



**AGENDA**  
**CITY COUNCIL/SUCCESSOR AGENCY/STANTON HOUSING AUTHORITY**  
**JOINT REGULAR MEETING**  
**STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA**  
**TUESDAY, JULY 24, 2018 - 6:30 P.M.**

*In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (714) 890-4245. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.*

*The City Council agenda and supporting documentation is made available for public review and inspection during normal business hours in the Office of the City Clerk, 7800 Katella Avenue, Stanton California 90680 immediately following distribution of the agenda packet to a majority of the City Council. Packet delivery typically takes place on Thursday afternoons prior to the regularly scheduled meeting on Tuesday. The agenda packet is also available for review and inspection on the city's website at [www.ci.stanton.ca.us](http://www.ci.stanton.ca.us), at the public counter at City Hall in the public access binder, and at the Stanton Library (information desk) 7850 Katella Avenue, Stanton, California 90680.*

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

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

**4. CLOSED SESSION**

**4A. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

**Existing litigation pursuant to Government Code section 54956.9(d)(1)**

**Number of cases: 1**

Orange County Catholic Worker et al v. Orange County et al, United States District Court, Central District of California Case Number: 8:18-cv-00155-DOC-JDE

**4B. CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION**

**Significant exposure to litigation pursuant to Government Code Section 54956.9 (d) (2)**

Number of Potential Cases: 1

**4C. PUBLIC EMPLOYEE PERFORMANCE EVALUATION**

**(Pursuant to Government Code Section 54957.6)**

Title: City Manager

**4D. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**

**Existing litigation pursuant to Government Code section 54956.9(d)(1)**

**Number of cases: 1**

City of Stanton vs. Green Tree Remedy et al, Orange County Superior Court Case Number: 30-2015-00813225-CU-JR-CJC

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

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

**7. PLEDGE OF ALLEGIANCE**

**8. SPECIAL PRESENTATIONS AND AWARDS**

- Presentation of the Shop Stanton Program quarterly raffle winner.

**9. CONSENT CALENDAR**

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

**CONSENT CALENDAR**

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

**RECOMMENDED ACTION:**

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

**9B. APPROVAL OF WARRANTS**

City Council approve demand warrants dated July 5, 2018 and July 12, 2018, in the amount of \$732,193.58.

#### **9C. JUNE 2018 INVESTMENT REPORT**

The Investment Report as of June 30, 2018 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 June 2018.

#### **9D. JUNE 2018 INVESTMENT REPORT (SUCCESSOR AGENCY)**

The Investment Report as of June 30, 2018 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 June 2018.

#### **9E. JUNE 2018 INVESTMENT REPORT (HOUSING AUTHORITY)**

The Investment Report as of June 30, 2018 has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

##### **RECOMMENDED ACTION:**

1. Stanton Housing Authority 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 June 2018.

**9F. PROFESSIONAL SERVICES AGREEMENT CONTRACT EXTENSION WITH TOWNSEND PUBLIC AFFAIRS TO PROVIDE ADVOCACY AND GRANT FUNDING SERVICES**

Requested is the authorization to allow the City Manager to enter into a Professional Services Agreement with Townsend Public Affairs to provide advocacy and grant funding services in an amount not to exceed \$48,000 for FY2018-19.

**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 extension for Townsend Public Affairs; and
3. Authorize the City Manager to bind the City of Stanton and Townsend Public Affairs in a contract extension to provide advocacy and grant funding services to the City of Stanton.

**END OF CONSENT CALENDAR**

## **10. PUBLIC HEARINGS**

### **10A. PUBLIC HEARING TO CONSIDER AN AMENDMENT TO A PREVIOUSLY APPROVED PROJECT FOR THE PROPERTY LOCATED AT 8232 LAMPSON AVENUE IN THE RH (HIGH DENSITY RESIDENTIAL) ZONE**

A public hearing to consider an amendment to the previously approved project which included the subdivision of a 4.95 acre parcel for the development of 35 single family detached units, inclusive of common open space, and a private street. The proposed amendment includes increasing the square footage of Plans 1 and 2, modification of labeling of the plan types, and replotting of Lots 2 & 3.

#### **RECOMMENDED ACTION:**

1. City Council conduct a public hearing; and
2. Declare that the project is categorically exempt per the California Environmental Quality Act (CEQA), under Section 15332, Class 32 (In-Fill Development Projects); and
3. Adopt Resolution No. 2018-34 approving an amendment to Precise Plan of Development PPD-788, entitled:

**“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA FINDING THAT THE DEVELOPMENT AT 8232 LAMPSON AVENUE IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING AMENDMENT TO PRECISE PLAN OF DEVELOPMENT PPD-788 TO ALLOW FOR AN INCREASE IN SQUARE FOOTAGE FOR TWO UNIT TYPES, AND A REORGANIZATION OF THE UNIT TYPES WITHIN THE SITE PLAN FOR THE PROPERTY LOCATED AT 8232 LAMPSON AVENUE IN THE RH (HIGH DENSITY RESIDENTIAL) ZONE AND THE SOUTH GATEWAY MIXED USE OVERLAY”.**

## **11. UNFINISHED BUSINESS**

### **11A. APPROVAL OF ORDINANCE NO. 1081**

This Ordinance was introduced at the regular City Council meeting of July 10, 2018.

#### **RECOMMENDED ACTION:**

1. City Clerk read the title of Ordinance No. 1081, entitled:

**“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING CHAPTER 14 OF THE STANTON MUNICIPAL CODE BY ADDING SECTION 14.04.075 RELATING TO PROHIBITING SMOKING IN CITY PARKS”;** and

2. 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
3. Adopt Ordinance No. 1081.

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

**12. NEW BUSINESS                      None.**

**13. ORAL COMMUNICATIONS - PUBLIC**

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

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

**14. WRITTEN COMMUNICATIONS                      None.**

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

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

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



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

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

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

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

Currently Scheduled:

- None

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

**17. ITEMS FROM CITY MANAGER/EXECUTIVE DIRECTOR**

**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.

**18. ADJOURNMENT**

I hereby certify under penalty of perjury under the laws of the State of California, the foregoing agenda was posted at the Post Office, Stanton Community Services Center and City Hall, not less than 72 hours prior to the meeting. Dated this 19<sup>th</sup> day of July, 2018.

s/ Patricia A. Vazquez, City Clerk/Secretary

---


**CITY OF STANTON  
ACCOUNTS PAYABLE REGISTER**

July 5, 2018                      \$131,342.04

July 12, 2018                      \$600,851.54

\$732,193.58
--------------

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.

  
\_\_\_\_\_  
Assistant City Manager

# **CITY OF STANTON**

## **REPORT TO THE CITY COUNCIL**

**TO:** Honorable Mayor and City Council

**DATE:** July 24, 2018

**SUBJECT: JUNE 2018 INVESTMENT REPORT**

### **REPORT IN BRIEF:**

The Investment Report as of June 30, 2018 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 June 2018.

### **BACKGROUND:**

The attached reports summarize the City investments and deposit balances as of June 2018. 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 June 2018 was 1.85%. All City investments have safekeeping with Bank of the West. The City's investments are shown on Attachment B and have a weighted investment yield of 1.98%. Including LAIF and the City's deposit in the Bank of the West money market account, the weighted investment yield of the portfolio is 1.96%, which exceeds the benchmark LAIF return of 1.85%.

The weighted average maturity of the City's investments on June 2018 is 920 days. Including LAIF and a money market account, it is 832 days. LAIF's average maturity on June 30, 2018 was approximately 193 days.

The City has exceeded the LAIF benchmark return by increasing the weighted average maturity. With a weighted average maturity of 2.28 years, the City is well within the investment policy restriction of 3.5 years.

**FISCAL IMPACT:**

All deposits and investments have been made in accordance with the City's 2017-18 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.

The City Treasurer controls a \$28 million portfolio with \$25.2 million in investments with safekeeping with Bank of the West.

**ENVIRONMENTAL IMPACT:**

None.

**LEGAL REVIEW:**

None.

**PUBLIC NOTIFICATION:**

Through the agenda posting process.

**STRATEGIC PLAN OBJECTIVE ADDRESSED**

4. Ensure Fiscal Stability and Efficiency in Governance

Prepared by:

Approved:



Stephen M. Parker, CPA  
Assistant City Manager/Treasurer



James A. Box  
City Manager

**Attachments:**

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

**CITY OF STANTON, CA**  
**INVESTMENTS AND DEPOSITS**  
**June 30, 2018**

Investment Type	Issuer	Date of Maturity	Interest Rate	Par Value	Cost	% of Total	Market Value	Market Value Source
State Pool (LAIF) - City portion <sup>1</sup>	State of California	On Demand	1.85%	\$ 7,524,102	\$ 2,522,451	9.01%	\$ 2,522,452	LAIF
Investments <sup>2</sup>	Various	Various	Various	\$ 25,283,963	25,293,917	90.33%	24,776,634	Bank of the West
Money Market Account	Bank of the West	On Demand	0.29%	\$ 186,303	186,303	0.67%	186,303	Bank of the West
Subtotal - Investments					\$ 28,002,670	100.00%	\$ 27,485,389	
Demand Deposits/Main Checking - City portion	Bank of the West	On Demand	N/A	N/A	\$ 420,619		\$ 420,619	Bank of the West
Imprest Accts & Petty Cash	Bank of the West	On Demand	N/A	N/A	76,207		76,207	Bank of the West
Subtotal - Deposits					\$ 496,826		\$ 496,826	

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

834	1.96%
Weighted Average Maturity (days)	Weighted Average Yield

\$ 28,499,497

\$ 27,982,215

<sup>1</sup> Par Value amount represents entire LAIF and CAMP balances, including City, Successor Agency and Housing Authority portions<sup>2</sup> Cost amount includes \$58,005 adjustment made to City's books at 6/30/17 to adjust portfolio to market value, per GASB 31<sup>3</sup> Weighted average maturity and yield calculations include LAIF, CAMP, Investments and Money Market Account**NOTES:**

The City's portfolio is in compliance with the City's 2017-18 Investment Policy.

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

CITY OF STANTON  
INVESTMENTS  
MAY 2018

Attachment B

Investment Type/ Broker	Institution	CUSIP Number	Purchase Yield	Coupon Rate	Purchase Price	Settlement/ Date Purchased	Date of Maturity	Next Call Date (NC=noncallable)	Par Value	Purchase Amount	Current Market Value
<b>U.S. Government Agency Securities:</b>											
Chandler Asset Management	FNMA	3135G0E58	1.20%	1.13%	100.42	9/30/2015	10/19/2018	NC	195,000	195,014	194,450
Chandler Asset Management	FNMA	3135G0G72	1.17%	1.13%	98.39	10/30/2015	12/14/2018	NC	195,000	194,709	194,119
Chandler Asset Management	FHLB	3133782M2	1.16%	1.50%	101.23	02/01/16	03/08/19	NC	185,000	186,930	184,066
Chandler Asset Management	FFCB	3133EGCA1	1.06%	1.06%	100.01	10/25/16	06/03/19	NC	200,000	200,010	197,534
Chandler Asset Management	FHLMC	3137EADM8	1.25%	1.25%	99.15	08/31/15	10/02/19	NC	190,000	188,394	187,114
Chandler Asset Management	FHLB	3130AQR2	1.65%	2.38%	103.07	11/23/15	12/13/19	NC	200,000	205,698	199,618
Chandler Asset Management	FNMA	3135G0D75	1.27%	1.50%	100.90	2/24/2016	6/22/2020	NC	200,000	201,962	195,946
Chandler Asset Management	FNMA	3135G0F73	1.50%	1.50%	100.36	1/20/2016	11/30/2020	NC	190,000	190,035	184,921
Chandler Asset Management	FNMA	3130A3U5	1.49%	1.88%	102.18	2/1/2016	12/11/2020	NC	185,000	188,349	181,215
Chandler Asset Management	FNMA	3135G0H55	1.50%	1.88%	102.11	1/20/2016	12/28/2020	NC	190,000	193,366	186,493
Chandler Asset Management	FHLB	3130A7CV5	1.46%	1.38%	99.77	02/17/16	02/18/21	NC	210,000	206,166	203,288
Chandler Asset Management	FNMA	3135G0J20	1.31%	1.38%	100.01	4/12/2016	2/26/2021	NC	200,000	200,630	193,530
Chandler Asset Management	FHLB	313382K69	1.53%	1.75%	101.72	03/23/16	03/12/21	NC	190,000	192,005	185,412
Chandler Asset Management	FHLB	3130A7PV1	1.33%	1.38%	99.80	04/12/16	04/05/21	NC	200,000	200,432	193,402
Chandler Asset Management	FNMA	3135G0K69	1.28%	1.25%	99.75	8/15/2016	5/6/2021	NC	200,000	200,168	192,418
Chandler Asset Management	FHLB	3130A8Q55	1.28%	1.13%	99.05	08/09/16	07/14/21	NC	190,000	188,598	181,815
Chandler Asset Management	FHLMC	3137EAC9	1.24%	1.13%	98.96	08/12/16	08/12/21	NC	200,000	198,898	190,862
Chandler Asset Management	FHLB	3130AABG2	1.97%	1.88%	99.36	11/30/16	11/29/21	NC	100,000	98,536	97,293
Chandler Asset Management	FNMA	3135G0T45	1.89%	1.88%	99.78	4/20/2017	4/5/2022	NC	200,000	199,830	193,866
Chandler Asset Management	FHLB	3130AC2X1	1.75%	1.75%	100.00	8/23/2017	8/23/2022	8/23/2018	500,000	500,000	492,665
Chandler Asset Management	FHLB	3130AC7K4	1.75%	1.75%	100.00	8/22/2017	9/15/2022	9/15/2018	500,000	500,000	491,800
Multi-Bank Securities, Inc.	FHLB	3130ADKP6	2.10%	2.10%	100.00	2/28/2018	2/28/2023	2/28/2019	500,000	500,000	498,645
Multi-Bank Securities, Inc.	FHLB	3130ADLH3	2.00%	2.00%	100.00	2/28/2018	2/28/2023	8/28/2018	500,000	500,000	499,700
First Empire Securities									5,620,000	5,633,746	5,520,221
<b>Municipal Bonds</b>											
Multi-Bank Securities, Inc.	Brawley CA Pension Obligation Bond	105710AA5	1.52%	1.75%	100.25	7/25/2017	9/1/2018	NC	1,005,000	1,007,462	1,004,276
Multi-Bank Securities, Inc.	California Earthquake Auth Rev	13017HAE6	2.23%	2.81%	100.63	11/14/2017	7/1/2019	NC	178,060	179,207	178,076
Multi-Bank Securities, Inc.	California Earthquake Auth Rev	13017HAE6	2.43%	2.81%	100.40	11/22/2017	7/1/2019	NC	1,075,000	1,079,501	1,075,178
Multi-Bank Securities, Inc.	CA ST Housing Finance Agency RDA	13034PZF7	2.04%	2.30%	100.75	7/24/2017	8/1/2020	NC	250,000	251,875	248,983
First Empire Securities	Coachella Valley CA Unit School District	189849KY7	2.25%	2.89%	101.65	11/17/2017	9/1/2020	NC	440,000	447,260	436,097
Canella & Co., Inc	Banning CA RDA SA TAB	066616AD5	2.02%	1.90%	99.66	9/28/2017	9/1/2020	NC	250,000	248,150	244,260
Multi-Bank Securities, Inc.	Banning CA RDA SA TAB	066616AD5	2.02%	1.90%	99.66	9/28/2017	9/1/2020	NC	250,000	248,150	244,260
Multi-Bank Securities, Inc.	Pomona CA PFA Lease Bond	73208MCX4	2.32%	2.42%	100.60	6/23/2017	4/1/2021	NC	350,000	352,625	344,201
Multi-Bank Securities, Inc.	CA ST Housing Finance Agency RDA	13034PZH3	2.22%	2.51%	101.09	8/18/2017	8/1/2021	NC	255,000	257,777	250,775
Multi-Bank Securities, Inc.	CA ST Housing Finance Agency RDA	13034PZH3	2.22%	2.51%	99.00	1/8/2018	8/1/2021	NC	225,000	222,750	219,157
Multi-Bank Securities, Inc.	Guadalupe Community Redevelopment	400559AD2	2.55%	3.25%	104.65	8/15/2017	8/15/2021	NC	280,000	293,013	282,030
Multi-Bank Securities, Inc.	Oceanside CA Pension Obligation Bond Taxable	675371AX6	2.03%	3.25%	104.65	8/15/2017	8/15/2021	NC	400,000	406,684	394,280
Canella & Co., Inc	LA County CA RDA TAB Taxable West Covina	54465AHP0	2.08%	2.50%	101.67	6/26/2017	9/1/2021	NC	360,000	360,000	349,675
Canella & Co., Inc	Yorba Linda RDA SA TAB Taxable Series B	986176AQ8	2.00%	2.00%	100.00	8/15/2017	9/1/2021	NC	500,000	505,800	485,625
First Empire Securities	Riverside CA Pension Obligation Bond	769036BB9	2.25%	2.50%	101.16	6/20/2017	6/1/2022	NC	240,000	241,080	233,100
First Empire Securities	Riverside CA Pension Obligation Bond	769036BB9	2.40%	2.50%	100.45	7/24/2017	6/1/2022	NC			
									6,558,260	6,606,334	6,477,878,120
<b>Negotiable Certificates of Deposit:</b>											
Multi-Bank Securities, Inc.	Generations Community Fed Credit	37148LAB4	1.65%	1.65%	100.00	6/28/2017	6/28/2019	NC	249,000	249,000	247,210
Multi-Bank Securities, Inc.	Direct Federal Credit Union	25460FAQ9	1.75%	1.75%	100.00	05/24/17	2/24/2020	NC	249,000	249,000	245,322
First Empire Securities	Mercantile Bank, NA	58733AEJ4	1.90%	1.90%	100.00	08/15/17	3/2/2020	NC	247,000	247,000	243,883
First Empire Securities	Ally Bank	02006LY72	1.75%	1.75%	100.00	03/16/17	3/16/2020	NC	248,000	248,000	244,111
Canella & Co., Inc	Webbank	947547JN6	1.85%	1.85%	100.00	03/30/17	3/30/2020	9/30/2018	249,000	249,000	245,347
Multi-Bank Securities, Inc.	Live Oak Banking Company	538036CN2	2.00%	2.00%	100.00	04/07/17	4/7/2020	NC	249,000	249,000	245,066
Multi-Bank Securities, Inc.	Community Trust Bank Inc.	20416LAC3	1.85%	1.85%	100.00	08/10/17	8/18/2020	NC	247,000	247,000	241,969
Canella & Co., Inc	The Park National Bank	700654AY2	1.95%	1.95%	100.00	06/23/17	9/30/2020	NC	249,000	249,000	244,062
Multi-Bank Securities, Inc.	First Bank Richmond	319267GC8	1.80%	1.80%	100.00	05/30/17	11/30/2020	NC	249,000	249,000	240,773
First Empire Securities	Numerica Credit Union	67054NAF0	2.00%	2.00%	100.00	03/10/17	3/10/2021	NC	248,000	248,000	243,821
Multi-Bank Securities, Inc.	BMW Bank	05580AQ1	1.95%	1.95%	100.00	03/15/17	3/15/2021	NC	249,000	249,000	241,644
First Empire Securities	Wells Fargo Bank, NA	949763FQ4	2.10%	2.10%	100.00	03/15/17	3/29/2021	9/29/2018	248,000	248,000	243,522
First Empire Securities	Landmark Bank	51506VCA9	2.10%	2.10%	100.00	03/29/17	4/6/2021	NC	248,000	248,000	242,427
First Empire Securities	Medallion Bank	58403B6F8	1.80%	1.80%	100.00	04/06/17	6/30/2021	NC	249,000	249,000	242,673
Canella & Co., Inc	Comenity Capital Bank	20033AUK0	2.00%	2.00%	100.00	04/06/17	6/30/2021	NC	249,000	249,000	241,856

