. If, ten days after the event and less than thirty (30) days after the event, an historic building or structure is determined by the Building Official to represent a hazard to the health or safety of the public or to pose a threat to the public right of way, the Building Official may initiate condemnation proceedings in accordance with the Uniform Code for the Abatement of Dangerous Buildings. The Building Official may also notify the Federal Emergency Management Agency (FEMA), in accordance with the National Historic Preservation Act of 1966, as amended, of its intent to hold a condemnation hearing.

902.5.3 REQUEST TO DEMOLISH. If the Building Official and the owner of any historic building or structure agree that such a building or structure should be demolished, the Building Official must submit a request to demolish to the Federal Emergency Management Agency, in accordance with the National Historic Preservation Act of 1986, as amended. Such request must include all substantiating data.

SECTION 903 – DISASTER REPAIR AND RECONSTRUCTION

903.1 INTENT. This section establishes standards and regulations for the expeditious repair and reconstruction of structures damaged as a result of a disaster for which a local emergency has been declared.

903.2 APPLICATION OF PROVISIONS.

903.2.1 DECLARATION OF EMERGENCY. The provisions of this chapter are applicable to all buildings and structures regulated by the City following each disaster after a local emergency has been declared.

903.2.2 WAIVER FOR ENGINEERING EVALUATION. The requirements of this chapter may be waived by the Building Official subject to an Engineering Evaluation as defined in Section 903.3.3.4.

903.3 DEFINITIONS. For the purpose of this section, the following definitions apply:

903.3.1 ARCHITECT is a person licensed by the State of California to practice architecture, as prescribed by the State of California Business and Professions Code.

903.3.2 CIVIL ENGINEER is a person registered by the State of California to practice Civil Engineering, as prescribed by the State of California Business and Professions Code.

903.3.3 CURRENT CODE means those codes adopted by the City pursuant to California Health and Safety Code § 18941.5.

903.3.4 ENGINEERING EVALUATION is an evaluation of a damaged building or structure, or suspected damaged building or structure, performed under the direction of a structural engineer, civil engineer, or architect retained by the owner of the building or structure. Engineering evaluations must, at a minimum, contain recommendations for repair and an appropriate opinion of the construction cost for those repairs. All engineering evaluations must include the engineer's or architect's stamp, wet-signature, and license expiration date.

903.3.5 ESSENTIAL SERVICE FACILITY means those buildings or structures designated by the City to house facilities necessary for emergency operations subsequent to a disaster.

903.3.6 REPLACEMENT VALUE is the dollar value, as determined by the building official, for replacing a damaged structure with a new structure of the same size, same type of construction, and same occupancy, and located on the same site.

903.3.7 STRUCTURAL ENGINEER is a person registered by the State of California to practice civil engineering and to use the title, Structural Engineer, as defined in Section 5537.1 of the State of California Business and Professions Code.

903.3.8 VALUE OF REPAIR is the dollar value, as determined by the Building Official, for making necessary repairs to the damaged structure.

903.4 REPAIR CRITERIA

903.4.1 GENERAL. Buildings and structures of all occupancies which have been damaged as the result of a disaster, except as otherwise noted, must be repaired in accordance with the following criteria:

903.4.2 UP TO TEN PERCENT REPAIR VALUE. When the estimated value of

repair does not exceed ten percent of the replacement value of the structure, the damaged portion may be restored to the pre-disaster condition; except that when the damaged elements include suspended ceiling systems, the ceiling system must be repaired with all bracing required by current code.

903.4.3 UP TO FIFTY PERCENT REPAIR VALUE. When the estimated value of repair is greater than ten percent but less than fifty percent of the replacement value of the structure, the damaged elements must be repaired and brought into conformance with the structural requirements of the current code.

903.4.4 MORE THAN FIFTY PERCENT REPAIR VALUE. When the estimated value of repair is fifty percent or more of the replacement value of the structure, the entire structure must be brought into conformance with the fire and life safety and structural requirements of the current code.

903.4.5 CHIMNEY VALUE EXCLUSION. In Group R, Division 3, occupancies, the repair value of damaged chimneys may be excluded from the computation of percentage of replacement value. Damaged chimneys must be repaired in accordance with Section 903.5.

903.5 REPAIR CRITERIA FOR FIREPLACES AND CHIMNEYS.

903.5.1 GENERAL. All damaged chimneys must be repaired or reconstructed to comply with the requirements of Chapter 21 of the CBC. Damaged portions of chimneys must be removed in accordance with the following criteria.

903.5.2 DAMAGE ABOVE THE ROOF LINE. When the damaged portion of the chimney is located between the roof line and the top of the chimney, the damaged portion may be removed to the roof line provided the roof and ceiling anchorage are in sound condition. The reconstruction portion of the chimney must be braced to the roof structure using an approved method.

903.5.3 SINGLE-STORY STRUCTURE DAMAGE BELOW THE ROOF LINE. For a single-story structure in which the damaged portion of the chimney is below the roof line, or the damaged portion extends from above the roof line to below the roof line, the chimney must be removed to the top of the firebox.

903.5.4 MULTI-STORY STRUCTURE DAMAGE BELOW THE ROOF LINE. For a multi-story structure, the damaged portion of the chimney must be removed from the top to a floor line where anchorage is found.

903.5.5 FIREBOX DAMAGE. In any structure where the firebox has been damaged, the entire chimney and firebox must be removed to the foundation. If the foundation is in sound condition, the firebox and chimney may be reconstructed using the existing foundation. If the foundation has been damaged, the foundation must be removed and replaced. Such reconstruction and replacement must be in accordance with Chapter 21 of the CBC Code.

903.5.6 ENGINEERED ALTERNATE SOLUTIONS. Where existing conditions preclude the installation of all anchorage required by Chapter 21 of the CBC, alternate systems may be used in accordance with the alternate methods and materials provisions of the CBC when approved by the Building Official.

903.5.7 BRACING. Where the portion of the chimney extending above the roof line exceeds two times the least dimension of the chimney, that portion above the roof line must be braced to the roof structure using an approved method.

903.6 REPAIR CRITERIA FOR HISTORIC BUILDINGS OR STRUCTURES.

903.6.1 ENGINEERING EVALUATION REQUIRED. Buildings or structures which are included on a national, state, or local register for historic places or which are qualifying structures within a recognized historic district, which have been damaged as a result of a disaster, must have an engineering evaluation performed.

903.6.2 MINIMUM REPAIR CRITERIA. The minimum criteria for repair are included in Section 903.4, Repair Criteria, with due consideration given to the historical rating and nature of the structures. Additional standards and criteria, as noted in Part 8, Title 24, California Code of Regulations, also apply.

