



**AMENDED AGENDA  
CITY COUNCIL/SUCCESSOR AGENCY/STANTON HOUSING AUTHORITY  
JOINT REGULAR MEETING  
STANTON CITY HALL, 7800 KATELLA AVENUE, STANTON, CA  
TUESDAY, JANUARY 24, 2023 - 6:30 P.M.**

**SAFETY ALERT – NOTICE REGARDING COVID-19**

The President, Governor, and the City of Stanton have declared a State of Emergency as a result of the threat of COVID-19. On September 17, 2021, Governor Newsom signed AB 361 related to the Brown Act and remote meetings during the state of emergency. AB 361 allows local agencies to continue to conduct remote or “Zoom” meetings during a declared State of Emergency. Pursuant to AB 361, please be advised that some or all of the Stanton City Council members may participate in meetings via teleconference (*electronically/telephonically*). The health and well-being of our residents is the top priority for the City of Stanton, and you are urged to take all appropriate health safety precautions given the health risks associated with COVID-19.

**PUBLIC ACCESS IN-PERSON AND VIA TELECONFERENCE**  
(*Electronically / Telephonically*)

**Attendance by the members of the public may view the meeting live in one of the following ways:**

- Attend in person - City Council Chambers: 7800 Katella Avenue, California 90680.
- Via Teleconference (electronically / telephonically) - Zoom:

**In order to join the meeting via telephone please follow the steps below:**

1. Dial the following phone number +1 (669) 444-9171 (US).
2. Dial in the following **Meeting ID: (897 6477 5903)** to be connected to the meeting.

**In order to join the meeting via electronic device please utilize the Zoom URL link below:**

- <https://us02web.zoom.us/j/89764775903?pwd=VGdxb2dzM2hkeDZHRVdwaEoxZ0N2QT09>

**ANY MEMBER OF THE PUBLIC WISHING TO PROVIDE PUBLIC COMMENT FOR ANY ITEM ON THE AGENDA MAY DO SO AS FOLLOWS:**

- Attend in person and complete and submit a request to speak card to the City Clerk.
- E-Mail your comments to [Pvazquez@StantonCA.gov](mailto:Pvazquez@StantonCA.gov) with the subject line “PUBLIC COMMENT ITEM #” (*insert the item number relevant to your comment*). Comments received no later than 5:00 p.m. before the scheduled meeting will be compiled, provided to the City Council, and made available to the public before the start of the meeting. Staff will not read e-mailed comments at the meeting. However, the official record will include all e-mailed comments received until the close of the meeting.

Should you have any questions related to participation in the City Council Meeting, please contact the City Clerk’s Office at (714) 890-4245 or via e-mail at [Pvazquez@StantonCA.gov](mailto:Pvazquez@StantonCA.gov).

***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).*

1. **CLOSED SESSION**            **None.**
  
2. **CALL TO ORDER STANTON CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY JOINT REGULAR MEETING (6:30 PM)**
  
3. **PLEDGE OF ALLEGIANCE**
  
4. **ROLL CALL** Council / Agency / Authority Member Taylor  
Council / Agency / Authority Member Torres  
Council / Agency / Authority Member Warren  
Mayor Pro Tem / Vice Chairperson Van  
Mayor / Chairman Shawver
  
5. **SPECIAL PRESENTATIONS AND AWARDS**
  - A. Presentation by the Cypress College Foundation regarding the 48<sup>th</sup> Annual Americana Awards, which will honor Mr. Brian Donahue as the 2023 Citizen of the Year for the City of Stanton.
  - B. Townsend Public Affairs State and Federal Legislative report and update.
  
6. **CONSENT CALENDAR**

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

## CONSENT CALENDAR

**6A. MOTION TO APPROVE THE READING BY TITLE OF ALL ORDINANCES AND RESOLUTIONS. SAID ORDINANCES AND RESOLUTIONS THAT APPEAR ON THE PUBLIC AGENDA SHALL BE READ BY TITLE ONLY AND FURTHER READING WAIVED**

**RECOMMENDED ACTION:**

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

**6B. APPROVAL OF WARRANTS**

City Council approve demand warrants dated December 16, 2022 – December 29, 2022, in the amount of \$740,097.40.

**6C. APPROVAL OF MINUTES**

City Council/Successor Agency/Housing Authority approve Minutes of Joint Regular Meeting – January 10, 2023.

**6D. RENEWAL OF AUTHORIZATION FOR VIRTUAL PUBLIC MEETINGS PURSUANT TO AB 361**

Consideration of the circumstances of the state of emergency related to the COVID-19 pandemic to determine whether remote teleconference meetings of the City Council, Committees, and Commissions can continue to be held under the provisions of AB 361.

**RECOMMENDED ACTION:**

1. City Council declare that this item is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(2) and 15060(c)(3); and
2. Reconsider the circumstances of the state of emergency; and
3. Find that state or local officials have continued to impose or recommend measures to promote social distancing; and
4. Direct staff, no later than 30 days after the City Council approves the recommended action, to report back on the state-proclaimed state of emergency so that City Council may reconsider the circumstances of the emergency, and, if appropriate, make findings to continue to hold virtual meetings of City legislative bodies pursuant to AB 361.

**6E. RESOLUTION INITIATING PROCEEDINGS AND ORDERING THE ENGINEER TO PREPARE AND TO FILE A REPORT FOR THE STANTON LIGHTING AND LANDSCAPING DISTRICT NO. 1**

As part of the annual update to the Lighting and Landscaping District No. 1, certain procedural resolutions must be adopted by the City Council. The proposed resolution orders the Engineer's report for the Fiscal Year 2023/24 update.

**RECOMMENDED ACTION:**

1. City Council find that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Section 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Adopt Resolution No. 2023-02 initiating proceedings and ordering the Engineer's report for the Fiscal Year 2023/24 update, entitled:

**"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL ASSESSMENTS FOR THE STANTON LIGHTING AND LANDSCAPING DISTRICT NO. 1 FOR THE FISCAL YEAR BEGINNING JULY 1, 2023, AND ENDING JUNE 30, 2024; AND ORDERING THE ENGINEER TO PREPARE AND FILE A REPORT IN ACCORDANCE THEREWITH".**

**6F. LANDSCAPE MAINTENANCE AGREEMENT WITH CALIFORNIA DEPARTMENT OF TRANSPORTATION**

The California Department of Transportation (Caltrans) owns the right-of-way along Beach Boulevard (SR-39). When development projects propose to install landscaping improvements on Beach Boulevard, Caltrans requires that the City enter into an agreement to maintain the landscaping. The City then transfers the maintenance responsibilities to the fronting property owner/developer through a separate agreement. To reduce administrative overhead and increase operational efficiencies, staff worked with Caltrans to develop a Landscape Maintenance Agreement for Beach Boulevard to allow the process of transferring maintenance responsibilities of any future development projects to be accomplished through an amendment to the Landscape Maintenance Agreement.

**RECOMMENDED ACTION:**

1. City Council declare this action to be categorically exempt under the California Environmental Quality Act, Class 1, Section 15301(h) as maintenance of existing landscaping; and



2. Approve the Caltrans Landscape Maintenance Agreement; and
3. Authorize the Mayor and City Manager to execute said agreement; and
4. Approve the use of the amendment(s) with Caltrans to process the transfer of landscape maintenance responsibilities from Caltrans to the City and authorize the City Manager to execute said amendment(s).

## **END OF CONSENT CALENDAR**

### **7. PUBLIC HEARINGS**

#### **7A. CONSIDERATION OF AN ORDINANCE TO ADOPT THE 2022 CALIFORNIA BUILDING AND RELATED MODEL CONSTRUCTION CODES**

The State's Health and Safety Code requires local governments to adopt the most recent editions of the model codes related to construction. The construction codes include: the California Building, Residential, Energy, Green Building Standards, Plumbing, Mechanical, Electrical, Fire, Existing Building, Historical, Administrative, Referenced Standards Codes, the International Property Maintenance Code, and the International Swimming Pool and Spa Code. If City Council approves the attached ordinance, the most recent editions of the California construction codes with the applicable amendments will become effective March 17, 2023 as required by State law.

#### **RECOMMENDED ACTION:**

1. City Council conduct a public hearing; and
2. Declare that the project is not subject to CEQA in accordance with Sections 15378 and 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and
3. Introduce for first reading Ordinance No. 1128, in accordance with California Government Code Title 5, Division 1, Part 1, as published by the Building Standards Bulletin 22-02, entitled:

**“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA AMENDING DIVISION I OF TITLE 16 AND CHAPTER 17.08 OF TITLE 17 OF THE STANTON MUNICIPAL CODE PERTAINING TO THE ADOPTION OF THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, CONSISTING OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA RESIDENTIAL CODE, THE CALIFORNIA PLUMBING CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA FIRE CODE, THE CALIFORNIA**

**ADMINISTRATIVE CODE, THE CALIFORNIA GREEN BUILDING STANDARDS CODE, THE CALIFORNIA EXISTING BUILDING CODE, THE CALIFORNIA ENERGY CODE, THE CALIFORNIA HISTORICAL BUILDING CODE, AND THE CALIFORNIA REFERENCED STANDARDS CODE; THE INTERNATIONAL SWIMMING POOL AND SPA CODE; AND THE INTERNATIONAL PROPERTY MAINTENANCE CODE, WITH AMENDMENTS THERETO, AND MAKING FINDINGS IN SUPPORT THEREOF”; and**

4. Set said Ordinance No. 1128 for a public hearing and second reading at the regular City Council meeting of February 14, 2023.

## **8. UNFINISHED BUSINESS**

### **8A. APPROVAL OF ORDINANCE NO. 1126**

This Ordinance was introduced at the regular City Council meeting of January 10, 2023.

#### **RECOMMENDED ACTION:**

1. City Clerk read the title of Ordinance No. 1126, entitled:

**“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING THE CITY’S PURCHASING ORDINANCE AS SET FORTH IN TITLE 2 OF THE STANTON MUNICIPAL CODE”; and**

2. City Council adopt Ordinance No. 1126.

### **8B. CONSIDERATION OF EXTENSION OF THE EXCLUSIVE NEGOTIATION AGREEMENT WITH BRANDYWINE ACQUISITIONS GROUP, C&C DEVELOPMENT COMPANY, AND NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA REGARDING THE TINA-PACIFIC DEVELOPMENT PROJECT**

The City Council and Housing Authority will consider extending the Exclusive Negotiation Agreement (ENA) with Brandywine Acquisitions Group, C&C Development Company, and National Community Renaissance of California for the Tina Pacific Project for an additional 180 days to allow for additional time to negotiate a disposition and development agreement and any other necessary agreements.

#### **RECOMMENDED ACTION:**

1. City Council and 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. Approve extension of the ENA and authorize the City Manager/Executive Director to execute the First Amendment to the ENA.

## **9. NEW BUSINESS**

### **9A. ADOPTION OF STANTON LOCAL HAZARD MITIGATION PLAN**

Atlas Planning Solutions, the City's consultant for the Local Hazard Mitigation Plan (LHMP), will provide a review of the final LHMP, which has been reviewed and approved by the California Governor's Office of Emergency Services (Cal OES) and the Federal Emergency Management Agency (FEMA).

#### **RECOMMENDED ACTION:**

1. City Council declare that this item is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) and 15060(c)(3); and
2. Receive and file the presentation; and
3. Approve Resolution No. 2023-03, entitled:

**"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING AND ADOPTING THE CITY'S LOCAL HAZARD MITIGATION PLAN".**

### **9B. SCHEDULE FOR APPOINTMENTS TO THE PLANNING COMMISSION, PARKS, RECREATION AND COMMUNITY SERVICES COMMISSION, AND PUBLIC SAFETY COMMITTEE**

The City is currently seeking residents who are interested in serving on the Planning Commission, Parks, Recreation and Community Services Commission, and Public Safety Committee. The City Council will consider dates to conduct commissioner and committee member candidate interviews and appointments.

#### **RECOMMENDED ACTION:**

1. City Council find that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Approve the proposed recruitment schedule and select a date to conduct commissioner and committee member candidate interviews and appointments. The suggested date is the regular City Council Meeting of February 28, 2023. If the number of commission applicants is greater than ten (10), Council may wish to call a special meeting for Thursday, March 2, Tuesday, March 7, or Thursday, March 9, 2023; or propose an alternative date to conduct interviews and appointments.

## **9C. CYPRESS COLLEGE FOUNDATION ANNUAL AMERICANA AWARDS**

City Council consider participation through a sponsorship contribution for the 48<sup>th</sup> Annual Cypress College Foundation Americana Awards scheduled for Saturday, March 11, 2023. This awards ceremony is used as a fundraiser for the Cypress College Foundation with all proceeds benefiting Cypress College students and programs and honors the Citizen of the Year from surrounding communities. This year Mr. Brian Donahue has been selected and will be honored as the City of Stanton's Citizen of the Year.

### **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);
2. Approve the City's participation through a sponsorship contribution for the 48<sup>th</sup> Annual Cypress College Foundation Americana Awards; and
3. Discuss and direct staff to proceed with the selection and purchase of either Option 1: the Benefactor Sponsorship at a cost of \$3,500 which includes registration for ten (10) and a half-page color donor acknowledgement in the Americana Program or Option 2: the purchase of ten (10) individual registrations at a cost of \$300 per registration for a total cost of \$3,000.

## **10. ORAL COMMUNICATIONS - PUBLIC**

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

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

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

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

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

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

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

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

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

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

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

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

**14A. ORANGE COUNTY SHERIFF'S DEPARTMENT**

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

**15. ADJOURNMENT**

I hereby certify under penalty of perjury under the laws of the State of California, the foregoing agenda was posted at the Post Office, Stanton Community Services Center and City Hall, not less than 72 hours prior to the meeting. Dated this 19<sup>th</sup> day of January, 2023.

s/ Patricia A. Vazquez, City Clerk/Secretary

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# Item: 6B

*Click here to return to the agenda.*

## CITY OF STANTON ACCOUNTS PAYABLE REGISTER

**December 16, 2022 - December 29, 2022**

<b>Electronic Transaction Nos.</b>	<b>2291-2324</b>	<b>\$</b>	<b>536,924.95</b>
<b>Check Nos.</b>	<b>136002-136040</b>	<b>\$</b>	<b>203,172.45</b>

<b>TOTAL</b>	<b>\$</b>	<b>740,097.40</b>
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**Demands listed on the attached registers  
conform to the City of Stanton Annual  
Budget as approved by the City Council.**

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

*/s/ Hannah Shin-Heydorn*

**City Manager**

*/s/ Michelle Bannigan*

**Finance Director**

## Accounts Payable

## Checks by Date - Detail by Check Number

User: JRodriguez  
 Printed: 1/5/2023 10:59 AM



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
2291	OCU14659	OC UNITED TOGETHER	12/16/2022	
	NOC-PSC 5021	Regional CBO - Focus Area #3 - Nov 2022		10,773.60
	NOC-PSC 5022	Fullerton CBO - Focus Area #1 - Nov 2022		10,468.76
Total for Check Number 2291:				21,242.36
2292	JEN14424	ANA JENSEN	12/16/2022	
	PPE 12/03/2022	Wage Garnishment PPE 12/03/2022		400.00
Total for Check Number 2292:				400.00
2293	ORA15061	ORANGE COUNTY CONSERVATION C	12/16/2022	
	09-1122	Regional CBO - Focus Area #2, 3 - Nov 2022		7,555.69
Total for Check Number 2293:				7,555.69
2294	OCA2137	COUNTY OF ORANGE TREASURER- T	12/16/2022	
	SH 63958	AFIS (Fingerprinting) December 2022		1,513.00
Total for Check Number 2294:				1,513.00
2295	BOY13501	BOYS & GIRLS CLUBS OF GARDEN GI	12/16/2022	
	2001j	Regional CBO - Focus Area #1 - Nov 2022		5,529.33
Total for Check Number 2295:				5,529.33
2296	HAR16268	HARMONY PROJECT, INC	12/16/2022	
	5	La Habra CBO - Focus Area #1 - Nov 2022		1,229.83
Total for Check Number 2296:				1,229.83
2297	BOY14658	BOYS & GIRLS CLUBS OF FULLERTON	12/16/2022	
	46	Fullerton CBO - Focus Area #1 - Nov 2022		4,500.00
Total for Check Number 2297:				4,500.00
2298	MY14832	MY SAFE HARBOR INC	12/16/2022	
	5	Anaheim CBO - Focus Area #1 - Nov 2022		7,697.69
Total for Check Number 2298:				7,697.69
2299	SED15718	SEDGWICK CLAIMS MANAGEMENT S	12/16/2022	
	SF-9238-2022-01	Claims funding for payments issued		2,261.08
Total for Check Number 2299:				2,261.08
2300	KAN13336	SOO KANG	12/16/2022	
	Y5, Nov 2022	Regional Special Dept Expense - Communicatio		150.00
	Y5, Nov 2022	Regional Special Dept Expense - Vehicle - Nov 2		600.00
Total for Check Number 2300:				750.00

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
2301	BOY500	BOYS & GIRLS CLUB OF STANTON	12/16/2022	
	2022-11	Stanton CBO - Focus Area #1 - Oct 2022		14,983.73
	2022-15	Stanton CBO - Focus Area #1 - Nov 2022		3,096.00
Total for Check Number 2301:				18,079.73
2302	BOY14651	BOYS & GIRLS CLUBS OF BREA-PLAC	12/16/2022	
	NOC-PSC 11	Brea CBO - Focus Area #1 - Nov 2022		4,319.67
Total for Check Number 2302:				4,319.67
2303	PUB15477	PUBLIC AGENCY RISK SHARING AUT.	12/16/2022	
	PPE 12/03/2022	PARS - PPE 12/03/2022		1,282.93
Total for Check Number 2303:				1,282.93
2304	USB3019	US BANK	12/16/2022	
	76 Gas Station	OCSD Motor Officer/ Motorcycle Gas		28.71
	76 Gas Station	OCSD Motor Officer/ Motorcycle Gas		31.68
	ACE Hardware	Asphalt patch		642.39
	Affordable Ligh	Light poles for Stanton Park		1,390.00
	Air Revolution	HVAC repair at SCP rec room		1,000.00
	All Star Donuts	Refreshments - Master plan workshop		29.98
	Amazon	Graffiti removal supplies		742.68
	Amazon	Tree Lighting: Outdoor Decor		163.72
	Amazon	Hot water dispensers		735.93
	Amazon	RETURN - Decoration for Halloween Festival		-30.84
	Amazon	Computer Hardware/ Security Equipment		1,086.41
	Amazon	Computer Hardware/ Computer/ (3) Mini PCs		3,131.60
	Amazon	OST- Halloween Decor		15.21
	Amazon	Office Supplies/ City Manager		32.59
	Amazon	Tree Lighting: Candy Canes for Santa		85.16
	Amazon	Parts for vehicle repair - Code truck		55.07
	Amazon	White Event Stanchions		511.10
	Amazon	Tree Lighting: Outdoor Decor		52.18
	Amazon	Tree Lighting: Outdoor Deco		120.61
	Amazon	Supplies for upcoming Teen Night Out		115.62
	Amazon	Computer Hardware/ Security Equipment		1,086.41
	Amazon	Folder for interns & counselors		29.35
	Amazon	KNO - Decor		22.82
	Amazon	Tree Lighting: Outdoor Tree Ornaments		226.20
	Amazon	Office Supplies/ Public Safety		23.89
	Amazon	Tree Lighting: Command Strips		49.24
	Amazon	Halloween Decor Return - pennants		-17.62
	Amazon	Council Chamber Supplies/ City Council		33.45
	Amazon	KNO - Decor		13.04
	Amazon	Halloween Decor Return - lights		-99.01
	Amazon	Computer Hardware/ Secuirty Gateway		528.48
	Amazon	FaCT Direct Services - Fidget toys for OST grou		30.38
	Amazon	Tree Lighting: Decorations, Supplies, etc.		279.49
	Amazon	FaCT Direct Service - Stickers for OST Group		6.46
	Amazon	(2) Indoor smores maker		65.22
	Amazon	Computer Hardware/ Monitor Mount/ USB Hub		641.57
	Amazon	OST - Halloween Decor		17.70
	Amazon	Computer Hardware/ Secuirty Equipment		349.08
	Amazon	Small Electric Accessories/ Cables		15.20
	Amazon	Bumper replacement for Code truck		354.51
	Amazon	Halloween Decor Return - garland, flags		-65.98
	Amazon	Halloween - Cups for Baskets		28.20
	Amazon	Tree Lighting: Command Hooks		21.53



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	Amazon	Computer Hardware/ Computer/ (4) Mini PCs		3,088.12
	Arco am/pm	OCSO Motor Officer/ Motorcycle Gas		33.44
	Benner Metals	Parts for city fence repair		148.26
	Best Buy	Laptop adaptor for remote - Bannigan		86.19
	Buena Park Mayo	Buena Park Mayor's Prayer Breakfast/ Council		50.00
	Buena Park Mayo	Buena Park Mayor's Prayer Breakfast/ City Man:		25.00
	Canva	Monthly Subscription		12.99
	CEACO	Registration/ CEAOC/ 12/5/2022 Meeting/ C. R:		90.00
	Chevron	OCSO Motor Officer/ Motorcycle Gas		26.70
	Chevron	OCSO Motor Officer/ Motorcycle Gas		29.85
	Chevron	OCSO Motor Officer/ Motorcycle Gas		26.26
	Clarion Safety	Safety signage for yard		88.27
	Command Link	Internet Coverage for City/ NOV-2022		3,611.83
	Constant Contac	Monthly Subscription: CM Newsletter		35.00
	Cook Co Viral S	Cook County Records Birth Certificate		47.45
	Corner Bakery	CPR Training Lunch		145.89
	Corner Bakery	CPR Training Lunch		145.89
	Costco	OST - Thanksgiving party dinner		21.44
	Costco	Halloween - Waters for Staff		18.57
	Costco	EA Services - Gas Card for K. Mejia		250.00
	Costco	FaCT Direct Service - FNO juices		13.89
	Costco	FaCT Direct Service - FNO chips, water, candy l		82.34
	Costco	KNO - water & chips		32.37
	Costco	FaCT Direct Service - FNO Dinner (Pizza)		64.33
	Crash Champion	Vehicle Repair/ 2016 Toyota Rav4 Hybrid/ Lic #		9,417.98
	CSMFO	CSMFO Meeting - Bennigan/ Ruiz		130.00
	CSMFO	CSMFO/ 2022 Weekend Training/ Full Registrat		575.00
	Daiso	OST- Timers for homework help		3.81
	Digital River	Software/ computer licenses		2,490.00
	Digital Space	NOV-22/ City Website Hosting Service		22.00
	Dollar Tree	EE holiday luncheon supplies		44.55
	Dollar Tree	Halloween - Crinkle Paper		24.47
	Dollar Tree	OST - Clothes Pins		2.69
	Dollar Tree	EE holiday luncheon supplies		37.81
	Dominos	OST - Halloween Pizza		45.61
	Donut King & Wa	CPR Training Supplies		16.35
	Donut King & Wa	CPR Training Supplies		16.35
	Edison	EA Services for A. Yescas		297.00
	Edison	Utility Assistance for T. Lopez (\$498 + \$1.65 Fe		499.65
	El Jefe Enterpr	Citizen's Academy - Dinner		314.24
	Expedia	Emergency Hotel Assistance		102.74
	Expedia	Emergency Hotel Assistance		102.74
	Expedia	Emergency Hotel Assistance		91.94
	Facebook	Social Media Marketing		64.58
	Ferguson	Plumbing tools		18.50
	Fiesta Mex Gril	City Council Closed Session Expense		188.94
	Five Below	CEAC prizes for city halloween event - games b		24.20
	Food4Less	Water and ice for staff and volunteers		16.50
	Food4Less	EA Services for K. Mejia		250.00
	Food4Less	OST - Halloween Snacks		19.48
	Global Industri	New drinking fountains for SCP		3,609.41
	Goldenwest Lawn	Tools		19.56
	Google LLC Apps	Work Order Program Usage Fee 11/5/22-12/5/22		450.00
	Government Tax	Registration Government Tax Manual/ Webinar/		475.00
	Halloween City	Decoration for Halloween Festival Maze		24.72
	In-n-out	OCSO Incident Activation/ Refreshments		26.37
	In-n-out	OCSO Incident Activation/ Refreshments		79.12
	Kelleys Kookies	Cookies for Veterans Day Attendees		107.25
	Lamination Depo	2 Rolls of Lamination		112.95

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	Leos Bakery	FaCT Direct Service - Conchas for Cafecito Tim		6.75
	Leos Bakery	FaCT Direct Service - Conchas for Cafecito Tim		8.00
	Los Alamitos Or	Parts to repair gate at Norm Ross		20.26
	Lowe's	Event Canopies (7)		879.80
	Lyft, Inc.	Outreach Appointment - Ride Assistance		12.99
	Lyft, Inc.	Outreach Appointment - Ride Assistance		12.96
	M&M Donuts	FaCT Direct Service - Donuts for Cafecito Time		24.87
	Magic Jump Rent	Carnival games for Halloween Festival		471.70
	Michaels	Halloween Decor		29.58
	Michaels	City Council Supplies (Frames/Shadow Boxes)		86.17
	Mitel Cloud Ser	NOV-2022/ Mitel Phone System		2,425.44
	North Orange Co	North OC Chamber Fall Mixer/ Mayor		10.00
	OC Tacos	Refreshments staff/ volunteer - Halloween Fest		101.21
	Office Depot	Restock Copy Paper/ Non-Dept Expense		487.53
	Paris Baguette	Paris Baguette: Planning Commissioner's Dinner		67.64
	Party City	Decoration for Halloween Festival		87.10
	Raising Canes	KNO - Dinner Raising Cane's		164.90
	Ralphs	EA Services for Y. Gonzalez		250.00
	RushTranslate	Vietnamese Translation: Brochure		49.90
	RV Nursery	Plants for Hollenbeck Park		495.65
	Sams Club	Candy for Halloween Festival		84.40
	Sams Club	RETURN - Candy for Halloween Festival		-458.30
	Sams Club	RETURN - Candy for Halloween Festival		-205.88
	Shell Oil	OCSD Motor Officer/ Motorcycle Gas		28.68
	Shell Oil	OCSD Motor Officer/ Motorcycle Gas		13.43
	Smart & Final	KNO - Table Covers		21.19
	Smart & Final	Ice for staff and volunteers		26.04
	Smart & Final	OCSD Incident Activation/ Refreshments		48.25
	Smart & Final	FaCT Direct Service - FNO (3) bags of marshall		16.30
	Smart & Final	OCSD Lunch Meeting		158.86
	SoCal Gas	EA Services for A. Yescas		127.70
	Southern Califo	Document Destruction (Records Management)		500.00
	Southwest Airli	Airfare/ Sacramento/ Mtg with Governor's Chief		197.95
	Spartan	Tennis court net posts		1,478.79
	Spotify	Monthly Spotify Subscription		9.99
	Staples	FRC Office Supplies - Keyboard pad, binders, &		44.96
	Staples	Staples: Name Tags		43.09
	Starbucks	Halloween - \$5 Gift Cards for Baskets		25.00
	Stater Bros	EA Services for Y. Gonzalez		250.00
	Target	Return: Bag Fee		-0.10
	Target	Candy for Halloween Festival		86.76
	Target	Tree Lighting: Storage Decorations		86.20
	Target	Candy for Halloween Festival		147.15
	Target	Tree Lighting: Cookie Decorating Supplies		25.13
	Target	RETURN - Candy for Halloween Festival		-198.23
	Target	Tree Lighting: Cookie Decorating Supplies		96.95
	Target	Tree Lighting: Snow Decorations		39.15
	Target	Halloween Candy/ B&G Club/ OCSD Office Ex		35.98
	Target	KNO - juices & candy		9.26
	Target	Adopt a Family: Gift Bags		40.92
	Target	One item unavailable		-1.79
	Target	Event Poster Paint		1.99
	Target	Adopts a Family: Tree Decorations		431.00
	The Flag Shop	Flag for veterans park		83.78
	The Home Depot	Tools		34.50
	The Home Depot	Shop tools		74.97
	The Home Depot	Plumbing tools		64.06
	The Home Depot	Janitorial supplies		43.43
	The Home Depot	Halloween - Stakes		23.90

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
		The Home Depot	Tools	440.00
		The Home Depot	Plants for veterans	103.05
		The Home Depot	Plumbing supplies for women's restroom	5.40
		The Home Depot	Janitorial supplies	270.43
		The Home Depot	Office Supplies/ Paint/ OCSD	65.22
		The Home Depot	Tools	353.60
		The Home Depot	Supplies for IT repairs at the yard	253.99
		The Home Depot	Plumbing supplies for women's restroom	21.71
		The Home Depot	Plants for Veteran Park	150.42
		Thrifty Clean	Tablecloth Cleaning (4)	75.00
		Tiscarenos cate	Thanksgiving meal for OCSD shift	300.00
		Tiscarenos cate	Thanksgiving meal for OCSD shift	500.00
		Uber	Outreach Appointment - Ride Assistance	11.93
		Val Mesa Medica	Parking/ Hope Center ribbon cutting ceremony	3.00
		Walmart	Tree Lighting: Zip Ties	3.50
		Walmart	Gift Card for client L. Fanslow	500.00
		Walmart	FRC Office Supplies - Water Jug	13.44
		Walmart	Tree Lighting: Table Covers	43.48
		Walmart Store	Outreach supplies	23.19
		Willys Locksmit	Spare Key/ Public Safety Fleet	190.75
		Yennis Party R	Chair Rental Deposit - Veterans Event	80.98
		Yennis Party R	Chair Rental - Veterans Event	242.96
Total for Check Number 2304:				54,354.96
2305	BES12575	BEST BEST & KRIEGER LLP	12/16/2022	
	952903	Tina/ Pacific Development Fees thru 11-30-22		2,591.33
	952903	Tina/ Pacific Development Fees thru 11-30-22		2,591.34
	952903	Tina/ Pacific Development Fees thru 11-30-22		2,591.33
Total for Check Number 2305:				7,774.00
2306	MIS16496	MISSIONSQUARE	12/16/2022	
	PPE 11/19/2022	PPE 11/19/22 - #302393		3,515.00
Total for Check Number 2306:				3,515.00
2307	REC16138	RECTRAC REFUNDS	12/19/2022	
	28173	Full refund for shelter fee Rsvr cxl #28173 John		225.00
	28173	Deposit Refund #28173 John Barna 12/11/2022		300.00
	28180	Deposit Refund #28180 Aiden Ho 12/10/2022		400.00
	28214	Deposit Refund #28214 Sophak Ok 12/11/2022		200.00
	28399	Deposit Refund #28399 Quang C. Van 12/10/2022		300.00
	28558	Deposit Refund #28558 Catherine Samonte 12/11/2022		300.00
	28572	Deposit Refund #28572 Byerly Martinez 12/17/2022		200.00
	28680	Deposit Refund #28680 Cassaundra De La Rosa 12/13/22		100.00
	28818	Deposit Refund #28818 Jonathan Paik 12/13/22		600.00
	28835	Deposit Refund #28835 Emilie Hernandez 12/17/2022		100.00
	28897	Deposit Refund #28897 Kristin Villa 12/11/2022		50.00
	28897	Refund for shelter fee rsvr cxl #28897 Kristin Vi		35.00
	28921	Deposit Refund #28921 Mustafa Jaber 12/17/2022		150.00
	28944	Refund for David & Eric Nguyen #28944 Liem 12/18/2022		150.00
	28981	Deposit Refund #28981 Sarah Brown 12/18/2022		100.00
Total for Check Number 2307:				3,210.00
2308	GOL1321	GOLDEN STATE WATER COMPANY	12/20/2022	
	November 28	Water Services Park Sept 26 - Nov 23		1,739.93
	November 28	Water Services Median Sept 26 - Nov 23		961.83
	November 28	Water Services Building Sept 26 - Nov 23		629.54

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
Total for Check Number 2308:				3,331.30
2309	GOL1321 Nov 30	GOLDEN STATE WATER COMPANY Sept 28-Nov 29 Water Services Park	12/22/2022	816.08
Total for Check Number 2309:				816.08
2310	CAS680 PPE 12/03/2022 PPE 12/03/2022 PPE 12/03/2022 PPE 12/03/2022 PPE 12/03/2022 PPE 12/03/2022 PPE 12/03/2022 PPE 12/03/2022 PPE 12/03/2022	CA ST PERS 103 PERS - Employee Classic T2 PERS - Employee's Share T1 PERS - Survivor (Employee) T1 PERS - City's Share Classic T2 PERS - City's Share - New T3 PERS - Cty's Share T1 PERS - Survivor Classic T2 PERS - Survivor New T3 PERS - Employee New T3	12/22/2022	3,277.89 1,907.11 8.37 4,041.16 5,590.11 2,961.47 7.44 24.18 5,051.31
Total for Check Number 2310:				22,869.04
2311	GOL1321 November 30	GOLDEN STATE WATER COMPANY Sept 28-Nov 29 Water Services Housing Authori	12/22/2022	6,130.55
Total for Check Number 2311:				6,130.55
2312	REC16138 28577	RECTRAC REFUNDS Deposit Refund #28577 Fabiola Bautista 12/18/2	12/22/2022	300.00
Total for Check Number 2312:				300.00
2313	HOP16467 2022-0006 2022-0007	HOPE CENTER OF ORANGE COUNTY North OC Regional Outreach & Engagement Ser North OC Regional Outreach & Engagement Ser	12/23/2022	204,671.75 10,989.06
Total for Check Number 2313:				215,660.81
2314	BES12575 952894 952895 952896 952897 952898 952899 952900 952901 952902 952904	BEST BEST & KRIEGER LLP General Fees thru 11-30-2022 Code Enforcement Fees thru 11-30-2022 OCSD/Police Fees thru 11-30-2022 SHA Fees thru 11-30-2022 (Riviera) Labor & Unemployment thru 11-30-2022 General Fees thru 11-30-2022 (Litigation) General Fees thru 11-30-2022 (Applicant-Initiate DFN 20-0103 Fees thru 11-30-2022 (Cloudhouse General Fees thru 11-30-2022 (Special Projects) DFN 19-0121 Fees thru 11-30-2022 (Tina/Pacifi	12/23/2022	15,379.00 2,730.49 14,797.79 4,039.20 520.20 826.20 718.50 41.50 275.40 61.20
Total for Check Number 2314:				39,389.48
2315	BOY14668 TCP 309	BOYS AND GIRLS CLUB OF BUENA PA Regional CBO - Focus Area #1 - Nov 2022	12/23/2022	14,285.22
Total for Check Number 2315:				14,285.22
2316	BOY14655 BIG 7 11 30 22	BOYS & GIRLS CLUBS OF LA HABRA Regional CBO - Focus Area #1 - Nov 2022	12/23/2022	7,841.00
Total for Check Number 2316:				7,841.00
2317	CAR15676	CARL WARREN & COMPANY	12/23/2022	

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	12/8/2022	General Liability Account Fund Replenishment		2,602.86
			Total for Check Number 2317:	2,602.86
2318	MIS16496 PPE 12/17/2022	MISSIONSQUARE PPE 12/17/22 - #302393	12/23/2022	3,165.00
			Total for Check Number 2318:	3,165.00
2319	EDD1067 12/22/2022 12/22/2022	EDD State Tax Withholding State Unemployment	12/23/2022	7,554.89 121.42
			Total for Check Number 2319:	7,676.31
2320	INT1569 12/22/2022 12/22/2022 12/22/2022	INTERNAL REVENUE SERVICE (MC) Medicare - Employee Share (ME) Medicare - City Share (FD) Federal Tax Withholding	12/23/2022	2,477.37 2,477.37 19,172.91
			Total for Check Number 2320:	24,127.65
2321	GOL1321 December 01 November 30	GOLDEN STATE WATER COMPANY Sept 27 - Nov 23 Water Services Building Sept 28 - Nov 29 Water Services Housing Autho	12/23/2022	89.18 399.15
			Total for Check Number 2321:	488.33
2322	CAS683 Jan-23 Jan-23 Jan-23 Jan-23	CA ST PERS-HEALTH BENEFIT January 23 Adm Services Health Ins January 23 Health Ins-City Share January 23 Retiree Insurance January 23 Health Ins-Employee	12/27/2022	155.83 33,859.63 3,225.00 5,066.80
			Total for Check Number 2322:	42,307.26
2323	GOL1321 December 06 December 06	GOLDEN STATE WATER COMPANY Nov 9 - Dec 5 Water Services Median Nov 9 - Dec 5 Water Services Building	12/28/2022	411.66 164.34
			Total for Check Number 2323:	576.00
2324	GOL1321 December 07	GOLDEN STATE WATER COMPANY Nov 9 - Dec 6 Water Services Median	12/29/2022	142.79
			Total for Check Number 2324:	142.79
136002	ALL11857 Oct - Dec 2022	ALLIANT INSURANCE SERVICES INC Special Event Insurance / 4th Quarter	12/22/2022	2,385.00
			Total for Check Number 136002:	2,385.00
136003	ATT377 12/19/2022	AT&T Corporate Yard - Dec	12/22/2022	445.95
			Total for Check Number 136003:	445.95
136004	BOY13501 2023I	BOYS & GIRLS CLUBS OF GARDEN GI Contractual Services (FaCT) Boy & Girls Club C	12/22/2022	4,272.62
			Total for Check Number 136004:	4,272.62
136005	BUC16516	BUCKNAM INFRASTRUCTURE GROU	12/22/2022	

# ATTACHMENT A

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Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	384-01.01	Pavement Management Plan Update		810.00
			Total for Check Number 136005:	810.00
136006	C3O13388 INV154857 INV154857	C3 TECHNOLOGY SERVICES Sharp Copiers/ Toner/ Maintenance 11/9/22 to 12/22/22 Sharp Copiers/ All Facilities/ Rental Equipment	12/22/2022	1,432.84 1,748.83
			Total for Check Number 136006:	3,181.67
136007	CAS662 623009	CA ST DEPT OF JUSTICE NOV2022/ FINGERPRINTS	12/22/2022	147.00
			Total for Check Number 136007:	147.00
136008	CLI14334 957008813	CLIMATEC, LLC Renew Lenel Software Support Plan 10/20/22-10/20/23	12/22/2022	166.15
			Total for Check Number 136008:	166.15
136009	CSU14679 AR172547	CSU FULLERTON ASC Regional CBO - Focus Area #1 - Nov 2022	12/22/2022	11,075.37
			Total for Check Number 136009:	11,075.37
136010	CYP925 72650	CYPRESS ENGRAVING Employee of the Year Plaque/ Perpetual Plate	12/22/2022	125.61
			Total for Check Number 136010:	125.61
136011	ECO15351 26832	ECONO TIRE, INC 1 oil change & tire rotation - Tacoma #1570738	12/22/2022	80.00
			Total for Check Number 136011:	80.00
136012	FED1155 7-972-15967	FEDEX Delivery Svcs/ Quinn Company/ D. Beltran	12/22/2022	16.70
			Total for Check Number 136012:	16.70
136013	FER14172 39	FERNWOOD MOBILE HOME PARK Lease Agreement for Property along Stanton Cer	12/22/2022	2,575.00
			Total for Check Number 136013:	2,575.00
136014	FRI13695 FY2223-05	FRIENDLY CENTER, INC Contractual Services (FaCT) Friendly Center	12/22/2022	6,153.94
			Total for Check Number 136014:	6,153.94
136015	FRO13927 12/13/22	FRONTIER City Hall frame relay port - Dec	12/22/2022	70.78
			Total for Check Number 136015:	70.78
136016	GRA1350 9541736584	GRAINGER, INC. Hand sanitizer and vacuum parts	12/22/2022	285.68
			Total for Check Number 136016:	285.68
136017	GRE1360 121708 121708	GREAT SCOTT TREE SERVICE, INC Tree Trimming FY 22/23 (90%) - Nov Tree Trimming FY 22/23 (10%) - Nov	12/22/2022	1,490.40 165.60

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
	121708-47535	Tree Planting for Oct		2,670.00
			Total for Check Number 136017:	4,326.00
136018	HAR1416 22-00684	HARTZOG & CRABILL INC On-Call Traffic Signal Services Ops. For Nov	12/22/2022	2,090.00
			Total for Check Number 136018:	2,090.00
136019	HAZ1428 C-003109	HAZ RENTALS Holiday Luncheon Chairs/Linens Rental	12/22/2022	409.00
			Total for Check Number 136019:	409.00
136020	HDL13965 SIN023627	HDL SOFTWARE, LLC Payment Services/ October 2022	12/22/2022	90.23
			Total for Check Number 136020:	90.23
136021	HER15003 28626	ABEL HERNANDEZ Event Security Refund 11/26/22	12/22/2022	263.58
			Total for Check Number 136021:	263.58
136022	INT1579 FY2223-05STN	INTERVAL HOUSE Contractual Services (FaCT) Interval House	12/22/2022	1,433.25
			Total for Check Number 136022:	1,433.25
136023	LIF16289 28095 28095	LIFE CHRISTIAN CHURCH OF ORANG Event Security Refund/ 11/13/22 Deposit Refund/ Civic Banquet Hall 12/11/22	12/22/2022	149.90 400.00
			Total for Check Number 136023:	549.90
136024	MIN15024 36406	MINUTEMAN PRESS Business Cards Order D. Torres	12/22/2022	76.48
			Total for Check Number 136024:	76.48
136025	NV515131 305823	NV5, INC Consulting services for the preparation of an upd	12/22/2022	108,149.43
			Total for Check Number 136025:	108,149.43
136026	PHA12971 52022	PARS OCT2022/ PARS/ Administrator Services	12/22/2022	478.03
			Total for Check Number 136026:	478.03
136027	PHA16527 #0188, #0189	NELSON PHAN Refund of permit purchased #0188 & #0189	12/22/2022	50.00
			Total for Check Number 136027:	50.00
136028	PSI11874 37171	PSI Tagnators Graffiti remover	12/22/2022	331.69
			Total for Check Number 136028:	331.69
136029	RJM2515 35410	RJM DESIGN GROUP INC Stanton Parks Meter Plan Project#789.05 - servic	12/22/2022	20,373.88

Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
Total for Check Number 136029:				20,373.88
136030	ROD16521 12/1/2022	JOCELYN RODRIGUEZ Travel Expense for CSMFO Orange County Cha	12/22/2022	21.56
Total for Check Number 136030:				21.56
136031	SOC2734 12/20/2022	SO CAL EDISON Electric Svc/ Tina Pacific	12/22/2022	32.68
Total for Check Number 136031:				32.68
136032	STA12282 6002999688 6002999688 6002999688	STANLEY CONVERGENT SECURITY S Maintenance/ monitoring Intrusion System for S Maintenance/monitoring Fire System - City Yard Maintenance/monitoring Fire & Security System	12/22/2022	446.31 596.49 1,186.93
Total for Check Number 136032:				2,229.73
136033	STA2817 1645588922 1645588922	STAPLES BUSINESS CREDIT Office Supplies/ Parks & Rec Supplies/ Building Maintenance	12/22/2022	656.91 789.64
Total for Check Number 136033:				1,446.55
136034	STR16031 I-SC3-2211069	STRESSCRETE Parts to repair blue street lights on Santa Paula	12/22/2022	2,229.38
Total for Check Number 136034:				2,229.38
136035	TRU13167 650195247	TRULY NOLEN OF AMERICA INC Monthly pest spraying for Dec 22	12/22/2022	175.00
Total for Check Number 136035:				175.00
136036	VEN13764 0156434-IN 0156434-IN 0156434-IN 0156434-IN 0156434-IN 0156434-IN 2502763-IN	VENCO WESTERN INC Median landscape maintenance - Dec Street landscape maintenance - Dec Parks/medians maintenance - Dec Building landscape maintenance - Dec Park landscape maintenance - Dec City owned properties - Dec Irrigation repairs for Nov	12/22/2022	7,911.90 2,046.20 3,991.00 1,446.90 4,875.00 4,592.00 230.70
Total for Check Number 136036:				25,093.70
136037	VIS3077 2022-819738-00 2022-821659-00	VISTA PAINT CORP Graffiti Supplies Graffiti Supplies - Paint	12/22/2022	170.51 429.15
Total for Check Number 136037:				599.66
136038	WAG13143 INV4458052 INV4458052	WAGEWORKS NOV2022/Administration Fee NOV2022/Compliance Fee	12/22/2022	72.00 50.00
Total for Check Number 136038:				122.00
136039	FRA12638 PPE 12-17-2022	FRANCHISE TAX BOARD Wage Garnishment PPE 12-17-2022	12/22/2022	648.25



Check No	Vendor No Invoice No	Vendor Name Description	Check Date Reference	Check Amount
			Total for Check Number 136039:	648.25
136040	INT16247 PPE 12-17-2022	INTERNAL REVENUE SERVICE Wage Garnishmnet PPE 12-17-2022	12/22/2022	161.00
			Total for Check Number 136040:	161.00
			Report Total (73 checks):	740,097.40

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*Click here to return to the agenda.*

MINUTES OF THE CITY COUNCIL / SUCCESSOR AGENCY / HOUSING AUTHORITY  
OF THE CITY OF STANTON  
JOINT REGULAR MEETING JANUARY 10, 2023

1. **CLOSED SESSION** None.

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

The City Council / Successor Agency / Housing Authority meeting was called to order at 6:30 p.m. by Mayor Shawver.

3. **PLEDGE OF ALLEGIANCE**

Led by Ms. Michelle Bannigan.

4. **ROLL CALL**

Present: Council/Agency/Authority Member Torres, Council/Agency/Authority Member Warren, Mayor Pro Tem/Vice Chairperson Van, Mayor/Chairman Shawver.

Absent: None.

Excused: Council/Agency/Authority Member Taylor.

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

6. **CONSENT CALENDAR**

Motion/Second: Warren/Van

ROLL CALL VOTE:	Council/Agency/Authority Member Taylor	ABSENT
	Council/Agency/Authority Member Torres	AYE
	Council/Agency/Authority Member Warren	AYE
	Mayor Pro Tem/Vice Chairperson Van	AYE
	Mayor/Chairman Shawver	AYE

Motion unanimously carried:

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## **CONSENT CALENDAR**

**6A. MOTION TO APPROVE THE READING BY TITLE OF ALL ORDINANCES AND RESOLUTIONS. SAID ORDINANCES AND RESOLUTIONS THAT APPEAR ON THE PUBLIC AGENDA SHALL BE READ BY TITLE ONLY AND FURTHER READING WAIVED**

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

**6B. APPROVAL OF WARRANTS**

The City Council approved demand warrants dated November 18, 2022 – December 15, 2022, in the amount of \$6,336,085.69.

**6C. APPROVAL OF MINUTES**

The City Council/Successor Agency/Housing Authority approved Minutes of Joint Regular Meeting – December 13, 2022.

**6D. NOVEMBER 2022 INVESTMENT REPORT**

The Investment Report as of November 30, 2022, has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

1. The City Council finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Received and filed the Investment Report for the month of November 2022.

**6E. NOVEMBER 2022 INVESTMENT REPORT (SUCCESSOR AGENCY)**

The Investment Report as of November 30, 2022, has been prepared in accordance with the City's Investment Policy and California Government Code Section 53646.

1. The Successor Agency finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Received and filed the Investment Report for the month of November 2022.

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### **6F. NOVEMBER 2022 GENERAL FUND REVENUE AND EXPENDITURE REPORT; HOUSING AUTHORITY REVENUE AND EXPENDITURE REPORT; AND STATUS OF CAPITAL IMPROVEMENT PROGRAM**

The Revenue and Expenditure Report for the month ended November 30, 2022, has been provided to the City Manager in accordance with Stanton Municipal Code Section 2.20.080 (D) and is being provided to City Council. This report includes information for both the City's General Fund and the Housing Authority Fund. In addition, staff has provided a status of the City's Capital Improvement Projects (CIP) as of November 30, 2022.

1. The City Council finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Received and filed the General Fund and Housing Authority Fund's November 2022 Revenue and Expenditure Report and Status of Capital Improvement Projects for the month ended November 30, 2022.

### **6G. MEETING DATES FOR THE STANTON CITY COUNCIL, STANTON PARKS, RECREATION AND COMMUNITY SERVICES COMMISSION, STANTON PLANNING COMMISSION, AND STANTON PUBLIC SAFETY COMMITTEE**

City Council review the attached 2023 meeting dates for the Stanton City Council, Stanton Parks, Recreation and Community Services Commission, Stanton Planning Commission, and Stanton Public Safety Committee.

1. The City Council finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Received and filed the Stanton City Council, Stanton Parks, Recreation and Community Services Commission, Stanton Planning Commission, and Stanton Public Safety Committee meeting dates for the year 2023.

### **6H. WORKFORCE INNOVATION AND OPPORTUNITY ACT**

The City has an opportunity to participate in the federal Workforce Innovation and Opportunity Act (WIOA) through a partnership with the County of Orange – OC Community Services Workforce & Economic Development to host paid interns.

## DRAFT

1. The City Council finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5)(Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Authorized the City Manager to execute any necessary documents to participate in the WIOA Program through a partnership with the County of Orange – OC Community Services Workforce & Economic Development.

### **6I. COMMUNITY DEVELOPMENT BLOCK GRANT – CORONAVIRUS AID, RELIEF, AND ECONOMIC SECURITY (CARES) (CDBG-CV3) RESOLUTION AND APPROPRIATION OF FUNDS (TASK CODE 2023-603)**

On September 15, 2022, the Orange County Community Resources Department Housing and Community Development (OCCR/HCD) identified a subset of Orange County cities that had successfully spent previously allocated CDBG-CV funds. After identifying a remaining balance of CDBG-CV3 funding to be spent by August 2023, OCCR/HCD issued a request to determine if these same cities were able to utilize additional funding. At its meeting of November 8, 2022, the Orange County Board of Supervisors approved a solicitation of services. In response, staff is proposing the Stanton Family Resource Center Improvement Project. The Orange County Board of Supervisors will consider award of a contract at its meeting of January 24, 2023. In response to the accelerated timeline to expend the funds, in anticipation of Board approval of award, staff is requesting the City Council review and authorize Resolution No. 202301 authorizing the City Manager to execute the agreement, contract and other documents to accept and participate in CDBG-CV3 funding. Lastly, staff recommends the City Council appropriate \$500,000 in the City's Capital Projects Fund (#305) for the Stanton Community Center Improvements Project (Task Code 2023-603).

1. The City Council declared that this project is not subject to the California Environmental Quality Act (CEQA) because it is not a "project" as defined by CEQA; and
2. Approved Resolution No. 2023-01 authorizing the City Manager to execute the agreement, contract and other documents required by the Orange County Community Resources Department for participation in the CDBG-CV3 program on behalf of the City Council, entitled:

**"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA TO APPROVE THE CITY'S PARTICIPATION IN THE COMMUNITY DEVELOPMENT BLOCK GRANT – CARES PROGRAM (CDBG-CV3) WITH THE COUNTY OF ORANGE"; and**

## DRAFT

3. Appropriated \$500,000 in the City's Capital Projects Fund (#305) for the Stanton Community Center Improvement Project.

### END OF CONSENT CALENDAR

7. PUBLIC HEARINGS None.

8. UNFINISHED BUSINESS

8A. APPROVAL OF ORDINANCE NO. 1125

This Ordinance was introduced at the regular City Council meeting of December 13, 2022.

Staff report by Ms. Patricia A. Vazquez, City Clerk

Motion/Second: Van/Warren

ROLL CALL VOTE:	Council Member Taylor	ABSENT
	Council Member Torres	AYE
	Council Member Warren	AYE
	Mayor Pro Tem Van	AYE
	Mayor Shawver	AYE

Motion unanimously carried:

1. The City Clerk read the title of Ordinance No. 1125, entitled:

**“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON AMENDING PORTIONS OF CHAPTER 5.04 (LICENSES) OF TITLE 5 (BUSINESS LICENSES AND REGULATIONS) AND ADDING CHAPTER 5.18 (PERSONAL SERVICES) TO TITLE 5 OF THE STANTON MUNICIPAL CODE; SETTING A TERMINATION DATE FOR URGENCY ORDINANCE NO. 1121 REGARDING A MORATORIUM ON PERSONAL CARE AND MEDICAL OFFICE BUSINESSES; AND DETERMINING THE ORDINANCE TO BE EXEMPT FROM CEQA”;** and

2. The City Council adopted Ordinance No. 1125.

# DRAFT

## 9. NEW BUSINESS

### 9A. ORDINANCE AMENDING TITLE 2 ADMINISTRATION AND PERSONNEL – CHAPTER 2.56 PURCHASING AND APPROVAL OF PURCHASING POLICY AND PROCEDURES

The City's Purchasing Policy and Procedures (Policy) were last updated in 2018. Pursuant to the Stanton Municipal Code, the Policy establishes guidelines surrounding the purchase and procurement of supplies, services, and equipment on behalf of the City. The City Council will consider an amendment to the Stanton Municipal Code Title 2 Administration and Personnel revising Chapter 2.56 Purchasing. The purpose of the ordinance is to incorporate those updates as directed by the City Council at its meeting of November 22, 2022. The proposed updates will streamline the City's purchasing system, thereby reducing the administrative burden and cost associated with purchasing and contracting activities while ensuring open and fair competition and competitive pricing.

Staff report by Ms. Hannah Shin-Heydorn, City Manager.

Motion/Second: Torres/Van

Motion carried by the following vote:

AYES: 4 (Shawver, Torres, Van, and Warren)

NOES: None

ABSTAIN: None

ABSENT: 1 (Taylor)

Motion unanimously carried:

1. The City Council finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. The City Council considered, waived further reading, and introduced for first reading Ordinance No. 1126, entitled:

**"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING THE CITY'S PURCHASING ORDINANCE AS SET FORTH IN TITLE 2 OF THE STANTON MUNICIPAL CODE"; and**

3. Set said Ordinance No. 1126 for second reading at the regular City Council meeting of January 24, 2023; and

## DRAFT

4. Approved Administrative Policy IV-4-12, "Purchasing Policy and Procedures," as revised, and allows the City Manager to update Administrative Policy IV-4-12 as needed for clarifying purposes.

### **9B. MAYOR'S APPOINTMENTS OF COUNCIL MEMBERS AS REPRESENTATIVES TO VARIOUS BOARDS, COMMISSIONS, COMMITTEES AND AGENCIES**

Traditionally, Council Members have been appointed by the Mayor to serve on numerous outside committees, boards, commissions and agencies. Each appointee is responsible for representing the City and voting on behalf of the City Council. The Mayor conducts a review and selects appointees, as detailed in Attachment A, with the exception of the Orange County Fire Authority ("OCFA") appointment, which is required to be made by City Council Resolution, the Mayor may otherwise make appointments to each committee, board, commission or agency by nomination and Minute Order confirmation. In addition, the Fair Political Practices Commission ("FPPC") regulations require the adoption and posting of Form 806, Agency Report of Public Official Appointments, in order for individual Council Members to participate in a City Council vote that would result in him or her serving in a position that provides compensation of \$250 or more in any 12-month period.

Staff report by Ms. Patricia A. Vazquez, City Clerk.

Motion/Second: Warren/Van  
Motion carried by the following vote:

AYES: 4 (Shawver, Torres, Van, and Warren)  
NOES: None  
ABSTAIN: None  
ABSENT: 1 (Taylor)

Motion unanimously carried:

1. The City Council finds that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. The City Council discussed and confirmed the Mayor's appointments; and
3. Approved Fair Political Practices Commission Form 806 and authorized the City Clerk to post the form on the City's website.

**10. ORAL COMMUNICATION** None.

**11. WRITTEN COMMUNICATIONS** None.



## **DRAFT**

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

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

- Mayor Pro Tem Van reported on her attendance at the farewell open house event for Congressman Alan Lowenthal, which was held on December 18, 2022.
- Council Member Warren reported on the new location of the Public Cable Television Authority (PCTA), which is now located at Harry M. Dotson Park.
- Ms. Zenia Bobadilla, Community Services Director, reported on the City's 2022 Santa's Siren Express event.
- Mayor Shawver reported on the success of the drive thru food distribution event, which was held on December 10, 2022, at Stanton Park and expressed his gratitude to Council Member Torres for his assistance.

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

Council Member Torres requested an update on the City's Talk on the Block program [meetings].

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

None.

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

None.

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

- Ms. Hannah Shin-Heydorn, City Manager introduced Ms. Carma Lacy, Federal Workforce Innovation and Opportunity Act (WIOA) and spoke regarding the City's opportunity to participate in the federal WIOA through a partnership with the County of Orange.
- Ms. Carma Lacy, Director of Workforce Development, Federal WIOA, sharing their mission with the City Council and providing information on their current operations.

# DRAFT

## 14A. ORANGE COUNTY FIRE AUTHORITY

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

Battalion Chief Juan Perez provided the City Council with an update on their current operations.

15. **ADJOURNMENT** in honor and memory of Mr. Mehdi Motadi.  
Motion/Second: Shawver/  
Motion carried at 7:13 p.m.

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MAYOR/CHAIRMAN

ATTEST:

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CITY CLERK/SECRETARY

# **CITY OF STANTON**

## **REPORT TO CITY COUNCIL**

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

**DATE:** January 24, 2023

**SUBJECT: RENEWAL OF AUTHORIZATION FOR VIRTUAL PUBLIC MEETINGS  
PURSUANT TO AB 361**

### **REPORT IN BRIEF:**

Consideration of the circumstances of the state of emergency related to the COVID-19 pandemic to determine whether remote teleconference meetings of the City Council, Committees, and Commissions can continue to be held under the provisions of AB 361.

### **RECOMMENDED ACTION:**

1. City Council declare that this item is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) and 15060(c)(3); and
2. Reconsider the circumstances of the state of emergency; and
3. Find that state or local officials have continued to impose or recommend measures to promote social distancing; and
4. Direct staff, no later than 30 days after the City Council approves the recommended action, to report back on the state-proclaimed state of emergency so that City Council may reconsider the circumstances of the emergency, and, if appropriate, make findings to continue to hold virtual meetings of City legislative bodies pursuant to AB 361.

### **BACKGROUND:**

On October 26, 2021, City Council adopted Resolution 2021-34, which authorized City staff to conduct remote teleconference meetings of the City Council, Committees, and Commissions under the provisions of AB 361 (in effect as of October 1, 2021 – Government Code Section 54953(e)). Pursuant to Government Code Section 54953(e)(3), the City Council is required every thirty (30) days to reconsider the circumstances of the state of emergency and determine whether:

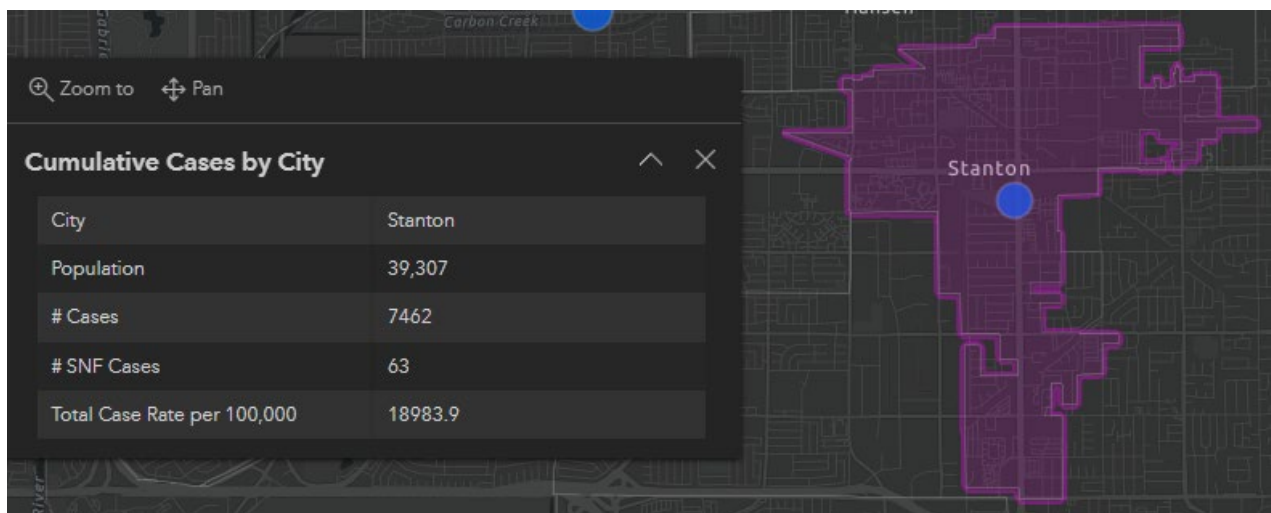
- The state of emergency continues to directly impact the ability of the members to meet safely in person, or
- State or local officials continue to impose or recommend measures to promote social distancing.

If neither of the two finding options can be made by majority vote, the City Council, Committees, and Commissions will no longer be able to continue holding public meetings by teleconference without compliance to the Ralph M. Brown Act's Section 54953(b)(3). Section 54953(b)(3) imposes notice and access requirements for public meetings conducted via teleconference. Such requirements include identifying in the meeting notice and agenda the teleconference location of each member of the legislative body participating in the meeting and ensuring that each teleconference location be accessible to the public.

It is important to note that having virtual meetings under the provisions of Government Code Section 54953(e)(3) is optional. If the Council wishes, it may continue to meet in-person. In addition, hybrid meetings are permissible. Given that the dynamics of the pandemic and the health crisis are continually changing, the intent of the attached Resolution is to, among other things, allow for the City's Council, Commissions, and Committees to meet virtually in the event of illness, quarantine, or other government measures. If the Council will meet only or partially in-person, it should ensure compliance with the Orange County Health Care Agency's recommendations for local public meetings.

### **ANALYSIS/JUSTIFICATION:**

Currently, the State of California and the County of Orange remain under the state of emergency brought on by the COVID-19 pandemic, particularly with the spread of the Omicron XBB.1.5, BQ.1, and BQ.1.1 Variants. State and local officials are still recommending measures to promote social distancing.



[COVID-19 Cases by City](#)



[COVID-19 United States Cases by County \(by Johns Hopkins University\)](#)



[Tracking COVID-19 in California](#)

**FISCAL IMPACT:**

None.

**ENVIRONMENTAL IMPACT:**

None. This item is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378(b)(4) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly).

**LEGAL REVIEW:**

None.

**STRATEGIC PLAN OBJECTIVE(S) ADDRESSED:**

1. Provide a safe community.

**PUBLIC NOTIFICATION:**

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

**Prepared by:** Jason Huynh, Management Analyst

**Approved by:** Hannah Shin-Heydorn, City Manager

## **CITY OF STANTON**

### **REPORT TO THE CITY COUNCIL**

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

**DATE:** January 24, 2023

**SUBJECT: RESOLUTION INITIATING PROCEEDINGS AND ORDERING THE ENGINEER TO PREPARE AND TO FILE A REPORT FOR THE STANTON LIGHTING AND LANDSCAPING DISTRICT NO. 1**

#### **REPORT IN BRIEF:**

As part of the annual update to the Lighting and Landscaping District No. 1, certain procedural resolutions must be adopted by the City Council. The proposed resolution orders the Engineer's report for the Fiscal Year 2023/24 update.

#### **RECOMMENDED ACTION:**

1. City Council find that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Section 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Adopt Resolution No. 2023-02 initiating proceedings and ordering the Engineer's report for the Fiscal Year 2023/24 update, entitled:

**"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL ASSESSMENTS FOR THE STANTON LIGHTING AND LANDSCAPING DISTRICT NO. 1 FOR THE FISCAL YEAR BEGINNING JULY 1, 2023, AND ENDING JUNE 30, 2024; AND ORDERING THE ENGINEER TO PREPARE AND FILE A REPORT IN ACCORDANCE THEREWITH".**

#### **ANALYSIS:**

The Stanton Lighting and Landscaping District No. 1 ("District") was formed on March 10, 1981, and currently provides funding for maintenance and improvements for the City's street lights, traffic signals, and medians. Each parcel in the City is assessed a proportionate share of the District's costs each year. The assessments appear on the property tax bill. Assessments are established upon an Engineer's assessment of each property's relative benefit from the services provided by the District.

Each year, an update to the Engineer's report must be produced relative to the District's annual assessments. On April 12, 2022, the City Council approved a contract with Harris & Associates to perform this work for Fiscal Years 2022/23 and 2023/24 .

**FISCAL IMPACT:**

None.

**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:** Michelle Bannigan, Finance Director

**Approved by:** Hannah Shin-Heydorn, City Manager

**Attachment:**

A. Resolution No. 2023-02



**RESOLUTION NO. 2023-02**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, INITIATING PROCEEDINGS FOR THE ANNUAL ASSESSMENTS FOR THE STANTON LIGHTING AND LANDSCAPING DISTRICT NO. 1 FOR THE FISCAL YEAR BEGINNING JULY 1, 2023, AND ENDING JUNE 30, 2024; AND ORDERING THE ENGINEER TO PREPARE AND FILE A REPORT IN ACCORDANCE THEREWITH**

**WHEREAS**, on March 10, 1981, the City Council adopted Resolution No. 81-20 forming the Stanton Lighting and Landscaping District No. 1 (“the District”), pursuant to the provisions of the “Landscape and Lighting Act of 1972,” being Division 15, Part 2 of the Streets and Highways Code of the State of California (the “Act”); and

**WHEREAS**, the public interest and convenience require the City to initiate proceedings for the level of Annual Assessments within the District for Fiscal Year 2023/24, for the purposes provided therefore in the Act and in Resolution No. 81-20; and

**WHEREAS**, Section 22622 of the Act requires the City to adopt a resolution generally describing any proposed new improvements or any substantial changes in the existing improvements and ordering the Engineer to prepare and file a report in accordance with Article 4 of the Act;

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

**SECTION 1:** The above recitals are true and correct.

**SECTION 2:** The City Council further finds that this Resolution is not subject to the California Environmental Quality Act (“CEQA”) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378 of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has not potential for resulting in physical change to the environment, directly, or indirectly).

**SECTION 3:** Except as set forth in the Engineer’s Report, no new improvements or substantial changes in existing improvements are contemplated within the District.

**SECTION 4:** The City Manager is directed to cause the preparation of a report in accordance with Article 4 of the Act for the District, and upon completion, to file said report with the City Clerk, who shall then submit the same to the City Council for its consideration.

**SECTION 5:** The City Clerk shall certify as to the adoption of this Resolution.

**ADOPTED, SIGNED AND APPROVED** this 24<sup>th</sup> day of January 2023.

---

DAVID J. SHAWVER  
MAYOR

**APPROVED AS TO FORM:**

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HONGDAO NGUYEN  
CITY ATTORNEY

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

ATTEST:

I, Patricia A. Vazquez, City Clerk of the City of Stanton, California, DO HEREBY CERTIFY that the foregoing Resolution, being Resolution No. 2023-02 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 January 24, 2023, and that the same was adopted, signed, and approved by the following vote to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

PATRICIA A. VAZQUEZ  
CITY CLERK

## CITY OF STANTON

### REPORT TO CITY COUNCIL

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

**DATE:** January 24, 2023

**SUBJECT: LANDSCAPE MAINTENANCE AGREEMENT WITH CALIFORNIA  
DEPARTMENT OF TRANSPORTATION**

#### **REPORT IN BRIEF:**

The California Department of Transportation (Caltrans) owns the right-of-way along Beach Boulevard (SR-39). When development projects propose to install landscaping improvements on Beach Boulevard, Caltrans requires that the City enter into an agreement to maintain the landscaping. The City then transfers the maintenance responsibilities to the fronting property owner/developer through a separate agreement. To reduce administrative overhead and increase operational efficiencies, staff worked with Caltrans to develop a Landscape Maintenance Agreement for Beach Boulevard to allow the process of transferring maintenance responsibilities of any future development projects to be accomplished through an amendment to the Landscape Maintenance Agreement.

#### **RECOMMENDED ACTIONS:**

1. City Council declare this action to be categorically exempt under the California Environmental Quality Act, Class 1, Section 15301(h) as maintenance of existing landscaping; and
2. Approve the Caltrans Landscape Maintenance Agreement; and
3. Authorize the Mayor and City Manager to execute said agreement; and
4. Approve the use of the amendment(s) with Caltrans to process the transfer of landscape maintenance responsibilities from Caltrans to the City and authorize the City Manager to execute said amendment(s).

#### **BACKGROUND:**

Caltrans owns the right-of-way along Beach Boulevard and requires that the City enter into an agreement to maintain the landscaping when development projects propose to install landscaping improvements on Beach Boulevard.

Currently there is a two-step agreement process to transfer the landscape maintenance responsibility consisting of an agreement between Caltrans and the City followed by an agreement between the City and the fronting property owner/developer.

**ANALYSIS/JUSTIFICATION:**

The City is looking to develop several parcels along Beach Boulevard. Staff and Caltrans worked together to create a more efficient and streamlined process. This process will allow the City to enter into a Landscape Maintenance Agreement with Caltrans, and when future projects propose landscape improvements on Beach Boulevard, an amendment would be required to the Landscape Maintenance Agreement.

**FISCAL IMPACT:**

None.

**ENVIRONMENTAL IMPACT:**

This action requested in this report is categorically exempt under the California Environmental Quality Act, Class 1, Section 15301(h) as maintenance of existing landscaping.

**LEGAL REVIEW:**

The City Attorney has reviewed the Agreement.

**STRATEGIC PLAN OBJECTIVE ADDRESSED:**

3 – Provide a high quality infrastructure.

**Prepared by:** Han Sol Yoo, E.I.T, Associate Engineer

**Reviewed by:** Cesar Rangel, Director of Public Works/City Engineer

**Approved by:** Hannah Shin-Heydorn, City Manager

**Attachment:**

A. Landscape Maintenance Agreement

**LANDSCAPE MAINTENANCE AGREEMENT  
WITH THE CITY OF STANTON**

THIS AGREEMENT is made effective this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the State of California, acting by and through the Department of Transportation, hereinafter referred to as "STATE" and the CITY of \_\_\_\_\_; hereinafter referred to as "CITY" and collectively referred to as "PARTIES".