**CITY OF STANTON  
INVESTMENTS  
MAY 2018**

Attachment B

Investment Type/ Broker	Institution	CUSIP Number	Purchase Yield	Coupon Rate	Purchase Price	Settlement/ Date Purchased	Date of Maturity	Next Call Date (NC=noncallable)	Par Value	Purchase Amount	Current Market Value
First Empire Securities Cantella & Co., Inc.	Discover Bank	2546725D6	2.10%	2.10%	100.00	7/6/2017	7/6/2021	NC	247,000	247,000	240,610
First Empire Securities Cantella & Co., Inc.	Barclays Bank	06740KKC0	2.00%	2.00%	100.00	7/12/2017	7/12/2021	NC	247,000	247,000	239,849
First Empire Securities Cantella & Co., Inc.	Abacus Federal Savings Bank	00257TAY2	1.85%	1.85%	100.00	7/12/2017	7/12/2021	NC	249,000	249,000	241,308
First Empire Securities Cantella & Co., Inc.	MB Financial Bank	55266CVM3	1.90%	1.90%	100.00	7/12/2017	7/12/2021	NC	249,000	249,000	240,945
First Empire Securities Cantella & Co., Inc.	HSBC Bank USA, NA	40434YMK0	2.15%	2.15%	100.00	7/26/2017	7/26/2021	7/26/2018	247,000	247,000	240,820
First Empire Securities Cantella & Co., Inc.	Third Federal Savings and Loan	88413QBN7	2.00%	2.00%	100.00	7/28/2017	7/28/2021	NC	248,000	248,000	240,682
Multi-Bank Securities, Inc. Multi-Bank Securities, Inc.	State Bank of India	8562846V1	2.35%	2.35%	100.00	03/14/17	3/14/2022	NC	248,000	248,000	241,621
Multi-Bank Securities, Inc. Cantella & Co., Inc.	Capital One Bank USA	140420Z52	2.35%	2.35%	100.00	03/15/17	3/15/2022	NC	248,000	248,000	241,614
First Empire Securities Cantella & Co., Inc.	JP Morgan Chase Bank NA	48126XD93	2.35%	2.35%	100.00	03/16/17	3/16/2022	9/16/2018	248,000	248,000	242,563
First Empire Securities Cantella & Co., Inc.	BMO Harris, NA	05581WVK7	2.00%	Variable	100.00	03/29/17	3/29/2022	9/29/2018	248,000	248,000	242,465
First Empire Securities Cantella & Co., Inc.	Synchrony Bank	87165EL96	2.40%	2.40%	100.00	05/19/17	5/19/2022	NC	247,000	247,000	240,605
First Empire Securities Cantella & Co., Inc.	American Eagle Bank	02554BCN9	2.10%	2.10%	100.00	06/09/17	5/23/2022	NC	150,000	150,000	144,435
First Empire Securities Cantella & Co., Inc.	First Bank of Highland Park	319141GL5	2.10%	2.10%	100.00	6/21/2017	6/21/2022	NC	247,000	247,000	237,612
First Empire Securities Cantella & Co., Inc.	Goldman Sachs Bank USA	38148PKX4	2.35%	2.35%	100.00	6/21/2017	6/21/2022	NC	247,000	247,000	239,911
First Empire Securities Cantella & Co., Inc.	Capital One NA	14042RGN5	2.30%	2.30%	100.00	7/19/2017	7/19/2022	NC	248,000	248,000	239,210
Multi-Bank Securities, Inc. Cantella & Co., Inc.	Sallie Mae Bank	795450B61	2.30%	2.30%	100.00	7/27/2017	8/2/2022	NC	248,000	248,000	240,044
First Empire Securities Cantella & Co., Inc.	American Express Centurion Bank	02587DV47	2.35%	2.35%	100.00	8/3/2017	8/8/2022	NC	247,000	247,000	237,431
First Empire Securities Cantella & Co., Inc.	Fidelity Co-Operative Bank	316077CV6	1.90%	1.70%	99.60	8/4/2017	8/9/2022	7/9/2018	249,000	248,004	240,372
First Empire Securities Cantella & Co., Inc.	American Express Bank, FSB	02587CFU9	2.40%	2.40%	100.00	8/22/2017	8/29/2022	NC	247,000	247,000	237,794
									8,335,000	8,334,004	8,123,576
<b>Medium-Term Corporate Notes:</b>											
Chandler Asset Management	Praxair Inc	74006PBH6	1.21%	1.25%	100.08	10/03/16	11/07/18	NC	125,000	125,100	124,411
Chandler Asset Management	Apple Inc	037833BQ2	1.71%	1.01%	100.87	02/16/16	02/22/19	NC	115,000	114,980	114,431
Chandler Asset Management	Bank of New York	06406HCUI	1.85%	2.20%	100.56	02/01/16	05/15/19	4/15/2019	115,000	116,290	114,529
Chandler Asset Management	Toyota Motor Credit Corp	89236TDE2	1.45%	1.40%	99.88	05/17/16	05/20/19	NC	124,825	124,825	123,643
Chandler Asset Management	Berkshire Hathaway	084684CK5	1.33%	1.30%	99.96	08/08/16	10/08/19	NC	55,000	54,947	54,172
Chandler Asset Management	Oracle Corp	68389XAX3	1.28%	2.25%	103.16	08/11/16	10/24/19	NC	125,000	128,744	124,346
Chandler Asset Management	Toronto-Dominion Bank	89114QBU1	2.00%	1.90%	99.82	12/15/17	10/24/19	NC	250,000	249,543	247,140
Cantella & Co., Inc.	Barclays Bank PLC	06744GFU0	2.05%	2.00%	100.00	08/11/17	08/25/20	8/25/2018	500,000	500,000	493,930
Chandler Asset Management	American Honda Finance	02665WAZ4	2.05%	2.45%	101.22	04/20/17	09/24/20	NC	125,000	126,651	123,423
Chandler Asset Management	Visa Inc	92826CAB8	1.49%	2.20%	102.56	09/01/16	12/14/20	NC	150,000	154,404	147,564
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	122,700
Chandler Asset Management	Berkshire Hathaway	084670BQ0	1.54%	2.20%	102.76	08/16/16	03/15/21	2/15/2021	100,000	102,886	98,398
Chandler Asset Management	State St Corp	85747TAV5	1.99%	1.95%	99.49	05/23/16	05/19/21	NC	125,000	124,784	121,098
Chandler Asset Management	Microsoft Corp	594918BP8	1.58%	1.55%	99.87	08/08/16	08/08/21	7/8/2021	85,000	84,899	81,507
Chandler Asset Management	Paccar Financial Corp	69371RN44	1.68%	1.65%	99.59	08/11/16	08/11/21	NC	125,000	124,810	119,205
Chandler Asset Management	John Deere Capital Corp	24422ETL3	2.66%	2.65%	100.26	01/03/17	01/06/22	NC	130,000	129,964	127,201
Chandler Asset Management	US Bancorp	91159HHP8	2.66%	2.63%	100.37	01/19/17	01/24/22	NC	125,000	125,657	122,301
Chandler Asset Management	Apple Inc	037633AY6	2.10%	2.15%	100.20	10/23/17	02/09/22	NC	500,000	501,000	484,480
First Empire Securities Multi-Bank Securities, Inc.	Capital Impact Partners	14020AZA1	2.50%	2.50%	100.00	10/23/17	10/15/22	NC	500,000	500,000	483,355
Cantella & Co., Inc.	General Electric Co.	366236S8	3.11%	3.10%	99.95	01/25/18	01/09/23	NC	250,000	249,875	244,408
First Empire Securities	Toyota Motor Credit Corp	89236TEL5	2.78%	2.70%	99.63	01/25/18	02/09/22	NC	250,000	248,075	243,400
First Empire Securities	Barclays Bank PLC	06744CRP8	3.00%	3.00%	100.00	01/26/18	01/26/23	1/26/2020	250,000	250,000	240,105
									4,250,000	4,264,908	4,155,746
<b>Mortgage-Backed Securities:</b>											
First Empire Securities	FNMA DUS Balloon	3138LF4Y1	2.030%	1.620%	98.40	8/18/2017	11/1/2021		484,603	476,850	463,208
									484,603	476,850	463,208
<b>Asset-Backed Securities:</b>											
Chandler Asset Management	Toyota Auto Receivables Owner 2016-D	89231LAB3	1.07%	1.06%	99.99	10/04/16	05/15/19	NC	2,332	2,332	2,331
Chandler Asset Management	John Deere Owner Trust	47767XAB3	1.51%	1.50%	99.98	02/22/17	10/15/19	NC	15,209	15,209	15,183
Chandler Asset Management	Nissan Auto Receivables	654747AB0	1.48%	1.47%	100.00	03/21/17	01/15/20	NC	18,538	18,538	18,488
									36,080	36,079	36,002

CITY OF STANTON  
INVESTMENTS  
MAY 2018

Investment Type/ Broker	Institution	CUSIP Number	Purchase Yield	Coupon Rate	Purchase Price	Settlement/ Date Purchased	Date of Maturity	Next Call Date (NC=noncallable)	Par Value	Purchase Amount	Current Market Value
Subtotal Investments Prior Year Adjustment GASB 31 Investments Held With Bank of the West			1.98% Weighted Average Yield				925 WAM	days	25,283,963	25,351,921	24,776,634
										-58,005	-
							25,283,963		25,283,963	25,293,917	24,776,634
State Treasurer's Pool Money Market Acct	Local Agency Investment Fund (LAIF) Bank of the West		0.29%				7/1/2018		7,524,102 186,303	2,522,451 186,303	2,522,452 186,303
Total Investments											
Total Money Market, LAIF and Investments			1.96% Weighted Average Yield	ind LAIF, investments and money market			838 WAM	days	32,994,368	28,002,670	27,485,389



**CITY OF STANTON**  
**CASH AND INVESTMENT BALANCES BY FUND TYPE**  
**June 30, 2018**

Fund Type	Cash and Investments	Totals
General Fund:		
Pooled	\$ (8,565,833)	
Other Accounts *	25,556,427	\$ 16,990,594
Special Revenue, Capital Projects and Enterprise Funds:		
Gas Tax	1,211,813	
Measure M	590,086	
Fire Emergency Services	41,879	
Lighting & Median Maint.	1,867,154	
Sewer Maintenance	3,698,506	
Other	2,060,708	9,618,294
Internal Service Funds		1,439,461
Trust Funds		451,148
<b>Total Cash and Investment Balances</b>		<b>\$ 28,499,497</b>

\* Money Market, Imprest Accounts, Petty Cash and Investments

# **CITY OF STANTON**

## **REPORT TO THE SUCCESSOR AGENCY TO THE STANTON REDEVELOPMENT AGENCY**

**TO:** Honorable Chair and Members of the Successor Agency

**DATE:** July 24, 2018

**SUBJECT: JUNE 2018 INVESTMENT REPORT (SUCCESSOR AGENCY)**

### **REPORT IN BRIEF:**

The Investment Report as of June 30, 2018 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 June 2018.

### **BACKGROUND:**

The attached reports summarize the Successor Agency investments and deposit balances as of June 2018. 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 June 2018 was 1.85%.

The Agency's investments are shown on Attachment A and have a weighted investment yield of 1.26%, which is below the benchmark LAIF return of 1.85%, as the portfolio is almost completely liquid and has significant funds held in custodial accounts accruing very little interest.

With a completely liquid portfolio, the weighted average maturity of the Agency's investments at June 30, 2018 is 1 day. LAIF's average maturity at June 30, 2018 is approximately 193 days.

**FISCAL IMPACT:**

All deposits and investments have been made in accordance with the City's 2017-18 Investment Policy.

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

**ENVIRONMENTAL IMPACT:**

None

**LEGAL REVIEW:**

None.

**PUBLIC NOTIFICATION:**

Through the agenda posting process.