903.7 REPAIR CRITERIA FOR UNREINFORCED MASONRY BUILDINGS AND STRUCTURES.

903.7.1 GENERAL. All damaged buildings determined to be bearing wall buildings constructed of unreinforced masonry must be repaired and strengthened to fully comply with the requirements of § 16.04.375."

Section 17.08.010 of the Stanton Municipal Code is hereby amended to read as follows:

"17.08.010 California Fire Code adopted.

There is hereby adopted by reference the California Fire Code, 2016 Edition, including Chapter 1 and all appendices, based on the 2015 International Fire Code as published by the International Code Council. Such Code, and amendments thereto as set forth in this chapter, are incorporated, pursuant to California Government Code Section 50022.1 et seq. and Health and Safety Code section 18941.5, 18938, and 17958, as though fully set forth at length herein, for the purpose of prescribing regulations governing conditions hazardous to the life and property from fire or explosion within the corporate limits of the City. From the date on which this section takes effect, the provisions of said code, together with amendments thereto, shall be controlling within the corporate limits of the City."

SECTION 16: Section 17.08.020 of the Stanton Municipal Code is hereby added to read as follows:

"17.08.020 California Fire Code amended.

Based upon the findings of the city council and upon the recommendations of the fire chief and building official, the city council hereby amends the California Fire Code, 2015 Edition, applicable within the corporate limits of the city, as follows:

Chapter 1 Scope and Administration is adopted in its entirety with the following amendments:

Section 109.4 Violation penalties is hereby revised to read as follows:

109.4 Violation penalties. Persons who shall violate a provision of this code or shall fail to comply with any of the requirements thereof or shall fail to comply with any issued orders or notices or who shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall result in penalties assessed as prescribed in the OCFA Prevention Field Services adopted fee schedule. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

Section 109.4.2 Infraction and misdemeanor is hereby added as follows:

109.4.2 Infraction and misdemeanor. Persons operating or maintaining any occupancy, premises or vehicle subject to this code that shall permit any fire or life safety hazard to exist on premises under their control shall be guilty of an infraction. Persons who fail to take immediate action to abate a fire or life safety hazard when ordered or notified to do so by the chief or a duly authorized representative are guilty of a misdemeanor.

Chapter 2 Definitions is adopted in its entirety with the following amendments:

Sections 202 General Definitions is hereby revised by adding "OCFA," "Sky Lantern," and "Spark Arrester" as follows:

202 General Definitions

OCFA: Orange County Fire Authority, fire authority having jurisdiction.

SKY LANTERN. An airborne lantern typically made of paper, Mylar, or other lightweight material with a wood, plastic, or metal frame containing a candle, fuel cell, or other heat source that provides buoyancy.

SPARK ARRESTER. A listed device constructed of noncombustible material specifically for the purpose of meeting one of the following conditions:

3. Removing and retaining carbon and other flammable particles/debris from the exhaust flow of an internal combustion engine in accordance with California Vehicle Code Section 38366.
4. Fireplaces that burn solid fuel in accordance with California Building Code Chapter 28.

Chapter 3 General Requirements is adopted in its entirety with the following amendments:

Section 304.1.2 Vegetation is hereby revised to read as follows:

304.1.2 Vegetation. Type, amount, or arrangement of weeds, grass, vines or other growth that is capable of being ignited and endangering property-needing to comply with OCFA Guidelines, shall be cut, thinned, and removed by the owner or occupant of the premises in accordance with OCFA Guideline C-05 "Vegetation Management Guideline—Technical Design for New Construction, Fuel Modification Plans, and Maintenance Program. Vegetation clearance requirement in urban-wildland interface areas shall be in accordance with Chapter 49.

Section 305.6 Hazardous Conditions is hereby added as follows:

305.6 Hazardous conditions. Outdoor fires are not allowed when predicted sustained winds exceed 8 MPH during periods when relative humidity is less than 25%, or a red flag condition has been declared or public announcement is made, when an official sign was caused to be posted by the fire code official, or when such fires present a hazard as determined by the fire code official.

Section 305.7 Disposal of rubbish is hereby added as follows:

305.7 Disposal of rubbish. Rubbish, trash or combustible waste material shall be burned only within an approved incinerator and in accordance with Section 307.2.1.

Section 307 OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES is hereby revised to read as follows:

SECTION 307 OPEN BURNING, RECREATIONAL FIRES, FIRE PITS, FIRE RINGS, AND PORTABLE OUTDOOR FIREPLACES

Sections 307.6 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices used at Group R Occupancies is hereby added as follows:

307.6 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices used at Group R Occupancies. Outdoor fireplaces, fire pits, fire rings, or similar exterior devices used at Group R shall comply with this section.

Exception: Barbeques, grills, and other portable devices intended solely for cooking.

Section 307.6.1 Gas-fueled devices is hereby added as follows:

307.6.1 Gas-fueled devices. Outdoor fireplaces, fire pits and similar devices fueled by natural gas or liquefied-petroleum gas are allowed when approved by the Building Department and the device is designed to only burn a gas flame and not wood or other solid fuel. At R-3 occupancies, combustible construction shall not be located within three feet of an atmospheric column that extends vertically from the perimeter of the device. At other R occupancies, the minimum distance shall be ten feet. Where a permanent Building Department approved hood and vent is installed, combustible construction may encroach upon this column between the bottom of the hood and the vent opening. Where chimneys or vents are installed, they shall have a spark arrester as defined in Section 202.

Section 307.6.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas is hereby added as follows:

307.6.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas. Fireplaces burning wood or other solid fuel shall be constructed in accordance with the California Building Code. Fires in a fireplace shall be contained within a firebox with an attached chimney. The opening in the face of the firebox shall have an installed and maintained method of arresting sparks. The burning of wood or other solid fuel in a device is not allowed within 15 feet of combustible structures, unless within a permanent or portable fireplace. Conditions which could cause a fire to spread within 25 feet of a structure or to vegetation shall be eliminated prior to ignition. Fires in devices burning wood or solid fuel shall be in accordance with Sections 305, 307, and 308.

Section 307.6.2.1 Where prohibited is hereby added as follows:

307.6.2.1 Where prohibited. The burning of wood and other solid fuels shall not be conducted within a fuel modification zone. Wood and other solid fuel burning fires in devices other than permanent fireplaces are not allowed within Wildfire Risk Areas (WRA) and Wildland-Urban Interface Areas (WUI) or in locations where conditions could cause the spread of fire to the WRA or WUI unless determined by the Fire Code Official that the location or design of the device should reasonably prevent the start of a wildfire.

Section 309.2.1 Indoor charging of electric carts/cars is hereby added as follows:

309.2.1 Indoor charging of electric carts/cars. Indoor charging of electric carts/cars where the combined volume of all battery electrolyte exceeds 50 gallons shall comply with following:

1. Spill control and neutralization shall be provided and comply with Section 608.5.
2. Room ventilation shall be provided and comply with Section 608.6.1
3. Signage shall be provided and comply with Section 608.7.1
4. Smoke detection shall be provided and comply with Section 608.9.