1. The PARTIES hereto mutually desire to identify the maintenance responsibilities of CITY for newly constructed or revised improvements within STATE's right of way by Permit Number(s) \_\_\_\_\_.
2. This Agreement addresses CITY responsibility for the landscaping, planting, irrigation systems, hardscaping, mulches, control, litter and weed removal, Biofiltration Swales, sidewalks, bike paths, and parking restriction signs (collectively the "LANDSCAPING") placed within State Highway right of way on State Route 39, as shown on Exhibit A, attached to and made a part of this Agreement.
3. Maintenance responsibilities that includes, but is not limited to, inspection, providing emergency repair, replacement, and maintenance, (collectively hereinafter "MAINTAIN/MAINTENANCE") of LANDSCAPING as shown on said Exhibit "A."
4. The degree or extent of maintenance work to be performed, and the standards, therefore, shall be in accordance with the provisions of Section 27 of the Streets and Highways Code and the then current edition of the State Maintenance Manual.
5. When a planned future improvement is constructed and/or a minor revision has been effected with STATE's consent or initiation within the limits of the STATE's right of way herein described which affects PARTIES' division of maintenance responsibility as described herein, PARTIES will agree upon and execute a new dated and revised Exhibit "A" which will be made a part hereof and will thereafter supersede the attached original Exhibit "A" to thereafter become a part of this Agreement.
  - 5.1. The new exhibit can be executed only upon written consent of the PARTIES hereto acting by and through their authorized representatives. No formal amendment to this Agreement will be required.
6. CITY agrees, at CITY expense, to do the following:
  - 6.1. CITY may install, or contract, authorizing a licensed contractor with appropriate class of license in the State of California, to install and thereafter

will MAINTAIN LANDSCAPING conforming to those plans and specifications (PS&E) pre-approved by STATE.

6.2. CITY will submit the final form of the PS&E, prepared, stamped and signed by a licensed landscape architect, for LANDSCAPING to STATE's District Permit Engineer for review and approval and will obtain and have in place a valid necessary encroachment permit prior to the start of any work within STATE'S right of way. All proposed LANDSCAPING must meet STATE's applicable standards.

6.2.1. CITY contractors will be required to obtain an Encroachment Permit prior to the start of any work within STATE's right of way.

6.2.2. An Encroachment Permit rider may be required for any changes to the scope of work allowed by this Agreement prior to the start of any work within STATE's right of way

6.3. CITY shall ensure that LANDSCAPED areas designated on Exhibit "A" are provided with adequate scheduled routine MAINTENANCE necessary to MAINTAIN a neat and attractive appearance including providing for water, and fertilizer necessary to sustain healthy plant growth during the entire life of this Agreement.

6.3.1. To prune shrubs, tree plantings, and trees to control extraneous growth and ensure STATE standard lines of sight to signs and corner sight distances are always maintained for the safety of the public.

6.3.2. To replace unhealthy or dead plantings when observed or within 30 days when notified in writing by STATE that plant replacement is required.

6.3.3. To expeditiously MAINTAIN, replace, repair or remove from service any LANDSCAPING system component that has become unsafe or unsightly.

6.4. To furnish electricity for irrigation system controls, and lighting system controls for all street lighting systems installed by CITY.

6.5. To MAINTAIN, repair and operate the irrigation systems in a manner that prevents water from flooding or spraying onto STATE highway, spraying parked and moving automobiles, spraying pedestrians on public sidewalks/bike paths, or leaving surface water that becomes a hazard to vehicular or pedestrian/bicyclist travel.

6.6. To control weeds at a level acceptable to the STATE. Any weed control performed by chemical weed sprays (herbicides) shall comply with all laws, rules, and regulations established by the California Department of Food and

Agriculture. All chemical spray operations shall be reported quarterly (Form LA17) to the STATE to: District 12 Maintenance at<sup>1</sup> Kenny.Gonzalez@dot.ca.gov.

- 6.7. CITY shall ensure LANDSCAPING within the Agreement limits provide an acceptable walking and riding surface, and will provide for the repair and removal of dirt, debris, graffiti, weeds, and any deleterious item or material on or about the LANDSCAPING in an expeditious manner.
- 6.8. To MAINTAIN all parking or use restrictions signs encompassed within the area of the LANDSCAPING.
- 6.9. To remove LANDSCAPING and appurtenances and restore STATE owned areas to a safe and attractive condition acceptable to STATE in the event this Agreement is terminated as set forth herein.
7. STATE may provide CITY with timely written notice of unsatisfactory conditions that require correction by the CITY. However, the non-receipt of notice does not excuse CITY from maintenance responsibilities assumed under this Agreement.
8. STATE shall Issue encroachment permits to CITY and CITY contractors at no cost to them.
9. LEGAL RELATIONS AND RESPONSIBILITIES:
  - 9.1. Nothing within the provisions of this Agreement is intended to create duties or obligations to or rights in third parties not party to this Agreement, or affect the legal liability of either PARTY to this Agreement by imposing any standard of care respecting the design, construction and maintenance of these STATE highway improvements or CITY facilities different from the standard of care imposed by law.
  - 9.2. If during the term of this Agreement, CITY should cease to MAINTAIN the LANDSCAPING to the satisfaction of STATE as provided by this Agreement, STATE may either undertake to perform that MAINTENANCE on behalf of CITY at CITY's expense or direct CITY to remove or itself remove LANDSCAPING at CITY's sole expense and restore STATE's right of way to its prior or a safe operable condition. CITY hereby agrees to pay said STATE expenses, within thirty (30) days of receipt of billing by STATE. However, prior to STATE performing any MAINTENANCE or removing LANDSCAPING, STATE will provide written notice to CITY to cure the default and CITY will have thirty (30) days within which to affect that cure.



9.3. Neither CITY nor any officer or employee thereof is responsible for any injury, damage or liability occurring by reason of anything done or omitted to be done by STATE under or in connection with any work, authority or jurisdiction arising under this Agreement. It is understood and agreed that STATE shall fully defend, indemnify and save harmless CITY and all of its officers and employees from all claims, suits or actions of every name, kind and description brought forth under, including, but not limited to, tortious, contractual, inverse condemnation and other theories or assertions of liability occurring by reason of anything done or omitted to be done by STATE under this Agreement with the exception of those actions of STATE necessary to cure a noticed default on the part of CITY.

9.4. Neither STATE nor any officer or employee thereof is responsible for any injury, damage or liability occurring by reason of anything done or omitted to be done by CITY under or in connection with any work, authority or jurisdiction arising under this Agreement. It is understood and agreed that CITY shall fully defend, indemnify and save harmless STATE and all of its officers and employees from all claims, suits or actions of every name, kind and description brought forth under, including, but not limited to, tortious, contractual, inverse condemnation or other theories or assertions of liability occurring by reason of anything done or omitted to be done by CITY under this Agreement.

#### 9.5. PREVAILING WAGES:

9.5.1. Labor Code Compliance- If the work performed under this Agreement is done under contract and falls within the Labor Code section 1720(a)(1) definition of a "public works" in that it is construction, alteration, demolition, installation, or repair; or maintenance work under Labor Code section 1771. CITY must conform to the provisions of Labor Code sections 1720 through 1815, and all applicable provisions of California Code of Regulations found in Title 8, Chapter 8, Subchapter 3, Articles 1-7. CITY agrees to include prevailing wage requirements in its contracts for public works. Work performed by CITY'S own forces is exempt from the Labor Code's Prevailing Wage requirements.

9.5.2. Requirements in Subcontracts - CITY shall require its contractors to include prevailing wage requirements in all subcontracts when the work to be performed by the subcontractor under this Agreement is a "public works" as defined in Labor Code Section 1720(a)(1) and Labor Code Section 1771. Subcontracts shall include all prevailing wage requirements set forth in CITY's contracts.

10. INSURANCE - CITY and its contractors shall maintain in force, during the term of this agreement, a policy of general liability insurance, including coverage of bodily injury liability and property damage liability, naming the STATE, its officers, agents and employees as the additional insured in an amount of \$1 million per occurrence and \$2 million in aggregate and \$5 million in excess. Coverage shall be evidenced by a certificate of insurance in a form satisfactory to the STATE that shall be delivered to the STATE with a signed copy of this Agreement.

10.1. SELF-INSURED - CITY is self-insured. CITY agrees to deliver evidence of self-insured coverage providing general liability insurance, coverage of bodily injury liability and property damage liability, naming STATE, its officers, agents and employees as the additional insured in an amount of \$1 million per occurrence and \$2 million in aggregate and \$5 million in excess. Coverage shall be evidenced by a certification of self-insurance letter ("Letter of Self-Insurance"), satisfactory to STATE, certifying that CITY meets the coverage requirements of this section. This Letter of Self-Insurance shall also identify the \_\_\_\_\_ location as depicted in EXHIBIT A. CITY shall deliver to STATE the Letter of Self-Insurance with a signed copy of this AGREEMENT. A copy of the executed Letter of Self-Insurance shall be attached hereto and incorporate as Exhibit B.

11. TERMINATION - This Agreement may be terminated by timely mutual written consent by PARTIES, and CITY's failure to comply with the provisions of this Agreement may be grounds for a Notice of Termination by STATE.

12. TERM OF AGREEMENT -This Agreement shall become effective on the date first shown on its face sheet and shall remain in full force and effect until amended or terminated at any time upon mutual consent of the PARTIES or until terminated by STATE for cause.

PARTIES are empowered by Streets and Highways Code Section 114 & 130 to enter into this Agreement and have delegated to the undersigned the authority to execute this Agreement on behalf of the respective agencies and covenants to have followed all the necessary legal requirements to validly execute this Agreement.

IN WITNESS WHEREOF, the PARTIES hereto have set their hands and seals the day and year first above written.

THE CITY OF STANTON

STATE OF CALIFORNIA  
DEPARTMENT OF TRANSPORTATION

By: \_\_\_\_\_  
Mayor

TONY TAVARES  
Director of Transportation

Initiated and Approved

By: \_\_\_\_\_  
CITY Manager

By: \_\_\_\_\_  
ROBERTA C. HETTICK, P.E.  
Deputy District Director  
Maintenance District

ATTEST:

By: \_\_\_\_\_  
CITY Clerk

By: \_\_\_\_\_  
CITY Attorney

## **EXHIBIT A**

(Plan map identifying the applicable STATE Routes (Freeway proper) and CITY road(s) and facilities)

**EXHIBIT B – LETTER OF CERTIFICATE OF CITY \_\_\_\_\_ STATEMENT OF SELF  
INSURANCE**

Insert (CT District) addressee information \_\_\_\_\_20\_\_\_\_  
ATTN: (name of CT representative)

CITY OF STANTON  
Department of Finance

RE: Statement of Self Insurance for \_\_\_\_\_ Related to \_\_\_\_\_  
Maintenance Agreement with State of California Department of  
Transportation ("STATE") for the \_\_\_\_\_ along Highway \_\_\_\_\_ at  
\_\_\_\_\_

Dear \_\_\_\_\_

The purpose of this letter is to certify that the CITY is self-insured and self-funded covering third-party claims arising out of its general operations (for example, commercial general liability and automobile liability insurance). Further the CITY is self-insured covering workers' compensation claims and has received the consent of the State Department of Industrial Relations to do so.

Each fiscal year, as a part of its budgetary process, the CITY appropriates funds specifically to satisfy valid third-party claims and workers' compensation claims, which may be brought against the CITY.

The CITY certifies its self-insured, general liability coverage for bodily injury liability and property damage liability, meets the required coverage amounts in section 10.1 (INSURANCE) of the Maintenance Agreement, specifically general liability insurance, coverage of bodily injury liability and property damage liability in an amount of \$1 million per occurrence and \$2 million in aggregate and \$5 million in excess. The CITY further represents that regarding any claims made in connection with the Maintenance Agreement by the STATE, the STATE will be first-in-line regarding the reserved, self-insured amounts.

If you need any additional information regarding this letter, please direct those inquiries through my office.

Sincerely,

FINANCE MANAGER

## EXHIBIT C

TRAFFIC SIGNAL AND LIGHTING  
Caltrans and CITY of STANTON  
Effective \_\_\_\_\_, 20\_\_\_\_

BASIS OF COST DISTRIBUTION  
State-Owned and Maintained  
Billed by the State

<u>Route and PM</u>	<u>Location</u>	<u>Type of Facility</u>	Cost Distribution	
			<u>State</u>	<u>CITY</u>

Utility-Owned and Maintained  
Billed by the State

<u>Route and PM</u>	<u>Location</u>	<u>Type of Facility</u>	Cost Distribution	
			<u>State</u>	<u>CITY</u>

## **EXHIBIT D**

(Individual maintenance items that are not provided for in the body of the Agreement.)

## **CITY OF STANTON**

### **REPORT TO THE CITY COUNCIL**

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

**DATE:** January 24, 2023

**SUBJECT: CONSIDERATION OF AN ORDINANCE TO ADOPT THE 2022 CALIFORNIA BUILDING AND RELATED MODEL CONSTRUCTION CODES**

#### **REPORT IN BRIEF:**

The State's Health and Safety Code requires local governments to adopt the most recent editions of the model codes related to construction. The construction codes include: the California Building, Residential, Energy, Green Building Standards, Plumbing, Mechanical, Electrical, Fire, Existing Building, Historical, Administrative, Referenced Standards Codes, the International Property Maintenance Code, and the International Swimming Pool and Spa Code. If City Council approves the attached ordinance, the most recent editions of the California construction codes with the applicable amendments will become effective March 17, 2023 as required by State law.

#### **RECOMMENDED ACTION:**

1. City Council conduct a public hearing; and
2. Declare that the project is not subject to CEQA in accordance with Sections 15378 and 15061(b)(3) as the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and
3. Introduce for first reading Ordinance No. 1128, in accordance with California Government Code Title 5, Division 1, Part 1, as published by the Building Standards Bulletin 22-02, entitled:

**"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA AMENDING DIVISION I OF TITLE 16 AND CHAPTER 17.08 OF TITLE 17 OF THE STANTON MUNICIPAL CODE**



**PERTAINING TO THE ADOPTION OF THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, CONSISTING OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA RESIDENTIAL CODE, THE CALIFORNIA PLUMBING CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA FIRE CODE, THE CALIFORNIA ADMINISTRATIVE CODE, THE CALIFORNIA GREEN BUILDING STANDARDS CODE, THE CALIFORNIA EXISTING BUILDING CODE, THE CALIFORNIA ENERGY CODE, THE CALIFORNIA HISTORICAL BUILDING CODE, AND THE CALIFORNIA REFERENCED STANDARDS CODE; THE INTERNATIONAL SWIMMING POOL AND SPA CODE; AND THE INTERNATIONAL PROPERTY MAINTENANCE CODE, WITH AMENDMENTS THERETO, AND MAKING FINDINGS IN SUPPORT THEREOF”; and**

4. Set said Ordinance No. 1128 for a public hearing and second reading at the regular City Council meeting of February 14, 2023.

#### **BACKGROUND:**

The State’s Health and Safety Code (Section 17958) mandates that the California Building Standards Commission adopt and publish the California Building Standards Code (Title 24 California Code of Regulations) every three years. The 2022 Edition of the California Code of Regulations Title 24, which incorporates the below-listed model codes, became effective on January 1, 2023.

If approved, the attached ordinance will amend Title 16 and Title 17 of the Stanton Municipal Code by repealing references to the prior editions of the model codes.

The list below identifies the model codes upon which the 2022 Title 24 is based:

California Building Standards Code	Reference Model Code
2022 California Building Code	2021 International Building Code (ICC)
2022 California Residential Code	2021 International Residential Code (ICC)
2022 California Electrical Code	2020 National Electrical Code (NFPA)
2022 California Mechanical Code	2021 Uniform Mechanical Code (IAPMO)
2022 California Plumbing Code	2021 Uniform Plumbing Code (IAPMO)
2022 California Fire Code	2021 International Fire Code (IFC)

The construction codes proposed for adoption by reference with amendments include the following:

2022 California Administrative Code (Part 1)  
2022 California Building Code (Part 2)  
2022 California Residential Code (Part 2.5)  
2022 California Electrical Code (Part 3)  
2022 California Mechanical Code (Part 4)  
2022 California Plumbing Code (Part 5)  
2022 California Energy Code (Part 6)  
2022 California Fire Code (Part 9)  
2022 California Existing Building Code (Part 10)  
    (incl. Part 8 – Historical Building Code)  
2022 California Green Building Standards Code (Part 11)  
2022 California Referenced Standards Code (Part 12)  
2021 International Property Maintenance Code  
2021 International Swimming Pool and Spa Code

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

The Community and Economic Development Department and Orange County Fire Authority are recommending that changes and modifications be made to the 2022 Editions of the California Building Code, California Residential Code, California Electrical Code, and California Fire Code, and such changes are reasonably necessary due to local climatic and geographic conditions in Stanton. Other modifications are of an administrative or procedural nature and concern themselves with subjects that are not covered by the codes or are reasonably necessary to safeguard life and property within our City.

The attached ordinance includes the necessary findings to enable the City to amend the new construction codes to reflect our local conditions. The attached ordinance incorporates the following amendments to reflect our local conditions:

1. **Roofing Materials:** Due to the serious hazard of rapid fire spread in local high winds, minimum Class B roof covering is specified and the use of untreated wood roofs is prohibited for new buildings and re-roofing of existing buildings. This provision already exists from the previous code adoption cycle. (Building Code Section 1505 and Residential Code Section R902)
2. **Concrete and Masonry Foundation Walls:** Due to the high seismic area in Orange County, prescriptive design of concrete and masonry foundation walls that are laterally supported at the top and bottom is prohibited. (Building Code Section 1807.1.6)

3. **Swimming Pool Barrier:** The warm, dry climate in the region is conducive to swimming pools which create a higher probability of child drowning where pools are unprotected. This provision already exists from the previous code adoption cycle. (Building Code Section 3109.2 and Residential Code Appendix AX)
4. **Small Wire Installation:** Due to frequent improper installation of certain conductor material, additional provisions are required to minimize shock or fire hazard. These provisions already exist from the previous code adoption cycle. (Electrical Code Article 310.106(B) and 310.121)

The proposed amendments are consistent with the Orange County Code Uniformity Group and have the support of the Orange County Building Industry Association. The remainders of the proposed amendments are administrative or procedural in nature, such as defining timeline for permit expiration and process for renewal.

#### **FISCAL IMPACT:**

There is no fiscal impact associated with the recommended actions.

#### **ENVIRONMENTAL IMPACT:**

This Ordinance is not a project within the meaning of CEQA Guidelines section 15378 because it has no potential for resulting in physical change in the environment, directly or indirectly. Further, under section 15061(b)(3), this Ordinance is exempt from the requirements of CEQA in that the activity is covered by the general rule that CEQA applies only to activities that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

#### **LEGAL REVIEW:**

The City Attorney has approved the Ordinance as to form.

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

Obj. 1: Provide a safe community.

Obj. 6: Maintain and promote a responsive, high quality and transparent government.

**PUBLIC NOTIFICATION:**

Through the normal agenda process.

**Prepared by:** Richard Supan, Building Official (*CSG Consultants, Inc.*)

**Reviewed by:** Maribeth Tinio, Acting Community Development Director

**Approved by:** Hannah Shin-Heydorn, City Manager

**Attachment:**

A. Ordinance No. 1128

**ORDINANCE NO. 1128**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA AMENDING DIVISION I OF TITLE 16 AND CHAPTER 17.08 OF TITLE 17 OF THE STANTON MUNICIPAL CODE PERTAINING TO THE ADOPTION OF THE 2022 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE, CONSISTING OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA RESIDENTIAL CODE, THE CALIFORNIA PLUMBING CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA FIRE CODE, THE CALIFORNIA ADMINISTRATIVE CODE, THE CALIFORNIA GREEN BUILDING STANDARDS CODE, THE CALIFORNIA EXISTING BUILDING CODE, THE CALIFORNIA ENERGY CODE, THE CALIFORNIA HISTORICAL BUILDING CODE, AND THE CALIFORNIA REFERENCED STANDARDS CODE; THE INTERNATIONAL SWIMMING POOL AND SPA CODE; AND THE INTERNATIONAL PROPERTY MAINTENANCE CODE, WITH AMENDMENTS THERETO, AND MAKING FINDINGS IN SUPPORT THEREOF**

**WHEREAS**, California Health and Safety Code Section 17958 provides that the City of Stanton ("City") may adopt ordinances and regulations imposing the same requirements as are contained in the regulations adopted by the State pursuant to California Health and Safety Code Section 17922; and

**WHEREAS**, pursuant to California Government Code Section 50022.1 *et seq.*, the City may adopt by reference the California Building Standards Code, 2022 Edition as provided in Title 24 and 25 of the California Code of Regulations, consisting of the California Building Code, the California Residential Code, the California Plumbing Code, the California Mechanical Code, the California Electrical Code, the California Fire Code, the California Administrative Code, the California Green Building Standards Code, the California Existing Building Code, the California Energy Code, the California Historical Building Code, the California Referenced Standards Code, and other codes, including, without limitation, the International Swimming Pool and Spa Code, and the International Property Maintenance Code (hereinafter referred to collectively as "Codes"); and

**WHEREAS**, Health and Safety Code Sections 17958.7 and 18941.5 permits the City to make modifications or changes to the Codes, which are reasonably necessary because of local climatic, geologic, or topographic conditions; and

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

**WHEREAS**, The Stanton Fire Chief and Building Official have recommended that changes and modifications be made to the 2022 Codes, and have advised that certain of said changes and modifications to the Codes are reasonably necessary due to local conditions within the City of Stanton, and have further advised that the remainder of the said changes and modifications are of an administrative or procedural nature, or concern themselves with subjects not covered by the Codes, or are reasonably necessary to safeguard life and property within the City of Stanton; and

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

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

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

**SECTION 2:** Chapters 16.01, 16.02, 16.04, 16.05, 16.06, 16.07, 16.08, 16.10, 16.11, 16.12, 16.13, 16.14, 16.20, 16.21, and 17.08 are hereby repealed and recast in their entirety.

**SECTION 3:** Chapter 16.01 of the Stanton Municipal Code is hereby amended to read as follows:

**“Chapter 16.01 ADMINISTRATIVE PROVISIONS**

**16.01.010 Administrative provisions adopted.**

General provisions applicable to all the Codes adopted in this Division I of Title 16 of the Stanton Municipal Code are as follows:

1. Violations – penalty.

For all sections of the Codes, any and all amendments included within this Division I of Title 16 of the Stanton Municipal Code, the following shall apply pertaining to violations and shall replace any sections of those Codes that pertain to violation.

It shall be unlawful for any person, firm or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building or structure in the city, or cause same to be done, contrary to or in violation of any of the provisions of this Division I of Title 16 of the Stanton Municipal Code.

Any person, firm, or corporation violating any of the provisions of this Division I of Title 16 of the Stanton Municipal Code, shall be deemed guilty of a misdemeanor, and each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Division 1 is committed, continued, or permitted, and upon conviction of any such violation such persons shall punishable according to the provisions of Section 1.10.010 of the Stanton Municipal Code.

## 2. Board of Appeals

For all sections of the Codes, including any and all amendments included within this Division I of Title 16 of the Stanton Municipal Code, the following shall apply pertaining to board of appeals and shall replace any sections of those codes that pertain to board of appeals.

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

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

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

## 3. Fees.

For all sections of the Codes, including any and all amendments included within this Division I of Title 16 of the Stanton Municipal Code, pertaining to fees are hereby amended to read as follows:

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

## 4. California and International Codes Available.

Copies of all of the Codes adopted in this Division I of Title 16 of the Stanton Municipal Code shall be maintained in the office of the Clerk of the City of Stanton."

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

**“16.02.010 California Administrative Code adopted.**

The California Administrative Code, 2022 Edition, as published by the International Code Council, is hereby adopted and shall be and become the Administrative Code of the City of Stanton.”

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

**“16.04.010 California Building Code adopted.**

There is hereby adopted by reference the California Building Code Volume 1 and 2, together with Chapter 1 and Appendix J, 2022 Edition, based on the 2021 International Building Code as published by the International Code Council. Such Code, and amendments thereto as set forth in this chapter, are incorporated, pursuant to California Government Code Section 50022.2 et seq., as though fully set forth at length herein, for the purpose of prescribing regulations for the erecting, construction, enlargement, alteration, repair, improving, removal, conversion, demolition, occupancy, equipment use, height, and area of buildings and structures within the corporate limits of the City. From the date on which this section takes effect, the provisions of said code, together with amendments thereto, shall be controlling within the corporate limits of the City.”

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

**“16.04.020 California Building Code amended.**

Based upon the findings of the City Council and upon the recommendations of the Fire Chief and Building Official, the City Council hereby amends the California Building Code, 2022 Edition, applicable within the corporate limits of the City, as follows:

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

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

**Section 105.2 Work exempt from a permit** is amended by amending the following categories of work that are exempt from a building permit:



A. Section 105.2 “Building” Item 1 is amended to read as follows:

1. One story detached accessory structures used as storage sheds, playhouses or similar uses, provided the floor area is not greater than 120 square feet and the ceiling height is not over 7 feet.

B. Section 105.2 “Building” Item 2 is amended to read as follows:

2. Fences not over six feet high and block walls not over three feet high.

C. Section 105.2 “Building” Item 4 is amended to read as follows:

4. Retaining walls which are not over four feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III-A liquids.

D. Section 105.2 “Building” Item 9 is amended to read as follows:

9. Prefabricated swimming pools accessory to a Group R occupancy that are less than 18 inches deep, do not exceed 5,000 gallons and are installed entirely above ground.

**Section 105.5 Expiration** is amended to read as follows:

**105.5. Expiration.** Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 1180 days and, after its issuance, or if the work authorized on the site by such permit is suspended, abandoned or uncompleted for a period of 180 days after the work has commenced or 180 days past the last required inspection. The building official is authorized to grant one or more extensions of time for not more than 180 days. The extension shall be requested in writing and justifiable cause demonstrated. No permit shall be extended more than once.

If work has been suspended or abandoned past 180 days, the permit shall be expired, and new permit(s) issued. The fee for such renewal of permit(s) shall be one half of the original permit fee or one half of the fee of the current adopted fee schedule at the time of renewal. Permits which have been abandoned and require only final inspection may be reissued at minimum fee or as determined by the building official.

**Section 105.8 Reconstruction** is added to read as follows:

**105.8. Reconstruction.** If the value of the reconstruction (or renovation) of a building is equal to or exceeds 75 percent of the existing habitable square footage of the building, the entire building shall comply with the code provisions for new construction. The value of the reconstruction (or

renovation) for a property shall include the value of all construction stemming from construction-related permits issued within the last two years.

**Section 113.1 General** is amended to read as follows:

**113.1 General.** In order to hear and decide appeals of orders, decisions, or determinations made by the Building Official relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals. The Board of Appeals shall consist of five members and composed of the Mayor and the other members of the City Council. Said members shall hold their respective membership on said Board of Appeals by reason of, and concurrently with their terms of service as Council members and shall cease to be such members upon their ceasing to be Council members. The Building Official shall be the Secretary of the Board. The Board may adopt reasonable rules and regulations for conducting its investigations and shall render all its decisions and findings on contested matters in writing to the Building Official, with duplicative copy thereof to any appellant or contestant affected by any such decision of finding.

Three members of the Board shall constitute a quorum. The Mayor shall be the presiding Officer of the Board. Meetings shall be conducted in accordance with the Brown Act.

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

**Section 202** of the California Building Code is hereby revised by adding “Barrier,” “Swimming Pool,” “Spark Arrester,” and “OCFA” as follows:

**BARRIER.** Barrier is a fence, wall, building wall, or any combination of these that completely surrounds the swimming pool and obstructs access to the swimming pool.

**SWIMMING POOL.** Any body of water created by artificial means which is designed, intended for use, or used for swimming or immersion purposes, which has a water depth exceeding 18 inches. The term, “pool,” includes swimming pools, spas, hot tubs, above-and below-ground, and vinyl-lined pools; pool does not include plumbing fixtures such as bathtubs nor does it apply to man-made lakes, reservoirs, farm ponds, or ponds used primarily for public park purposes, water conservation purposes, irrigation purposes or for the watering of livestock.

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

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

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

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

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

1. **New buildings:** Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2.20, an automatic fire-extinguishing system shall also be installed in all occupancies when the total building area, as defined in Section 202 of the California Building Code, exceeds 5,000 square feet (465 m<sup>2</sup>), or more than two stories in height, regardless of fire areas or allowable area.

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

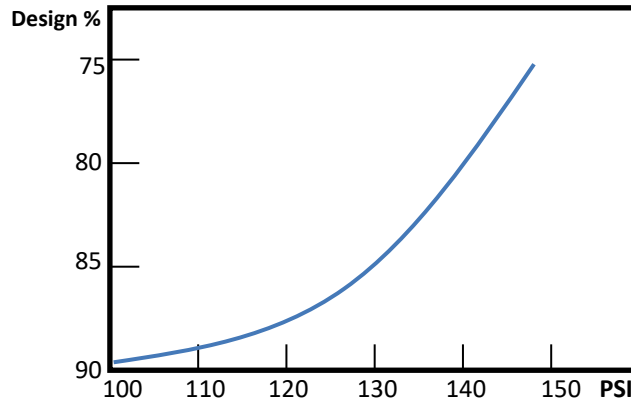
2. **Existing buildings:** Notwithstanding any applicable provisions of this code, an automatic sprinkler system shall be provided in an existing building when an addition occurs and when one of the following conditions exists:
  - a. When the addition is 33% or more of the existing building area and the resulting building area, as defined in Section 202, exceeds 5000 square feet (465 m<sup>2</sup>); or
  - b. When the addition exceeds 2,000 square feet (185.81 m<sup>2</sup>) and the resulting building area, as defined in Section 202, exceeds 5,000 square feet (465 m<sup>2</sup>); or
  - c. An additional story is added above the second floor regardless of fire areas or allowable area.

**Section 903.3.5.3 Hydraulically calculated systems** is added as follows:

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

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

**TABLE 903.3.5.3**  
**Hydraulically Calculated Systems**



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

**TABLE 1505.1<sup>a</sup>**  
**MINIMUM ROOF COVERING CLASSIFICATIONS**  
**TYPES OF CONSTRUCTION**

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

For SI: 1 foot = 304.8 mm, 1 square foot = 0.0929 m<sup>2</sup>.

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

**Section 1505.1.3 Roof coverings within all other areas** is amended, by the deletion of the entire section and the addition of a new section thereto, to read as follows:

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

E. **Section 1803.1.1.1** is amended to add the following:

**1803.1.1.1 Geologic or geotechnical reports.** The Building Official may require a geologic or geotechnical report or both, in accordance with the 2022 California Building Code; a geologic report shall be prepared by a Certified Engineering Geologist licensed by the State of California. A geotechnical report shall be prepared by a registered Civil Engineer versed in soils engineering and qualified to perform this work. When both a geotechnical and geologic report are required, the two reports shall be coordinated before submission to the Building Official. The Building Official, at his/her discretion shall obtain any technical support necessary to approve the report. Submitted reports shall contain a finding regarding the safety of the site from any variety of geologic hazard and a finding regarding the effect the proposed improvements, grading and/or construction and use of the site will have on the stability of the site and/or property outside the site. Any recommendation or action presented in the approved reports along with any conditions of approval shall be incorporated into the construction of site improvements. A fee shall be collected for the cost of review of the reports and any required addendums.

**Section 1807.1.6 Prescriptive design of concrete and masonry foundation walls** is amended to read as follows:

**1807.1.6 Prescriptive design of concrete and masonry foundation walls.** Concrete and masonry foundation walls that are laterally supported at the top and bottom shall be permitted to be designed and constructed in accordance with this section. Prescriptive design of foundation walls shall not be used for structures assigned to Seismic Design Category D, E or F.

**Section 3109.1.1 Construction permit; safety features required** is added to read as follows:

**3109.1.1 Construction permit; safety features required.** New or remodeled pools or spas, at a private single-family home, shall have an enclosure complying with the amended California Residential Code Appendix V.”

**SECTION 7:** Chapter 16.05 of the Stanton Municipal Code is hereby amended to read as follows:

**“Chapter 16.05 RESIDENTIAL CODE**

### 16.05.010 California Residential Code adopted.

There is hereby adopted the California Residential Code, 2022 Edition, together with Chapter 1 and Appendix V, based on the 2021 International Residential Code as published by the International Code Council.

### 16.05.20 California Residential Code amended.

**Section R105.5 Expiration** is amended to read as follows:

**R105.5 Expiration.** Every permit issued shall become invalid unless the work authorized by such permit is commenced within 12 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated.

**Section R105.10 Reconstruction** is added to read as follows:

**R105.10 Reconstruction.** If the value of the reconstruction (or renovation) of a building is equal to or exceeds 75 percent of the habitable square footage of the building, the entire building shall comply with the code provisions for new construction. The value of the reconstruction (or renovation) for a property shall include the value of all construction stemming from construction-related permits issued within the last two years.

**Table R301.2(1) Climatic and Geographic Design Criteria** is amended to read as follows:

TABLE R301.2(1)

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY <sup>f</sup>	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP <sup>e</sup>	ICE BARRIER UNDERLAYMENT REQUIRED <sup>h</sup>	FLOOD HAZARDS <sup>g</sup>	AIR FREEZING INDEX <sup>i</sup>	MEAN ANNUAL TEMP <sup>j</sup>
	Speed <sup>d</sup> (mph)	Topographic effects <sup>k</sup>	Special wind region <sup>l</sup>	Windborne debris zone <sup>m</sup>		Weathering <sup>a</sup>	Frost line depth <sup>b</sup>	Termite <sup>c</sup>					
Zero	110	No	No	No	D	Negligible	12-24"	Very High	40	No	No	0	66

MANUAL J DESIGN CRITERIA <sup>n</sup>

ELEVATION	LATITUDE	WINTER HEATING	SUMMER COOLING	ALTITUDE CORRECTION FACTOR	INDOOR DESIGN TEMPERATURE	DESIGN TEMPERATURE COOLING	HEAT TEMPERATURE DIFFERENCE
30	34	39	87		70	75	
COOLING TEMPERATURE DIFFERENCE	WIND VELOCITY HEATING	WIND VELOCITY COOLING	COINCIDENT WET BULB	DAILY RANGE	WINTER HUMIDITY	SUMMER HUMIDITY	
7			70	23		18 (50% RH)	

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

- a. Weathering may require a higher strength concrete or grade of masonry than necessary to satisfy the structural requirements of this code. The weathering column shall be filled in with the weathering index (i.e., "negligible," "moderate" or "severe") for concrete as determined from the Weathering Probability Map [Figure R301.2(3)]. The grade of masonry units shall be determined from ASTM C 34, C 55, C 62, C 73, C 90, C 129, C 145, C 216 or C 652.
- b. The frost line depth may require deeper footings than indicated in Figure R403.1(1). The jurisdiction shall fill in the frost line depth column with the minimum depth of footing below finish grade.
- c. The jurisdiction shall fill in this part of the table to indicate the need for protection depending on whether there has been a history of local subterranean termite damage.
- d. The jurisdiction shall fill in this part of the table with the wind speed from the basic wind speed map [Figure R301.2( 4)]. Wind exposure category shall be determined on a site-specific basis in accordance with Section R301.2.1.4.
- e. The outdoor design dry-bulb temperature shall be selected from the columns of 97 1/2-percent values for winter from Appendix D of the *California Plumbing Code*. Deviations from the Appendix D temperatures shall be permitted to reflect local climates or local weather experience as determined by the Building Official.
- f. The jurisdiction shall fill in this part of the table with the seismic design category determined from Section R301.2.2.1.
- g. The City of Stanton does have a Flood Hazards Zone.
- h. In accordance with Sections R905.2.7.1, R905.4.3.1, R905.5.3.1, R905.6.3.1, R905.7.3.1 and R905.8.3.1, where there has been a history of local damage from the effects of ice damming, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall fill in this part of the table with "NO."
- i. The jurisdiction shall fill in this part of the table with the 100-year return period air freezing index (BF-days) from Figure R403.3(2) or from the 100-year (99%) value on the National Climatic Data Center data table "Air Freezing Index- USA Method (Base 32°)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).
- j. The jurisdiction shall fill in this part of the table with the mean annual temperature from the National Climatic Data Center data table "Air Freezing Index-USA Method (Base 32°F)" at [www.ncdc.noaa.gov/fpsf.html](http://www.ncdc.noaa.gov/fpsf.html).
- k. In accordance with Section R301.2.1.5, where there is local historical data documenting structural damage to buildings due to topographic wind speed-up effects, the jurisdiction shall fill in this part of the table with "YES." Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- l. In accordance with Figure R301.2(4)A, where there is local historical data documenting unusual wind conditions, the jurisdiction shall fill in this part of the table with "YES" and identify any specific requirements. Otherwise, the jurisdiction shall indicate "NO" in this part of the table. <sup>[L]</sup><sub>[SEP]</sub>

- m. In accordance with Section R301.2.1.2.1, the jurisdiction shall indicate the wind-borne debris wind zone(s). Otherwise, the jurisdiction shall indicate "NO" in this part of the table.
- n. The jurisdiction shall fill in these sections of the table to establish the design criteria using Table 1a or 1b from ACCA Manual J or established criteria determined by the jurisdiction.
- o. The jurisdiction shall fill in this section of the table using the Ground Snow Loads in Figure R301.2 (6).

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

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

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

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

**Section R313.2 One- and two-family dwellings automatic fire sprinkler systems** is amended by modifying the exception to read as follows:

**Exception:** An automatic residential fire sprinkler system shall not be required for additions or alterations to existing buildings that are not already provided with an automatic sprinkler system unless a sprinkler system is required in accordance with California Fire Code, Section 903.2.8.

**Section R313.3.6.2.2 Calculation procedure** is amended to read as follows:

**Section R313.3.6.2.2 Calculation procedure.** Determination of the required size for water distribution piping shall be in accordance with the following procedure and California Fire Code, Section 903.3.5.

(The remainder of the section is unchanged)



**Section R902.1 Roofing covering materials** is amended by revising it to allow only class A or B roofs as follows:

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

**Exceptions:**

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

**Section R902.1.3 Roof coverings in all other areas** is amended by revising it to require a minimum Class B roof as follows:

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

**Section R902.2 Fire-retardant-treated shingles and shakes**, first paragraph, is amended by revising it to allow only Class A or B treated wood roofs as follows:

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

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

**R1001.13 Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices.** Outdoor fireplaces, fire pits, fire rings, or similar exterior devices shall comply with this section.

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

**Section R1001.13.1 Gas-fueled devices** is added to read as follows:

**R1001.13.1 Gas-fueled devices.** Outdoor fireplaces, fire pits and similar devices fueled by natural gas or liquefied-petroleum gas are allowed when approved by the Building Department and the device is designed to only burn a gas flame and not wood or other solid fuel. At R-3 occupancies, combustible construction shall not be located within three feet of an atmospheric column that extends vertically from the perimeter of the device. Where a permanent Building Department approved hood and vent is installed, combustible construction may encroach upon this column between the bottom of the hood and the vent opening. Where chimneys or vents are installed, they shall have a spark arrester in accordance with Section R1003.9.2.

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

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

**SECTION 8:** Chapter 16.06 of the Stanton Municipal Code is hereby added to read as follows:

**“Chapter 16.06 ELECTRICAL CODE**

**16.06.010 California Electrical Code adopted.**

Except as provided in this chapter, the California Electrical Code, 2022 Edition, based on the 2020 National Electrical Code as published by the National Fire Protection Association, is hereby adopted and shall be and become the Electrical Code of the City of Stanton, regulating all installation, arrangement, alteration, repair, use and other operation of electrical wiring, connections, fixtures, and other electrical appliances on premises within the city.

**16.06.020 California Electrical Code amended.**

A. **Article 310.16 Continuous Inspection of Aluminum Wiring** is added to read as follows:

**Article 310.16 Continuous Inspection of Aluminum Wiring.** Aluminum conductors of No. 6 or smaller used for branch circuits shall require continuous inspection by an independent testing agency approved by the Building Official for proper torquing of connections at their termination point.”

**SECTION 9:** Chapter 16.07 of the Stanton Municipal Code is hereby added to read as follows:

**Chapter 16.07 MECHANICAL CODE**

**16.07.010 California Mechanical Code adopted.**

The California Mechanical Code, 2022 Edition, based on the 2021 Uniform Mechanical Code as published by the International Association of Plumbing and Mechanical Officials, is hereby adopted and shall be and become the Mechanical Code of the City, regulating and controlling the design, construction, installation, quality of materials, location, operation, and maintenance of heating, ventilating, cooling, refrigeration systems, incinerators, and other miscellaneous heat producing appliances.”

**SECTION 10:** Chapter 16.08 of the Stanton Municipal Code is hereby added to read as follows:

**“Chapter 16.08 PLUMBING CODE**

**16.08.010 California Plumbing Code adopted.**

The California Plumbing Code, 2022 Edition, based on the 2021 Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials, is hereby adopted and shall be and become the Plumbing Code of the City of Stanton, regulating erection, installation, alteration, repair, relocation, replacement, maintenance, or use of plumbing systems within the City.”

**SECTION 11:** Chapter 16.10 of the Stanton Municipal Code is hereby added to read as follows:

**“Chapter 16.10 ENERGY CODE**

**16.10.010 California Energy Code adopted.**

The California Energy Code, 2022 Edition, as published by the California Building Standards Commission, is hereby adopted and shall be and become the Energy Code of the City of Stanton.”

**SECTION 12:** Chapter 16.11 of the Stanton Municipal Code is hereby added to read as follows:

**“Chapter 16.11 EXISTING BUILDING CODE**

**16.11.010 California Existing Building Code adopted.**

There is hereby adopted the California Existing Building Code, 2022 Edition, based on the 2021 International Existing Building Code as published by the International Code Council.”

**SECTION 13:** Chapter 16.12 of the Stanton Municipal Code is hereby added to read as follows:

**“Chapter 16.12 HISTORICAL BUILDING CODE**

**16.12.010 California Historical Building Code adopted.**

The California Historical Building Code, 2022 Edition, as published by the California Building Standards Commission, is hereby adopted and shall be and become the Historical Building Code of the City of Stanton.”

**SECTION 14:** Chapter 16.13 of the Stanton Municipal Code is hereby added to read as follows:

**“Chapter 16.13 REFERENCED STANDARDS CODE**

**16.13.010 California Referenced Standards Code adopted.**

The California Referenced Standards Code, 2022 Edition, as published by the California Building Standards Commission, is hereby adopted and shall be and become the Referenced Standards Code of the City of Stanton.”

**SECTION 15:** Chapter 16.14 of the Stanton Municipal Code is hereby added to read as follows:

**“Chapter 16.14 GREEN BUILDING STANDARDS CODE**

**16.14.010 California Green Building Standards Code adopted.**

The California Green Building Standards Code, 2022 Edition, as published by the California Building Standards Commission, is hereby adopted and shall be and become the Green Building Code of the City of Stanton.”

**SECTION 16:** Chapter 16.15 of the Stanton Municipal Code is hereby added to read as follows:

## **“Chapter 16.15 INTERNATIONAL PROPERTY MAINTENANCE CODE**

### **16.15.010 International Property Maintenance Code adopted.**

The International Property Maintenance Code, 2021 Edition, as published by the International Code Council, is hereby adopted as the Property Maintenance Code of the City of Stanton, regulating construction, enlargement, alteration repair, maintenance, moving, improving, removal, conversion, demolition, and occupancy of all buildings or portions thereof used, or designed or intended to be used for human habitation.

### **16.15.020 International Property Maintenance Code amended.**

**Section [A] 102.3 Application of other codes** is amended to read as follows:

**[A] 102.3 Application of other codes.** Repairs, additions or alterations to a structure, or changes of occupancy, must be done in accordance with the provisions of the California Building Code, California Existing Building Code, California Energy Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Residential Code, and the California Green Building Standards. Nothing in this code will be construed to cancel, modify, or set aside any provision of the Stanton Municipal Code.

**Section 103.5 Fees** is amended to read as follows:

**103.5 Fees.** The fees for activities and services performed by the department in carrying out the department’s responsibilities under this code are set by City Council resolution.

**Section 108.1 General** is amended to read as follows:

**108.1 General.** When a structure or equipment is found by the code official to contain any of the conditions listed in Section 17920.3 of the California Health and Safety Code, to the extent that the structure or equipment is unsafe or unfit for human occupancy, such structure may be condemned pursuant to this code.

**Section 112.4 Failure to comply** is amended to read as follows:

**112.4 Failure to comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be liable to a fine(s) or fines in an amount(s) as may be established by the City Council.

**Section 303.2 Enclosures** is amended to read as follows:

**303.2 Enclosures.** Private swimming pools, hot tubs and spas containing water more than 18 inches in depth must be completely surrounded by a fence or barrier at least 60 inches in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers must be self-closing and self-latching. Where release mechanisms of the self-latching device are located less than 60 inches above grade measured on the side of the barrier that faces away from the pool, the release mechanism must be located on the pool side of the gate at least three inches below the top of the gate and the barrier must have no opening greater than one-half inch within 18 inches of the release mechanism. Self-closing, self-latching gates must be maintained such that the gate will positively close and latch when released from an open position of six inches from the gate post. No existing pool enclosure may be removed, replaced, or changed in a manner that reduces its effectiveness as a safety barrier.

The exception to section 303.2 is deleted in its entirety.

**Section 304.1.1 Unsafe conditions** is amended in part to read as follows:

**304.1.1 Unsafe conditions.** The following conditions are determined to be unsafe and must be repaired or replaced to comply with the California Building Codes or California Existing Building Code as required for existing buildings:

(No further changes to remainder of section 304.1.1)

**Section 305.1.1 Unsafe conditions** is amended in part to read as follows:

**305.1.1 Unsafe conditions.** The following conditions are determined to be unsafe and must be repaired, or replaced, to comply with the California Building Codes or California Existing Building Code as required for existing buildings:

(No further changes to remainder of section 305.1.1)

**Section 306.1.1 Unsafe conditions** is amended in part to read as follows:

**306.1.1 Unsafe conditions.** The following conditions are determined to be unsafe and must be repaired, or replaced, to comply with the California Building Codes or the California Existing Building Code as required for existing buildings:

(No further changes to remainder of section 306.1.1)

**Section 401.3 Alternative devices** is amended to read as follows:

**401.3 Alternative devices.** In lieu of the means for natural light and ventilation herein prescribed, artificial light or mechanical ventilation complying with the California Building Code shall be permitted.

**Section [P] 502.5 Public toilet facilities** is amended to read as follows:

**[P] 502.5 Public toilet facilities.** Public toilet facilities must be maintained in a safe sanitary working condition in accordance with the California Plumbing Code. Except for periodic maintenance or cleaning, public access and use must be provided to the toilet facilities at all times during occupancy of the premises.

**Section [P] 505.1 General** is amended to read as follows:

**[P] 505.1 General.** Every sink, lavatory, bathtub, shower, drinking fountain, water closet, or other plumbing fixture must be properly connected to either a public water system or to an approved private water system. All kitchen sinks, lavatories, laundry facilities, and bathtubs and showers must be supplied with hot or tempered, and cold running water in accordance with the California Plumbing Code.

**Section 602.2 Residential occupancies** is amended to read as follows:

**602.2 Residential occupancies.** Dwellings must be provided with heating facilities capable of maintaining a room temperature of 68°F in all habitable rooms, bathrooms, and toilet rooms. Cooking appliances may not be used, nor may portable unvented fuel-burning space heaters be used, as a means to provide required heating.

The exception to section 602.2 is deleted in its entirety.

**Section 602.4 Occupiable work spaces** is amended in part to read as follows:

**602.4 Occupiable work spaces.** Indoor occupiable work spaces must be supplied with heat to maintain a temperature of not less than 65°F during the time the spaces are occupied.

(No further changes to remainder of section 602.4)

**Section 604.2 Service** is amended to read as follows:

**604.2 Service.** The size and usage of appliances and equipment serves as a basis for determining the need for additional facilities in accordance with the California Electrical Code. Dwelling units must be served by a three-wire, 120/240 volt, single-phase electrical service having a rating of not less than 60 amperes.

**Section 604.3.1.1 Electrical equipment** is amended to read as follows:

**604.3.1.1 Electrical equipment.** Electrical distribution equipment, motor circuits, power equipment, transformers, wire, cable, flexible cords, wiring devices, ground-fault circuit interrupters, surge protectors, molded case circuit breakers, low-voltage fuses, luminaries, ballasts, motors and electronic control, signaling, and communication equipment and that have been exposed to water must be replaced in accordance with the provisions of the California Building Code and California Electrical Code.

**Section 604.3.2.1 Electrical equipment** is amended to read as follows:

**604.3.2.1 Electrical equipment.** Electrical switches, receptacles and fixtures, including furnace, water-heater, security system, and power-distribution circuits that have been exposed to fire, must be replaced in accordance with the California Building Code and the California Electrical Code.

**Section [F] 702.1 General** is amended to read as follows:

**[F] 702.1 General.** A safe, continuous and unobstructed path of travel shall be provided from any point in a building or structure to the public way. Means of egress shall comply with the California Building Code.

**Section [F] 702.2 Aisles** is amended to read as follows:

**[F] 702.2 Aisles.** The required width of aisles in accordance with the California Building Code shall be unobstructed.

**Section [F] 702.3 Locked doors** is amended to read as follows:

**[F] 702.3 Locked doors.** All means of egress doors must be readily openable from the side from which egress is to be made without the need for keys, special knowledge or effort, except where door hardware conforms to that permitted by the California Building Code.



**CHAPTER 9 POST-DISASTER RECOVERY AND RECONSTRUCTION** is added to the 2021 International Property Maintenance Code to read as follows:

## **SECTION 901**

### **POST-DISASTER SAFETY ASSESSMENT PLACARDS AND SECURITY**

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

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

**901.3 DEFINITIONS.** For the purposes of this section, the following definitions shall apply:

**901.3.1 BUILDING OFFICIAL** is person or entity designated as such by the city council or that person or entity's designee

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

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

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

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

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

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

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

**901.5 VIOLATION.** Any violation of Chapter 9 of this code is a misdemeanor and will be subject to punishment in accordance with the Stanton Municipal Code and the City of Stanton Building Codes in Division 1 of Title 16 of the Stanton Municipal Code.

## **SECTION 902**

### **POST DISASTER ABATEMENT**

**902.1 INTENT.** This chapter establishes abatement criteria for all buildings and structures damaged as a result of a disaster for which a local emergency has been declared.

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

**902.3 DEFINITIONS.** For the purposes of this section, the following definitions shall apply:

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

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

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

Office of Historic Preservation  
Department of Parks and Recreation  
P.O. BOX 942896  
Sacramento, CA 94296-0001

Phone: (916) 653-6624  
FAX: (916) 653-9824

## **902.4 ABATEMENT CRITERIA**

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

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

**902.4.3 APPEAL OF NOTICE OF DETERMINATION.** A Notice of Determination delivered by the Building Official, that a building or structure is an imminent hazard and dangerous and therefore must be abated, may be appealed by the property owner or any other party of record with an equitable or legal interest in the property. Such appeal must be made to the Building Official within 48 hours of delivery of such Notice of Determination by the Building Official. Such appeal must be accompanied by a written Hazard Abatement Plan signed by a State of California licensed engineer or architect or by a written report by a State of California licensed engineer or architect stating why the engineer or architect feels the building or structure is not an imminent hazard or dangerous at this time. Such report must include a recommendation by the engineer or architect as to what should or should not

be done at this time. If the Building Official accepts the proposed Hazard Abatement Plan in lieu of the Notice of Determination, the Hazard Abatement Plan must be implemented within 24 hours of acceptance by the Building Official. If the Building Official accepts an engineer's report and agrees there is no imminent hazard, the Building Official must rescind, in writing, the Notice of Determination.

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

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

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

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

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

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

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

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

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

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

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

**902.4.10 DEMOLITION PERMIT.** If the owner of any building or structure has decided to demolish rather than repair, the owner, or the owner's representative, must obtain a demolition permit.

## **902.5 HAZARD ABATEMENT OF HISTORIC BUILDINGS OR STRUCTURES.**

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

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

**902.5.1.2 CONDEMNATION.** Whenever bracing or shoring is determined to be an unreasonable alternative, the Building Official may cause the building or structure to be condemned and immediately demolished. Such condemnation and demolition may be performed in the interest of public health or safety without a condemnation hearing as required by the 1997 Uniform Code for the Abatement of Dangerous Buildings.

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

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

## **SECTION 903**

### **DISASTER REPAIR AND RECONSTRUCTION**

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

#### **903.2 APPLICATION OF PROVISIONS.**

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

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

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

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

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

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

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

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

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

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

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

#### **903.4 REPAIR CRITERIA**

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

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

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

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

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

## **903.5 REPAIR CRITERIA FOR FIREPLACES AND CHIMNEYS.**

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

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

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

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

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

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

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



## **903.6 REPAIR CRITERIA FOR HISTORIC BUILDINGS OR STRUCTURES.**

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

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

## **903.7 REPAIR CRITERIA FOR UNREINFORCED MASONRY BUILDINGS AND STRUCTURES.**

**903.7.1 GENERAL.** All damaged buildings determined to be bearing wall buildings constructed of unreinforced masonry must be repaired and strengthened to fully comply with the requirements of § 15.04.”

**SECTION 17:** Chapter 16.20 of the Stanton Municipal Code is hereby added to read as follows:

### **“Chapter 16.20 INTERNATIONAL SWIMMING POOL AND SPA CODE**

#### **16.20.010 International Swimming Pool and Spa Code adopted.**

The International Swimming Pool and Spa Code, 2021 Edition, as published by the International Code Council, is hereby adopted as the Swimming Pool and Spa Code of the City of Stanton.

#### **16.20.020 International Swimming Pool and Spa Code amended.**

**Section [A] 101.1 Title** is amended to read as follows:

**[A] 101.1 Title.** These regulations shall be known as the Swimming Pool and Spa Code of the City of Stanton hereinafter to as “this code.”

**Section [A] 102.7.1 Application of the International Codes** is amended to read as follows:

**[A] 102.7.1 Application of the International Codes.** Where the International Residential Code is referenced in this code, the provisions of the California Residential Code shall apply to related systems in detached one- and two-family dwellings and townhouses not more than three stories in height. Other related systems shall comply with the applicable California Codes or referenced standard.

**Section [A] 105.6 Fees** is amended to read as follows:

**[A] 105.6 Fees.** A permit shall not be valid until the fees prescribed by law have been paid. All fees related to and any permit, work, inspection, violation, plan review or refunds shall be in accordance with Section 109 of the California Building Code.

**Section [A] 105.6.2 Fee schedule and [A] 105.6.3 Fee refunds** are deleted in their entirety without replacement.

**Section [A] 108.2 Membership of board** is amended to read as follows:

**[A] 108.2 Board of appeals.** The Board of Appeals shall consist of members as set forth in Chapter 113.1 of the California Building Code and any amendments of the Stanton Municipal Code.

**Section [A] 108.2.1 Qualifications** is deleted in its entirety without replacement.

**Section 305.2.1 Barrier height and clearances** is amended to read as follows:

**305.2.1 Barrier height and clearances** Barrier heights and clearances shall be in accordance with all of the following:

1. The top of the barrier shall be not less than 60 inches (1524 mm) above grade where measured on the side of the barrier that faces away from the pool or spa. Such height shall exist around the entire perimeter of the barrier and for a distance of 3 feet (914 mm) measured horizontally from the outside of the required barrier.

(The remaining language in 305.2.1 is to remain and unchanged.)”

**SECTION 18:** Chapter 16.21 of the Stanton Municipal Code is hereby added to read as follows:

**“Chapter 16.21 FIRE CODE**

**16.21.010 California Fire Code adopted.**

The California Fire Code, 2022 Edition, with Appendices B, BB, C and CC, as published by the California Building Standards Commission, is hereby adopted and shall be and become the Fire Code of the City of Stanton.

## **16.21.020 California Fire Code amended.**

### **“Chapter 1**

#### **Scope and Administration**

**Chapter 1 General Requirements.** Adopt Chapter 1 in its entirety, with the following amendments:

**Section 112.4 Violation penalties** is hereby revised as follows:

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

**Section 112.4.2 Infraction and misdemeanor** is hereby added as follows:

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

### **Chapter 2**

#### **Definitions**

**Chapter 2 Definitions** is adopted in its entirety as amended by SFM with the following amendments:

**Sections 202 General Definitions** is hereby revised by adding “OCFA” and “Spark Arrester” as follows:

#### **202 General Definitions**

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

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

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

## Chapter 3

### General Requirements

**Chapter 3 General Requirements.** Adopt Chapter 3 in its *entirety* with the exception of Sections 308.1.4, 311.5 through 311.5.5, 318, and 319, and with the following amendments:

**Section 304.1.2 Vegetation** is hereby revised as follows:

**304.1.2 Vegetation.** Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirement in urban-wildland interface areas shall be in accordance with Chapter 49. Type, amount, arrangement, and maintenance of vegetation in a fuel modification area, interior slope, or similarly hazardous area shall be in accordance with OCFA Guideline C-05 "Vegetation Management Guideline—Technical Design for New Construction, Fuel Modification Plans, and Maintenance Program."

**Section 305.6 Hazardous Conditions** is hereby added as follows:

**305.6 Hazardous conditions.** *Outdoor fires burning wood or other solid fuel are not allowed when any of the following conditions applies:*

1. when predicted sustained winds exceed 8 MPH and relative humidity is less than 25%, or a red flag condition has been declared
2. when an official sign was caused to be posted by the fire code official, or a public announcement is made

No outdoor fires using any fuel type are permitted when predicted sustained winds exceed 20 MPH or when such fires present a hazard as determined by the fire code official.

**Section 305.7 Disposal of rubbish** is hereby added as follows:

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

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

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

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

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

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

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

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

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

**307.6.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas.** *Permanent outdoor fireplaces burning wood or other solid fuel shall be constructed in accordance with the California Building Code with clearance from combustible construction and building openings as required therein. Fires in a fireplace shall be contained within a firebox with an attached chimney. The opening in the face of the firebox shall have an installed and maintained method of arresting sparks.*

The burning of wood or other solid fuel in a device is not allowed within 25 feet of combustible structures unless within an approved permanent fireplace, Conditions which could cause a fire to spread within 25 feet of a structure or to vegetation shall be eliminated prior to ignition. Fires in devices burning wood or solid fuel shall be in accordance with Sections 305, 307, and 308.

Exceptions:

1. Portable fireplaces and fire rings/pits equipped with a device to arrest sparks shall be located at least 3' from combustible construction at R-3 occupancies.
2. Portable fireplaces, and fire pits/rings equipped with a device to arrest sparks, shall be located at least 15 feet from combustible structures at other R occupancies.

**Section 307.6.2.1 Where prohibited** is hereby added as follows:

**307.6.2.1 Where prohibited.** The burning of wood and other solid fuels shall not be conducted within a fuel modification zone, Wildfire Risk Area (WRA), Wildland-Urban Interface Area (WUI), or in locations where conditions could cause the spread of fire to the WRA or WUI.

Exceptions:

1. Permanent fireplaces that are not located in a fuel modification zone
2. Where determined by the Fire Code Official that the location or design of the device should reasonably prevent the start of a wildfire.

**Section 324 Fuel Modification Requirements for New Construction** is hereby added as follows:

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

**Section 325 Clearance of brush or vegetation growth from roadways** is hereby added as follows:

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

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

**Section 326 Unusual Circumstances** is hereby added as follows:

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

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

**Section 327 Use of Equipment** is hereby added as follows:

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

**Exceptions:**

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

**Section 327.1 Use of Equipment and Devices Generating Heat, Sparks or Open Flames** is hereby added as follows:

**327.1 Equipment and devices generating heat, sparks or open flames.** During any time of the year within Wildfire Risk Areas, within or immediately adjacent to any forest- or brush-covered land or non-irrigated grass-covered land, no person shall

use or operate any welding equipment, cutting torches, tar pots, grinding devices, or other tools or equipment that may produce a spark, fire, or flame that could result in a wildfire without doing the following:

1. First clearing away all flammable material, including snags, from the area around such operation for a distance of 30 feet or other approved method to reduce fire spread into the wildlands. If 30-foot clearing cannot be achieved, then an alternate method shall be approved by the AHJ prior to work starting.
2. Maintain one serviceable round point shovel with an overall length of not less than forty-six (46) inches and one backpack pump water-type fire extinguisher fully equipped and ready for use at the immediate area during the operation.
3. Stop work when winds are 8 MPH or greater during periods when relative humidity is less than 25%, or a red flag condition has been declared or public announcement is made, when an official sign was caused to be posted by the fire code official, or when such fires present a hazard as determined by the fire code official.
4. Keep a cell phone nearby and call 911 immediate in case of fire.

**Section 327.2 Spark Arresters** is hereby added as follows:

**327.2 Spark arresters.** Spark arresters shall comply with Section 202, and when affixed to the exhaust system of engines or vehicles subject to Section 324327 shall not be placed or mounted in such a manner as to allow flames or heat from the exhaust system to ignite any flammable material.

## **Chapter 4**

### **Emergency Planning and Preparedness**

**Chapter 4: Emergency Planning and Preparedness.** Adopt only those sections and subsections adopted by SFM with the following amendment.

**Section 407.5** is revised as follows:

**407.5 Hazardous Materials Inventory Statement.** Where required by the fire code official, each application for a permit shall include OCFA's Chemical Classification Guideline in accordance with Section 5001.5.2.

## **Chapter 5**

### **Fire Service Features**

**Chapter 5 Fire Service Features** is adopted in its entirety as amended by SFM with the following amendments:



**SECTION 501.1 Scope** is revised as follows:

**501.1 Scope.** Fire service features for buildings, structures and premises shall comply with this chapter *and, where required by the fire code official, with OCFA Guideline B-01, "Fire Master Plan for Commercial & Residential Development."*

**Section 510.1 Emergency responder radio coverage** *in new buildings* is revised as follows:

**510.1 Emergency responder radio coverage in new buildings.** *All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. The Emergency Responder Radio Coverage System shall comply with the requirements of the Orange County Sheriff's Department, Communications and Technology Division, and where the functionality of performance requirements in the California Fire Code are more stringent, this code.*

*Exceptions:*

1. *In buildings or structures where it is determined by the fire code official that the radio coverage system is not needed, including but not limited to the following:*
  - a. *Existing buildings or structures, unless required by the Building Official and OCFA for buildings and structures undergoing extensive remodel and/or expansion.*
  - b. *Elevators.*
  - c. *Structures that meet all of the following:*
    - i. *Three stories or less, and*
    - ii. *Do not have subterranean storage or parking, and*
    - iii. *Do not exceed 50,000 square feet on any single story.*
  - d. *Structures that meet all of the following:*
    - i. *Residential structures four stories or less, and*
    - ii. *Constructed of wood, and*
    - iii. *Do not have subterranean storage or parking, and*
    - iv. *Are not built integral to an above ground multi-story parking structure.*

*Should a structure that is three stories or less and 50,000 square feet or smaller on any single story include subterranean storage or parking, then this ordinance shall apply only to the subterranean areas.*

2. *In facilities where emergency responder radio coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of the facility, the fire code official shall have the authority to accept an automatically activated emergency radio coverage system.*

## Chapter 6

### Building Services and Systems

**Chapter 6 Building Services and Systems** is adopted in its entirety as amended by SFM.

## Chapter 7

### Fire and Smoke Protection Features

**Chapter 7 Fire and Smoke Protection Features** is adopted in its entirety as amended by SFM.

## Chapter 8

### Interior Finish, Decorative Materials and Furnishings

**Chapter 8 Interior Finish, Decorative Materials and Furnishings** is adopted in its entirety as amended by SFM.

## Chapter 9

### Fire Protection and Life Safety Systems

**Chapter 9 Fire Protection and Life Safety Systems** is adopted in its entirety as amended by SFM with the following amendments:

**Section 903.2 Where required** is hereby revised as follows:

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

**New buildings:** *Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2., an automatic fire sprinkler system shall also be installed in all occupancies when the total building area exceeds 5,000 square feet as defined in Section 202, regardless of fire areas or allowable area, or is more than two stories in height.*

**Exception:** *Subject to approval by the Fire Code Official, open parking garages in accordance with Section 406.5 of the California Building Code that are smaller than the area specified in section 903.2.10 (3) or 903.2.10.1 of the California Fire Code.*

- 1. Existing Buildings:** *Notwithstanding any applicable provisions of this code, an automatic fire sprinkler system shall be provided in an existing building when an addition occurs and one of the following conditions exists:*

- a. When an addition is 33% or more of the existing building area, and the resulting building area exceeds 5000 square feet
- b. When an addition exceeds 2000 square feet, and the resulting building area exceeds 5000 square feet.
- c. An additional story is added above the second floor regardless of fire areas or allowable area.

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

**Section 903.2.8 Group R** is hereby revised as follows:

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

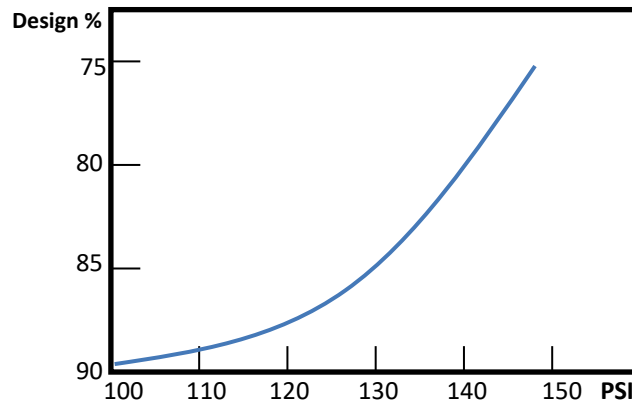
1. **New Buildings:** An automatic sprinkler fire system shall be installed throughout all new buildings.
2. **Existing R-3 Buildings:** An automatic fire sprinkler system shall be installed throughout when one of the following conditions exists:
  1. When the floor area of alterations within any two-year period exceeds 50 percent of gross floor area of the existing structure and the building gross floor area exceeds 5,500 square feet; or:
  2. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

**Section 903.3.5.3 Hydraulically calculated systems** is hereby added as follows:

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

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

**TABLE 903.3.5.3**  
**Hydraulically Calculated Systems**



## **Chapter 10**

### **Means of Egress**

**Chapter 10 Means of Egress** is adopted in its entirety as amended by SFM.

## **Chapter 11**

### **Construction Requirements for Existing Buildings**

**Chapter 11 Construction Requirements for Existing Buildings.** Adopt only those sections and subsections adopted by SFM.

## **Chapter 12**

### **Energy Systems**

**Chapter 12 Energy Systems** is adopted in its entirety as amended by SFM.

## **Chapter 20**

### **Aviation Facilities**

**Chapter 20 Aviation Facilities** is adopted in its entirety.

## **Chapter 21**

### **Dry Cleaning**

**Chapter 21 Dry Cleaning** is adopted in its entirety as amended by SFM.

## **Chapter 22**

### **Combustible Dust-Producing Operations**

**Chapter 22 Combustible Dust-Producing Operations** is adopted in its entirety as amended by SFM.

**Chapter 23  
Motor Fuel-Dispensing Facilities and Repair Garages**

**Chapter 23 Motor Fuel-Dispensing Facilities and Repair Garages** is adopted in its entirety as amended by SFM.

**Chapter 24  
Flammable Finishes**

**Chapter 24 Flammable Finishes** is adopted in its entirety as amended by SFM.

**Chapter 25  
Fruit and Crop Ripening**

**Chapter 25 Fruit and Crop Ripening** is not adopted.

**Chapter 26  
Fumigation and Insecticidal Fogging**

**Chapter 26 Fumigation and Insecticidal Fogging** is not adopted.

**Chapter 27  
Semiconductor Fabrication Facilities**

**Chapter 27 Semiconductor Fabrication Facilities** is adopted in its entirety.

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

**Chapter 28 Lumber Yards and Agro-Industrial, Solid Biomass and Woodworking Facilities** is adopted in its entirety with the following amendments:

**Section 2801.2 Permit** is hereby revised as follows:

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

**Section 2808.2 Storage site** is hereby revised as follows:

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

**Section 2808.3 Size of piles** is hereby revised as follows:

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

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

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

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

**Section 2808.4 Pile Separation** is hereby revised as follows:

**2808.4. Pile separation.** Piles shall be separated from adjacent piles by a minimum distance of 20 feet. Additionally, piles shall have a minimum separation of 100 feet from combustible vegetation.

**Section 2808.7 Pile fire protection** is hereby revised as follows:

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

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

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

**Section 2808.11 Temperature control** is hereby added as follows:

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

**Section 2808.11.1 Pile temperature control** is hereby added as follows:

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

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

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

**Section 2808.12 Water availability** is hereby added as follows:

**2808.12 Water Availability.** Facilities with over 2500 cubic feet shall provide a water supply. The minimum fire flow shall be no less than 500 GPM @ 20 psi for a minimum of 1 hour duration for pile heights up to 6 feet and 2-hour duration for pile heights over 6 feet. If there is no water purveyor, an alternate water supply with storage tank(s) shall be provided for fire suppression. The water supply tank(s) shall provide a minimum capacity of 2500 gallons per pile (maximum 30,000 gallons) for piles not exceeding 6 feet in height and 5000 gallons per pile (maximum 60,000) for piles exceeding 6 feet in height. Water tank(s) shall not be used for any other purpose unless the required fire flow is left in reserve within the tank at all times. An approved method shall be provided to maintain the required amount of water within the tank(s).

**Section 2808.13 Tipping area** is hereby added as follows:

**2808.13 Tipping areas** shall comply with the following:

1. Tipping areas shall not exceed a maximum area of 50 feet by 50 feet.
2. Material within a tipping area shall not exceed 5 feet in height at any time.
3. Tipping areas shall be separated from all piles by a 20-foot-wide fire access lane.

4. A fire hydrant or approved fire water supply outlet shall be located within 150 feet of all points along the perimeter of the tipping area.
5. All material within a tipping area shall be processed within 5 days of receipt.

**Section 2808.14 Emergency Contact** is hereby added as follows:

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

**Section 2808.15 Maximum Grid of Piles and Rows** is hereby added as follows:

**2808.15 Maximum Grid of Piles and Rows,** Rows of Piles shall not exceed 500 feet by 500 feet. Grids shall be separated by a minimum 50 foot clear space used for no other purpose.