**STRATEGIC PLAN OBJECTIVE ADDRESSED:**


4. Ensure Fiscal Stability and Efficiency in Governance

Prepared by:

Approved:



Stephen M. Parker, CPA  
Assistant Executive Director/Treasurer



James A. Box  
Executive Director

**Attachments:**

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

**SUCCESSOR AGENCY TO THE STANTON REDEVELOPMENT AGENCY  
INVESTMENTS AND DEPOSITS  
June 30, 2018**

Investment Type	Institution	Issuer/ Broker	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
State Treasurer's Pool - SA portion	Local Agency Investment Fund (LAIF)	State of California	On Demand	1.85%	\$ 4,331,651	\$ 4,331,651	\$ 4,327,502	LAIF
California Asset Management Plan	PFM Asset Management	PFM	On Demand	2.05%	\$ 3,015,965	\$ 3,015,965	\$ 3,015,965	PFM
Imprest Account - SA portion	Bank of the West	Bank of the West	On Demand	N/A	722,303	722,303	722,303	Bank of the West
Clawback - Demand Deposits/Money Market Account	Bank of the West	Bank of the West	On Demand	N/A	3,259,523	3,259,523	3,259,523	Bank of the West

Total Cash Investments and Deposits

\$ 11,329,442 \$ 11,325,292

Bond Funds Held by Trustees:

Investment Type	Institution	Issuer/ Broker	CUSIP Number	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
<b>2010 Tax Allocation Bonds (Tax-Exempt)</b>									
Principal:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$9.95	\$9.95	\$9.95	US Bank
Interest:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$7,695.44	\$7,695.44	\$7,695.44	US Bank
Special Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$18.47	\$18.47	\$18.47	US Bank
Reserve Account:									
Cash Equivalent	LAIF	US Bank	99LA009W8	On Demand	1.85%	\$1,135,000.00	\$1,135,000.00	\$1,135,000.00	US Bank

Total 2010 Tax Allocation Bonds (Tax-Exempt)

\$1,142,724 \$1,142,724

Investment Type	Institution	Issuer/ Broker	CUSIP Number	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
<b>2016 Series A and B</b>									
Debt Service Fund:									
Cash Equivalents	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$621.28	\$621.28	\$621.28	US Bank
Principle Account					0.83				
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$485,000.49	\$485,000.49	\$485,000.49	US Bank
Interest Account									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$2.60	\$2.60	\$2.60	US Bank

Total 2016 Series A and B \$ 485,624 \$485,624.37

Investment Type	Institution	Issuer/ Broker	CUSIP Number	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
<b>2016 Series C and D</b>									
Debt Service Fund:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$13.99	\$13.99	\$13.99	US Bank
Interest Account:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	\$37.22	\$37.22	\$37.22	US Bank
Principle Account:									
Cash Equivalent	US Bank Money Market	US Bank	9AMMF05B2	On Demand	0.02%	14.14	\$14.14	\$14.14	US Bank

Total 2016 Series C and D \$ 65 \$65.35

**Total Bond Fund Investments and Deposits (3)** **\$1,628,414** **\$1,628,414.**

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****June 30, 2018**

<b>Fund</b>	<b>Cash Balance</b>
710 Project 2000 Debt Service Fund	-
711 Redevelopment Debt Service Fund	-
712 Redevelopment Obligation Retirement Fund	8,265,956
720 Low and Moderate Income Housing Fund	-
721 Housing Successor Fund	-
730 Community Redevelopment Administration Fund	-
731 Successor Agency Admin Fund	(202,403)
740 Redevelopment Project Fund	-
741 Successor Agency Project Fund	6,365
741 Cash DDR Clawback	3,259,523

**TOTAL CASH BALANCE****\$ 11,329,442**

# **CITY OF STANTON**

## **REPORT TO THE STANTON HOUSING AUTHORITY**

**TO:** Honorable Chair and Members of the Housing Authority

**DATE:** July 24, 2018

**SUBJECT: JUNE 2018 INVESTMENT REPORT (HOUSING AUTHORITY)**

### **REPORT IN BRIEF:**

The Investment Report as of June 30, 2018 has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

### **RECOMMENDED ACTION:**

1. Stanton Housing Authority 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 June 2018.

### **BACKGROUND:**

The attached reports summarize the Stanton Housing Authority investments and deposit balances as of June 2018. A summary of the Housing Authority's investments and deposits is included as Attachment A. The Housing Authority's cash balances by fund are presented in Attachment B.

### **ANALYSIS:**

The Housing Authority'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 June 2018 was 1.85%.

The Agency's investments are shown on Attachment A and have a weighted investment yield of 1.83%, as almost the entire portfolio is invested in LAIF.

With investments almost completely in LAIF, the portfolio is completely liquid, and the weighted average maturity of the Housing Authority's investments at June 30, 2018 is 1 day. LAIF's average maturity at June 30, 2018 is approximately 193 days.

**FISCAL IMPACT:**

All deposits and investments have been made in accordance with the City's 2017-18 Investment Policy.

The portfolio will allow the Housing Authority 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  
Assistant Executive Director

Approved:



---

James A. Box  
Executive Director

**Attachments:**

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



**STANTON HOUSING AUTHORITY  
INVESTMENTS AND DEPOSITS  
June 30, 2018**

Investment Type	Institution	Issuer/ Broker	Date of Maturity	Interest Rate	Par Value	Cost	Market Value	MV Source
State Treasurer's Pool - HA portion	Local Agency Investment Fund (LAIF)	State of California	On Demand	1.85%	\$ 670,000	\$ 670,000	\$ 670,183	LAIF
Imprest Account - SA portion	Bank of the West	Bank of the West	On Demand	N/A	\$ 111,723	111,723	111,723	Bank of the West
State Treasurer's Pool - Housing Authority Account	Local Agency Investment Fund (LAIF)	State of California	On Demand	1.85%	\$ 8,880,130	\$ 8,880,130	\$ 8,871,623	LAIF

Total Cash Investments and Deposits

**\$ 9,661,853    \$ 9,653,529**

Notes:

- (1) - There have been no exceptions to the Investment Policy.
- (2) - The Housing Authority is able to meet its expenditure requirements for the next six months.

**STANTON HOUSING AUTHORITY**

**POOLED CASH BALANCES BY FUND TYPE**

**June 30, 2018**

<b>Fund</b>	<b>Cash Balance</b>
-------------	-------------------------

285 Housing Authority Fund	9,661,853
----------------------------	-----------

**TOTAL CASH BALANCE**

**\$ 9,661,853**

# **CITY OF STANTON**

## **REPORT TO CITY COUNCIL**

**TO:** Honorable Mayor and City Council

**DATE:** July 24, 2018

**SUBJECT: PROFESSIONAL SERVICES AGREEMENT CONTRACT EXTENSION  
WITH TOWNSEND PUBLIC AFFAIRS TO PROVIDE ADVOCACY AND  
GRANT FUNDING SERVICES**

### **REPORT IN BRIEF:**

Requested is the authorization to allow the City Manager to enter into a Professional Services Agreement with Townsend Public Affairs to provide advocacy and grant funding services in an amount not to exceed \$48,000 for FY2018-19.

### **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 extension for Townsend Public Affairs; and
3. Authorize the City Manager to bind the City of Stanton and Townsend Public Affairs in a contract extension to provide advocacy and grant funding services to the City of Stanton.

### **BACKGROUND:**

As part of the adopted 2017 Strategic Plan, there are a number of implementation items identified under each of the six overarching goals. To accomplish a number of these goals, the City may need to leverage State representatives, outside agencies, or apply for grant funding. Townsend Public Affairs was contracted to assist the City in these efforts.

A number of achievements were made in the first year of Townsend's contract. To continue making progress on the Strategic Plan and maintain assistance on the state level advocacy, it is proposed to extend Townsend's contract for a period of one year, while maintaining the same monthly rate.

## **ANALYSIS/JUSTIFICATION:**

Townsend Public Affairs is a lobbying and grant writing firm that provides local, regional, state, and federal advocacy services. The company has 20 years of experience and specializes in local governance, water and sanitation policy and infrastructure, transportation policy and infrastructure, education and facilities, parks and community facilities, natural resources and energy, housing and economic development, and public safety. In terms of funding success, over \$1 billion in local, state, federal, nonprofit, and private grants have been awarded to grant applications developed by Townsend Public Affairs ("Townsend").

The intent of the contract is to leverage Townsend's contacts, and resources to achieve the goals and implementation items identified in the Strategic Plan. Achievements accomplished in the first year of the contract include:

- Obtaining the State Budget allocation for the North Orange County Public Safety Task Force. In the first year alone, the City received \$633,333, which paid for a Community Enhancement Deputy, Code Enforcement equipment, Community Services staffing, and the fair share payment of the Grant Coordinator;
- Obtained \$100,000 in Community Development Block Grant (CDBG) funding for the reestablishment of the Housing Programs for the City;
- Applied for the Urban Greening Grant to improve a portion of the OCTA/UPRR property for a walking trail and promotion of urban forestry in the City. If the grant is received, the funding could be up to \$2.4 million for design and construction of the park area;
- Townsend facilitated a resolution for the UPRR issue to allow for the installation and operation of a street light by utilizing contacts in Congressman Lowenthal's office;
- Facilitated a meeting with Caltrans to discuss the deficient road conditions on Beach Blvd., resulting in initiation of repairs;
- Facilitated meetings with the County Supervisor and the County Library in order to gain support for improving the County Library building as part of the City Hall plaza renovation, and obtain funding;
- Drafted 15 letters of support or opposition for legislative bills in accordance with the adopted legislative platform; and
- Providing timely bill analysis for State and Federal legislation.

There are a number of projects on the docket for the upcoming year for Townsend to assist the City with, including:

- Applying for an Active Transportation Grant (ATP) for additional rails to trails projects in the City;
- Facilitating a meeting with the Department of Finance in Sacramento to address the denial of the RDA loan repayment to the City on the ROPS;
- Applying for Kaboom grants to upgrade existing park facilities;
- Work on securing more long term funding for the North Orange County Public Safety Taskforce; and

- Continuing to provide timely bill analysis, letters of support or opposition, and advocacy letters.

Although these are the specific projects identified, the proposal is designed based on a flat monthly rate, so as additional projects are identified, they could be added to the project list at no additional cost to the City beyond the flat monthly rate.

**FISCAL IMPACT:**

For fiscal year 2018-19, \$24,000 would be paid from the General Fund Account No. 101-4100-608105, and \$24,000 would be paid from the General Fund Account No. 101-1600-608105.

**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).

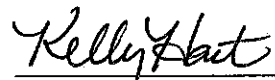
**PUBLIC NOTIFICATION:**

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

**STRATEGIC PLAN:**

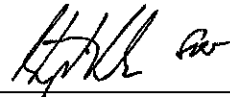
- 2 – Promote a Strong Local Economy
- 3 – Promote a Quality Infrastructure
- 4 – Ensure Fiscal Stability and Efficiency in Governance

Prepared By:



Kelly Hart  
Community & Economic  
Development Director

Approved by:



James A. Box  
City Manager

Attachment:

- A. Townsend Public Affairs Contract Amendment

**SUPPLEMENT TO  
CONTRACT FOR CONSULTING SERVICES (#1)**

THIS SUPPLEMENT TO CONTRACT FOR CONSULTANT SERVICES ("Supplement") is made and entered into this 24th day of July, 2018 by and between the City of Stanton, a municipal corporation ("Client") and Townsend Public Affairs, Inc., a California corporation ("Consultant").

**RECITALS**

- A. Client and Consultant have entered into that certain Contract for Consultant Services dated as of March 10, 2017 ("Contract").
- B. The parties to this Supplement desire to change the term of the Contract as set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto supplement and amend the Contract as hereinafter set forth.

- 1. The term is extended from July 1, 2018 to June 30, 2019.
- 2. The contract not to exceed amount for the term shall be forty-eight thousand dollars (\$48,000).
- 3. All other terms and conditions of the Contract, except as set forth herein, including without limitation the Fee Schedule set forth in Exhibit "A" of the Contract, shall remain in full force and effect.

WHEREFORE, this Supplement is executed by the parties as of the date set forth above.

CLIENT: City of Stanton

By: \_\_\_\_\_  
James A. Box  
City Manager

CONSULTANT: TOWNSEND PUBLIC AFFAIRS, INC.  
a California corporation

By: \_\_\_\_\_  
Christopher Townsend  
President and Secretary

# **CITY OF STANTON**

## **REPORT TO THE CITY COUNCIL**

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

**DATE:** July 24, 2018

**SUBJECT: PUBLIC HEARING TO CONSIDER AN AMENDMENT TO A PREVIOUSLY APPROVED PROJECT FOR THE PROPERTY LOCATED AT 8232 LAMPSON AVENUE IN THE RH (HIGH DENSITY RESIDENTIAL) ZONE.**

### **REPORT IN BRIEF:**

A public hearing to consider an amendment to the previously approved project which included the subdivision of a 4.95 acre parcel for the development of 35 single family detached units, inclusive of common open space, and a private street. The proposed amendment includes increasing the square footage of Plans 1 and 2, modification of labeling of the plan types, and replotting of Lots 2 & 3.

### **RECOMMENDED ACTION:**

1. Conduct a public hearing;
2. Declare that the project is categorically exempt per the California Environmental Quality Act (CEQA), under Section 15332, Class 32 (In-Fill Development Projects);
3. Adopt Resolution No. 2018-34 approving an amendment to Precise Plan of Development PPD-788.

### **BACKGROUND**

On February 13, 2018, the City Council conducted a public hearing for the consideration of a development on the formerly Stanton Housing Authority owned property at 8232 Lampson Ave. The proposal included the subdivision of the parcel, and construction of 35 single family detached residential units, common open space, and a private street. At the conclusion of the public hearing, the City Council unanimously voted to approve the development proposal.

The developer, Melia Homes, subsequently submitted the construction drawings to the Building Division for review and permit issuance. Upon review of the building submittal, it was identified that two of the plan types had been modified to increase square footage, and the unit layout in the site had been modified. Sections 20.530.080 and 20.565.100 of the Stanton Municipal Code (SMC) identifies procedures and designated review authority when a change is made to an approved project.

Section 20.530.080 of the SMC specifically indicates that an increase in the structure area is outside of the scope of minor changes that could be approved at the Director level. As such, in accordance with Section 20.565.100 of the SMC, the project must be presented back to the final review authority. As the City Council was the ultimate review authority for the original proposal, the modifications to the project must be considered by the City Council.

#### **ANALYSIS/JUSTIFICATION:**

**PROJECT LOCATION** – The project site is located on the south side of Lampson Avenue, between Beach Boulevard and Monroe Street (in the City of Garden Grove). The property is in the RH (High Density Residential) zone and carries a General Plan designation of South Gateway Mixed Use District. Surrounding zoning and uses include a single-family residence in the RH zone and a school district maintenance office in the City of Garden Grove to the north; Lawrence Elementary School located within the City of Garden Grove to the east; Villa Capri Mobile Home Estates in the RM (Medium Density Residential) zone to the south; and the Beach & Lampson Square shopping center in the CG (Commercial General) zone to the west.

**PROPOSED MODIFICATIONS** – The proposed modifications include the increase of square footage for two unit types, and the reorganization of the plotting of the units within the development. The project includes three floor plan options. All three plans are two stories with an entry, great room, kitchen, loft, laundry, four bedrooms, three baths and two-car garage. The largest of the plans also offers a den which has the option to convert to a 5<sup>th</sup> bedroom.

The developer is proposing to modify the square footage of two of the plan types. For one of the plans (now Plan 1), a nominal increase in the square footage is proposed to provide additional storage opportunities. This plan is proposed to be increased by approximately 100 square feet.

The second plan (now Plan 2) is proposed to have the largest modification. In the approved plan, each unit included a large covered outdoor patio area. For this plan, the patio area created a separation between the kitchen and the dining area, and provided for a smaller great room/dining room area. The developer determined that in order for this plan to be marketable, the great room needed to be increased and directly connected to the kitchen area. The removal of the outdoor living area resulted in an increase of approximately 300 square feet to the unit.

The total building area for the development increased from 125,903 square feet to 127,433 square feet. The removal of a portion of the private outdoor living areas for the Plan 2 units does not result in a deficiency of outdoor open space, impervious coverage, or maximum structure coverage. With the modification of the unit sizes, minor modifications were made to the elevations of the structures. However, all architectural elements as approved in the original consideration have been retained, and none of the modifications to the elevations resulted in a reduction in architectural quality or character of the units.



In terms of the reorganization of the units within the site plan, the developer originally organized the units based on unit square footage size. As the square footages were modified, the locations of the units were modified to ensure the units maintained the organization based on square footage size.

**FISCAL IMPACT:**

None.

**ENVIRONMENTAL IMPACT:**

Based upon the Initial Study and Traffic Analysis, the proposed project, as conditioned, is categorically exempt per State CEQA Guidelines Section 15332, Class 32 (In-fill Development Projects). The Class 32 exemption specifically exempts from further CEQA review projects characterized as in-fill development meeting each of the following conditions. First, the Project must be consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The project is consistent with the general plan including Strategy LU 3.1.2, and Community Development Goal CD 1.2, and with approval of the Planned Development Permit, the project is consistent with the Zoning Code. Second, the proposed development must occur within city limits, on a project site of no more than five acres, and be substantially surrounded by urban uses. The site is 4.95 acres in size and located in an urbanized area, surrounded by fully developed parcels, including a school, mobile home park, commercial shopping center, and condominiums. Third, the Project site must have no value as habitat for endangered, rare, or threatened species. There are no known endangered, rare or threatened species in the City, and the site in its current condition has not been identified as a designated site for any endangered, threatened or rare species. Fourth, approval of the Project must not result in any significant effects relating to traffic, noise, air quality, or water quality. The traffic analysis provided by the applicant, and reviewed and confirmed by the City Engineer, identifies that the number of trips added as a result of this project are significantly less than what was planned for as part of the general plan, and can be accommodated on the street without creating any significant impact on the traffic or level of service of Lampson Ave. The noise and air quality will have no significant impact as a result of this project beyond the temporary standard construction operations, and with the completion of a Water Quality Management Plan, the project will not create any significant impact to the water quality on the site and in the vicinity. Finally, the Project site must be adequately served by all required utilities and public services. The site is also able to be adequately served by all required utilities and public services. As the site is located within an urbanized area, water, electrical, cable and phone, and sewer services are all established within the area, and the site will be able to connect to all services. All emergency public services are also available and able to service the site. The OCFA has reviewed the plans and deemed that there is appropriate access to the site to accommodate their equipment. All required documentation has been completed for the project in compliance with CEQA and the Project qualifies for the Class 32 exemption.