Section 320 Fuel Modification Requirements for New Construction is hereby added as follows:

320 Fuel Modification Requirements for New Construction. All new structures and facilities adjoining land containing hazardous combustible vegetation shall be approved and in accordance with the requirements of OCFA Guideline C-05 "Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program."

Section 321 Clearance of brush or vegetation growth from roadways is hereby added as follows:

321 Clearance of brush or vegetation growth from roadways. The fire code official is authorized to cause areas within 10 feet (3048 mm) on each side of portions of highways and private streets which are improved, designed or ordinarily used for vehicular traffic, to be cleared of flammable vegetation and other combustible growth. Measurement shall be from the flow-line or the end of the improved edge of the roadway surfaces.

Exception: Single specimens of trees, ornamental shrubbery or cultivated ground cover such as green grass, ivy, succulents or similar plants used as ground covers, provided that they do not form a means of readily transmitting fire.

Section 322 Unusual Circumstances is hereby added as follows:

322 Unusual circumstances. The fire code official may suspend enforcement of the vegetation management requirements and require reasonable alternative measures designed to advance the purpose of this code if determined that in any specific case that any of the following conditions exist:

1. Difficult terrain.
2. Danger of erosion.
3. Presence of plants included in any state and federal resources agencies, California Native Plant Society and county-approved list of wildlife, plants, rare, endangered and/or threatened species.
4. Stands or groves of trees or heritage trees.
5. Other unusual circumstances that make strict compliance with the clearance of vegetation provisions undesirable or impractical.

Section 323 Use of Equipment is hereby added as follows:

323 Use of equipment. Except as otherwise provided in this section, no person shall use, operate, or cause to be operated in, upon or adjoining any hazardous fire area any internal combustion engine which uses hydrocarbon fuels, unless the engine is equipped with a spark arrester as defined in Section 202 maintained in effective working order, or the engine is constructed, equipped and maintained for the prevention of fire.

Exceptions:

1. Engines used to provide motor power for trucks, truck tractors, buses, and passenger vehicles, except motorcycles, are not subject to this section if the exhaust system is equipped with a muffler as defined in the Vehicle Code of the State of California.
2. Turbocharged engines are not subject to this section if all exhausted gases pass through the rotating turbine wheel, there is no exhaust bypass to the atmosphere, and the turbocharger is in good mechanical condition

Section 323.1 Spark Arresters is hereby added as follows:

323.1 Spark arresters. Spark arresters shall comply with Section 202, and when affixed to the exhaust system of engines or vehicles subject to Section 323 shall not be placed or mounted in such a manner as to allow flames or heat from the exhaust system to ignite any flammable material.

Section 324 Sky Lanterns or similar devices is hereby added as follows:

324 Sky Lanterns or similar devices. The ignition and/or launching of a Sky Lantern or similar device is prohibited.

Chapter 4: Emergency Planning and Preparedness. Adopt only the sections, subsections, and amendment listed below:

401

401.3.4

401.9

402

403.2

404.5 – 404.6.6

407

Section 407.5 is revised to read as follows:

407.5 Hazardous Materials Inventory Statement. Where required by the fire code official, each application for a permit shall include OCFA's Chemical

Classification Packet in accordance with Section 5001.5.2.

Chapter 5 Fire Service Features is adopted in its entirety with the following amendments:

SECTION 501.1 Scope is revised to read as follows:

501.1 Scope. Fire service features for buildings, structures and premises shall comply with this chapter and, where required by the fire code official, with OCFA Guideline B-09, "Fire Master Plan for Commercial & Residential Development." Fire service features for buildings, structures and premises located in State Responsibility Areas shall also comply with OCFA Guideline B-09a, "Fire Safe Development in State Responsibility Areas."

Section 510.1 Emergency responder radio coverage is revised to read as follows:

510.1 Emergency responder radio coverage in new buildings. All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. The Emergency Responder Radio Coverage System shall comply with the local authority having jurisdiction's ordinance and this code.

Exceptions:

1. Where it is determined by the fire code official that the radio coverage system is not needed.
2. In facilities where emergency responder radio coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of that facility, the fire code official shall have the authority to accept an automatically activated emergency radio coverage system.

This section shall not apply to the following:

1. Existing buildings or structures, unless required by the Building Official and OCFA for buildings and structures undergoing extensive remodel and/or expansion.
2. Elevators.
3. Structures that are three stories or less without subterranean storage or parking and that do not exceed 50,000 square feet on any single story.
4. Wood-constructed residential structures four stories or less without subterranean storage or parking that are not built integral to an above ground multi-story parking structure.
5. Should construction that is three stories or less that does not exceed 50,000 square feet on any single story include subterranean storage or

parking, then this ordinance shall apply only to the subterranean areas.

Section 510.2 Emergency responder radio coverage in existing buildings is deleted without replacement:

Section 510.4.2.2 Technical Criteria is revised to read as follows:

510.4.2.2 Technical criteria. The fire code official shall maintain a document providing the specific technical information and requirements for the emergency responder radio coverage system. This document shall contain, but not be limited to, the various frequencies required, the location of radio sites, effective radiated power of radio sites, and other supporting technical information.

1. The frequency range supported from the 800 MHz Countywide Communications System shall be 851-869 MHz (base transmitter frequencies).
2. The frequency range supported to the 800 MHz Countywide Communications System shall be 806-824 MHz (radio field transmit frequencies).
3. A public safety radio amplification system shall include filters to reject frequencies below 851 MHz and frequencies above 869 MHz by a minimum of 35dB.
4. All system components must be 100 percent compatible with analog and digital modulations after installation without adjustments or modifications. The systems must be capable of encompassing the frequencies stated herein and capable of future modifications to a frequency range subsequently established by the jurisdiction.
5. Active devices shall have a minimum of -50 dB 3rd order intermodulation protection.
6. All active in-building coverage devices shall be FCC Part 90 Type Certified

Section 510.5.1 Approval prior to installation is revised to read as follows:

510.5.1 Approval prior to installation. Amplification systems capable of operating on frequencies licensed to any public safety agency by the FCC shall not be installed without prior plan submittal, coordination and approval from Orange County Communications and a copy of the approved plan provided to of the fire and building code officials.

Section 510.5.2 Minimum qualification of personnel is revised to read as follows:

510.5.2 Minimum qualifications of personnel. The minimum qualifications of the system designer and lead installation personnel shall include both of the following:

1. A valid FCC-issued general radio operator's license.

2. Certification of in-building system training issued by a nationally recognized organization, school or a certificate issued by the manufacturer of the equipment being installed.