**2808.16 Push-out / Clear area** is hereby added as follows:

**2808.16 Push-out / Clear area** Piles exceeding 20 cubic yards shall be provided with push-out areas. Push-out areas shall be maintained clear at all times to allow for the largest pile to be spread out to a depth of 2 feet in height. Push-out areas shall be located within 250 feet of all edges of any pile and shall be located a minimum of 20 feet from any building.

## **Chapter 29 Manufacture of Organic Coatings**

**Chapter 29 Manufacture of Organic Coatings** is adopted in its entirety.

## **Chapter 30 Industrial Ovens**

**Chapter 30 Industrial Ovens** is adopted in its entirety.

## **Chapter 31 Tents, Temporary Special Event Structures and Other Membrane Structures**

**Chapter 31 Temporary Special Event Structures and Other Membrane Structures** is adopted in its entirety as amended by SFM.

## **Chapter 32 High-Piled Combustible Storage**

**Chapter 32 High-Piled Combustible Storage** is adopted in its entirety as amended by SFM.



**Chapter 33**  
**Fire Safety During Construction and Demolition**

**Chapter 33 Fire Safety During Construction and Demolition** is adopted in its entirety.

**Chapter 34**  
**Tire Rebuilding and Tire Storage**

**Chapter 34 Tire Rebuilding and Tire Storage** is adopted in its entirety as amended by SFM.

**Chapter 35**  
**Welding and Other Hot Work**

**Chapter 35 Welding and Other Hot Work** is adopted in its entirety.

**Chapter 36**  
**Marinas**

**Chapter 36 Marinas** is adopted in its entirety.

**Chapter 37**  
**Combustible Fibers**

**Chapter 37 Combustible Fibers** is adopted in its entirety.

**Chapter 39**  
**Processing and Extraction Facilities**

**Chapter 39 Processing and Extraction Facilities** is adopted in its entirety.

**Chapter 40**  
**Storage of Distilled Spirits and Wines**

**Chapter 40 Storage of Distilled Spirits and Wines** is adopted in its entirety.

**Chapter 48**  
**Motion Picture and Television Production Studio Sound Stages, Approved  
Production Facilities and Production Locations**

**Chapter 48 Motion Picture and Television Production Studio Sound Stages, Approved Production Facilities and Production Locations** is adopted in its entirety.

## **Chapter 49**

### **Requirements for Wildland-Urban Interface Fire Areas**

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

**Section 4903.3 Fuel Modification Plans** is hereby added as follows:

**4903.3 Fuel Modification Plans.** *Fuel modification plans shall be reviewed and approved by OCFA for all new buildings to be built or installed in a wildfire risk area. Plans shall meet the criteria set forth in OCFA Guideline C-05 “Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program.”*

## **Chapter 50**

### **Hazardous Materials – General Provisions**

**Chapter 50 Hazardous Materials – General Provisions** is adopted in its entirety as amended by SFM with the following amendments.

**Section 5001.5.2 Hazardous Materials Inventory Statement (HMIS)**, is hereby revised as follows:

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

**Section 5003.1.1.1 Extremely Hazardous Substances** is hereby added as follows:

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

## **Chapter 51**

### **Aerosols**

**Chapter 51 Aerosols** is adopted in its entirety.

**Chapter 53  
Compressed Gases**

**Chapter 53 Compressed Gases** is adopted in its entirety.

**Chapter 54  
Corrosive Materials**

**Chapter 54 Corrosive materials** is adopted in its entirety as amended by SFM.

**Chapter 55  
Cryogenic Fluids**

**Chapter 55 Cryogenic Fluids** is adopted in its entirety.

**Chapter 56  
Explosives and Fireworks**

**Chapter 56 Explosives and Fireworks** is adopted in its entirety as amended by SFM with the following amendments:

**Section 5608.2 Firing** is hereby added as follows:

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

**Section 5608.3 Application for Permit** is hereby added as follows:

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

**Chapter 57  
Flammable and Combustible Liquids**

**Chapter 57 Flammable and Combustible Liquids.** Adopt Chapter 57, as adopted and amended by SFM.

**Chapter 58  
Flammable Gases and Flammable Cryogenic Fluids**

**Chapter 58 Flammable Gases and Flammable Cryogenic Fluids.** Adopt Chapter 58 in its entirety as amended by SFM.

**Chapter 59  
Flammable Solids**

**Chapter 59 Flammable Solids** is adopted in its entirety.

**Chapter 60  
Highly Toxic and Toxic Materials**

**Chapter 60 Highly Toxic and Toxic Materials** is adopted in its entirety.

**Chapter 61  
Liquefied Petroleum Gases**

**Chapter 61 Liquefied Petroleum Gases** is adopted in its entirety.

**Chapter 62  
Organic Peroxides**

**Chapter 62 Organic Peroxides** is adopted in its entirety.

**Chapter 63  
Oxidizers, Oxidizing Gases, and Oxidizing Cryogenic Fluids**

**Chapter 63 Oxidizers, Oxidizing Gases, and Oxidizing Cryogenic Fluids** is adopted in its entirety.

**Chapter 64  
Pyrophoric Materials**

**Chapter 64 Pyrophoric Materials** is adopted in its entirety.

**Chapter 65  
Pyroxylin (Cellulose Nitrate) Plastics**

**Chapter 65 Pyroxylin (Cellulose Nitrate) Plastics** is adopted in its entirety.

**Chapter 66  
Unstable (Reactive) Materials**

**Chapter 66 Unstable (Reactive) Materials** is adopted in its entirety.

**Chapter 67  
Water-Reactive Solids and Liquids**

**Chapter 67 Water-Reactive Solids and Liquids** is adopted in its entirety.

## Chapter 80 Referenced Standards

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

**NFPA 13, 2022 Edition, Standard for the Installation of Sprinkler Systems** is hereby amended as follows:

**Section 16.12.3.3** is hereby revised as follows:

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

**Section 9.4.3.1** is hereby revised as follows:

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

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

**Section 9.2.1.7** is hereby revised as follows:

**9.2.1.7** Concealed spaces filled with noncombustible insulation shall not require sprinkler protection when approved by fire code official.

**NFPA 13D 2022 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes** is hereby amended as follows:

**Section 7.1.2** is hereby revised as follows:

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

**NFPA 14, 2019 Edition, Installation of Standpipe and Hose Systems** is hereby amended as follows:

**Section 7.3.1.1** is hereby is deleted in its entirety.

**NFPA 24, 2019 Edition, Standard for the Installation of Private Fire Service Mains and Their Appurtenances** is hereby amended as follows:

**Section 6.2.8.1** is hereby added as follows:

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

Exceptions:

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

**Section 6.2.9** is hereby amended as follows:

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

1. A post indicator valve installed not less than 40 ft (12 m) from the building
  - (a) For buildings less than 40 ft (12 m) in height, a post indicator valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the post indicator valve.
- (2) A wall post indicator valve
- (3) An indicating valve in a pit, installed in accordance with Section 6.4

- (4) A backflow preventer with at least one indicating valve not less than 40 ft (12 m) from the building

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

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

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

**Section 10.1.5** is hereby added as follows:

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

**Exception: 304 or 316 Stainless Steel pipe and fittings**

**Section 10.4.1.1** is hereby revised as follows:

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

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

**Section 10.4.1.1.1** is hereby added as follows:

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

**Section 10.4.3.2** is hereby added as follows:

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

## **Appendices**

**Appendix A** is deleted in its entirety.

**Appendix B** is adopted in its entirety.

**Appendix BB** is adopted in its entirety.

**Appendix C** is adopted in its entirety.

**Appendix CC** is adopted in its entirety.

**Appendix D** is deleted in its entirety.

**Appendix E** is deleted in its entirety.

**Appendix F** is deleted in its entirety.

**Appendix G** is deleted in its entirety.

**Appendix H** is deleted in its entirety.

**Appendix I** is deleted in its entirety.

**Appendix J** is deleted in its entirety.

**Appendix K** is deleted in its entirety.

**Appendix L** is deleted in its entirety.

**Appendix M** is deleted in its entirety.

**Appendix N** is deleted in its entirety.

**Appendix O** is deleted in its entirety.”

**SECTION 19:** Chapter 17.08 of Title 17 of the Stanton Municipal Code is hereby added to read as follows:

### **“Chapter 17.08 FIRE CODE**

#### **17.08.010 California Fire Code adopted.**

The California Fire Code, 2022 Edition, with Appendices B, BB, C and CC, as published by the California Building Standards Commission, is hereby adopted and shall be and become the Fire Code of the City of Stanton.



## 17.08.020 California Fire Code amended.

### “Chapter 1

#### Scope and Administration

**Chapter 1 General Requirements.** Adopt Chapter 1 in its entirety, with the following amendments:

**Section 112.4 Violation penalties** is hereby revised as follows:

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

**Section 112.4.2 Infraction and misdemeanor** is hereby added as follows:

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

### Chapter 2

#### Definitions

**Chapter 2 Definitions** is adopted in its entirety as amended by SFM with the following amendments:

**Sections 202 General Definitions** is hereby revised by adding “OCFA” and “Spark Arrester” as follows:

#### 202 General Definitions

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

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

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

## Chapter 3

### General Requirements

**Chapter 3 General Requirements.** Adopt Chapter 3 in its *entirety* with the exception of Sections 308.1.4, 311.5 through 311.5.5, 318, and 319, and with the following amendments:

**Section 304.1.2 Vegetation** is hereby revised as follows:

**304.1.2 Vegetation.** Weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirement in urban-wildland interface areas shall be in accordance with Chapter 49. Type, amount, arrangement, and maintenance of vegetation in a fuel modification area, interior slope, or similarly hazardous area shall be in accordance with OCFA Guideline C-05 "Vegetation Management Guideline—Technical Design for New Construction, Fuel Modification Plans, and Maintenance Program."

**Section 305.6 Hazardous Conditions** is hereby added as follows:

**305.6 Hazardous conditions.** Outdoor fires burning wood or other solid fuel are not allowed when any of the following conditions applies:

3. when predicted sustained winds exceed 8 MPH and relative humidity is less than 25%, or a red flag condition has been declared
4. when an official sign was caused to be posted by the fire code official, or a public announcement is made

No outdoor fires using any fuel type are permitted when predicted sustained winds exceed 20 MPH or when such fires present a hazard as determined by the fire code official.

**Section 305.7 Disposal of rubbish** is hereby added as follows:

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

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

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

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

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

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

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

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

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

**307.6.2 Devices using wood or fuels other than natural gas or liquefied-petroleum gas.** *Permanent outdoor fireplaces burning wood or other solid fuel shall be constructed in accordance with the California Building Code with clearance from combustible construction and building openings as required therein. Fires in a fireplace shall be contained within a firebox with an attached chimney. The opening in the face of the firebox shall have an installed and maintained method of arresting sparks.*

*The burning of wood or other solid fuel in a device is not allowed within 25 feet of combustible structures unless within an approved permanent fireplace. Conditions which could cause a fire to spread within 25 feet of a structure or to vegetation shall be eliminated prior to ignition. Fires in devices burning wood or solid fuel shall be in accordance with Sections 305, 307, and 308.*

Exceptions:

3. Portable fireplaces and fire rings/pits equipped with a device to arrest sparks shall be located at least 3' from combustible construction at R-3 occupancies.
4. Portable fireplaces, and fire pits/rings equipped with a device to arrest sparks, shall be located at least 15 feet from combustible structures at other R occupancies.

**Section 307.6.2.1 Where prohibited** is hereby added as follows:

**307.6.2.1 Where prohibited.** The burning of wood and other solid fuels shall not be conducted within a fuel modification zone, Wildfire Risk Area (WRA), Wildland-Urban Interface Area (WUI), or in locations where conditions could cause the spread of fire to the WRA or WUI.

Exceptions:

3. Permanent fireplaces that are not located in a fuel modification zone
4. Where determined by the Fire Code Official that the location or design of the device should reasonably prevent the start of a wildfire.

**Section 324 Fuel Modification Requirements for New Construction** is hereby added as follows:

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

**Section 325 Clearance of brush or vegetation growth from roadways** is hereby added as follows:

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

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

**Section 326 Unusual Circumstances** is hereby added as follows:

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

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

**Section 327 Use of Equipment** is hereby added as follows:

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

**Exceptions:**

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

**Section 327.1 Use of Equipment and Devices Generating Heat, Sparks or Open Flames** is hereby added as follows:

**327.1 Equipment and devices generating heat, sparks or open flames.** *During any time of the year within Wildfire Risk Areas, within or immediately adjacent to any forest- or brush-covered land or non-irrigated grass-covered land, no person shall use or operate any welding equipment, cutting torches, tar pots, grinding devices, or other tools or equipment that may produce a spark, fire, or flame that could result in a wildfire without doing the following:*

5. First clearing away all flammable material, including snags, from the area around such operation for a distance of 30 feet or other approved method to reduce fire

- spread into the wildlands. If 30-foot clearing cannot be achieved, then an alternate method shall be approved by the AHJ prior to work starting.
6. Maintain one serviceable round point shovel with an overall length of not less than forty-six (46) inches and one backpack pump water-type fire extinguisher fully equipped and ready for use at the immediate area during the operation.
  7. Stop work when winds are 8 MPH or greater during periods when relative humidity is less than 25%, or a red flag condition has been declared or public announcement is made, when an official sign was caused to be posted by the fire code official, or when such fires present a hazard as determined by the fire code official.
  8. Keep a cell phone nearby and call 911 immediate in case of fire.

**Section 327.2 Spark Arresters** is hereby added as follows:

**327.2 Spark arresters.** Spark arresters shall comply with Section 202, and when affixed to the exhaust system of engines or vehicles subject to Section 324327 shall not be placed or mounted in such a manner as to allow flames or heat from the exhaust system to ignite any flammable material.

## **Chapter 4**

### **Emergency Planning and Preparedness**

**Chapter 4: Emergency Planning and Preparedness.** Adopt only those sections and subsections adopted by SFM with the following amendment.

**Section 407.5** is revised as follows:

**407.5 Hazardous Materials Inventory Statement.** Where required by the fire code official, each application for a permit shall include OCFA's Chemical Classification Guideline in accordance with Section 5001.5.2.

## **Chapter 5**

### **Fire Service Features**

**Chapter 5 Fire Service Features** is adopted in its entirety as amended by SFM with the following amendments:

**SECTION 501.1 Scope** is revised as follows:

**501.1 Scope.** Fire service features for buildings, structures and premises shall comply with this chapter and, where required by the fire code official, with OCFA Guideline B-01, "Fire Master Plan for Commercial & Residential Development."

**Section 510.1 Emergency responder radio coverage** in new buildings is revised as follows:

**510.1 Emergency responder radio coverage in new buildings.** All new buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. The Emergency Responder Radio Coverage System shall comply with the requirements of the Orange County Sheriff's Department, Communications and Technology Division, and where the functionality of performance requirements in the California Fire Code are more stringent, this code.

Exceptions:

3. In buildings or structures where it is determined by the fire code official that the radio coverage system is not needed, including but not limited to the following:
  - a. Existing buildings or structures, unless required by the Building Official and OCFA for buildings and structures undergoing extensive remodel and/or expansion.
  - b. Elevators.
  - c. Structures that meet all of the following:
    - i. Three stories or less, and
    - ii. Do not have subterranean storage or parking, and
    - iii. Do not exceed 50,000 square feet on any single story.
  - d. Structures that meet all of the following:
    - i. Residential structures four stories or less, and
    - ii. Constructed of wood, and
    - iii. Do not have subterranean storage or parking, and
    - iv. Are not built integral to an above ground multi-story parking structure.

Should a structure that is three stories or less and 50,000 square feet or smaller on any single story include subterranean storage or parking, then this ordinance shall apply only to the subterranean areas.

4. In facilities where emergency responder radio coverage is required and such systems, components or equipment required could have a negative impact on the normal operations of the facility, the fire code official shall have the authority to accept an automatically activated emergency radio coverage system.

## **Chapter 6**

### **Building Services and Systems**

**Chapter 6 Building Services and Systems** is adopted in its entirety as amended by SFM.

## Chapter 7

### Fire and Smoke Protection Features

**Chapter 7 Fire and Smoke Protection Features** is adopted in its entirety as amended by SFM.

## Chapter 8

### Interior Finish, Decorative Materials and Furnishings

**Chapter 8 Interior Finish, Decorative Materials and Furnishings** is adopted in its entirety as amended by SFM.

## Chapter 9

### Fire Protection and Life Safety Systems

**Chapter 9 Fire Protection and Life Safety Systems** is adopted in its entirety as amended by SFM with the following amendments:

**Section 903.2 Where required** is hereby revised as follows:

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

**New buildings:** *Notwithstanding any applicable provisions of Sections 903.2.1 through 903.2., an automatic fire sprinkler system shall also be installed in all occupancies when the total building area exceeds 5,000 square feet as defined in Section 202, regardless of fire areas or allowable area, or is more than two stories in height.*

**Exception:** *Subject to approval by the Fire Code Official, open parking garages in accordance with Section 406.5 of the California Building Code that are smaller than the area specified in section 903.2.10 (3) or 903.2.10.1 of the California Fire Code.*

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



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

**Section 903.2.8 Group R** is hereby revised as follows:

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

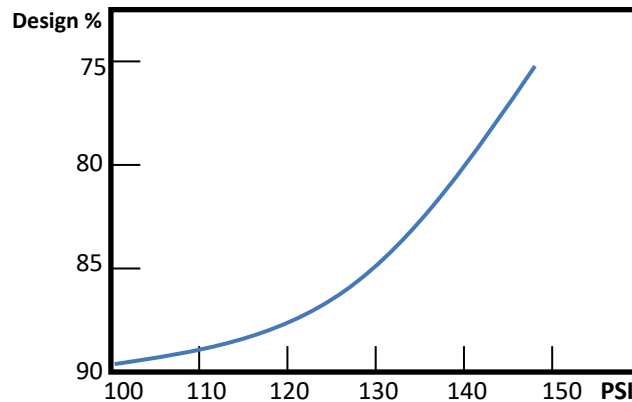
3. **New Buildings:** An automatic sprinkler fire system shall be installed throughout all new buildings.
4. **Existing R-3 Buildings:** An automatic fire sprinkler system shall be installed throughout when one of the following conditions exists:
  3. When the floor area of alterations within any two-year period exceeds 50 percent of gross floor area of the existing structure and the building gross floor area exceeds 5,500 square feet; or:
  4. When an existing Group R Occupancy is being substantially renovated, and where the scope of the renovation is such that the Building Code Official determines that the complexity of installing a sprinkler system would be similar as in a new building.

**Section 903.3.5.3 Hydraulically calculated systems** is hereby added as follows:

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

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

**TABLE 903.3.5.3**  
**Hydraulically Calculated Systems**



## **Chapter 10**

### **Means of Egress**

**Chapter 10 Means of Egress** is adopted in its entirety as amended by SFM.

## **Chapter 11**

### **Construction Requirements for Existing Buildings**

**Chapter 11 Construction Requirements for Existing Buildings.** Adopt only those sections and subsections adopted by SFM.

## **Chapter 12**

### **Energy Systems**

**Chapter 12 Energy Systems** is adopted in its entirety as amended by SFM.

## **Chapter 20**

### **Aviation Facilities**

**Chapter 20 Aviation Facilities** is adopted in its entirety.

## **Chapter 21**

### **Dry Cleaning**

**Chapter 21 Dry Cleaning** is adopted in its entirety as amended by SFM.

**Chapter 22**  
**Combustible Dust-Producing Operations**

**Chapter 22 Combustible Dust-Producing Operations** is adopted in its entirety as amended by SFM.

**Chapter 23**  
**Motor Fuel-Dispensing Facilities and Repair Garages**

**Chapter 23 Motor Fuel-Dispensing Facilities and Repair Garages** is adopted in its entirety as amended by SFM.

**Chapter 24**  
**Flammable Finishes**

**Chapter 24 Flammable Finishes** is adopted in its entirety as amended by SFM.

**Chapter 25**  
**Fruit and Crop Ripening**

**Chapter 25 Fruit and Crop Ripening** is not adopted.

**Chapter 26**  
**Fumigation and Insecticidal Fogging**

**Chapter 26 Fumigation and Insecticidal Fogging** is not adopted.

**Chapter 27**  
**Semiconductor Fabrication Facilities**

**Chapter 27 Semiconductor Fabrication Facilities** is adopted in its entirety.

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

**Chapter 28 Lumber Yards and Agro-Industrial, Solid Biomass and Woodworking Facilities** is adopted in its entirety with the following amendments:

**Section 2801.2 Permit** is hereby revised as follows:

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

**Section 2808.2 Storage site** is hereby revised as follows:

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

**Section 2808.3 Size of piles** is hereby revised as follows:

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

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

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

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

**Section 2808.4 Pile Separation** is hereby revised as follows:

**2808.4. Pile separation.** Piles shall be separated from adjacent piles by a minimum distance of 20 feet. Additionally, piles shall have a minimum separation of 100 feet from combustible vegetation.

**Section 2808.7 Pile fire protection** is hereby revised as follows:

**2808.7 Pile fire protection.** Automatic sprinkler protection shall be provided in conveyor tunnels and combustible enclosures that pass under a pile. Combustible conveyor systems and enclosed conveyor systems shall be equipped with an approved automatic sprinkler system. Oscillating sprinklers with a sufficient

projectile reach are required to maintain a 40% to 60% moisture content and wet down burning/smoldering areas.

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

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

**Section 2808.11 Temperature control** is hereby added as follows:

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

**Section 2808.11.1 Pile temperature control** is hereby added as follows:

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

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

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

**Section 2808.12 Water availability** is hereby added as follows:

**2808.12 Water Availability.** Facilities with over 2500 cubic feet shall provide a water supply. The minimum fire flow shall be no less than 500 GPM @ 20 psi for a minimum of 1 hour duration for pile heights up to 6 feet and 2-hour duration for pile heights over 6 feet. If there is no water purveyor, an alternate water supply with storage tank(s) shall be provided for fire suppression. The water supply tank(s) shall provide a minimum capacity of 2500 gallons per pile (maximum 30,000 gallons) for piles not exceeding 6 feet in height and 5000 gallons per pile (maximum 60,000) for piles exceeding 6 feet in height. Water tank(s) shall not be used for any other purpose unless the required fire flow is left in reserve within the tank at all times. An approved method shall be provided to maintain the required amount of water within the tank(s).

**Section 2808.13 Tipping area** is hereby added as follows:

**2808.13 Tipping areas shall comply with the following:**

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

**Section 2808.14 Emergency Contact** is hereby added as follows:

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

**Section 2808.15 Maximum Grid of Piles and Rows** is hereby added as follows:

**2808.15 Maximum Grid of Piles and Rows,** Rows of Piles shall not exceed 500 feet by 500 feet. Grids shall be separated by a minimum 50 foot clear space used for no other purpose.

**2808.16 Push-out / Clear area** is hereby added as follows:

**2808.16 Push-out / Clear area** Piles exceeding 20 cubic yards shall be provided with push-out areas. Push-out areas shall be maintained clear at all times to allow for the largest pile to be spread out to a depth of 2 feet in height. Push-out areas shall be located within 250 feet of all edges of any pile and shall be located a minimum of 20 feet from any building.

## **Chapter 29 Manufacture of Organic Coatings**

**Chapter 29 Manufacture of Organic Coatings** is adopted in its entirety.

## **Chapter 30 Industrial Ovens**

**Chapter 30 Industrial Ovens** is adopted in its entirety.

**Chapter 31**  
**Tents, Temporary Special Event Structures and Other Membrane Structures**

**Chapter 31 Temporary Special Event Structures and Other Membrane Structures** is adopted in its entirety as amended by SFM.

**Chapter 32**  
**High-Piled Combustible Storage**

**Chapter 32 High-Piled Combustible Storage** is adopted in its entirety as amended by SFM.

**Chapter 33**  
**Fire Safety During Construction and Demolition**

**Chapter 33 Fire Safety During Construction and Demolition** is adopted in its entirety.

**Chapter 34**  
**Tire Rebuilding and Tire Storage**

**Chapter 34 Tire Rebuilding and Tire Storage** is adopted in its entirety as amended by SFM.

**Chapter 35**  
**Welding and Other Hot Work**

**Chapter 35 Welding and Other Hot Work** is adopted in its entirety.

**Chapter 36**  
**Marinas**

**Chapter 36 Marinas** is adopted in its entirety.

**Chapter 37**  
**Combustible Fibers**

**Chapter 37 Combustible Fibers** is adopted in its entirety.

**Chapter 39**  
**Processing and Extraction Facilities**

**Chapter 39 Processing and Extraction Facilities** is adopted in its entirety.

**Chapter 40**  
**Storage of Distilled Spirits and Wines**

**Chapter 40 Storage of Distilled Spirits and Wines** is adopted in its entirety.

**Chapter 48**  
**Motion Picture and Television Production Studio Sound Stages, Approved**  
**Production Facilities and Production Locations**

**Chapter 48 Motion Picture and Television Production Studio Sound Stages, Approved Production Facilities and Production Locations** is adopted in its entirety.

**Chapter 49**  
**Requirements for Wildland-Urban Interface Fire Areas**

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

**Section 4903.3 Fuel Modification Plans** is hereby added as follows:

**4903.3 Fuel Modification Plans.** *Fuel modification plans shall be reviewed and approved by OCFA for all new buildings to be built or installed in a wildfire risk area. Plans shall meet the criteria set forth in OCFA Guideline C-05 “Vegetation Management Guideline – Technical Design for New Construction Fuel Modification Plans and Maintenance Program.”*

**Chapter 50**  
**Hazardous Materials – General Provisions**

**Chapter 50 Hazardous Materials – General Provisions** is adopted in its entirety as amended by SFM with the following amendments.

**Section 5001.5.2 Hazardous Materials Inventory Statement (HMIS)**, is hereby revised as follows:

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

**Section 5003.1.1.1 Extremely Hazardous Substances** is hereby added as follows:

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



**Chapter 51  
Aerosols**

**Chapter 51 Aerosols** is adopted in its entirety.

**Chapter 53  
Compressed Gases**

**Chapter 53 Compressed Gases** is adopted in its entirety.

**Chapter 54  
Corrosive Materials**

**Chapter 54 Corrosive materials** is adopted in its entirety as amended by SFM.

**Chapter 55  
Cryogenic Fluids**

**Chapter 55 Cryogenic Fluids** is adopted in its entirety.

**Chapter 56  
Explosives and Fireworks**

**Chapter 56 Explosives and Fireworks** is adopted in its entirety as amended by SFM with the following amendments:

**Section 5608.2 Firing** is hereby added as follows:

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

**Section 5608.3 Application for Permit** is hereby added as follows:

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

**Chapter 57  
Flammable and Combustible Liquids**

**Chapter 57 Flammable and Combustible Liquids.** Adopt Chapter 57, as adopted and amended by SFM.

**Chapter 58**  
**Flammable Gases and Flammable Cryogenic Fluids**

**Chapter 58 Flammable Gases and Flammable Cryogenic Fluids.** Adopt Chapter 58 in its entirety as amended by SFM.

**Chapter 59**  
**Flammable Solids**

**Chapter 59 Flammable Solids** is adopted in its entirety.

**Chapter 60**  
**Highly Toxic and Toxic Materials**

**Chapter 60 Highly Toxic and Toxic Materials** is adopted in its entirety.

**Chapter 61**  
**Liquefied Petroleum Gases**

**Chapter 61 Liquefied Petroleum Gases** is adopted in its entirety.

**Chapter 62**  
**Organic Peroxides**

**Chapter 62 Organic Peroxides** is adopted in its entirety.

**Chapter 63**  
**Oxidizers, Oxidizing Gases, and Oxidizing Cryogenic Fluids**

**Chapter 63 Oxidizers, Oxidizing Gases, and Oxidizing Cryogenic Fluids** is adopted in its entirety.

**Chapter 64**  
**Pyrophoric Materials**

**Chapter 64 Pyrophoric Materials** is adopted in its entirety.

**Chapter 65**  
**Pyroxylin (Cellulose Nitrate) Plastics**

**Chapter 65 Pyroxylin (Cellulose Nitrate) Plastics** is adopted in its entirety.

**Chapter 66**  
**Unstable (Reactive) Materials**

**Chapter 66 Unstable (Reactive) Materials** is adopted in its entirety.

## Chapter 67 Water-Reactive Solids and Liquids

**Chapter 67 Water-Reactive Solids and Liquids** is adopted in its entirety.

## Chapter 80 Referenced Standards

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

**NFPA 13, 2022 Edition, Standard for the Installation of Sprinkler Systems** is hereby amended as follows:

**Section 16.12.3.3** is hereby revised as follows:

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

**Section 9.4.3.1** is hereby revised as follows:

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

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

**Section 9.2.1.7** is hereby revised as follows:

**9.2.1.7** Concealed spaces filled with noncombustible insulation shall not require sprinkler protection when approved by fire code official.

**NFPA 13D 2022 Edition, Standard for the Installation of Sprinkler Systems in One- and Two-Family Dwellings and Manufactured Homes** is hereby amended as follows:

**Section 7.1.2** is hereby revised as follows:

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

**NFPA 14, 2019 Edition, Installation of Standpipe and Hose Systems** is hereby amended as follows:

**Section 7.3.1.1** is hereby is deleted in its entirety.

**NFPA 24, 2019 Edition, Standard for the Installation of Private Fire Service Mains and Their Appurtenances** is hereby amended as follows:

**Section 6.2.8.1** is hereby added as follows:

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

Exceptions:

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

**Section 6.2.9** is hereby amended as follows:

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

2. A post indicator valve installed not less than 40 ft (12 m) from the building
  - (a) For buildings less than 40 ft (12 m) in height, a post indicator valve shall be permitted to be installed closer than 40 ft (12 m) but at least as far from the building as the height of the wall facing the post indicator valve.
- (2) A wall post indicator valve
- (3) An indicating valve in a pit, installed in accordance with Section 6.4
- (4) A backflow preventer with at least one indicating valve not less than 40 ft (12 m) from the building

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

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

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

**Section 10.1.5** is hereby added as follows:

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

**Exception: 304 or 316 Stainless Steel pipe and fittings**

**Section 10.4.1.1** is hereby revised as follows:

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

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

**Section 10.4.1.1.1** is hereby added as follows:

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

**Section 10.4.3.2** is hereby added as follows:

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

## **Appendices**

**Appendix A** is deleted in its entirety.

**Appendix B** is adopted in its entirety.

**Appendix BB** is adopted in its entirety.

**Appendix C** is adopted in its entirety.

**Appendix CC** is adopted in its entirety.

**Appendix D** is deleted in its entirety.

**Appendix E** is deleted in its entirety.

**Appendix F** is deleted in its entirety.

**Appendix G** is deleted in its entirety.

**Appendix H** is deleted in its entirety.

**Appendix I** is deleted in its entirety.

**Appendix J** is deleted in its entirety.

**Appendix K** is deleted in its entirety.

**Appendix L** is deleted in its entirety.

**Appendix M** is deleted in its entirety.

**Appendix N** is deleted in its entirety.

**Appendix O** is deleted in its entirety."

**SECTION 20:** The City Council hereby finds, determines, and declares as follows:

The following findings apply in the City of Stanton and explain why the changes to the Building Standards Code are necessary because of climatic, geological, and/or topographical conditions in the City.

I. Climatic Conditions

- A. Stanton is located in a semi-arid, Mediterranean-type climate. It annually experiences extended periods of high temperatures with little or no precipitation. Hot, dry (Santa Ana) winds, which may reach speeds of 70 M.P.H. or greater, are

also common to the area. These climatic conditions cause extreme drying of vegetation and common building materials. Frequent periods of drought and low humidity add to the fire danger. This predisposes the area to large destructive fires (conflagration). In addition to directly damaging or destroying buildings, these fires are also prone to disrupt utility services throughout the County. Obstacles generated by a strong wind, such as fallen trees, street lights and utility poles will greatly impact the response time to reach an incident scene. Lastly, the warm climate encourages the proliferation of swimming pool construction which makes modifications to the California Building Code related to swimming pools desirable to adequately protect small children from drowning hazards.

- B. The climate alternates between extended periods of drought and brief flooding conditions. Flood conditions may affect the Orange County Fire Authority's ability to respond to a fire or emergency condition. Floods also disrupt utility services to buildings and facilities within the County.
- C. Water demand in this densely populated area far exceeds the quantity supplied by natural precipitation; and although the population continues to grow, the already-taxed water supply does not. California is projected to increase in population by nearly 10 million over the next quarter of a century with 50 percent of that growth centered in Southern California. Due to storage capacities and consumption, and a limited amount of rainfall future water allocation is not fully dependable. This necessitates the need for additional and on-site fire protection features.
- D. These dry climatic conditions and winds contribute to the rapid spread of even small fires originating in high-density housing or vegetation. These fires spread very quickly and create a need for increased levels of fire protection. The added protection of fire sprinkler systems and other fire protection features will supplement normal fire department response by providing immediate protection for the building occupants and by containing and controlling the fire spread to the area of origin. Fire sprinkler systems will also reduce the use of water for firefighting by as much as 50 to 75 percent.

## II. Topographical conditions

- A. The topography of Stanton is generally considered a flatlands area with little to no topographical slopes. The flat land developments however does require special drainage precautions in order to address site drainage to prevent water ponding and flooding, as well as preserve historical water ways.
- B. Traffic and circulation congestion is an artificially created, obstructive topographical condition, which is common throughout Orange County.

- C. These topographical conditions combine to create a situation that places fire department response time to fire occurrences at risk and makes it necessary to provide automatic on-site fire-extinguishing systems and other protection measures to protect occupants and property.

### III. Geological Conditions

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

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



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

These local climatic, geologic, and topographic conditions make modifications and changes to the 2022 Edition of the California Codes reasonably necessary to provide sufficient and effective protection of life, health and property. Due to the topographical conditions of sprawling development separated by waterways and narrow and congested streets and the expected infrastructure damage inherent in seismic zone described above, it is prudent to rely on automatic fire sprinkler systems to mitigate extended fire department response time and keep fires manageable with reduced fire flow (water) requirements for a given structures. Additional fire protection is also justified to match the current resources of firefighting equipment and personnel within the Orange County Fire Authority.

#### IV. Specific Code Amendment Findings

Amendments to the 2022 Edition of the California Building Code (CBC), California Residential Code (CRC), California Electrical Code (CEC) and California Fire Code (CFC) are found reasonably necessary based on the climatic and/or geologic conditions cited above or administrative and are listed as follows:

CODE SECTION	TITLE (Clarification)	FINDINGS
CBC 104.8	Liability	Administrative
CBC 105.2	Work exempt from a permit	Administrative
CBC 105.5	Expiration	Administrative
CBC 105.8	Reconstruction	Administrative
CBC 113.1	General	Administrative
CBC 113.3	Qualifications	Administrative
CBC 202	Definitions	Administrative
CBC 903.2	Where required	I & II
CBC 903.3.5.3	Hydraulically calculated systems	I & II
CBC 1505.1.3	Roof coverings within all other areas	I
CBC 1803.1.1.1	Geologic or geotechnical reports	III
CBC 1807.1.6	Prescriptive design of concrete and masonry foundation walls	III
CBC 3109.1.1	Construction permit; safety features required	I
CRC R105.5	Expiration	Administrative
CRC R105.10	Reconstruction	Administrative
CRC Table R301.2(1)	Climatic and Geographic Design Criteria	I & III
CRC R309.6	Fire sprinkler attached garages, and carports with habitable space above	I & II
CRC R313.1	Townhouse automatic fire sprinkler systems	I & II
CRC R313.2	One- and two-family dwellings automatic fire sprinkler systems	I & II
CRC R313.3.6.2.2	Calculation procedure	I & II

CRC R902.1	Roof covering materials	I
CRC R902.1.3	Roof coverings in all other areas	I
CRC R902.2	Fire-retardant-treated shingles and shakes	I
CRC R1001.13	Outdoor Fireplaces, Fire Pits, Fire Rings, or similar devices	I
CRC R101.13.1	Gas-fueled devices	I
CRC R1001.13.2	Devices using wood or fuels other than natural gas or liquefied-petroleum gas	I
CEC 310.16	Continuous Inspection of Aluminum Wiring	I

<b>CODE SECTION</b>	<b>TITLE (Clarification)</b>	<b>FINDINGS</b>
CFC 110.4	Violation penalties	Administrative
CFC 110.4.2	Infraction & Misdemeanor	Administrative
CFC 202	General definitions	Administrative
CFC 304.1.2	OCFA Vegetation Management	I
CFC 305.6	Hazardous conditions	I & II
CFC 305.7	Disposal of rubbish	I & II
CFC 307	Fire Pits, Fire Rings, & Outdoor Fireplaces	Administrative
CFC 307.6.1	Gas-fueled devices	I & II
CFC 307.6.2	Devices using wood or fuels other than natural gas or LPG	I & II
CFC 307.6.2.1	Where prohibited	I & II
CFC 308.1.6.3	Sky lanterns	I & II
CFC 309.2.1	Indoor charging of electric cars	Administrative
CFC 320	Fuel modification requirements for new construction	I
CFC 322	Clearance of brush or vegetation growth from roadways	I
CFC 323	Unusual circumstances	Administrative
CFC 324	Use of equipment	I
CFC 324.1	Use of equipment and devices generating heat, sparks or open flames	I & II
CFC 324.2	Spark arrestors	I & II
CFC 407.5	Hazardous material inventory statement	I & II
CFC 501.1	Scope	Administrative, I, II & III
CFC 510.1	Emergency responder radio coverage	Administrative
CFC 510.4.2.2	Technical Criteria	Administrative
CFC 510.5.1	Approval prior to installation	Administrative
CFC 510.5.2	Minimum qualification of personnel	Administrative
CFC 510.5.3	Acceptance test procedure	Administrative
CFC 510.6.1	Testing and proof of compliance	Administrative
CFC 903.2	Where required (Sprinklers)	I, II & III
CFC 903.2.8	Group R (Sprinklers)	I, II & III
CFC 903.3.5.3	Hydraulically calculated systems	I & II
CFC 1201.1.1	Other Systems	I
CFC 2801.2	Permit	Administrative
CFC 2808.2	Storage site	Administrative
CFC 2808.3	Size of piles	I
CFC 2808.4	Pile separation	I
CFC 2808.7	Pile fire protection	I

CFC 2808.9	Material-handling equipment	I
CFC 2808.11	Temperature control	I
CFC 2808.11.1	Pile temperature control	I

CODE SECTION	TITLE (Clarification)	FINDINGS
CFC 2808.11.2	New material temperature control	I
CFC 2808.12	Water availability for piles	I
CFC 2808.13	Tipping area	I
CFC 2808.14	Emergency contact	Administrative
CFC 4906.3	OCFA Vegetation Management Guideline	I
CFC 4908	Fuel modification requirements for new construction	I
CFC 5001.5.2	Hazardous materials inventory statement	Administrative
CFC 5003.1.1.1	Extremely hazardous substances	I & III
CFC 5608.2	Retail fireworks	Administrative
CFC 5608.3	Application for permit	Administrative
CFC 5701.1.1	Mobile Fueling	I & II
CFC 5801.1	Scope	I & II
Chapter 80	Reference Standards	N/A
	2016 NFPA 13 (Sprinkler Systems)	Administrative, II & III
	2016 NFPA 13-D (Single Family Sprinkler Systems)	I & II
	2013 NFPA 14 (Standpipe Systems)	Administrative
	2016 NFPA 24 (Underground Water Supply Systems)	Administrative & III

**SECTION 21:** CEQA. This Ordinance is not a project within the meaning of CEQA Guidelines section 15378 because it has no potential for resulting in physical change in the environment, directly or indirectly. The City Council further finds, under section 15061(b)(3), that this Ordinance is nonetheless exempt from the requirements of CEQA in that the activity is covered by the general rule that CEQA applies only to activities that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The City Council, therefore, directs that a Notice of Exemption be filed with the County Clerk of the County of Orange in accordance with CEQA Guidelines.

**SECTION 22:** If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance, and each section, subsection, subdivision, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses, phrases, or portions thereof be declared invalid or unconstitutional.

**SECTION 23:** The City Clerk shall certify to the adoption of this Ordinance and cause same to be posted in the three (3) designated posting places within the City of Stanton within fifteen (15) days after its passage.

**PASSED, APPROVED, AND ADOPTED** this 14<sup>th</sup> day of February, 2023.

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DAVID J. SHAWVER, MAYOR

ATTEST:

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PATRICIA A. VAZQUEZ, CITY CLERK

APPROVED AS TO FORM

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HONGDAO NGUYEN, 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. 1128 was introduced at a regular meeting of the City Council of the City of Stanton, California, held on the 24<sup>th</sup> day of January, 2023 and was duly adopted at a regular meeting of the City Council held on the 14<sup>th</sup> day of February, 2023, by the following roll-call vote, to wit:

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

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

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

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

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

## ORDINANCE NO. 1126

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, AMENDING THE CITY'S PURCHASING ORDINANCE AS SET FORTH IN TITLE 2 OF THE STANTON MUNICIPAL CODE**

**WHEREAS**, the City has previously adopted Chapter 2.56 providing for procedures and requirements for making purchases of goods and services; and

**WHEREAS**, it has been several years since sections of Chapter 2.56 were updated; and

**WHEREAS**, the City seeks to remove obsolete purchasing guidelines and clarify certain procedures in accordance with Administrative Policy IV-4-12: Purchasing Policy and Procedures; and

**WHEREAS**, the City has implemented purchasing best practices to facilitate the efficient delivery of quality municipal services, and wishes to memorialize those practices.

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

**SECTION 1:** **Recitals Incorporated.** The above recitals are true and correct and are incorporated herein by reference.

**SECTION 2:** Section 2.56.010 of Chapter 2.56 of Title 2 of the Stanton Municipal Code is hereby amended in its entirety and restated to provide as follows:

#### **"2.56.010 Adoption of purchasing system**

In order to establish efficient procedures for the purchase of goods and services, to secure for the city goods and services at the lowest possible cost commensurate with quality needed, to exercise positive financial control over purchases, to clearly define authority for the purchasing function and to assure quality of purchases, a purchasing system is hereby adopted. This chapter shall not be applicable to public works contracts governed by the Public Contracts Code."

**SECTION 3:** Section 2.56.020 of Chapter 2.56 of Title 2 of the Stanton Municipal Code is hereby repealed in its entirety.

**SECTION 4:** Section 2.56.030 of Chapter 2.56 of Title 2 of the Stanton Municipal Code is hereby amended in its entirety and restated to provide as follows:

#### **“2.56.030 Formal contract procedure**

Except as otherwise provided herein, purchases and contracts for goods and non-professional services at a cost greater than the city manager’s signing authority shall be awarded by written contract to the lowest responsible bidder pursuant to a competitive bid, whereby a written notice inviting bids is publicly posted. Purchases for goods and non-professional services at a cost equal to or less than the city manager’s signing authority may be conducted pursuant to the procedure described in Section 2.56.040.”

**SECTION 5:** Section 2.56.040 of Chapter 2.56 of Title 2 of the Stanton Municipal Code is hereby amended in its entirety and restated to provide as follows:

#### **“2.56.040 Open market procedure**

Purchases of goods and non-professional services at a cost greater than a department director’s signing authority but equal to or less than the city manager’s signing authority may be awarded by the city manager pursuant to an informal bid on the open market, without observing the procedure described by Section 2.56.030. The open market procedure solicits informal bids through any reasonable solicitation method. Open market purchases shall, wherever possible, be based on at least three bids, and shall be awarded to the lowest responsible bidder. Purchases for goods and non-professional services at a cost equal to or less than the department director’s signing authority may be conducted pursuant to the procedure described in Section 2.56.042.”

**SECTION 6:** Section 2.56.042 of Chapter 2.56 of Title 2 of the Stanton Municipal Code is hereby added as follows:

#### **“2.56.042 Over-the-counter purchases**

Purchases of goods and non-professional services at a cost equal to or less than a department director’s signing authority may be made by the department director at the lowest possible cost commensurate with the quality needed, without observing the procedures described by Sections 2.56.030 and 2.56.040. Prudent judgment shall be used at all times to ensure that the purchased supplies and services are received in good condition and at a fair price, and the department director is strongly encouraged to obtain competitive quotations.”

**SECTION 7:** Section 2.56.043 of Chapter 2.56 of Title 2 of the Stanton Municipal Code is hereby added as follows:

### **“2.56.043 Request for proposals**

Purchases of professional services at a cost greater than the city manager’s signing authority shall be awarded by written contract to the most qualified proposer pursuant to a formal request for proposals, whereby a written notice inviting proposals is publicly posted. Proposals must be evaluated using the quality-based selection (QBS) process in accordance with Public Law 92-582. Purchases for professional services at a cost equal to or less than the city manager’s signing authority may be conducted pursuant to the procedure described in Section 2.56.120.”

**SECTION 8:** Section 2.56.045 of Chapter 2.56 of Title 2 of the Stanton Municipal Code is hereby amended in its entirety and restated to provide as follows:

### **“2.56.045 Exceptions to formal bidding requirements**

The following exceptions are made to the formal bidding requirements set out in Sections 2.56.030, 2.56.040, and 2.56.043 of this code:

- A. Best Interests of the City. Except where otherwise prohibited by law, the appropriate purchasing authority may make a contract award without following the required procurement methods, provided that said authority finds the award to be in the best interests of the City or of the public health, safety, and welfare of the community.
- B. Serving as a Pass-Through Agency. When the City is a fiscal agent, receiving federal, state, or county funds on behalf of a separate entity.
- C. Cooperative Purchasing. When the City develops a contract off of another government agency’s or purchasing cooperative’s competitively bid contract to secure value pricing and/or reduce administrative overhead.
- D. Emergency. When a sudden, unexpected occurrence poses a clear and imminent danger, requiring immediate action by the City to prevent or mitigate the loss or impairment of life, health, property, or essential public services.
- E. Mandated Expenditures. When expenditures are mandated by law or regulation.
- F. Non-Traditional Procurements. When certain goods and services are acquired in a specific manner that meets the “best quality and value” standards outside of the open, competitive market.



G. Commodities. When expenditures for commodities that are not readily adaptable to formal bidding requirements.

H. Sole Source. When only one supplier, for reasons of expertise, standardization, quality, compatibility, specifications, or availability, is capable of providing the required product or service.”

**SECTION 9:** Section 2.56.050 of Chapter 2.56 of Title 2 of the Stanton Municipal Code is hereby repealed in its entirety.

**SECTION 10:** Section 2.56.060 of Chapter 2.56 of Title 2 of the Stanton Municipal Code is hereby amended in its entirety and restated to provide as follows:

**“2.56.060 Encumbrance of funds**

Except in cases of emergency, the City shall not issue any purchase order or contract for supplies or equipment unless unencumbered appropriations exist in the department against which such purchase is to be charged.”

**SECTION 11:** Section 2.56.070 of Chapter 2.56 of Title 2 of the Stanton Municipal Code is hereby amended in its entirety and restated to provide as follows:

**“2.56.070 Inspection and testing**

The City shall inspect, or cause to be inspected, supplies and equipment delivered to determine their conformance with the specifications set forth in the order or contract. The City shall have authority to require chemical and physical tests of samples submitted with bids and samples of deliveries as necessary to determine their quality and conformance with specifications.”

**SECTION 12:** Section 2.56.080 of Chapter 2.56 of Title 2 of the Stanton Municipal Code is hereby repealed in its entirety.

**SECTION 13:** Section 2.56.090 of Chapter 2.56 of Title 2 of the Stanton Municipal Code is hereby repealed in its entirety.

**SECTION 14:** Section 2.56.100 of Chapter 2.56 of Title 2 of the Stanton Municipal Code is hereby repealed in its entirety.

**SECTION 15:** Section 2.56.110 of Chapter 2.56 of Title 2 of the Stanton Municipal Code is hereby repealed in its entirety.

**SECTION 16:** Section 2.56.120 of Chapter 2.56 of Title 2 of the Stanton Municipal Code is hereby amended in its entirety and restated to provide as follows:

**“2.56.120 Personal, professional and consulting services—City manager authority to contract.**

The city manager is authorized to contract for personal, professional and consulting services when the amount of the contract does not exceed the city manager’s signing authority and unencumbered amounts sufficient to cover the contract cost exist in the department which the expense is to be charged to.”

**SECTION 17:** Section 2.56.120 of Chapter 2.56 of Title 2 of the Stanton Municipal Code is hereby amended in its entirety and restated to provide as follows:

**“2.56.130 Surplus supplies—Trade-ins and sale.**

- A. The City shall have the authority to negotiate trade-ins on new supplies and equipment for supplies or equipment which cannot be used by any department or which have become unsuitable for city use.
- B. Surplus supplies and equipment which cannot be used by any department or which have become unsuitable for city use may be disposed of by auction or sale or otherwise after receiving bids or proposals which, in the determination of the city manager, provide the best and most responsible return to the city.”

**SECTION 18:** Except as modified in this ordinance, the remaining sections of Chapter 2.56 shall remain in full force and effect.

**SECTION 19: Effective Date.** This ordinance shall take effect 30 days following its adoption.

**SECTION 20: Severability.** If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such invalidity or unconstitutionality shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are severable. The City Council hereby declares that it would have adopted this Ordinance irrespective of the invalidity of any particular portion thereof.

**SECTION 21: Custodian of Records.** The City Clerk shall certify to the adoption of this Ordinance and cause the same to be posted in the three (3) designated posting places within the City of Stanton within fifteen (15) days after its passage.

**PASSED, APPROVED, AND ADOPTED** this 24<sup>th</sup> day of January, 2023.

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

ATTEST:

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

APPROVED AS TO FORM:

\_\_\_\_\_  
HONGDAO NGUYEN, 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. 1126 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 January, 2023 and was duly adopted at a regular meeting of the City Council held on the 24<sup>th</sup> day of January, 2023, by the following roll-call vote, to wit:

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

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

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

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

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

## **CITY OF STANTON**

### **REPORT TO THE**

### **CITY COUNCIL AND STANTON HOUSING AUTHORITY**

**TO:** Honorable Mayor and Members of the City Council and Chairman and Housing Authority Members

**DATE:** January 24, 2023

**SUBJECT: CONSIDERATION OF EXTENSION OF THE EXCLUSIVE NEGOTIATION AGREEMENT WITH BRANDYWINE ACQUISITIONS GROUP, C&C DEVELOPMENT COMPANY, AND NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA REGARDING THE TINA-PACIFIC DEVELOPMENT PROJECT**

#### **REPORT IN BRIEF:**

The City Council and Housing Authority will consider extending the Exclusive Negotiation Agreement (ENA) with Brandywine Acquisitions Group, C&C Development Company, and National Community Renaissance of California for the Tina Pacific Project for an additional 180 days to allow for additional time to negotiate a disposition and development agreement and any other necessary agreements.

#### **RECOMMENDED ACTIONS:**

1. City Council and 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. Approve extension of the ENA and authorize the City Manager/Executive Director to execute the First Amendment to the ENA.

#### **BACKGROUND:**

At its joint meeting of December 14, 2021, the City Council and the Housing Authority Board approved an ENA with Brandywine Acquisitions Group (Brandywine), C&C Development Company (C&C), and National Community Renaissance of California (National Core, and collectively, the "Developers") for the Tina Pacific Project (Attachment 1). The ENA was for an initial term of 180 days (Attachment 2) and was

extended an additional 90 days by the City Manager/Executive Director on May 12, 2022 through November 12, 2022 (Attachment 3), and on December 1, 2022 through February 10, 2023 (Attachment 4), as authorized by the ENA.

With the most recent extension set to expire on February 10, 2023, staff is requesting the City Council/Housing Authority Board approve a final extension of 180 days to allow for the completion of project negotiations and presentation of a finalized draft of the DDA and Purchase and Sale Agreement to the Council.

### **ANALYSIS AND JUSTIFICATION:**

Since the execution of the original ENA, the Developers and City staff have worked diligently to advance the project. Should the requested 180-day extension be approved, the Developers and City staff will work to finalize the following deliverables:

- Time schedule and cost estimates for the development of each housing development.
- Financing plan for all private and public improvements proposed for each housing development.
- A preliminary financial analysis and market study, including a comprehensive cost-benefit analysis to the City.
- Preliminary/conceptual project plans, including site, floor, landscape, and elevation plans.
- All required development applications, including any General Plan amendments (including zoning changes), specific plan amendments, conditional use permits, and other project-specific entitlements.
- (For the multifamily housing development) List of potential users or tenants and anticipated lease rate for the multifamily units to be developed.
- (For the townhome housing development) Anticipated sales prices for the townhomes to be developed.
- (For the multifamily housing development) Plan to provide asset management services upon sale of the Property.

### **FISCAL IMPACT:**

Pursuant to the proposed First Amendment to the ENA, the City shall receive from each of the Developers ten thousand dollars (\$10,000) in immediately available funds as initial deposits to defray certain costs of the City in pursuing the contemplated negotiations with the Developers during the negotiation period.

The City has no obligation to pay or reimburse the Developers for any costs or expenses incurred as a result of the ENA, the preparation and submittal of the development plan, the negotiation of a DDA or other agreements, the retention of any

consultant, or the development of the Property or any other matter concerning the Property, regardless of the outcome of the negotiating period.

**ENVIRONMENTAL IMPACT:**

In accordance with the requirements of the California Environmental Quality Act (CEQA), this item is not subject to 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).

**PUBLIC NOTIFICATION:**

Public notification provided through the regular agenda process.

**LEGAL REVIEW:**

The City Attorney has prepared the attached First Amendment to ENA and approved it as to form.

**STRATEGIC PLAN OBJECTIVE ADDRESSED:**

Obj. 3: Provide a quality infrastructure.

Obj. 5: Provide a high quality of life.

Obj. 6: Maintain and promote a responsive, high-quality, and transparent government.

**Prepared by:** Hannah Shin-Heydorn, City Manager

**Fiscal Impact Reviewed by:** Michelle Bannigan, Finance Director

**Approved by:** Hannah Shin-Heydorn, City Manager

**Attachments:**

- A. December 14, 2021 Staff Report
- B. Original ENA
- C. ENA First Extension
- D. ENA Second Extension
- E. First Amendment to ENA

# **CITY OF STANTON**

## **JOINT REPORT TO THE CITY COUNCIL AND HOUSING AUTHORITY**

**TO:** Honorable Mayor and City Council and Housing Authority Board of Directors

**DATE:** December 14, 2021

**SUBJECT: CONSIDERATION OF EXCLUSIVE NEGOTIATION AGREEMENT WITH  
BRANDYWINE HOMES, C&C DEVELOPMENT, AND NATIONAL CORE  
REGARDING THE TINA-PACIFIC DEVELOPMENT PROJECT**

### **REPORT IN BRIEF:**

Consideration of an Exclusive Negotiation Agreement by and between the City of Stanton and Brandywine Homes, C&C Development, and National Core to provide an exclusive negotiation period to attempt to negotiate a disposition and development agreement and other necessary agreements.

### **RECOMMENDED ACTION:**

1. City Council declare that this item is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) and 15060(c)(3); and
2. Approve an Exclusive Negotiation Agreement (ENA) with Brandywine Acquisitions Group, C&C Development Co., and National Community Renaissance of California regarding the Tina-Pacific Neighborhood (APN 126-481-01 through 29 and APN 126-482-05 through 15); and
3. Authorize the City Manager to execute the Exclusive Negotiating Agreement.

### **BACKGROUND:**

The Tina Pacific Neighborhood is generally located in the northeast quadrant of the City, at the intersection of Magnolia and Pacific Aves. More specifically, the project site is bounded by Magnolia Ave. to the east, Sherrill St. to the west, an alleyway south of Pacific Ave. to the south, and Tina Way to the north. The project site is approximately 10.27 acres, and includes 40 parcels, along with portions of two public streets and two public alleyways. The existing zoning and general plan designations are RH (High Density Residential) and High Density Residential, respectively. The neighborhood has long been in a deteriorated, blighted state. Since 2009, the Stanton Housing Authority has acquired 31 out of the 40 parcels, with the remaining nine parcels still privately owned.

Assembly Bill 1486 (Surplus Land Act) (the “Act”), which was signed by the Governor in October 2019 and took effect January 1, 2020, amended the process governing the disposition of surplus land. The focus of the Act is to incentivize the creation of housing and/or parks on both State- and City- owned surplus property. At its regular October 27, 2020 meeting, City Council declared its 31-parcel Tina-Pacific Neighborhood property (Property) as surplus. On November 18, 2020, pursuant to State law, staff issued a Notice of Availability (NOA) to both the State Housing and Community Development Department (HCD) and all housing developers entitled to notice under the Act. The NOA included information about the Property, development standards, and the City’s goals and vision for the development.

After a 90-day good-faith negotiation period with those prospective developers who submitted a notice of interest in response to the NOA, the City requested the best and final proposal from two development teams. At the conclusion of the August 24, 2021 study session, City Council directed staff to negotiate with Brandywine Acquisitions Group (Brandywine), C&C Development Co. (C&C), and National Community Renaissance of California (National Core, and collectively, the “Developers”) towards a Disposition and Development Agreement (DDA) regarding the Tina-Pacific Neighborhood.

Upon further negotiation and discussion, City staff and the Developers have reached mutually agreeable terms for an Exclusive Negotiation Agreement (ENA) that will establish a one-hundred-and-eighty (180) day period to negotiate regarding one or more future agreements between the City and the Developers governing the potential acquisition of the Property by the Developers and development of new housing in the Tina-Pacific Neighborhood. Following the conclusion of any ENA term, and regardless of the outcome, Staff will submit to HCD the Post-Negotiation Notice and Proposed Disposition Summary, pursuant to the Act, in order to obtain HCD’s confirmation that the City has fully complied with the Act and may dispose of the property in any manner it sees fit.

## **ANALYSIS/JUSTIFICATION:**

The Developers submitted a two-part development proposal, with Brandywine proposing a minimum of 116 market-rate ownership townhomes and C&C and National Core proposing a minimum of 108 affordable multi-family rental apartments. Altogether, this proposal comfortably meets the 25% affordable housing development minimum established in Section 54222.5 of the Act. Based on the proposal, the City and the Developers have come to a tentative agreement. Some of the major terms that the parties have reached a tentative agreement on, subject to future negotiation, include:

- The purchase price for sale of the entire Property to Brandywine shall be \$22,000,000 – to be paid as follows: (A) \$17,500,000 in immediately available funds, and (B) sales proceeds from Brandywine’s sale of the Multifamily Site to the Multifamily Developers, which is anticipated to be paid through a \$4,500,000 land loan from the City to the Multifamily Developers, to be repaid by the Multifamily



Developers over the course of 55 years.

- The City's share of the acquisition and relocation cost for the Property shall be limited to \$17,500,000, and C&C and National Core will be incentivized to secure additional grant funding for the multifamily housing development.
- The Developers shall submit a proposed plan to relocate existing tenants and occupants in compliance with the California Relocation Assistance Act (Government Code section 7260 *et seq.*).
- The Developers shall construct, to the extent economically feasible, amenities for shared use by both housing developments, market-rate and affordable.
- C&C and National Core shall obtain LEED Platinum certification for the multifamily housing development.
- C&C and National Core will execute a Regulatory Agreement that restricts the multifamily site for affordable housing for fifty-five (55) years.

The ENA identifies the following deliverables to be completed and officially proposed by the Developers:

- Time schedule and cost estimates for the development of each housing development.
- Financing plan for all private and public improvements proposed for each housing development.
- A preliminary financial analysis and market study, including a comprehensive cost-benefit analysis to the City.
- Preliminary/conceptual project plans, including site, floor, landscape, and elevation plans.
- All required development applications, including any General Plan amendments (including zoning changes), specific plan amendments, conditional use permits, and other project-specific entitlements.
- (For the multifamily housing development) List of potential users or tenants and anticipated lease rate for the multifamily units to be developed.
- (For the townhome housing development) Anticipated sales prices for the townhomes to be developed.
- (For the multifamily housing development) Plan to provide asset management services upon sale of the Property.

Upon mutual written agreement of the City Manager and all Developers, the ENA may be extended for an additional ninety days, up to a maximum of two consecutive extensions.

### **FISCAL IMPACT:**

Pursuant to the ENA, the City shall receive from each of the Developers twenty-five thousand dollars (\$25,000) in immediately available funds as initial deposits to defray certain costs of the City in pursuing the contemplated negotiations with the Developers during the negotiating period. At the termination of the ENA, any remaining funds shall either be applied to the purchase price or returned to the Developers. The City will retain one hundred dollars (\$100) from each initial deposit as non-refundable compensation for

negotiating exclusively with the Developers. For each extension of the negotiating period, the City shall receive from each of the Developers five thousand dollars (\$5,000) in immediately available funds as additional deposits to defray certain costs of the City in pursuing the contemplated negotiations with the developers during the extended negotiating period.

The City has no obligation to pay or reimburse the Developers for any costs or expenses incurred as a result of the ENA, the preparation and submittal of the development plan, the negotiation of a DDA or other agreements, the retention of any consultant, or the development of the Property or any other matter concerning the Property, regardless of the outcome of the negotiating period.

**ENVIRONMENTAL IMPACT:**

None. This item is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378(b)(4) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly).

**LEGAL REVIEW:**

The City Attorney has reviewed the attached Exclusive Negotiation Agreement and approved it as to form.

**STRATEGIC PLAN OBJECTIVE(S) ADDRESSED:**

3. Provide a quality infrastructure.
5. Provide a high quality of life.
6. Maintain and promote a responsive, high-quality, and transparent government.

**PUBLIC NOTIFICATION:**

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

Prepared By:

/s/ Jason Huynh

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Jason Huynh  
Management Analyst

Approved as to Form By:

/s/ HongDao Nguyen

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HongDao Nguyen  
City Attorney

Approved By:

/s/ Jarad L. Hildenbrand

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Jarad L. Hildenbrand  
City Manager

**Attachment(s):**

- A. Exclusive Negotiation Agreement

**THE CITY OF STANTON**  
**EXCLUSIVE NEGOTIATION AGREEMENT**

**(Tina Pacific)**

THIS EXCLUSIVE NEGOTIATION AGREEMENT ("Agreement") is dated as of ~~December 14~~, 2021, for reference purposes only, and is entered into by and between the City of Stanton, a California municipal corporation ("City"), on the one hand; and Brandywine Acquisitions Group, a California limited liability company ("Brandywine"), C&C Development Co., a California Limited Liability Company ("C&C"), and National Community Renaissance of California, a California nonprofit public benefit corporation ("National Core"), on the other hand, to provide a specified period of time to attempt to negotiate a disposition and development agreement. C&C and National Core are sometimes collectively referred to herein as the "Multifamily Developers," and C&C, National Core and Brandywine are sometimes collectively referred to herein as the "Developers." The City and the Developers are sometimes referred to in this Agreement, individually, as a "Party" and, collectively, as the "Parties." This Agreement is entered into by the Parties with reference to the following recited facts (each, a "Recital"):

**RECITALS**

A. The City is the owner of that approximately 10 acres of real property located in the Tina Pacific neighborhood of the City (APN 126-481-01 through 29 and 126-126-482-05 through 15), including portions of Tina Way and Pacific Avenue, more specifically described in **Exhibit A** ("Property"); and

B. The City has an interest in developing the Property, and Developers submitted the following two-part development proposal through the procedure set forth in the Surplus Land Act (Government Code section 54220 *et seq.*) (the "Surplus Land Act"); and

C. Brandywine has proposed the redevelopment of a portion of the Property (the "Townhome Site") with a minimum of 116 market rate ownership townhomes, as generally depicted in the conceptual site plan attached to this Agreement as **Exhibit B** and incorporated into this Agreement by this reference (the "Townhome Housing Development"); and

D. The Multifamily Developers have proposed the redevelopment of a portion of the Property (the "Multifamily Site") with a minimum of 108 affordable multi-family rental apartments, as generally depicted in the conceptual site plan attached to this Agreement as **Exhibit C** and incorporated into this Agreement by this reference (the "Multifamily Housing Development" and together with the Townhome Housing Development, the "Housing Developments"); and

E. The intent of the City and the Developers in entering into this Agreement is to establish a specific, limited period of time to negotiate regarding one or more future agreements between the City and the Developers governing the potential acquisition of

the Property by the Developers and development of the Townhome Housing Development by Brandywine on the Townhome Site and development of the Multifamily Housing Development by the Multifamily Developers on the Multifamily Site, all subject to mutually agreeable terms, conditions, covenants, restrictions and agreements to be negotiated and documented in a future disposition and development agreement (the "DDA") and such other agreements as the parties determine; and

F. The Parties all intend that, under the DDA and other agreements, 45% of the units produced by the Housing Developments on the Property will be affordable housing units, which number will exceed the requirements of the Surplus Land Act, but the Multifamily Developers would not have any obligations with respect to the Townhome Housing Development or acquire any interest in the Townhome Site, and Brandywine would not have any obligations with respect to the Multifamily Housing Development or retain any interest in the Multifamily Site (the Townhome Site and Multifamily Site are collectively referred to herein as the "Sites").

NOW, THEREFORE, IN VIEW OF THE GOALS AND OBJECTIVES OF THE CITY RELATING TO THE SALE AND DEVELOPMENT OF THE SITES AND THE PROMISES OF THE CITY AND THE DEVELOPERS SET FORTH IN THIS AGREEMENT, THE CITY AND THE DEVELOPERS AGREE, AS FOLLOWS:

1. **Incorporation of Recitals.** The Recitals of fact set forth above are true and correct and are incorporated into this Agreement, in their entirety, by this reference.

2. **Deposits.**

(a) Concurrent with the Developer's execution of this Agreement, Brandywine and the Multifamily Developers shall each provide to the City a deposit in the amount of Twenty-Five Thousand Dollars (\$25,000) in immediately available funds (the "Initial Deposits") to ensure that each Developer will proceed diligently and in good faith to fulfill their respective obligations under this Agreement during the Negotiation Period (as defined in Section 3(a)), as part of the consideration for the City's agreement not to negotiate with other persons during the Negotiation Period, and to defray certain costs of the City in pursuing the contemplated negotiations with the Developers during the Negotiation Period, pursuant to this Agreement. The City shall charge all reasonable out-of-pocket third-party costs (including consultant fees and attorneys' fees associated with review and implementation of this Agreement or preparing the DDA and other agreements) against the Initial Deposits (and Extension Deposits pursuant to Section 2(b) below, as applicable). At the termination of this Agreement, any remaining funds shall, at each Developer's option, either be applied to the purchase price or returned to the applicable Developer. The Developers acknowledge that the Initial Deposits (and any Extension Deposits, pursuant to Section 2(b) below) shall be in addition to those fees and expenses required by the City for any permit, other required entitlement or Housing Developments processing. A portion of each Initial Deposit in an amount equal to One Hundred Dollars (\$100) shall immediately become non-refundable upon each Developer's transfer of their respective Initial Deposit to the City under this Agreement as

consideration for the City's agreement not to negotiate with other persons during the Negotiation Period.

(b) Upon each extension of the Negotiation Period occurring pursuant to the provisions of Section 3(b), if any, the Developers shall provide to the City an additional deposit of Five Thousand Dollars (\$5,000) in immediately available funds on the first day of any extension of the Negotiation Period occurring pursuant to the provisions of Section 3(b) (each, an "Extension Deposit"). Each Extension Deposit is intended to ensure that the Developers will proceed diligently and in good faith to fulfill their obligations under this Agreement during any extension of the Negotiation Period, as part of the consideration for the City's agreement not to negotiate with other persons during any such extension of the Negotiation Period, and to defray certain costs of the City in pursuing the contemplated negotiations with the Developers during any such extension of the Negotiation Period, pursuant to this Agreement. At the termination of this Agreement, any remaining funds from an Extension Deposit shall be refundable to the applicable Developer as provided in Section 2(a), above.

### **3. Term of Agreement.**

(a) The rights and duties of the City and the Developers established by this Agreement shall commence on the first date on which all of the following have occurred (the "Effective Date"): (1) payment of the Initial Deposits to the City by the Developers, in accordance with Section 2(a); and (2) delivery of a City Council-approved fully executed version of this Agreement to the Developers, the exact date of which shall be mutually agreed to by the Parties promptly after the Developers' receipt of the fully executed Agreement from the City as evidenced in writing signed by their respective authorized representatives. The City shall deliver a fully executed counterpart original of this Agreement to the Developers within ten (10) calendar days following the City Council's approval of this Agreement, if approved, and the execution of this Agreement by the authorized representative(s) of the City. This Agreement shall continue in effect for a period of One Hundred Eighty (180) consecutive calendar days immediately following the Effective Date ("Negotiation Period"), subject to the limitations of Section 3(b).

(b) The Negotiation Period may be extended upon the mutual written agreement of the City's City Manager and all Developers for no more than two (2) additional consecutive Ninety (90) calendar day periods. Notwithstanding the immediately preceding sentence or any other part of this Agreement, in no event shall the Negotiation Period exceed Three Hundred Sixty (360) consecutive calendar days from the Effective Date.

(c) This Agreement shall automatically expire and be of no further force or effect at the end of the Negotiation Period, unless, prior to that time, both the City and the Developers approve and execute a DDA acceptable to both the City and the Developers, in their respective sole and absolute discretion, in which case this Agreement will terminate on the effective date of such DDA.

4. **Obligations of Developers.** During the Negotiation Period, and pursuant to the attached Milestone Schedule (**Exhibit D**), Developers shall proceed diligently and in good faith to develop and present to City staff and, subsequently, to the City Council, for review, all of the following, with respect to such Developer's proposed Housing Development:

(a) A proposed complete conceptual development plan for such Developer's Housing Development on the applicable Site that describes and depicts: (1) the location and placement of proposed buildings; and (2) the architecture and elevations of the proposed buildings;

(b) Proposed zoning change or changes to the City's General Plan, if any, necessary to accommodate such Developer's Housing Development on the applicable Site;

(c) For the Multifamily Housing Development, a list of potential users or tenants and anticipated lease rates for the multifamily units, as developed in the Multifamily Housing Development;

(d) For the Townhome Housing Development, anticipated sales prices for the townhomes to be developed in the Townhome Housing Development;

(e) A proposed plan for the Multifamily Developers to provide asset management services to supervise the current management company that manages the units currently owned by the City / Housing Authority, to commence upon the sale of the Property;

(f) A proposed plan to relocate existing tenants and occupants in compliance with the California Relocation Assistance Act (Government Code section 7260 *et seq.*);

(g) A proposed time schedule and cost estimates for the development of each Housing Development;

(h) A proposed financing plan identifying financing sources for all private and public improvements proposed for each Housing Development; and

(i) A preliminary financial analysis demonstrating the costs and benefits to the City regarding all construction, maintenance and operations of all proposed public improvements, the costs of additional or increased levels of public services and any new public revenues anticipated to be generated by each Housing Development.