Furthermore, none of the exceptions to the use of the Class 32 categorical exemption identified in State CEQA Guidelines section 15300.2 apply. The Project will not result in a cumulative impact from successive projects of the same type in the same place, over time. There are no unusual circumstances surrounding the Project that result in a reasonably possibility of a significant effect on the environment. The Project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources. The Project does not include any hazardous waste sites, and the project will not cause a substantial adverse change in the significance of a historical resource. Thus, the Class 32 exemption applies, and no further environmental review is required.


**PUBLIC NOTIFICATION:**

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

**STRATEGIC PLAN OBJECTIVE ADDRESSED:**

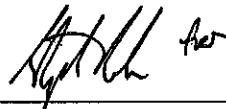
5 – Provide a High Quality of Life

Prepared by:



Kelly Hart  
Community & Economic  
Development Director

Approved by:



James A. Box  
City Manager

**ATTACHMENTS**

- A. CC Resolution No. 2018-34 (PPD-788)
- B. Vicinity Map
- C. Site Plan
- D. Floor Plans and Elevations

## **RESOLUTION NO. 2018-34**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA FINDING THAT THE DEVELOPMENT AT 8232 LAMPSON AVENUE IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND APPROVING AMENDMENT TO PRECISE PLAN OF DEVELOPMENT PPD-788 TO ALLOW FOR AN INCREASE IN SQUARE FOOTAGE FOR TWO UNIT TYPES, AND A REORGANIZATION OF THE UNIT TYPES WITHIN THE SITE PLAN FOR THE PROPERTY LOCATED AT 8232 LAMPSON AVENUE IN THE RH (HIGH DENSITY RESIDENTIAL) ZONE AND THE SOUTH GATEWAY MIXED USE OVERLAY**

**WHEREAS**, on January 17, 2018, the Planning Commission of the City of Stanton conducted a duly noticed public hearing concerning the request to approve Precise Plan of Development PPD-788 to develop 35 single-family detached homes, including a private street, and private and common open space for the property located at 8232 Lampson Avenue; and

**WHEREAS**, at the conclusion of the public hearing, the Planning Commission unanimously voted to recommend the City Council approve Precise Plan of Development PPD-788; and

**WHEREAS**, on February 13, 2018, the City Council of the City of Stanton conducted a duly noticed public hearing concerning the request to approve Precise Plan of Development PPD-788 to develop 35 single-family detached homes, including a private street, and private and common open space for the property located at 8232 Lampson Avenue; and

**WHEREAS**, on June 25, 2018, the developer submitted for an amendment to the approved project to allow for an increase in square footage for two unit types within the development, and a reorganization of the units in the site plan; and

**WHEREAS**, the City Council has carefully considered all pertinent testimony and information contained in the Staff report prepared for this application as presented at the public hearing; and

**WHEREAS**, pursuant to the California Environmental Quality Act (Public Resources Code, § 21000 et seq.) ("CEQA") and the State CEQA Guidelines (California Code of Regulations, title 14, § 15000 et seq.), the City is the lead agency for the proposed Project; and

**WHEREAS**, the State CEQA Guidelines state that there exist categories of projects that are exempt from CEQA; and

**WHEREAS**, Staff has reviewed the environmental form, Traffic Study and Analysis submitted by the Applicant, in accordance with the City's procedures. Based upon the information received and Staff's assessment of the information, the Project has been determined to be categorically exempt pursuant to the California Environmental Quality Act (CEQA), Section 15332, Class 32 (In-fill Development Projects); and

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

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF STANTON DOES HEREBY FIND:**

**SECTION 1:** That in accordance with the requirements as set forth in Section 20.530.050 of the Stanton Municipal Code:

- A. The project is allowed within the subject zone. The development is for a 35-unit single-family detached dwelling unit subdivision within the RH (High Density Residential) zone. Section 20.210.020 of the Stanton Municipal Code states that single-family dwellings in the RH zone are permitted by right, subject to approval of a development permit. The applicant is requesting approval of an amendment to the approved project to increase the square footage of two unit types within the project. The increase in square footage and decrease in common open space would not create a deficiency in terms of lot coverage, open space requirements, parking standards, or impervious coverage standards. As such, the modification is allowed in the subject zone.
- B. The project is designed so that:
  - i. The project will not be detrimental to the public health, safety, or general welfare, and not detrimental to adjacent property. The project includes the demolition of an existing shed and abandoned well and construction of a 35-unit single-family detached dwelling subdivision. Conditions of approval have been included to ensure that during the construction phase, appropriate measures are taken to minimize the impacts of the construction activities in the residential neighborhood. In addition, the project has been designed to ensure appropriate parking has been provided on the property, and no additional drive-cuts would be required on the streets so on-street parking would not be impacted for the neighboring properties. The additional square footage to the two unit types and reorganization of the placement of the units would not impact the public health, safety, or general welfare or be detrimental to the adjacent properties;
  - ii. Architectural design and functional plan of the structures and related improvements are of high aesthetic quality and compatible with adjacent developments. The project uses high quality architectural designs and materials, and incorporates varying architectural treatments including stucco and veneers with trims and treatments around the windows, shutters, rock or brick veneers and ornate metal balconies on the elevations of the homes. The private park includes enhanced amenities such as a built-in barbecue, a shade structure, picnic table and seating areas, extensive landscaping, enhanced paving. The entrance to the subdivision is a single driveway off of Lampson Ave., which is a similar configuration as other residential properties. The amended elevations for the modified structures maintain the same architectural features as was previously approved. The modifications to the elevations occur largely in the side and rear elevations and include enclosure of a previously identified outdoor living area, and modification of window and door placements;

- iii. Structures and related improvements are suitable for the proposed use of the property and provide adequate consideration of the existing and contemplated uses of land and orderly development in the general area of the subject site. The structures are single-family detached dwelling units and the use of the structures is residential uses. The exterior of the structures are designed to be consistent with the existing residential neighborhood, and the residential use of the property is consistent with the existing and future use of the neighborhood. The amendment provides minor modifications to the square footage and layout of the structures from previously approved. The modifications maintain a suitable character to be compatible with surrounding land uses; and
  - iv. The project's site plan and design is consistent with the City's Design Standards and Guidelines, if any. The City does not currently have any adopted design guidelines. However, the project is designed to be compatible with the existing and recent residential developments within the neighborhood and the city.
- C. Compliant with the Zoning Code, Municipal Code Title 16 (Buildings and Construction), and all other applicable City regulations and policies. The project is for the demolition of an existing shed and abandoned well and development of 35 single-family residential dwelling units on a property within the RH (High Density Residential) zone. An approved planned development permit allows for modifications of some of the development standards. With approval of the precise plan of development, planned development permit, tentative map, and development agreement, the development was determined to be in full compliance with the municipal code and all other city regulations and policies. The amendment largely revolves around the increase in square footage of certain units. The increase in square footage would not cause a deficiency in the code requirements or require modification of the Planned Development Permit.
- D. Efficient site layout and design; adequate yards, spaces, walls, and fences, parking, loading, and landscaping that fit within neighboring properties and developments. The development consists of 35 single-family dwelling units. This requires a total of 70 covered parking spaces and 77 uncovered parking spaces on-site. The required parking is provided by a two-car garage and two-car driveway in the front setback of every lot and additional parking spaces along the private street. In addition, guest parking is required at a rate of one space per every three units which the development provides with an excess of six spaces along the private street. Perimeter fencing would also be provided along the development. The development provides landscaping throughout the project area with tree lined streets and a large landscaping area along the perimeter of the property, and providing sufficient parking on the site. The amendment would not cause the development to become deficient in parking, open space, structure coverage, or impervious coverage restrictions.
- E. Compatible and appropriate scale to neighboring properties and development; appropriate relationship to land use and development of adjacent properties, including topographic and other physical characteristics of the land. The development is for the construction of 35-unit single-family detached homes, a private street, private park, and associated site improvements. The development meets the minimum required 20 foot front setback, is less than the maximum height permitted, and is less than the maximum building lot coverage permitted. The topography of the land and adjacent areas is

generally flat, and the new development does not create a significant topographical difference in property heights. The amendment would not affect the building massing, height or scale of the units, nor impact the topographic characteristics of the development.

- F. Compatible architectural style with the character of the surrounding area, both to avoid repetition of identical design where not desired, and ensure compatibility in design where designed; compatible in color, material, and composition of the exterior elevations to neighboring visible structures; harmonious relationship with existing and proposed developments and the avoidance of both excessive variety and monotonous repetition. The project is consistent in design features as the newer developments within the neighborhood and city. The project utilizes stucco as the main façade material and including architectural accents such as the use of window shutters, rock or brick veneer and wrought iron treatments. The project also provides architectural features to avoid design repetition, including the use of façade pop-outs to create articulation along the longer elevation and differing elevation heights to provide an expressive rooflines. The proposed amendment would not alter the types of façade improvements as was originally approved. The amendments to the elevations are largely for modification to the window and door placement, and enclosure of a previously identified outdoor living area.
- G. Compatible with the General Plan and any applicable specific plan. The development would be consistent with the general plan. Specifically, Action H-4.1.3(a) Development of housing for large families. The development consists of larger single-family residential dwellings consisting of 4-5 bedrooms, three bathrooms, and great rooms within the residence. The development offers a larger housing product which is different from the more recent housing developments that have come into the City.

**SECTION 2:** Based upon its review of the entire record before it, including the Initial Study and Traffic Analysis, the City Council finds that the Project, as conditioned herein, is categorically exempt from environmental review under the CEQA pursuant to State CEQA Guidelines Section 15332, Class 32 (In-fill Development Projects). The Class 32 exemption specifically exempts from further CEQA review projects characterized as in-fill development meeting each of the following conditions. First, the Project must be consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations. The project is consistent with the general plan including Strategy LU 3.1.2, and Community Development Goal CD 1.2, Action H-4.1.3(a) and with approval of the Planned Development Permit, the project is consistent with the Zoning Code. Second, the proposed development must occur within city limits, on a project site of no more than five acres, and be substantially surrounded by urban uses. The site is 4.95 acres in size and located in an urbanized area, surrounded by fully developed parcels, including a school, mobile home park, commercial shopping center, and condominiums. Third, the Project site must have no value has habitat for endangered, rare, or threatened species. There are no known endangered, rare or threatened species in the City, and the site in its current condition has not been identified as a designated site for any endangered, threatened or rare species. Fourth, approval of the Project must not result in any significant effects relating to traffic, noise, air quality, or water quality. The traffic analysis provided by the applicant, and reviewed and

confirmed by the City Engineer, identifies that the number of trips added as a result of this project are significantly less than what was planned for as part of the general plan, and can be accommodated on the street without creating any significant impact on the traffic or level of service of Lampson Ave. The noise and air quality will have no significant impact as a result of this project beyond the temporary standard construction operations, and with the completion of a Water Quality Management Plan, the project will not create any significant impact to the water quality on the site and in the vicinity. Finally, the Project site must be adequately served by all required utilities and public services. The site is also able to be adequately served by all required utilities and public services. As the site is located within an urbanized area, water, electrical, cable and phone, and sewer services are all established within the area, and the site will be able to connect to all services. All emergency public services are also available and able to service the site. The Fire Department has reviewed the plans and deemed that there is appropriate access to the site to accommodate their equipment. All required documentation has been completed for the project in compliance with CEQA and the Project qualifies for the Class 32 exemption.

Furthermore, none of the exceptions to the use of the Class 32 categorical exemption identified in State CEQA Guidelines section 15300.2 apply. The Project will not result in a cumulative impact from successive projects of the same type in the same place, over time. There are no unusual circumstances surrounding the Project that result in a reasonably possibility of a significant effect on the environment. The Project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources. The Project does not include any hazardous waste sites, and the project will not cause a substantial adverse change in the significance of a historical resource. Thus, the Class 32 exemption applies, and no further environmental review is required.

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

**SECTION 4:** That based upon the above findings, the City Council approves an amendment to Precise Plan of Development PPD-788 for the modification of the square footage for two of the unit types and reorganization of the units on the site plan, subject to the following Conditions:

- A. That all conditions of the Planning Division be met, including, but not limited to, the following:**
1. Amendment to Precise Plan of Development PPD-788 shall terminate if Planned Development Permit PDP17-02 and Tentative Tract Map 18122 (TM17-02) is allowed to expire or the Final Tract Map is not filed in a timely manner.
  2. All conditions approved in Resolution No. 2018-04 for the original Precise Plan of Development PPD-788 shall remain in full force and effect.
  3. The project/use will be constructed, developed, used, operated and permanently maintained in accordance with the terms of the application, plan drawings submitted, and conditions imposed in this Resolution of Approval, the Resolution of Approval for Tentative Tract Map 18122 (TM17-02), the Resolution of Approval for Planned

Development Permit PDP17-02., and the Resolution of Approval for Precise Plan of Development PPD-788 (Resolution No. 2018-04).

4. The development and/or use shall be in conformity with all applicable provisions of the Stanton Municipal Code and Planned Development Permit PDP17-02 and shall conform to the requirements of the Subdivision Map Act, as applicable.
5. The Applicant/Owner shall acknowledge the conditions of approval as adopted by the City Council. Such acknowledgment shall be in writing and received by the City within 30 days of approval by the City Council. In addition, the Applicant shall record the Conditions of Approval in the Office of the County Recorder. Proof of recordation shall be provided to the Planning Division prior to Certificate of Occupancy.

**ADOPTED, SIGNED AND APPROVED** by the City Council of the City of Stanton at a regular meeting held on July 24, 2018 by the following vote, to wit:

---

DAVID J. SHAWVER, MAYOR

ATTEST:

---

PATRICIA A. VAZQUEZ, CITY CLERK

APPROVED AS TO FORM:

---

MATTHEW E. RICHARDSON, CITY ATTORNEY



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

I, Patricia A. Vazquez, City Clerk of the City of Stanton, California DO HEREBY CERTIFY that the foregoing Resolution, being Resolution No. 2018-04 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 July 24, 2018 and that the same was adopted, signed and approved by the following vote to wit:

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

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

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

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

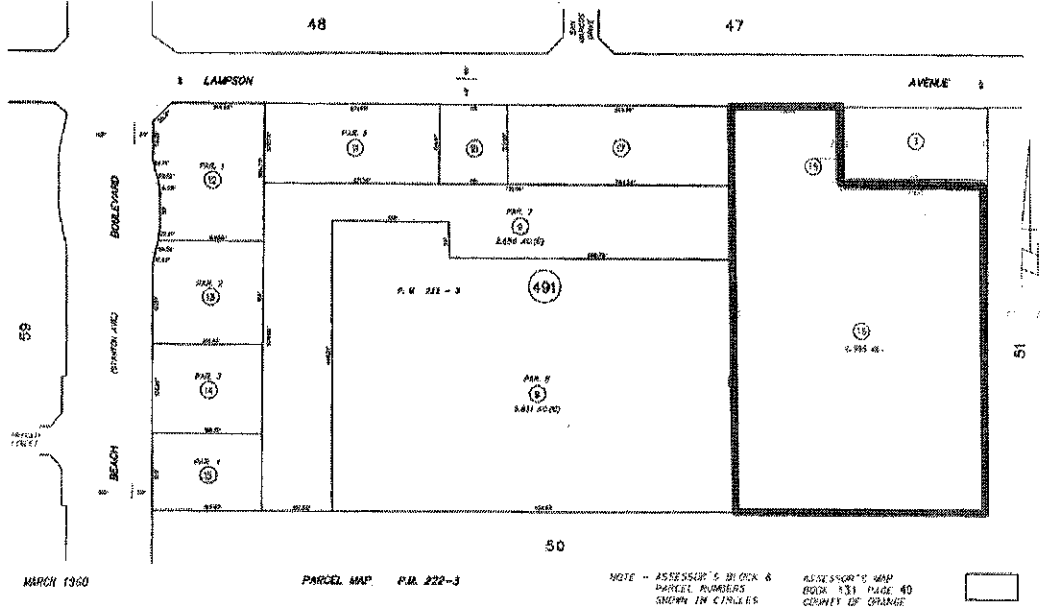
\_\_\_\_\_  
PATRICIA A. VAZQUEZ, CITY CLERK