Section 510.5.3 Acceptance test procedure item 7 is revised to read as follows:

510.5.3 Acceptance test procedure. When an emergency responder radio coverage system is required, and upon completion of installation, the building owner shall have the radio system tested to ensure that two-way coverage on each floor of the building is not less than 90 percent. The test procedure shall be conducted as follows: ...

7. As part of the installation a spectrum analyzer or other suitable test equipment shall be utilized to ensure spurious oscillations are not being generated by the subject signal booster. This test shall be conducted at the time of installation and subsequent annual inspections by the FCC licensed technician hired by the property owner and an OCSD/Communications Division FCC-certified technician.

Section 510.6.1 Testing and proof of compliance is revised to read as follows:

510.6.1 Testing and proof of compliance.

The owner of the building or their representative shall have the emergency responder radio coverage system ~~shall be~~ inspected and tested annually or where structural changes occur including additions or remodels that could materially change the original field performance tests. Testing shall consist of the following:

1. In-building system components shall be tested to determine general functional operability.
2. Signal boosters shall be tested to ensure that the gain is the same as it was upon initial installation and acceptance.
3. Backup batteries and power supplies shall be tested under load of a period of one hour to verify that they will properly operate during an actual power outage. If within the 1-hour test period the battery exhibits symptoms of failure, the test shall be extended for additional 1-hour periods until the integrity of the battery can be determined.
4. Other active components shall be checked to verify operation within the manufacturer's specifications.
5. If noncompliance is found, the FCC licensed technician will assess improvements necessary and provide such information to

OCSD Communications and the fire and building code officials.

6. At the conclusion of the testing, a certification report, which shall verify compliance with Section 510.5.3, shall be submitted to OCSD Communications and the fire and building code officials.

Adopt Chapter 9 Fire Protection Systems is adopted in its entirety with the following amendments:

Section 903.2 Where required is hereby revised to read as follows:

903.2 Where required. Approved automatic sprinkler systems in buildings and structures shall be provided when one of the following conditions exists:

1. **New buildings:** Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2.19, an automatic fire-extinguishing system shall also be installed in all occupancies when the total building area exceeds 5,000 square feet as defined in Section 202, regardless of fire areas or allowable area, or is more than two stories in height.

Exception: Subject to approval by the Fire Code Official, open parking garages in accordance with Section 406.5 of the California Building Code.

2. **Existing Buildings:** Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and one of the following conditions exists:
 - a. When an addition is 33% or more of the existing building area, and the resulting building area exceeds 5000 square feet
 - b. When an addition exceeds 2000 square feet and the resulting building area exceeds 5000 square feet.
 - c. An additional story is added above the second floor regardless of fire areas or allowable area.

Exception: Additions to Group R-3 occupancies shall comply with Section 903.2.8 (2).

Section 903.2.8 Group R is hereby revised to read as follows:

903.2.8 Group R. An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area as follows:

1. **New Buildings:** An automatic sprinkler system shall be installed throughout all new buildings.
2. **Existing R-3 Buildings:** An automatic sprinkler system shall be installed throughout when one of the following conditions exists:
 - a. When an addition is 33% or more of the existing building area as defined in Section 202, and greater than 1000 square feet within a two year period; or,
 - b. An addition when the existing building is already provided with automatic sprinklers; or,
 - c. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

Exceptions:

1. Existing Group R-3 occupancies converted to Group R-3.1 occupancies and not housing bedridden clients, not housing nonambulatory clients above the first floor, and not housing clients above the second floor.
2. Existing Group R-3 occupancies converted to Group R-3.1 occupancies housing only one bedridden client and complying with Section 435.8.3.3 of the California Building Code.
3. Pursuant to Health and Safety Code, Section 13113, occupancies housing ambulatory children only, none of whom are mentally ill children or children with intellectual disabilities, and the buildings or portions thereof in which such children are housed are not more than two stories in height, and building or portions thereof housing such children have an automatic fire alarm system activated by approved smoke detectors.
4. Pursuant to Health and Safety Code, Section 13143.6, occupancies licensed for protective social care which house ambulatory clients only, none of whom is a child (under the age of 18 years), or who is elderly (65 years of age or over).

When not used in accordance with Section 504.2 or 506.3 of the California Building Code, an automatic sprinkler system installed in accordance with Section 903.3.1.2 shall be allowed in Group R-2.1 occupancies.

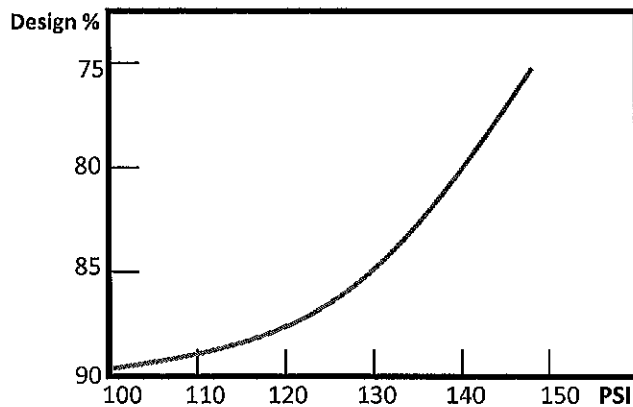
An automatic sprinkler system designed in accordance with Section 903.3.1.3 shall not be utilized in Group R-2.1 or R-4 occupancies.

Section 903.3.5.3 Hydraulically calculated systems is hereby added as follows:

903.3.5.3 Hydraulically calculated systems. The design of hydraulically calculated fire sprinkler systems shall not exceed 90% of the water supply capacity.

Exception: When static pressure exceeds 100 psi, and when required by the fire code official, the fire sprinkler system shall not exceed the water supply capacity specified by Table 903.3.5.3.

TABLE 903.3.5.3
Hydraulically Calculated



3. Chapter 11

4. Construction Requirements for Existing Buildings

Chapter 11 Construction Requirements for Existing Buildings. Adopt only those sections and subsections listed below:

1103.7
1103.7.3
1103.7.3.1
1103.7.8 – 1103.7.8.2
1103.7.9 – 1103.7.9.10
1103.8 – 1103.8.5.3
1107
1113
1114
1115
1116

Chapter 25 Fruit and Crop Ripening is deleted in its entirety.

Chapter 26 Fumigation and Insecticidal Fogging is deleted in its entirety.

Chapter 28 Lumber Yards and Agro-Industrial, Solid Biomass and Woodworking

Facilities is adopted in its entirety with the following amendments:

Section 2801.2 Permit is hereby revised to read as follows:

2801.2 Permit. Permits shall be required as set forth in Section 105.6 and 105.6.29.

Section 2808.2 Storage site is hereby revised to read as follows:

2808.2 Storage site. Storage sites shall be level and on solid ground, elevated soil lifts or other all-weather surface. Sites shall be thoroughly cleaned and approval obtained from the fire code official before transferring products to the site.