5. **Negotiation of DDA.**

(a) During the Negotiation Period, the City and each Developer shall proceed diligently and in good faith to negotiate a DDA or other agreement for its Housing Development. The City and each Developer shall generally cooperate with each other and supply such available documents and information as may be reasonably requested

by the other to facilitate the conduct of the negotiations. The City and the Developers shall exercise commercially reasonable efforts to complete discussions relating to the terms and conditions of the DDA and other agreements, and such other matters, as may be mutually acceptable to both the City and the Developers, in their respective sole discretion. The exact terms and conditions of the DDA and other agreements, if any, shall be determined during the course of these negotiations. Nothing in this Agreement shall be interpreted or construed to be a representation or agreement by either the City or any Developer that a mutually acceptable DDA or other agreement will be produced from negotiations under this Agreement. Nothing in this Agreement shall impose any obligation on either Party to agree to a definitive DDA or other agreement in the future. Nothing in this Agreement shall be interpreted or construed to be a guaranty, warranty or representation that any proposed DDA or other agreement that may be negotiated by City staff and any Developer will be approved by the City's governing body. The Developers acknowledge and agree that the City's consideration of any DDA or other agreement is subject to the sole and absolute discretion of the City Council and all legally required public hearings, public meetings, notices, factual findings and other determinations required by law, including, without limitation, all required environmental review.

(b) Based upon Developers' proposals, the Parties have come to a tentative agreement on the following terms, subject to future negotiation during the Negotiation Period:

(i) Each Developer shall assist the City in developing and implementing plans to relocate existing tenants and residents on the applicable Site;

(ii) Each Developer shall pursue and obtain entitlements for its respective Housing Development prior to the close of escrow;

(iii) To the extent feasible and legal, the City agrees to expedite the processing of the entitlements including CEQA;

(iv) The City accepts the density, product and design presented to City Council on August 24, 2021, with the modifications requested by the City Council, including, without limitation, an agreement between Brandywine (as developer of the Townhome Housing Development) and the Multifamily Developers to construct, to the extent economically feasible, amenities for shared use by residents of both Housing Developments;

(v) The City shall, to the best of its ability, provide the following types of reports and studies prepared for the Property within the past five (5) years: appraisals or other valuation reports; and environmental reports and studies, without representations regarding such materials;

(vi) The purchase price for sale of the entire Property to Brandywine shall be \$22,000,000 – to be paid as follows: (A) \$17,500,000 in immediately available funds, and (B) sales proceeds from Brandywine's sale of the Multifamily Site to the Multifamily Developers, which is anticipated to be paid through a \$4,500,000 land loan



from the City to the Multifamily Developers, to be repaid by the Multifamily Developers over the course of 55 years (the "Land Loan");

(vii) The City will sell the entire Property to Brandywine, and Brandywine will simultaneously close with the Multifamily Developers for the Multifamily Site;

(viii) At closing, the Multifamily Developers will sign a promissory note for \$4,500,000 in favor of the City (the "Multifamily Note"), the City will record a deed of trust against the Multifamily Site (the "Multifamily Deed of Trust" and together with the Multifamily Note and any other documents executed by the Parties in connection with the Land Loan, the "Land Loan Documents"), and the Multifamily Developers will execute a Regulatory Agreement that restricts the Multifamily Site for affordable housing for 55 years (the "Regulatory Agreement");

(ix) The City will not provide any financial assistance of any kind to Brandywine in connection with the Townhome Housing Development and conveyance of the Property;

(x) The City's share of the acquisition and relocation cost for the Property shall be limited to \$17,500,000. The Parties shall create a mechanism to incentivize the Multifamily Developers to bring in additional grant funding for the Multifamily Housing Development;

(xi) City will hold hearings and take all required steps to consider the use of eminent domain to acquire privately owned portions of each Site, so that such process could be complete within 18 months of the Effective Date;

(xii) If the Multifamily Housing Development is not completed by a date certain (to be negotiated by the Parties), the Multifamily Note shall be cancelled and title to the Multifamily Site will revert to the City;

(xiii) The City shall, pursuant to section 54230.5(b)(1) of the Surplus Land Act, provide all required notices to the State Department of Housing and Community Development ("HCD") to demonstrate that the City has complied with the Surplus Land Act if, prior to the end of the Negotiation Period, the Parties have finalized a DDA, including any regulatory agreement to be recorded on either Site;

(xiv) The Multifamily Developers shall obtain LEED Platinum certification of the Multifamily Housing Development;

(xv) The City will hold hearings and take all required steps to consider the vacation of portions of Tina Way, Pacific Avenue and alleys, in the City's discretion, as necessary to accommodate the proposed development. Vacated land acquired by the City after the close of escrow for the Property would be provided to the Multifamily Developers at no fee cost to the Multifamily Developers. City will waive all application and permit fees associated with such vacation of land to be included in the

Multifamily Site; however, the Multifamily Developers shall bear the cost of any relocation of utilities (sewer, water, gas, electric) necessary due to the vacation; and

(xvi) The City will process, at its expense, the environmental review for the Housing Developments. Notwithstanding the foregoing, the City retains the absolute sole discretion to (i) modify each transaction, create and enter into transactional documents, and modify each Housing Development as may, in its sole discretion, be necessary to comply with CEQA, (ii) select other feasible alternatives to avoid significant environmental impacts, (iii) balance the benefits of each Housing Development against any significant environmental impacts prior to taking final action if such significant impacts cannot otherwise be avoided, and/or (iv) determine not to proceed with each Housing Development. No legal obligations will exist unless and until the Parties have negotiated, executed and delivered mutually acceptable agreements based upon information produced from the CEQA environmental review process and on other public review and hearing processes, subject to all applicable governmental approvals.

**6. Restrictions Against Change in Ownership, Management and Control of Developer and Assignment of Agreement.**

(a) The qualifications and identity of each of the Developers and their respective principals are of particular concern to the City. It is because of these qualifications and identity that the City has entered into this Agreement with the Developers. During the Negotiation Period, no voluntary or involuntary successor-in-interest of the Developers shall acquire any rights or powers under this Agreement, except as provided in Section 6(c).

(b) Each Developer shall promptly notify the City in writing of any and all changes whatsoever in the identity of the business entities or individuals either comprising or in Control (as defined in Section 6(d)) of such Developer, as well as any and all changes in the interest or the degree of Control of such Developer by any such person, of which information such Developer or any of its shareholders, partners, members, directors, managers or officers are notified or may otherwise have knowledge or information. Upon the occurrence of any significant or material change, whether voluntary or involuntary, in ownership, management or Control of a Developer (other than such changes occasioned by the death or incapacity of any individual) that has not been approved by the City, prior to the time of such change, the City may terminate this Agreement as to that Developer, without liability to such Developer or any other person and refund any remaining deposit funds provided by such Developer to the pursuant to Section 2(a), above, by sending written notice of termination to such Developer, referencing this Section 6(b).

(c) Each Developer may assign its rights under this Agreement to an Affiliate (as defined in Section 6(d)), on the condition that such Affiliate expressly assumes all of the obligations of such Developer under this Agreement in a writing reasonably satisfactory to the City, and further provided that the original Developer party shall, at all times, Control any such respective Affiliate and be responsible and obligated directly to the City for performance of such Developer's obligations under this Agreement.

(d) For the purposes of this Agreement, the term "Affiliate" means any person, directly or indirectly, controlling or controlled by or under common control with the applicable Developer, whether by direct or indirect ownership of equity interests, by contract, or otherwise. For the purposes of this agreement, "Control" means possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of an entity, whether by ownership of equity interests, by contract, or otherwise.

**7. Obligations to Review Draft Agreements and Attend Meetings.**

(a) During the Negotiation Period, each Party shall diligently review and comment on draft versions of the DDA and other agreements which are provided by the other Party and, if the terms and conditions of such DDA and other agreements are agreed upon between City staff and the Developers, the Developers shall submit the DDA and other agreements, executed by the authorized representative(s) of each Developer which is party to such document, to the City Manager for submission to the City Council for review and approval or disapproval. Any future DDA and other agreements shall consist of terms and conditions acceptable to both the applicable Developer and the City Council, in their respective sole and absolute discretion.

(b) During the Negotiation Period, each Developer shall also keep City staff advised on the progress of such Developer in performing its obligations under this Agreement, on a regular basis or as requested by City staff, including, without limitation, having one or more of such Developer's employees or consultants who are knowledgeable regarding this Agreement, the design and planning of the Housing Developments and the progress of negotiation of a DDA and other agreements, such that such person(s) can meaningfully respond to City and/or City staff questions regarding the progress of the design and planning of the Housing Developments or the negotiation of a DDA and other agreements, attend both: (1) periodic meetings with City staff, as reasonably scheduled and requested by City staff during the Negotiation Period, and (2) meetings of the City Council or other City commission, when reasonably requested to do so by City staff.

**8. Developers to Pay All Costs and Expenses.** All fees or expenses of engineers, architects, financial consultants, legal, planning or other consultants or contractors, retained by the Developers for any study, analysis, evaluation, report, schedule, estimate, environmental review, planning and/or design activities, drawings, specifications or other activity or matter relating to a Site or the Housing Developments or negotiation of a DDA or other agreement that may be undertaken by such Developer during the Negotiation Period, pursuant to or in reliance upon this Agreement or in the Developer's discretion, regarding any matter relating to a DDA or other agreement, a Site or the Housing Developments, shall be the sole responsibility of and undertaken at the sole cost and expense of the applicable Developer and no such activity or matter shall be deemed to be undertaken for the benefit of, at the expense of or in reliance upon the City. Each Developer shall also pay all fees, charges and costs, make all deposits and provide all bonds or other security associated with the submission to and processing by the City and/or the City of any and all applications and other documents and information to be submitted to the City and/or the City by such Developer pursuant to this Agreement or

otherwise associated with the Developer's Housing Development. The City shall not be obligated to pay or reimburse any expenses, fees, charges or costs incurred by the Developers in pursuit of any study, analysis, evaluation, report, schedule, estimate, environmental review, planning and/or design activities, drawings, specifications or other activity or matter relating to the Sites or the Housing Developments or negotiation of any DDA or other agreement that may be undertaken by the Developers during the Negotiation Period, whether or not this Agreement is, eventually, terminated or extended or any DDA or other agreement is entered into between the City and the Developers, in the future.

9. **City Not to Negotiate With Others.** During the Negotiation Period, the City and City staff shall not negotiate with any other person regarding the sale or redevelopment of the Sites. The term "negotiate," as used in this Agreement, means and refers to engaging in any discussions with a person other than the Developers, regardless of how initiated, with respect to the availability of the Sites or that person's redevelopment of the Sites, without the Developers' prior written consent. Developers acknowledge that City may receive and retain unsolicited offers regarding redevelopment of the Sites, but shall not entertain any offer or negotiate with the proponent of any such offer during the Negotiation Period; provided, however, that the City may notify such proponent that it is a party to this Agreement. Developers acknowledge that the City is a public agency and subject to the provisions of the California Public Records Act, Government Code Section 6254, *et. seq.* (the "PRA"). The City shall use its best efforts to inform Developers of any request for information received pursuant to the PRA with respect to their proposed Housing Developments. If any Developer believes the information requested is confidential, such Developer may pursuant a court order preventing the release of the requested information.

10. **Acknowledgments and Reservations.**

(a) The City and the Developers agree that, if this Agreement expires or is terminated for any reason, or any future DDA or other agreement is not approved and executed by both the City and the applicable Developers, for any reason, neither the City nor the Developers shall be under any obligation, nor have any liability to each other or any other person regarding the sale or other disposition of the Sites or the redevelopment of the Housing Developments or the Sites; provided, however, that in the event this Agreement terminates, the City shall return to the Developers within ten (10) business days of such termination any and all deposits due to be refunded pursuant to Section 2(a) of this Agreement.

(b) The Developers acknowledge and agree that no provision of this Agreement shall be deemed to be an offer by the City, nor an acceptance by the City of any offer or proposal from the Developers for the City to convey any estate or interest in the Sites to the Developers or for the City to provide any financial or other assistance to the Developers for redevelopment of the Housing Developments or the Sites.

(c) The Developers acknowledge and agree that the Developers have not acquired, nor will acquire, by virtue of the terms of this Agreement, any legal or equitable interest in real or personal property from the City.

(d) Certain development standards and design controls for the Housing Developments may be established between the Developers and the City, but it is understood and agreed between the City and the Developers that the Housing Developments and the redevelopment of the Sites must conform to all City and other applicable governmental development, land use, and architectural regulations and standards. Drawings, plans and specifications for the Housing Developments shall be subject to the approval of the City through the standard development application process for Housing Developments of this nature. Nothing in this Agreement shall be considered approval of any plans or specifications for the Housing Developments or of the Housing Developments themselves by the City.

(e) The City reserves the right to reasonably obtain further available information and data to ascertain the ability and capacity of the Developers to acquire or lease, develop and operate the Sites and/or the Housing Developments. The Developers acknowledge that they may be requested to make certain financial disclosures to the City, its staff, legal counsel or other consultants, as part of the financial due diligence investigations of the City relating to the potential sale of the Sites and redevelopment of the Housing Developments on the Sites by the Developers and that any such disclosures may become public records. The City shall maintain the confidentiality of financial information of the Developers to the extent allowed by law, as determined by the City Attorney.

11. **Nondiscrimination.** The Developers shall not discriminate against nor segregate any person, or group of persons on account of race, color, creed, religion, sex, marital status, handicap, national origin or ancestry in undertaking their obligations under this Agreement.

12. **Limitation on Damages and Remedies.**

(a) THE DEVELOPERS AND THE CITY ACKNOWLEDGE THAT IT IS EXTREMELY DIFFICULT AND IMPRACTICAL TO ASCERTAIN THE AMOUNT OF DAMAGES THAT WOULD BE SUFFERED BY THE DEVELOPERS UPON THE BREACH OF THIS AGREEMENT BY THE CITY. HAVING MADE DILIGENT BUT UNSUCCESSFUL ATTEMPTS TO ASCERTAIN THE ACTUAL DAMAGES THE DEVELOPERS WOULD SUFFER UPON THE BREACH OF THIS AGREEMENT BY THE CITY, THE DEVELOPERS AND THE CITY AGREE THAT A REASONABLE ESTIMATE OF EACH OF BRANDYWINE'S AND THE MULTIFAMILY DEVELOPERS' DAMAGES IN SUCH EVENT IS FIVE THOUSAND DOLLARS (\$5,000) (THE "LIQUIDATED DAMAGES AMOUNT"). THEREFORE, UPON THE BREACH OF THIS AGREEMENT BY THE CITY, THE CITY SHALL PAY THE LIQUIDATED DAMAGES AMOUNT TO THE APPLICABLE DEVELOPER(S) AND THIS AGREEMENT SHALL TERMINATE. RECEIPT OF THE LIQUIDATED DAMAGES AMOUNT SHALL BE EACH DEVELOPER'S SOLE AND

EXCLUSIVE REMEDY ARISING FROM ANY BREACH OF THIS AGREEMENT BY THE CITY.



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Representative of National Core

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Representative of C&C

(b) THE CITY AND EACH DEVELOPER EACH ACKNOWLEDGE AND AGREE THAT THE CITY WOULD NOT HAVE ENTERED INTO THIS AGREEMENT IF IT WERE TO BE LIABLE TO THE DEVELOPERS FOR ANY MONETARY DAMAGES, MONETARY RECOVERY OR ANY REMEDY OTHER THAN TERMINATION OF THIS AGREEMENT AND PAYMENT OF THE LIQUIDATED DAMAGES AMOUNT. ACCORDINGLY, THE CITY AND THE DEVELOPERS AGREE THAT EACH DEVELOPER'S SOLE AND EXCLUSIVE RIGHT AND REMEDY UPON THE BREACH OF THIS AGREEMENT BY THE CITY IS TO TERMINATE THIS AGREEMENT AND RECEIVE THE LIQUIDATED DAMAGES AMOUNT.

(c) EACH DEVELOPER ACKNOWLEDGES THAT IT IS AWARE OF THE MEANING AND LEGAL EFFECT OF CALIFORNIA CIVIL CODE SECTION 1542, WHICH PROVIDES:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, AND THAT IF KNOWN BY HIM OR HER WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.

(d) CALIFORNIA CIVIL CODE SECTION 1542 NOTWITHSTANDING, IT IS THE INTENTION OF EACH DEVELOPER TO BE BOUND BY THE LIMITATION ON DAMAGES, RECOVERY AND REMEDIES SET FORTH IN THIS SECTION 12, AND EACH DEVELOPER HEREBY RELEASES ANY AND ALL CLAIMS AGAINST THE CITY FOR MONETARY DAMAGES, MONETARY RECOVERY OR OTHER LEGAL OR EQUITABLE RELIEF RELATED TO ANY BREACH OF THIS AGREEMENT, EXCEPT RECEIPT OF THE LIQUIDATED DAMAGES AMOUNT, WHETHER OR NOT ANY SUCH RELEASED CLAIMS WERE KNOWN OR UNKNOWN TO THE DEVELOPER AS OF THE EFFECTIVE DATE OF THIS AGREEMENT. EACH DEVELOPER SPECIFICALLY WAIVES THE BENEFITS OF CALIFORNIA CIVIL CODE SECTION 1542 AND ALL OTHER STATUTES AND JUDICIAL DECISIONS (WHETHER STATE OR FEDERAL) OF SIMILAR EFFECT WITH REGARD TO THE LIMITATIONS ON DAMAGES AND REMEDIES AND WAIVERS OF ANY SUCH DAMAGES AND REMEDIES CONTAINED IN THIS SECTION 12.

EXCLUSIVE REMEDY ARISING FROM ANY BREACH OF THIS AGREEMENT BY THE CITY.

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(d) CALIFORNIA CIVIL CODE SECTION 1542 NOTWITHSTANDING, IT IS THE INTENTION OF EACH DEVELOPER TO BE BOUND BY THE LIMITATION ON DAMAGES, RECOVERY AND REMEDIES SET FORTH IN THIS SECTION 12, AND EACH DEVELOPER HEREBY RELEASES ANY AND ALL CLAIMS AGAINST THE CITY FOR MONETARY DAMAGES, MONETARY RECOVERY OR OTHER LEGAL OR EQUITABLE RELIEF RELATED TO ANY BREACH OF THIS AGREEMENT, EXCEPT RECEIPT OF THE LIQUIDATED DAMAGES AMOUNT, WHETHER OR NOT ANY SUCH RELEASED CLAIMS WERE KNOWN OR UNKNOWN TO THE DEVELOPER AS OF THE EFFECTIVE DATE OF THIS AGREEMENT. EACH DEVELOPER SPECIFICALLY WAIVES THE BENEFITS OF CALIFORNIA CIVIL CODE SECTION 1542 AND ALL OTHER STATUTES AND JUDICIAL DECISIONS (WHETHER STATE OR FEDERAL) OF SIMILAR EFFECT WITH REGARD TO THE LIMITATIONS ON DAMAGES AND REMEDIES AND WAIVERS OF ANY SUCH DAMAGES AND REMEDIES CONTAINED IN THIS SECTION 12.

EXCLUSIVE REMEDY ARISING FROM ANY BREACH OF THIS AGREEMENT BY THE CITY.

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Representative of C&C

(b) THE CITY AND EACH DEVELOPER EACH ACKNOWLEDGE AND AGREE THAT THE CITY WOULD NOT HAVE ENTERED INTO THIS AGREEMENT IF IT WERE TO BE LIABLE TO THE DEVELOPERS FOR ANY MONETARY DAMAGES, MONETARY RECOVERY OR ANY REMEDY OTHER THAN TERMINATION OF THIS AGREEMENT AND PAYMENT OF THE LIQUIDATED DAMAGES AMOUNT. ACCORDINGLY, THE CITY AND THE DEVELOPERS AGREE THAT EACH DEVELOPER'S SOLE AND EXCLUSIVE RIGHT AND REMEDY UPON THE BREACH OF THIS AGREEMENT BY THE CITY IS TO TERMINATE THIS AGREEMENT AND RECEIVE THE LIQUIDATED DAMAGES AMOUNT.

(c) EACH DEVELOPER ACKNOWLEDGES THAT IT IS AWARE OF THE MEANING AND LEGAL EFFECT OF CALIFORNIA CIVIL CODE SECTION 1542, WHICH PROVIDES:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, AND THAT IF KNOWN BY HIM OR HER WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.

(d) CALIFORNIA CIVIL CODE SECTION 1542 NOTWITHSTANDING, IT IS THE INTENTION OF EACH DEVELOPER TO BE BOUND BY THE LIMITATION ON DAMAGES, RECOVERY AND REMEDIES SET FORTH IN THIS SECTION 12, AND EACH DEVELOPER HEREBY RELEASES ANY AND ALL CLAIMS AGAINST THE CITY FOR MONETARY DAMAGES, MONETARY RECOVERY OR OTHER LEGAL OR EQUITABLE RELIEF RELATED TO ANY BREACH OF THIS AGREEMENT, EXCEPT RECEIPT OF THE LIQUIDATED DAMAGES AMOUNT, WHETHER OR NOT ANY SUCH RELEASED CLAIMS WERE KNOWN OR UNKNOWN TO THE DEVELOPER AS OF THE EFFECTIVE DATE OF THIS AGREEMENT. EACH DEVELOPER SPECIFICALLY WAIVES THE BENEFITS OF CALIFORNIA CIVIL CODE SECTION 1542 AND ALL OTHER STATUTES AND JUDICIAL DECISIONS (WHETHER STATE OR FEDERAL) OF SIMILAR EFFECT WITH REGARD TO THE LIMITATIONS ON DAMAGES AND REMEDIES AND WAIVERS OF ANY SUCH DAMAGES AND REMEDIES CONTAINED IN THIS SECTION 12.



EXCLUSIVE REMEDY ARISING FROM ANY BREACH OF THIS AGREEMENT BY THE CITY.

\_\_\_\_\_  
Initials of Authorized  
Representative of City

\_\_\_\_\_  
Initials of Authorized  
Representative of Brandywine

\_\_\_\_\_  
Initials of Authorized  
Representative of National Core

\_\_\_\_\_  
Initials of Authorized  
Representative of C&C

(b) THE CITY AND EACH DEVELOPER EACH ACKNOWLEDGE AND AGREE THAT THE CITY WOULD NOT HAVE ENTERED INTO THIS AGREEMENT IF IT WERE TO BE LIABLE TO THE DEVELOPERS FOR ANY MONETARY DAMAGES, MONETARY RECOVERY OR ANY REMEDY OTHER THAN TERMINATION OF THIS AGREEMENT AND PAYMENT OF THE LIQUIDATED DAMAGES AMOUNT. ACCORDINGLY, THE CITY AND THE DEVELOPERS AGREE THAT EACH DEVELOPER'S SOLE AND EXCLUSIVE RIGHT AND REMEDY UPON THE BREACH OF THIS AGREEMENT BY THE CITY IS TO TERMINATE THIS AGREEMENT AND RECEIVE THE LIQUIDATED DAMAGES AMOUNT.

(c) EACH DEVELOPER ACKNOWLEDGES THAT IT IS AWARE OF THE MEANING AND LEGAL EFFECT OF CALIFORNIA CIVIL CODE SECTION 1542, WHICH PROVIDES:

A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS THAT THE CREDITOR OR RELEASING PARTY DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, AND THAT IF KNOWN BY HIM OR HER WOULD HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR OR RELEASED PARTY.

(d) CALIFORNIA CIVIL CODE SECTION 1542 NOTWITHSTANDING, IT IS THE INTENTION OF EACH DEVELOPER TO BE BOUND BY THE LIMITATION ON DAMAGES, RECOVERY AND REMEDIES SET FORTH IN THIS SECTION 12, AND EACH DEVELOPER HEREBY RELEASES ANY AND ALL CLAIMS AGAINST THE CITY FOR MONETARY DAMAGES, MONETARY RECOVERY OR OTHER LEGAL OR EQUITABLE RELIEF RELATED TO ANY BREACH OF THIS AGREEMENT, EXCEPT RECEIPT OF THE LIQUIDATED DAMAGES AMOUNT, WHETHER OR NOT ANY SUCH RELEASED CLAIMS WERE KNOWN OR UNKNOWN TO THE DEVELOPER AS OF THE EFFECTIVE DATE OF THIS AGREEMENT. EACH DEVELOPER SPECIFICALLY WAIVES THE BENEFITS OF CALIFORNIA CIVIL CODE SECTION 1542 AND ALL OTHER STATUTES AND JUDICIAL DECISIONS (WHETHER STATE OR FEDERAL) OF SIMILAR EFFECT WITH REGARD TO THE LIMITATIONS ON DAMAGES AND REMEDIES AND WAIVERS OF ANY SUCH DAMAGES AND REMEDIES CONTAINED IN THIS SECTION 12.



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Initials of Authorized  
Representative of City

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Initials of Authorized  
Representative of Developer

\_\_\_\_\_  
Initials of Authorized  
Representative of National Core

\_\_\_\_\_  
Initials of Authorized  
Representative of C&C

**13. Default.**

(a) Failure or delay by any Party to perform any material term or provision of this Agreement shall constitute a default under this Agreement. If the Party who receives a notice of a default from the other Party cures, corrects or remedies the alleged default within fifteen (15) calendar days after receipt of written notice by the other Party specifying such default, such Party shall not be in default under this Agreement. The notice and cure period provided in the immediately preceding sentence shall not, under any circumstances, extend the Negotiation Period. If there are less than fifteen (15) days remaining in the Negotiation Period, the cure period allowed pursuant to this Section 13(a) shall be automatically reduced to the number of days remaining in the Negotiation Period.

(b) The Party claiming that a default has occurred shall give written notice of default to the Party claimed to be in default, specifying the alleged default. Delay in giving such notice shall not constitute a waiver of any default nor shall it change the time of default. However, the injured Party shall have no right to exercise any remedy for a default under this Agreement, without first delivering written notice of the default and allowing the applicable period to cure any such default as set forth in Section 13(a).

(c) Any failure or delay by a Party in asserting any of its rights or remedies as to any default shall not operate as a waiver of any default or of any rights or remedies associated with a default.

(d) If a default of either Party remains uncured for more than fifteen (15) calendar days following receipt of written notice of such default, a "breach" of this Agreement by the defaulting Party shall be deemed to have occurred. In the event of a breach of this Agreement, the sole and exclusive remedy of the Party who is not in default shall be to terminate this Agreement by serving written notice of termination on the Party in breach and, in the case of a breach by the City, the Developer shall also be entitled to receive the Liquidated Damages Amount.

**14. Compliance with Law.** Each Developer acknowledges that, pursuant to section 54230.5(b)(1) of the Surplus Land Act, prior to execution of any future DDA or other agreement, the City must obtain approval from HCD. Further, any future DDA or other agreements, if approved by the City Council, will require such Developer (among other things) to carry out the development of the Housing Developments in conformity

\_\_\_\_\_  
Initials of Authorized  
Representative of City

BW  
\_\_\_\_\_  
Initials of Authorized  
Representative of Developer  
Boulevard

\_\_\_\_\_  
Initials of Authorized  
Representative of National Core

\_\_\_\_\_  
Initials of Authorized  
Representative of C&C

13. **Default.**

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Initials of Authorized  
Representative of City

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Initials of Authorized  
Representative of Developer

\_\_\_\_\_  
Initials of Authorized  
Representative of National Core

\_\_\_\_\_  
Initials of Authorized  
Representative of C&C

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Initials of Authorized  
Representative of City

\_\_\_\_\_  
Initials of Authorized  
Representative of Developer



\_\_\_\_\_  
Initials of Authorized  
Representative of National Core

\_\_\_\_\_  
Initials of Authorized  
Representative of C&C

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14. **Compliance with Law.** Each Developer acknowledges that, pursuant to section 54230.5(b)(1) of the Surplus Land Act, prior to execution of any future DDA or other agreement, the City must obtain approval from HCD. Further, any future DDA or other agreements, if approved by the City Council, will require such Developer (among other things) to carry out the development of the Housing Developments in conformity

with all applicable laws, including all applicable building, planning and zoning laws, environmental laws, safety laws and federal and state labor and wage laws.

15. **Press Releases.** Each Developer agrees to obtain the approval of the City Manager or his or her designee or successor in function of any press releases such Developer may propose relating to the lease or redevelopment of the Sites or negotiation of a DDA or other agreements with the City, prior to publication. The rights and obligations in this provision shall not apply to leasing and marketing brochures and/or information distributed by email or placed online on a brokerage website or real estate website such as LoopNet.com.

16. **Notice.** All notices required under this Agreement shall be presented in person, by nationally recognized overnight delivery service or by facsimile and confirmed by first class certified or registered United States Mail, with return receipt requested, to the address and/or e-mail address (with read receipt) for the Party set forth in this Section 16. Notice shall be deemed confirmed by United States Mail effective the third (3rd) business day after deposit with the United States Postal Service. Notice by personal service, e-mail, or nationally recognized overnight delivery service shall be effective upon delivery. Either Party may change its address for receipt of notices by notifying the other Party in writing. Delivery of notices to courtesy copy recipients shall not be required for valid notice to a Party

TO DEVELOPER:

Brandywine Acquisitions Group, LLC  
15680 Aston  
Irvine, CA 92606  
Attn: Alex Hernandez  
E-mail: [alex@brandywine-homes.com](mailto:alex@brandywine-homes.com)

National CORE  
9421 Haven Avenue  
Rancho Cucamonga, CA 91730  
Attn: Michael Ruane  
E-mail: [mruane@nationalcore.org](mailto:mruane@nationalcore.org)

C&C Development  
14211 Yorba Street, Ste 200  
Tustin, CA 92780  
Attn: Todd Cottle  
E-mail: [todd@c-cdev.com](mailto:todd@c-cdev.com)

TO CITY:

City of Stanton  
7800 Katella Avenue  
Stanton, CA 90680  
Attn: Jarad Hildenbrand  
E-mail: jhildenbrand@stantonca.gov

COPY TO:

Best Best & Krieger  
18101 Von Karman Avenue, Unit 1000  
Irvine, CA 92612  
Attn: HongDao Nguyen  
E-mail:  
HongDao.Nguyen@bbklaw.com

17. **Warranty Against Payment of Consideration for Agreement.** The Developers each warrant that they have not paid or given, and will not pay or give, any third party any money or other consideration for obtaining this Agreement. Third parties, for the purposes of this Section 17, shall not include persons to whom fees are paid for professional services, if rendered by attorneys, financial consultants, accountants, engineers, architects, brokers and other consultants, when such fees are considered necessary by the Developers.

18. **Acceptance of Agreement by Developer.** The Developers shall acknowledge their acceptance of this Agreement by delivering to the City three (3) original counterpart executed copies of this Agreement signed by the authorized representative(s) of each Developer.

19. **Counterpart Originals.** This Agreement may be executed by the City and the Developers in multiple counterpart originals, all of which together shall constitute a single agreement.

20. **Entire Agreement.** This Agreement constitutes the entire understanding and agreement of the Parties regarding the subject matters of this Agreement.

21. **No Third-Party Beneficiaries.** Nothing in this Agreement is intended to benefit any person or entity other than the City and the Developers.

22. **Governing Law; Venue.** The City and the Developers acknowledge and agree that this Agreement was negotiated, entered into and is to be fully performed in the City of Stanton, California. The City and the Developers agree that this Agreement shall be governed by, interpreted under, and construed and enforced in accordance with the laws of the State of California, without application of such laws' conflicts of laws principles. Venue shall lie in the state and federal courts of Orange County, California.

23. **Waivers; Amendments.** No waiver of any breach of any term or condition contained in this Agreement shall be deemed a waiver of any preceding or succeeding breach of such term or condition, or of any other term or condition contained in this

Agreement. No extension of the time for performance of any obligation or act, no waiver of any term or condition of this Agreement, nor any modification of this Agreement shall be enforceable against the City or the Developers, unless made in writing and executed by both the City and the Developers.

24. **Construction.** Headings at the beginning of each section and sub-section of this Agreement are solely for the convenience of reference of the City and the Developers and are not a part of this Agreement. Whenever required by the context of this Agreement, the singular shall include the plural and the masculine shall include the feminine and vice versa. This Agreement shall not be construed as if it had been prepared by one or the other of the City or the Developers, but rather as if both the City and the Developers prepared this Agreement. Unless otherwise indicated, all references to sections are to this Agreement. All exhibits referred to in this Agreement are attached to this Agreement and incorporated into this Agreement by this reference. If the date on which the City or any of the Developers is required to take any action pursuant to the terms of this Agreement is not a business day of the City, the action shall be taken on the next succeeding business day of the City.

24. **Attorneys' Fees.** If either Party hereto files any action or brings any action or proceeding against the other arising out of this Agreement, then the prevailing Party shall be entitled to recover as an element of its costs of suit, and not as damages, its reasonable attorneys' fees as fixed by the court, in such action or proceeding or in a separate action or proceeding brought to recover such attorneys' fees. For the purposes hereof the words "reasonable attorneys' fees" mean and include, in the case of either Party, salaries and expenses of the lawyers working for or employed by such Party (allocated on an hourly basis) to the extent they provide legal services to such Party in connection with the representation of that Party in any such matter.

**[Signatures on following page]**



**THE CITY OF STANTON**  
**EXCLUSIVE NEGOTIATION AGREEMENT**  
**(Tina Pacific)**

IN WITNESS WHEREOF, the City and the Developers have executed this Exclusive Negotiation Agreement on the dates indicated next to each of the signatures of their authorized representatives, as appear below.

DEVELOPERS:

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dated: \_\_\_\_\_

By: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

CITY:

THE CITY OF STANTON

By: \_\_\_\_\_

Jarad L. Hildenbrand  
City Manager

Dated: December 15, 2021

ATTEST:

By: \_\_\_\_\_

City Clerk


**THE CITY OF STANTON**  
**EXCLUSIVE NEGOTIATION AGREEMENT**  
**(Tina Pacific)**

IN WITNESS WHEREOF, the City and the Developers have executed this Exclusive Negotiation Agreement on the dates indicated next to each of the signatures of their authorized representatives, as appear below.

DEVELOPERS:

Brandywine Homes

Dated: 01/06/2022

By: 

Brett Whitcomb  
CEO Brandywine Homes

Dated: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

CITY:

THE CITY OF STANTON

By: \_\_\_\_\_

Jarad L. Hildenbrand  
City Manager

Dated: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
City Clerk

**THE CITY OF STANTON**  
**EXCLUSIVE NEGOTIATION AGREEMENT**  
**(Tina Pacific)**

IN WITNESS WHEREOF, the City and the Developers have executed this Exclusive Negotiation Agreement on the dates indicated next to each of the signatures of their authorized representatives, as appear below.

DEVELOPERS:

National CORE

Dated: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_

Dated: 12/27/21

By: \_\_\_\_\_

\_\_\_\_\_

By: [Signature]  
Executive Vice President  
National CORE

CITY:

THE CITY OF STANTON

By: \_\_\_\_\_

Jarad L. Hildenbrand  
City Manager

Dated: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
City Clerk


**THE CITY OF STANTON**  
**EXCLUSIVE NEGOTIATION AGREEMENT**  
**(Tina Pacific)**

IN WITNESS WHEREOF, the City and the Developers have executed this Exclusive Negotiation Agreement on the dates indicated next to each of the signatures of their authorized representatives, as appear below.

DEVELOPERS:

Dated: \_\_\_\_\_

By: \_\_\_\_\_

  
Todd Cottle, Authorized Signatory  
CBC Development Co., LLC

Dated: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

CITY:

THE CITY OF STANTON

By: \_\_\_\_\_

Jarad L. Hildenbrand  
City Manager

Dated: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:  
BEST BEST & KRIEGER, LLP

By: 

\_\_\_\_\_  
City Attorney

EXHIBIT "A"  
TO  
NEGOTIATION AGREEMENT

Property Legal Description

Real property in the City of Stanton, County of Orange, State of California, described as follows:

PARCEL 1: (APN: 126-481-15)  
LOT 1 OF TRACT NO. 4208, AS PER MAP RECORDED IN BOOK 172 PAGE 36 AND 37 OF MISCELLANEOUS  
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2: (APN: 126-481-14)  
LOT 2 OF TRACT NO. 4208, AS PER MAP RECORDED IN BOOK 172 PAGE 36 AND 37 OF MISCELLANEOUS  
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 3: (APN: 126-481-13)  
LOT 3 OF TRACT NO. 4208, AS PER MAP RECORDED IN BOOK 172 PAGE 36 AND 37 OF MISCELLANEOUS  
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 4: (APN: 126-481-12)  
LOT 4 OF TRACT NO. 4208, AS PER MAP RECORDED IN BOOK 172 PAGE 36 AND 37 OF MISCELLANEOUS  
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 5: (APN: 126-481-11)  
LOT 5 OF TRACT NO. 4208, AS PER MAP RECORDED IN BOOK 172 PAGE 36 AND 37 OF MISCELLANEOUS  
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 6: (APN: 126-481-10)  
LOT 6 OF TRACT NO. 4208, AS PER MAP RECORDED IN BOOK 172 PAGE 36 AND 37 OF MISCELLANEOUS  
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 7: (APN: 126-481-09)  
LOT 7 OF TRACT NO. 4208, AS PER MAP RECORDED IN BOOK 172 PAGE 36 AND 37 OF MISCELLANEOUS  
MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 8: (APN: 126-481-08)  
LOT 8 OF TRACT NO. 4208, AS PER MAP RECORDED IN BOOK 172 PAGE 36 AND 37 OF MISCELLANEOUS

EXHIBIT A

MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 9: (APN: 126-481-07)

LOT 9 OF TRACT NO. 4208, IN THE CITY OF STANTON, COUNTY OF ORANGE,  
STATE OF CALIFORNIA,  
AS PER MAP RECORDED IN BOOK 172, PAGES 36 AND 37 OF MISCELLANEOUS  
MAPS, IN THE OFFICE OF  
THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 9A AN UNDIVIDED 1/40TH INTEREST IN AND TO LOT 41 OF TRACT NO.  
4208, AS PER MAP RECORDED IN  
BOOK 172, PAGES 36 AND 37 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE  
COUNTY RECORDER  
OF SAID COUNTY.

EXCEPT THEREFROM THE FOLLOWING:

BEGINNING IN THE SOUTH LINE OF SAID LOT DISTANT THEREON NORTH 89° 12'  
56" EAST 226.73  
FEET FROM THE WEST LINE OF SAID LOT; THENCE NORTH 0° 46' 04" WEST 25  
FEET; THENCE NORTH  
89° 13' 56" EAST 24.20 FEET TO A POINT IN A CURVE IN THE NORTHEASTERLY  
LINE OF SAID LOT,  
THE RADIUS POINT OF WHICH BEARS NORTH 26° 18' 53" EAST 228 FEET FROM  
SAID POINT THENCE  
SOUTHEASTERLY 49.12 FEET ALONG SAID CURVE  
THROUGH A CENTRAL ANGLE OF 12° 20' 42" THENCE SOUTH 0° 46' 04" EAST 7.50  
FEET TO THE  
SOUTHERLY LINE OF SAID LOT; THENCE SOUTH 89° 13' 56" WEST ALONG SAID  
SOUTHERLY LINE 70  
FEET TO THE TO THE POINT OF BEGINNING.

PARCEL 10: (APN: 126-481-06)

LOT 10 OF TRACT NO. 4208, IN THE CITY OF STANTON, COUNTY OF ORANGE,  
STATE OF CALIFORNIA,  
AS PER MAP RECORDED IN BOOK 172, PAGES 36 AND 37 OF MISCELLANEOUS  
MAPS IN THE OFFICE OF  
THE COUNTY RECORDER OF ORANGE COUNTY.  
EXCEPT THEREFROM THE OIL, GAS, MINERALS, AND OTHER HYDROCARBON  
SUBSTANCES LYING  
BELOW THE SURFACE OF SAID LAND, AS PROVIDED IN DEEDS OF RECORD.

PARCEL 11: (APN: 126-481-05)

LOT 11 OF TRACT NO. 4208 IN THE CITY OF STANTON, COUNTY OF ORANGE,  
STATE OF CALIFORNIA,  
AS PER MAP RECORDED IN BOOK 172, PAGES 36 AND 37 OF MISCELLANEOUS  
MAPS, IN THE OFFICE OF  
THE COUNTY RECORDER OF SAID COUNTY.

EXHIBIT A

PARCEL 11A:

AN UNDIVIDED 1/40TH INTEREST IN AND TO LOT 41 OF TRACT NO. 4208, IN THE CITY OF STANTON, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 172, PAGES 36 AND 37 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE FOLLOWING:

BEGINNING IN THE SOUTH LINE OF SAID LOT DISTANT THEREON NORTH 89° 13' 56" EAST 226.73

FEET FROM THE WEST LINE OF SAID LOT; THENCE NORTH 0° 46' 04" WEST 25.00 FEET; THENCE

NORTH 89° 13' 56" EAST 24.20 FEET TO A POINT IN A CURVE IN THE NORTHEASTERLY LINE OF SAID

LOT, THE RADIUS POINT OF WHICH BEARS NORTH 26° 18' 53" EAST 228.00 FEET FROM SAID POINT;

THENCE SOUTHEASTERLY 49.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 20' 42"

THENCE SOUTH 0° 46' 04" EAST 7.50 FEET TO THE SOUTHERLY LINE OF SAID LOT; THENCE SOUTH

89° 13' 56" WEST ALONG SAID SOUTHERLY LINE 70.00 FEET TO THE POINT OF BEGINNING.

PARCEL 12: (APN: 126-481-04)

LOT 12 OF TRACT NO. 4208, AS PER MAP RECORDED IN BOOK 172, PAGES 36 AND 37 OF

MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 12A: AN UNDIVIDED 1/40TH INTEREST IN AND TO LOT 41 OF TRACT NO. 4208, AS PER MAP RECORDED IN

BOOK 172, PAGES 36 AND 37 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER

OF SAID COUNTY.

EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING IN THE SOUTH LINE OF SAID LOT DISTANT THEREON NORTH 89° 13' 56" EAST 226.73

FEET FROM THE WEST LINE OF SAID LOT; THENCE NORTH 0° 46' 04" WEST 25.00 FEET; THENCE

NORTH 89° 13' 56" EAST 24.20 FEET TO A POINT IN A CURVE IN THE NORTHEASTERLY LINE OF SAID

LOT, THE RADIUS POINT OF WHICH BEARS NORTH 26° 18' 53" EAST 228.00 FEET FROM SAID POINT;

THENCE SOUTHEASTERLY 49.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 20' 42"

THENCE SOUTH 0° 46' 04" EAST 7.50 FEET TO THE SOUTHERLY LINE OF SAID

EXHIBIT A



LOT; THENCE SOUTH  
89° 13' 56" WEST ALONG SAID BOUNDARY LINE 70.00 FEET TO THE POINT OF  
BEGINNING.

PARCEL 13: (APN: 126-481-03)

LOT 13, TRACT 4208, IN THE CITY OF STANTON, COUNTY OF ORANGE, STATE OF  
CALIFORNIA, AS PER  
MAP RECORDED IN BOOK 172, PAGE 36 AND 37 OF MISCELLANEOUS MAPS, IN  
THE OFFICE OF THE  
COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON  
SUBSTANCES, LYING  
BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT  
WITH NO RIGHT OF  
SURFACE ENTRY, WHERE THEY HAVE BEEN PREVIOUSLY RESERVED IN  
INSTRUMENTS OF RECORD.

PARCEL 13A:

AN UNDIVIDED 1/40TH INTEREST IN AND TO LOT 41 OF TRACT NO. 4208, IN THE  
CITY OF STANTON,  
COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK  
172, PAGES 36 AND 37  
OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF  
SAID COUNTY.

EXCEPT THEREFROM, THE FOLLOWING:

BEGINNING IN THE SOUTH LINE OF SAID LOT DISTANT THEREON, NORTH  
89°13'56" EAST 226.73 FEET  
FROM THE WEST LINE OF SAID LOT; THENCE NORTH 0°46'04" WEST 25.00 FEET;  
THENCE NORTH  
89°13'56" EAST 24.20 FEET TO A POINT IN A CURVE IN THE NORTHEASTERLY LINE  
OF SAID LOT, THE  
RADIUS POINT OF WHICH BEARS NORTH 26°18'53" EAST 228.00 FEET FROM SAID  
POINT; THENCE  
SOUTHEASTERLY 49.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE  
OF 12°20'42" THENCE  
SOUTH 0°46'04" EAST 7.50 FEET TO THE SOUTHERLY LINE OF SAID LOT; THENCE  
SOUTH 89°13'56"  
WEST ALONG SAID SOUTHERLY LINE 70.00 FEET TO THE POINT OF BEGINNING.

PARCEL 14: (APN: 126-481-02)

LOT 14 OF TRACT NO. 4208, AS PER MAP RECORDED IN BOOK 172, PAGES 36 TO  
37 OF  
MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID  
COUNTY.

PARCEL 14A:

#### EXHIBIT A

AN UNDIVIDED 1/40TH INTEREST IN AND TO LOT 41 OF TACT NO. 4208, AS PER MAP RECORDED IN BOOK 172, PAGES 36 AND 37 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE FOLLOWING:

BEGINNING IN THE SOUTH LINE OF SAID LOT DISTANT THEREON NORTH 89° 13' 56" EAST 226.73 FEET FROM THE WEST LINE OF SAID LOT; THENCE NORTH 0° 46' 04" WEST 25.00 FEET; THENCE NORTH 89° 13' 56" EAST 24.20 FEET TO A POINT IN A CURVE IN THE NORTHEASTERLY LINE OF SAID LOT, THE RADIUS POINT OF WHICH BEARS NORTH 26° 18' 53" EAST 228.00 FEET FROM SAID POINT; THENCE SOUTHEASTERLY 49.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 20' 42" THENCE SOUTH 0° 46' 04" EAST 7.50 FEET TO THE SOUTHERLY LINE OF SAID LOT; THENCE SOUTH 89° 13' 56" WEST ALONG SAID SOUTHERLY LINE 70.00 FEET TO THE POINT OF BEGINNING.

PARCEL 15: (APN: 126-481-01)

LOT 15 OF TRACT NO. 4208, IN THE CITY OF STANTON, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 172, PAGES 36 AND 37 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 15A:

AN UNDIVIDED 1/40TH INTEREST IN AND TO LOT 41 OF TRACT NO. 4208, AS PER MAP RECORDED IN BOOK 172, PAGES 36 AND 37 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING IN THE SOUTH LINE OF SAID LOT DISTANT THEREON NORTH 89° 13' 56" EAST 226.73 FEET FROM THE WEST LINE OF SAID LOT; THENCE NORTH 0° 46' 04" WEST 25.00 FEET; THENCE NORTH 89° 13' 56" EAST 24.20 FEET TO A POINT IN A CURVE IN THE NORTHEASTERLY LINE OF SAID LOT, THE RADIUS POINT OF WHICH BEARS NORTH 26° 18' 53" EAST 228.00 FEET FROM SAID POINT; THENCE SOUTHEASTERLY 49.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 20' 42" THENCE SOUTH 0° 46' 04" EAST 7.50 FEET TO THE SOUTHERLY LINE OF SAID LOT; THENCE SOUTH

EXHIBIT A

89° 13' 56" WEST ALONG SAID SOUTHERLY LINE 70.00 FEET TO THE POINT OF BEGINNING.

PARCEL 16: (APN: 126-481-29)

LOT 16 OF TRACT NO. 4208, IN THE CITY OF STANTON, COUNTY OF ORANGE, STATE OF CALIFORNIA,  
AS PER MAP RECORDED IN BOOK 172, PAGES 36 AND 37 OF MAPS, IN THE OFFICE OF THE COUNTY  
RECORDER OF SAID COUNTY.

PARCEL 17: (APN: 126-481-28)

LOT 17 OF TRACT 4208, AS PER MAP RECORDED IN BOOK 172, PAGES 36 AND 37 OF MISCELLANEOUS  
MAPS, AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 18: (APN: 126-481-27)

LOT 18 OF TRACT NO. 4208, IN THE CITY OF STANTON, COUNTY OF ORANGE, STATE OF CALIFORNIA,  
AS PER MAP RECORDED IN BOOK 172, PAGE(S) 36 AND 37 OF MISCELLANEOUS MAPS, IN THE OFFICE  
OF THE COUNTY RECORDER OF SAID COUNTY.  
EXCEPTING THEREFROM; ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL RIGHTS, AND OTHER  
HYDROCARBONS SUBSTANCES BY WHATEVER NAME KNOWN, TOGETHER WITH APPURTENANT RIGHTS  
THERE TO, WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND NOR ANY  
PORTION OF THE SUBSURFACE LYING ABOVE A DEPTH OF 500 FEET, AS EXCEPTED OR RESERVED IN  
INSTRUMENTS OF RECORD.

PARCEL 19: (APN: 126-481-26) LOT 19 OF TRACT NO. 4208, IN THE CITY OF STANTON, COUNTY OF ORANGE, STATE OF CALIFORNIA,  
AS PER MAP RECORDED IN BOOK 172, PAGE 36 AND 37 OF MISCELLANEOUS MAPS, IN THE OFFICE OF  
THE COUNTY RECORDER OF SAID COUNTY.  
EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS, BELOW A DEPTH OF 500  
FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEEDS OF RECORD.

PARCEL 20: (APN: 126-481-25)

LOT 20 OF TRACT 4208, IN THE CITY OF STANTON, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS  
PER MAP RECORDED IN BOOK 172, PAGE(S) 36 AND 37 OF MISCELLANEOUS MAPS, IN THE OFFICE OF  
THE COUNTY RECORDER OF SAID COUNTY.

#### EXHIBIT A

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS,  
BELOW A DEPTH OF 500  
FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEEDS OF  
RECORD.

PARCEL 21: (APN: 126-481-24)  
LOT 21 OF TRACT NO. 4208, IN THE CITY OF STANTON, COUNTY OF ORANGE,  
STATE OF CALIFORNIA,  
AS PER MAP RECORDED IN BOOK 172, PAGES 36 OF 37 OF MISCELLANEOUS  
MAPS, IN THE OFFICE OF  
THE COUNTY RECORDER OF SAID COUNTY.  
EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS,  
BELOW A DEPTH OF 500  
FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEEDS OF  
RECORD.

PARCEL 22: (APN: 126-481-23)  
LOT 22 OF TRACT NO. 4208, IN THE CITY OF STANTON, COUNTY OF ORANGE,  
STATE OF CALIFORNIA,  
AS PER MAP RECORDED IN BOOK 172, PAGE(S) 36 AND 37 OF MISCELLANEOUS  
MAPS, IN THE OFFICE  
OF THE COUNTY RECORDER OF SAID COUNTY.  
EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS,  
BELOW A DEPTH OF 500  
FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEEDS OF  
RECORD.

PARCEL 23: (APN: 126-481-22)  
LOT 23 OF TRACT NO. 4208, IN THE CITY OF STANTON, COUNTY OF ORANGE,  
STATE OF CALIFORNIA,  
AS PER MAP RECORDED IN BOOK 172, PAGE(S) 36 AND 37 OF MAPS, IN THE  
OFFICE OF THE COUNTY  
RECORDER OF SAID COUNTY.  
EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS,  
BELOW A DEPTH OF 500  
FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEEDS OF  
RECORD.

PARCEL 24: (APN: 126-481-21)  
LOT 24 OF TRACT NO. 4208 IN THE CITY OF STANTON, COUNTY OF ORANGE,  
STATE OF CALIFORNIA  
AS PER MAP RECORDED IN BOOK 172, PAGE(S) 36 AND 37 MISCELLANEOUS  
MAPS IN THE OFFICE OF  
THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 24A:  
AN UNDIVIDED 1/40TH INTEREST IN AND TO LOT 41 OF TRACT NO. 4208 IN THE

EXHIBIT A

CITY OF STANTON  
COUNTY OF ORANGE STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK  
172, PAGE(S) 36 AND 37  
OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF  
SAID COUNTY.  
EXCEPT THEREFROM THE FOLLOWING:  
BEGINNING AT THE SOUTH LINE OF SAID LOT DISTANT THEREON NORTH 89° 13'  
56" EAST 226.73  
FEET FROM THE WEST LINE OF SAID LOT THENCE NORTH 0° 48' 04" WEST 25.00  
FEET THENCE  
NORTH 89° 13' 56" EAST 24.20 FEET TO A POINT IN A CURVE IN THE  
NORTHEASTERLY LINE OF SAID  
LOT THE RADIUS POINT OF WHICH BEARS NORTH 26° 18' 53" EAST 228.00 FEET  
FROM SAID POINT  
THENCE SOUTHEASTERLY 49.12 FEET ALONG SAID CURVE THROUGH A  
CENTRAL ANGLE OF 12° 20' 42"  
THENCE LOT THENCE SOUTH 0° 46' 04" EAST 7.50 FEET TO THE  
SOUTHEASTERLY LINE OF SAID LOT  
THENCE SOUTH 89° 13' 56" WEST ALONG SAID SOUTHERLY LINE 70.00 FEET TO  
THE POINT OF  
BEGINNING.

PARCEL 25: (APN: 126-481-20)  
LOT 25, OF TRACT NO. 4208, IN THE CITY OF STANTON, AS PER MAP RECORDED  
IN BOOK 172, PAGES  
36 AND 37 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY  
RECORDER OF SAID COUNTY.

PARCEL 25A:  
AN UNDIVIDED 1/40TH INTEREST IN AND TO LOT 41 OF TRACT NO. 4208, IN THE  
CITY OF STANTON,  
COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK  
172, PAGE (S) 36 AND  
37 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF  
SAID COUNTY.

PARCEL 26: (APN: 126-481-19)  
LOT 26 OF TRACT NO. 4208, IN THE CITY OF STANTON, COUNTY OF ORANGE,  
STATE OF CALIFORNIA,  
AS PER MAP RECORDED IN BOOK 172, PAGES 36 AND 37 OF MISCELLANEOUS  
MAPS, IN THE OFFICE OF  
THE COUNTY RECORDER OF SAID COUNTY.  
EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS,  
BELOW A DEPTH OF 500  
FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEEDS OF  
RECORD.

#### EXHIBIT A

PARCEL 27: (APN: 126-481-18)  
LOT 27 OF TRACT NO. 4208, AS PER MAP RECORDED IN BOOK 172 PAGE(S) 36  
AND 37 OF  
MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID  
COUNTY.

PARCEL 27A:  
AN UNDIVIDED 1/40TH INTEREST IN AND TO LOT 41 OF TRACT NO. 4208, IN THE  
CITY OF STANTON,  
COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK  
172, PAGE (S) 36 AND  
37 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF  
SAID COUNTY.

EXCEPT THEREFROM THE FOLLOWING:

BEGINNING IN THE SOUTH LINE OF SAID LOT DISTANT THEREON NORTH 89° 13'  
56" EAST 226.73  
FEET FROM THE WEST LINE OF SAID LOT, THENCE NORTH 0°46'04" WEST 25.00  
FEET; THENCE  
NORTH 89°13' 56" EAST 24.20 FEET TO A POINT IN A CURVE IN THE  
NORTHEASTERLY LINE OF SAID  
LOT, THE RADIUS POINT OF WHICH BEARS NORTH 26°18'53" EAST 228.00 FEET  
FROM SAID POINT;  
THENCE SOUTHEASTERLY 49.12 FEET ALONG SAID CURVE THROUGH A  
CENTRAL ANGLE OF 12°20'42"  
THENCE SOUTH 0°46'04" EAST 7.50 FEET TO THE SOUTHERLY LINE OF SAID LOT;  
THENCE SOUTH  
89°13'56" WEST ALONG SAID SOUTHERLY LINE 70.00 FEET TO THE POINT OF  
BEGINNING.

PARCEL 28: (APN: 126-481-17)  
LOT 28 OF TRACT NO. 4208, IN THE CITY OF STANTON, COUNTY OF ORANGE,  
STATE OF CALIFORNIA,  
AS PER MAP RECORDED IN BOOK 172, PAGE(S) 36 AND 37, OF MISCELLANEOUS  
MAPS, IN THE OFFICE  
OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 29: (APN: 126-481-16)  
LOT 29 OF TRACT NO. 4208, AS PER MAP RECORDED IN BOOK 172, PAGES 36  
AND 37 OF  
MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID  
COUNTY.

PARCEL 29A:  
AN UNDIVIDED 1/40TH INTEREST IN AND TO LOT 41 OF TRACT NO. 4208, AS PER  
MAP RECORDED IN

#### EXHIBIT A

BOOK 172, PAGES 36 AND 37 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE FOLLOWING:

BEGINNING IN THE SOUTH LINE OF SAID LOT DISTANT THEREON NORTH 89° 13' 56" EAST 226.73 FEET FROM THE WEST LINE OF SAID LOT; THENCE NORTH 0° 46' 04" WEST 25.00 FEET; THENCE NORTH 89° 13' 56" EAST 24.20 FEET TO A POINT IN A CURVE IN THE NORTHEASTERLY LINE OF SAID LOT, THE RADIUS POINT OF WHICH BEARS NORTH 26° 18' 53" EAST 228.00 FEET FROM THE SAID POINT; THENCE SOUTHEASTERLY 49.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12° 20' 42" THENCE SOUTH 0° 46' 04" EAST 7.05 FEET TO THE SOUTHERLY LINE OF SAID LOT; THENCE SOUTH 89° 13' 56" WEST ALONG SAID SOUTHERLY LINE 70.00 FEET TO THE POINT OF BEGINNING.

PARCEL 30: (APN: 126-482-15)

LOT 30, TRACT 4208 SHOWN ON A MAP THEREOF RECORDED IN BOOK 172, PAGES 36 AND 37 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 31: (APN: 126-482-14)

LOT 31 OF TRACT NO. 4208, IN THE CITY OF STANTON, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 172, PAGE(S) 36 AND 37 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 31A:

AN UNDIVIDED 1/40TH INTEREST IN AND TO LOT 41 OF TRACT NO. 4208, IN THE CITY OF STANTON, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 172, PAGES 36 AND 37 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE FOLLOWING:

BEGINNING IN THE SOUTH LINE OF SAID LOT DISTANT THEREON NORTH 89° 13' 56" EAST 226.73 FEET FROM THE WEST LINE OF SAID LOT; THENCE NORTH 0° 46' 04" WEST 25.00 FEET; THENCE NORTH 89° 13' 56" EAST 24.20 FEET TO A POINT IN A CURVE IN THE

EXHIBIT A

NORTHEASTERLY LINE OF SAID  
LOT, THE RADIUS OF WHICH BEARS NORTH 26° 18' 53" EAST 228.00 FEET FROM  
SAID POINT: THENCE  
SOUTHEASTERLY 49.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE  
OF 12° 20' 42" THENCE  
SOUTH 0° 46' 04" EAST 7.50 FEET TO THE SOUTHERLY LINE OF SAID LOT;  
THENCE SOUTH 89° 13' 56"  
WEST ALONG SAID SOUTHERLY LINE 70.00 FEET TO THE POINT OF BEGINNING.  
PARCEL 32: (APN: 126-482-13)  
LOT 32 OF TRACT NO. 4208, IN THE CITY OF STANTON, COUNTY OF ORANGE,  
STATE OF CALIFORNIA,  
AS PER MAP RECORDED IN BOOK 172, PAGES 36 AND 37 OF MISCELLANEOUS  
MAPS, IN THE OFFICE OF  
THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 32A:  
AN UNDIVIDED 1/40TH INTEREST IN AND TO LOT 41 OF TRACT NO. 4208, IN THE  
CITY OF STANTON,  
COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK  
172, PAGES 36 AND 37  
OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF  
SAID COUNTY.

EXCEPT THEREFROM THE FOLLOWING:  
BEGINNING IN THE SOUTH LINE OF SAID LOT DISTANT THEREON NORTH 89° 13'  
56" EAST 226.73  
FEET FROM THE WEST LINE OF SAID LOT; THENCE NORTH 0° 46' 04" WEST 25.00  
FEET; THENCE  
NORTH 89° 13' 56" EAST 24.20 FEET TO A POINT IN A CURVE IN THE  
NORTHEASTERLY LINE OF SAID  
LOT, THE RADIUS POINT OF WHICH BEARS NORTH 26° 18' 53" EAST 228.00 FEET  
FROM SAID POINT;  
THENCE SOUTHEASTERLY 49.12 FEET ALONG SAID CURVE THROUGH A  
CENTRAL ANGLE OF 12° 20' 42"  
THENCE SOUTH 0° 46' 04" EAST 7.50 FEET TO THE SOUTHERLY LINE OF SAID  
LOT; THENCE SOUTH  
89° 13' 56" WEST ALONG SAID SOUTHERLY LINE 70.00 FEET TO THE POINT OF  
BEGINNING.

PARCEL 33: (APN: 126-482-12)  
LOT 33 OF TRACT NO. 4208, IN THE CITY OF ANAHEIM, COUNTY OF ORANGE,  
STATE OF CALIFORNIA,  
AS PER MAP RECORDED IN BOOK 172 PAGES 36 AND 37 OF MISCELLANEOUS, IN  
THE OFFICE OF THE  
COUNTY RECORDER OF SAID COUNTY.

PARCEL 34: (APN: 126-482-11)

#### EXHIBIT A



LOT 34 OF TRACT NO. 4208, IN THE CITY OF STANTON, COUNTY OF ORANGE,  
STATE OF CALIFORNIA,  
AS PER MAP RECORDED IN BOOK 172, PAGE(S) 36 AND 37 OF MAPS, IN THE  
OFFICE OF THE COUNTY  
RECORDER OF SAID COUNTY.  
EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS,  
BELOW A DEPTH OF 500  
FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEEDS OF  
RECORD.

PARCEL 35: (APN: 126-482-10)  
LOT 35 OF TRACT 4208 AS PER MAP RECORDED IN BOOK 172 PAGES 36-37, OF  
MISCELLANEOUS MAPS  
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 36: (APN: 126-482-09)  
LOT 36 OF TRACT NO. 4208, IN THE CITY OF STANTON, AS SHOWN ON A MAP  
RECORDED IN BOOK  
172, PAGE(S) 36 AND 37, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE  
COUNTY RECORDER OF  
SAID COUNTY.

PARCEL 37: (APN: 126-482-08)  
LOT 37 OF TRACT NO. 4208, IN THE CITY OF STANTON, COUNTY OF ORANGE,  
STATE OF CALIFORNIA,  
AS PER MAP RECORDED IN BOOK 172 PAGES 36 AND 37 OF MISCELLANEOUS  
MAPS, IN THE OFFICE OF  
THE COUNTY RECORDER OF SAID COUNTY.  
EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON  
SUBSTANCES, LYING  
BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY.

PARCEL 37A:  
AN UNDIVIDED 1/40TH INTEREST IN AND TO LOT 41 OF TRACT 41 OF TRACT NO.  
4208, IN THE CITY  
OF STANTON, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 172  
PAGES 36 AND 37 OF  
MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID  
COUNTY.  
EXCEPT THEREFROM THE FOLLOWING:  
BEGINNING IN THE SOUTH LINE OF SAID LOT DISTANT THEREON NORTH 89  
DEGREE 13 MINUTES 56  
SECONDS EAST 226.73 FEET FROM THE WEST LINE OF SAID LOT; THENCE  
NORTH 0 DEGREE 46  
MINUTES 04 SECONDS WEST 25 FEET; THENCE NORTH 89 DEGREE 13 MINUTES  
56 SECONDS EAST

EXHIBIT A

24.20 FEET TO A POINT IN A CURVE IN THE NORTHEASTERLY LINE OF SAID LOT,  
THE RADIUS POINT  
OF WHICH BEARS NORTH 26 DEGREE 18 MINUTES 53 SECONDS EAST 228.00  
FEET FROM SAID POINT;  
THENCE SOUTHEASTERLY 49.12 FEET ALONG SAID CURVE THROUGH A  
CENTRAL ANGLE OF 12  
DEGREE 20 MINUTES 42 SECONDS; THENCE SOUTH 0 DEGREE 46 MINUTES 04  
SECONDS EAST 7.50  
FEET TO THE SOUTHERLY LINE OF SAID LOT; THENCE SOUTH 29 DEGREE 13  
MINUTES 56 SECONDS  
WEST ALONG SAID SOUTHERLY LINE 70.00 FEET TO THE POINT OF BEGINNING.

PARCEL 38: (APN: 126-482-07)  
LOT 38 OF TRACT NO. 4208 IN THE CITY OF STANTON, COUNTY OF ORANGE,  
STATE OF CALIFORNIA,  
AS PER MAP RECORDED IN BOOK 172 PAGE(S) 36 AND 37 OF MISCELLANEOUS  
MAPS FILED IN THE  
OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

PARCEL 39: (APN: 126-482-06)  
LOT 39 OF TRACT NO. 4208, AS PER MAP RECORDED IN BOOK 172, PAGES 36  
AND 37 OF  
MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID  
COUNTY.

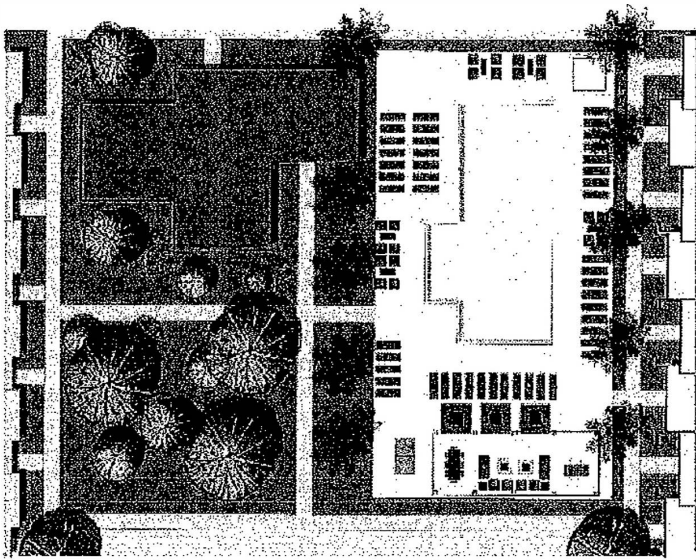
PARCEL 40: (APN: 126-482-05)  
LOT 40 OF TRACT NO. 4208, IN THE CITY OF STANTON, COUNTY OF ORANGE,  
STATE OF CALIFORNIA,  
AS SHOWN ON A MAP RECORDED IN BOOK 172, PAGE(S) 36 AND 37 OF  
MISCELLANEOUS MAPS, IN THE  
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

#### EXHIBIT A

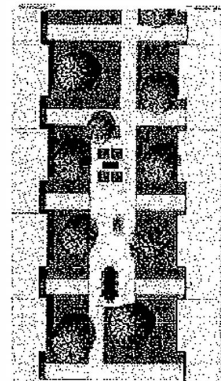
EXHIBIT "C"  
TO  
NEGOTIATION AGREEMENT

Multifamily Housing Development Description

[To Be Attached Behind This Cover Page]



Pool Area



BBQ Area



BEFORE  
VIEW FROM MAGNOLIA AVE AND TINA WAY



AFTER  
VIEW FROM MAGNOLIA AVE AND TINA WAY



BRANDYWINE  
HOKCO



MAGNOLIA CROSSING  
STATION, OK 73160-2701

CONCEPTUAL DESIGN  
JULY 11, 2011

STREET EXHIBIT

A1.4

55414.007013-4349345.7



AFFORDABLE APARTMENTS CONCEPT



**DRANDYWINE**  
HOMES



**MAGNOLIA CROSSING**  
PHASE 1A 1,800 SQ. FT.

**CONCEPTUAL DESIGN**  
APRIL 2010

PERSPECTIVES

A1.5

55414.0070113-49345.7



TOWNHOME CONCEPT



**BRANDYWINE**  
HOMES



**MAGNOLIA CROSSING**  
KTVB, KTLN 6/10/10

**CONCEPTUAL DESIGN**  
#104374-100

PERSPECTIVES

A1.6

55414.0070134349345.7

# EXHIBIT "D"

## MILESTONE SCHEDULE

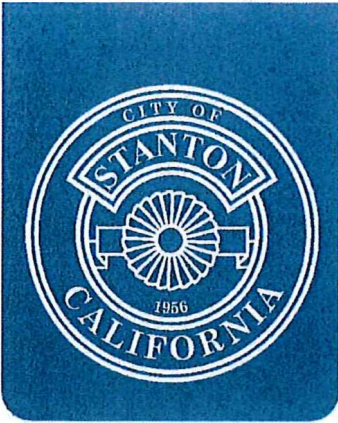
### Exclusive Negotiation Agreement Timeline

MILESTONE	DESCRIPTION
<b>Within 90 Days of Effective Date ( , 2021) of ENA</b>	
Initial Pro Forma	Submit initial pro forma for the proposed development.
Housing Developments	Submit Housing Development construction schedule for the proposed development.
Due Diligence	Provide written determination of property's physical suitability for development.
Preliminary Housing	Submit site plans and elevations. Submit all relevant applications and fees.
<b>Within 30 Days of Receipt of Preliminary Housing Developments Submittal</b>	
Plan Review	Staff reviews plans for compliance with applicable codes and regulations; letter
<b>Within 15 days of Receipt of Staff's Review</b>	
Revised Site Plans	Submit revised site plans and elevations
<b>Within 15 days of Receipt</b>	
2 <sup>nd</sup> Plan Review	Staff reviews plans for compliance with applicable codes and regulations; letter
<b>Within 150 Days of Effective Date of ENA</b>	
Revised Proforma and	Submit refined proforma and development schedule based on revised site plans
Market Study	Submit a market study containing a forecast of regional and local real estate
Development Partners	Submit letter identifying investment partners.
Funding Partners and	Submit letter identifying lenders and proof of ability to obtain financing.
Draft DDA	Complete negotiations and draft Disposition and Development
Final Revisions	Finalize revisions to development proposal and all relevant materials
<b>Within 180 Days of Effective Date of ENA</b>	
City Council Hearing	Present development proposal and DDA to City Council for final review and approval.