# Vicinity Map 8232 Lampson Ave.

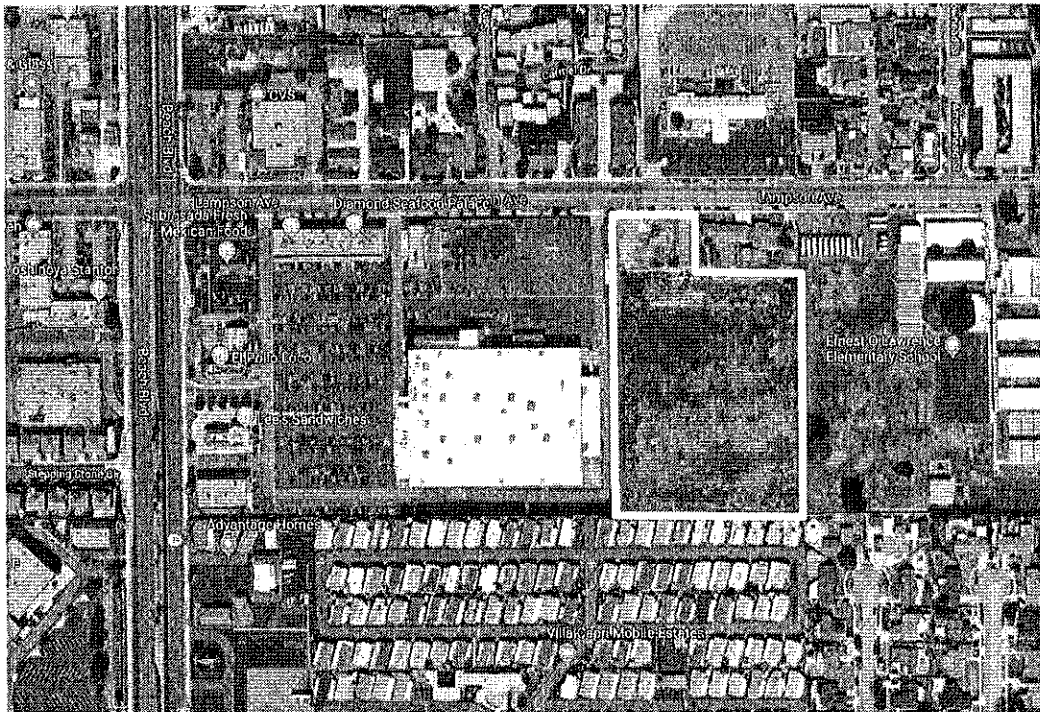
THIS MAP WAS PREPARED FOR THE  
COUNTY OF ORANGE, CALIFORNIA  
AND IS NOT TO BE USED FOR ANY  
OTHER PURPOSES WITHOUT THE  
WRITTEN PERMISSION OF THE  
COUNTY OF ORANGE, CALIFORNIA

POR. W 1/2, NW 1/4, S.W. 1/3, SEC. 36, T.4S., R.11W.

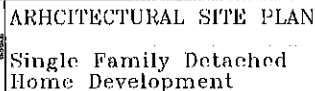
131-49



## Aerial Map



## AS-1

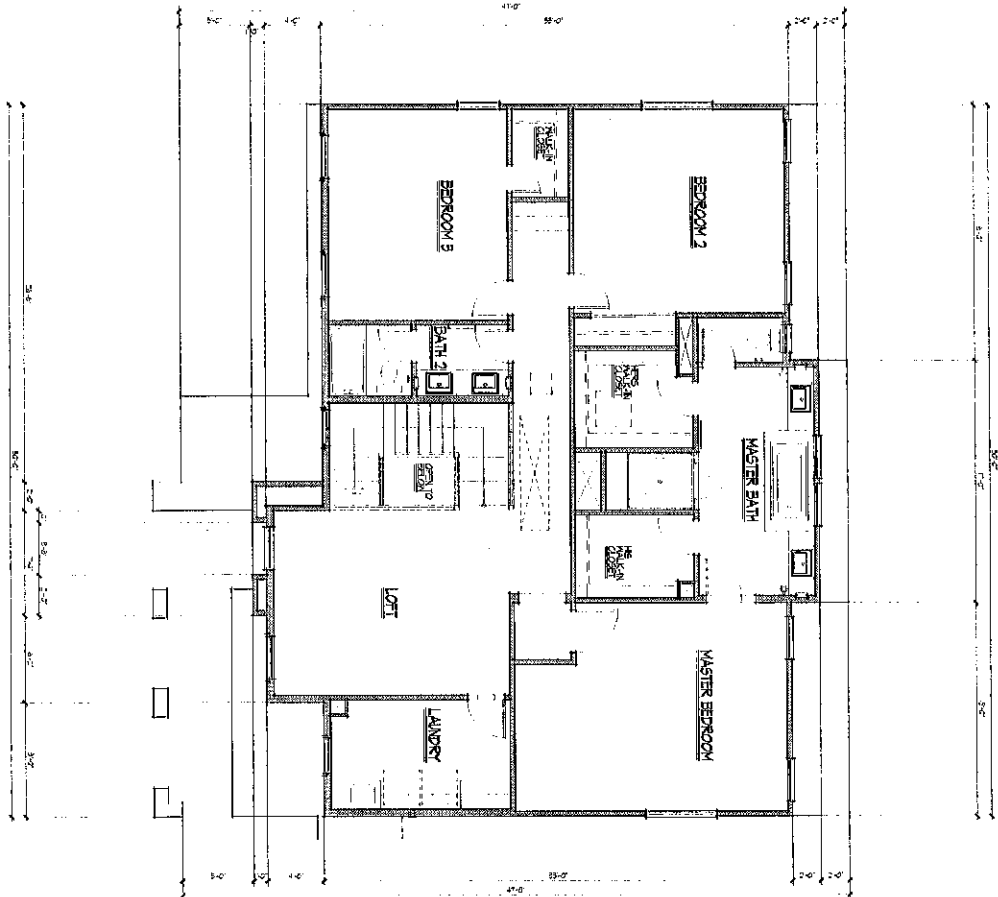


**Mark Gross &  
Associates, Inc.**  
1801 Jackson Drive  
Irvine, CA 92615  
(714) 837-8900 Fax (714) 367-1000



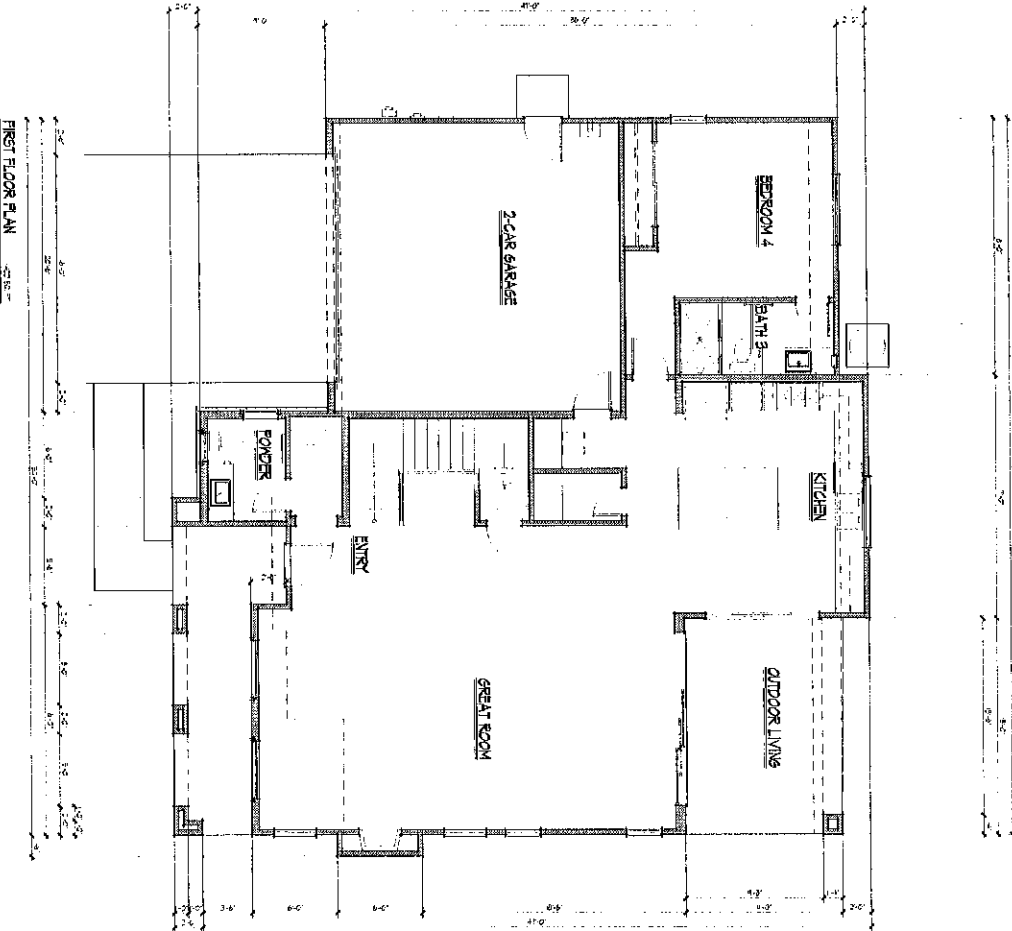
SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

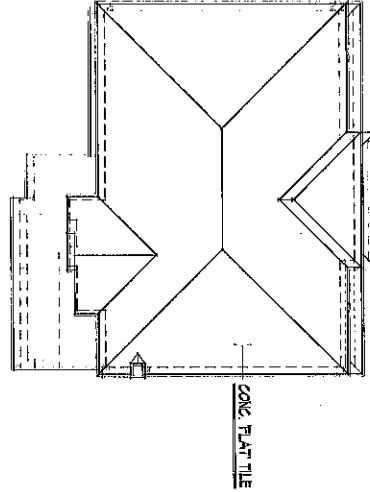


FIRST FLOOR PLAN

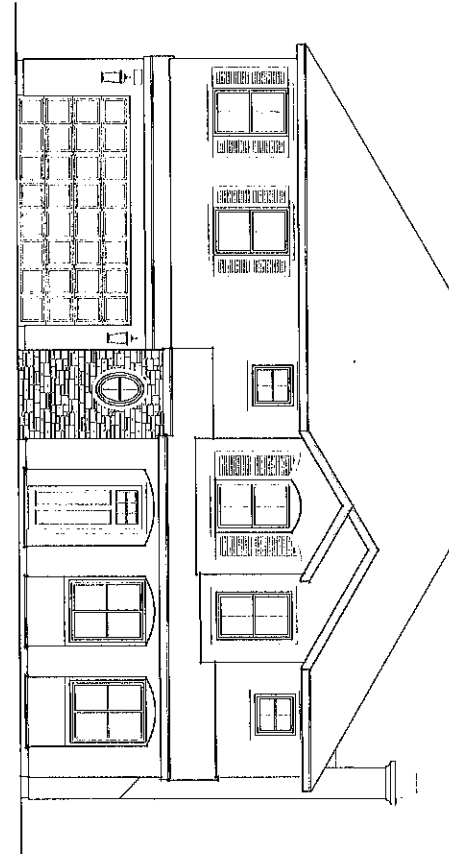
SCALE: 1/8" = 1'-0"



ROOF PLAN



FRONT ELEVATION



1-5

ALL RIGHTS RESERVED  
NO PART OF THIS PUBLICATION  
MAY BE REPRODUCED OR  
TRANSMITTED IN ANY FORM  
OR BY ANY MEANS  
ELECTRONIC OR MECHANICAL  
INCLUDING PHOTOCOPYING,  
RECORDING, OR BY ANY  
INFORMATION STORAGE  
RETRIEVAL SYSTEM  
WITHOUT PERMISSION IN  
WRITING FROM  
MARK GROSS & ASSOCIATES, INC.



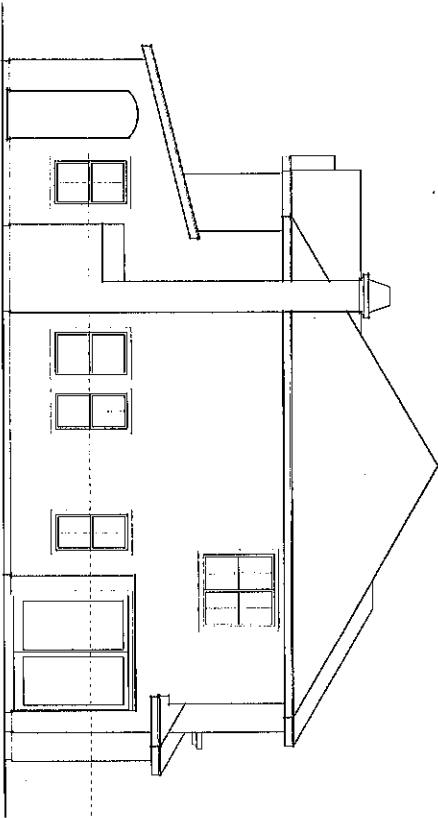
PLAN No. 1  
ELEVATION 'A'

"CHATEAU ESTATES"  
STANTON, CALIFORNIA  
MELIA HOMES  
5001 BENDIS DRIVE  
DUBLIN, CALIFORNIA 94568  
(916) 231-1100 FAX (916) 231-1101

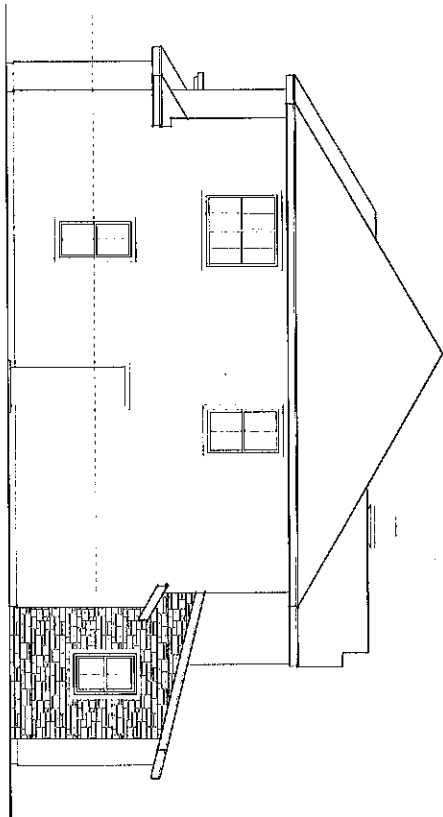
Mark Gross &  
Associates, Inc.  
1001 Sycamore Road  
1000 Sycamore Road  
DUBLIN, CA 94568  
(916) 231-1100 FAX (916) 231-1101



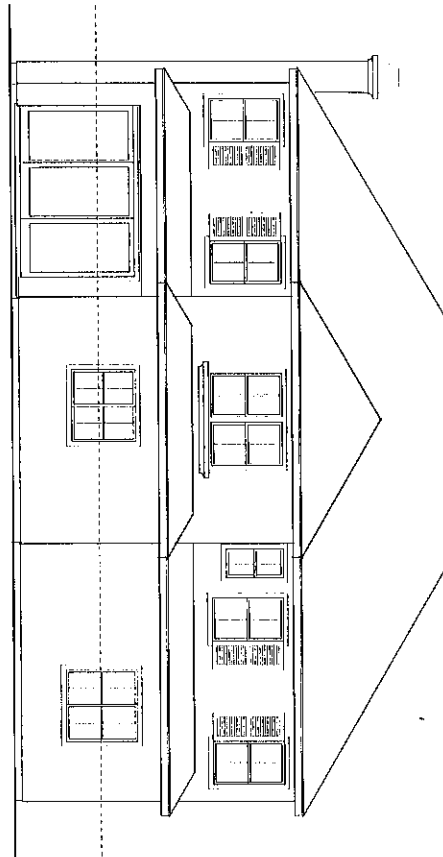
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



1-6

Mark Gross & Associates, Inc.  
1001 Avenida del  
Mar, Suite 200  
San Marcos, CA 92068  
(714) 435-8600 Fax (714) 435-8100

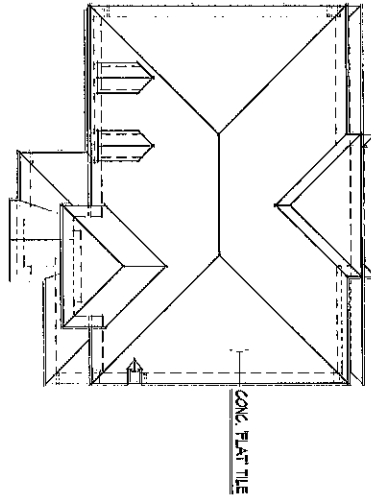


PLAN No. 1  
ELEVATION 'A'