Section 2808.3 Size of piles is hereby revised to read as follows:

2808.3 Size of piles. Piles shall not exceed 15 feet in height, 50 feet in width and 100 feet in length.

Exception: The fire code official is authorized to allow the pile size to be increased where a fire protection plan is provided for approval that includes, but is not limited to, the following:

1. Storage yard areas and materials-handling equipment selection, design and arrangement shall be based upon sound fire prevention and protection principles.
2. Factor that lead to spontaneous heating shall be identified in the plan, and control of the various factors shall be identified and implemented, including provisions for monitoring the internal condition of the pile.
3. The plan shall include means for early fire detection and reporting to the public fire department; and facilities needed by the fire department for fire extinguishment including a water supply and fire hydrants.
4. Fire apparatus access roads around the piles and access roads to the top of the piles shall be established, identified and maintained.
5. Regular yard inspections by trained personnel shall be included as part of an effective fire prevention maintenance program.

Additional fire protection called for in the plan shall be provided and shall be installed in accordance with this code. The increase of the pile size shall be based upon the capabilities of the installed fire protection system and features.

Section 2808.4 Pile Separation is hereby revised to read as follows:

2808.4. Pile separation. Piles shall be separated from adjacent piles by a minimum distance of 20 feet. Additionally, piles shall have a minimum separation

of 100 feet from combustible vegetation.

Section 2808.7 Pile fire protection is hereby revised to read as follows:

2808.7 Pile fire protection. Automatic sprinkler protection shall be provided in conveyor tunnels and combustible enclosures that pass under a pile. Combustible conveyor systems and enclosed conveyor systems shall be equipped with an approved automatic sprinkler system. Oscillating sprinklers with a sufficient projectile reach are required to maintain a 40% to 60% moisture content and wet down burning/smoldering areas.

Section 2808.9 Material-handling equipment is hereby revised to read as follows:

2808.9 Material-handling equipment. All material-handling equipment operated by an internal combustion engine shall be provided and maintained with an approved spark arrester. Approved material-handling equipment shall be available for moving wood chips, hogged material, wood fines and raw product during fire-fighting operations.

Section 2808.11 Temperature control is hereby added as follows:

2808.11 Temperature control. The temperature shall be monitored and maintained as specified in Sections 2808.11.1 and 2808.11.2.

Section 2808.11.1 Pile temperature control is hereby added as follows:

2808.11.1 Pile temperature control. Piles shall be rotated when internal temperature readings are in excess of 165 degrees Fahrenheit.

Section 2808.11.2 New material temperature control is hereby added as follows:

2808.11.2 New material temperature control. New loads delivered to the facility shall be inspected and tested at the facility entry prior to taking delivery. Material with temperature exceeding 165 degrees Fahrenheit shall not be accepted on the site. New loads shall comply with the requirements of this chapter and be monitored to verify that the temperature remains stable.

Section 2808.12 Water availability is hereby added as follows:

2808.12 Water Availability. Facilities with over 2500 cubic feet shall provide a water supply. The minimum fire flow shall be no less than 500 GPM @ 20 psi for a minimum of 1 hour duration for pile heights up to 6 feet and 2 hour duration for pile heights over 6 feet. If there is no water purveyor, an alternate water supply with storage tank(s) shall be provided for fire suppression. The water supply tank(s) shall provide a minimum capacity of 2500 gallons per pile (maximum 30,000 gallons) for piles not exceeding 6 feet in height and 5000 gallons per pile

(maximum 60,000) for piles exceeding 6 feet in height. Water tank(s) shall not be used for any other purpose unless the required fire flow is left in reserve within the tank at all times. An approved method shall be provided to maintain the required amount of water within the tank(s).

Section 2808.13 Tipping area is hereby added as follows:

2808.13 Tipping areas shall comply with the following:

1. Tipping areas shall not exceed a maximum area of 50 feet by 50 feet.
2. Material within a tipping area shall not exceed 5 feet in height at any time.
3. Tipping areas shall be separated from all piles by a 20 foot wide fire access lane.
4. A fire hydrant or approved fire water supply outlet shall be located within 150 feet of all points along the perimeter of the tipping area.
5. All material within a tipping area shall be processed within 5 days of receipt.

Section 2808.14 Emergency Contact is hereby added as follows:

2808.14 Emergency Contact. The contact information of a responsible person or persons shall be provided to the Fire Department and shall be posted at the entrance to the facility for responding units. The responsible party should be available to respond to the business in emergency situation.

Chapter 49 Requirements for Wildland-Urban Interface Fire Areas is adopted in its entirety with the following amendments:

Section 4906.3 Requirements is hereby revised to read as follows:

4906.3 Requirements. Hazardous vegetation and fuels around all applicable buildings and structure shall be maintained in accordance with the following laws and regulations:

1. Public Resources Code, Section 4291.
2. California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3, Section 1299 (see guidance for implementation "General Guideline to Create Defensible Space").
3. California Government Code, Section 51182.
4. California Code of Regulations, Title 19, Division 1, Chapter 7, Subchapter 1, Section 3.07.
5. OCFA Guideline C-05 "Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program."

Section 4908 Fuel Modification Requirements for New Construction is hereby added as follows:

4908 Fuel Modification Requirements for New Construction. All new buildings to be built or installed in a Wildfire Risk Area shall comply with the following:

6. Preliminary fuel modification plans shall be submitted to and approved by the fire code official prior to or concurrently with the approval of any tentative map.
7. Final fuel modification plans shall be submitted to and approved by the fire code official prior to the issuance of a grading permit.
8. The fuel modification plans shall meet the criteria set forth in the Fuel Modification Section of OCFA Guideline C-05 "Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program."

3.1 The fuel modification plan shall include provisions for the maintenance of the fuel modification in perpetuity.

9. The fuel modification plan may be altered if conditions change. Any alterations to the fuel modification areas shall have prior approval from the fire code official.
10. All elements of the fuel modification plan shall be maintained in accordance with the approved plan and are subject to the enforcement process outlined in the Fire Code.

Chapter 50 Hazardous Materials – General Provisions is adopted in its entirety with the following amendments.

Section 5001.5.2 Hazardous Materials Inventory Statement (HMIS) is hereby revised to read as follows:

5001.5.2 Hazardous Materials Inventory Statement (HMIS). Where required by the fire code official, an application for a permit shall include Orange County Fire Authority's Chemical Classification Packet, which shall be completed and approved prior to approval of plans, and/or the storage, use or handling of chemicals on the premises. The Chemical Classification Packet shall include the following information:

1. Product Name.
2. Component.
3. Chemical Abstract Service (CAS) number.
4. Location where stored or used.
5. Container size.
6. Hazard classification.
7. Amount in storage.
8. Amount in use-closed systems.
9. Amount in use-open systems.