## Attachment: C

*Click here to return to the agenda.*



7800 Katella Avenue  
Stanton, CA 90680



P | (714) 379-9222  
F | (714) 890-1443



Stanton@StantonCA.gov  
StantonCA.gov

**Date:**

May 12, 2022

**Todd Cottle**

Principal

**C&C Development**

14211 Yorba Street,  
Suite 200  
Tustin, CA 92780

714-269-8848

[todd@c-cdev.com](mailto:todd@c-cdev.com)

**Dear Todd,**

My ability to provide extensions to individual milestone dates may be implicit in the ENA, but what is explicit is our ability to mutually agree to extend the Negotiation Period twice by 90 days each. I would propose that we exercise the first of our two 90-day extension periods, which would have the effect of moving all of the milestone dates in the Schedule of Performance, including your submittal of the initial pro forma by 90 days. Please indicate your agreement by signing below.

Sincerely,

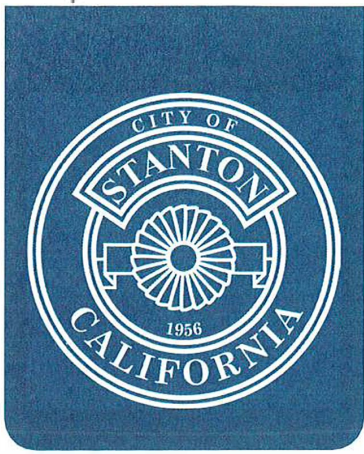
Jafad Hildenbrand  
**City Manager**

Agree to and accepted by:

C&C Development  
By: Todd Cottle  
Its: Authorized Signatory

National Community Renaissance of California  
By: Michael Ruane  
Its: Executive Vice President

Brandywine Acquisitions Group, a California limited liability company  
By: Brett Whitehead  
Its: Chief Executive Officer



## Attachment: D

*Click here to return to the agenda.*



7800 Katella Avenue  
Stanton, CA 90680



P | (714) 379-9222  
F | (714) 890-1443



Stanton@StantonCA.gov  
StantonCA.gov

**Date:**

December 1, 2022

**Todd Cottle**

Principal

**C&C Development**

14211 Yorba Street,  
Suite 200  
Tustin, CA 92780

**Michael Ruane**

Executive Vice  
President

**National Community  
Renaissance of  
California**

9421 Haven Avenue  
Rancho Cucamonga,  
CA 91730

**Alex Hernandez**

President/  
Homebuilding Division

**Brandywine  
Acquisitions Group,  
LLC**

15680 Aston  
Irvine, CA 92606

**To Whom It May Concern,**

The City received a request to extend the Exclusive Negotiation Agreement ("ENA"), dated December 14, 2021, by and between the City of Stanton, Brandywine Acquisitions Group, LLC, C&C Development Company, and National Community Renaissance of California. The ENA became effective on February 15, 2022.

As you know, the City has extended the ENA, once, to November 12, 2022, and hereby agrees to extend the ENA a second time, through February 10, 2023. These extensions are authorized under section 3(b) of the ENA. The City also hereby confirms that it has received the additional \$15,000 in deposits from the developers, pursuant to section 2(b) of the ENA. Please indicate your agreement to this extension by signing below.

The City looks forward to continuing to work with you. If you have any questions, please feel free to contact me.

Sincerely,

Hannah Shin-Heydorn  
**City Manager**

Agreed to and accepted by:

---

C&C Development  
By: Todd Cottle  
Its: Principal

---

National Community Renaissance of California  
By: Michael Ruane  
Its: Executive Vice President

---

Brandywine Acquisitions Group, LLC  
By: Alex Hernandez  
Its: President/ Homebuilding Division

**THE CITY OF STANTON****FIRST AMENDMENT TO EXCLUSIVE NEGOTIATION AGREEMENT****(Tina Pacific)**

THIS FIRST AMENDMENT TO EXCLUSIVE NEGOTIATION AGREEMENT (“First Amendment”) is dated as of \_\_\_\_\_, 2023, for reference purposes only, and is entered into by and between the City of Stanton, a California municipal corporation (“City”), on the one hand; and Brandywine Acquisitions Group, a California limited liability company (“Brandywine”), C&C Development Co., a California Limited Liability Company (“C&C”), and National Community Renaissance of California, a California nonprofit public benefit corporation (“National Core”), on the other hand, to provide a specified period of time to attempt to negotiate a disposition and development agreement. C&C and National Core are sometimes collectively referred to herein as the “Multifamily Developers,” and C&C, National Core and Brandywine are sometimes collectively referred to herein as the “Developers.” The City and the Developers are sometimes referred to in this Agreement, individually, as a “Party” and, collectively, as the “Parties.” This Agreement is entered into by the Parties with reference to the following recited facts (each, a “Recital”):

**RECITALS**

A. The City is the owner of that approximately 10 acres of real property located in the Tina Pacific neighborhood of the City (APN 126-481-01 through 29 and 126-126-482-05 through 15), including portions of Tina Way and Pacific Avenue (“Property”).

B. The Parties entered into that certain Exclusive Negotiating Agreement, dated December 14, 2021, in order to provide for time to negotiate one or more future agreements between the City and the Developers governing the potential acquisition of the Property by the Developers and development of the Townhome Housing Development by Brandywine on the Townhome Site and development of the Multifamily Housing Development by the Multifamily Developers on the Multifamily Site (“Agreement”).

C. The Agreement became effective on February 14, 2022 pursuant to the provisions set forth in Section 3(a) of the Agreement (“Effective Date”).

D. Upon the mutual written agreement of the Parties and for consideration in the form of Extension Deposits paid by the Developers to the City, the Parties exercised two consecutive 90-day extensions to the term of the Negotiation Period, authorized pursuant to Section 3(b) of the Agreement. The current Negotiation Period expires on February 9, 2023.

E. The Parties now desire to amend the Agreement in order to extend the term of the Negotiation Period under the Agreement for a period of 180 days to expire on August 8, 2023, increase the amount of each Extension Deposit to be commensurate with the extended term, and to modify terms relating to extensions of the Negotiation Period under the Agreement (“First Amendment”).

NOW, THEREFORE, IN VIEW OF THE GOALS AND OBJECTIVES OF THE CITY RELATING TO THE SALE AND DEVELOPMENT OF THE SITES AND THE PROMISES OF THE CITY AND THE DEVELOPERS SET FORTH IN THIS FIRST AMENDMENT, THE CITY AND THE DEVELOPERS AGREE, AS FOLLOWS:

1. **Deposits.** Section 2(b) of the Agreement is hereby amended in its entirety to read as follows:

“(b) Upon the each extension of the Negotiation Period occurring pursuant to the provisions of Section 3(b), if any, the Developers shall each provide to the City an additional deposit of Five Thousand Dollars (\$5,000) in immediately available funds on the first day of any 90-day extension of the Negotiation Period occurring pursuant to the provisions of Section 3(b) (each, an "Extension Deposit"). Each Developer shall provide to the City an additional deposit of Ten Thousand Dollars (\$10,000) in immediately available funds on the first day of any 180-day extension of the Negotiation Period occurring pursuant to the provisions of Section 3(b). Each Extension Deposit is intended to ensure that the Developers will proceed diligently and in good faith to fulfill their obligations under this Agreement during any extension of the Negotiation Period, as part of the consideration for the City's agreement not to negotiate with other persons during any such extension of the Negotiation Period, and to defray certain costs of the City in pursuing the contemplated negotiations with the Developers during any such extension of the Negotiation Period, pursuant to this Agreement. At the termination of this Agreement, any remaining funds from an Extension Deposit shall be refundable to the applicable Developer as provided in Section 2(a), above

2. **Term of Agreement.** Section 3 of the Agreement is hereby amended in its entirety to read as follows:

“(a) The rights and duties of the City and the Developers established by this Agreement shall commence on the first date on which all of the following have occurred (the “Effective Date”): (1) payment of the Initial Deposits to the City by the Developers, in accordance with Section 2(a); and (2) delivery of a City Council-approved fully executed version of this Agreement to the Developers, the exact date of which shall be mutually agreed to by the Parties promptly after the Developers’ receipt of the fully executed Agreement from the City as evidenced in writing signed by their respective authorized representatives. The City shall deliver a fully executed counterpart original of this Agreement to the Developers within ten (10) calendar days following the City Council’s approval of this Agreement, if approved, and the execution of this Agreement by the authorized representative(s) of the City. This Agreement shall continue in effect for a period of One Hundred Eighty (180) consecutive calendar days immediately following the Effective Date (“Negotiation Period”), subject to the limitations of Section 3(b).

(b) The Negotiation Period may be extended upon the mutual written agreement of the City's City Manager and all Developers for no more than two (2) additional consecutive Ninety (90) calendar day periods and one (1) additional consecutive One Hundred and Eighty (180) calendar day period. Notwithstanding the immediately preceding sentence or any other part of this Agreement, in no event shall the Negotiation Period exceed Five Hundred Forty (540) consecutive calendar days from the Effective Date.

(c) This Agreement shall automatically expire and be of no further force or effect at the end of the Negotiation Period, unless, prior to that time, both the City and the Developers approve and execute a DDA acceptable to both the City and the Developers, in their respective sole and absolute discretion, in which case this Agreement will terminate on the effective date of such DDA.”

4. **Remaining Provisions.** Except as specifically set forth in this First Amendment, the remaining provisions of the Agreement shall continue in full force and effect.

**[Signatures on following page]**

**THE CITY OF STANTON**  
**FIRST AMENDMENT TO EXCLUSIVE NEGOTIATION AGREEMENT**  
**(Tina Pacific)**

IN WITNESS WHEREOF, the City and the Developers have executed this First Amendment to Exclusive Negotiation Agreement on the dates indicated next to each of the signatures of their authorized representatives, as appear below.

DEVELOPERS:

\_\_\_\_\_

Dated:\_\_\_\_\_

By:\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Dated:\_\_\_\_\_

By:\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Dated\_\_\_\_\_

By:\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CITY:  
THE CITY OF STANTON

Dated:\_\_\_\_\_

By:\_\_\_\_\_

ATTEST:

By:\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:  
BEST BEST & KRIEGER, LLP

By:\_\_\_\_\_  
City Attorney

## CITY OF STANTON

### REPORT TO CITY COUNCIL

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

**DATE:** January 24, 2023

**SUBJECT: ADOPTION OF STANTON LOCAL HAZARD MITIGATION PLAN**

#### **REPORT IN BRIEF:**

Atlas Planning Solutions, the City's consultant for the Local Hazard Mitigation Plan (LHMP), will provide a review of the final LHMP, which has been reviewed and approved by the California Governor's Office of Emergency Services (Cal OES) and the Federal Emergency Management Agency (FEMA).

#### **RECOMMENDED ACTION:**

1. City Council declare that this item is not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) and 15060(c)(3); and
2. Receive and file the presentation; and
3. Approve Resolution No. 2023-03, entitled:

**"A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING AND ADOPTING THE CITY'S LOCAL HAZARD MITIGATION PLAN".**

#### **BACKGROUND:**

The Stafford Act, as amended by the Disaster Mitigation Act of 2000 (DMA) establishes requirements for state and local entities to prepare and maintain a comprehensive Local Hazard Mitigation Plan (LHMP) that addresses natural and human-caused hazards that may impact the community. The purpose of an LHMP is to identify a jurisdiction's hazards, review and assess past disaster occurrences, estimate the probability of future occurrences, and set goals to mitigate potential risks to reduce or eliminate long-term risk to people and property from natural and man-made hazards. The components of an LHMP typically are focused on the following objectives:

- Identifying vulnerabilities (including for specific populations and/or structures);
- Providing recommendations for prioritized mitigation actions;
- Evaluating resources;

- Identifying mitigation shortcomings; and
- Providing for future mitigation planning and maintenance of the existing plan.

In addition, an LHMP approved by the California Office of Emergency Services (Cal OES) and the Federal Emergency Management Agency (FEMA) is required in order for jurisdictions to be eligible for pre- and post-disaster mitigation grants, including the Hazard Mitigation Grant, Flood Mitigation Assistance, and Building Resilient Infrastructure and Communities programs. LHMPs must be updated and resubmitted to FEMA for approval every five years in order for jurisdictions to remain eligible for FEMA grant programs. California law also requires that LHMPs must include an assessment of a jurisdiction's vulnerability to climate change.

This is the City's first LHMP. Implementation of a regularly updated LHMP will allow the City to address natural hazards proactively and promote community resilience, including:

- Enforcement of building codes, floodplain management codes, and environmental regulations;
- Public safety measures, such as continual maintenance of roadways, culverts, and other public spaces;
- Retrofitting of structures and design of new construction, such as elevating a home or building;
- Protecting critical facilities and infrastructure from future hazard events;
- Planning for hazard mitigation, emergency operations, disaster recovery, and continuity of operations; and
- Development and distribution of outreach materials related to hazard mitigation.

## **ANALYSIS AND JUSTIFICATION:**

In coordination with staff and key community stakeholders with expertise on local hazards, Atlas Planning Solutions (Atlas) compiled hazard profiles, completed threat assessments, and developed hazard mitigation strategies for the City. Atlas first conducted a review of critical facilities, vulnerable populations and assets, recent hazard events and past disasters, previous mitigation actions, and more. The hazard profiles considered hazard-prone areas, severity measurement scales, historical events, future risks, and the effects of climate change to determine whether a hazard type poses a threat to the community, whether it be to human life and safety, property, essential services and activities, or the environment.

The threat assessment considered the community's relative vulnerability to each hazard, calculating impacts in terms of repetitive loss properties (likelihood of damage) and potential dollar losses (extent of damage). The primary hazards that the City faces are seismic hazards, power failure, drought, extreme heat, flooding, hazardous material release, urban fire, and dam failure.



The hazard mitigation strategies establish an action plan for the City by laying out future-oriented goals; comprehensive, yet specific measures; and prioritized implementation details for emergency preparedness.

One of the requirements to receive State and Federal approval is incorporating community feedback into the LHMP. A hazard survey was launched on Let's Talk Stanton on October 18, 2021 to gather community input for the draft LHMP, and Atlas hosted an informational booth at the City's Halloween Festival. The plan was presented to City Council on July 26, 2022, and the plan was released for a month-long public review period.

The LHMP was submitted to Cal OES for review on September 23, 2022. Cal OES and FEMA approved the LHMP on October 26, 2022 and January 3, 2023, respectively. The final step required for approval of the LHMP is formal adoption of the plan by City Council resolution, which will then initiate the five-year implementation period.

#### **FISCAL IMPACT:**

None. The City obtained a grant for \$37,500 in 2020 from Cal OES to create an LHMP. As the grant required a 25% cost share, the Council authorized an appropriation of \$22,000 from the General Fund at its April 13, 2021, meeting (Account No. 101-1520-608105). Atlas Planning Solutions has been paid \$56,555 for services provided through January 24, 2023.

The creation and implementation of the mitigation strategies and actions outlined in the LHMP will increase the City's development of risk reduction programs and improvements to resiliency, which can ultimately significantly reduce costs associated with disaster response and recovery within the City.

#### **ENVIRONMENTAL IMPACT:**

None. This item is an administrative activity not subject to the California Environmental Quality Act ("CEQA") pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378(b)(5) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly).

#### **LEGAL REVIEW:**

None.

#### **STRATEGIC PLAN OBJECTIVE(S):**

Obj. 1: Provide a safe community.

Obj. 3: Provide a quality infrastructure.

Obj. 6: Maintain and promote a responsive, high-quality, and transparent government.

**PUBLIC NOTIFICATION:**

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

**Prepared by:** Jason Huynh, Management Analyst

**Fiscal Impact Reviewed by:** Michelle Bannigan, Finance Director

**Approved by:** Hannah Shin-Heydorn, City Manager

**Attachment(s):**

- A. Proposed Resolution No. 2023-03
- B. Final LHMP
- C. FEMA “Approvable Pending Adoption” Notification Letter

**RESOLUTION NO. 2023-03****A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STANTON, CALIFORNIA, APPROVING AND ADOPTING THE CITY'S LOCAL HAZARD MITIGATION PLAN**

**WHEREAS**, the City is charged and entrusted with the protection of persons and property prior to, during, and after emergencies; and

**WHEREAS**, the City has prepared a Local Hazard Mitigation Plan (LHMP) in compliance with the Disaster Mitigation Act of 2000; and

**WHEREAS**, this LHMP represents a comprehensive description of the City's commitment to reducing, preventing, or eliminating potential impacts of disasters caused by natural and some human-caused hazards; and

**WHEREAS**, City staff has collaborated with numerous partner agencies and hazard experts to develop the LHMP by organizing resources, assessing risks, and forming a comprehensive hazard mitigation strategy and monitoring process; and

**WHEREAS**, the community, surrounding cities, and all City Commissions and Boards were invited to provide feedback on the draft LHMP beginning July 19, 2022; and

**WHEREAS**, on September 20, 2022, the public review period was completed, having received minor comments that required minimal revisions to the plan; and

**WHEREAS**, on September 23, 2022, the City transmitted the LHMP to the California Governor's Office of Emergency Services (Cal OES), initiating the formal review process; and

**WHEREAS**, on October 26, 2022, Cal OES approved the LHMP and transmitted the plan to the Federal Emergency Management Agency (FEMA) for review; and

**WHEREAS**, on January 3, 2023, the City has received a letter from FEMA identifying the City's LHMP as eligible for approval pending final adoption by the Stanton City Council; and

**WHEREAS**, City Council adoption of a current LHMP will make the City eligible to receive earmarked mitigation grant funding, as well as eligible to apply for additional federal mitigation grants.

**NOW, THEREFORE, THE CITY OF STANTON HEREBY RESOLVES AND ORDERS AS FOLLOWS:**

1. The City of Stanton hereby approves and adopts the Stanton Local Hazard Mitigation Plan.

2. The respective officials identified in the Plan are hereby directed to pursue implementation of the recommended actions assigned to them.
3. City officials designated in the Plan are authorized and directed to prepare future revisions and plan maintenance, as required by the Disaster Mitigation Act of 2000 and FEMA, and submit them to the City Council for approval for a period of five (5) years from the date of this resolution.
4. The City of Stanton will comply with all applicable Federal Statutes and Regulations in effect with respect to the periods for which it receives grant funding, in compliance with 44 CFR 13.11 (c); and will amend the Plan whenever necessary to reflect applicable changes in Tribe, State, or Federal Laws and Statutes as required by 44 CFR 13.11 (d).

**ADOPTED, SIGNED AND APPROVED** this 24<sup>th</sup> day of January, 2023.

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

APPROVED AS TO FORM:

\_\_\_\_\_  
HONGDAO NGUYEN, CITY ATTORNEY

ATTEST:

I, PATRICIA A. VAZQUEZ, City Clerk of the City of Stanton, California DO HEREBY CERTIFY that the foregoing Resolution, being Resolution No. 2023-03 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 January 24, 2023 and that the same was adopted, signed and approved by the following vote to wit:

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

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

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

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

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



2022

# Local Hazard Mitigation Plan



**Council Adopted Version**

**1/24/2023**



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## CHAPTER 1 – INTRODUCTION

### PLAN PURPOSE AND AUTHORITY

Hazard events can lead to injuries or death, affect the overall health and safety of a community, damage or destroy public and private property, harm ecosystems, and disrupt key services. Although the hazard event itself often gets the most attention, it is only one part of a larger emergency management cycle.

Emergency planners and responders can take steps during the response, recovery, mitigation, and preparedness phases of the cycle to minimize the harm caused by a disaster. This Local Hazard Mitigation Plan (LHMP) focuses on optimizing the mitigation phase of the cycle. Mitigation involves making a community more resilient so that when hazard events do ultimately occur, the community suffers less damage and can recover more quickly and effectively. It differs from preparedness, which involves advanced planning for how best to respond when a disaster occurs or is imminent. For example, a policy to make homes structurally stronger so they suffer less damage during an earthquake is a mitigation action, while fully equipping emergency shelters to accommodate people who lose their homes in an earthquake is a preparedness action. Some activities may qualify as both.

Like other communities, the City of Stanton (City) could potentially suffer severe harm from hazard events. Although large disasters may cause widespread devastation, even smaller disasters can have substantial effects. The City cannot make itself completely immune to hazard events, but this LHMP can help make the community a safer place to live, work, and visit. This LHMP provides a comprehensive assessment of the threats that the City faces from natural and human-caused hazard events and a coordinated strategy to reduce these threats. It identifies resources and information to help community members, City staff, and local officials understand local threats and make informed decisions. The LHMP can also support increased coordination and collaboration between the City, other public agencies, local employers, service providers, community members, and other key stakeholders.

#### *Federal Authority*

The City is not required to prepare an LHMP, but state and federal regulations encourage it. The federal Robert T. Stafford Disaster Relief



#### KEY TERMS

**HAZARD EVENT:** AN EMERGENCY DUE TO A NATURAL OR HUMAN-CAUSED EVENT THAT HAS THE POTENTIAL TO CAUSE HARM.

**HAZARD MITIGATION:** ANY SUSTAINED ACTION OR SET OF ACTIONS TAKEN TO REDUCE OR ELIMINATE IMPACTS TO PEOPLE AND PROPERTY FROM EVENTS ASSOCIATED WITH NATURALLY EXISTING OR HUMAN-CREATED HAZARDS.

**RESILIENCE:** THE "CAPACITY OF ANY ENTITY—AN INDIVIDUAL, A COMMUNITY, AN ORGANIZATION, OR A NATURAL SYSTEM—TO PREPARE FOR DISRUPTIONS, TO RECOVER FROM SHOCKS AND STRESSES, AND TO ADAPT AND GROW FROM A DISRUPTIVE EXPERIENCE."

and Emergency Act, amended by the Disaster Management Act of 2000, creates a federal framework for local hazard mitigation planning. It states that jurisdictions that wish to be eligible for federal hazard mitigation grant funding must prepare a hazard mitigation plan that meets a specific set of guidelines and submit it to the Federal Emergency Management Agency (FEMA) for review and approval. These guidelines are outlined in the Code of Federal Regulations, Title 44, Part 201, and discussed in greater detail in FEMA's Local Mitigation Plan Review Tool.

### *State Authority*

#### **CALIFORNIA GOVERNMENT CODE SECTIONS 8685.9 AND 65302.6**

California Government Code Section 8685.9<sup>1</sup> limits the State of California's share of disaster relief funds paid out to local governments to 75% of the funds not paid for by federal disaster relief efforts except when the jurisdiction has adopted a valid hazard mitigation plan consistent with the Disaster Management Act of 2000. This plan must be incorporated into the hazard mitigation plan in the jurisdiction's general plan. In these cases, the State may cover more than 75% of the remaining disaster relief costs.

All cities and counties in California must prepare a general plan, which must include a safety element that addresses various hazard conditions and other public safety issues. The safety element may be a stand-alone chapter or incorporated into another section, as the community wishes. California Government Code Section 65302.6 indicates that a community may adopt an LHMP into its safety element if the LHMP meets applicable state requirements. This adoption allows communities to use the LHMP to satisfy state requirements for safety elements. As the General Plan is an overarching long-term plan for community growth and development, incorporating the LHMP into it creates a stronger mechanism for implementing the LHMP. This LHMP and future updates will be integrated into the City's General Plan Safety Element.

#### **CALIFORNIA GOVERNMENT CODE SECTION 65302 (g)(4)**

California Government Code Section 65302 (g)(4)<sup>2</sup> requires that the safety element of a community's general plan address the hazards created or exacerbated by climate change. The safety element must identify how climate change is expected to affect the community's hazard conditions and include measures to adapt and be more resilient to these anticipated changes.

Because the LHMP can be incorporated into the safety element, including these items in the LHMP can satisfy the state requirement. SB 379 requires that climate change be addressed in the safety element when the LHMP is updated after January 1, 2017, for communities that already have an LHMP, or by January 1, 2022, for communities without one. This LHMP is consistent with current standards and



## Local Mitigation Planning Handbook

March 2013



FEMA's Local Mitigation Planning Handbook, last updated in 2013, is one of the key guidance documents for local communities in preparing hazard mitigation plans.

<sup>1</sup> also known as Assembly Bill 2140

<sup>2</sup> also known as Senate Bill (SB) 379

regulations, as outlined by the California Office of Emergency Services (Cal OES) and FEMA. It uses the best available science, and its mitigation actions/strategies reflect best practices and community values. It meets the requirements of the current state and federal guidelines and makes the City eligible for all appropriate benefits under state and federal law and practices. Note that while FEMA is responsible for reviewing and certifying this LHMP, and Cal OES is responsible for conducting a preliminary review, it does not grant FEMA or Cal OES any increased role in the governance of the City, nor authorize either agency to take any specific action in the community.

## PLAN ORGANIZATION AND USE

The Stanton LHMP is both a reference document and an action plan. It has information and resources to educate readers and decision-makers about hazard events and related issues and a comprehensive strategy that the City and community members can follow to improve resilience in the City. It is divided into the following chapters:

**Chapter 1: Introduction.** This chapter describes the Plan's background, its goals and objectives, and the process used in its development.

**Chapter 2: Community Profile.** This chapter discusses Stanton's history, physical setting and land use, demographics, and other important community characteristics.

**Chapter 3: Hazard Assessment.** This chapter identifies and describes the hazards that pose a threat to Stanton and discusses past and future events and the effects of climate change.

**Chapter 4: Vulnerability Assessment.** This chapter describes each hazard's threat to Stanton's key facilities and community members, including socially vulnerable individuals.

**Chapter 5: Mitigation Strategy.** This chapter lists the mitigation actions to reduce Stanton's vulnerability to hazard events and provides an overview of the community's existing capabilities to improve hazard resilience.

**Chapter 6: Plan Maintenance.** This chapter summarizes implementing, monitoring, and updating the LHMP and opportunities for continued public involvement.

## PREVIOUS STANTON LHMP

This is the City of Stanton's first LHMP and opens eligibility, once approved and adopted, to apply for FEMA grants for hazard mitigation projects and monetary relief during emergency situations.

## PLAN GOALS

This Plan was developed to broadly increase resilience in Stanton. The following new key goals were developed for the City's 2022 LHMP:

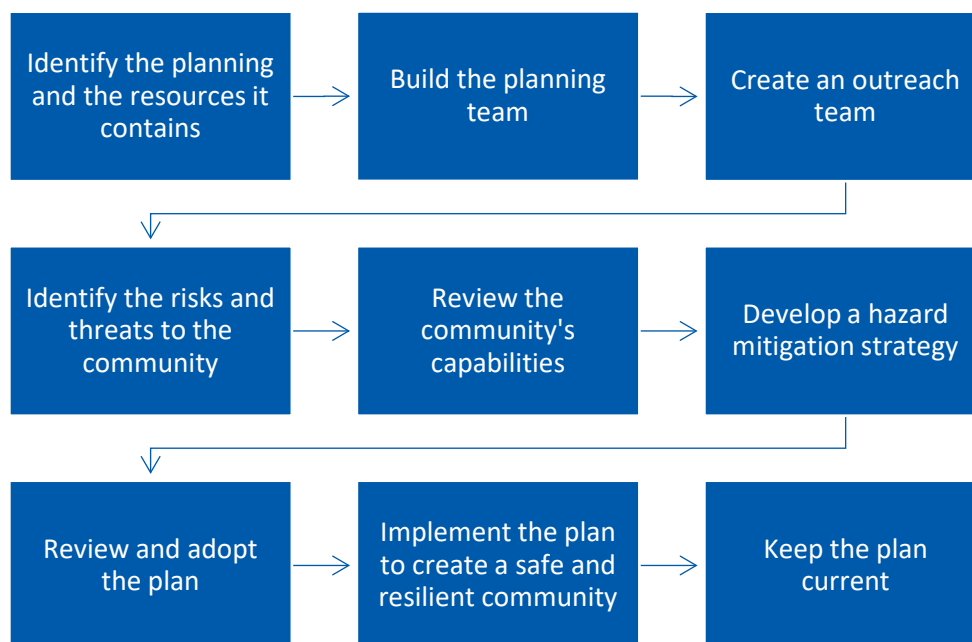
- **Protect against threats from natural hazards to life, injury, and property damage for Stanton residents and visitors.**
- **Increase public awareness of potential hazard events.**
- **Preserve critical services and functions by protecting key facilities and infrastructure.**
- **Protect natural systems from current and future conditions.**

- **Coordinate mitigation activities among City departments, neighboring jurisdictions, and with federal agencies.**
- **Prepare for long-term changes in hazard regimes.**

These goals were designed and voted on by the Hazard Mitigation Planning Committee to reflect Stanton's current priorities. These goals will set the tone for Stanton's first ever LHMP and will help to guide future updates to the plan. Future updates will consider community growth, allow for anticipated new development in the City, changes to City policies, and the evolution of City priorities and goals. These goals also ensure greater consistency with the City's General Plan Safety Element and priorities over the next five years.

## PLANNING PROCESS

State and federal guidance for LHMPs does not require that jurisdictions follow a standardized planning process. FEMA encourages communities to create a planning process that reflects local values, goals, and characteristics. FEMA does suggest a general planning process that follows the steps identified below:



For the City of Stanton, the planning process used to create this plan is described below.

### *Hazard Mitigation Planning Committee*

The City established a Hazard Mitigation Planning Committee (hereafter referred to as the Committee). The Committee comprises representatives from key City departments and stakeholder members that include representatives from local and regional agencies and companies that are key to hazard mitigation activities. Stakeholders invited from local agencies and neighboring jurisdictions include Southern California Edison, Southern California Gas Company, Orange County Public Works, Orange County Emergency Management Division, as well as the neighboring Cities of Garden Grove, Anaheim, Cypress,

and Buena Park. All prospective members were invited to the hazard mitigation planning committee via email and/or phone call by the HMPC leader.

**Table 1-1** identifies the members who were invited and attended Committee meetings.

<b>TABLE 1-1: STANTON HAZARD MITIGATION PLANNING COMMITTEE</b>		
<b>Name</b>	<b>Title</b>	<b>Department</b>
<b>Jarad Hildenbrand</b> (No longer with City)	City Manager	City Manager's Office
<b>Hannah Shin- Heydorn</b>	City Manager	City Manager's Office
<b>Jason Huynh</b>	Management Analyst	City Manager's Office
<b>James Wren</b>	Director	Public Safety
<b>Jose De La Torre</b>	Code Enforcement Officer	Public Safety
<b>Zenia Bobadilla</b>	Director	Community Services
<b>Ashley Cain</b>	Community Service Manager	Community Services
<b>Joseph Ames</b>	Director	Public Works
<b>Scott Jensen</b>	Public Works Manager	Public Works
<b>Michelle Bannigan</b>	Director	Finance
<b>Jennifer Lilley</b>	Director	Community & Economic Development
<b>Aneli Gonzalez</b>	Planning Technician	Community Development (Planning)
<b>Jennifer Zambrano</b>	Permit Technician	Community Development (Building)
<b>Cynthia Guzman</b>	Human Resources Manager	Human Resources and Risk Management
<b>Cruz Alday</b>	Captain	Orange County Sheriff's Dept.
<b>Mike Petro</b>	Division 7 Chief	Orange County Fire Authority
<b>Jeff Cole</b>		Orange County Sheriff's Dept
<b>Bryan Mahon</b>	Battalion Chief: B Shift	Orange County Fire Authority
<b>Aaron Pfannenstiel</b>	LHMP Project Manager	Atlas Planning Solutions
<b>Crystal Stueve</b>	LHMP Planner	Atlas Planning Solutions
<b>Robert Jackson</b>	LHMP Planner	Atlas Planning Solutions
* Denotes invitees that did not attend meetings.		

The Committee held three meetings throughout the plan development process to lay out the methods and approach for the Plan, draft and review content, make revisions, and engage members of the public.

**Committee Meeting #1** (August 24, 2021): The Committee members confirmed the Committee members' project goals and responsibilities. They revised the community engagement and outreach strategy, confirmed and prioritized the hazards included in the Plan, and identified critical threat assessment facilities.

**Committee Meeting #2** (December 1, 2021): Members held a detailed discussion about the hazard prioritization, results of the hazards assessment and mapping, and the risk assessment that showed the areas, populations, and assets facing elevated risk and vulnerability.

**Committee Meeting #3** (January 11, 2022): The Committee discussed and reviewed mitigation actions and strategies, made revisions, and assigned priorities.

Invitations to Committee meetings, and agendas/materials, were provided via email. **Appendix A** contains copies of invitations, meeting agendas, sign-in sheets, and other relevant materials distributed for these meetings.

### *Public Engagement*

Under FEMA guidelines, local hazard mitigation planning processes should create opportunities for the public to be involved in plan development—at a minimum, during the initial drafting stage and plan approval. Due to the COVID-19 pandemic in-person, public workshops and meetings were replaced with virtual workshops, meetings, and discussion groups for health and safety reasons. Several key activities pertaining to the LHMP include the following:

### *Online Engagement*

[LetsTalkStanton](#) provides a better look into Stanton’s very first Local Hazard Mitigation Plan (LHMP) project. The site is home to a description of the project and how an LHMP benefits the community, a list of frequently asked questions with links to the answers, as well as access to the Hazard Mitigation Plan Survey available in English, Spanish, and Vietnamese. Using the survey link, the community members of Stanton were able to provide valuable data and personal experiences with natural and human-caused hazards in the City; this data was then used in the drafting the LHMP.

### *Online Survey*

The City released an online survey to community members to gather feedback on the planning process and hazards of concern. The City received 17 responses from community members and stakeholders during the survey period. Responses were received from all zip codes and areas within Stanton, ensuring that geographically, the entire City was represented. Based on these responses, the following information was shared with the City:

- The top three hazards of concern for Stanton and their individual communities, rank seismic hazards (earthquakes) as the overall greatest hazard of concern, followed closely by power failure, and extreme heat events.
- Over 88% of respondents are concerned that earthquakes can affect the city, with approximately 35% indicating they have been affected by this hazard at their residence.
- Over 64% of respondents are concerned that climate change may create new hazardous situations in Stanton or worsen existing natural hazards.
- Approximately 41% of respondents believe that climate change has already impacted their health, property, livelihood, and overall wellbeing, about 47% believe that climate change will affect them in the next 5-20 years, while the remaining 11% believe that climate change will not affect them in their lifetime.

- About 53% of respondents have taken steps to make their homes less vulnerable to hazards such as earthquakes, floods, and fires. These same respondents are confident that these actions will be sufficient to protect against more severe hazards that are expected because of climate change.

The results from the survey were provided to the HMPC. The data was then analyzed, reviewed, and incorporated by the HMPC within the LHMP content. The data provided by the survey presented unique local insight into hazard concerns, and assessed the overall opinion and perception of the public when it comes to the hazards that affect Stanton. The survey results are also provided within Appendix B of the LHMP, including the survey questions and answers.

### *City of Stanton Halloween Festival 2021*

On October 30<sup>th</sup>, 2021, the City held its annual Halloween Festival at Stanton Central Park. The consultant firm Atlas Planning Solutions had the opportunity to set up an information booth introducing the community to Stanton's first ever Local Hazard Mitigation Plan. Members of the community had the chance to engage with the consultants and learn about the LHMP planning process, the hazards of concern within the city, ask questions, and provide valuable feedback for the hazard mitigation planning committee.

### *Public Review Draft*

On July 12, 2022, the City released a draft copy of the LHMP for public review and comment. The document was posted electronically on the [LetsTalkStanton](#) website. The City distributed notifications about the public review draft through social media accounts and other online sources. The Public Review Draft period extended from July 12, 2022, through August 12, 2022.

### *Plan Revision and Adoption*

During the public review period, the City did not receive any public comments on the plan. Following public comment, the City submitted the plan to Cal OES and FEMA, initiating their review process. Upon completing this review process, City staff transmitted the final plan to the City Council for final adoption. The Stanton City Council adopted the final LHMP on January 24, 2023. **Appendix C** contains a copy of the adoption resolution.

### *Plan Resources*

The City used several different plans, studies, technical reports, datasets, and other resources to prepare the Plan's hazard assessment, mapping, threat assessment, and other components. **Table 1-2** provides some of the primary resources the Committee used to prepare this Plan.



**TABLE 1-2: KEY RESOURCES FOR PLANNING DEVELOPMENT**

Section	Key Resources Reviewed	Data Incorporated from Resources
Multiple	<ul style="list-style-type: none"> <li>• Cal-Adapt</li> <li>• California Department of Conservation</li> <li>• California Geological Survey</li> <li>• California Office of Emergency Services</li> <li>• California State Hazard Mitigation Plan</li> <li>• City of Stanton General Plan</li> <li>• FEMA Local Hazard Mitigation Plan Guidance</li> <li>• National Oceanic and Atmospheric Administration</li> <li>• National Weather Service</li> <li>• US Geological Survey</li> <li>• US Census Bureau 2015-2019 American Community Survey</li> <li>• Orange County Vulnerability Assessment</li> <li>• Orange County Hazard Mitigation Plan</li> </ul>	<ul style="list-style-type: none"> <li>• Science and background information on different hazard conditions</li> <li>• Records of past disaster events in and around Stanton</li> <li>• Current and anticipated climate conditions in and around Stanton</li> <li>• Projections of future seismic conditions and events</li> </ul>
Community Profile	<ul style="list-style-type: none"> <li>• US Census Bureau 2015-2019 American Community Survey</li> <li>• City of Stanton Existing Condition Reports:</li> <li>• Noise and Vibration Existing Conditions Report</li> <li>• Air Quality Existing Conditions Report</li> <li>• Economic and Market Trends Existing Condition Report</li> <li>• Greenhouse Gas Emissions and Climate Change Vulnerability Assessment Existing Conditions Report</li> <li>• Community Mobility Existing Condition Report</li> <li>• California Energy Commission</li> </ul>	<ul style="list-style-type: none"> <li>• Demographic information for Stanton and Orange County</li> <li>• History of the region</li> <li>• Economic trends in Stanton</li> <li>• Commute patterns in Stanton</li> <li>• Local land-use patterns</li> <li>• Background information on utilities serving Stanton</li> <li>• Current Climate information in Stanton</li> <li>•</li> </ul>
Hazard Assessment (Flood Hazards, includes Dam Failure)	<ul style="list-style-type: none"> <li>• FEMA Map Service Center</li> <li>• Orange County Flood Control District</li> <li>• Metropolitan Water District of Southern California</li> <li>• US Army Corps of Engineers</li> <li>• California Department of Water Resources</li> </ul>	<ul style="list-style-type: none"> <li>• Records of past flood events in and around Stanton</li> <li>• Locations of flood-prone areas in Stanton</li> <li>• Mapping of dam failure inundation areas</li> <li>• Profiles and conditions of dams in and around Stanton</li> </ul>
Hazard Assessment (Human-Caused Hazards)	<ul style="list-style-type: none"> <li>• Global Terrorism Database</li> </ul>	<ul style="list-style-type: none"> <li>• Historical records of terrorism</li> </ul>
Hazard Assessment (Hazardous Materials Release)	<ul style="list-style-type: none"> <li>• Department of Toxic Substances and Control</li> <li>• Environmental Protection Agency</li> </ul>	<ul style="list-style-type: none"> <li>• Location and dates of past hazardous materials release</li> </ul>



		<ul style="list-style-type: none"> <li>• Effects of hazardous materials release</li> </ul>
<b>Hazard Assessment (Seismic Hazards)</b>	<ul style="list-style-type: none"> <li>• Southern California Earthquake Data Center</li> <li>• The Third California Earthquake Rupture Forecast (UCERF3)</li> <li>• California Geological Survey</li> </ul>	<ul style="list-style-type: none"> <li>• Location of fault zones</li> <li>• Records of past earthquakes</li> </ul>
<b>Hazard Assessment (Severe Weather Hazards)</b>	<ul style="list-style-type: none"> <li>• Cal Adapt</li> <li>• California Department of Water Resources</li> <li>• US Drought Monitor</li> <li>• Western Regional Climate Center</li> </ul>	<ul style="list-style-type: none"> <li>• Historic drought information</li> <li>• Current drought conditions</li> <li>• Science and background information on extreme weather events</li> <li>• Historical record of extreme weather events in and around Stanton</li> </ul>
Note: Sections that are not individually called out in this table relied primarily on sources identified in multiple sections.		

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## CHAPTER 2 – COMMUNITY PROFILE

The Community Profile section of the LHMP describes Stanton, including information about the community's physical setting, history, economy and demographics, current and future land uses, and key infrastructure. The Community Profile helps establish the baseline conditions in Stanton, which inform the development of the hazard mitigation strategies and actions in **Chapter 5**.

### SETTING AND LOCATION

Stanton is located in northwestern Orange County and encompasses roughly 3.1 square miles. The population, according to the US Census, in 2019 was 38,377. It is bordered by the cities of Cypress to the west, Anaheim to the north and east, and Garden Grove to the east and south, and several county islands.

The City experiences an average of 278 sunny days per year, compared to a national average of 205 days. There is rarely any recorded snowfall in Stanton, ranking it as one of the least snowy places in California. Stanton experiences roughly 13.3 inches of rain every year, compared to the national average of 38.1 inches per year. The average temperature in Stanton ranges between 70-85°F for most of the year.<sup>3</sup>



Money Magazine ranked Stanton 42nd on its "Best Places to Live" list in 2006.

Stanton was recently named one of the safest cities to live in California. According to the Safewise database, Stanton was the 46th safest city in California in 2021.<sup>4</sup> The City has been extremely successful in improving the quality of everyday life for its residents. Using strategic revitalization programs has been a crucial element in revitalizing the commercial and residential areas of the city. Major new developments have been brought to the City, which promises to sustain the City for years to come.<sup>5</sup> The City's motto – Community Pride and Forward Vision, is embodied by the work of Stanton City Departments, which has contributed to making Stanton a better place to live, work, and play.

### HISTORY

The area where Stanton is located today began as one of the largest land grants in the history of California, comprising over 300,000 acres of land. This land grant was initially given to Manuel Perez Nieto, granting stewardship over Rancho Los Coyotes and Rancho Los Alamitos. However, the padres of Mission San Gabriel protested the grant, and roughly half of the land Nieto was granted was awarded to the church. Following his death in 1804, the land came under the stewardship of his son Juan Jose Nieto, who eventually sold off a portion of the land called Rancho Los Alamitos (28,000 acres) for \$500 an acre to Governor Jose Figueroa. Rancho Los Alamitos eventually came into the possession of Don Able Stearns in 1842, purchased for \$6,000 from the governor.

<sup>3</sup> <https://www.bestplaces.net/climate/city/california/stanton>

<sup>4</sup> <https://www.safewise.com/blog/safest-cities-california/>

<sup>5</sup> <https://www.stantonca.gov/community/history.php>

As the century changed, so did transportation to and from the city (then known as Benedict), with the Pacific Electric Railway beginning operations in the area in 1906. This gave the population a direct line to Los Angeles for business and allowed the Stearns Rancho Corporation to transport buyers to the area. Within several years the train was so busy that two cars were needed to run both ways, and four cars were necessary on the weekends. By 1928, it was a portion of the railway's thousand-mile system which provided a convenient mode of travel throughout Orange and Los Angeles Counties.

In 1911, Benedict changed its name to Stanton. The city was named after former Speaker of the California Assembly, Assemblyman Philip Stanton. Stanton was responsible for blocking the legislation proposed by the City of Anaheim, which would have turned the western area around the city into a sewage farm. This was accomplished by the incorporation of the city in May of 1911. Stanton remained incorporated until 1924, when they "disincorporated" to allow the State to build road infrastructure in the territory, avoiding the costs that the city would have incurred. Following World War II, the Orange County area experienced a population boom, and large swathes of land were being annexed by neighboring cities. To avoid being swallowed up and absorbed, Stanton decided to re-incorporate and voted to incorporate Stanton once again officially on June 4<sup>th</sup>, 1956.

## DEMOGRAPHICS

### *Race/Ethnicity/Age*

The data used in this section comes from the most comprehensive American Community Survey (ACS), administered by the United States Census Bureau (U.S. Census) released in 2019 and the California Department of Finance (DOF). According to the ACS, the 2019 population was estimated to be 38,377, with a median age of 34.9. This median age is 3.2 years younger than the Orange County median age of 38.1. **Table 2-1** identifies the race/ethnicity and age demographics for both the City and Orange County, which indicates that the percentage of senior residents (aged 65 and older) in the City is 2.3 % less than the rest of Orange County. Additionally, a slightly larger proportion of Stanton's residents rent their housing 49.4%, compared to Orange County residents 42.6%.

Stanton, like most surrounding communities, is predominantly a family community. In both Stanton and Orange County, about two-thirds of households are families. At 3.38 persons per household, the average household size in Stanton is higher than the national average and .37 higher than Orange County's average household size of 3.01 persons per household. Both Stanton and the wider region have a similar mix of age groups **Table 2-1**.

In terms of its racial and ethnic composition, Stanton's majority race as a population is Hispanic or Latino at 47.8%. The second-largest population is Asian or Pacific Islander, with 30.1% of all residents. White, non-Hispanics come in as the third-largest population at 18.1%. As an ethnically diverse community, Hispanic or Latino residents comprise the largest ethnic group, followed by White-non-Hispanic, White, Asian, and Black residents **Table 2-1**.

**TABLE 2-1: RACE/ETHNICITY AND AGE IN STANTON AND ORANGE COUNTY, 2015-2019**

	Stanton		Orange County	
	Number	Share	Number	Share
<b>Race and Ethnicity</b>				
White, non-Hispanic	6,932	18.1%	1,285,855	40.6%
Black or African American, non-Hispanic	439	1.1%	51,269	1.6%
American Indian and Alaska Native alone	265	0.7%	6,116	0.2%
Asian or Pacific Islander, non-Hispanic	11,547	30.1%	651,876	20.6%
Hispanic or Latino	18,341	47.8%	1,078,726	34%
All other races, non-Hispanic	94	0.2%	6,032	0.2%
Two or more races, non-Hispanic	759	2%	88,170	2.8%
<b>Total</b>	<b>38,377</b>	<b>100%</b>	<b>3,168,044</b>	<b>100%</b>
<b>Age</b>				
Under 18	9,802	25%	704,508	22.2%
18 to 24	3,452	10%	295,112	9.4%
25 to 44	11,181	29%	868,512	27.4%
45 to 64	9,293	24%	844,807	26.7%
65 and over	4,649	12%	455,105	14.3%
<b>Total</b>	<b>38,377</b>	<b>100%</b>	<b>3,168,044</b>	<b>100%</b>
Note: Percentage values are rounded to the nearest tenth decimal.				
Sources: American Community Survey, 2015-2019				

## Language

The City has a range of non-English languages spoken at home among its residents, with varying proficiency levels. Generally, Spanish, and Asian languages are the second most-spoken languages in Stanton. **Table 2-2** shows the most widely spoken languages in the home other than English and in what percentage.

**TABLE 2-2: LANGUAGES OTHER THAN ENGLISH SPOKEN AT HOME**

Language	Percentage of Limited-English Population
Spanish	41%
Asian and Pacific Islander languages	24.7%
Other Indo-European Languages	1.3%
<b>Total Limited-English Population</b>	<b>10,988</b>

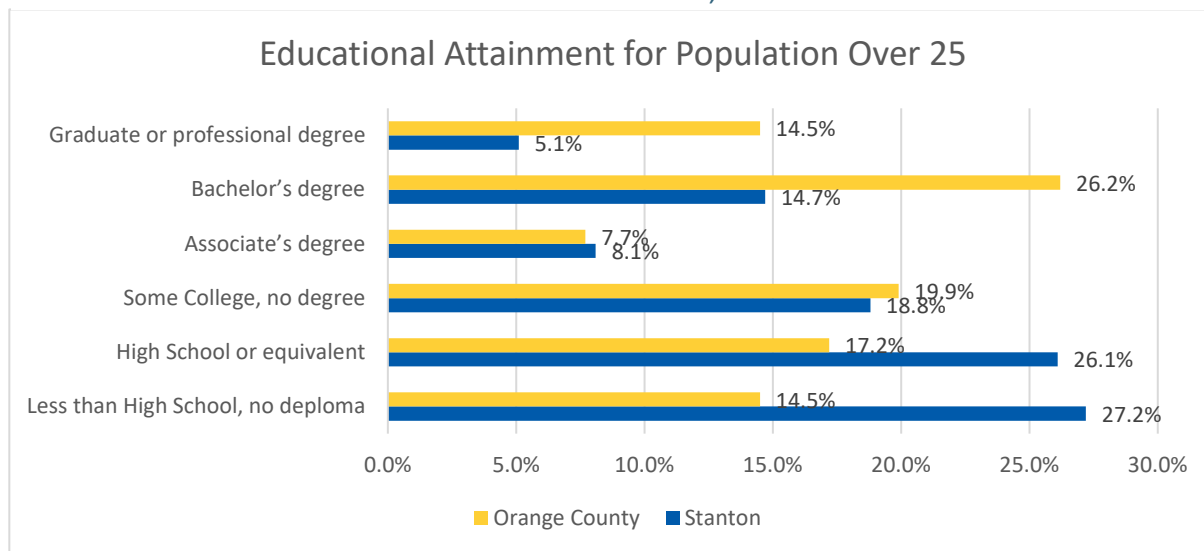
Source: American Community Survey, 2015-2019

\*Note: This is a snapshot of those who speak a non-English language; therefore, these percentages will not add up to 100%.

## Education

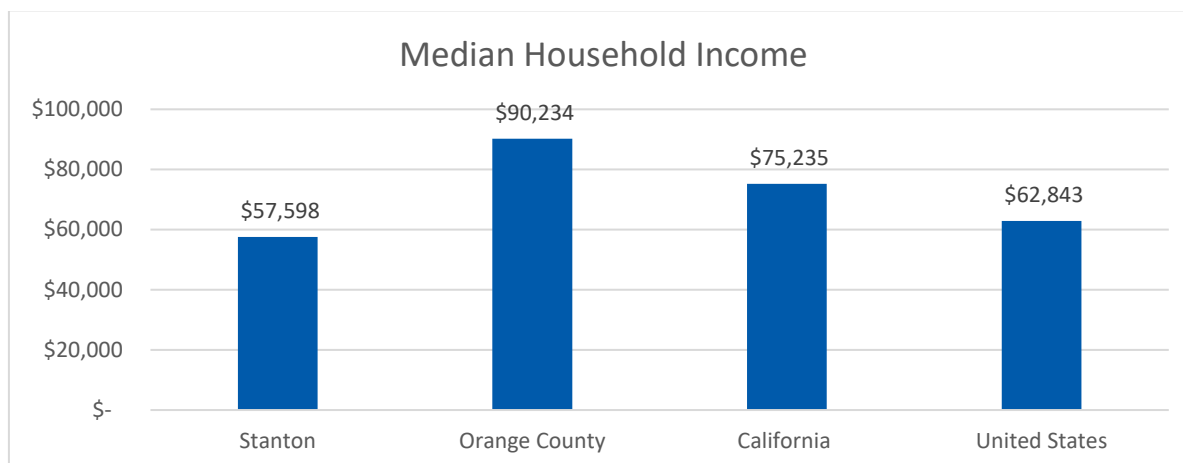
Stanton's residents have lower educational attainment levels and lower incomes than Orange County. Approximately 20% of Stanton residents have bachelor's degrees or above, compared with 40% in Orange County (**Figure 2-1**). The City's median household income is approximately \$32,000 lower than incomes throughout Orange County (**Figure 2-2**).

**FIGURE 2-1: EDUCATIONAL ATTAINMENT FOR POPULATION OVER 25 YEARS OF AGE IN STANTON AND THE ORANGE COUNTY, 2015-2019**



Source: U.S. Census American Community Survey, 2015-2019

**FIGURE 2-2: MEDIAN HOUSEHOLD INCOME IN STANTON AND THE ORANGE COUNTY, 2015-2019**



Sources: U.S. Census American Community Survey, 2015-2019

## ECONOMY AND COMMUTE PATTERNS

Employment and commute patterns of Stanton residents and employees within the City focus on where jobs are located and where employees travel to and from for work. Commute patterns rely on the match

between residents' jobs and skill levels and the job opportunities currently found in Stanton. Prior to the COVID-19 pandemic, Stanton had approximately 7,800 jobs and 17,200 employed residents. As illustrated in **Table 2-3**, meaning the City had a ratio of 0.45 jobs per employed resident (prior to COVID-19), though only 518 (6.6%) of residents both lived and worked in Stanton. This means the City is supplying jobs primarily to employees from outside of the City, and that most residents commute outside of the City for work.

**TABLE 2-3: STANTON EMPLOYMENT OVERVIEW\***

<b>Jobs located in Stanton</b>	<b>7,812</b>
<b>Employed Residents in Stanton</b>	17,186
<b>Jobs / Employed Resident</b>	0.45
<b>Share of Residents also Working in Stanton</b>	518 (3%)
<small>*Note: Currently employed residents over the age of 25. Sources: U.S. Census Longitudinal Employer-Household Dynamics, 2019</small>	

The five largest employers within the City are Rowntree Gardens, The Home Depot, Super King Market, CR Transfer Inc., and Great Scott Tree Service (**Table 2-4**). These employers account for approximately 11% of the total jobs located within the City.



Rowntree Gardens is the largest employer within Stanton

Before the stay-at-home measures, 97% of resident workers commuted to nearby communities or employment centers, primarily in Anaheim, Irvine, Los Angeles, and Santa Ana. The majority of employees not living in Stanton commute from Anaheim, Garden Grove, Santa Ana, Los Angeles, and Buena Park. While these commute patterns identify the past commute trends, the effects of COVID-19 reduced commute volumes; however, it is not clear if these changes are temporary or a more lasting shift as remote working continues.

**TABLE 2-4: LARGEST EMPLOYERS IN STANTON AS OF 2021**

<b>Employer</b>	<b>Number of Employees</b>	<b>Percentage of Employment Located in Stanton*</b>
<b>Rowntree Gardens</b>	334	4.3%
<b>The Home Depot</b>	165	2.1%
<b>Super King Market</b>	128	1.6%
<b>CR Transfer Inc.</b>	122	1.6%
<b>Great Scott Tree Service</b>	122	1.6%

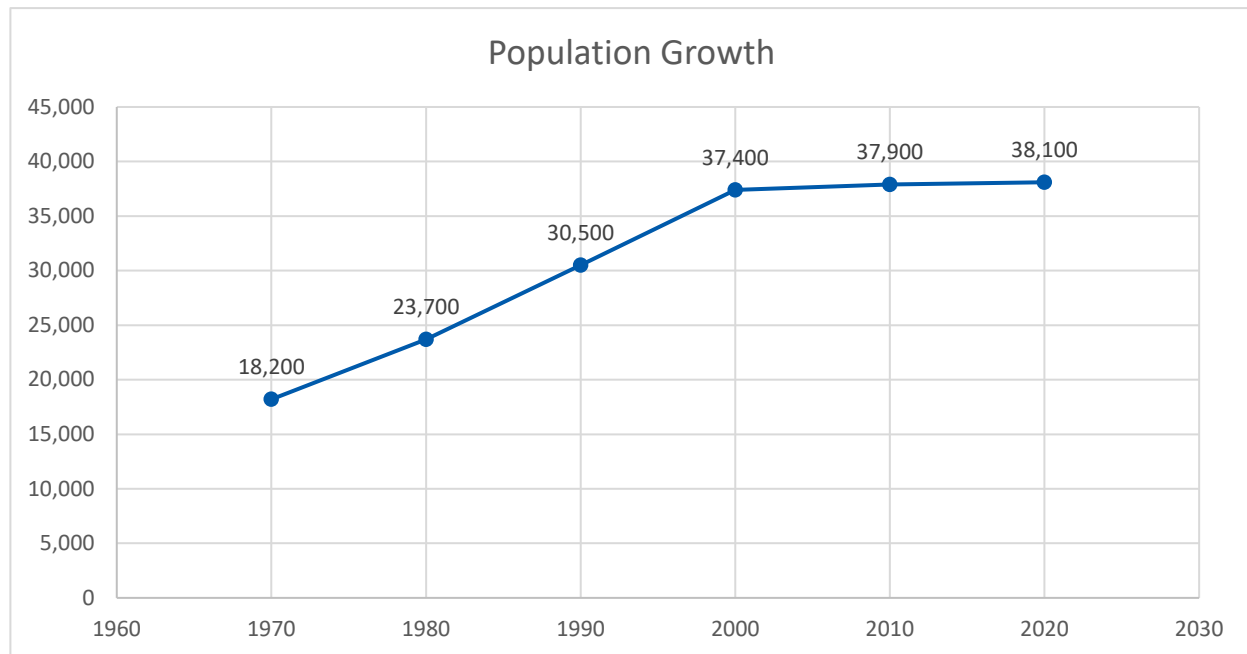
Source: City of Stanton, Comprehensive Annual Financial Report for FY Ending June 30, 2021.

\*Totals rounded to nearest tenth percentage

## DEVELOPMENT TRENDS

Stanton is located within a dense part of central Orange County that has experienced significant growth and development over the past 50 years. During this period, population growth has accounted for nearly 20,000 new residents. Since the early 2000s, the population has grown by approximately 700. **Figure 2-3** shows population growth for the City between 1970 through 2020.

FIGURE 2-3: POPULATION GROWTH OF STANTON, 1970 TO 2020



Source: [World Population Review, Stanton CA](#)

According to the 2021-2029 City of Stanton Housing Element Update, the City has a state housing development requirement of 1,231 units as identified by the Southern California Association of Governments (SCAG) and its required Regional Housing Needs Allocation (RHNA) for 2021 through 2029 (**Table 2-5**). The goal of the RHNA is to ensure a fair distribution of housing needs among the SCAG region so that every community provides a mix of housing for all economic segments. The City's progress to date includes 540 units that have been constructed, are under construction or have received building permits since June 30, 2021. The City also has an additional 413 units that have been approved/entitled. Stanton has 282 units remaining to be accommodated and according to the report, can be adequately accommodated.<sup>6</sup> For an in-depth breakdown of Stanton's RHNA requirement, please see *section 5, Resources*, of the [Stanton 2021-2029 Housing Element Background Report](#) of the General Plan.

<sup>6</sup> [City of Stanton 2021-2029 Housing Element Background Report](#).



**TABLE 2-5: CITY OF STANTON REGIONAL HOUSING NEEDS ALLOCATION (RHNA) 2021-2029**

Income Group	Total Housing Units Allocated	Percentage of Units
<b>Extremely/Very Low</b>	165	13%
<b>Low</b>	145	12%
<b>Moderate</b>	231	19%
<b>Above Moderate</b>	690	56%
<b>Total</b>	<b>1,231</b>	<b>100%</b>
Source: City of Stanton 2021-2029 Housing Element Background Report		

## INFRASTRUCTURE ASSESSMENT

Infrastructure plays a vital role in mitigating the effects of hazard events. When infrastructure fails, it can exacerbate the effects of a hazard event or create complications for rescue workers trying to reach victims. For example, fallen utility poles resulting from strong winds or seismic activity can obstruct roadways and prevent emergency vehicles from reaching affected areas. The following are Stanton's electrical, gas, water and wastewater, and infrastructure transportation networks.

### *Electricity*

Stanton receives its electrical supply from Southern California Edison (SCE). There is one substation located within the City, the Barre Substation (three additional substations are located just outside of the city limits in Anaheim, Garden Grove, and Westminster), as well as a peaker plant to provide additional power when demand exceeds normal thresholds, all of which connect the 220kV and 66kV powerlines that run east to west and north to south.<sup>7</sup> These lines bring power to Stanton and the surrounding cities and connect to other regional power sources. These connections help Stanton access auxiliary electricity sources should any of its immediate infrastructure fail. However, should the power grid experience a more substantial regional failure, this could disrupt power transmission to Stanton for an extended period until power is restored.

### *Public Safety Power Shutoff*

The State's investor-owned utilities have general authority to shut off the electric power to protect public safety under California law. Utilities exercise this authority during severe wildfire threat conditions as a last resort preventative measure through Public Safety Power Shutoffs (PSPS)<sup>8</sup>, which were first implemented in 2018. These incidents typically occur during high fire threat conditions (i.e., dry conditions and strong winds) and may affect communities located far away from any actively occurring fires. Stanton is far removed from the cities where these PSPS circuits are located; however, residents and businesses could experience the impacts of these events if a larger regional event should occur.

### *Natural Gas*

The Southern California Gas Company (SoCalGas) provides natural gas to Stanton and surrounding jurisdictions. To ensure sufficient transmission of natural gas throughout the region, SoCalGas owns and operates transmission lines throughout Orange County. These main pipelines run east to west to the north

<sup>7</sup> California Energy Commission (CEC), <https://www.arcgis.com/home/webmap/viewer.html?useExisting=1>

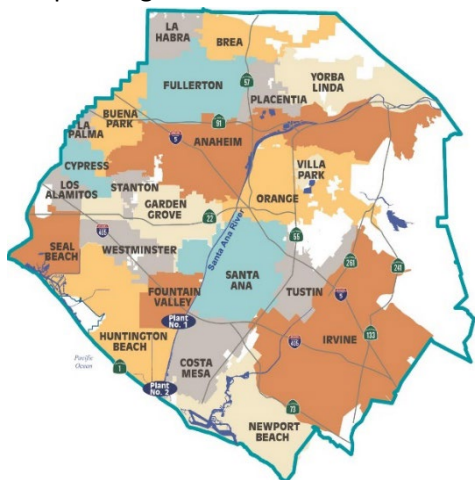
<sup>8</sup> California Public Utilities Commission. 2020. Public Safety Power Shutoff information. <https://www.cpuc.ca.gov/wildfiresinfo/>

and the south of the city. If these lines are damaged, there is a potential to interrupt the flow and delivery of natural gas throughout the City and region. Additionally, natural gas ignites very easily. Any rupture in a transmission line could cause additional damage to properties in the vicinity of the leak due to fire from the escaped natural gas. The presence of this infrastructure creates unique challenges for the City from an emergency management perspective. The inclusion of hazards associated with damage to this infrastructure is an important element of an effective response to future incidents involving natural gas use and transmission.<sup>9</sup>

### *Water Service and Wastewater Treatment*

Golden State Water Company provides water in Stanton (GSWC), West Orange County System (WOCS), and the service area covers the entire City boundary. Water supplies provided by WOCS are a mixture of local groundwater and imported water. Groundwater supplies are sourced from the Orange County Groundwater Basin and its 21 county wells. The local county wells have historically provided 85% of the water supply used by WOCS; the imported water is sourced and purchased from the Colorado River Aqueduct and State Water Project via the Metropolitan Water District of Southern California. GSWC has over 200 groundwater wells in its service area throughout the state.

The wastewater treatment for the city of Stanton is provided by the Orange County Sanitation District (OCSD). OCSD is a public agency that provides wastewater collection, treatment, and disposal services for approximately 2.6 million people in central and northwest Orange County. OCSD is a special district governed by a Board of Directors consisting of 25 board members appointed from 20 cities, 2 sanitary districts, 2 water districts, and 1 representative from the Orange County Board of Supervisors. OCSD has two operating facilities that treat wastewater from residential, commercial, and industrial sources. OCSD



Orange County Sanitation District Service Area. [OC San Map](#)

has two treatment plants serving the city of Stanton: Reclamation Plant No. 1 in Fountain Valley and Treatment Plan No. 2 in Huntington Beach. Average flows for Reclamation Plant No. 1 and Treatment Plan No. 2 are 81 million gallons per day (mgd) and 151 mgd, respectively. The combined average flow is 232 mgd. The Public Works Department's Sewer Maintenance Program maintains and operates the sanitary sewer collection system. The Sewer Maintenance Program practices preventative maintenance activities such as continual monitoring and maintenance of the entire system and hydraulic cleaning of the main lines. In addition, the city now operates the portions of the city's sewer system that was previously operated by Orange County Water District and the Garden Grove Sanitation District.<sup>10</sup>

<sup>9</sup> City of Stanton, [https://www.stantonca.gov/community/moving\\_to\\_stanton/index.php](https://www.stantonca.gov/community/moving_to_stanton/index.php)

<sup>10</sup> City of Stanton General Plan 5-8, [Water and Wastewater](#)

### *Transportation System and Context*

The City of Stanton has convenient access to local and regional transportation facilities, including freeways, arterial roadways, and access to Metrolink commuter rail connections in nearby neighboring cities Buena Park and Anaheim. The five major freeways surrounding the City include Interstates 5 and 605, CA State Routes 22, 39, and 91. Interstate 5 (I-5) is east of the City (about 3.5-4 miles), connecting Los Angeles County to the northwest and San Diego County to the southeast, with the SR-91 north of the city. Interstate 605 (I-605) runs west of the city (about 4.5 - 5 miles) and provides access to Los Angeles County; it also intersects with both SR-22 and SR-91. SR-22 is directly south of the city at the most southern part of the city limits. SR-39, also known as Beach Blvd, bisects the City connecting SR-22 to SR-91, serving as the primary north/south route through the City. Finally, SR-91 lies about 3 miles north of the City and is easily accessible from SR-39 Beach Blvd and provides a direct route to the Inland Empire and Riverside County. Stanton is located between Cypress to the west, Anaheim to the north and east, and Garden Grove to the east and south.

Public transportation via fixed-route bus services is provided by the Orange County Transportation Authority (OCTA) bus service, which is the public transportation agency in Orange County. OCTA operates five bus routes within the City which connect Stanton to the surrounding cities of Fullerton, Huntington Beach, Brea, Long Beach, Orange, and Garden Grove. OCTA also provides a service called OCTA Access Transportation for seniors and others who cannot use the fixed-route bus services on their own. They will provide transportation to and from medical appointments, shopping, and even social visits. The ride program is organized by registering with OCTA or the Stanton Parks and Recreation Services and scheduling the ride.

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## CHAPTER 3 – HAZARD ASSESSMENT

This chapter discusses the types of hazards that might reasonably occur in Stanton. It describes these hazards and how they are measured, locations in Stanton where they may occur, a history of these hazards in and around Stanton, and the future risk they pose. The discussion of future risks includes any changes to the frequency, intensity, and/or location of these hazards due to climate change. This chapter also discusses how the Hazard Mitigation Planning Committee (HMPC) selected and prioritized this plan's hazards.

### HAZARD IDENTIFICATION

FEMA guidance identifies several hazards that communities should evaluate for inclusion in a hazard mitigation plan. Communities may also consider additional hazards for their plans. The HMPC reviewed an extensive list of hazards and excluded those that do not pose a threat to Stanton. **Table 3-1** lists the hazards considered and explains the reasoning for inclusion/exclusion. For context, this table also shows if a hazard is recommended for consideration by FEMA, if it is included in the 2018 California State Hazard Mitigation Plan (SHMP), and if it is included in the Orange County Hazard Mitigation Plan (OC HMP).

**TABLE 3-1: HAZARD EVALUATION FOR STANTON LHMP**

Hazard	Recommended for Consideration	Included in LHMP?	Reason for Inclusion or Exclusion
<b>Agricultural Pests</b>	SHMP	No	While agricultural uses were a key element of the City when it was first developed, the City no longer contains a significant amount of these resources that could be vulnerable to agricultural pests.
<b>Air Pollution</b>	SHMP	No	Air pollution is a state and regional issue addressed through plans and regulations administered by the South Coast Air Quality Management District and/or California Air Resources Board. Although air quality is a concern of the City, Stanton has no authority to mitigate air pollution.
<b>Aircraft Incident</b>	SHMP	No	The City is not located near any major airports. Given the lack of past incidents associated with aircraft, the HMPC determined this hazard should not be included in the plan.
<b>Aquatic Invasive Species</b>	SHMP	No	There are no major bodies of water in Stanton where aquatic invasive species could endanger the community.
<b>Avalanche</b>	FEMA guidance SHMP	No	Stanton is not located within potential avalanche zones.
<b>Civil Disturbance or Riot</b>	SHMP	No	The City of Stanton has no real history of civil disturbances or riots in its past. The HMPC felt this was not a concern for the city.