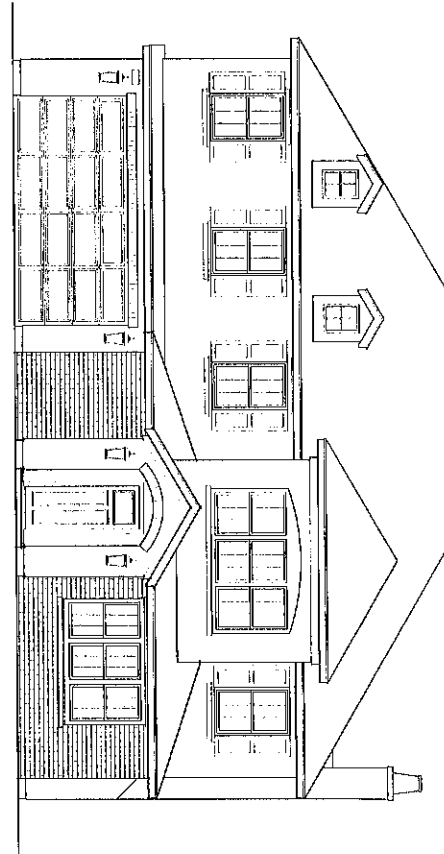
" CHATEAU ESTATES " STANTON, CALIFORNIA  
MELMA HOMES  
1001 AVENIDA DEL MAR  
SAN MARCOS, CALIF. 92068  
(714) 435-8600 FAX (714) 435-8100

Mark Gross &  
Associates, Inc.  
1001 Avenida del  
Mar, Suite 200  
San Marcos, CA 92068  
(714) 435-8600 Fax (714) 435-8100

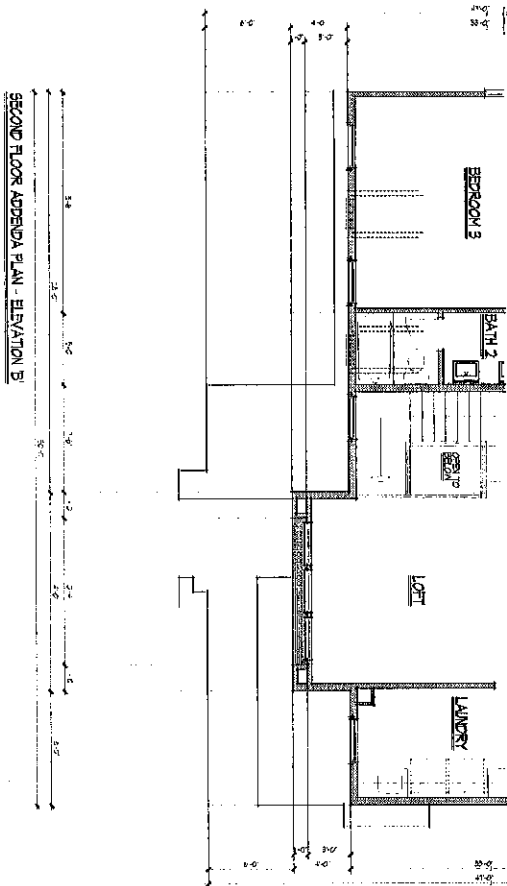




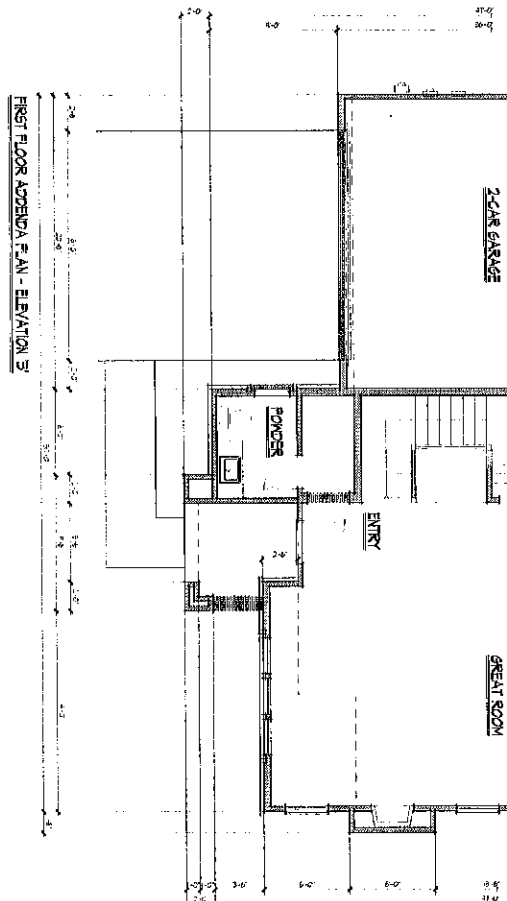
ROOF PLAN



FRONT ELEVATION



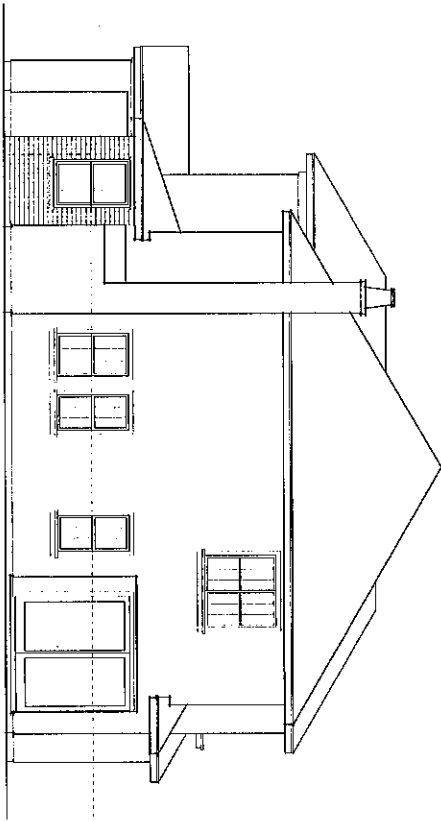
SECOND FLOOR ADDENDA PLAN - ELEVATION B



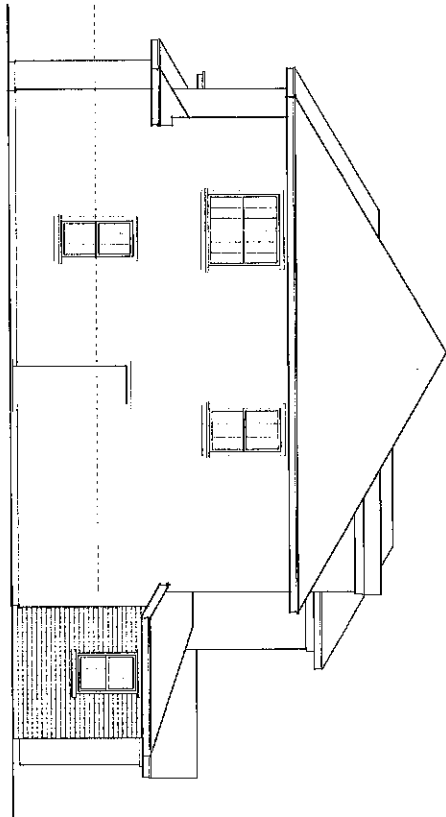
FIRST FLOOR ADDENDA PLAN - ELEVATION B



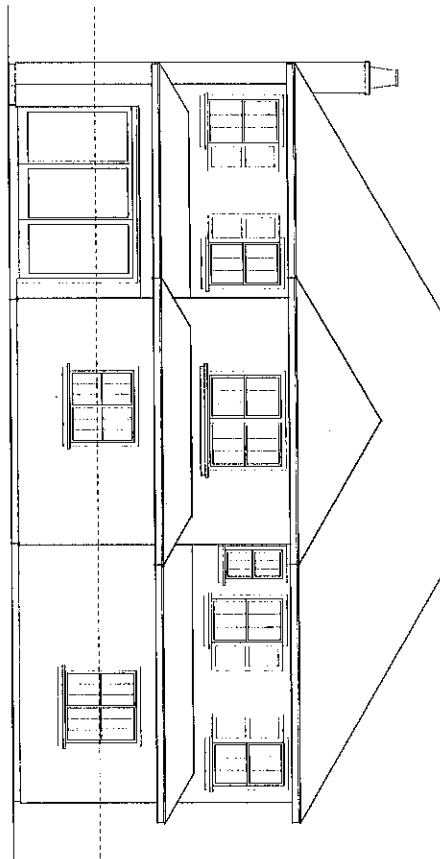
RIGHT ELEVATION



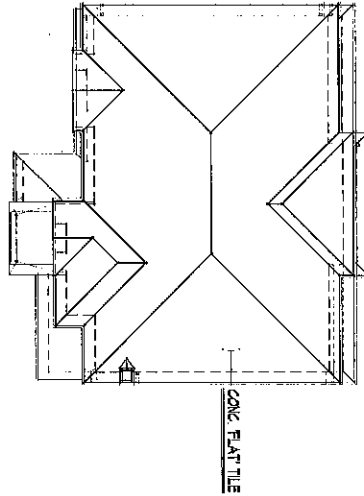
LEFT ELEVATION



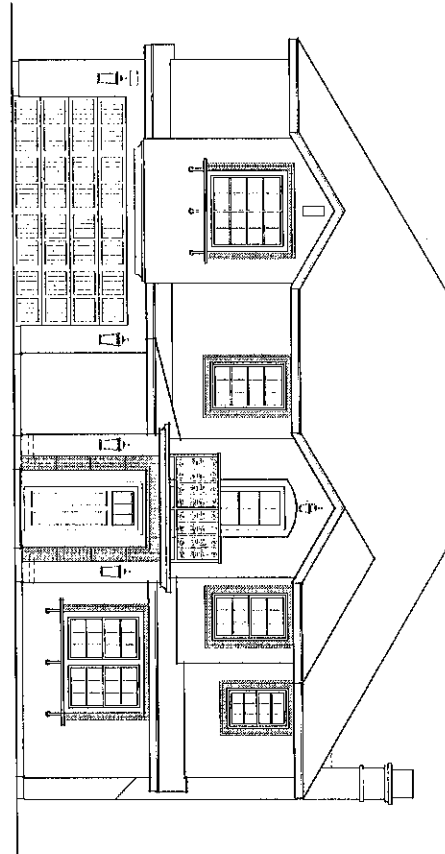
REAR ELEVATION



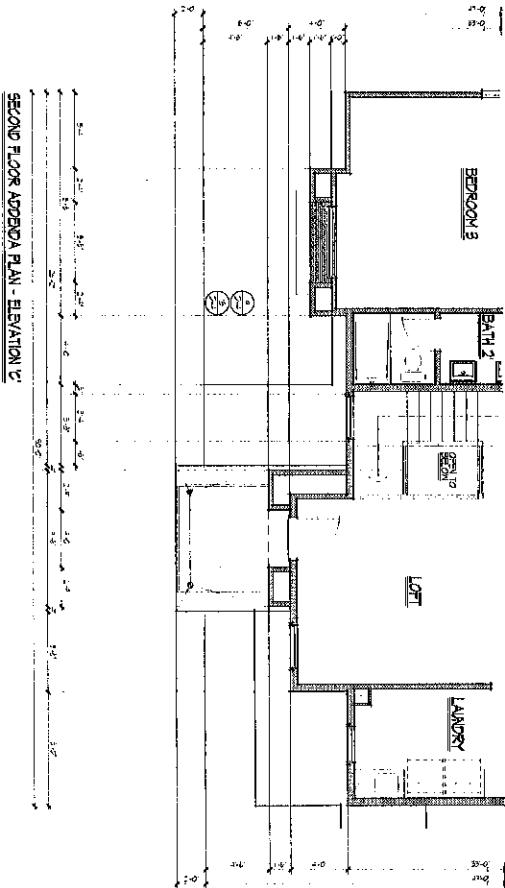




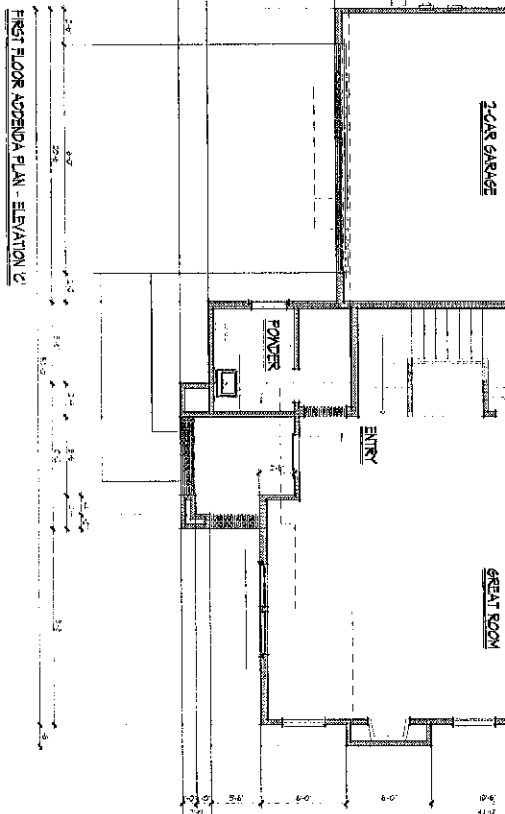
ROOF PLAN



FRONT ELEVATION



SECOND FLOOR APPENDIX PLAN - ELEVATION 'C'

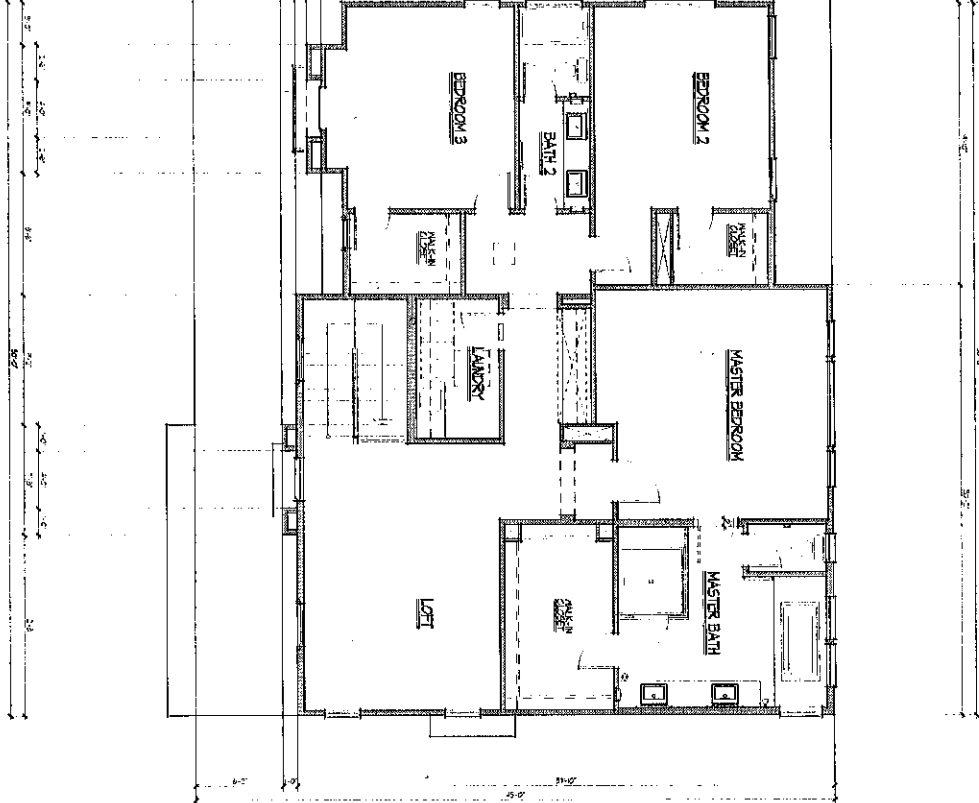


FIRST FLOOR APPENDIX PLAN - ELEVATION 'C'