Section 5003.1.1.1 Extremely Hazardous Substances is hereby added as follows:

5003.1.1.1 Extremely Hazardous Substances. No person shall use or store any amount of extremely hazardous substances (EHS) in excess of the disclosable amounts (see Health and Safety Code Section 25500 et al) in a residential zoned or any residentially developed property.

Chapter 56 Explosives and Fireworks is adopted in its entirety with the following amendments:

Section 5608.2 Firing is hereby added as follows:

5608.2 Firing. All fireworks displays, regardless of mortar, device, or shell size, shall be electrically fired.

Section 5608.3 Application for Permit is hereby added as follows:

Section 5608.3 Application for Permit. A diagram of the grounds on which the display is to be held showing the point at which the fireworks are to be discharged, the fallout area based on 100 feet per inch of shell size, the location of all buildings, roads, and other means of transportation, the lines behind which the audience will be restrained, the location of all nearby trees, telegraph or telephone line, or other overhead obstructions shall be provided to OCFA.

Chapter 80 Referenced Standards is adopted in its entirety with the following amendments:

NFPA 13, 2016 Edition, Standard for the Installation of Sprinkler Systems is hereby amended as follows:

Section 6.7.3 is hereby revised to read as follows:

6.7.3 Fire department connections (FDC) shall be of an approved type. The location shall be approved and be no more than 150 feet from a public hydrant. The FDC may be located within 150 feet of a private fire hydrant when approved by the fire code official. The size of piping and the number of 2½" inlets shall be approved by the fire code official. If acceptable to the water authority, it may be installed on the backflow assembly. Fire department inlet connections shall be painted OSHA safety red or as approved. When the fire sprinkler density design requires more than 500 gpm (including inside hose stream demand), or a standpipe system is included, four 2½" inlets shall be provided.

Section 8.3.3.1 is hereby revised to read as follows:

8.3.3.1 When fire sprinkler systems are installed in shell buildings of undetermined

use (Spec Buildings) other than warehouses (S occupancies), fire sprinklers of the quick-response type shall be used. Use is considered undetermined if a specific tenant/occupant is not identified at the time the fire sprinkler plan is submitted. Sprinklers in light hazard occupancies shall be one of the following:

13. Quick-response type as defined in 3.6.4.8
14. Residential sprinklers in accordance with the requirements of 8.4.5
15. Quick response CMSA sprinklers
16. ESFR sprinklers
17. Standard-response sprinklers used for modifications or additions to existing light hazard systems equipped with standard-response sprinklers
18. Standard-response sprinklers used where individual standard-response sprinklers are replaced in existing light hazard systems

Section 11.1.1.1 is hereby added as follows:

11.1.1.1 When fire sprinkler systems are required in buildings of undetermined use other than warehouses, they shall be designed and installed to have a fire sprinkler density of not less than that required for an Ordinary Hazard Group 2 use, with no reduction(s) in density or design area. Warehouse fire sprinkler systems shall be designed to Figure 16.2.1.3.2 (d) curve "G". Use is considered undetermined if a specific tenant/occupant is not identified at the time the sprinkler plan is submitted. Where a subsequent use or occupancy requires a system with greater capability, it shall be the responsibility of the occupant to upgrade the system to the required density for the new use or occupancy.

Section 11.2.3.1.1.1 is hereby added as follows:

11.2.3.1.1.1 The available water supply for fire sprinkler system design shall be determined by one of the following methods, as approved by the fire code official:

- 7) Subtract the project site elevation from the low water level for the appropriate pressure zone and multiply the result by 0.433;
- 8) Use a maximum of 40 psi, if available;
- 9) Utilize the OCFA water-flow test form/directions to document a flow test conducted by the local water agency or an approved third party licensed in the State of California.

NFPA 13D 2016 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes is hereby amended as follows:

Section 7.1.2 is hereby revised to read as follows:

7.1.2 The sprinkler system piping shall not have separate control valves installed unless supervised by a central station, proprietary, or remote station alarm

service:

NFPA 14, 2013 Edition, Installation of Standpipe and Hose Systems is hereby amended as follows:

5. Section 7.3.1.1 is hereby revised to read as follows:

7.3.1.1 Class I and III Standpipe hose connections shall be unobstructed and shall be located not less than 18 inches or more than 24 inches above the finished floor. Class II Standpipe hose connections shall be unobstructed and shall be located not less than 3 feet or more than 5 feet above the finished floor.

NFPA 24, 2016 Edition, Standard for the Installation of Private Fire Service Mains and Their Appurtenances is hereby amended as follows:

Section 6.2.8.1 is hereby added as follows:

6.2.8.1 All indicating valves controlling fire suppression water supplies shall be painted OSHA red.

Exceptions:

3. Brass or bronze valves on sprinkler risers mounted to the exterior of the building may be left unpainted.
4. Where OS&Y valves on the detector check assembly are the only control valves, at least one OS&Y valve shall be painted red.

Section 6.2.9 is hereby revised to read as follows:

All connections to private fire service mains for fire protection systems shall be arranged in accordance with one of the following so that they can be isolated:

- (2) A post indicator valve installed not less than 40 ft (12 m)
from the building

(a) For buildings less than 40 ft (12 m) in height, a post indicator valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the post indicator valve.

- (2) A wall post indicator valve
- (3) An indicating valve in a pit, installed in accordance with Section 6.4
- (4) A backflow preventer with at least one indicating valve not less than 40 ft (12 m) from the building

(a) For buildings less than 40 ft (12 m) in height, a backflow preventer with at least one indicating valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the backflow preventer.

(5) Control valves installed in a fire-rated room accessible from the exterior

(6) Control valves in a fire-rated stair enclosure accessible from the exterior

Section 10.1.5 is hereby added as follows:

10.1.5 All ferrous pipe and joints shall be polyethylene encased per AWWA C150, Method A, B, or C. All fittings shall be protected with a loose 8-mil polyethylene tube or sheet. The ends of the tube or sheet shall extend past the joint by a minimum of 12 inches and be sealed with 2 inch wide tape approved for underground use. Galvanizing does not meet the requirements of this section.

Exception: 304 or 316 Stainless Steel pipe and fittings

Section 10.4.1.1 is hereby revised to read as follows:

10.4.1.1 All bolted joint accessories shall be cleaned and thoroughly coated with asphalt or other corrosion-retarding material after installation.

Exception: Bolted joint accessories made from 304 or 316 stainless steel.

Section 10.4.1.1.1 is hereby added as follows:

10.4.1.1.1 All bolts used in pipe-joint assembly shall be 316 stainless steel.

Section 10.4.3.2 is hereby revised to read as follows:

10.4.3.2 Where fire service mains enter the building adjacent to the foundation, the pipe may run under a building to a maximum of 24 inches, as measured from the interior face of the exterior wall to the center of the vertical pipe. The pipe under the building or building foundation shall be 304 or 316 stainless steel and shall not contain mechanical joints or it shall comply with 10.4.3.2.1 through 10.4.3.2.4.