<b>Climate Change</b>	SHMP OC HMP	Yes	Climate change is a concern of the HMPC, which is discussed as a function of each relevant hazard and is mentioned throughout the LHMP.
<b>Coastal Flooding and Storm</b>	FEMA guidance SHMP	No	Stanton is not located along the coast of California. Coastal flooding and storms are not anticipated to impact the community.
<b>Cyber Threats</b>	SHMP	Yes	With the increase in cyber threats occurring throughout California and the nation, the HMPC considers them serious, requiring evaluation within the LHMP.
<b>Dam Failure / Inundation</b>	FEMA guidance SHMP SBC HMP	Yes	Given the potential for the complete failure of Prado Dam and the inundation that could impact the community, the HMPC identified dam failure/inundation as a hazard of concern.
<b>Drought</b>	SHMP OC HMP	Yes	The HMPC identified droughts as a recurring and potentially severe hazard in Stanton.
<b>Energy Shortage</b>	SHMP	No	Southern California Edison serves as the electrical utility provider for Stanton, which is outside of the City's control. While energy shortage is a concern for the City and State, the HMPC did not identify this hazard as a concern that should be included in the LHMP. A discussion of Public Safety Power Shutoff concerns is included in this plan as it is closely related to Severe Weather and Wildfires which occur in the region.
<b>Epidemic, Pandemic, Vector-Borne Disease</b>	SHMP	No	Stanton is in Orange County, which has experienced several regional and global health-related incidents in the past. The City supports the County Department of Public Health as the jurisdictional agency for public health emergencies. The City will continue to work closely and seek guidance from County, State, and Federal partners to combat these types of hazard events. Therefore, it was not deemed a hazard that should be addressed in the LHMP. However, public health emergencies are an issue that is included in the City's emergency management planning efforts.
<b>Erosion</b>	FEMA guidance SHMP	No	Erosion was not identified as an issue within the City that should be addressed in the LHMP.
<b>Expansive Soil</b>	FEMA guidance	No	Expansive soils were not identified as an issue within the City that should be addressed in the LHMP. The City requires compliance with the California Building Code and site-specific geotechnical report, which is equipped to mitigate issues associated with expansive soils.
<b>Extreme Cold</b>	FEMA guidance SHMP	No	Temperatures in Stanton do not fall to a level that would be considered a danger to public safety.
<b>Extreme Heat</b>	FEMA guidance SHMP	Yes	Extreme heat has occurred in Stanton and is expected to be an increasingly recurring issue

			due to climate change. As a result, this hazard was included in the LHMP.
<b>Fault Rupture</b>	FEMA guidance SHMP OC HMP	No	The City contains no known Alquist-Priolo Special Study Zones. Several regional Alquist-Priolo faults are located near the City and could cause powerful seismic hazards should an earthquake occur along one of them. Given that no faults are located within the City, this seismic hazard was not identified as a concern to the City.
<b>Flooding</b>	FEMA guidance SHMP OC HMP	Yes	Several dams and basins are located within the region, and the entire City is located within FEMA-designated flood hazard zones. Significant flooding events have occurred in the past, which have affected properties. Given the proximity to the Santa Ana River watershed and Prado Dam, flooding is still a key concern within the City.
<b>Fracking</b>	SHMP	No	Fracking does not occur in Stanton.
<b>Hail</b>	FEMA guidance	No	Hail that is severe enough to pose a threat to people and property is too rare in Stanton to be included.
<b>Hazardous Materials release</b>	SHMP OC HMP	Yes	The presence of hazardous material use, storage, manufacturing, disposing, and transport was identified as a concern for the HMPC. Several major roadways, freeways, and rail lines transecting the City allow for transporting these materials that could endanger the community if a release into the environment were to occur.
<b>Hurricane</b>	FEMA guidance SHMP	No	Hurricanes do not occur in Stanton.
<b>Infrastructure Failure</b>	SHMP	No	Infrastructure failure can pose a threat to people and property in Stanton. A discussion of infrastructure failure is discussed as a function of other hazards, where applicable.
<b>Earthquake Induced Landslide</b>	FEMA guidance SHMP	No	There are not areas within the City of Stanton considered to have a high potential for earthquake-induced landslides. As a result, this hazard is not included in the LHMP.
<b>Levee Failure</b>	SHMP	No	The HMPC did not identify levee failure as a hazard of concern.
<b>Lightning</b>	FEMA guidance	No	Although lightning occasionally occurs in Stanton, it does not pose a significant threat to people or property.
<b>Liquefaction</b>	FEMA guidance SHMP	Yes	Small portions of the City are located within potential liquefaction areas, identifying a concern of the HMPC. This hazard has been included as part of the Seismic Hazards profile.
<b>Methane-containing Soils</b>		No	The City does not have methane-containing soils that pose a threat to residents' and businesses' public health and safety.
<b>Natural Gas Pipeline Hazards</b>	SHMP	No	Natural gas pipelines exist within the City and could pose a danger to people and property if

			they were to breach and release their contents into the community. They were not identified as a hazard of concern by the HMPC.
<b>Oil Spills</b>	SHMP	No	There is no history of oil drilling and extraction within the City. Based on this, the HMPC did not think this hazard needed to be addressed.
<b>Power Failure</b>		Yes	Power failure was identified as a key hazard of concern by the HMPC, the LHMP does discuss Public Safety Power Shutoff concerns within the LHMP.
<b>Radiological Accidents</b>	SHMP	No	There are no known significant radiation sources in Stanton or the immediate surrounding area that could pose a severe threat to the community.
<b>Sea-level Rise</b>	FEMA guidance SHMP	No	Stanton is not located along the State's coastal portions where sea-level rise is a concern.
<b>Seiche</b>	FEMA guidance SHMP	No	There are no major bodies of water in Stanton that could be subjected to seiche.
<b>Seismic Shaking</b>	FEMA guidance SHMP OC HMP	Yes	Stanton is in a seismically active area; several major fault lines run within and around the City, where shaking can be severe enough to damage property or cause loss of life. For this reason, the HMPC determined it should be addressed in this Plan as a primary concern.
<b>Severe Wind</b>	FEMA guidance	No	Severe wind is a common occurrence within the Southern California. Severe wind events typically occur during Santa Ana wind conditions. However, the HMPC felt it is not a concern in Stanton and not included in the LHMP.
<b>Severe Weather</b>	FEMA guidance SHMP OC HMP	No	Severe Weather includes discussions regarding extreme heat, drought, and severe wind which are weather-related hazards most common in Southern California. Extreme heat and drought are both covered in separate profiles.
<b>Storm Surge</b>	FEMA guidance	No	Stanton is not a coastal community where storm surge is a concern.
<b>Subsidence</b>	FEMA guidance	No	Subsidence is not a significant concern identified by the HMPC.
<b>Mass-Casualty Incident (Terrorism)</b>	SHMP	No	While the HMPC acknowledged the threat this can pose to the city, due to the lack of past historical events in Stanton, this was not deemed a hazard of concern for the LHMP.
<b>Thunderstorm</b>	SHMP	No	Thunderstorms that cause damage and endanger public safety are rare in the Southern California region and were not identified by the HMPC.
<b>Tornadoes</b>	FEMA guidance SHMP	No	No tornadoes are known to have ever occurred in Stanton.
<b>Transportation Accidents</b>	SHMP	No	While transportation accidents can occur within the City, this hazard was not identified as a key hazard of HPMC concern.



<b>Tree Mortality</b>	SHMP	No	The HMPC noted that the City's trees are a potential asset at risk; however, tree mortality was not identified as a hazard of concern for the City.
<b>Tsunami</b>	FEMA guidance SHMP	No	Stanton is not a coastal community.
<b>Urban Fire</b>	SHMP OC HMP	Yes	The HMPC identified urban fires as a risk to property and life in Stanton. A discussion of this topic is included in the wildfire section of the document.
<b>Volcano</b>	SHMP SBC HMP	No	There are no volcanoes near Stanton to pose a valid threat.
<b>Wildfire</b>	FEMA guidance SHMP OC HMP	No	The HMPC did not identify wildfire as a major threat to the City and is not included in the LHMP.

After hazard evaluation and the organizational changes made by the Committee, this Plan discusses the following hazards in detail (consistent with the FEMA National Risk Index for Stanton). If the targeted hazard has a sub-category, they are listed in parenthesis:

- **Seismic Hazards (Seismic Shaking, Liquefaction)**
- **Power Failure**
- **Drought**
- **Extreme Heat**
- **Flooding**
- **Hazardous Materials Release**
- **Urban Fire**
- **Dam Failure**
- **Climate Change (Discussed in all Relevant Hazards)**

## HAZARD SCORING AND PRIORITIZATION

The Committee followed FEMA guidance for hazard mitigation plans and prioritized each of the 11 hazards. The initial step assigned a score of 1 to 4 for each of the 10 hazards. The four criteria were as follows:

**Probability:** The likelihood that the hazard event will occur in Stanton in the future

**Location:** The size of the area that the hazard event would affect

**Maximum probable extent:** The severity of the direct damage of the hazard event to Stanton

**Secondary impacts:** The severity of indirect damage of the hazard event to Stanton

The Committee assigned a weighting value to each criterion, giving a higher weight to the criteria deemed more critical, and multiplied the score for each criterion by weighing the factor in determining each criterion's overall score. FEMA recommended the weighting values as follows:

- **Probability: 2.0**
- **Location: 0.8**
- **Maximum probable extent: 0.7**
- **Secondary impacts: 0.5**

**Table 3-2** shows the Criterion Scoring used to assign a score for each criterion.

**TABLE 3-2: CRITERION SCORING**

Probability		Maximum Probably Extent (Primary Impact)	
The estimated likelihood of occurrence based on historical data		The anticipated damage to a typical structure in the community	
Probability	Score	Impact	Score
Unlikely—less than a 1 percent chance each year	1	Weak—little to no damage	1
Occasional—a 1 to 10 percent chance each year	2	Moderate—some damage, loss of service for days	2
Likely—a 10 to 90 percent chance each year	3	Severe—devastating damage, loss of service for months	3
Highly likely—more than a 90 percent chance each year	4	Extreme—catastrophic damage, uninhabitable conditions	4
Location		Secondary Impact	
The projected area of the community affected by the hazard		The estimated secondary impacts to the community at large	
Affected Area	Score	Impact	Score
Negligible—affects less than 10 percent of the planning area.	1	Negligible—no loss of function, downtime, and/or evacuations	1
Limited—affects 10 to 25 percent of the planning area.	2	Limited—minimal loss of functions, downtime, and/or evacuations	2
Significant—affects 25 to 75 percent of the planning area.	3	Moderate—some loss of functions, downtime, and/or evacuations	3
Extensive—affects more than 75 percent of the planning area.	4	High—major loss of functions, downtime, and/or evacuations	4

After calculating each hazard's total impact score (sum of the location, maximum probable extent, and the secondary impact), FEMA guidance recommends multiplying the total impact score by the overall probability of determining each hazard's final score. A final score between 0 and 12 is considered a low-threat hazard, 12.1 to 42 is a medium-threat hazard, and a score above 42 is considered a high-threat hazard. This final score determines the prioritization of the hazards.

**Table 3-3** shows each hazard's individual criterion scores, final score, and threat level based on the above prioritization process.

**TABLE 3-3: INDIVIDUAL CRITERION SCORES FOR THE STANTON HMPC**

Hazard Type*	Probability	Impact			Total Score	Hazard Planning Consideration
		LOCATION	PRIMARY IMPACT	SECONDARY IMPACTS		
Seismic Hazards <sup>1</sup>	4	4	4	4	64.00	High
Power Failure	4	2	2	3	36.00	Medium
Drought	3	4	2	2	33.60	Medium
Extreme Heat	3	4	2	2	33.60	Medium
Flooding	3	2	2	3	27.00	Medium
Haz Mat Release	3	2	2	3	27.00	Medium
Urban Fire	3	2	2	2	24.00	Medium
Dam Failure	1	4	4	4	16.00	Medium

\* Climate Change considerations are discussed as part of each Hazard Profile identified in this table.

<sup>1</sup> Seismic Hazard includes: Seismic Shaking, Liquefaction

## HAZARD PROFILES

The following hazard profiles below discuss the key hazards of concern identified by the HMPC. These profiles include a description of the hazard, discussion of the location, magnitude/severity (extent) of potential events, historical occurrences, and potential for future events. In addition, each profile includes a discussion of climate change considerations.

### Seismic Hazards

A seismic event is the result of the movement of tectonic plates beneath the Earth's surface.

Tectonic plates are the large geologic formations upon which the Earth's crust rests. Shifting in Earth's molten rock causes the plates to move alongside boundaries called "faults." The movement of the tectonic plates is a gradual process that occurs at an annual rate of approximately one to five inches. As the plates move past each other certain sections of the plates can become stuck to the other plate, locking the plates in place even though the plate's kinetic energy is still pushing it forward. This creates a buildup of tension released into the crust once the plates dislodge from each other. The sudden discharge of energy into the crust is felt as



Earthquakes are high-priority hazards because they are likely to happen, affect a wide area, and can be very damaging. Source Image: from Jonathan Nourouk.

shaking on the surface and can lead to rupturing of land that sits on top of fault lines, liquefaction in areas with wet soil, or landslides in hilly or mountainous areas.

While no Alquist-Priolo fault zones run directly through Stanton, several regional Alquist-Priolo faults near the City could cause powerful seismic hazards should an earthquake occur along one of them. Seismic hazards that are likely to occur in Stanton include liquefaction and seismic shaking.

#### DESCRIPTION

**Seismic shaking:** Seismic shaking is the shaking felt on the surface caused by an earthquake. In most cases, earthquakes are not powerful enough for the shaking to be felt. However, particularly powerful earthquakes can generate significant shaking, causing widespread destruction resulting in property damage.

**Liquefaction:** Liquefaction occurs when seismic energy shakes an area with low-density, fine grain soil, like sand or silt, that is also saturated with water. When the shaking motion reaches these areas, it can cause these loosely packed soils to suddenly compact, making the waterlogged sediment behave more like a liquid than solid ground. During liquefaction events, the liquified soil can lose most of its stability which can cause damage to buildings and infrastructure built upon it. In severe cases, some buildings may completely collapse. Pipelines or other utility lines running through a liquefaction zone can be breached during a liquefaction event, potentially leading to flooding or the release of hazardous materials.

#### LOCATION AND EXTENT

**Seismic Shaking:** The intensity of seismic shaking occurs in relation to the amount of energy discharged by the seismic event, which is dictated by the length and depth of the fault. The longer and nearer the surface the fault rupture is, the greater the seismic shaking. In most cases, areas nearest to the fault ruptures experience the greatest seismic shaking, while areas that are more distant experience less shaking. Seismic shaking can damage or destroy structures leading to partial or even total collapse. The shaking of the ground can also damage or destroy underground utilities or pipelines, potentially leading to releases of hazardous materials and flooding if water lines are breached.



Seismic shaking primarily affects unreinforced masonry buildings, as seen here with this Long Beach middle school damaged by the 1933 Long Beach earthquake. Image from Los Angeles Times.

Southern California is a highly seismic area because of the major faults that run through the region and is subject to experiencing seismic shaking. The intensity of seismic shaking is usually measured with the Modified Mercalli Intensity (MMI) scale, which is based on the amount of observed damage. The MMI scale has replaced the Richter scale, which is no longer used since it loses effectiveness when measuring larger earthquakes. Since the degree of shaking, and consequently damage, generally decreases as the seismic energy travels further away from the fault rupture's point of origin, different sections of a city or region can report different MMI measurements in different locations. Given Stanton's small size, however, it is unlikely that different sections of the City would report different MMI measurements, but it is more likely that Stanton would report a different MMI measurement than a distant city in Orange County that was closer to a potential fault rupture. The MMI scale uses Roman numerals on a 12-point scale to measure each degree of shaking intensity. **Table 3-4** shows the MMI scale.

**TABLE 3-4: MODIFIED MERCALLI INTENSITY SCALE**

<b>Moment Magnitude</b>	<b>Intensity</b>	<b>Category</b>	<b>Description</b>
<b>1.0M - 2.9M</b>	I	Instrumental	Felt only by a very few people, under especially favorable conditions.
<b>3.0M - 3.9M</b>	II	Feeble	Felt only by a few people at rest, especially on the upper floors of buildings.
	III	Slight	Noticeable by people indoors, especially on upper floors, but not always recognized as an earthquake.
<b>4.0M - 4.9M</b>	IV	Moderate	Felt by many indoors and by some outdoors. Sleeping people may be awakened. Dishes, windows, and doors are disturbed
	V	Slightly Strong	Felt by nearly everyone, and many sleeping people are awakened. Some dishes and windows broken, and unstable objects overturned.
<b>5.0M - 5.9M</b>	VI	Strong	Felt by everyone. Some heavy furniture is moved, and there is slight damage.
	VII	Very Strong	Negligible damage in well-built buildings, slight to moderate damage in ordinary buildings, and considerable damage in poorly built buildings.
<b>6.0M - 6.9M</b>	VIII	Destructive	Slight damage in well-built buildings, considerable damage and partial collapse in ordinary buildings, and great damage in poorly built buildings.
	IX	Ruinous	Considerable damage in specially designed structures. Great damage and partial collapse in substantial buildings, and buildings are shifted off foundations.
<b>7.0M and higher</b>	X	Disastrous	Most foundations and buildings with masonry or frames are destroyed, along with some well-built wood structures. Rail lines are bent
	XI	Very Disastrous	Most or all masonry structures are destroyed, along with bridges. Rail lines are greatly bent.
	XII	Catastrophic	Damage is total. The lines of sight are distorted, and objects are thrown into the air.

Source: United States Geological Survey. 2019. The Modified Mercalli Intensity Scale. <https://earthquake.usgs.gov/learn/topics/mercalli.php>

Another scale for measuring seismic shaking is the moment magnitude scale (MMS, denoted  $M_w$  or simply  $M$ ). The MMS measures the energy released by the fault rupture beginning at 1.0 and increasing as the earthquake's energy grows. The MMS is a logarithmic scale, meaning that the difference between numbers on the scale multiplies as they increase. An earthquake with 5.0  $M$  is approximately 1.4 times greater than 4.9  $M$ , 32 times greater than 4.0  $M$ , and 1,000 times greater than 3.0  $M$ .

Seismic shaking can also be measured in relationship to the force of Earth's gravity ( $g$ ), or percent  $g$ . This method is useful for geographically displaying areas of seismic shaking potential. Percent  $g$  is computed by determining the acceleration of the earthquake's motion relative to the force of gravity. The acceleration of gravity is 980 centimeters per second, so if, for example, an earthquake's acceleration is measured at 765 centimeters per second, the shaking is modeled as  $765/980$ , or .781  $g$  (78.1%  $g$ ). **Figure 3-1** shows the predicted intensity of seismic shaking in Stanton using percent  $g$ .

**Liquefaction:** Soils must be saturated with water for liquefaction to occur. Areas with high water tables generally have saturated soil since the distance between the shallowest aquifer and the surface is minimal. Areas with alluvial soils—soft sands, silts, and clays—are also susceptible to liquefaction as these soils are fine grain and generally do not bond together well. Liquefaction events do not have a scale of measurement; however, other factors can be used to assess the extent of damage associated with a liquefaction event, such as:

- Soil type
- Strength of seismic shaking around liquefaction
- Size of the affected area
- Degree of destruction because of the liquefaction



Car fully submerged due to the Canterbury earthquakes that cause liquefaction on February 23, 2011, in Christchurch New Zealand. (Credit: nz raw)

According to the California Department of Conservation Division on Mines and Geology, the entire City of Stanton is in a liquefaction hazard zone which is consistent with other northwestern Orange County cities, including Cypress, Los Alamitos, Seal Beach, and La Palma. This is due to nearly all the area's soil consisting of sandy alluvial soil, sandy loams, and the high-water table.<sup>11</sup> The Orange County Shallow Aquifer is located 30 to 40 feet underneath Stanton's surface.<sup>12</sup> **Figure 3-2** shows the liquefaction zones in Stanton as designated by Stanton's General Plan.

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<sup>11</sup> California Geological Survey. 1998. "Seismic Hazard Zone Report for the Los Alamitos 7.5-Minute Quadrangle, Los Angeles and Orange Counties, California." [http://gmw.conservation.ca.gov/SHP/EZRIM/Reports/SHZR/SHZR\\_019\\_Los\\_Alamitos.pdf](http://gmw.conservation.ca.gov/SHP/EZRIM/Reports/SHZR/SHZR_019_Los_Alamitos.pdf)

<sup>12</sup> Orange County Water District. June 2015. "Groundwater Management Plan 2015 Update." [https://www.ocwd.com/media/3503/groundwatermanagementplan2015update\\_20150624.pdf](https://www.ocwd.com/media/3503/groundwatermanagementplan2015update_20150624.pdf)



### FIGURE 3-1: SEISMIC SHAKING POTENTIAL

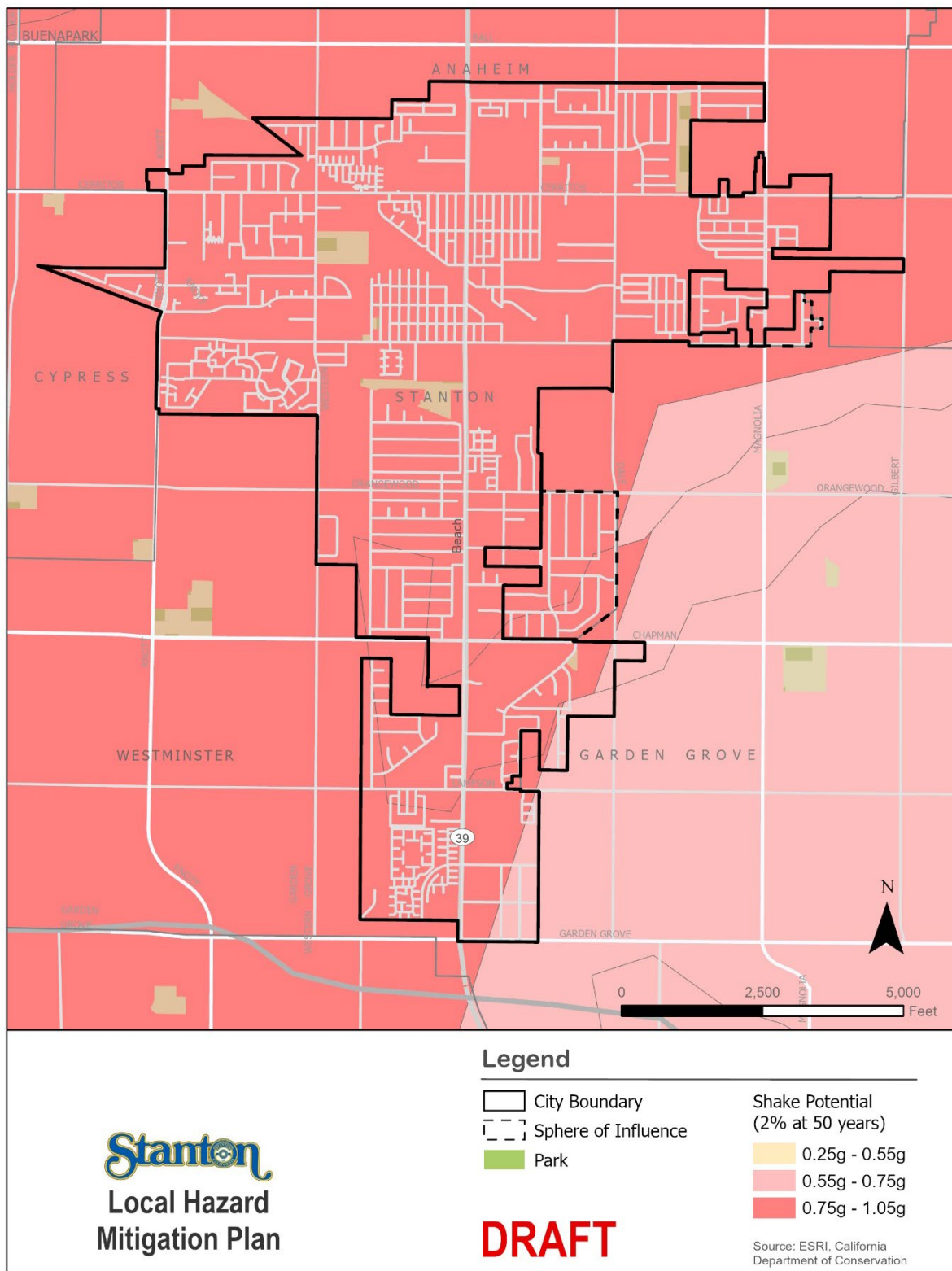
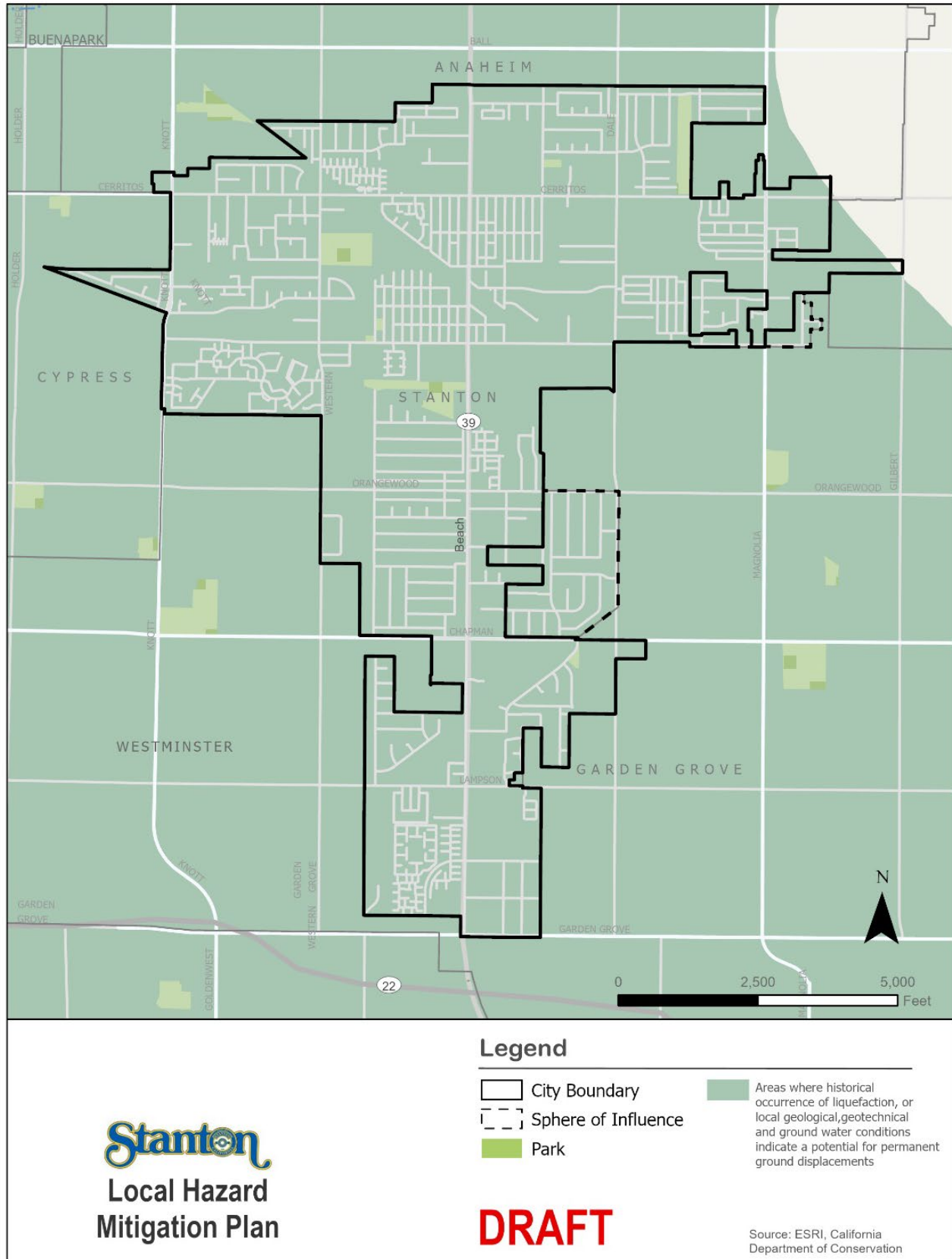


FIGURE 3-2 LIQUEFACTION SUSCEPTIBILITY





**PAST EVENTS**

**Seismic shaking:** While no significant earthquake has originated within Stanton or Orange County within the last 100 years, Stanton has undoubtedly felt the shaking of regional earthquakes. The nearest earthquake event to Stanton that caused significant damage throughout the Southern California region was the 1933 Long Beach earthquake which caused the deaths of 120 people and more than \$50 million in property damage.<sup>13</sup> Since Stanton was not incorporated until 1956, the city as it is known today didn't exist during this particular earthquake. Since the area was not overly populated, it is unknown whether residents of the present-day Stanton area experienced any damage to their property. Most of the deaths and damage from the 1933 Long Beach Earthquake occurred because of collapsing unreinforced masonry buildings. While farmers in the area most likely felt powerful seismic shaking, it is unlikely that they experienced significant property damage as other more urbanized areas in the region reported. Other strong, regional earthquakes have occurred in the Southern California region, but their epicenters have been so distant from Stanton that seismic shaking generated by the earthquake did not cause significant property damage or harm to the City. **Table 3-5** shows significant earthquakes – magnitude 6.0  $M_w$  or greater – within 100 miles of Stanton since the beginning of the 20th century. Although there was no substantial damage in Stanton from either earthquake, authorities made disaster declarations in Orange County for the 1994 Northridge Earthquake and 1987 Whittier Narrows Earthquake.<sup>14</sup>

**TABLE 3-5: SIGNIFICANT EARTHQUAKES (6.0+  $M_w$ ) WITHIN 100 MILES OF STANTON<sup>15</sup>**

Event Name	Distance (Miles)*	Magnitude
1918 Hemet Earthquake	58	6.8
1933 Long Beach Earthquake	13	6.3
1971 San Fernando Earthquake	48	6.5
1986 North Palm Springs Earthquake	80	6.0
1992 Joshua Tree Earthquake	97	6.3
1992 Big Bear Earthquake	72	6.7
1992 Yucca Valley	94	7.6
1994 Northridge Earthquake	42	6.7

\*Distance between the epicenter and Stanton City Hall

**Note:** Since 2017 there have been no significant seismic events within 100 miles of the City.

**Liquefaction:** There is limited information available on the occurrence of past liquefaction events in Stanton. The nearest and most recent liquefaction event occurred near the mouth of the San Gabriel River

<sup>13</sup> Southern California Earthquake Data Center. 2011. Significant Earthquakes and Faults, Long Beach Earthquake.

<http://scedc.caltech.edu/significant/longbeach1933.html>

<sup>14</sup> Federal Emergency Management Agency. 2003. California Earthquake, Aftershocks (DR-799).

<https://www.fema.gov/disaster/799>

<sup>15</sup> Southern California Earthquake Data Center. 2011. Earthquake Catalogs SCSN Catalog Search (1932-Present).

<http://service.scedc.caltech.edu/eq-catalogs/radius.php>

at Alamitos Bay because of the Long Beach Earthquake in 1933. It was reported that pavement buckled, cracks appeared in the ground, and “mud volcanoes” erupted in the Los Alamitos area.<sup>16, 17</sup>

#### RISK OF FUTURE EVENTS

**Seismic shaking:** Stanton is in a seismically active area with many faults in the surrounding area and region-at-large. The danger posed by any seismic shaking could damage buildings or infrastructure. It is almost inevitable that an earthquake will occur along one of the adjacent or regional fault lines and cause a major seismic event. The Third Uniform California Earthquake Rupture Forecast (UCERF3) was released in 2015 and is the most recent assessment of the probability of a major earthquake on various faults between 2015 to 2044. **Table 3-6** shows the nearby and regional fault lines for Stanton.

**TABLE 3-6: EARTHQUAKE PROBABILITIES FOR KEY FAULTS NEAR STANTON (2015–2044)<sup>18</sup>**

Fault	Distance (Miles)*	Probability			
		6.7+ Mw	7.0+ Mw	7.5+ Mw	8.0+ Mw
Anaheim	1	0.09%	0.07%	<0.01%	Negligible
Elysian Park	5	0.01%	<0.01%	<0.01%	Negligible
Newport-Inglewood	7	0.95%	0.81%	0.42%	Negligible
Peralta Hills	7	0.23%	0.15%	0.06%	Negligible
Yorba Linda	7	0.08%	0.08%	0.03%	<0.01%
Richfield	7	0.02%	<0.01%	Negligible	Negligible
San Joaquin Hills	8	0.40%	0.38%	0.24%	Negligible
Compton	9	0.60%	0.47%	0.04%	<0.01%
Puente Hills	9	0.66%	0.58%	0.19%	Negligible
Whittier	11	0.94%	0.85%	0.48%	Negligible
Palos Verdes	16	3.09%	2.79%	0.10%	Negligible
San Jose	17	0.31%	0.21%	0.02%	Negligible
Chino	20	0.66%	0.11%	0.06%	Negligible
San Jacinto	41	1.13%	1.13%	1.12%	0.49%
San Andreast†	44	20.31%	19.50%	16.69%	6.78%

\* Distance between Stanton City Hall and the nearest point of the fault. All distances are approximate.

† Southern California segments only.

Note: UCERF3 results consist of two individual models (3.1 and 3.2), each of which provides rupture probabilities for each segment of the fault. This table shows the maximum probability for a section of the fault in either model.

<sup>16</sup> California Geological Survey. 1998. “Seismic Hazard Zone Report for the Los Alamitos 7.5-Minute Quadrangle, Los Angeles and Orange Counties, California.”

<sup>17</sup> Federal Emergency Management Agency. 2017. California Northridge Earthquake (DR-1008).

<https://www.fema.gov/disaster/1008>

<sup>18</sup> Southern California Earthquake Data Center. 2011. *Earthquake Catalogs SCSN Catalog Search (1932-Present)*.

<http://service.scedc.caltech.edu/eq-catalogs/radius.php>

In addition to UCERF3 forecasts, which project the odds of a major earthquake on local and regional faults, the U.S. Geological Survey forecasts the severity of seismic shaking in different locations for various plausible earthquake scenarios. **Table 3-7** shows the anticipated shaking in Stanton from some of these scenarios.

**TABLE 3-7: SELECTED SHAKING SCENARIOS FOR STANTON<sup>19</sup>**

Fault	Magnitude	Distance to Epicenter (Miles)*	MMI in Stanton
Newport-Inglewood	7.2	10	VII (Very strong) – VIII (Destructive)
	7.2	11	VII (Very strong) – VIII (Destructive)
	7.0	34	VI (Strong) – VII (Very strong)
Anaheim	6.4	3	VIII (Destructive)
Peralta Hills	6.6	13	VII (Very strong)
Whittier	7.0	14	VII (Very strong) – VIII (Destructive)
Chino	6.6	17	VI (Strong)–VII (Very strong)
	6.8	19	VI (Strong)–VII (Very strong)
Palos Verdes	7.4	16	VII (Very strong)
San Jacinto	7.3	47	VI (Strong)
San Andreas	7.9	50	VI (Strong)

\*Distance between where Stanton City Hall and the epicenter (the point on the surface above the fault rupture began).

The U.S. Geological Survey scenarios show that the Anaheim Fault could cause the strongest seismic shaking in Stanton. The Newport-Inglewood and Peralta Hills could cause the next-strongest shaking. The more distant Palos Verdes, San Jacinto, and San Andreas faults could cause earthquakes that have an overall higher magnitude than the Newport-Inglewood, Anaheim, or Peralta Hills faults; however, due to the former faults' distance from Stanton, the shaking intensity felt in Stanton would be reduced compared to the shaking that would be felt nearer the earthquakes' epicenters. The overall magnitude of potential earthquake scenarios occurring along the Newport-Inglewood, Anaheim, and Peralta Hills faults is lower than some of the more regional faults, but their proximity to Stanton means that the City would be subjected to high intensity shaking from these earthquakes. In other words, these lower magnitude earthquake scenarios may be more destructive in Stanton than higher magnitude earthquake scenarios that are further away. As noted in **Table 3-6**, the likelihood of a powerful earthquake occurring along these faults within the next 25 years is exceptionally low.

**Liquefaction:** Due to the types of soil in Stanton and the surrounding area, the City will be perpetually at risk of a liquefaction event if the water table remains as high as it is. Liquefaction events are triggered by seismic shaking, so the likelihood of a liquefaction event occurring depends on the probability of an earthquake. An earthquake could occur along the numerous local faults running through northwestern Orange County, leading to a liquefaction event. However, the likelihood of one of these local faults experiencing an earthquake powerful enough to trigger a liquefaction event within the next 25 years is

<sup>19</sup> Working Group on California Earthquake Probabilities. 2015. The Third California Earthquake Rupture Forecast (UCERF3). <http://www.wgcep.org/ucrf3>

quite low. Refer to **Table 3-6** for the probability of a major earthquake occurring in faults close to Stanton. Large and active regional faults such as the San Andreas or San Jacinto Faults are far more likely to experience a significant earthquake within the next quarter-century. However, these fault systems may be too distant from Stanton to generate a significant shaking intensity which could trigger a liquefaction event. Therefore, it is only possible to say that liquefaction *could* occur in the City, but it is impossible to say with certainty when and where a future liquefaction event could occur in Stanton.

#### CLIMATE CHANGE CONSIDERATIONS

**Seismic shaking:** There is no direct link between climate change and seismic activity that could impact Stanton, so climate change is not expected to cause any changes to the frequency or intensity of seismic shaking. Some research indicates that climate change could result in “isostatic rebounds,” or a sudden upward movement of the crust because of reduced downward weight caused by glaciers. As glaciers are known to melt when global temperatures increase, climate change could indirectly lead to increased seismicity in Southern California.

**Liquefaction:** Climate change is anticipated to change the usual precipitation patterns in Southern California. Periods of both rain and drought are anticipated to become more intense and frequent. This means that more precipitation will likely occur during rainy periods, and drought is expected to last even longer. As a result, the water table in Stanton could rise during intense periods of precipitation. Alternatively, a longer-lasting drought may lead to more groundwater withdrawal and could lower the water table. Therefore, climate change could either increase or decrease the risk of liquefaction in Stanton.

### Energy/Power Shortage

#### DESCRIPTION

An energy/power shortage is an event that occurs within an electric power system when the total real or reactive power of the power plants in the system is insufficient to supply all consumers with electric power of the required quality. These events are considered lifeline system failures. These shortages or outages can be the primary hazard, or these events can be the direct result of another hazard, such as an earthquake, extreme weather event, or flood. These failures can also be in conjunction with other lifeline system failures such as natural gas, communication, drinking water, wastewater disposal, or transportation. Power shortages can exacerbate and/or create detrimental effects on these various operational and lifeline systems. For this hazard profile discussion, energy/power shortage incidents are the primary hazard of concern; however, power failure as the secondary impact resulting from other hazard events is a concern for many of the other hazards profiled in this plan.

Generally, these power shortage events are the direct result of events beyond the control of the City. These events often occur during a time of extreme demand/need for power, such as an extreme heatwave that creates an enormous strain on the power grid as residents try to stay cool. Most of these energy outages are short-term in duration, but they can last for weeks if the situation is dire. There are three (3) types of power/energy shortages or outages; each of them is categorized based on duration and the actual effect of the shortage/outage event:

- **Permanent** is a massive loss of power typically caused by fault on a powerline; however, power is restored automatically once the fault has been cleared.

- **Brownout** is a sag (or drop) in voltage in an electrical power supply. They can cause poor performance of equipment or various operational systems.
- **Blackout** is a total loss of power in an area and is the worst form of a power outage that can happen. Blackouts can last from a few minutes to multiple weeks, depending on the nature of the causing event and the configuration of the actual electric network.



Permanent damage to the Salem New Jersey Nuclear Plant GSU Transformer caused by the severe geomagnetic storm of March 13, 1989 (Credit: PSE&G)

Another cause for potential energy/power outages is solar storms. According to the Department of Homeland Security, “Space Weather” is a naturally occurring phenomenon in which the sun releases solar flares, energetic particles and/or coronal mass ejections (CME). These events are known as solar storms. If a CME is directed towards Earth, it can interact with the Earth’s magnetic field and cause geomagnetic storms. Under these circumstances, extra currents, known as geo-magnetically induced currents (GIC), are created in the ground, impacting the electric grid. These GICs can cause widespread outages in two ways. First, they cause permanent damage to critical grid components, such as high-voltage power transformers. This is of particular concern as high voltage transformers are

not easily replaceable. Second, the GICs can cause voltage instability in the grid and cause the system voltage to collapse, resulting in a widespread but temporary outage. Protecting the grid with localized GIC forecasting: The Space Weather Prediction Center currently provides regional-level space weather warnings and alerts at the National Oceanic and Atmospheric Administration. A forecasting tool is under development to enable more localized and precise GIC forecast levels to provide grid owners and operators with actionable information. By providing accurate and tailored forecasts specific to a utility’s location and infrastructure, utility operators will be better informed to make operational decisions to mitigate the impacts of solar storms. This can range from canceling maintenance work to temporarily shutting down vulnerable grid components and preventing permanent damage. Utilities will also be informed when it is “all clear” and safe to resume normal operations.<sup>20</sup>

Another potential cause of an energy/power shortage is the detonation of an EMP (Electro-magnetic pulse) device. An EMP is designed to wreak as much havoc as a traditional bomb blast on society, however, with less loss of life, since the blast results in power losses that can affect critical functions and facilities. According to researchers at the Foundation for Resilient Societies, the worst-case scenario EMP event would be a high-altitude nuclear detonation. This would create a series of blast waves that would ripple out and impact any electrical equipment on the ground, in the air, even in orbit. Much

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<sup>20</sup> “DHS Science and Technology Directorate: Solar Storm Mitigation”

[https://www.dhs.gov/sites/default/files/publications/Solar%20Storm%20Mitigation-508\\_0.pdf](https://www.dhs.gov/sites/default/files/publications/Solar%20Storm%20Mitigation-508_0.pdf)

the same as a solar storm, the resulting EMP blast would send destructive currents raging through the electrical grid, crippling transformers, frying circuit breakers, and substations.<sup>21</sup>

A Public Safety Power Shutoff (PSPS) is a practice that Southern California Edison (SCE, provider of electricity for Stanton) and other utility companies may use to preemptively shut off power in high fire hazard areas to reduce fire risk during extreme and potentially dangerous weather conditions (hot, dry, and windy). According to the SCE, PSPS events are the option of last resort in a line of operational procedures employed to mitigate fire risk when conditions warrant. In considering whether to shut off power to lines in affected areas, SCE considers the following factors, which may include, but are not limited to:

- The National Weather Service has issued Red Flag Warnings\* for counties that contain SCE circuits in High Fire Risk Areas.
- Ongoing assessments from the SCE in-house meteorologists regarding the local conditions related to wind speed, humidity, and temperature are informed by strategically deployed weather stations.
- Real-time situational awareness information from highly-trained personnel positioned locally in High Fire Risk Areas identified as at risk for extreme weather conditions.
- Input from SCE fire management experts regarding any ongoing firefighting efforts.
- Specific concerns from local and state fire authorities regarding the potential consequences of wildfires in select locations.
- Awareness of mandatory or voluntary evacuation orders in place.
- Expected impact of de-energizing circuits on essential services such as public safety agencies, water pumps, traffic controls, etc.
- Other operational considerations to minimize potential wildfire ignitions.

In advance of PSPS events, SCE will meet with local governments to inform them about the PSPS protocol, including the location of circuits in their jurisdictions that may be shut off during an event. Notification is provided to residents 48 hours before the potential PSPS event, with follow-up notification occurring 24 hours before the power is shut off. Communication notifications will be made throughout the outage when power has been shut off and then finally again when it is restored. However, as extreme weather can be unpredictable, advance notification and coordination sometimes do not conform to this protocol. Notification may occur by phone call, text, the SCE.com website, email, and/or social media accounts.<sup>22</sup>

#### LOCATION AND EXTENT

The entire city of Stanton is vulnerable to energy/power shortages. Most power outage events are not necessarily always human-caused in nature. The cause can be an overwhelming demand for power due to an accident, equipment malfunction/failure, severe weather conditions, or any other natural hazards the City is susceptible to. Any of these can be the catalyst that creates a loss of

<sup>21</sup> "How We'll Safeguard Earth From a Solar Storm Catastrophe" <https://www.nbcnews.com/mach/space/how-we-ll-safeguard-earth-solar-storm-catastrophe-n760021>

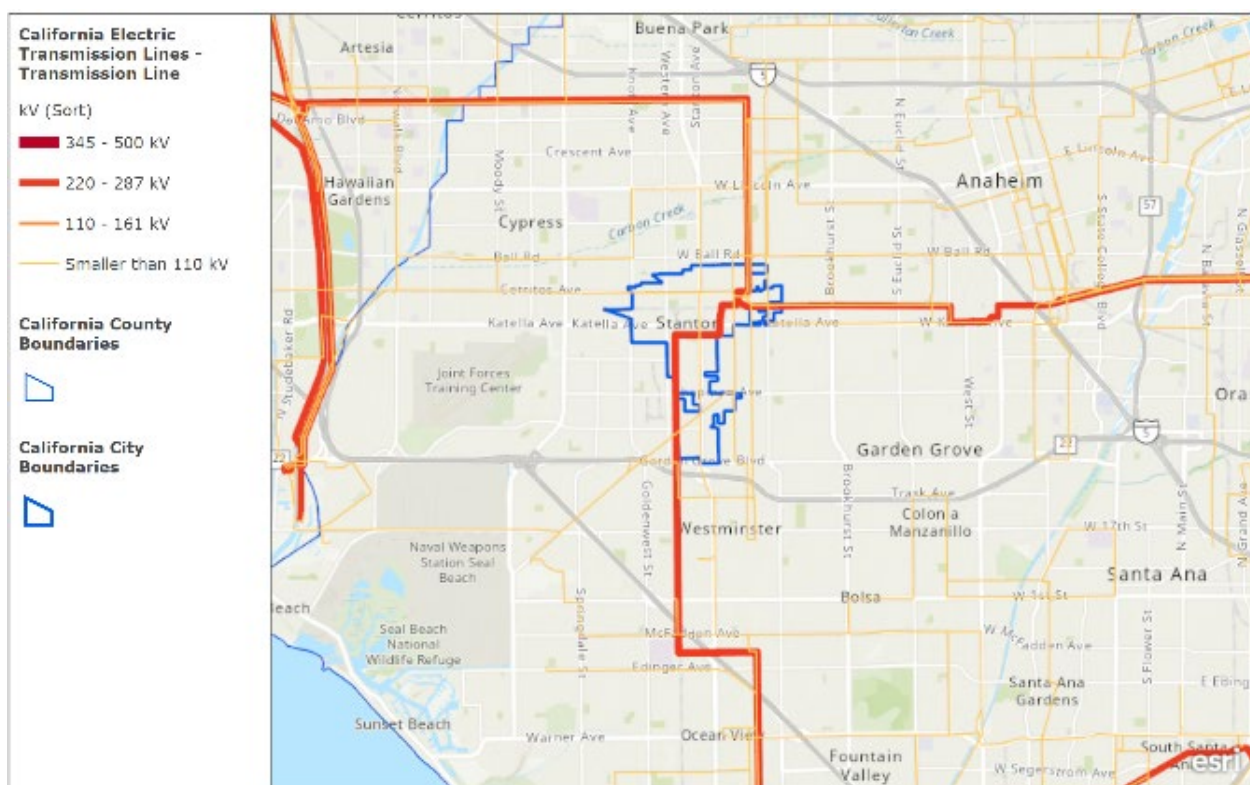
<sup>22</sup> "SCE's 2020 Planning for Public Safety Power Shutoffs (PSPS)". <https://www.sce.com/sites/default/files/2020-06/SCE%E2%80%99s%202020%20PSPS%20Preparations.pdf>



energy/power. According to the California Energy Commission, electricity is transmitted and distributed to the City through a series of 220-287 kV transmission lines and 110-161 kV distribution lines (**Figure 3-3**).

Power loss/shortage can occur in small areas of the city, like a single neighborhood, or the entire grid could potentially fail, resulting in the city suddenly losing power. Power/energy loss is indiscriminate in who, where, or what it affects; however, older infrastructure or infrastructure located above ground may be more susceptible to weather-related hazards. The duration of these power/energy shortages fluctuates depending upon the severity of the actual cause for the power loss and what actions are required to repair the issue or issues.

**FIGURE 3-3: POWER TRANSMISSION LINES IN STANTON**

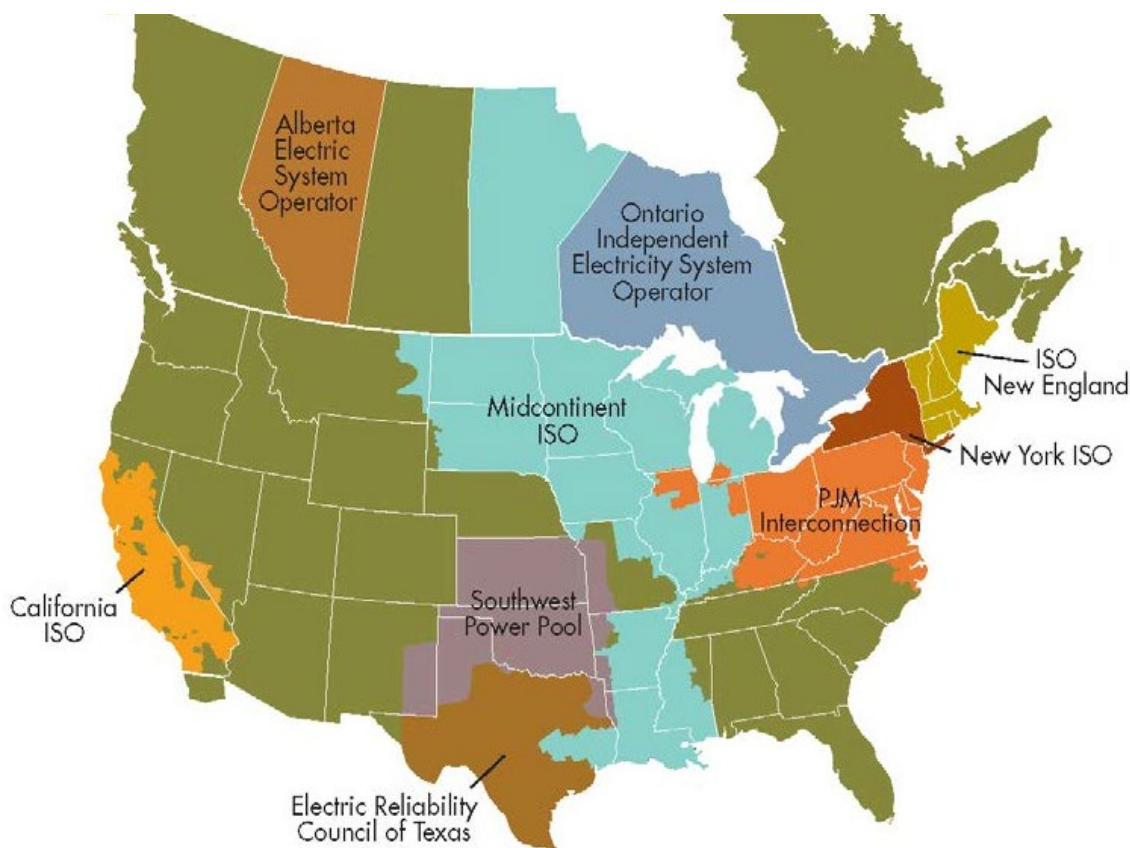


The electricity industry operated for years through utilities that were “vertically integrated,” meaning that they owned generation, transmission, and distribution, which typically had monopolies in their designated service areas. In 1996 the Federal Regulatory Commission issued orders 888 and 889 requiring utilities that own transmission infrastructure to provide nondiscriminatory access to all transmission customers. One way for a utility company to comply with this new requirement was to allow an independent system operator (ISO) to operate their transmission system for them. ISOs do not own the electricity transmitted over the grid, and they allow market participants to transmit electricity at the best available price. In 1998, because of Order 888 and CA state legislation AB 1890, the California ISO was incorporated as a nonprofit public benefit corporation to fulfill this mission. ISOs are often compared to

air traffic controllers, as they independently manage the traffic on a power grid they do not own, much like air traffic controllers manage airplane traffic in the airways and on airport runways.

The California ISO is one of nine independent system operators in North America (refer to **Figure 3-4**). Collectively, they deliver over 2.2 million gigawatt-hours of electricity each year and oversee more than 26,000 miles of high-voltage power lines. These independent grid operators serve two-thirds of the United States.<sup>23</sup>

FIGURE 3-4: NORTH AMERICAN INDEPENDENT SYSTEM OPERATORS



**Figure 3-5** displays the approximate location and area of PSPS circuits within Orange County. Based on this information, the City of Stanton does not have any PSPS circuits that could be de-energized under this type of event. However, these circuits are strategically placed throughout Orange County to assist in the mitigation of the potential threat posed by wildfires in open spaces and forested areas. Even though no PSPS circuits are located within Stanton, the City needs to anticipate and prepare for potential effects, including power degradation, an influx of people from neighboring communities/cities affected by power loss and/or evacuation, and increased calls for emergency support services.

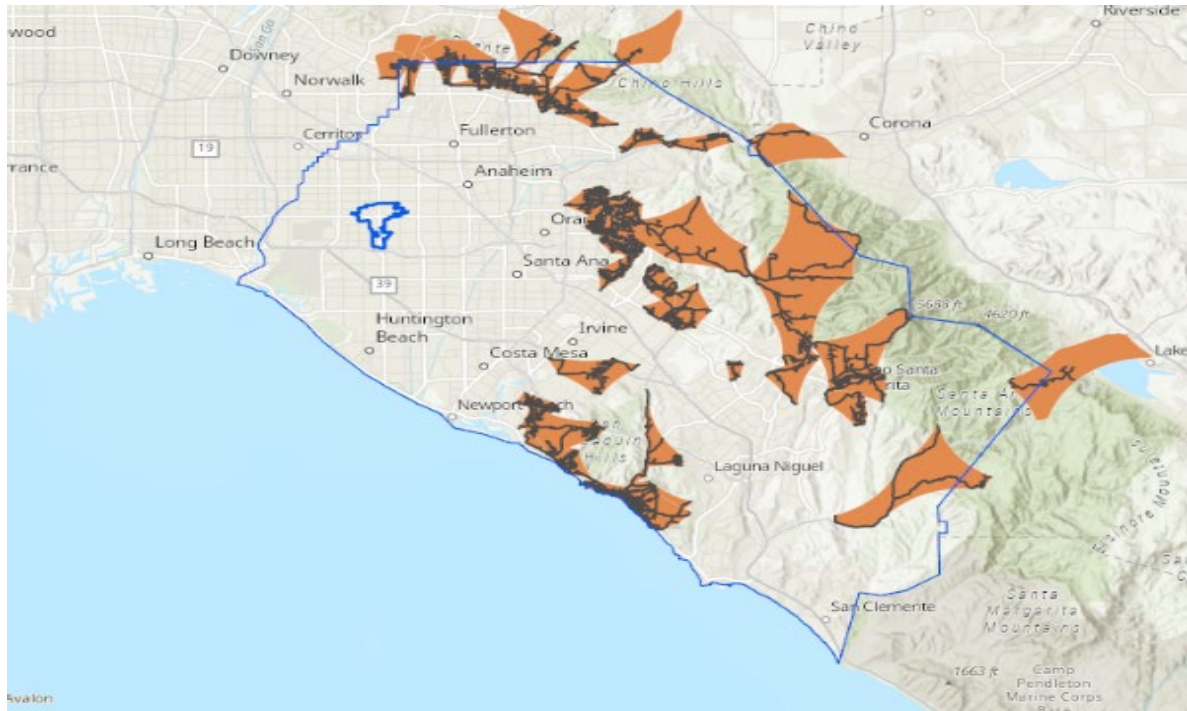
<sup>23</sup> California ISO website: "ISO History" <http://www.caiso.com/about/Pages/OurBusiness/ISO-history.aspx>



### PAST EVENTS

Small-scale power/energy loss frequently occurs throughout southern California due to maintenance and infrastructure failure. Energy shortages and blackouts tend to occur at a larger regional scale, affecting Stanton residents and businesses depending on the failure location. California has experienced some major statewide and regional energy shortages due to various reasons, including:

FIGURE 3-5: PSPS CIRCUITS IN THE ORANGE COUNTY REGION



- **December 1982** (near Tracy, California)- Loss of a transmission tower, two (2) 500-kV lines, and a pair of 230-kV lines. Five (5) million people were impacted. (Equipment Failure)<sup>24</sup>
- **October 1989** (Loma Prieta Earthquake)- Loss of substations; 1.4 million people impacted. (Seismic Event)<sup>25</sup>
- **August 1996** (region)- Cascading impacts from loss of power from 1996 North American Blackouts.<sup>26</sup>
- **December 1998** (San Francisco)- Loss of substations, impacting 350,000 buildings and 940,000 people. (Infrastructure failure, human error).<sup>27</sup>
- **2000** (statewide)- Power outages due to electricity crisis.<sup>28</sup>

<sup>24</sup> "The 3 Worst Power Outages in the History of the U.S." <https://www.a-1-electric.com/the-3-worst-power-outages-in-the-history-of-the-u-s/#:~:text=On%20December%2022nd%2C%201982,going%20without%20electricity%20for%20hours.>

<sup>25</sup> Eguchi, R. T.; Seligson, H. A. (1994), "Lifeline perspectives" Practical lessons from the Loma Prieta earthquake, National Academies Press,

<sup>26</sup> Venkatasubramanian, Mani V. (2003-08-20) "Analyzing Blackout Events: Experience from the Major Western Blackouts in 1996"

<sup>27</sup> "Technician's error caused 1998 outage" <https://www.sfgate.com/bayarea/article/Technician-s-error-caused-1998-outage-1-death-2595806.php>

<sup>28</sup> Sweeney, James L. (Summer 2002) "The California Electricity Crisis: Lessons for the Future"

- **2011** (Southwest Blackout)- Cascading impacts from the loss of power from the 23 distinct events that occurred on 5 separate power grids; impacted 1.4 million people. Largest power failure in California history.<sup>29</sup>
- **July 2017** (Los Angeles)- Explosion at power plant; causes widespread outages in San Fernando Valley.<sup>30</sup>

Recently the City has experienced small-scale power outages that have affected City operations. While these events may have been rare in the past few decades due to the age of infrastructure and other factors, the City has begun to see more frequent events that have affected City operations and functions. In 2021 three small-scale events affected City facilities.

#### RISK OF FUTURE EVENTS

Today, several mechanisms are in place to monitor, manage and adapt to changing conditions and demands to help reduce and/or eliminate energy shortages. California and regional departments (California Independent System Operator- Cal-ISO, Federal Energy Regulatory Commission- FERC, Western Electricity Coordinating Council- WECC, North American Electric Reliability Corporation- NERC, California Public Utilities Commission- CPUC, California Energy Commission- CEC) are focused on energy production, use, and management. Each agency plays a role in planning, managing, and coordinating the allocation of energy within the state of California. Stanton can experience a power/energy shortage at any time and place throughout the year. The probability of it occurring again will always be present, as the City is dependent on electricity to function.

#### CLIMATE CHANGE CONSIDERATIONS

Projections of changing climatic conditions through the end of the century suggest that the City should address future power/energy shortage concerns. While energy demands are not anticipated to increase significantly throughout the City (due to compliance with updated codes and requirements), electricity production occurs outside of the City, reducing opportunities for Stanton to be energy independent.

### DROUGHT

#### DESCRIPTION

A drought is a period in which water supplies become scarce. This can occur for various reasons; in California, droughts occur when precipitation is limited for an extended period. Rain that arrives in California via atmospheric rivers channels moist air located high in the atmosphere. When the atmospheric rivers bring less than usual moisture to California, it can reduce the overall amount of precipitation that falls on the state. Rain also comes to California due to the El Niño Southern Oscillation (ENSO) cycle, a regional meteorological phenomenon in the southern Pacific Ocean consisting of variations in the temperature of the ocean water and air. These variations give rise to two distinct phases known as *El Niño*, the warm and wet phase, or *La Niña*, the dry and cold phase. When the *La Niña* phase is active, it can cause California to receive lower than normal precipitation levels. Drought may also occur when infrastructure connecting communities to long-distance water sources fails. This can

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<sup>29</sup> Medina, Jennifer (September 10, 2011) "Human Error Investigated in California Blackout's Spread to Six Million". The New York Times

<sup>30</sup> DWP Plant Explosion Causes Massive Power Outage In San Fernando Valley  
[https://laist.com/2017/07/09/dwp\\_plant\\_explosion\\_causes\\_massive.php](https://laist.com/2017/07/09/dwp_plant_explosion_causes_massive.php)

occur due to deferred maintenance or may be the result of a natural disaster. For example, many Southern California cities would experience drought conditions if the State Water Project or Colorado River Aqueduct severed during a powerful earthquake event.

#### LOCATION AND EXTENT

Given Stanton’s small size, any drought that is significant enough to reduce water supply to the City would impact all parts of the City at the same time—there is no section of the City that is at greater or lesser risk of drought occurrence. Golden State Water Company (GSWC) serves as the water utility provider in Stanton. GSWC has three water sources that supply the city with water. The majority comes from the Orange County Groundwater Basin, supplemented by water from the Colorado River Aqueduct and the State Water Project (imported and distributed by Metropolitan Water District of Southern California).<sup>31</sup> Since the groundwater basin provides such a significant amount of Stanton’s water, it is unlikely that the city would undergo a long-distance drought—a drought that occurs when a distant water source becomes less available. Given that most of Stanton’s water comes from local groundwater sources, this type of event would have to be exceptional or prolonged for the City and its residents to feel the impact.

The U.S. Drought Monitor Classification Scheme is a common scale used to measure the impact of droughts in different communities across the United States. See **Table 3-8** for a complete description of each drought event classification.

**TABLE 3-8: U.S. DROUGHT MONITOR CLASSIFICATION SCHEME<sup>32</sup>**

Category	Description	Possible impacts
<b>D0*</b>	Abnormally dry	Slower growth of crops and pastures.
<b>D1</b>	Moderate drought	Some damage to crops and pastures. Water bodies and wells are low. Some water shortages may occur or may be imminent. Voluntary water use restrictions can be requested.
<b>D2</b>	Severe drought	Likely crop and pasture losses. Water shortages are common, and water restrictions can be imposed.
<b>D3</b>	Extreme drought	Major crop and pasture losses. Widespread water shortages and restrictions.
<b>D4</b>	Exceptional drought	Exceptional and widespread crop and pasture losses. Emergency water shortages develop.
* D0 areas are those under “drought watch” but not technically in a drought. They are potentially heading into drought conditions or		

<sup>31</sup> West Orange County Water System, Consumer Confidence Report on Water Quality for 2020”, <https://www.gswater.com/sites/main/files/file-attachments/water-quality-west-orange-county.pdf?1621390083>

<sup>32</sup> US Drought Monitor. 2019. Drought Classification. <https://droughtmonitor.unl.edu/AboutUSDM/AbouttheData/DroughtClassification.aspx>

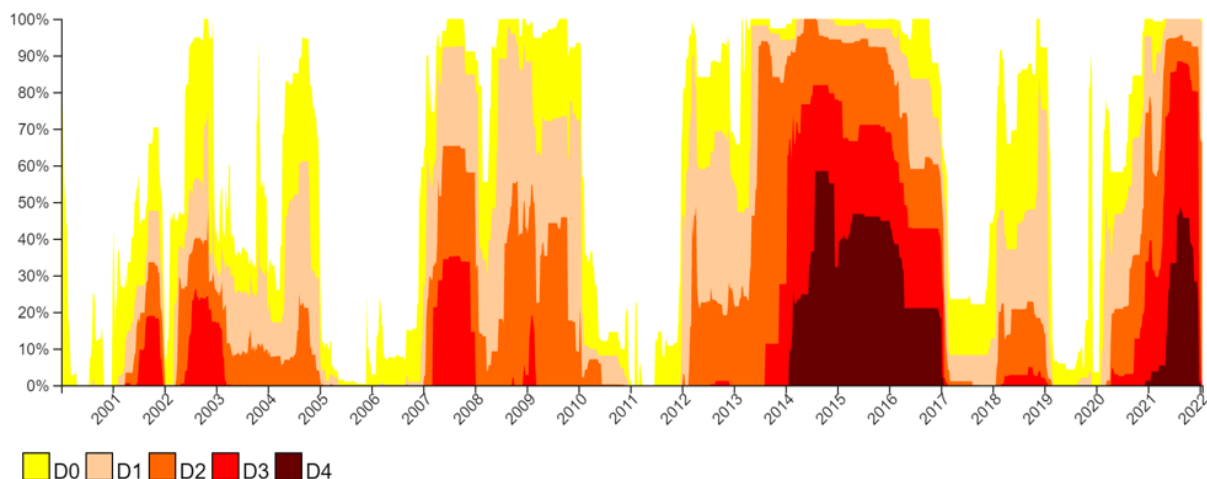
### PAST EVENTS

Like the rest of California, Stanton has experienced many drought events throughout its history. Each event has been distinct, with varying lengths, severity, and frequency. One of the earliest recorded major droughts in state history is the “Great Drought,” which occurred in 1863 and 1864. This drought killed 46 percent of the cattle in the state and ultimately led to the decline of cattle ranching.<sup>33</sup> The “Dustbowl Droughts” lasted from 1928 to 1935. The effects of this drought were so severe that it sparked the movement to create some of California’s modern water irrigation infrastructure, such as the California Aqueduct. Another drought occurred in 1976 and 1977, leading to agricultural losses estimated at nearly \$1 billion. This drought led to water-saving practices still in effect today across the state. Further water conservation practices were enacted during a drought lasting from 1987 to 1993, which caused agricultural damages at an estimated \$250 million each year.<sup>34</sup>



Shasta Lake Reservoir seen during the 1976-1977 drought. Image from Steve Fontanini.

FIGURE 3-6: CALIFORNIA DROUGHT HISTORY (2000-2022)



As of early 2022, California and the entire western United States have been in the grips of a major drought. Precipitation levels have decreased, and the Sierras did not receive the average snow level, reducing the snowpack, which reduces the amount of water available for California. The current drought is on the heels of one of the worst droughts in California history, which began in 2012 and lasted until 2017. All areas of the state were impacted, and by 2014 it was reported as the most severe drought in 1,200 years. **Figure 3-6** illustrates the severity of the drought conditions experienced over the past 20 years. By the summer

<sup>33</sup> Crawford, R. June 1991. “The Great Drought: Fickle Weather in 1860s Led to Breakdown of Cattle Industry.” Los Angeles Times. <https://www.latimes.com/archives/la-xpm-1991-06-13-nc-780-story.html>

<sup>34</sup> Grad, S. and Harrison, S. April 2015. “3 crippling droughts that changed California.” Los Angeles Times. <https://www.latimes.com/local/california/la-me-california-retrospective-20150413-story.html>

of 2014, almost all of California was experiencing D2 (severe drought) conditions. Stanton, all of Orange County, and more than 75% of California was reported as experiencing D4 (Exceptional Drought) conditions. By 2015, emergency water-saving mandates were enacted, requiring all jurisdictions to reduce water use by 25%. In late 2016 and early 2017, successive heavy rains helped end the drought conditions in the state. The following winter, in late 2017 and early 2018, rains did not return in the same quantity, and slight drought conditions returned across California. This moderate drought was again abated in the winter season of late 2018 and early 2019 when heavy rains ended any existing drought conditions. As of July 2022, a majority of the state is experiencing drought conditions that range from moderate to exceptional drought. Stanton (and Orange County) is located in an area of the state experiencing severe drought (**Figure 3-7**). In addition, **Figure 3-8** identifies the change in drought conditions between 2021 and 2022.

FIGURE 3-7: CALIFORNIA STATEWIDE DROUGHT CONDITIONS AS OF JULY 5, 2022

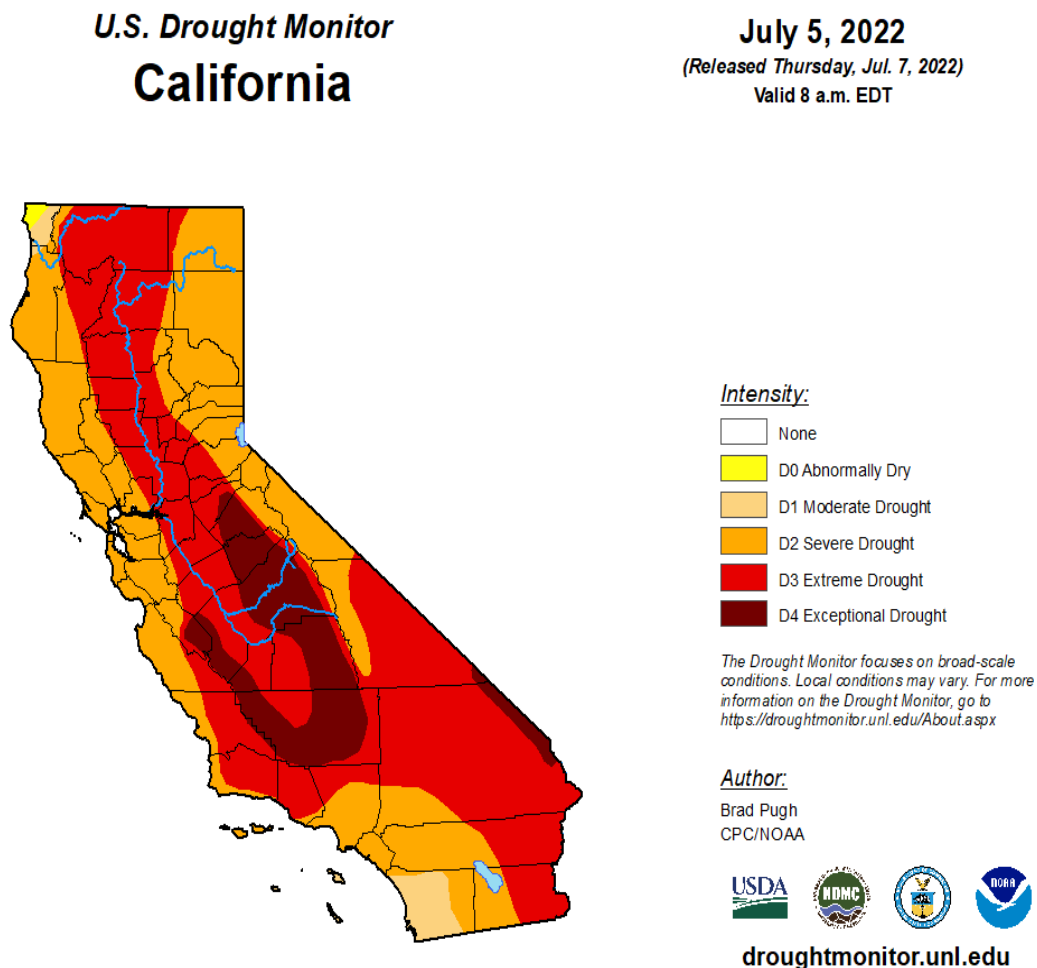
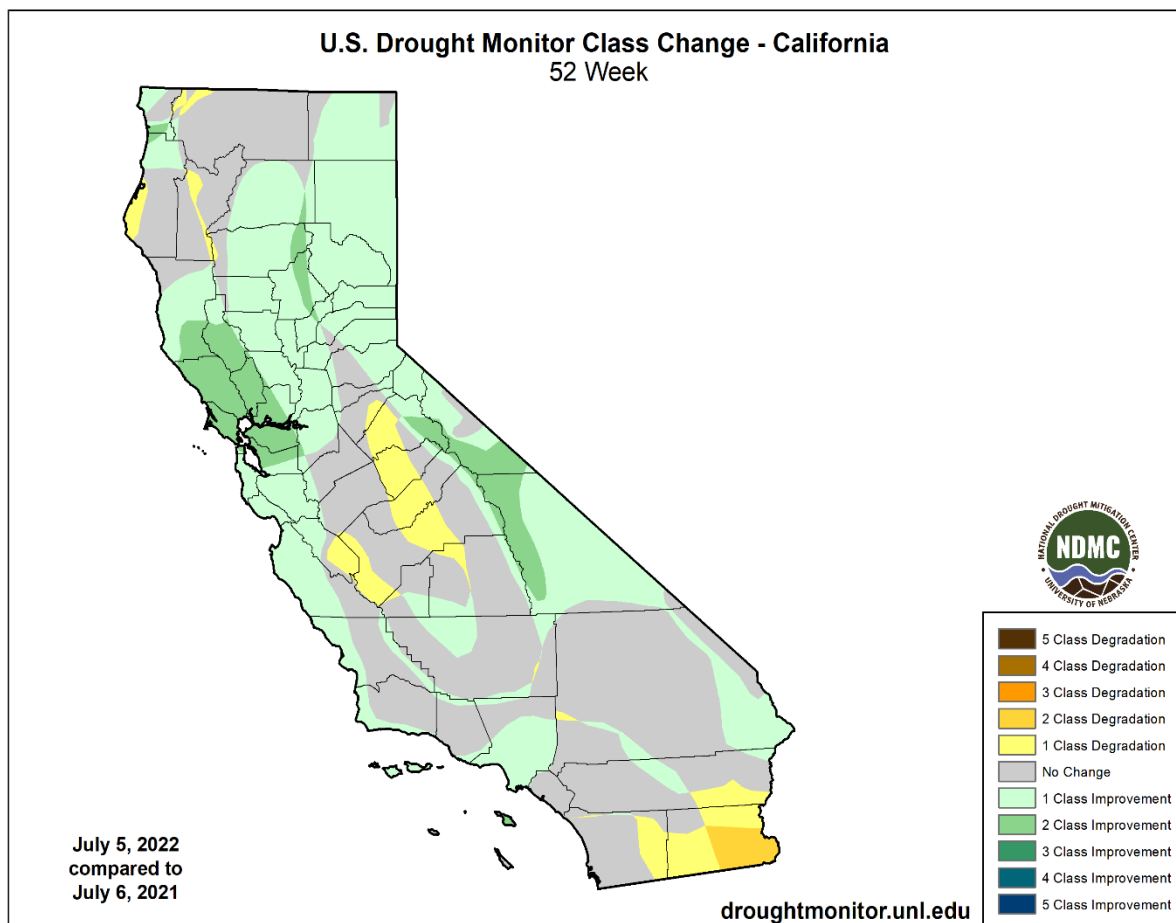


FIGURE 3-8: DROUGHT CLASS CHANGES IN CALIFORNIA (JULY 2021– JULY 2022)



#### RISK OF FUTURE EVENTS

Drought will continue to be a foreseeable event in the future of California, including Stanton. Since most droughts are almost entirely contingent on global weather phenomena, which vary from year to year, it is impossible to predict the frequency or severity of future drought events in Stanton. Droughts that result from infrastructure failure are equally impossible to predict since the circumstances that lead to infrastructure failure are unique to each situation.