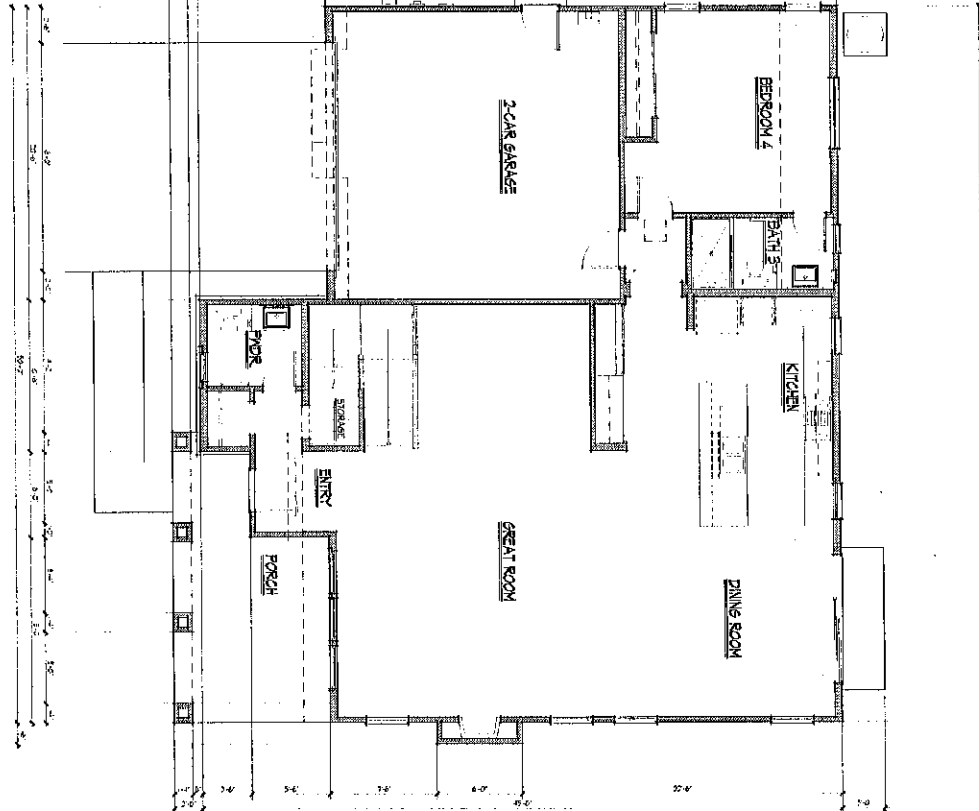




SECOND FLOOR PLAN 38' 10" x 38' 10"



FIRST FLOOR PLAN 38' 10" x 38' 10"



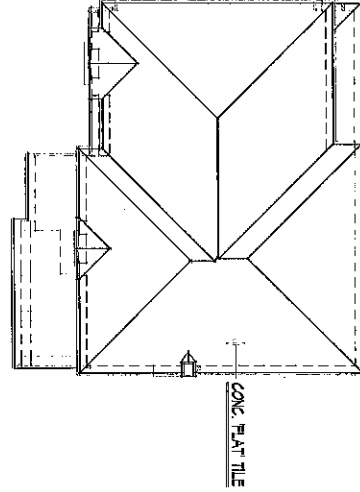
PLAN No. 2  
3,191 SQ. FT.  
FLOOR PLAN

"CHATEAU ESTATES"  
STANTON, CALIFORNIA  
MELIA HOMES  
MELIA HOMES MARK  
MELIA HOMES MARK  
(916) 201-1000 FAX (916) 201-1000

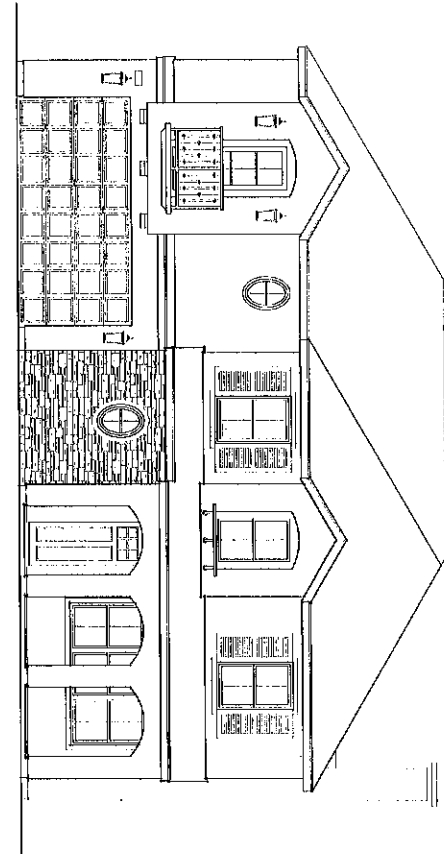
Mark Gross &  
Associates, Inc.  
201 Justice Way  
Folsom, California 95630  
(916) 201-1000 FAX (916) 201-1000



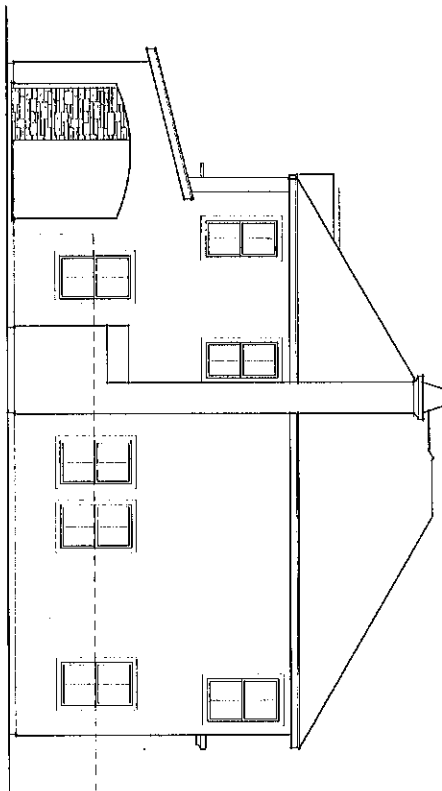
ROOF PLAN



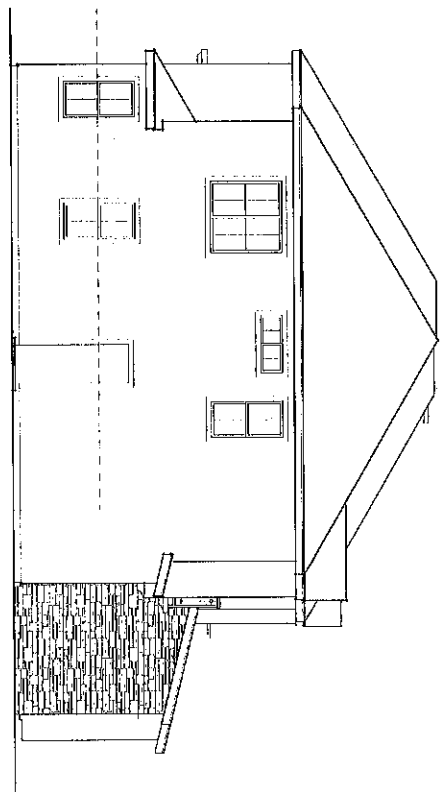
FRONT ELEVATION



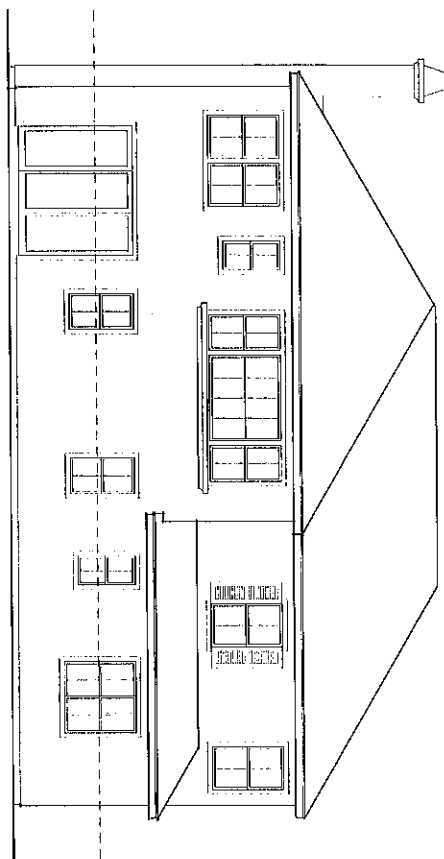
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

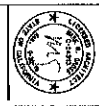


REAR ELEVATION



2-6

Mark Gross & Associates, Inc.  
1000 Lakeside Drive  
Stanton, California 90680  
(714) 955-4500 FAX (714) 955-4501

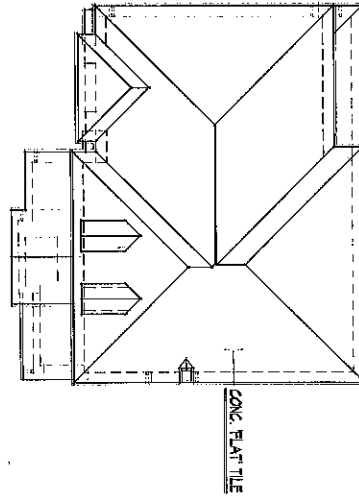


PLAN No. 2  
ELEVATION 'A'

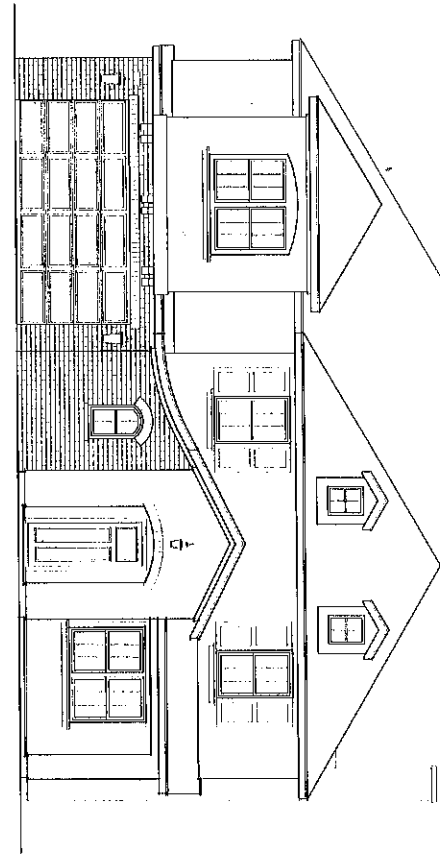
CHATEAU ESTATES  
STANTON, CALIFORNIA  
MELIA HOMES  
1000 LAKESIDE DRIVE  
STANTON, CALIFORNIA 90680  
(714) 955-4500 FAX (714) 955-4501

Mark Gross &  
Associates, Inc.  
1000 Lakeside Drive  
Stanton, California 90680  
(714) 955-4500 FAX (714) 955-4501

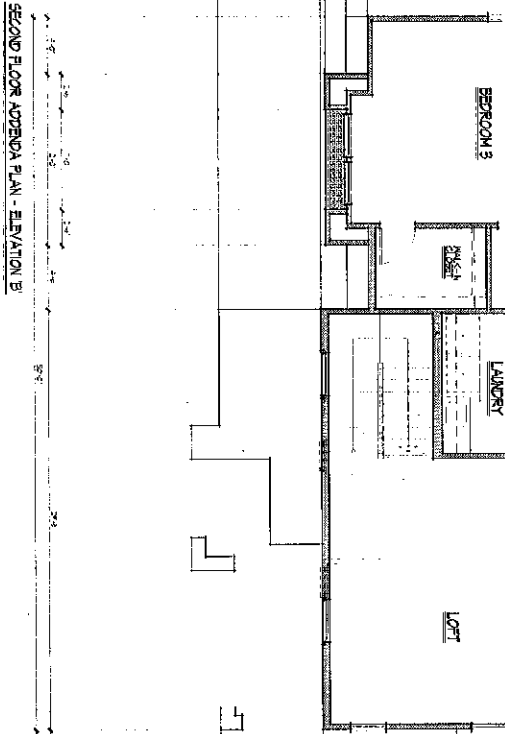




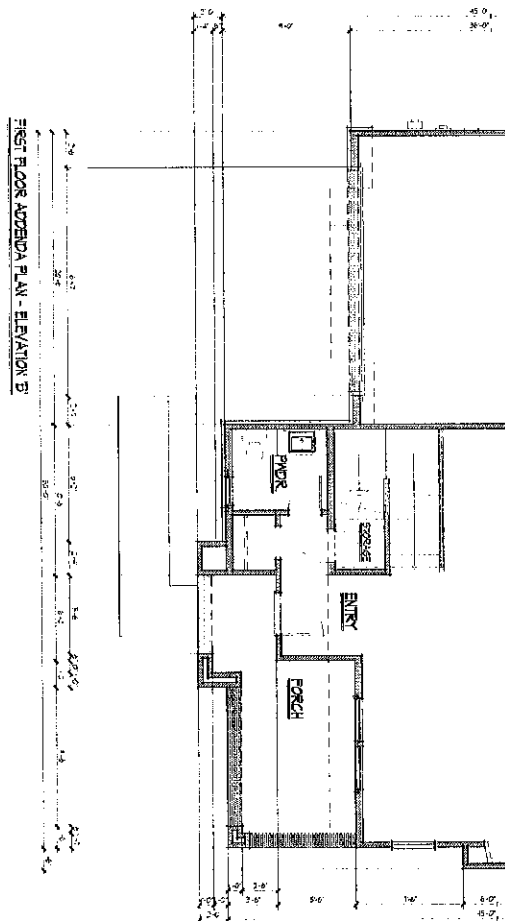
ROOF PLAN



FRONT ELEVATION

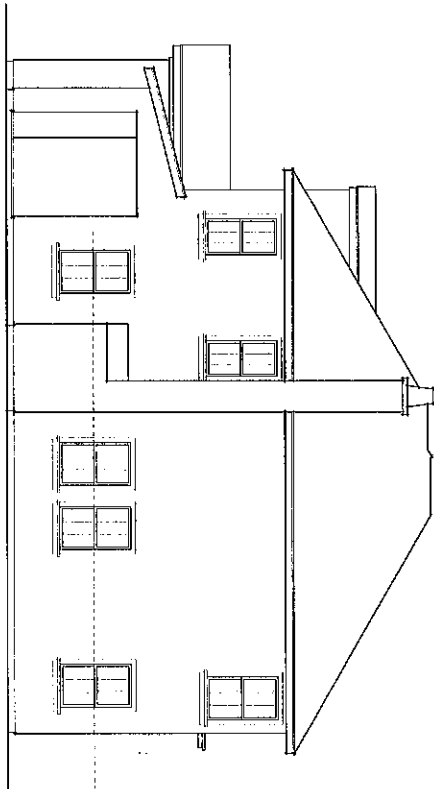


SECOND FLOOR ADDENDA PLAN - ELEVATION B

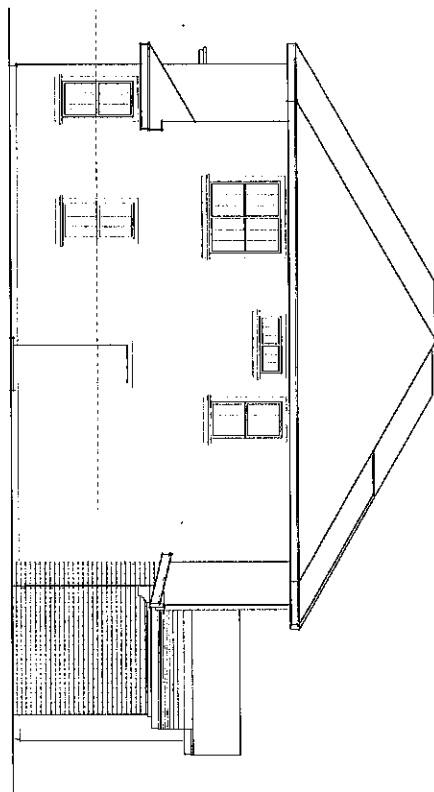


FIRST FLOOR ADDENDA PLAN - ELEVATION B

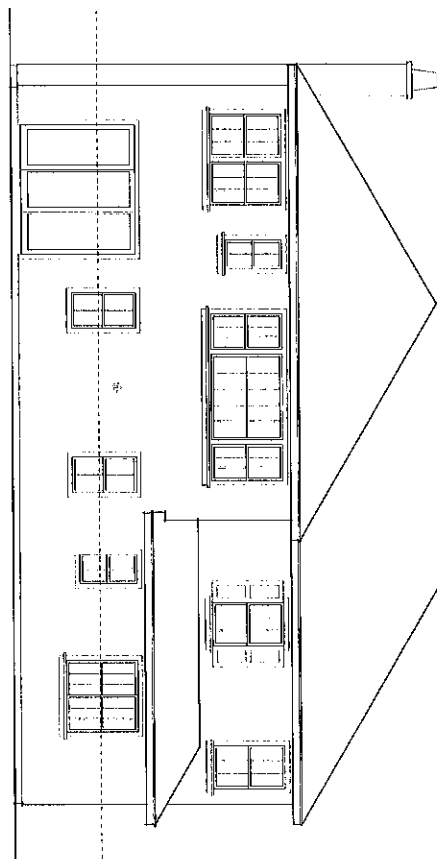
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