Appendices

Appendix A is deleted in its entirety without amendments.

Appendix D is deleted in its entirety without amendments.

Appendix E is deleted in its entirety without amendments.

Appendix F is deleted in its entirety without amendments.

Appendix G is deleted in its entirety without amendments.

Appendix I is deleted in its entirety without amendments.

Appendix J is deleted in its entirety without amendments.

Appendix K is deleted in its entirety without amendments.

Appendix L is deleted in its entirety without amendments.

Appendix M is deleted in its entirety without amendments.

Appendix N is deleted in its entirety without amendments."

SECTION 17: The City Council hereby finds, determines and declares as follows:

The amendments to the Codes, as set forth in this Ordinance, are reasonably necessary because of the following local climatic, topographical and geological conditions.

I. Climatic Conditions

- A. The jurisdiction of Stanton is located in a semi-arid Mediterranean type climate. It annually experiences extended periods of high temperatures with little or no precipitation. Hot, dry (Santa Ana) winds, which may reach speeds of 70 M.P.H. or greater, are also common to the area. These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration). In addition to directly damaging or destroying buildings, these fires are also prone to disrupt utility services throughout Orange County. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles, and the requirement to climb 75 feet vertically up flights of stairs will greatly impact the response time to reach an incident scene. Additionally, there is a significant increase in the amount of wind force at 60 feet above the ground. Use of aerial type fire fighting apparatus above this height would place rescue personnel at increased risk of injury.
- B. The climate alternates between extended periods of drought and brief flooding conditions. Flood conditions may affect the Orange County fire Authority's ability to respond to a fire or emergency condition. Floods also disrupt utility services to buildings and facilities within the County.

- C. Water demand in this densely populated area far exceeds the quantity supplied by natural precipitation; and although the population continues to grow, the already-taxed water supply does not. California is projected to increase in population by nearly 10 million over the next quarter of a century with 50 percent of that growth centered in Southern California. Due to storage capacities and consumption, and a limited amount of rainfall future water allocation is not fully dependable. This necessitates the need for additional and on-site fire protection features. It would also leave tall buildings vulnerable to uncontrolled fires due to a lack of available water and an inability to pump sufficient quantities of available water to floors in a fire.
- D. These dry climatic conditions and winds contribute to the rapid spread of even small fires originating in high-density housing or vegetation. These fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features will supplement normal fire department response by providing immediate protection for the building occupants and by containing and controlling the fire spread to the area of origin. Fire sprinkler systems will also reduce the use of water for firefighting by as much as 50 to 75 percent.
- E. Untreated wood roofs cause or contribute to serious fire hazard and to the rapid spread of fires when such fires are accompanied by high winds. Pieces of burning wooden roofs become flying brands and are carried by the wind to other locations and thereby spread fire quickly. Recent Grand Jury Report findings support this concern.

II. Topographical conditions

- A. Natural slopes of 15 percent or greater generally occur throughout the foothills of Orange County. The elevation change caused by the hills creates the geological foundation on which communities with Orange County is built and will continue to build. With much of the populated flatlands already built upon, future growth will occur on steeper slopes and greater constraints in terrain.
- B. Traffic and circulation congestion is an artificially created, obstructive topographical condition, which is common throughout Orange County.
- C. These topographical conditions combine to create a situation which places fire department response time to fire occurrences at risk, and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures to protect occupants and property.

III. Geological Conditions

The Orange County region is a densely populated area that has buildings constructed over and near a vast and complex network of faults that are believed to be capable of producing future earthquakes similar or greater in size than the 1994 Northridge and the 1971 Sylmar earthquakes. Earthquake faults run along the northeast and southwest boundaries of Orange County. The Newport-Inglewood Fault, located within Orange County was the source of the destructive 1933 Long Beach earthquake (6.3 magnitude) which took 120 lives and damaged buildings in an area from Laguna Beach to Marina Del Rey to Whittier. In December 1989, another earthquake occurred in the jurisdiction of Irvine at an unknown fault line. Regional planning for reoccurrence of earthquakes is recommended by the state of California, Department of Conservation.

- A. Previous earthquakes have been accompanied by disruption of traffic flow and fires. A severe seismic event has the potential to negatively impact any rescue or fire suppression activities because it is likely to create obstacles similar to those indicated under the high wind section above. With the probability of strong aftershocks there exists a need to provide increased protection for anyone on upper floors of buildings. The October 17, 1989, Santa Cruz earthquake resulted in one major fire in the Marina District (San Francisco). When combined with the 34 other fires locally and over 500 responses, the department was taxed to its fullest capabilities. The Marina fire was difficult to contain because mains supplying water to the district burst during the earthquake. This situation creates the need for both additional fire protection and automatic on-site fire protection for building occupants. State Department of Conservation noted in their 1988 report (Planning Scenario on a Major Earthquake on the Newport-Inglewood Fault Zone, page 59): "unfortunately, barely meeting the minimum earthquake standards of building codes places a building on the verge of being legally unsafe."
- B. Road circulation features located throughout Orange County also make amendments reasonably necessary. Located throughout Orange County are major roadways, highways and flood control channels that create barriers and slow response times. Hills, slopes, street and storm drain design accompanied by occasional heavy rainfall, may cause roadway flooding and landslides and may make an emergency access route impassable. As a result, there are areas in Orange County that have an emergency response time that exceeds the 5 minute goal.
- C. Soils throughout Orange County possess corrosive properties that reduce the expected usable life of water services when metallic pipes in contact with soils are utilized.

- D. Portions of Orange County contain active or former oil production fields. These areas contain a variety of naturally occurring gasses, liquids and vapors. These compounds present toxicity or flammability hazards to building occupants. Evaluation of these hazards and the risks they pose to development is necessary implement appropriate mitigation.

Due to the topographical conditions of sprawling development separated by waterways and narrow and congested streets and the expected infrastructure damage inherent in seismic zone described above, it is prudent to rely on automatic fire sprinkler systems to mitigate extended fire department response time and keep fires manageable with reduced fire flow (water) requirements for a given structures. Additional fire protection is also justified to match the current resources of firefighting equipment and personnel within the Orange County Fire Authority.