#### CLIMATE CHANGE CONSIDERATIONS

Climate change is anticipated to abate drought in certain situations; however, projections suggest that future drought events could become more frequent and intense in the future. In some cases, climate change-intensified weather patterns, like ENSO, may bring more rain to California and Stanton, reducing drought conditions. In other years, climate change may also prolong the La Niña phase of ENSO, which could lead to longer periods with no precipitation in California.



Climate change is also expected to increase the average temperature and cause more frequent and prolonged heat waves in the region. During these events, water supplies may be affected within the City. Hotter temperatures may also lead to increased surface water evaporation, leading to greater water consumption. If a drought occurs coupled with heatwave events, additional strain could be placed on City infrastructure, including water supply.

From a regional perspective, warmer overall temperatures in California are anticipated to reduce statewide water supplies. Much of California's water comes from melted snow in the High Sierra. As the average temperature grows warmer with climate change, the precipitation that falls as snow is expected to shift towards rain. As less snow falls, the amount of melted water from the snowpack in the Sierra Nevada will decrease, reducing the water that will flow into the reservoirs and aqueducts that supply Southern California. While the City does not currently rely primarily on water supplies from MWD, reductions in water availability could strain supplies for neighboring communities that do, affecting the quality and availability of water supplies within the Orange County Groundwater Basin, which could affect future generations' water supplies.

## EXTREME HEAT

### DESCRIPTION

Extreme heat is a period when temperatures are abnormally high relative to a designated location's normal temperature range. There are generally three types of extreme heat events:<sup>35</sup>

- **Extreme Heat Days:** a day during which the maximum temperature surpasses 98 percent of all historic high temperatures for the area, using the time between April and October from 1961 to 1990 as the baseline.
- **Warm Nights:** a day between April to October when the minimum temperature exceeds 98 percent of all historic minimum daytime temperatures observed between 1961 to 1990.
- **Extreme Heat Waves:** a successive series of extreme heat days and warm nights where extreme temperatures do not abate. While no universally accepted minimum length of time for a heatwave event exists, Cal-Adapt considers four successive extreme heat days and warm nights to be the minimum threshold for an extreme heatwave.

Extreme heat events will feel different from region to region since different areas have different historic high temperatures. For example, an extreme heat day on the coast will feel different than an extreme heat day in the High Desert. Humidity plays a factor in the perceived heat that people feel, as humid conditions will make a day feel hotter than a non-humid day even though the temperature may be the same on both days. The difference between the perceived and actual temperatures is known as the "heat index." To illustrate the effect of the heat index, a 90-degree day with 50 percent humidity feels like 95°F, whereas a 90°F with 90 percent humidity feels like 122°F. **Figure 3-9** shows National Oceanic and Atmospheric Administration (NOAA)'s National Weather Service Heat Index.

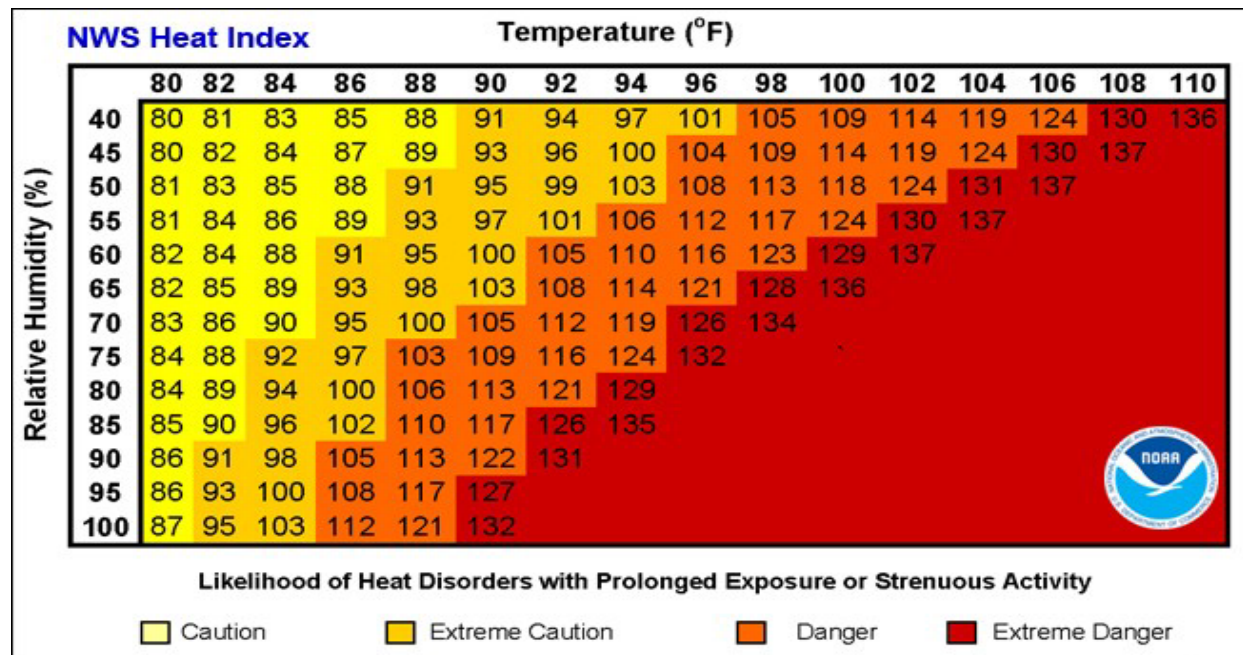
Extreme heat poses several dangers to public health. The human body is vulnerable to long periods of high temperatures and will eventually enter a state of heat exhaustion and dehydration if exposure to

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<sup>35</sup> Cal-Adapt. 2019. Extreme Heat Days & Warm Nights. <https://cal-adapt.org/tools/extreme-heat/>

heat is extended. If exposure to high temperatures is particularly prolonged to the point that internal body temperature surpasses 105°F, heatstroke may occur, and organ failure and death may soon follow without intervention.

FIGURE 3-9: NOAA'S NATIONAL WEATHER SERVICE HEAT INDEX



#### LOCATION AND EXTENT

Extreme heat events are not limited to any part of the City. They occur with the same intensity and duration at the same time across all locations in Stanton. The minimum threshold for an extreme heat day in Stanton is 97.3°F. The minimum threshold for a warm night in Stanton is 68.4°F.<sup>36</sup>

#### PAST EVENTS

Local data from within Stanton is not available; however, nearby Daugherty Field at the Long Beach Municipal Airport has recorded weather data since 1949. The data indicates that the average maximum temperature for the area from all years between 1949 and 2016 is 83.9°F, occurring in the month of August. In addition, data from a weather station at the Santa Ana Fire Station also indicates an average maximum temperature of 84.7°F for the same time frame. Given that the minimum threshold for an extreme heat day in Stanton is 97.3 °F, it is rare that the temperature exceeds this threshold on a regular basis. Still, extreme heat events have occurred in the region, which occasionally impact the City. Some significant historic extreme heat events include:

- September 1963**, the temperature reached 113°F at the now-defunct El Toro Air Force Base; the surrounding region was also hot, including coastal areas. Temperatures in Carlsbad and Oceanside reached 108°F. School children and employees were sent home due to the heat, and some agricultural crops were destroyed.

<sup>36</sup> Cal-Adapt. 2019. Extreme Heat Days & Warm Nights. <https://cal-adapt.org/tools/extreme-heat/>



- **April 1989**, daily high-temperature records were set for all weather monitoring stations in Southern California. Los Angeles and Riverside set records at 106°F and 104°F, respectively.<sup>37</sup>

More recent extreme heat events have also affected the greater region surrounding Stanton:

- **July 2018**, extreme heat waves occurred throughout Southern California, including Stanton. The hottest day of the heat waves occurred on July 6, when temperatures reached 114°F in Santa Ana, CA. A second but less intense extreme heatwave occurred on July 25, where regional temperatures went above 100°F in places like Burbank. While local temperature data for Stanton is not available, the weather monitoring station at nearby Long Beach Airport indicates that the temperature reached 95°F that day.<sup>38,39</sup>
- **October 23, 2017**, Southern California experienced two extreme heat days. The weather monitoring station at nearby Long Beach Airport indicates that temperatures reached 105°F that day.<sup>40</sup>
- **September 6th – 8th, 2022**, Southern California experienced a record heatwave where temperatures soared into the triple digits for most of the region. Temperatures at nearby Long Beach Airport reached temperatures of 108°.<sup>41</sup>

#### RISK OF FUTURE EVENTS

The City has experienced an increase in extreme heat days over the past couple of years and has had cause to open cooling centers to aid some of the City's more vulnerable populations that are affected. It can only be expected that they will continue into the future, largely in part due to climate change, as discussed in the next section.

#### CLIMATE CHANGE CONSIDERATIONS

The primary effect of climate change is warmer average temperatures. The warmest decade on record is 2011-2020, with the warmest three years on record occurring in 2016, 2019, and 2020. As climate change accelerates in the 21st century, it is anticipated that extreme heat events will become more frequent and intense in California, including Stanton. In Stanton specifically, the projected average number of extreme heat days per year could increase from 4 to 24, assuming global greenhouse gas emissions peak around 2040, then decline. If global greenhouse gas emissions continue to rise until 2100, the number of extreme heat days could increase to as many as 40 days per year. The number of warm nights could increase from 4 to 30, assuming an emissions peak and decline in 2040 but could increase to as many as 72 if emissions continue to rise until 2100.

<sup>37</sup> National Oceanic and Atmospheric Administration. May 2017. "A History of Significant Weather Events in Southern California." <https://www.weather.gov/media/sgx/documents/weatherhistory.pdf>

<sup>38</sup> Climate Signals. December 2018. Southern California Heat Wave July 2018. <https://www.climatesignals.org/events/southern-california-heat-wave-july-2018>

<sup>39</sup> Weather Underground. 2019. Long Beach Airport, California – July 2018. <https://www.wunderground.com/history/monthly/us/ca/long-beach/KLGB/date/2018-7>

<sup>40</sup> Weather Underground. 2019. Long Beach Airport, California – October 2017. <https://www.wunderground.com/history/monthly/us/ca/long-beach/KLGB/date/2017-10>

<sup>41</sup> A Long-Lasting Western Heatwave. <https://earthobservatory.nasa.gov/images/150318/a-long-lasting-western-heatwave#:~:text=On%20September%207%2C%202022%2C%20more,western%20Arizona%20and%20southern%20Nevada.>

## FLOODING

### DESCRIPTION

Flooding occurs when an area becomes inundated with more water than it can drain in a specified period of time. This can range from a small, confined area, such as a grassy field in a park that floods for a few hours after a rainstorm, to whole sections of a city, such as numerous streets becoming impassable with floodwaters. When floods are small, they may represent a minor inconvenience if recreational pathways and some curb cuts become flooded. These smaller instances of flooding where water collects into a pool of standing water are referred to as “ponding.” On the other hand, larger flood events can hamper a city’s operations. For example, when multiple streets flood simultaneously, it could prevent emergency workers from reaching victims in need of help. Flooding can also damage critical pieces of city infrastructure. For instance, unprotected electronic equipment can short-circuit if it meets water. This could lead to outages in street lighting, traffic signals, and city government computer systems. City-owned vehicles can be waterlogged and experience engine stalling if floodwaters are particularly high.

Flooding can result from multiple different causes. In Southern California, the primary cause of flooding is heavy rain that usually occurs in the winter. Most precipitation in California arrives either via atmospheric rivers or the ENSO cycle. Atmospheric rivers are channels of moist air located high in the atmosphere. The ENSO cycle is a regional meteorological phenomenon in the southern Pacific Ocean consisting of variations in ocean water and air temperature. These variations give rise to two distinct phases known as *El Niño*, the warm and wet phase, or *La Niña*, the dry and cold phase. When the *El Niño* phase is active, it can cause California to receive higher than normal precipitation levels. These higher-than-normal levels of rainfall can quickly overwhelm the capacity of certain sections of land to effectively drain the precipitation before the rainwater begins to pool. A failure in infrastructure may also cause flooding. For example, a water main or sewage pipeline that bursts could cause some degree of flooding if left uncontained for a significant period. A more serious infrastructure failure, such as the failure of dams, reservoirs, or levees, could cause extensive flooding. Please refer to the Dam / Reservoir / Levee Failure section of this chapter for more information on this type of hazard.

### LOCATION AND EXTENT

The Federal Emergency Management Agency (FEMA) designates which areas in the United States are susceptible to flooding and how likely they are to experience flooding. FEMA uses a complex classification system to categorize the level of risk for each section of land, but the two most known measures of flood event likelihood are the 100-year flood and the 500-year flood. These designations do not refer to floods that occur every 100 or 500 years but rather refers to the likelihood of a flood occurring each year. For example, a 100-year flood is a flood that has a 1 in 100, or 1%, chance of occurring in any given year while a 500-year flood is a flood that has a 1 in 500, or 0.2%, chance of occurring in any given year. These measures of likelihood are combined with the specific geography of each locale to produce specific flood “zone” designations. **Table 3-9** shows a detailed list of all the flood zone categories used by FEMA.

FEMA also uses Base Flood Elevation (BFE) to determine minimum depth of the floodwaters during one of these flood events. An area with a BFE of 3 feet, for example, means that area can expect to see a minimum floodwater depth of 3 feet with potentially additional depth in particularly severe flood events.

FEMA has designated all of Stanton as lying within Zone “X,” generally meaning that the City is not in danger of a 500-year flood. Given Stanton’s specific geography, however, FEMA has added additional stipulations about the level of flood risk in the City. The Coyote Creek channel and levee on the western

side of the City, for example, has effectively mitigated risk of a 100-year flood though it is still possible that the channel could overflow its embankments in an exceptionally powerful rainstorm. The section of the City east of Moody Street, being more distant from the Coyote Creek levee, has a slightly higher risk of flooding, with either a 500-year or 100-year flood event being possible but with no more than a maximum of a one-foot floodwater depth. Effectively, the City is protected against the risk of all but the most exceptional flood events. **Figure 3-10** shows the areas in Stanton that are FEMA-designated flood zones. Ponding events occur on any flat surfaces where sufficient drainage is unavailable. This includes areas such as parking lots, landscaped areas or lawns, or roadways. Since ponding is so small in scale, it is impossible to predict exactly where it will occur in the City or how severe it will be.

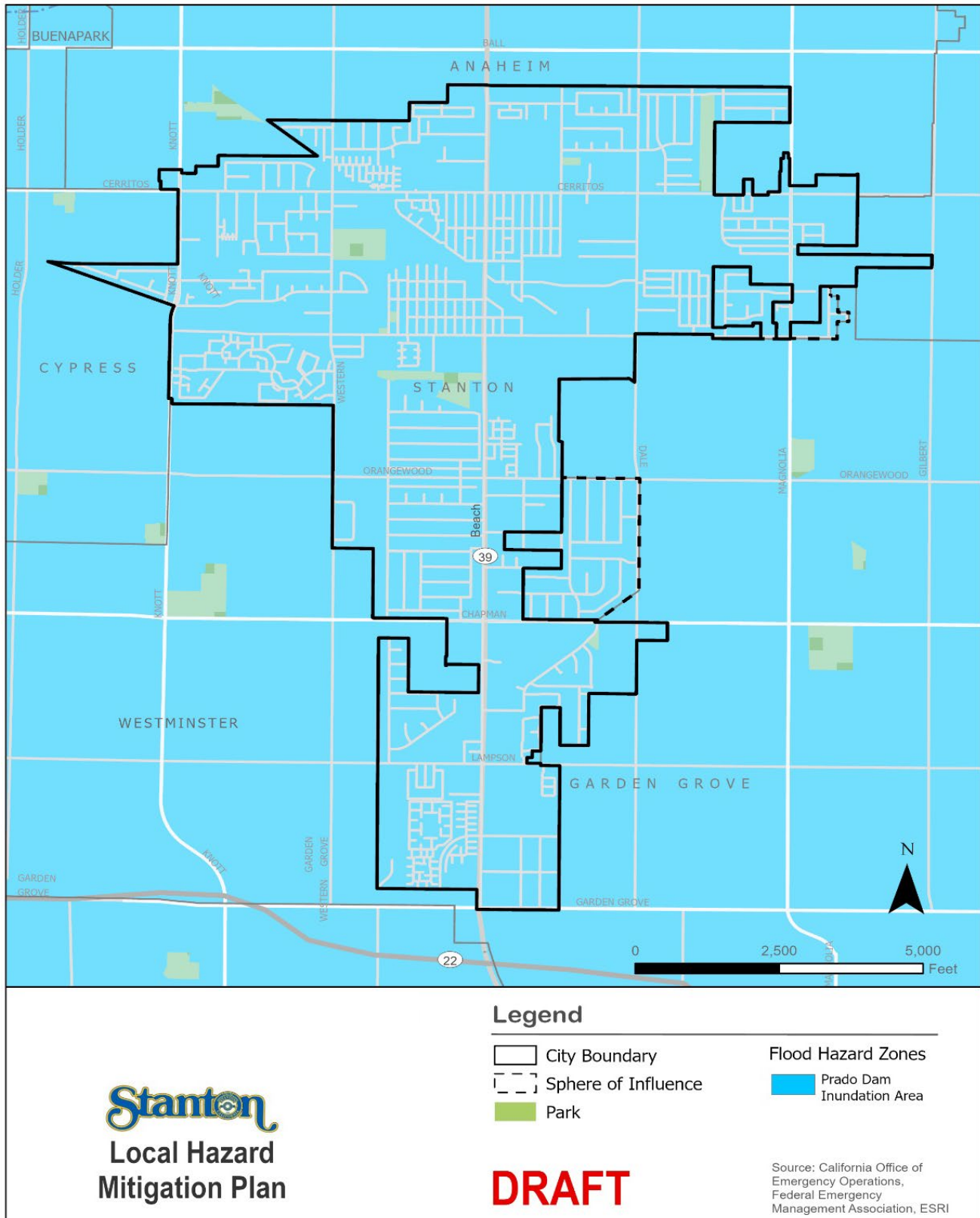
**TABLE 3-9: FEMA FLOODPLAIN ZONES<sup>42</sup>**

<b>Zone</b>	<b>Description</b>
<b>A</b>	Within a 100-year flood plain, but the water height of the 100-year flood is not known.
<b>A1-30 or AE</b>	Within a 100-year flood plain and the water height of the 100-year flood is known.
<b>AO</b>	Within a 100-year flood plain, and the water height of the 100-year flood is between one and three feet but not specifically known.
<b>A99</b>	Within a 100-year flood plain, protected by flood protection infrastructure such as dams or levees.
<b>AH</b>	Within a 100-year flood plain, and the water height of the 100-year flood is between one and three feet and is specifically known.
<b>AR</b>	Within a 100-year flood plain, protected by flood protection infrastructure that is not currently effective, but is being rebuilt to provide protection.
<b>V</b>	Within a 100-year flood plain for coastal floods, but the water height of the flood is not known.
<b>V1-30 or VE</b>	Within a 100-year flood plain for coastal floods and the water height of the flood is known.
<b>VO</b>	Within a 100-year flood plain for shallow coastal floods with a height between one and three feet.
<b>B</b>	Within a 500-year flood plain, or within a 100-year flood plain with a water height less than one foot (found on older maps)
<b>C</b>	Outside of the 500-year flood plain (found on older maps)
<b>X</b>	Outside of the 500-year flood plain (found on newer maps)
<b>X500</b>	Within a 500-year flood plain, or within a 100-year flood plain with a water height less than one foot (found on newer maps)
<b>D</b>	Within an area with a potential and undetermined flood hazard.
<b>M</b>	Within an area at risk of mudslides from a 100-year flood event.
<b>N</b>	Within an area at risk of mudslides from a 500-year flood event.
<b>P</b>	Within an area at risk of mudslides from a potential and undetermined flood event.
<b>E</b>	Within an area at risk of erosion from a 100-year flood event.

<sup>42</sup> "Section 64.3 Flood Insurance Maps." Code of Federal Regulations, title 44 (2016): 287-288.

<https://www.govinfo.gov/content/pkg/CFR-2012-title44-vol1/pdf/CFR-2012-title44-vol1-sec64-3.pdf>

FIGURE 3-10: FEMA FLOOD HAZARD ZONES



### PAST EVENTS

No significant flood event has been recorded in Stanton in recent years. During the LHMP creation process, City staff shared that there has been reoccurring flooding near Central Park, and the drainage channel along Western Ave has impacted properties, nearly inundating several homes in floodwater. Apart from these reoccurring instances, there are no records of other major flooding events in Stanton. However, significant flooding has occurred in neighboring communities and the surrounding region.

The following are some examples of significant historic flooding in the region:<sup>43</sup>

- **December 1861 to January 1862**, there were 30 consecutive days of rain across all of Southern California from Los Angeles to San Diego. Thirty-five inches of rain fell in Los Angeles, causing mass flooding around the region's rivers. Some rivers even changed course, such as the Los Angeles River, which shifted its mouth from Venice to Long Beach. In Orange County, the Santa Ana River swelled its banks on its course through Anaheim, creating a four-foot-deep layer of water that extended to the Coyote Hills in Fullerton. Twenty people were reported dead in Orange County.
- **New Year's Eve, 1933 and New Year's Day, 1934**, an extraordinary amount of rain fell across the Southern California region. In Los Angeles, more than 7 inches fell within 24 hours, and 5 inches fell in nearby Buena Park on New Year's Day. Forty-five deaths were reported across the region.
- **February to March of 1938**, a weakened tropical storm reached Southern California and dropped 11 inches of rain in Los Angeles and 30 inches in some mountain areas. Flood control infrastructure was overwhelmed with the surge of water, and the Los Angeles, San Gabriel, and Santa Ana Rivers flooded their banks. Two hundred ten people were reported dead or missing, forty-five of whom were reported from Orange County.
- **February 1983**, heavy rain fell in Orange County, leading to flooding of several streets. In Anaheim, 30 vehicles and a multi-family housing building were damaged.
- **April 1988**, heavy rains led to flooding across Southern California, including Orange County. In Los Angeles, 26 motorists were injured in a major collision. Uprooted and felled trees caused power outages in the region when they tore down power lines as they fell.



Buena Park inundated with floodwaters as a result of the 1938 regionwide flooding. Image from Orange County Historical Society.

### RISK OF FUTURE EVENTS

Smaller instances of ponding occur at least annually or even multiple times a year in cities across Southern California during the winter when precipitation rises. During periods of drought, precipitation levels may decrease and similarly lower the likelihood of ponding. In most years, though, it is almost certain that Stanton will continue to experience some type of flood event in the future. Larger-scale flood events are rare in Stanton and will continue to be rare due to the City's protection by levee and other regional flood

<sup>43</sup> National Oceanic and Atmospheric Administration. May 2017. "A History of Significant Weather Events in Southern California." <https://www.weather.gov/media/sgx/documents/weatherhistory.pdf>



control infrastructure. During a particularly severe rainstorm or after a dam failure, however, it is possible that Stanton could experience some degree of large-scale flooding though the floodwaters are not anticipated to rise above one foot in depth. In the 1000-year flood scenario, an extremely rare flood event known as ARKstorm, Orange County would experience an estimated \$50 billion in property damage, more damage than any other County in California.<sup>44</sup>

#### CLIMATE CHANGE CONSIDERATIONS

Climate change is expected to exacerbate the conditions that lead to urban flooding in Southern California and Stanton. Climate change will cause more intense local, regional, and global weather patterns, intensifying atmospheric rivers.<sup>45</sup> At this time, it is unknown exactly how climate change will impact the frequency of ENSO, but it is anticipated that it will become more intense.<sup>46</sup> Based on the atmospheric river and ENSO changes, precipitation in Southern California will increase in frequency and degree. This increases the likelihood of a particularly exceptional rain event in Stanton. One of these exceptional rain events could overwhelm the capacity of the region's network of dams, levees, and watercourses to contain and drain all the precipitation that falls.

On the other hand, droughts are also expected to increase in length and frequency under climate change conditions. The soil dried by extensive drought periods is less able to absorb and drain water, which would likely exacerbate flood likelihood. Overall, climate change is expected to create conditions that will increase the likelihood of flooding in Stanton.

#### HAZARDOUS MATERIALS RELEASE

For the purposes of this profile, this section discusses all non-nuclear and non-radiological hazardous materials release events. Events relating to the release of radiological material were determined to not be relevant in this City.

##### DESCRIPTION

Hazardous materials release refers to a hazard event whereby harmful concentrations of hazardous or toxic substances are released into the environment. This occurs when storage containers of hazardous materials leak or fail. This can happen due to industrial accidents, vehicle crashes, as a direct result of other disasters (e.g., a flood or earthquake), or as a deliberate act.

The threat that hazardous materials pose to human health depends on the type of material, frequency, and duration of exposure, and whether chemicals are inhaled, penetrate the skin, or are ingested, among other factors. Exposure to hazardous materials can result in short- or long-term effects, including major damage to organs and systems in the body or death. Hazardous waste is any material with properties that make it dangerous or potentially harmful to human health or the environment. Hazardous materials can also cause health risks if they contaminate soil, groundwater, and air, potentially posing a threat long after the initial release.

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<sup>44</sup> U.S. Department of the Interior, U.S. Geological Survey, Overview of the Arkstorm Scenario, by Keith Porter, et al., Open-file report 2010-1312 (Reston, Virginia, 2011), [https://pubs.usgs.gov/of/2010/1312/of2010-1312\\_text.pdf](https://pubs.usgs.gov/of/2010/1312/of2010-1312_text.pdf)

<sup>45</sup> Thompson, A. February 2015. How Warming May Alter Critical 'Atmospheric Rivers'. <https://www.climatecentral.org/news/global-warming-atmospheric-rivers-18645>

<sup>46</sup> Cai, W., et al., "Increased variability of eastern Pacific El Niño under greenhouse warming." *Nature* 564, no. 7735 (12 December 2018): 201-206, doi: 10.1038/s41586-018-0776-9. <https://doi.org/10.1038/s41586-018-0776-9>

#### LOCATION AND EXTENT

Hazardous materials and chemicals are used daily in households and businesses throughout Stanton. In addition to the locations of large chemical and industrial factories, sources of hazardous materials can originate from seemingly harmless places such as service stations, dry cleaners, medical centers, and almost any industrial business. Hazardous waste can take the form of liquids, solids, contained gases, or sludge and can be the by-products of manufacturing processes or simply discarded commercial products, like cleaning fluids and pesticides.

In severe situations, Stanton may also be at risk of hazardous materials release events on a regional level. With the right prevailing wind conditions, airborne toxic material could spread to and impact various parts of the City's air basin.

**Table 3-10** identifies 31 spill releases of hazardous materials in Stanton that have been reported. **Figure 3-11** identifies the locations within the City where hazardous materials are present, including Department of Toxic Substances Control (DTSC) Cleanup sites, Environmental Protection Agency (EPA) Regulated sites, and plugged wells. This also displays the CalEnviroScreen score for the residents in the city. CalEnviroScreen is a mapping tool that helps identify California communities that are most affected by many sources of pollution and where people are often especially vulnerable to pollution's effects. While there is no extent scale for hazardous materials release, the probability of an incident is anticipated to be occasional each year.

#### PAST OCCURRENCES

Stanton has experienced 8 significant hazardous spill release events of at least 100 gallons since 2010, the latest occurring in 2019. **Table 3-11** highlights these events, which illustrate that all but three appear to have occurred due to accidents or equipment malfunctioning.

#### PROBABILITY OF FUTURE EVENTS

The majority of the significant release events within Stanton have occurred due to human error, malfunctioning equipment, or as a deliberate act. Given this, it is anticipated that future events within Stanton will include minor incidents similar to past occurrences as identified above.

#### CLIMATE CHANGE CONSIDERATION

Climate-related natural hazard events, such as an intense flood, could cause hazardous materials release associated with transportation crashes or damage to storage containers or vessels containing these substances. Climate-related hazards could also exacerbate the effects and impacts of such events. For example, heavier rains could lead to more runoff from a site contaminated with hazardous materials.

**TABLE 3-10: STANTON SPILL RELEASE REPORTING**

Year	Reported Release
2010	6
2011	3
2012	2
2013	3
2014	2
2015	2
2016	1
2017	3
2018	2
2019	1
2020	2
2021	4

Source: [CalOES](#)

**TABLE 3-11: MAJOR HAZARDOUS SPILL RELEASE EVENTS OF 100 GALLONS OR MORE**

Date	Location	Gallons	Incident type
3/4/2010	8101 Cerritos Ave.	15,000	Sewage: Grease blockage flowed into catch basin
11/25/2010	10698 Bell	100	Sewage: Blockage caused an overflow
7/25/2011	10971 Katella Ave.	110	Petroleum: Transformer release due to third party collision
3/16/2012	10502 Magnolia Ave.	9,640	Petroleum: Exceeded Maximum Daily Concentration Limit
7/30/2012	Grand Oaks and Cerritos	1,500	Sewage: Blockage in main sewer line
8/13/2013	8401 Industrial St.	275	Chemical: Polly tank ruptured
1/4/2017	12540 Beach Blvd.	500 – 1,000	Sewage: Private lateral blockage
8/29/2019	Dale Ave. at Monroe Ave.	1,000	Sewage: Blockage in the main line

Data collected from: <https://www.caloes.ca.gov/cal-oes-divisions/fire-rescue/hazardous-materials/spill-release-reporting>

## URBAN FIRE

### DESCRIPTION

An urban fire is a fire that causes damage to buildings or infrastructure in an urbanized area. In some minor situations, the fire prompts the evacuation of the building's occupants, and the fire is contained within a short amount of time by firefighting teams or the building's fire suppression systems. In severe cases, the fire leads to the complete destruction of the building and can spread to other surrounding properties. Common causes of urban fires include stoves that are accidentally left on, short-circuited electrical equipment, or mishandling of household tools. Larger urban fires may be caused by breaches in gas pipelines, large transportation accidents, or downed electrical transmission wires. Fires may also be intentionally started by arsonists.

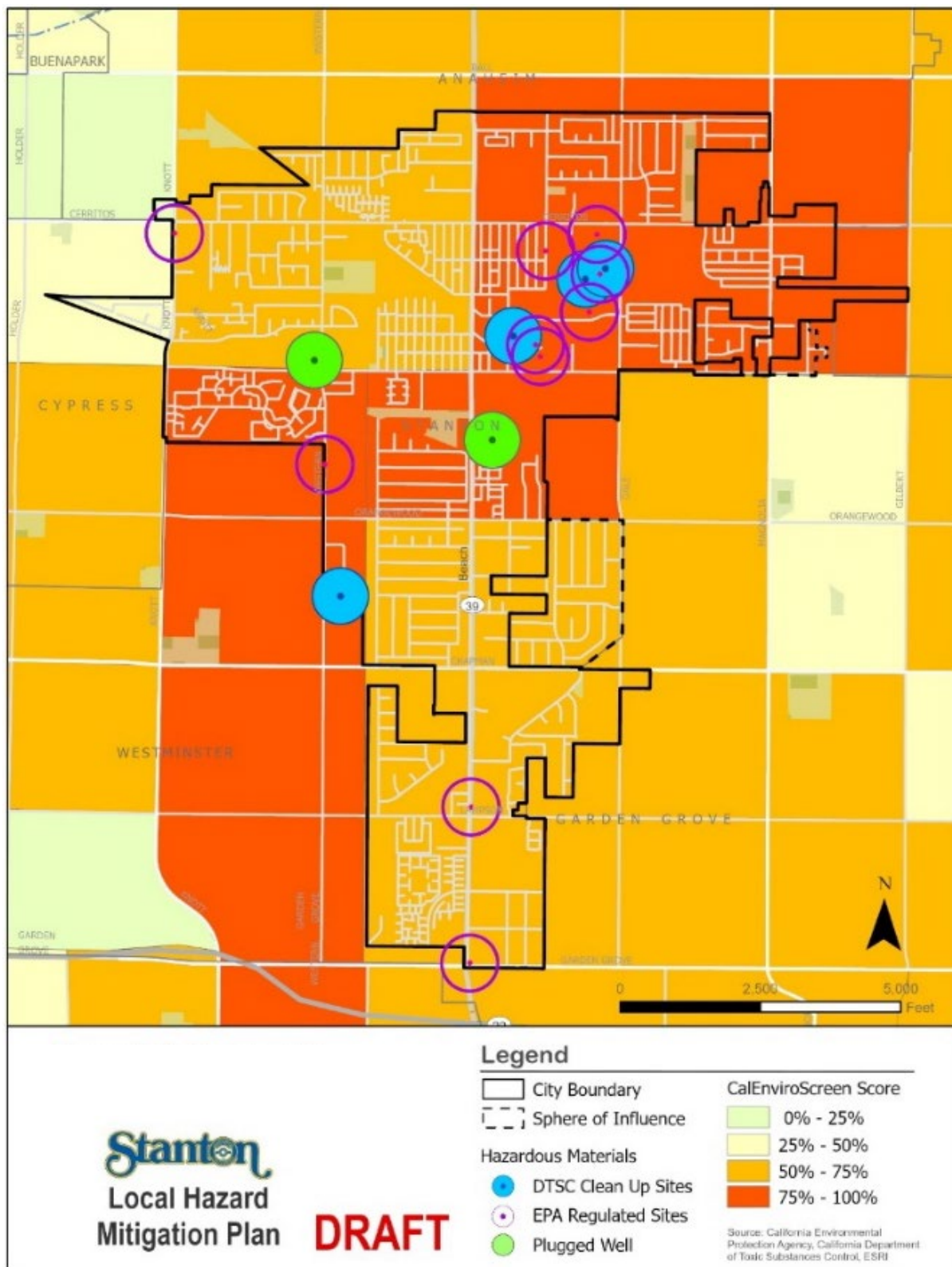
### LOCATION AND EXTENT

Most of Stanton's buildings consist of wooden-frame construction, which is susceptible to catching fire. Even structures that do not have wooden frames, such as large medical facilities or office towers, are at risk of urban fires. These locations contain furniture, papers, plant material, textiles, and other objects that can be ignited. Given that a very large portion of Stanton is developed, urban fires can occur at any location in the City since any one of these structures has the potential to burn.

Fires are also likely to occur where significant pieces of infrastructure are located, such as gas pipelines, power lines, or highways. SoCalGas operates large high-pressure gas pipelines that run underneath streets and sidewalks of the City. If a pipeline were to breach and the released gas ignites, any structures located along the extent of the breach would likely catch fire. SoCal Edison owns and operates above-



FIGURE 3-11: CALENVIROSCREEN SCORING AND HAZARDOUS MATERIALS SITES IN STANTON



ground, high-voltage transmission lines strung from towers on a right-of-way through the City. While there are no structures directly beneath the towers in the utility right-of-way, several trees and an extensive lawn could ignite if a downed power line encountered them. If this landscaped space caught fire, it could spread to surrounding homes and buildings if hot cinders from the fire came in contact with the buildings. State Route 39 (Beach Boulevard) also runs through the City and carries thousands of vehicles every day. If a major transportation accident were to occur on this highway, it could potentially cause a fire. Given that the highway is non-flammable, it is anticipated that a fire that begins on the highway would most likely be contained to the highway. It is possible that an intense fire on this highway could spread to nearby houses and neighborhoods that run along Beach Boulevard.

A fire can only ignite if there are three elements present: heat, fuel, and oxygen. If any one of these elements is removed, the fire will extinguish itself. In Stanton, there is abundant fuel given the thousands of structures and flammable objects that are contained in each of them. Oxygen is nearly always present in most situations. Activity that creates intense heat that is unmonitored or unregulated may lead to the ignition of a fire. The National Institute of Fire and Technology has developed a scale that measures the increase in temperature and the kind of fire response that develops. **Table 3-12** shows the progression of temperature relative to fire response.

Once a fire has been ignited, it could conceivably grow to an indefinite size if abundant fuel and oxygen are available. For example, a fire that ignites in one house could hypothetically continue to expand and even spread to other adjacent houses if there was enough fuel to link the structures together. Fires in confined spaces may occasionally burn so intensely that they consume all the oxygen available to them and burn out before expanding.

**TABLE 3-12: FIRE SUSCEPTIBILITY BASED ON TEMPERATURE INCREASE**

Temperature (°F)	Response
98.6 °F	Average normal human oral/body temperature.
101 °F	Typical body core temperature for a working fire fighter.
109 °F	Human body core temperature that may cause death.
111 °F	Human skin temperature when pain is felt.
118 °F	Human skin temperature causing a first-degree burn injury.
130 °F	Hot water causes a scald burn injury with 30 second exposure.
131 °F	Human skin temperature with blistering and second-degree burn injury.
140 °F	Temperature when burned human tissue becomes numb.
162 °F	Human skin temperature at which tissue is instantly destroyed.
212 °F	Temperature when water boils and produces steam.
482 °F	Temperature when charring of natural cotton begins.
>572 °F	Modern synthetic protective clothing fabrics begin to char.
≥752 °F	Temperature of gases at the beginning of room flashover.
≈1832 °F	Temperature inside a room undergoing flashover.

### PAST EVENTS

Like most other cities in the surrounding area in Orange County, Stanton has experienced urban fires. Some examples of urban fires in Stanton and the region include:

- **Stanton, CA:** July 18, 2021, Firefighters were called to a fire reported at a duplex. They found and rescued an unconscious man and his dog. The man was taken to the hospital in critical condition; his dog was left in the care of neighbors. Firefighters were able to douse the blaze before it got out of control and spread to other homes.<sup>47</sup>
- **Stanton, CA:** May 3, 2021, Firefighters were called to combat a structure fire at an auto repair shop on Beach Blvd. Once the blaze was extinguished, firefighters found the remains of a single deceased individual inside the structure.<sup>48</sup>
- **Fullerton, CA:** An unknown serial arsonist started a series of 15 fires in trash bins and dumpsters throughout Fullerton across a five-month period from 2016 to 2017. Nobody was injured, and no significant property was destroyed, though some of the containment sheds for the dumpsters were burned.<sup>49</sup>
- **Seal Beach, CA:** The retirement community of Leisure World has experienced numerous fires within the last ten years. A carport caught fire in 2017, destroying eight vehicles and resulting in property damages worth \$220,000. In 2014, five homes in the community caught fire and caused damages worth an estimated \$1 million. In both instances, there were no fatalities.<sup>50</sup>
- **Buena Park, CA:** In 2017, An OCFA fire station near the theme park of Knott's Berry Farm caught fire in the early morning resulting in the destruction of firefighting equipment worth \$1.5 million, including a 100-foot fire engine, an SUV, and two swift-water emergency vehicles. Nobody was harmed by the fire. The cause of the fire was uncertain, but it is suspected that the building's age was a contributing factor.<sup>51</sup>



Aftermath of an OCFA fire station after it caught fire and burned in Buena Park. Image from the Orange County Register.

<sup>47</sup> Lucas, Eric, <https://www.ocregister.com/2021/07/18/man-in-critical-condition-after-rescue-from-duplex-fire-in-stanton/>

<sup>48</sup> Fausto, Alma. <https://www.ocregister.com/2021/05/03/1-person-found-dead-after-firefighters-extinguish-stanton-auto-shop-fire/>

<sup>49</sup> CBS Los Angeles. February 2017. 4 Early Morning Fullerton Fires Likely Linked to Arson Spree, Policy Say. <https://losangeles.cbslocal.com/2017/02/07/4-early-morning-fullerton-fires-likely-linked-to-arson-spree-police-say/>

<sup>50</sup> Fausto, A. July 2017. "Fire at Leisure World in Seal Beach destroys 7 cars 1 golf cart." OC Register. <https://www.ocregister.com/2017/07/03/fire-at-leisure-world-in-seal-beach-destroys-7-cars-1-golf-cart/>

<sup>51</sup> Sudock, J. and Whitehead, B. January 2017. "Fire at fire station near Knott's destroys 4 fire vehicles, including \$1 million aerial truck. OC Register. <https://www.ocregister.com/2017/01/13/fire-at-fire-station-near-knotts-destroys-4-fire-vehicles-including-1-million-aerial-truck/>

- **Anaheim, CA:** In April 1982, numerous homes and multi-family housing units caught fire, causing damages worth \$18.5 million and displacing 1,288 residents. The fire ignited in a palm tree after it repeatedly encountered a power line. The blaze eventually spread to surrounding buildings because of the intense Santa Ana winds.<sup>52</sup>

#### RISK OF FUTURE EVENTS

If the conditions for an urban fire exist in Stanton, the City will forever be at risk of experiencing an urban fire event. It is impossible to predict the precise likelihood of an urban fire emerging in the City, given how each fire event has unique origins. Some areas, however, are at an increased risk of an urban fire igniting, including the buildings along the SoCalGas pipeline's course through the City, the Greenbelt along the SoCal Edison right-of-way, and the properties along State Route 91. Given that no records of urban fire outbreaks in Stanton could be found, the overall likelihood of an urban fire starting in Stanton is exceptionally low.

#### CLIMATE CHANGE CONSIDERATIONS

While climate change has been linked to a potential increase in wildfire events, it is not clear exactly how climate change could influence the ignition or behavior of urban fires in Stanton.

### DAM FAILURE

#### DESCRIPTION

Dam, reservoir, and levee failure can result from several causes such as earthquakes, rapidly rising floodwaters, and structural design flaws. These hazards can occur instantaneously or very gradually, depending on the source of the failure. Inundation associated with these events has the potential to cause loss of life, damage to property, and other ensuing hazards, as well as the displacement of persons residing in the inundation path.

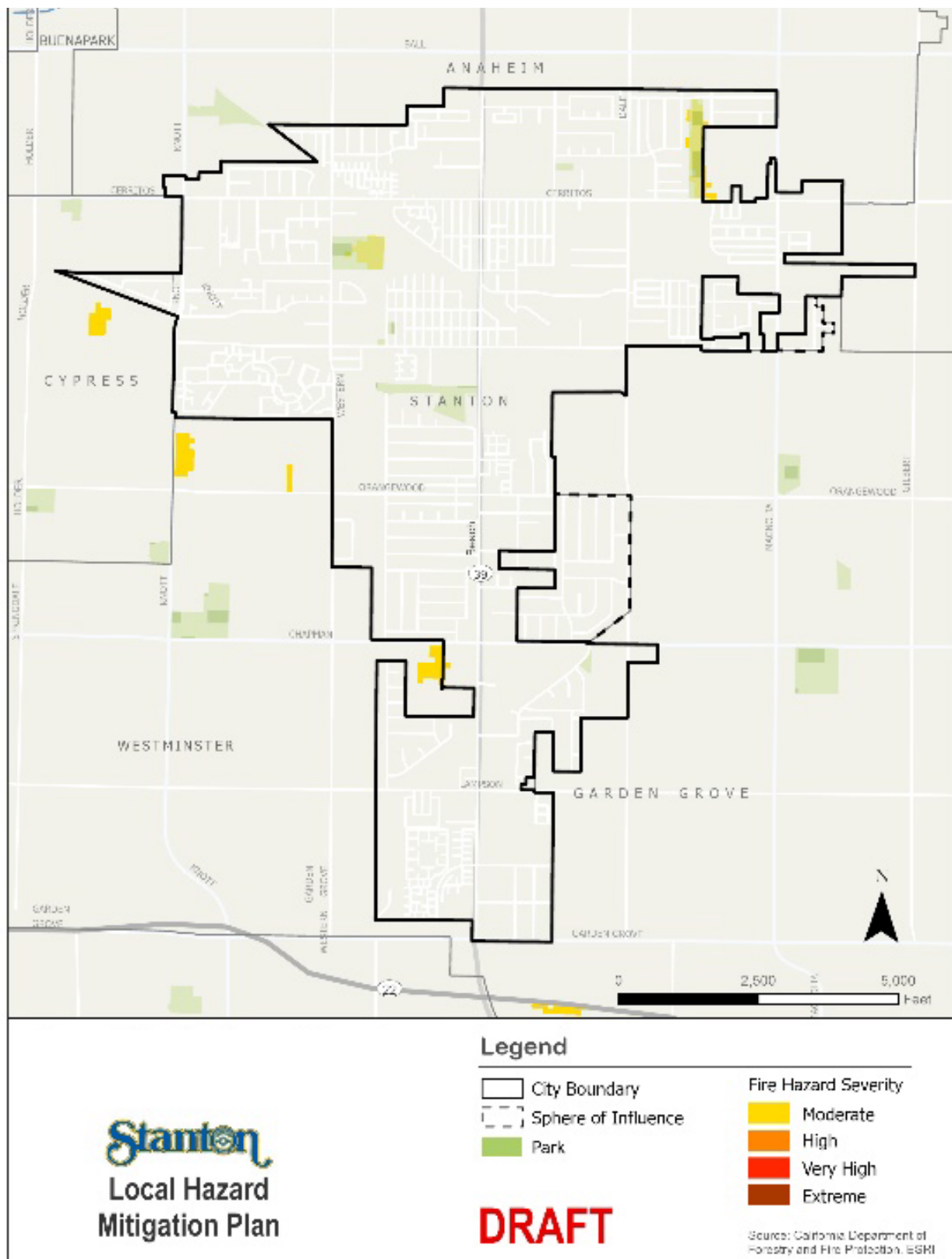
#### LOCATION AND EXTENT

Inundation from Prado Dam could potentially result in the flooding of Stanton in the event of failure. Prado Dam is located approximately 27 miles east of the City, along the Santa Ana River in Riverside County. This dam facility poses the greatest risk to the City (and a majority of northern Orange County); due to its size and the amount of water impounded at full capacity. In the event of dam failure, the flood wave would take 6.5 hours to reach Stanton and be around four feet deep. Inundation from this facility would affect the entire City. Prado Dam is under the jurisdiction of the United States Army Corps of Engineers (USACOE) and, therefore, is subject to its Dam Safety Action Classification scale, a rating system that identifies the relative safety ratings of these facilities, displayed in **Table 3-13**. Dams that could impact Stanton have been identified in bold within this table. **Figure 3-13** identifies the potential inundation areas that could impact the City of Stanton. This figure shows the areas downstream that would be inundated by an unintentional breach from a dam's reservoir. The areas that could flood in the case of a dam breach are not necessarily the same areas that could be inundated by a 100-year or 500-year flood.

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<sup>52</sup> Murphy, K. September 1985. "Anaheim Settles with Victims of 1982 Firestorm." Los Angeles Times. <https://www.latimes.com/archives/la-xpm-1985-09-12-me-21107-story.html>

FIGURE 3-12: FIRE HAZARD SEVERITY ZONES IN STANTON

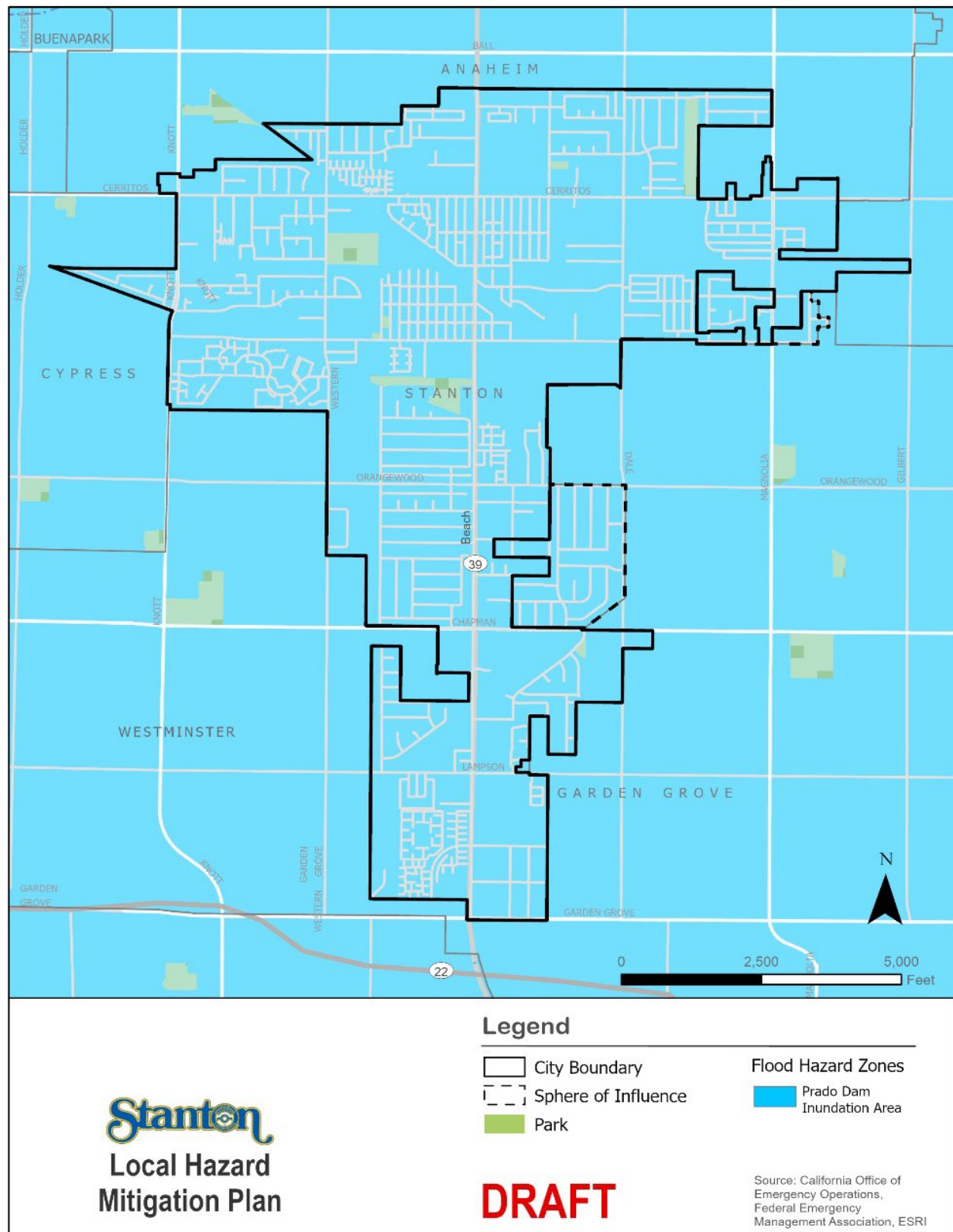




**TABLE 3-13: DAM SAFETY ACTION CLASSIFICATION (DSAC) RATINGS**

<b>Numeral</b>	<b>Rating Name</b>	<b>Description</b>	<b>USACOE Los Angeles District Dams</b>
<b>I</b>	Urgent and Compelling (Unsafe)	Dams where progression toward failure is confirmed to be taking place under normal operations, and the dam is almost certain to fail under normal operations within a time frame from immediately to within a few years without intervention; or the combination of life or economic consequences with probability of failure is extremely high.	Whittier Narrows Dam
<b>II</b>	Urgent (Unsafe or Potentially Unsafe)	Dams where failure could begin during normal operations or be initiated as the consequence of an event. The likelihood of failure from one of these occurrences prior to remediation is too high to assure public safety, or the combination of life or economic consequences with probability of failure is very high.	<b>Prado Dam</b> , Lopez Dam, San Antonio Dam, Santa Fe Dam, Corona National Housing Dike and Corona Sewer Treatment Dike, and Carbon Canyon Dam
<b>III</b>	High Priority (Conditionally Unsafe)	Dams that have issues where the dam is significantly inadequate or the combination of life, economic or environmental consequences with probability of failure is moderate to high.	Brea Dam, Haines Canyon Debris Dam, Hansen Dam, Painted Rock Dam, and Sepulveda Dam
<b>IV</b>	Priority (Marginally Safe)	Dams are inadequate with low risk such that the combination of life, economic or environmental consequences with a probability of failure is low, and the dam may not meet all essential USACE engineering guidelines.	Alamo Dam, Fullerton Dam, Mathews Canyon Dam, Mojave Dam, Pine Canyon Dam, and Whitlow Ranch Dam
<b>V</b>	Normal (Adequately Safe)	Dams considered adequately safe, meeting all essential agency guidelines, and the residual risk is considered tolerable.	None

FIGURE 3-13: PRADO DAM INUNDATION AREAS



### LOCALIZED FLOODING CONCERNS

Localized flooding is of concern within the City. Stanton is a relatively flat City, with several storm drains that traverse the City and eventually reach the Pacific Ocean. While these facilities can convey drainage, localized flooding could still impact neighborhoods within the City. Concern for flooding in Central Park and along the drainage of Western Ave are the areas identified by city staff.

### PAST EVENTS

While California's dam infrastructure is recent in the state's history, there have already been major catastrophic dam failure events. One of the earliest in Southern California was the failure of the San Francisquito Canyon Dam. The dam experienced a structural failure because of insufficient geotechnical engineering by the then-Los Angeles Bureau of Water Works and Supply. At midnight on March 13, 1928, the 205-foot-tall structure gave way, unleashing a 120-foot-high wave of water traveling 18 miles per hour down the canyon. By 5:30 AM, the wave had traveled 54 miles from the dam site to the Pacific Ocean, killing at least 438 people, razing towns, and destroying infrastructure. It was reported that victims' bodies were recovered from the ocean as far south as the Mexico border. The disaster is considered one of the worst engineering failures in US history.<sup>53</sup>

Another, more recent dam failure in the region occurred at the Baldwin Hills Dam. On December 14, 1963, a structural failure in the dam caused a breach that unleashed 250 million gallons of reservoir water. Diligent work by maintenance crews detected the developing failure in the dam four hours before it breached. With the cooperation of local law enforcement, they were able to successfully evacuate and save nearly 1,500 people downstream from the reservoir. Five lives were lost in the ensuing wave of water, 65 homes were destroyed, and nearly \$11 million worth of property damage was incurred. The Baldwin Hills Dam was not rebuilt and is now a grassy basin in Kenneth Hahn Park, which is why it is not listed in **Table 3-13**.<sup>54</sup>

The most recent incident in California is the Oroville Dam spillway failure that occurred in February 2017. The failure in the concrete chute caused a 60-foot-deep hole to develop in the lower third of the primary spillway because of normal operations undertaken to lower the reservoir in advance of a moderately large storm. A subsequent storm in the days after the initial incident and the inability to fully use the primary spillway led to the filling of the reservoir and the use of its unlined (natural) emergency spillway for the first time ever. After two days of usage causing erosion of the unlined hillside and head cutting (erosion upstream towards the earthen dam), concerns regarding the stability of the emergency spillway caused an evacuation of nearly 200,000 people downstream, prompting both immediate repairs and a re-evaluation of this dam facility and many others throughout the State of California since.<sup>55</sup>

Near Stanton, only one dam incident has occurred, which involved an extensive episode of winter rains in 2005 inundating the Brea Dam reservoir, causing water to spill over its crest. The Fullerton Golf Course

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<sup>53</sup> Riley, K. March 2018. 90 Years Later, The St. Francis Dam Failure Remains A Vital Safety Lesson. Association of State Dam Safety Officials. <https://damsafety.org/article/awareness/90-years-later-st-francis-dam-failure-remains-vital-safety-lesson>

<sup>54</sup> The Center for Land Use Interpretation. nd. Baldwin Hills Dam Failure Site. <http://clui.org/section/baldwin-hills-dam-failure-site>

<sup>55</sup> California Office of Emergency Services. 2018. California State Hazard Mitigation Plan. <https://www.caloes.ca.gov/cal-oes-divisions/hazard-mitigation/hazard-mitigation-planning/state-hazard-mitigation-plan>



and sections of Bastanchury Road were flooded with water, but no lives were lost. The golf course was damaged, and the floodwaters eroded an adjacent storm channel.<sup>56</sup>

#### RISK OF FUTURE EVENTS

Due to the looming presence of Prado Dam and the potential danger that it poses, the City could be at risk of inundation in the case of a significant dam failure. Potential consequences of dam failure are death or injury, people displaced from their homes, damage to existing public and private buildings, damage to infrastructure, loss of services from utilities, loss of government services, and economic losses. The US Army Corps of Engineers (USACE) evaluates, and rates dams based on confirmed or unconfirmed safety issues, probability of failure, and the potential consequences.

**Prado Dam** is an earth-filled dam built in 1941 by the Army Corps of Engineers on the Santa Ana River near the City of Corona in Riverside County. It is the primary flood control facility of the Santa Ana River watershed and has an area of more than 11,500 acres. The Army Corps of Engineers Dam Safety Program has recently re-rated the dam to be a high urgency (DSAC Rating II); it was scheduled to undergo modification to the existing spillway in 2021 to address safety concerns. Currently, this project has not been completed. Another project behind the dam is the Alcoa Aluminum Plant Dike, which is anticipated to protect several neighboring properties along Rincon Road in the City of Corona from a 190-year flood event. Generally, there is water impounded behind the dam during most of the year, but the reservoir can be empty during drought events.<sup>57</sup>



#### CLIMATE CHANGE CONSIDERATIONS

Climate change could increase the risk of a dam failure in the future. More intense rainstorms may increase the likelihood of reservoir infrastructure becoming overwhelmed, including the dams that control floodwaters from inundating Stanton and the rest of Orange County. Indirectly, increased climate change-induced rains may cause more erosion, which could compromise the dam's structural integrity or the foundation it sits on.

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<sup>56</sup> Rancho Santiago Community College District. nd. Part IV-D – Dam Failure. <https://rscdd.edu/Departments/Risk-Management/Documents/Risk%20Management/IV-D%20Dam%20Failure.pdf>

<sup>57</sup> U.S. Army Corps of Engineers Los Angeles District. May 2019. Corps reclassifies Prado Dam, implements risk-reduction measures. <https://www.spl.usace.army.mil/Media/News-Releases/Article/1849301/corps-reclassifies-prado-dam-implements-risk-reduction-measures/>

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## CHAPTER 4 – THREAT AND VULNERABILITY

### THREAT ASSESSMENT PROCESS

The threat assessment process looks at the harm that Stanton may experience from a hazard event but does not consider its likelihood, so it gives equal consideration to hazards that are more likely (e.g., earthquakes, drought) as well as hazards that are less probable (e.g., urban fire, dam failure). Each hazard event that may cause harm to the City is discussed in three different areas: the physical threat to Critical Facilities (CFs) and Facilities of Concern (FOC), the social threat to vulnerable populations, and the threat to any other assets that may be affected.

#### *Critical Facilities and Facilities of Concern*

Critical facilities consist of properties and structures that play important roles in government operations and their services to the community. Examples of CFs include local government offices and yards, community centers, public safety buildings like police and fire stations, schools, and any other properties a city has deemed essential for its operations. Critical Facilities may also serve dual roles if a city designates them as public assembly points during an emergency. The City often owns CFs, but many are also owned and operated privately, such as some utilities and telecommunication infrastructure.

The Hazard Mitigation Planning Committee identified 17 CFs and 16 FOCs in Stanton that fall into 3 different categories based on their function or characteristics. **Table 4-1** shows the number of CFs and FOC in each category, the total estimated value of the facilities in each category, and examples of the facilities in each. **Appendix D** has a complete list of the CFs and FOC.

The potential loss value is the total insured value of the CFs that fall within the hazard zone. It is intended to provide the ballpark estimate of replacement cost if the property is completely or severely damaged. The actual repair costs could be smaller or larger than the provided estimate. The data relies on the City's Insured Asset Values, and therefore, information for facilities not owned by the City are not shown (e.g., bridges, private buildings). In some instances, replacement cost information was not made available. Where this occurs, "N/A" has been used within the table. Based on the available data provided by the City, there is a minimum of \$34,745,096 worth of City-owned assets. The greatest potential for loss among the City-owned assets comes from the City Facilities category, including City Hall, Fire, and Police Stations located in the City. The next category with the greatest potential for loss is the Park Facilities, including Stanton Central Park and the multitude of other city parks. To better understand the magnitude of impacts, this plan identifies representative percentages of potential impact based on the total valuation of City assets. For planning purposes, we identified different tiers of potential impact. It is reasonable to assume that impacts would not exceed 50% of the total asset value city-wide. The following are parameters to help understand how much a proposed investment/improvement compares to the existing assets within the City:

- 1% Impact - \$347,450
- 5% Impact - \$1,737,254
- 10% Impact - \$3,474,509
- 20% Impact - \$6,949,019
- 50% Impact - \$17,372,548

The likelihood that all facilities are completely damaged simultaneously is extremely remote. Most impacts are anticipated to be isolated to certain locations based on the hazard. This estimate does not include the value of underground infrastructure and surface drainage facilities owned and operated by the City.

**TABLE 4-1: CRITICAL FACILITIES AND FACILITIES OF CONCERN**

Category	Number of Facilities		Potential Loss
	Critical	Concern	
City Facilities (City Hall, Fire, Police)	17	1	\$30,926,200
Community Centers	0	2	\$1,089,200
Park Facilities	0	13	\$2,729,696
<b>Total</b>	<b>17</b>	<b>16</b>	<b>\$34,745,096</b>
* Potential loss data are estimates only, as replacement values for some facilities were not available. Actual losses may be greater than the estimate presented in this table.			

### *Vulnerable Populations*

Factors such as age, physical and/or mental condition, socioeconomic status, access to key services, and many other factors affect the ability of people to prepare for and protect themselves and their property from a hazard event. Even though some hazard events may impact all parts of Stanton equally, different people may experience the impacts differently. Higher-income households, for instance, are likely more able to afford the cost of retrofitting their homes to resist flooding or move to a location that is less prone to flooding than a lower-income household. As a result, the higher-income household is less likely to experience significant damage during a flood event than the lower-income household, even if the same amount of rain falls on both.

A social threat analysis examines the ways hazard events are likely to impact different demographic populations in Stanton and where these different demographic populations live in the City. This includes assessing whether the people in an area of an elevated hazard risk are more likely than the average person to be considered a threatened population. The social threat analysis uses the following criteria to assess the threat to vulnerable populations:

- **Disability status:** Persons with disabilities may often have reduced mobility and experience difficulties living independently. As a result, they may have little or no ability to prepare for and mitigate hazard conditions without assistance from others.
- **Income levels:** Lower-income households are less likely to have the financial resources to implement mitigation activities on their residences. They may also struggle with having the necessary time to find and access educational resources discussing hazard mitigation strategies. Furthermore, lower-income households are less likely to afford to move to safer areas or less at risk of being impacted by a hazard. The national poverty limit standard for the U.S. for a four-person family is approximately an income of \$26,500 or less. For Orange County, the FY 2020 Low-

Income Limits for a four-person family, according to Housing and Urban Development (HUD), is \$102,450.

- **Seniors (individuals at least 65 years of age):** Seniors are more likely to have reduced mobility, physical and/or mental disabilities, and lower-income levels, all of which may decrease their ability to prepare for and mitigate a hazard event.

**Table 4-2** shows the amounts of people in Stanton who meet at least one of the criteria for threatened, vulnerable populations. The data used is based on 2021 ACS projections data. It will differ slightly from the demographics data in **Chapter 2** as that data is based upon 2015-2019 ACS U.S. census survey data.

**TABLE 4-2: STANTON THREATENED-POPULATION METRICS** <sup>58</sup>

Threatened Population Metrics	Community-Wide Data
Population	42,115
Households	11,399
Median household income	\$63,681
Renter Households	50.2%
Percentage of households with at least one person living with a disability	26.6%
Percentage of households living under the poverty limit	15.5%
Percentage of households with one member aged 65+	30.8%

The social threat analysis also shows the threat other populations may encounter, such as persons experiencing homelessness or persons without access to lifelines (vehicles or communication networks). Since data for these groups are not readily available, there is no definitive way to determine the amount of these persons in areas of elevated risk, so this assessment will discuss how these other threatened groups may also be affected on a general level.

### *Data Limitations and Notes on Vulnerability Tables*

Due to data limitations, the data comparing the hazard zone population with the Citywide population comes from two separate sources. The Citywide data comes from the US Census Bureau's American Community Survey, and the hazard zone population data comes from ESRI's Business Analyst reports. As a result, there may be minor discrepancies in comparing the two data sets. The data that should be considered correct for this plan is the ACS data reported in Chapter 2.

#### **OTHER ASSETS**

In addition to the City's designated inventory of CFs/FOC and vulnerable populations, hazard events could threaten other important assets to Stanton. These assets may include services, artistic or cultural landmarks, or local economic activities. The threat assessment describes the potential harm to these other assets based on available information.

<sup>58</sup> US Census Bureau, American Community Survey, 2015-2019 5-Year Estimates. 2019. "Table DP03: Selected Economic Characteristics in the United States."

[https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS\\_17\\_5YR\\_DP03&prodType=table](https://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_17_5YR_DP03&prodType=table)

## THREAT PROFILES

### Seismic Hazards

#### PHYSICAL THREAT

#### Seismic Shaking

Many physical assets in the City are estimated to experience the same seismic shaking intensity, ranging from .75g to .85g (shaking intensity in relation to earth's gravity). Therefore, all facilities could potentially be damaged during a significant seismic event, which would likely be extremely costly for the City. If all facilities were to be damaged at the same time during a seismic shaking event, it can be assumed that the City would incur a percentage of the maximum potential loss of its physical assets. Assuming 20% of the City's assets are impacted, this potential loss could equate to approximately \$5.6 million. Underground physical assets, like pipelines or utilities, could be damaged if the intensity of the seismic shaking is severe enough. In such a scenario, natural gas and water delivery service to Stanton homes and businesses would be out of commission until repairs are completed. **Table 4-3** data analysis shows that 17 CFs and 16 FOCs could be affected by a seismic shaking event, with approximately \$34.7 million in potential loss to the city. **Figure 4-1** displays the locations of those mapped CFs and FOCs that could potentially be impacted by a seismic shaking event in the City.

**TABLE 4-3: CRITICAL FACILITIES AND FACILITIES OF CONCERN (SEISMIC SHAKE 0.75 TO 0.85G)**

Category	Number of Facilities		Potential Loss*
	Critical	Concern	
City Facilities (City Hall, Fire, Police)	17	1	\$30,926,200
Community Centers	0	2	\$1,089,200
Parks	0	13	\$2,729,696
<b>Total</b>	<b>17</b>	<b>16</b>	<b>\$34,745,096</b>

\* Based on the City of Stanton insured replacement values

#### Liquefaction

Due to the City's location near so many potentially active faults capable of generating large earthquakes, the potential for CFs and FOC to be affected by liquefaction is a concern. Like the other northwestern cities in Orange County (Cypress, Los Alamitos, Seal Beach, Seal Beach, and La Palma), Stanton is located in a geographical area where the soil makeup (sandy alluvial soils and sandy loams) is conducive to liquefaction hazards. According to city staff, the City's public works corporate yard has been sinking approximately an inch annually due to the effects of liquefaction. **Table 4-4** identifies the CFs and FOCs located within these areas, accounting for approximately \$34.7 million in potential losses affecting a total of 17 CFs and 16 FOCs in the City. **Figure 4-2** displays the locations of the mapped CFs and FOCs within the City located in liquefaction areas.