2-8

Mark Gross & Associates, Inc.  
Architects & Planners  
1000 Avenue of the Stars  
Suite 1000  
Stanton, California 90680  
(714) 291-1000



PLAN No. 2  
ELEVATION 'B'

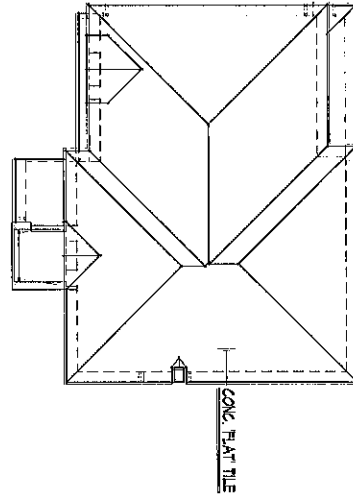
PLAN No. 2  
ELEVATION 'B'

"CHATEAU ESTATES"  
STANTON, CALIFORNIA  
MEIMA HOMES  
2515 HIGHLAND DRIVE  
STANTON, CALIFORNIA 90680  
(714) 291-1000 FAX (714) 291-1001

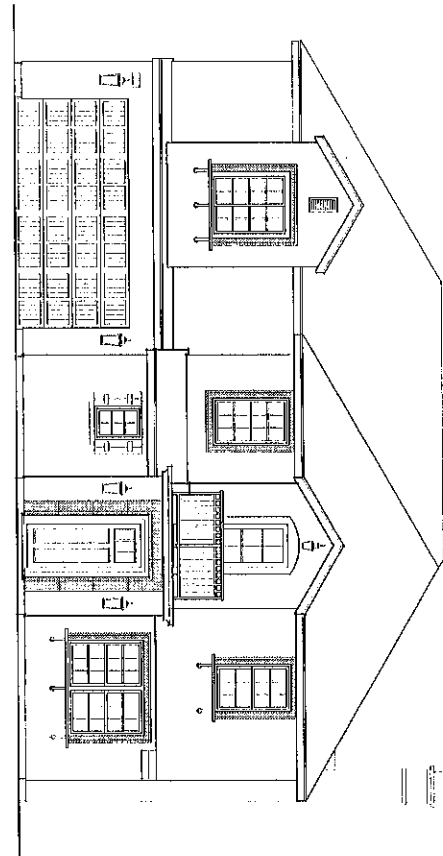
Mark Gross &  
Associates, Inc.  
1000 Avenue of the Stars  
Suite 1000  
Stanton, California 90680  
(714) 291-1000 Fax (714) 291-1001



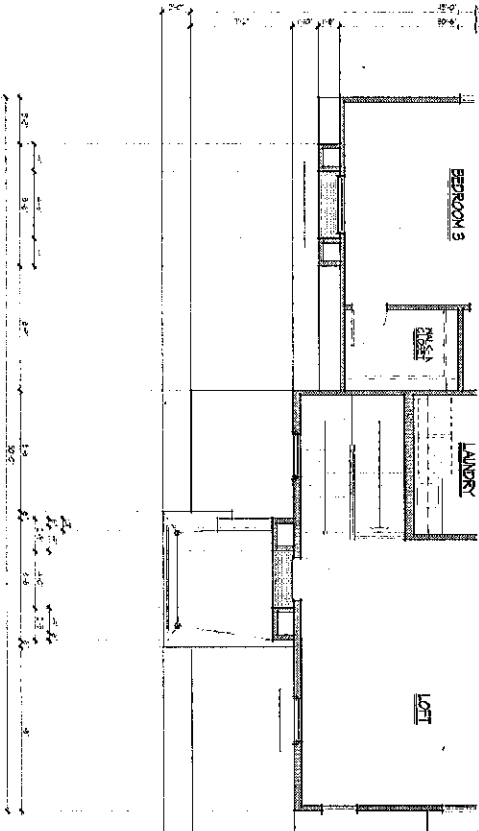
ROOF PLAN



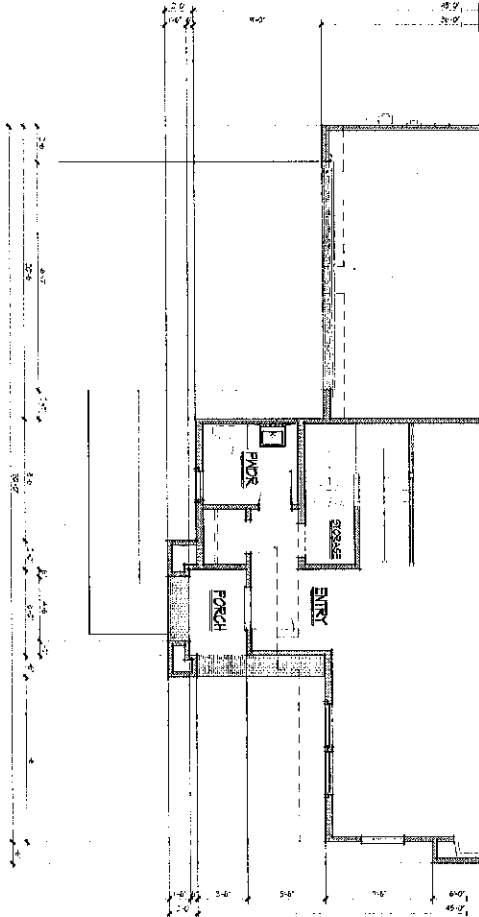
FRONT ELEVATION



SECOND FLOOR ADDENDA PLAN - ELEVATION 'C'

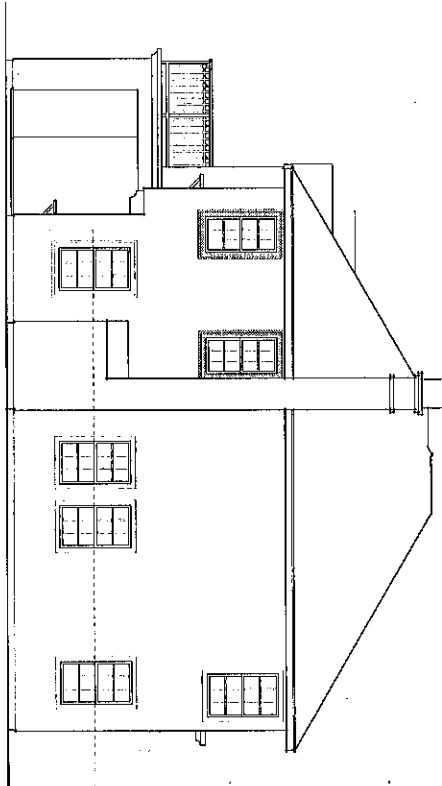


FIRST FLOOR ADDENDA PLAN - ELEVATION 'C'

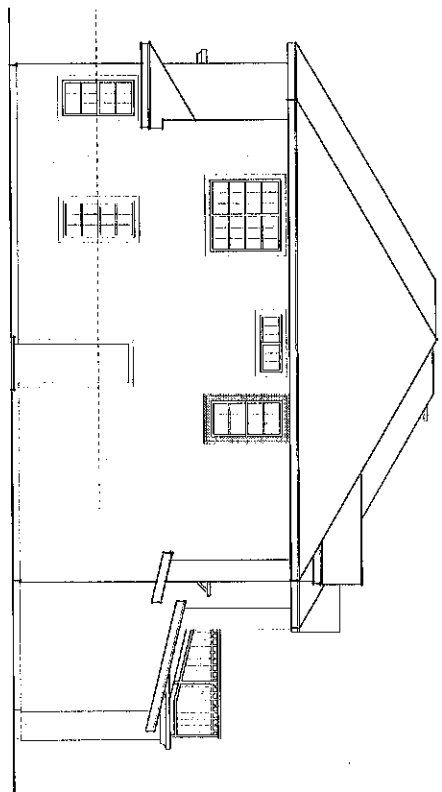




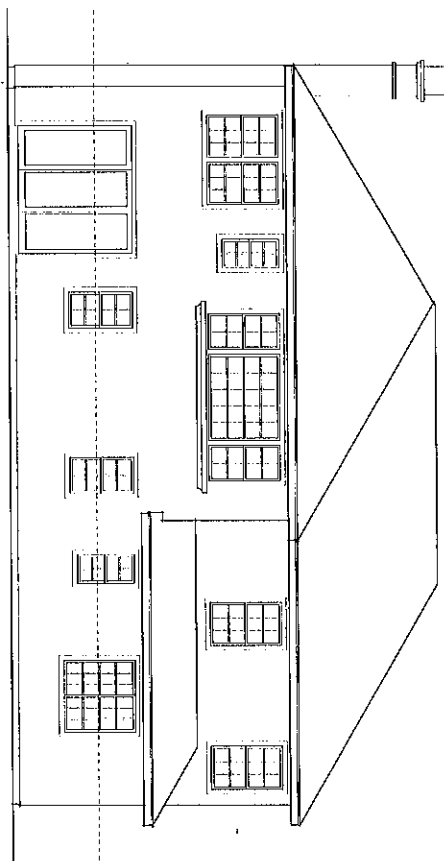
RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



2-10

DATE	10/10/00
BY	MARK GROSS & ASSOCIATES, INC.
CHECKED	MARK GROSS & ASSOCIATES, INC.
APPROVED	MARK GROSS & ASSOCIATES, INC.



PLAN No. 2  
ELEVATION 'C'

"CHATEAU ESTATES"  
STANTON, CALIFORNIA  
MELIA HOMES  
10000-10000  
10000-10000

Mark Gross &  
Associates, Inc.  
800. 10000-10000  
10000-10000





## ORDINANCE NO. 1081

### AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING CHAPTER 14 OF THE STANTON MUNICIPAL CODE BY ADDING SECTION 14.04.075 RELATING TO PROHIBITING SMOKING IN PARKS

**WHEREAS**, tobacco use causes death and diseases and continues to be an urgent public health challenge; and

**WHEREAS**, U.S. Surgeon General has declared that there is no risk-free level of exposure to secondhand smoke; and

**WHEREAS**, exposure to secondhand smoke has negative health impacts, and exposure to secondhand smoke occurs at significant levels outdoors; and

**WHEREAS**, exposure to secondhand smoke contains toxic chemicals and causes death and disease; and

**WHEREAS**, tobacco-free laws have proven to be the only effective way of eliminating secondhand smoke exposure; and

**WHEREAS**, laws restricting electronic smoking devices use also have benefits to the public; and

**WHEREAS**, cigarette butts are a major and persistent source of litter and pose a health threat to young children and animals; and

**WHEREAS**, eliminating smoking in parks helps reduce secondhand smoke exposure, encourage tobacco-free lifestyles for residents and visitors, and reduces litter and fire risk; and

**WHEREAS**, subdivision (a) of Section 7597 of the California Government Code prohibits smoking in public buildings and extends the smoking ban to an outdoor area within twenty feet of a main exit, entrance, or operable window of public buildings; and

**WHEREAS**, subdivision (b) of Section 7597 of the California Government Code authorizes cities to enact bans on smoking that are more restrictive than those provided for in subdivision (a); and

**WHEREAS**, Section 104495 of the California Health & Safety Code prohibits smoking within a certain distance of playground or tot lot sandbox areas; and

**WHEREAS**, Section 104495 of the California Health & Safety Code authorizes cities to enact bans on smoking that are more restrictive than those provided for in Section 104995; and

**WHEREAS**, as of June 2016, more than 356 municipalities in California have restricted smoking in at least some recreation areas beyond state law; and

**WHEREAS**, the Youth Committee finds that secondhand smoke in the City has an impact on parks and recreational facilities; and

**WHEREAS**, the Youth Committee finds that the safety and health of the general public is promoted by recognizing the danger of secondhand smoke and prohibits smoking tobacco products within parks and recreation facilities; and

**WHEREAS**, prohibiting smoking in the City's parks and adjacent public areas will ensure that outdoor spaces are more conducive to healthy living and promote a healthier environment.

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

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

**SECTION 2.** Section 14.04.075. The City Council hereby adds Section 14.04.075 to Chapter 14.04 of Title 14 of the City of Stanton Municipal Code to read as follows:

"Section 14.04.075 Smoking prohibited.

- A. Purpose. The purpose of this section is to prohibit the smoking of tobacco products and other substances within the boundaries of any public park, playground, and outdoor recreational area.
- B. Definitions.

"Electronic Smoking Device" means an electronic and/or battery-operated device that can be used to deliver an inhaled dose of nicotine, or any other substance, including any component, part, or accessory of such a device, whether or not sold separately. "Electronic Smoking Device" includes any such device, whether manufactured, distributed, marketed, or sold as an electronic cigarette, an electronic cigar, an electronic cigarillo, an electronic pipe, an electronic hookah, or any other product name or descriptor.

"Park" means any public park or recreation or playground areas, or building or facility thereon within the City of Stanton, owned or maintained by the City as a public park or recreation or playground area, whether or not such area(s) have been formally dedicated to such purpose.

"Recreational area" means any area that is publicly or privately owned, controlled, or used by the City and open to the public for recreational purposes, regardless of any fee or age requirement, including, but not limited to, parks, picnic areas, playgrounds, gardens, athletic fields, trails, bike paths, sports facilities, skateboard parks, stadiums, and other open spaces.

"Smoke" means the gases, particles, or vapors released into the air as a result of combustion, electrical ignition, or vaporization, when the apparent or usual purpose of the combustion, electrical ignition, or vaporization is human inhalation of the byproducts, except when the combusting or vaporizing material contains no tobacco, nicotine, marijuana, cannabis, cocaine, or heroin *and* the purpose of inhalation is solely olfactory, such as, for example, smoke from incense. The term "Smoke" includes, but is not limited to, tobacco smoke, Electronic Smoking Device vapors, marijuana or cannabis smoke, crack cocaine or heroin smoke.

"Smoking" means the release of gases, particles, or vapors into the air as the result of combustion electrical ignition, or vaporization and/or inhaling, exhaling, burning, or carrying any lighted, heated, or ignited cigar, cigarette, cigarillo, pipe, hookah, Electronic Smoking Device, or any plant product, including but not limited to tobacco and marijuana, intended for human inhalation.

"Tobacco Product" means:

1. Any product containing, made, or derived from tobacco or nicotine that is intended for human consumption, whether smoked, heated, chewed, absorbed, dissolved, inhaled, snorted, sniffed, or ingested by any other means, including, but not limited to cigarettes, cigars, little cigars, chewing tobacco, pipe tobacco, snuff; and
2. Any Electronic Smoking Device.
3. Notwithstanding any provision of subsections (1) and (2) to the contrary, "Tobacco Product" includes any component, part, or accessory of a Tobacco Product, whether or not sold separately. "Tobacco Product" does not include any product that has been approved by the United States Food and Drug Administration for sale as a tobacco cessation product or for other therapeutic purposes where such product is marketed and sold solely for such an approved purpose."

- C. Smoking prohibited. In addition to all places where smoking is prohibited under State or federal law, smoking shall be prohibited in all parks and recreational areas. No person shall smoke or use any tobacco product in any park or recreational area.

D. Penalties.

1. Any person who violates any provision of this section shall be guilty of an infraction pursuant to Chapter 1.10 of the Stanton Municipal Code and shall be punished by a fine not to exceed one hundred dollars.
2. The remedies provided by this section are cumulative and in addition to any other remedies available to the City at law or in equity."

**SECTION 3. Severability.** If any chapter, article, section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, or the application thereof to any person, 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 portion of this Ordinance or its application to other persons. The City Council hereby declares that it would have adopted this Ordinance and each chapter, article, section, subsection, subdivision, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, phrases, or portions of the application thereof to any person, be declared invalid or unconstitutional.

**SECTION 4.** 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 within fifteen (15) days after its passage.

**SECTION 5.** The documents and materials associated with this Ordinance that constitute the record of proceedings on which these findings are based are located at Stanton City Hall, 7800 Katella Ave., Stanton, California 90680. The City Clerk is the custodian of the record of proceedings.

**SECTION 6.** This ordinance shall be effective thirty days after its adoption.

*[Signatures on following page]*

**SIGNATURE PAGE TO ORDINANCE NO. 1081**

**PASSED, APPROVED AND ADOPTED** this 24<sup>th</sup> day of July, 2018.

\_\_\_\_\_  
DAVID J. SHAWVER, MAYOR

ATTEST:

\_\_\_\_\_  
PATRICIA 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. 1081 was introduced at a regular meeting of the City Council of the City of Stanton, California, held on the 10<sup>th</sup> day of July, 2018 and was duly adopted at a regular meeting of the City Council held on the 24<sup>th</sup> day of July, 2018, by the following roll-call vote, to wit:

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

\_\_\_\_\_  
CITY CLERK, CITY OF STANTON