C. Specific Code Amendment Findings

Amendments to the 2016 Edition of the California Building Code (CBC), California Residential Code (CRC), the 2016 Edition of the California Fire Code (CFC) and California Green Building Standards Code (CGBSC) are found reasonably necessary based on the climatic and/or geologic conditions cited above or administrative and are listed as follows:

CODE SECTION	TITLE (Clarification)	FINDINGS I,II,III
	CBC	
104.8	Liability	Admin
202	General definitions (Spark Arrestor)	Admin
701A.3	Application	I & II
710A.3.2	Detached accessory buildings	I & II
710A.4	Requirements	I & II
903.2	Where required (Sprinklers)	I-C, I-D, II & III-B
903.3.5.3	Hydraulically calculated systems	I & II

Table 1505.1, 1505.1.3	Roof Coverings	I
Chapter 35	Reference Standards	
	2016 NFPA 13 (Sprinkler Systems)	Admin, I-C, I-D, II & III
	2016 NFPA 13-D (One- and Two-Family Sprinkler Systems)	I-C, I-D, II & III
	2013 NFPA 14 (Standpipe Systems)	I-C, I-D, II & III
	2016 NFPA 24 (Underground Water Supply Systems)	I-C, I-D, II & III
	CGBSC	
202	Definition	Admin
	CRC	
202	Definitions	Admin
Table R301.2(1)	Design Criteria	Admin
301.9	Fuel Modification for new construction	II-B & III-D
R309.6	Fire sprinkler attached garages, carports with habitable space above	II-C & III
R313.1	Townhouse automatic fire sprinkler systems	II-C & III
R313.2	One- and two-family dwellings automatic fire sprinkler system	II-C & III
R313.3.6.2.2	Calculation procedures	Admin
R319	Site Address	II
R337.1.3	Application	I, II & III
R337.1.6	Fuel modification requirements for new construction	II-B & III-D
R902.1, R902.1.3, R902.2	Roof Coverings	I
R1001.13	Chimney spark arrestors	I & II
R1001.14	Outdoor fireplaces, fire pits, fire rings, or similar devices	I
R1001.13.1	Gas-fueled devices	I
R1001.13.2	Devices using wood or fuels other than natural gas or liquefied-petroleum gas	I
R1001.13.3	Where prohibited	I
Chapter 44	Reference Standards	
	2016 NFPA 13 (Sprinkler Systems)	Admin II & III
	2010 NFPA 13-R (Multi-Family Sprinkler Systems)	II & III

	2016 NFPA 13-D (Single Family Sprinkler Systems)	II & III
	2013 NFPA 14 (Standpipe Systems)	II & III
	2016 NFPA 24 (Underground Water Supply Systems)	II & III
	CFC	
109.4	Violation penalties	Admin
109.4.2	Infraction and misdemeanor	Admin
202	General definitions	Admin
304.1.2	Vegetation	I-A & I-D
305.6	Hazardous conditions	I
305.7	Disposal of rubbish	I
307	Open burning, recreational fires, fire rings, or similar devices	I
307.6.1	Gas-fueled devices	I
307.6.2	Devices using wood or fuels other than natural gas or liquefied-petroleum gas	I
307.6.2.1	Where prohibited	I
309.2.1	Indoor charging of electric carts/cars	II-B & III-D
320	Fuel modification requirements for new construction	II-B & III-D
321	Clearance of brush or vegetation grown from roadways	I-A, I-D, II & III
322	Unusual circumstances	I, II & III
323	Use of equipment	I-A & III-D
323.1	Spark arrestors	I-A & III-D
324	Sky lanterns or similar devices	I-A & III-D
407.5	Hazardous materials inventory statement	I-A, II & III
501.1	Scope	Admin
510.1	Emergency responder radio coverage in new buildings	I, II & III
510.2	Emergency responder radio coverage in existing buildings	I, II & III
510.4.2.2	Technical criteria	Admin
510.5.1	Approval prior to installation	Admin
510.5.2	Minimum qualifications of personnel	Admin
510.5.3	Acceptance test procedure	Admin
510.6.1	Testing and proof of compliance	Admin
903.2	Where required	I, II & III
903.2.8	Group R	I, II & III
903.3.5.3	Hydraulically calculated systems	I-C
2801.2	Permits	Admin
2808.2	Storage site	I-A, I-D, II &

		III
2808.3	Size of piles	I-A, I-D, II & III
2808.4	Pile separation	I-A, I-D, II & III
2808.7	Pile fire protection	I-A, I-D, II & III
2808.9	Material-handling equipment	I-A, I-D, II & III
2808.11	Temperature control	I-A, I-D, II & III
2808.11.1	Pile temperature control	I-A, I-D, II & III
2808.11.2	New material temperature control	I-A, I-D, II & III
2808.12	Water availability	I-A, I-D, II & III
2808.13	Tipping areas	I-A, I-D, II & III
2808.14	Emergency contact	I-A, I-D, II & III
4906.3	Requirements	I-A, I-D, II & III
4908	Fuel modification requirements for new construction	I-A, I-D, II & III
5001.5.2	Hazardous materials inventory statement	Admin
5003.1.1.1	Extremely hazardous substances	I-A, II & III
5608.2	Firing (explosives and fireworks)	I & III-D
5608.3	Application for permit	Admin
Chapter 80	Reference Standards	
	2016 NFPA 13 (Sprinkler Systems)	Admin, II & III
	2016 NFPA 13D (Sprinkler System in One- and Two-Family Dwellings)	II & III
	2013 NFPA 14 (Standpipe and Hose Systems)	II & III
	2016 NFPA 24 (Underground Water Supply Systems)	II & III

SECTION 18: CEQA. This Ordinance is not a project within the meaning of CEQA Guidelines section 15378 because it has no potential for resulting in physical change in the environment, directly or indirectly. The City Council further finds, under section 15061(b)(3), that this Ordinance is nonetheless exempt from the requirements of CEQA in that the activity is covered by the general rule that CEQA applies only to activities that

have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The City Council, therefore, directs that a Notice of Exemption be filed with the County Clerk of the County of Orange in accordance with CEQA Guidelines.

SECTION 19: If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

SECTION 20: The City Clerk shall certify to the adoption of this Ordinance and cause same to be posted in the three (3) designated posting places within the City of Stanton within fifteen (15) days after its passage.

PASSED, APPROVED, AND ADOPTED.

BRIAN DONAHUE, MAYOR

ATTEST:

PATRICIA A. VAZQUEZ, CITY CLERK

APPROVED AS TO FORM

MATTHEW E. RICHARDSON, CITY ATTORNEY

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

I, Patricia A. Vazquez, City Clerk of the City of Stanton, California, do hereby certify that the foregoing Ordinance No. 1061 was introduced at a regular meeting of the City Council of the City of Stanton, California, held on the 22nd day of November, 2016 and was duly adopted at a regular meeting of the City Council held on the 13th day of December, 2016, by the following roll-call vote, to wit:

AYES: COUNCILMEMBERS: _____

NOES: COUNCILMEMBERS: _____

ABSENT: COUNCILMEMBERS: _____

ABSTAIN: COUNCILMEMBERS: _____

CITY CLERK, CITY OF STANTON