FIGURE 4-1: CRITICAL FACILITIES AND FACILITIES OF CONCERN LOCATED WITHIN SEISMIC SHAKING AREA

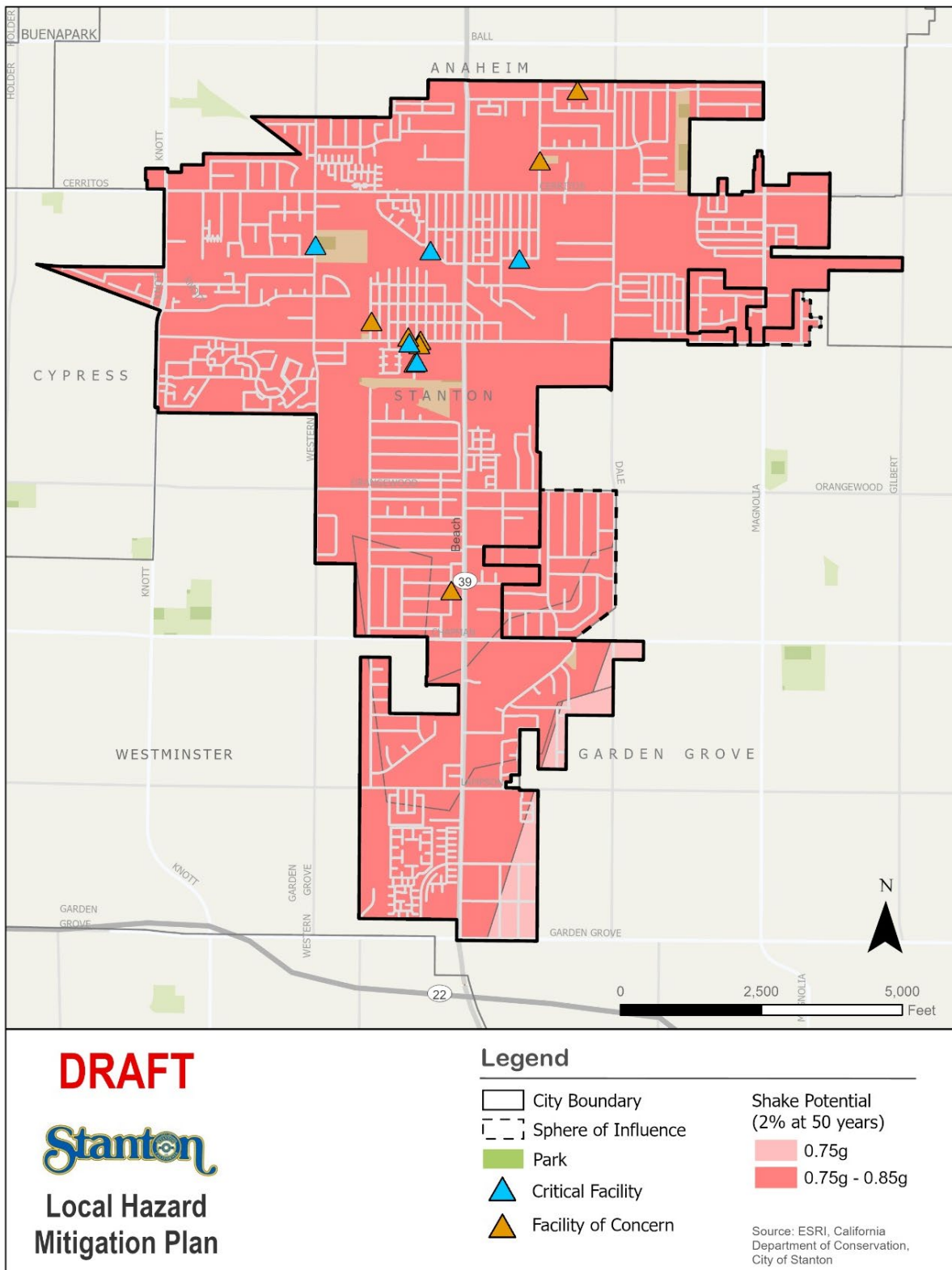
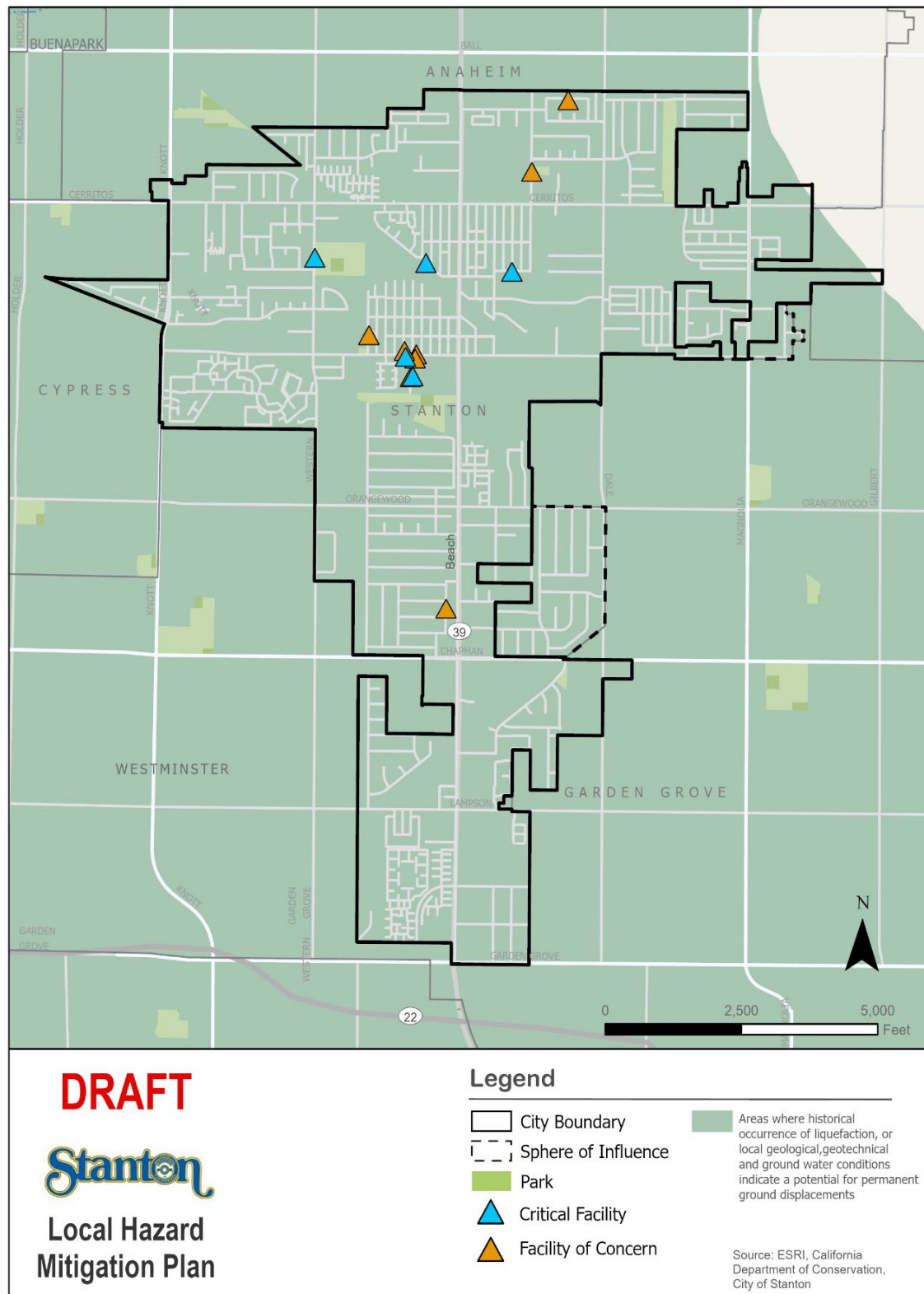




FIGURE 4-2: CRITICAL FACILITIES AND FACILITIES OF CONCERN LOCATED WITHIN LIQUEFACTION ZONES





**TABLE 4-4: CRITICAL FACILITIES AND FACILITIES OF CONCERN (LIQUEFACTION)**

Category	Number of Facilities		Potential Loss*
	Critical	Concern	
City Facilities (City Hall, Fire, Police)	17	1	\$30,926,200
Community Centers	0	2	\$1,089,200
Parks	0	13	\$2,729,696
<b>Total</b>	<b>17</b>	<b>16</b>	<b>\$34,745,096</b>
* Based on the City of Stanton insured replacement values			

**SOCIAL THREAT*****Seismic Shaking***

Seniors, pregnant women, and persons with disabilities are more threatened by seismic shaking since they may have limited mobility and may not reach shelter in time. Even if these groups reach shelter in time, they may find themselves trapped if furniture or building components have fallen around them. Renters and low-income persons are also more threatened by seismic shaking since these groups may live in homes that are not properly retrofitted to survive the stresses of a seismic event. These groups may not be able to absorb the costs associated with repairing their homes or looking for new housing should their existing housing be too damaged for occupancy. **Table 4-5** compares the populations within the seismic shaking hazard zones with citywide populations. Of the approximately 42,115 residents of Stanton, roughly 1,720 residents live within the 0.75g seismic shake zone, while the remaining 40,395 live within the 0.75-0.85g seismic shake zone. The table breaks the areas into two (2) groups, those located within the seismic shake 0.75g threshold area and those located within the seismic shake 0.75-0.85g threshold area. Households located in these areas have a median household income of approximately \$2,432 (0.75g area) and \$113 (0.75-0.85g area) less than the Citywide median of \$63,681. Persons living with a disability in the 0.75g area (32.1%) is higher than the City average, while those living in the 0.75-0.85g area is slightly lower (26.3%) than the City average of (26.6%). The same can be said for the percentages of households living with a member aged 65+, 0.75g area is higher (43.5%) than the City percentage of (30.8%) while those in the 0.75-0.85g area is slightly lower at (30.3%).

***Liquefaction***

The entire City's population is located within a designated zone of liquefaction. Thankfully, much of the construction throughout the City over the years has considered liquefaction. Newer buildings constructed in these areas are anticipated to contain moderate and high-income tenants with greater amounts of disposable income to use during recovery after an incident. However, lower-income residents and residents located in areas of older construction may be impacted greater due to the lack of financial resources needed to make repairs and/or the cost associated with retrofitting older buildings.

**Table 4-6** compares the populations within the liquefaction hazard zones with citywide populations. Since the entire city is located in a liquefaction hazard zone, there is nothing to compare.

**TABLE 4-5: SEISMIC SHAKE HAZARD THREATENED POPULATIONS**

Threatened Population Metrics	Seismic Shake 0.75	Seismic Shake 0.75 to 0.85	City of Stanton
Population	1,720	40,395	42,115
Households	422	10,977	11,399
Median household income	\$61,249	\$63,794	\$63,681
Renter Occupied Households	44.8%	50.5%	50.2%
Percentage of households with at least one person living with a disability	32.1%	26.3%	26.6%
Percentage of households living under the poverty limit	10.6%	15.7%	15.5%
Percentage of households with one-member aged 65+	43.5%	30.3%	30.8%

**TABLE 4-6: LIQUEFACTION HAZARD THREATENED POPULATIONS**

Threatened Population Metrics	Liquefaction Zones	City of Stanton
Population	42,115	42,115
Households	11,399	11,399
Median household income	\$63,681	\$63,681
Renter Occupied Households	50.5%	50.5%
Percentage of households with at least one person living with a disability	26.2%	26.2%
Percentage of households living under the poverty limit	15.5%	15.5%
Percentage of households with one member aged 65+	30.8%	30.8%

**OTHER THREATS*****Seismic Shaking***

As early earthquake warning systems become operational soon, it can be expected that utilities will take advantage of these warnings to shut off gas, water, and power transmission to control any potential leaks following the event. Authorities may have enough time to halt the use of bridges or move workers to a safe distance away from hazardous locations. Workers will cease their activity and take shelter until they can be safely evacuated. Therefore, all services will be non-operational during the seismic shaking and remain inactive until authorities are confident that it is safe to reactivate utilities and return employees to their workplaces. The length of this time would vary depending on the magnitude of the event. A significant earthquake would likely put utilities out of commission and halt any employment activity in the City for a few hours or several days. The City and the region would lose the economic activity that normally occurs. Like telephone poles or power transmission towers that are felled by the shaking, structures could block roadways and prevent first responders from reaching victims or evacuees who need assistance.

### ***Liquefaction***

Services and mobility may be disrupted during and following a liquefaction event. Sidewalks, roadways, and pipelines may become fractured and disjointed because of the liquefying soils. Roads and sidewalks may be usable in some form, but a severe liquefaction event may render them impassible until they are repaired. Broken gas and water pipelines would result in utility outages, with services delayed until this infrastructure is repaired/replaced. Damage to power lines is unlikely since they are not rigid structures and can move if any transmission towers experience slight leaning. Homes and mid-rise office buildings may be damaged if the soils beneath lose strength, rendering these locations unsafe for occupancy.

### ***Power Failure***

#### **PHYSICAL THREAT**

Power shortages throughout the City can affect any CF or FOC at any time. Traffic control infrastructure, communications networks, and emergency services are just a few critical services/infrastructures that can be disrupted during a power outage. Facilities such as police stations and fire stations are equipped with backup generators to ensure continuity of operations in the event of power outages; however, generators can sometimes fail. In addition, physical damage to systems could result from intermittent or unexpected power loss that damages electrical and computer equipment. These events could result from maintenance, isolated power outages due to equipment failure, or loss of power from infrastructure (powerlines, powerplants, transformers, sub-stations) failure.

#### **SOCIAL THREAT**

Persons with health issues are more vulnerable to this hazard since they may rely on medical equipment that requires the use of power. Vital medical treatments such as dialysis are at risk of being canceled or postponed if a medical facility does not have enough backup generator power to conduct appointments. If the power outage occurs during the warmer months, young children, the elderly, or people suffering from serious medical conditions are more vulnerable to heat-related complications if they are unable to relocate to a cooler location. Additionally, lower-income residents may be affected if the power outage lasts for an extended amount of time, as they may not be able to afford to replace the food spoiled from the loss of refrigeration.

#### **OTHER THREAT**

Power loss events can cause significant damage to equipment and infrastructure. With older structures, electrical wiring and outlets may not meet current building code requirements, which could become damaged during power surges or damage the devices connected to them. In addition, many businesses and residents may not use proper equipment to help prevent power surges or power loss, which can impact the functions and operations of businesses, City services, or affect residents in negative ways. Given the potential for future power loss events, protective measures (improved outlets, ground fault circuit interceptor outlets, surge protectors, and backup battery (uninterruptible power supply) technologies should be promoted in any retrofits and improvements within the City. Current and future climate change mitigation and adaptation efforts in Stanton should prioritize energy efficiency measures, generate energy locally from clean and renewable sources, and build reliability & redundancy using the latest technologies in energy storage and backup systems.

## *Drought*

### **PHYSICAL THREAT**

Since the primary threat from drought is reduced water supply and availability, there are no foreseeable threats to any of the physical assets in the City. Most of the City's water comes from local groundwater sources, which are drought resilient. It is possible that any water delivery infrastructure that is not used or used less than usual may fall into some degree of disrepair if maintenance is deferred. Lower water pressures may cause some aged water pipes to release rust particles into the water supply.

### **SOCIAL THREAT**

Droughts are unlikely to cause serious social threats to households in Stanton, though residents and business owners in the City may experience financial impacts associated with water conservation efforts. Those with less access to financial resources, such as low-income households or seniors, could be harder hit if higher water rates or additional fees are imposed during a severe drought event.

### **OTHER THREATS**

A typical drought is not anticipated to lead to any outages in service in Stanton. However, an exceptional drought may lead to restricted water use for residents or businesses in the City. Trees that are not adequately adapted to lower irrigation levels could perish, which would alter the City's aesthetic appearance. Please refer to the Tree Mortality discussion under Diseases and Pests for more specific information on tree health. Any open spaces with extensive lawns may start to die, turning brown in color, which could discourage residents from using these parks and open spaces.

## *Extreme Heat*

### **PHYSICAL THREAT**

Very high temperatures can cause roads to deform and buckle as the concrete expands in the heat, especially weaker spots in the pavement, such as areas that have not been maintained well. Power lines and other sections of the electrical grid are less effective in higher temperatures and may suffer damage due to stress during extreme heat events.

Buildings with dark materials and pavements will absorb more heat than vegetated surfaces or lighter materials, which are better at reflecting the sun's energy. This urban heat island effect is strongest during hot periods when the sun is strongest.

### **SOCIAL THREAT**

Whereas a heat event can be relatively harmless for those with a reliable means for staying hydrated and cool, it can be deadly for others. Young children, the elderly, or people suffering from serious medical conditions are physiologically more vulnerable to heatstroke. Some senior citizens also take medication that can make it harder for their bodies to maintain a safe internal temperature, creating an additional threat from extreme heat events. Young children may be more vulnerable since they are not aware of the signs of dehydration or ways of protecting themselves from heatstroke.

Homeless people are at a high risk of health complications during heat waves, especially if they are unsheltered. According to the OC Homeless Management Information System data, in 2019, there were approximately 6,860 individuals experiencing homelessness in the county, with 57% unsheltered and 42%

sheltered.<sup>59</sup> These people are vulnerable to heatstroke during a heatwave, especially if they cannot reach a cooling center.

Sudden spikes in heat can catch people by surprise. Stores can rapidly sell out of fans, air-conditioning units, or drinking water during a heatwave. Lower-income households or those with limited mobility may be unable to acquire enough insulation or cooling devices without significant preparations. This can be further compounded by the threat of Public Safety Power Shutoff events. During these events, extreme heat impacts may affect larger portions of the City and populations that would not be viewed as vulnerable under normal circumstances.

#### OTHER THREAT

Extreme heat causes power lines to function less efficiently, resulting in less power being transmitted to the City. At the same time, extreme heat usually prompts homes and businesses to rely on air-conditioning units, which increases the demand for electricity. When the demand for electricity exceeds the rate of supply, it can result in “brownouts” or power outages in certain areas. During an intense regional heat event, where hundreds of thousands of people may be drawing on the regional power network, it is possible that a blackout, or a complete power outage, could occur in the City as well as surrounding jurisdictions. Since extreme heat can occur suddenly, some people may be caught by surprise. Stores in the City may quickly run out of air-conditioning units or fans. In some cases, it may be too hot outside for outdoor activities to take place. Outdoor programming or events by the City may need to be canceled or rescheduled to a day that is cooler.

### Urban Flooding

#### PHYSICAL THREAT

All of Stanton is located within the 500-year flood zone (0.2% Annual Chance of Flooding). Any physical assets located within these mapped boundaries can expect to be inundated if enough precipitation were to fall, exceeding the storm drain infrastructure design capacity in these areas. Electronic or mechanical equipment on the ground could become waterlogged and nonfunctional. The City has several key underpasses beneath major freeways that, if flooded, could impact circulation throughout the City. **Table 4-7** identifies the physical assets in Stanton located within the 100-year and 500-year flood zone. There are no CFs or FOCs located within the 100-year zone; however, 17 CFs and 16 FOCs are located within the 500-year flood zone and account for approximately \$34.7 million in potential losses to assets exposed to flooding damage within the City. **Figure 4-3** displays the locations of the mapped CFs and FOCs within the FEMA 500-year flood zone; this is also the potential inundation zone for Prado Dam (*discussed in the Dam Failure section*).

#### SOCIAL THREAT

Floodwaters in these areas are not anticipated to rise to more than a maximum of one foot. Flooding of this type would likely inundate curb cuts and sidewalks to some extent. Any people in Stanton who walk or bike as their primary form of transportation may encounter greater difficulties with their mobility if they do not have access to an alternative means of transportation. Seniors, persons with disabilities, and low-income persons are those most likely to be threatened. **Table 4-8** shows the proportions of Stanton’s vulnerable populations likely to face a greater threat from a flood event in the City. Based on the analysis

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<sup>59</sup> OCHMIS.org. 2019. Orange County Point in Time Count 2019: Homelessness in Orange County. <http://ochmis.org/wp-content/uploads/2019/08/2019-PIT-Infographic-7.30.2019.pdf>

in **Table 4-8**, the median household income in the 500-year flood zone is the same as the citywide average because the whole city would be affected by a flood.

Additionally, persons experiencing homelessness may be caught outside during flood conditions without any shelter. Though floodwaters in Stanton are not expected to exceed a depth of one foot, even a floodwater depth of six inches may render any makeshift structures uninhabitable during the flood event. Possessions such as sleeping bags or electronic devices may be damaged or swept away by the floodwaters.

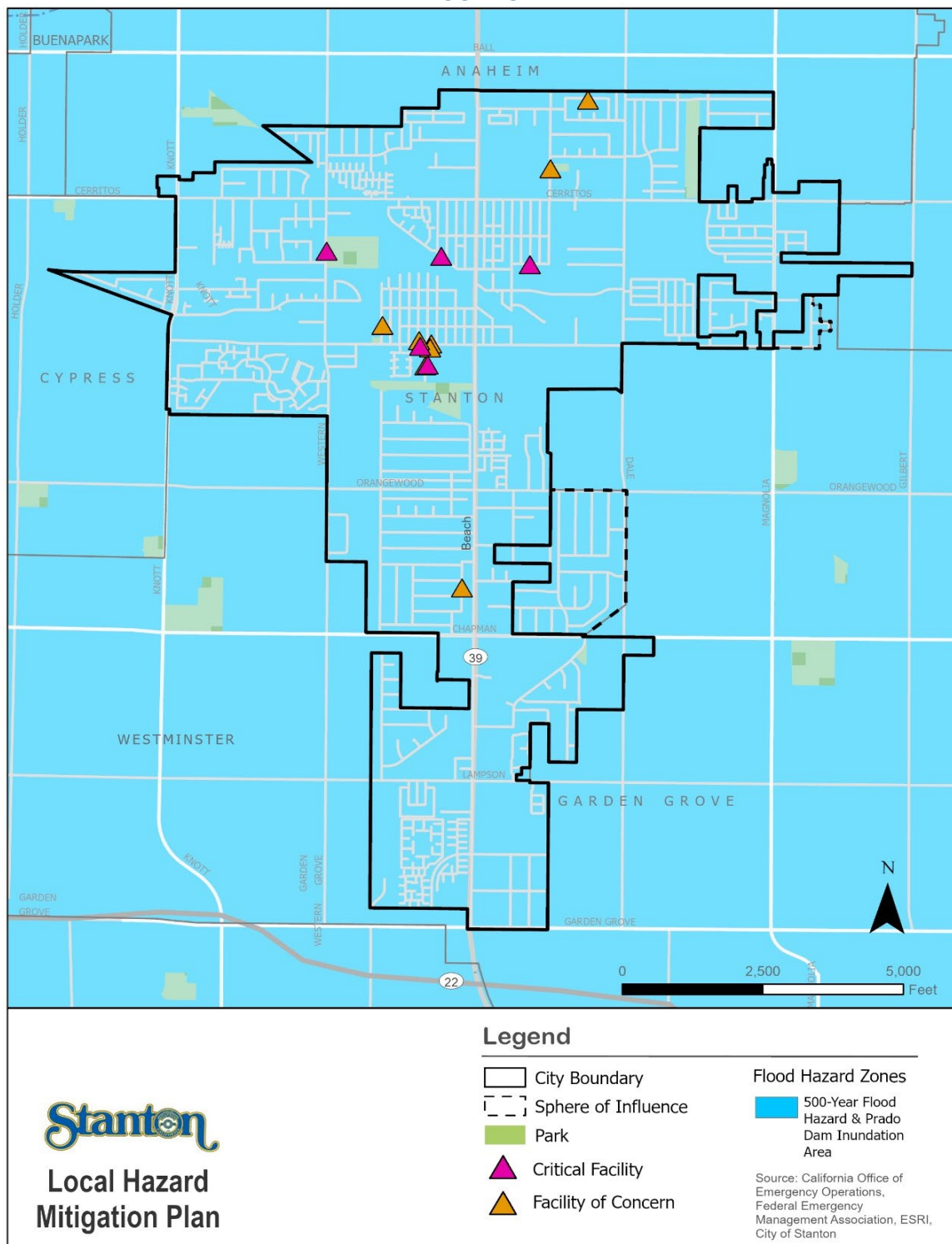
**TABLE 4-7: CRITICAL FACILITIES AND FACILITIES OF CONCERN (100-YEAR & 500-YEAR FLOOD ZONES)**

Category	Number of Facilities		Potential Loss* 100-Year Flood Zone	Number of Facilities		Potential Loss* 500-Year Flood Zone
	Critical	Concern		Critical	Concern	
City Facilities (City Hall, Fire, Police)	N/A	N/A	\$0	17	1	\$30,926,200
Community Centers	N/A	N/A	\$0	0	2	\$1,089,200
Parks	N/A	N/A	\$0	0	13	\$2,729,696
<b>Total</b>	<b>N/A</b>	<b>N/A</b>	<b>\$0</b>	<b>17</b>	<b>16</b>	<b>\$34,745,096</b>
* Replacement Values Unavailable						
** Based on the City of Stanton insured replacement values						

**TABLE 4-8: FLOOD FAILURE HAZARD THREATENED POPULATIONS**

Threatened Population Metrics	Flood Hazards (100-Years)	Flood Hazards (500-Years)	City of Stanton
Population	N/A	42,115	42,115
Households	N/A	11,399	11,399
Median household income	N/A	\$63,681	\$63,681
Renter Occupied Households	N/A	50.2%	50.2%
Percentage of households with at least one person living with a disability	N/A	26.6%	26.6%
Percentage of households living under the poverty limit	N/A	15.5%	15.5%
Percentage of households with one member aged 65+	N/A	30.8%	30.8%

FIGURE 4-3: CRITICAL FACILITIES AND FACILITIES OF CONCERN LOCATED IN THE FEMA 500-YEAR FLOOD ZONE





**OTHER THREATS**

Flooding may temporarily stop any type of transportation in the City. Debris carried by floodwaters can block roadways, hinder access for vehicles, and potentially affect emergency response services. Rushing water only one foot deep is enough to carry small vehicles. A severe flood situation where the maximum anticipated flood depth of one foot is realized may prevent people who own smaller vehicles from driving to work, leading to reduced economic activity. Severe flooding that causes serious damage to homes and businesses would most likely also reduce economic activity until repair work is completed.

***Hazardous Materials Release*****PHYSICAL THREAT**

Hazardous materials can cause damage to physical assets in Stanton if they are released into the environment. Corrosive hazardous materials can damage building exteriors of CFs or FOC. Flammable hazardous materials can potentially start fires and may cause any CFs or FOC nearby to flashover. Generally, sites closer to the origin for the release of hazardous materials are threatened greater than those further away.

**Table 4-9** shows the numbers of physical assets in Stanton threatened by a hazardous materials release within 500 feet of a site storing or using hazardous materials. There are no CFs or FOCs within 500 feet of a potential hazardous materials release.

**TABLE 4-9: CRITICAL FACILITIES AND FACILITIES OF CONCERN (HAZMAT BUFFER 500 FT)**

Category	Number of Facilities		Potential Loss*
	Critical	Concern	
City Facilities (City Hall, Fire, Police)	0	0	\$0
Community Centers	0	0	\$0
Parks	0	0	\$0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>\$0</b>
* Replacement Values Unavailable			
** Based on the City of Stanton insured replacement values			

**Table 4-10** identifies the number of facilities located within areas of increased pollution (Census Tracts in the 50th percentile or greater), as indicated by Cal EPA's Cal Enviro Screen dataset. Based on this dataset, 17 CFs and 16 FOCs are located within these census tracts. Based on this analysis, approximately \$34.7 million in potential losses could occur if a hazardous materials incident were to occur. **Figure 4-4** displays the locations of CFs and FOCs that are located within areas of the City where a Cal Enviro Screen score of 50% or above is present.



**TABLE 4-10: CRITICAL FACILITIES AND FACILITIES OF CONCERN  
(CAL ENVIRO SCREEN – 50% OR ABOVE)**

Category	Number of Facilities		Potential Loss*
	Critical	Concern	
City Facilities (City Hall, Fire, Police)	17	1	\$30,926,200
Community Centers	0	2	\$1,089,200
Parks	0	13	\$2,729,696
<b>Total</b>	<b>17</b>	<b>16</b>	<b>\$34,745,096</b>
* Based on the City of Stanton insured replacement values			

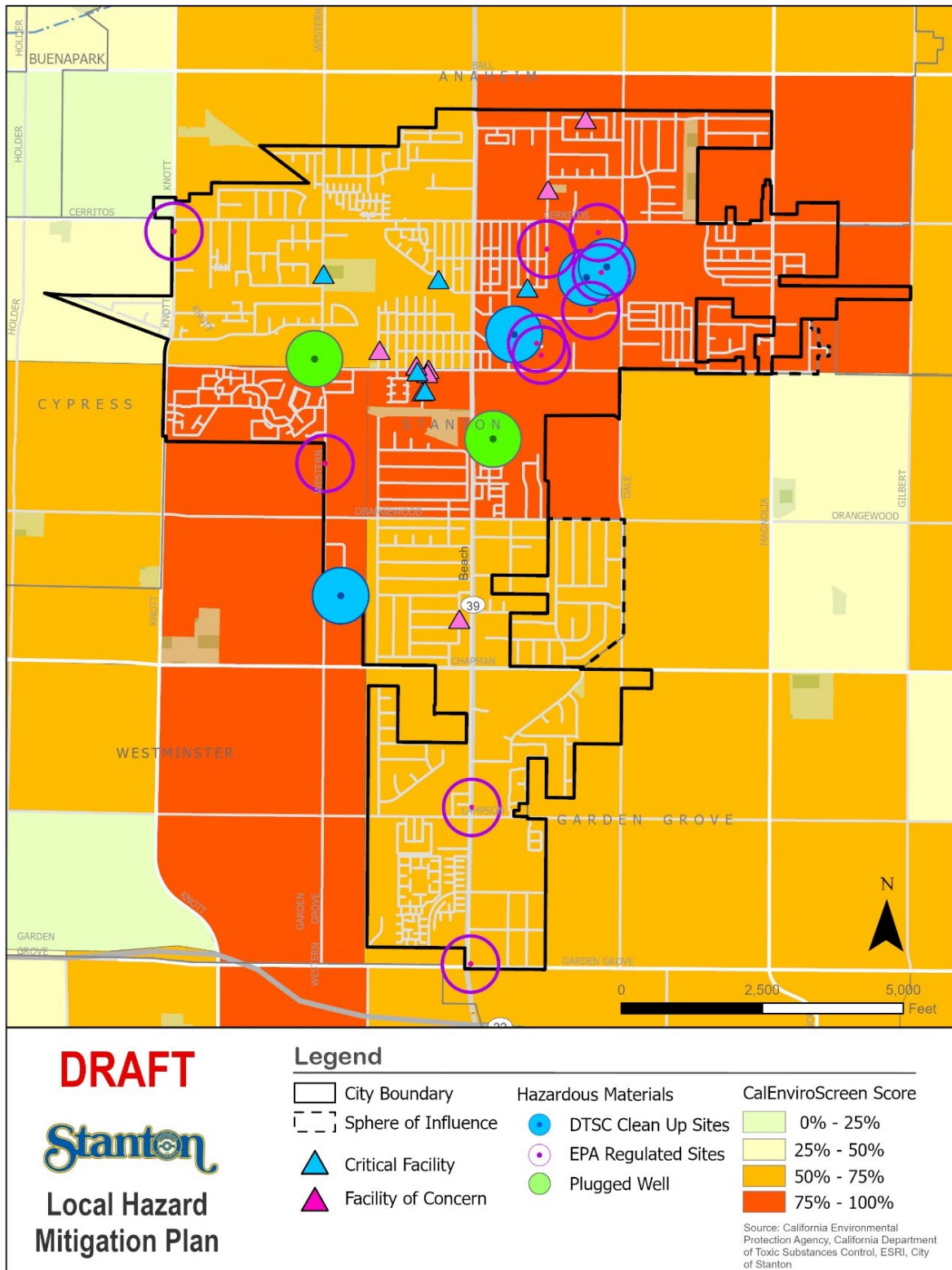
#### **SOCIAL THREAT**

The threat of a hazardous materials release event affects those closest to a source of hazardous materials, including industrial sites, gas stations, gas transmission lines, or sewer mains. **Table 4-11** shows the City's vulnerable populations living within 500 feet of a hazardous materials storage/waste site. The median household income is approximately \$36,000 more than the rest of the City. This suggests that higher-income populations may be living near hazardous materials locations. This data also suggests higher percentages of households with at least one person living with a disability and a higher percentage of households with one member aged 65+.

**TABLE 4-11: HAZARDOUS MATERIALS THREATENED POPULATIONS (500 FEET)**

Threatened Population Metrics	500 Feet from Hazardous Materials Site	City of Stanton
Population	804	42,115
Households	202	11,399
Median household income	\$100,000	\$63,681
Renter Occupied Households	26.7%	50.2%
Percentage of households with at least one person living with a disability	33.3%	26.6%
Percentage of households living under the poverty limit	8.5%	15.5%
Percentage of households with one member aged 65+	39.2%	30.8%

FIGURE 4-4: CRITICAL FACILITIES AND FACILITIES OF CONCERN LOACATED IN AREAS WITH CAL-ENVIROSCREEN SCORE OF AT LEAST 50%



Stanton residents living next to major transportation infrastructures, such as highways or major arterial streets, also face a greater threat of being affected by a hazardous materials release since vehicles transporting hazardous materials may release their contents into the environment if involved in a collision.

Groups such as the elderly, low-income persons, or renters face a greater risk of exposure since they may not have the financial resources necessary to retrofit their homes against infiltration by hazardous materials or move away to a home that is further from the potential sources of hazardous materials release events. **Figure 4-4** also displays the areas of the city where a high Cal Enviro Screen score can potentially negatively affect the population living in these areas.

#### OTHER THREATS

Hazardous materials release could threaten the City's transportation networks and potentially the region's. Large areas of the local road or rail systems may be closed to keep people away from areas contaminated with hazardous materials to allow remediation and cleanup activities to occur. If a highly corrosive hazardous material is released, it could potentially cause significant damage to the exteriors of any homes or businesses in the area surrounding the release. Hazardous materials could also harm the City's urban forest, resulting in the premature death of vegetation in the affected areas.

### Urban Fires

#### PHYSICAL THREAT

Structures and physical assets in Stanton that are not equipped with fire suppression technology or design features that mitigate fire vulnerability are at risk of fire. Generally, these buildings are older, may not be well maintained, or not meet current code requirements and regulations. While all structures can be impacted by urban fire, older structures may have increased vulnerability to this hazard. Power lines located around overgrown trees, where the tree crown envelops part or all the power lines, are also at risk of catching fire. When the wires overheat, they may ignite a fire in the tree, spread back to the power lines themselves, and burn the power line infrastructure. Underground utilities, like water delivery systems, residential electrical systems, or natural gas pipelines, are not threatened by the occurrence of fire since any urban fires that emerge in Stanton are likely to occur on the surface. According to Cal Fire, the City has a moderate fire-threat area, which would be most prone to a fire event. **Table 4-12** data analysis shows that no CFs or FOCs are located within these fire hazard severity zones; however, the potential for an urban fire will always be present.

#### SOCIAL THREAT

A fire hazard most immediately threatens seniors and persons with disabilities. These groups may have limited mobility and weakened environmental awareness. For example, a senior who lives alone may not be aware that a fire has been ignited in their house until the room begins to fill with smoke or even flashover, at which point escape may be more difficult or impossible. Therefore, a fire that starts in or spreads to any senior residences in Stanton could be highly threatening to those populations. Persons with disabilities may require special mobility devices or caregiver assistance to go outside, which may not be readily available when the fire ignites. Other groups with increased threat levels include lower-income persons and renters. These persons may live in substandard housing with outdated materials known to be flammable. Renters and lower-income persons may also live in housing units with improperly designed or maintained electrical or heating systems that could lead to a fire. Additionally, these groups may not possess enough financial resources to rebuild their homes or search for new homes after an urban fire.

**TABLE 4-12: CRITICAL FACILITIES AND FACILITIES OF CONCERN (FIRE HAZARD SEVERITY ZONE)**

Category	Moderate Fire– Number of Facilities		Potential Loss*	High Fire – Number of Facilities		Potential Loss*
	Critical	Concern		Critical	Concern	
<b>City Facilities (City Hall, Fire, Police)</b>	N/A	N/A	-	N/A	N/A	-
<b>Community Centers</b>	N/A	N/A	-	N/A	N/A	-
<b>Parks</b>	N/A	N/A	-	N/A	N/A	-
<b>Total</b>	N/A	N/A	-	N/A	N/A	-
* Replacement Values Unavailable						
** Based on the City of Stanton insured replacement values						

Based on **Table 4-13**, the City does not have residents located within high fire hazard areas but does in moderate fire hazard areas. Data suggests that persons living in the moderate fire threat zone have a higher median income than the rest of the city and have greater financial resources to recover after a fire.

**TABLE 4-13: FIRE HAZARD SEVERITY ZONE THREATENED POPULATIONS**

Threatened Population Metrics	Moderate Fire Hazards	High Fire Hazards	City of Stanton
<b>Population</b>	309	N/A	42,115
<b>Households</b>	106	N/A	11,399
<b>Median household income</b>	\$84,866	N/A	\$63,681
<b>Renter Occupied Households</b>	54.7%	N/A	50.2%
<b>Percentage of households with at least one person living with a disability</b>	29.1%	N/A	26.6%
<b>Percentage of households living under the poverty limit</b>	12.0%	N/A	15.5%
<b>Percentage of households with one member aged 65+</b>	38.5%	N/A	30.8%

#### OTHER THREATS

Urban fires can consume power lines and force utility operators to shut off electrical and gas transmission activity, leading to utility outages in Stanton homes and businesses. Any streets surrounded by blazes or blocked by burning debris would hinder transportation, prevent victims from escaping, and block emergency response crews from reaching the source of the fire. Anyone living towards the end of a cul-de-sac faces an elevated threat of being trapped if the fire occurs or spreads to the mouth of the street. Fires that destroy trees or vegetation (especially within parks and open space areas) could limit or prevent the use of these areas affecting recreational opportunities for residents.

Public Safety Power Shutoffs (PSPS) will become a significant issue for many communities throughout California. Although there are no designated PSPS circuits within Stanton, the potential for large-scale

events affecting residents and businesses should be an ongoing concern. In the event of a PSPS outage in neighboring cities within the region, the City's resources could be strained as residents of affected areas seek refuge in communities that have power. Outreach to residents and businesses to help them understand and prepare for these future events will become an important aspect of the City's overall hazard mitigation strategy.

## Dam Failure

### PHYSICAL THREATS

Various factors, such as the amount of water released, the distance between the dam failure site, and the topography of the surrounding land, all influence the extent to which physical assets in Stanton are threatened. Prado Dam has large storage capacities that could lead to widespread inundation of large areas in Stanton if the reservoir waters are released due to a dam breach. **Table 4-14** identifies the physical assets in Stanton that are threatened by the potential failure of Prado Dam. If Prado Dam were to fail at maximum capacity and release the water in its reservoir, it would threaten a variety of CFs and FOCs in Stanton. Based on this analysis, dam inundation could affect a total of 17 CFs and 16 FOCs in the City, potentially causing \$34.7 million in loss damage. **Figure 4-3** (*found in the Flood section above*) also displays the inundation zone of Prado Dam and the CFs and FOCs located in the inundation area.

**TABLE 4-14: CRITICAL FACILITIES AND FACILITIES OF CONCERN (DAM FAILURE)**

Category	Number of Facilities		Potential Loss*
	Critical	Concern	
City Facilities (City Hall, Fire, Police)	17	1	\$30,926,200
Community Centers	0	2	\$1,089,200
Parks	0	13	\$2,729,696
<b>Total</b>	<b>17</b>	<b>16</b>	<b>\$34,745,096</b>
* Based on the City of Stanton insured replacement values			

### SOCIAL THREATS

Dam failure hazards in the City would impact a variety of downstream properties and the residents that live or work there. **Table 4-15** identifies potential dam impacts from the failure of Prado Dam. Since the entire city would be affected by the Prado Dam, the total city population would be at risk of dam inundation.

### OTHER THREATS

Dam failures are often triggered by other events (seismic shaking, intense rainstorms, etc.). There would almost certainly be service disruptions in Stanton when these events occur. Floodwaters would quickly inundate the City, disrupting utilities, such as water, power, heating, and other services such as communications or transportation infrastructure. Residents may find that street lighting and traffic signals may be temporarily disabled. The rapid inundation of water would sweep up any debris, which could block roads, impeding traffic flow. Water would most likely inundate roadways and other low-lying, flat areas, such as parking lots, open spaces, and schoolyards. In severe scenarios, people's mobility in these areas

would likely be restricted or even impossible. Any unprotected or unhoused mechanical or electronic equipment that is not properly elevated would become waterlogged and inoperable until crews can conduct repairs or replacement, if necessary.

**TABLE 4-15: DAM INUNDATION HAZARD THREATENED POPULATIONS**

Threated Population Metric	Prado Dam	City of Stanton
Population	42,115	42,115
Households	11,399	11,399
Median household income	\$63,681	\$63,681
Renter Occupied Households	50.2%	50.2%
Percentage of households with at least one person living with a disability	26.6%	26.6%
Percentage of households living under the poverty limit	15.5%	15.5%
Percentage of households with one member aged 65+	30.8%	30.8%
Percentage of Stanton potentially inundated (acres)	100%	100%

## CHAPTER 5 – HAZARD MITIGATION STRATEGY

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### STRATEGY DEVELOPMENT PROCESS

Stanton’s hazard mitigation strategy is a comprehensive set of actions intended to reduce the impacts of hazard events. These hazard mitigation actions will help protect the safety and well-being of residents, visitors, CFs and FOC, other buildings and structures, key services, the local economy, and other important community assets. Some actions will also help with emergency preparedness, allowing for a more effective community response to hazard events. Preparedness actions are not a required component of an LHMP, but they support and complement mitigation activities. The HMPC chose to include them as part of the overall hazard mitigation strategy.

### USE OF HAZARD AND THREAT ASSESSMENT

The HMPC relied partly on the hazard profiles and threat assessments in this Plan to develop the mitigation strategy's actions. A comprehensive set of mitigation actions that respond to the relevant hazard situations and provide protection to residents, businesses, and community assets in Stanton was prepared. The HMPC ensured that the mitigation actions will help reduce damage from the most frequent types of hazard events, the most significant that may reasonably occur, and those with the greatest potential to harm the community. The Committee also drafted mitigation actions to help protect the most vulnerable community members and the most vulnerable local assets.

### CAPABILITIES ASSESSMENT

As part of the effort to draft mitigation actions, the City completed a capabilities assessment, which included reviewing existing policies, personnel, and technical resources to support hazard mitigation activities in Stanton. The hazard mitigation actions build off these resources' existing success and leverage their capabilities to support improved resiliency in the community. The capabilities assessment looked at the following types of resources:

- **Personnel resources:** City employees and volunteers, and employees and volunteers at other agencies
- **Plan resources:** Advisory or enforceable plans adopted by the City or other agencies.
- **Policy resources:** Policies adopted and implemented by the City or other agencies
- **Technical resources:** Data and tools available to the City
- **Financial resources:** Funding mechanisms available to the City that support mitigation activities

### CAPABILITIES IMPROVEMENT/EXPANSION

The ability to expand current mitigation capabilities will generally be reliant upon the budgeting allocated for each department/program for that fiscal year. The level at which these programs may or may not be expanded upon, will be dependent upon the amount of funding received. FEMA has released a series of guides over the past few years which highlight some of the ways in which jurisdictions can expand mitigation. Some strategies for increasing current mitigation capabilities may include:



1. City should actively identify, adopt, and enforce the most current set of development codes and standards available. Strongly encouraging new development to be constructed to higher standards than currently required, increasing resilience within the community.
2. Engaging parts of the community that may not be actively involved in mitigation efforts.
3. Expanding the number and types of organizations involved in mitigation planning and implementation, increasing both efficiency and bandwidth.
4. Fostering new relationships to bring underrepresented populations and partners to the hazards mitigation planning process.
5. During the annual LHMP review, the committee should look for opportunities to fund and expand/enhance the effectiveness of current mitigation actions.

Table 5-1 shows the capabilities assessment for Stanton.

TABLE 5-1: CAPABILITIES ASSESSMENT FOR STANTON		
Resource	Resource Description	Connection to Mitigation
<b>Planning and Regulatory Capabilities</b>		
<b>Capital Improvement Program</b>	The CIP implements long-range planning for improvements to the City's infrastructure. The CIP plans, designs, and constructs these improvements. The Plan is vital for planning and managing the City's growth and development and maintaining existing infrastructure. During Plan development, capital projects affecting public health and safety and/or legal mandates receive the highest priority; emphasis is also placed on projects maintaining service levels or preventing facilities' deterioration. As new grant opportunities become available, the CIP may have projects consistent with the LHMP that can easily be used for grant submittals. Leveraging these two plans can help secure needed funds to reduce vulnerabilities throughout the City.	Integration of this Plan into the CIP can assist in mitigation efforts by identifying new funding sources for future improvements. (2021)
<b>Zoning Ordinance</b>	Zoning divides the city into specific areas (most typically Residential, Commercial, and Industrial) to regulate the development standards like the number of units, building height, setbacks, and appearance required for each zone.	Mitigation actions related to the siting, construction, and operation of new developments in Stanton may be implemented through the Zoning Code to ensure these locations address risks identified in the plan. (2018)
<b>Flooding Ordinance</b>	Stanton Municipal Code "Floodplain Management, sections 11.04 – 11.14."	This can be directly applied to any mitigation strategies that are developed or modified from existing policy.



	Floodplain management is a community-based effort to prevent or reduce the risk of flooding, resulting in a more resilient community. State and federal agencies, local communities, and property owners have a role in reducing flood risk and helping communities become more resilient.	
<b>Public Works &amp; Maintenance</b>	The City of Stanton Public Works Department is responsible for maintaining and improving the City's vital infrastructure, including streets, sidewalks, parks, landscaping, sewers, storm drains, and public facilities. Services are provided using a combination of in-house personnel and private contractors and are divided into two subdivisions: Maintenance and Engineering. The Maintenance Division maintains public facilities for the City of Stanton using a combination of in-house personnel and private vendors. These services include maintenance of public buildings and facilities, landscaping and park upkeep, street and sidewalk maintenance and repair, storm drain and sewer servicing, and graffiti abatement.	Support for mitigation activities from this department may include assessing mobility options for residents with Access and Functional Needs and identifying future transportation projects that can reduce evacuation vulnerabilities or enhance the roadway network, so it is less prone to damage during hazard events. Aid in the identification of public needs and the resulting mitigation policies.
<b>Public Safety / Code Enforcement</b>	Our Code Enforcement Team is dedicated to community improvement and neighborhood enhancement. We contribute to public and private properties' safety and aesthetic maintenance by enforcing City codes regarding commercial signage, land use/zoning, inoperable vehicles, public nuisances, and other hazards/violations that left unchecked harm citizens' health, welfare, and safety. This program is carried out through field investigations, notification, citation issuance, public education, and coordination with other agencies.	Mitigation activities could include the identification of violations, then implementing the necessary correction to reduce vulnerability and mitigate damage.
<b>Orange County Hazard Mitigation Plan</b>	Mitigation actions for Stanton that require coordination with the county may be integrated into the County's Hazard Mitigation Plan. Similar mitigation actions in both the county's and Stanton's hazard mitigation plans can lead to a more regionally unified hazard mitigation strategy, improving effectiveness.	The Orange County Hazard Mitigation Plan identifies and describes the hazard events that may occur in the unincorporated areas of Orange County and provides a suite of mitigation actions to help decrease the potential damage from these hazards. (2020)
<b>California State Hazard Mitigation Plan</b>	The California State Hazard Mitigation Plan assesses the types of hazards that may be present in California. It includes descriptions of these hazards, summaries of past hazard events, descriptions of how these hazards may occur in the future, and how these hazards may harm California's people and	The Committee can use the State Hazard Mitigation Plan as a source of information to refine the hazard profiles and vulnerability assessments in future Stanton LHMPs. (2018)

	assets. Like a local hazard mitigation plan, the State Hazard Mitigation Plan is updated every five years.	
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### Administrative and Political Capabilities

<b>City Council</b>	The City of Stanton operates under a Council/Manager form of government, under which the City Council is the policymaking body, and the City Manager is responsible for carrying out Council policy. The City Council is made up of Stanton's mayor, who is elected at large, and four City Council members elected by voters in their districts. The City Council addresses the current and future needs of the City through the adoption of policies that promote the best interests of the community and the City's relationships with citizens, businesses, community organizations, and other governmental agencies. The three forms of action that the City Council may take are ordinances, resolutions, and minute orders. The City Council ultimately approves and officially adopts the LHMP for Stanton.	The City Council supports mitigation through strategic planning and goal setting for the city.
<b>City Clerk</b>	The City Clerk administers the City's legislative processes. This entails conducting the City's elections and serving as filing officer for the Political Reform Act, preparing agendas for City meetings, keeping accurate records of the meetings, and complying with the open meeting law (Ralph M. Brown Act, California Government Code §54950 et seq.). The City Clerk maintains the City's historical records as well as the Stanton Municipal Code and administers a City-wide Records Management program. The City Clerk is responsible for documenting and maintaining records of the adopted code changes.	Mitigation activities implemented by this office may include direction setting with the City Council and City Departments and prioritizing new initiatives that support mitigation activities within the City.
<b>City Manager</b>	The City Manager is appointed by the City Council to serve as the City's chief administrative officer and is responsible for providing effective municipal services through the administrative direction of City departments, activities, and personnel. The City Manager's Office oversees various interdepartmental activities, programs, and provides direct support for the City Council. These activities include preparing the annual budget, ensuring City Council Goals and Strategies, priorities, and action plans are met, directing law enforcement, fire protection, animal control, crossing guard services, etc.	Mitigation activities implemented by this office may include direction setting with the City Council and City departments and the prioritization of new initiatives, ordinances that will support mitigation projects, and activities within the city.

<b>California Governor's Office of Emergency Services</b>	The California Governor's Office of Emergency Services (Cal OES) is the state agency responsible for reducing hazards in the state through mitigation activities, conducting emergency planning, supporting emergency response and recovery activities, and acting as a liaison between local and federal agencies on emergency-related issues. Cal OES guides hazard mitigation planning activities, shares best practices, and distributes funding opportunities.	The Committee can work with Cal OES to obtain funding to implement LHMP mitigation strategies and to receive guidance on future updates.
<b>Federal Emergency Management Agency</b>	The Federal Emergency Management Agency (FEMA) is responsible for hazard mitigation, emergency preparedness, and emergency response and recovery activities. It guides state and local governments on hazard mitigation activities, including best practices and compliance with federal requirements.	FEMA also provides funding for hazard mitigation actions through grant programs.
<b>Finance Department</b>	The Finance Department is tasked with maintaining reliable accounting records, payment of approved demands against the City treasury, financial statement reporting, preparation of the annual budget, prudent fiscal planning, payroll processing and debt administration. The Department also administers the business license, transient occupancy tax and utility users tax programs. The City's Investment Policy directs the investment of City, Successor Agency and Housing Authority monies with the following priorities established: preservation and safety of principal, liquidity necessary to meet daily cash flow requirements, and maximized yield after the first two priorities are met.	Financial management and strategic planning functions (and personnel) within the City can assist with mitigation activities by tracking costs associated with hazard events and disasters, identifying grant funding opportunities, and establishing financial risk calculations that can help departments budget operations and maintenance, and capital improvements.
<b>Human Resources and Risk Management</b>	The Human Resources Department oversees the City's Human Resources and Risk Management functions. The Human Resources Department's mission is to contribute to the City's organizational vision by providing a personnel system that ensures the selection of qualified individuals for City employment, equal opportunity for candidates for position in the City's service, and legal adherence to federal, state, and local employment laws and guidelines. Human Resources staff conducts recruitment and selection of candidates for positions in City service; administers the City's Personnel Rules and Regulations, and related policies; administers the City's employee benefits program including health, dental, vision, retirement, and life insurance; and	The Human Resources Department is focused on employment, benefits and wellness, employee relations, and risk management, which can play key role in understanding risks to employees within the city. This can prove to be valuable insight for mitigation planning purposes in the city.

	coordinates various employee training and recognition programs.	
<b>Community Engagement Advisory Committee</b>	The Committee works to motivate and mobilize residents that want to create meaningful change in the Stanton Community. The Community Engagement Advisory Committee (CEAC) is a group that meets to make positive improvements in the community. CEAC members are ambassadors for the FRC and promote programs, activities, and volunteer opportunities in the City of Stanton.	Mitigation actions t provided by the committee can include assistance with public outreach and engagement and adding valuable community insight to the planning process.
<b>Community Services Department</b>	The Community Services Department's role is to serve the community by creating opportunities to play, celebrate, connect, explore, and be entertained through quality programs, safe parks, and well-maintained facilities	Mitigation actions implemented by this department can assist in the dissemination of hazard awareness information, provide insight into the unique conditions hazards may impose to the various elements within the community, and create programs intended to increase overall life quality in the city.
<b>Building Division</b>	The Building Division is dedicated to providing the highest level of plan review and inspection services to our community. The goal of our staff is to help our customers build safe and sustainable buildings that comply with applicable codes and regulations.	Mitigation actions related to the construction of new structures or retrofits or improvements to existing structures may be implemented through future plan-processing.
<b>Engineering Division</b>	The Engineering Division manages the City's infrastructure by administering the planning, programming, budgeting, construction, and maintenance in the most cost-effective method to meet the needs of the community. The Engineering Division is responsible for the design and construction of the City's Capital Improvement Program (CIP). This includes improvements to the street, traffic signals, storm drains and sewer systems along with public facilities and parks. The Engineering Division also reviews proposed private developments and recommends conditions of approval, provides plan check services, issues permits for construction in the City right-of-way, and manages the City's solid waste program. The Engineering Division also represents the City on OCTA, Caltrans, Orange County grant programs, and regional engineering projects.	Mitigation activities include the input, design, creation of, and implementation of new designs, improvement to current infrastructure as identified in the LHMP or City Council meetings.
<b>Planning Division</b>	The City of Stanton Planning Division reviews and processes project applications to ensure that future land use decisions and development proposals are aligned with the City's General Plan and adopted land use	Mitigation actions implemented by the planning department would be successfully integrating the LHMP, general plan safety element, and zoning code. Department staff would also implement the plans

	regulations. The Planning Division is also responsible for administering the Zoning Code.	focusing on projects that reduce residents' and businesses' risks associated with natural and human-caused hazards.
<b>Planning Commission</b>	The Planning Commission consists of five members appointed by the City Council. The functions of the planning commission are: prepare, review and revise the General Plan; implement the General Plan through actions including, but not limited to, the administration of specific plans and zoning and subdivision ordinances; promote public interest in, and comment on, the general plan and regulations relating to it; promote the coordination of local plans and programs with the plans and programs of other public agencies and perform other functions as the legislative body provides, including conducting studies and preparing plans other than those required or authorized by this title.	Mitigation activities could include the implementation of policies and codes and overseeing the development processes.
<b>Orange County Fire Authority</b>	The Orange County Fire Authority is a regional fire service agency that serves 23 cities in Orange County and all unincorporated areas. The OCFA protects nearly 2 million residents from its 77 fire stations located throughout Orange County. The OCFA, founded in 1995, is a premier public safety agency providing superior fire protection and medical emergency services to our communities. Orange County Fire Authority provides service to Stanton, Buena Park, La Palma, and Cypress through Operations Division 7.	Fire-related mitigation actions that require coordination with the county may be implemented in collaboration with OCFA staff.
<b>Orange County Sheriff's Department</b>	The Orange County Sheriff's Department has provided law enforcement services for Stanton since February of 1988 when the city Police Department and Sheriff's Department merged. Stanton Police Services includes five sergeants, twenty patrol deputies, one motor deputy, two deputies assigned to the city's Community Enhancement Team, two investigators, two investigative assistants, two office specialists, and a part time cadet. Community programs offered by Stanton Police Services include GRIP, Neighborhood Watch, Business Watch, homeless outreach, and community events.	As emergency preparedness is part of the department's responsibilities, the Sheriff's department can also widely implement other types of mitigation actions through coordination with other departments and agencies. Mitigation actions that relate to the safe movement of traffic (e.g., during evacuations), the public safety of residents during emergency events, and terrorism-related activities may be implemented through police department staff.

#### Technical Capabilities

<b>Cal-Adapt</b>	Cal-Adapt is an online tool that provides detailed projections for future climate-related conditions in California, including factors such as temperature, precipitation, and sea-level rise. These projections can help inform future	The City can use Cal-Adapt to monitor anticipated changes in future climate conditions and adjust mitigation actions accordingly.
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	hazard events and explain how hazard conditions are expected to change.	
<b>California Department of Transportation</b>	The California Department of Transportation (Caltrans) is the state agency with jurisdiction over designated highways, including State Route 210 and Interstate Routes 10 and 15.	Mitigation measures related to ensuring the resiliency of state-designated routes will be implemented through coordination with Caltrans.
<b>CR&amp;R Environmental Services</b>	CR&R has an extensive network of processing facilities that manages every facet of Stanton's waste stream including solid waste, recyclables, green waste, food waste, construction and demolition waste, electronic waste, and several other materials.	Through their extensive collection and processing systems, CR&R strive to reduce the negative impact that solid waste can potentially have on Stanton's environment for generations to come.
<b>Orange County Sanitation District</b>	The Orange County Sanitation District (OCSan) is the agency that provides wastewater collection, treatment, and disposal services for approximately 2.6 million people in central and northwest Orange County.	Mitigation strategies focused on the enhancement of infrastructure within the City may be implemented with support and assistance from OCSan.
<b>Southern California Edison</b>	Southern California Edison (SCE) is the primary electrical service provider for Stanton. SCE also owns the electrical distribution grid in the community.	Mitigation actions relating to Stanton's electrical grid's resiliency will be implemented through coordination with SCE.
<b>Southern California Gas Company</b>	The Southern California Gas Company (SoCalGas) is the natural gas provider for Stanton and owns the community's natural gas infrastructure.	Mitigation actions that address the resiliency of natural gas infrastructure and services in Stanton will be implemented through coordination with SoCalGas.
<b>Golden State Water Company</b>	Golden State Water Company currently serves approximately 27,200 customers in Stanton, Cypress, Los Alamitos, and portions of Buena Park, Garden Grove, La Palma, Rossmore, and Seal Beach. Water delivered to customers in the West Orange County System is a blend of groundwater pumped from the Orange County Groundwater Basin and imported water from the Colorado River Aqueduct and State Water Project (imported and distributed by Metropolitan Water District of Southern California).	As the City's primary water provider, GSWC can effectively manage and monitor water use and ensure adequate water supplies to mitigate severe drought.

### Fiscal Capabilities

<b>Adopted FY Budget</b>	The City adopts its budget every year, which identifies the funding available for each fiscal year that can be used to support governmental operations.	This budget is a key location where future mitigation projects can be identified from a funding perspective. (2021-22)
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### Education and Outreach Capabilities

<b>Community Outreach Media Resources</b>	In order to better inform the community and keep them apprised on current city programs and projects, the City of Stanton maintains active social media accounts including Facebook, Twitter, Instagram, and LinkedIn. The city has a very active Instagram and Facebook presence with weekly and daily posts to the account's.	This can aid in mitigation activities by promoting the various mitigation projects and programs by becoming a source of information and direction during emergencies and evacuations. (2021)
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<b>OCFA Ready, Set, Go!</b>	OCFA has an active program for its communities that educates residents and businesses, how to proactively plan for fires and other active emergencies. It gives the community the tools needed to protect their lives, their family, and their property.	This program allows residents to be aware of wildfires and how to prepare in case of a sudden emergency.
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## HAZARD MITIGATION STRATEGIES AND ACTIONS

### *Hazard Mitigation Goals*

The goals identified in Chapter 1 help develop policies to protect community members, ecosystems, and other important assets from hazard events. These goals were developed to ensure consistency with the City's General Plan Safety Element, which plays an important role in risk reduction within Stanton. These goals informed the development of mitigation actions and acted as checkpoints to help City staff determine implementation progress.

### *Evaluation of Potential Hazard Mitigation Actions*

The Committee prepared a set of potential mitigation actions based on the hazard profiles, threat assessment, capabilities assessment, community survey results, discussions among Committee members, and existing best practices. Next, the Committee evaluated these potential actions using the following criteria:

FEMA requires local governments to evaluate potential mitigation actions' monetary and non-monetary costs and benefits. While local governments are not required to assign specific dollar values to each action, they should identify the general size of costs and benefits. The Committee may elect to include measures with a high cost or low benefits, but such measures should benefit the community and be an appropriate use of local resources.

Also, FEMA directs local governments to consider the following questions as part of the financial analysis:

- What is the frequency and severity of the hazard type to be addressed by the action, and how vulnerable is the community to this hazard?
- What impacts of the hazard will the action reduce or avoid?
- What benefits will the action provide to the community?

The Committee also chose to review and revise the potential hazard mitigation actions using the STAPLE/E (Social, Technical, Administrative, Political, Legal, Economic, and Environmental) criteria **Table 5-2**. The Committee did not formally assess every potential mitigation action under all STAPLE/E criteria but used the criteria to guide and inform the discussion. The Committee also discussed how the criteria might evaluate grant applications the City may submit to receive funding for LHMP implementation.

### *Prioritization*

As part of the mitigation actions development and review, the HMPC also prioritized the actions. The prioritization efforts looked at the risks and threats from each hazard, financial costs and benefits, technical feasibility, and community values. Committee members were asked to identify their priority actions through a voting exercise. Items are prioritized based on the number of votes received by the

HMPC members. These quantitative scores were then converted to qualitative categories of low, medium, and high priority.

**TABLE 5-2: STAPLE/E CRITERIA**

<b>Issues</b>	<b>Criteria</b>
<b>Social</b>	<ul style="list-style-type: none"> <li>• Is the action socially acceptable to Stanton community members?</li> <li>• Would the action mistreat some individuals?</li> <li>• Is there a reasonable chance of the action causing a social disruption?</li> </ul>
<b>Technical</b>	<ul style="list-style-type: none"> <li>• Is the action likely to reduce the risk of the hazard occurring, or will it reduce the hazard's effects?</li> <li>• Will the action create new hazards or make existing hazards worse?</li> <li>• Is the action the most useful approach for Stanton to take, given the City and community members' goals?</li> </ul>
<b>Administrative</b>	<ul style="list-style-type: none"> <li>• Does the City have the administrative capabilities to implement the action?</li> <li>• Are there existing City staff who can lead and coordinate the measure's implementation, or can the City reasonably hire new staff for this role?</li> <li>• Does the City have enough staff, funding, technical support, and other resources to implement the action?</li> <li>• Are there administrative barriers to implementing the action?</li> </ul>
<b>Political</b>	<ul style="list-style-type: none"> <li>• Is the action politically acceptable to City officials and other relevant jurisdictions and political entities?</li> <li>• Do community members support the action?</li> </ul>
<b>Legal</b>	<ul style="list-style-type: none"> <li>• Does the City have the legal authority to implement and enforce the action?</li> <li>• Are there potential legal barriers or consequences that could hinder or prevent the implementation of the action?</li> <li>• Is there a reasonable chance that the implementation of the action would expose the City to legal liabilities?</li> <li>• Could the action reasonably face other legal challenges?</li> </ul>
<b>Economic</b>	<ul style="list-style-type: none"> <li>• What are the monetary costs of the action, and do the costs exceed the monetary benefits?</li> <li>• What are the start-up and maintenance costs of the action, including administrative costs?</li> <li>• Has the funding for action implementation been secured, or is a potential funding source available?</li> <li>• How will funding the action affect the City's financial capabilities?</li> <li>• Could the implementation of the action reasonably burden the Stanton economy or tax base?</li> <li>• Could there reasonably be other budgetary and revenue impacts to the City?</li> </ul>
<b>Environmental</b>	<ul style="list-style-type: none"> <li>• What are the potential environmental impacts of the action?</li> <li>• Will the action require environmental regulatory approvals?</li> <li>• Will the action comply with all applicable federal, state, regional, and local environmental regulations?</li> <li>• Will the action reasonably affect any endangered, threatened, or otherwise sensitive species of concern?</li> </ul>



## Cost Estimates

The Committee identified relative cost estimates to meet the hazard mitigation planning process's cost estimation requirements based on their understanding of the mitigation action intent and their experience developing identical or similar programs/implementing projects. Three cost categories based on the City's typical cost criteria were used for budgeting purposes:

**Low cost (\$):** \$20,000 or less

**Medium cost (\$\$):** \$20,001 to \$150,000

**High cost (\$\$\$):** Greater than \$150,001

Based on the criteria and evaluation processes used during Plan development, the Committee prepared a prioritized list of mitigation actions to improve Stanton's resilience to hazard events. **Table 5-3** lists the mitigation actions, prioritization of each action, and other details related to implementation. In addition to mitigation action and strategies, several "Preparedness Activities" were identified and denoted with a letter "P."

## NATIONAL FLOOD INSURANCE PROGRAM

Stanton participates in the National Flood Insurance Program (NFIP), created by Congress in 1968 to provide flood insurance at subsidized rates to homeowners who live in flood-prone areas. Stanton has participated in NFIP since September of 1984.<sup>60</sup>

Although participation is not a dedicated hazard mitigation action, Stanton will continue to participate in the NFIP and comply with the program's requirements through continued enforcement of the City's Floodplain Management Regulations.<sup>61</sup> This regulation applies to all areas identified as flood-prone within the City. This chapter of the Municipal Code identifies the purpose of the regulation, methods of reducing flood losses, basis for establishing flood hazard areas, development permit requirements, duties and responsibilities of the City's Floodplain Administrator (City Engineer), development standards that apply in flood-prone areas, and required documentation and analysis for construction within these areas. As part of the City's efforts to comply with NFIP, Stanton will make updates and revisions to the Floodplain Management regulations to minimize the threat of harm from flood events. These updates and revisions may be promoted by changes in local demographics, shifts in land use, changes to flood regimes such as frequency and intensity of flood events, and other factors that may warrant municipal action. The City will also continue to incorporate any changes to mapped flood plains' locations and designations into future planning documents, including future updates to this Plan.

The City of Stanton contains Special Flood Hazard Areas that include 16 policies in force. Total insurance coverage for these policies amounts to \$4,150,000. There are no repetitive loss properties that were identified by FEMA; however, there have been \$54,544 in damages paid out over 10 closed paid cases.

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<sup>60</sup> Community Status Book Report – California: Communities Participating in the National Flood Program.  
<https://www.fema.gov/cis/CA.pdf>

<sup>61</sup> Stanton Municipal Code. Title 19 Environmental Protection, 19.2 Floodplain Management Regulations.  
<https://qcode.us/codes/stanton/>

**TABLE 5-3: MITIGATION ACTIONS IMPLEMENTATION PLAN**

Mitigation Action		Potential Funding Sources	Responsible Department	Relative Cost*	Time frame	Priority
<b>Preparedness Activities</b>						
<b>P1</b>	Expand emergency preparedness and response capabilities throughout the City of Stanton; A. Conduct regular emergency preparedness drills and training exercises for City staff. B. Expand participation with local businesses and organizations. C. Expand trainings to include active shooter drills and exercises. D. Expand participation in the CalOES Safety Assessment Program (SAP) by City staff.	General Fund, Other Grants	Public Safety	\$	N/A	N/A
<b>P2</b>	Coordinate with local school districts to ensure that school facilities can act as evacuation sites during major emergencies.	General Fund, Other Grants	Public Safety	\$	N/A	N/A
<b>P3</b>	Expand participation in the West County CERT (Community Emergency Response Team) program for residents and businesses.	General Fund, Other Grants	Public Safety	\$	N/A	N/A
<b>P4</b>	Ensure that community evacuation plans include provisions for community members who do not have access to private vehicles or are otherwise unable to drive.	General Fund, Other Grants	Public Safety	\$	N/A	N/A
<b>P5</b>	Continue to ensure effective emergency notifications through multiple media formats about pending, imminent, or ongoing emergency events. Ensure that information is accessible to persons where English is not their primary language, and for residents with access and functional needs.	General Fund, Other Grants	OC Sheriff	\$	N/A	N/A
<b>P6</b>	Maintain at least one emergency power-generating station in all City critical facilities such as City Hall, Community Centers, and any other location used for critical services.	General Fund, Other Grants	Public Works	\$\$\$	N/A	N/A
<b>P7</b>	Periodically update the Stanton Emergency Operations Plan to identify backup power, cooling center locations, and communications infrastructure within all City critical facilities.	General Fund, Other Grants	Public Safety	\$	N/A	N/A
<b>P8</b>	Ensure that the City has an adequate supply of sandbags for residents and businesses, including prefilled sandbags for individuals who may be unable to fill them on their own.	General Fund, Other Grants	Public Works	\$	N/A	N/A

<b>P9</b>	Update the Safety Element to include the 2022 Local Hazard Mitigation Plan	General Fund, Other Grants	Community Development	\$\$	N/A	N/A
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### Multiple Hazards

<b>1.1</b>	Explore the feasibility of connecting critical facilities, including the Civic Center and Community Center to a microgrid power-supply network. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$\$\$	2026	High
<b>1.2</b>	Install energy-efficient equipment to increase the longevity of the fuel supply for backup generators. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$\$\$	2023	High
<b>1.3</b>	Conduct routine updates of the Facility Conditions Assessment for City-owned infrastructure, buildings, and other utilities and coordinate with other agencies to ensure inspections of other important infrastructure. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$\$	Ongoing	Medium
<b>1.4</b>	Repair, as feasible, all major deficiencies discovered by inspections to prevent collapse, failure, or damage in the event of a natural disaster. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$\$\$	Ongoing	High
<b>1.5</b>	Incentivize public and private utility operators to harden their infrastructure within the City or passing through the City from potential breaches. Encourage enhancement of supervisory control and data acquisition (SCADA) to allow instantaneous shut down of line breaches. Use mitigation grants to incentivize entities to partner with the City to complete these projects. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	City Administration, Public Works	\$\$	Ongoing	Low
<b>1.6</b>	Install and harden emergency backup generators at Civic and Community Centers, and other critical facilities (cooling centers) as the city may determine necessary. Encourage utility providers to enhance and harden emergency backup infrastructure for the facilities. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works, PIO	\$\$\$	2025	High

<b>1.7</b>	Conduct a feasibility assessment of installation of solar and battery backup systems at key critical facilities within the City. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$	2025	High
<b>1.8</b>	Work closely with community groups to increase awareness of hazard events and resiliency opportunities among socially vulnerable community members. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	PIO, Community Services	\$	Ongoing	Medium
<b>1.9</b>	Avoid building new City-owned key facilities in mapped hazard areas. If no feasible sites outside of mapped areas exist, ensure that such facilities are hardened against hazards beyond any minimum building requirements/ mitigation standards. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	Community Development, Public Works	\$	Ongoing	Low
<b>1.10</b>	Coordinate with regional social service agencies and nonprofit care providers to obtain temporary shelter for homeless persons in advance of potential hazard events. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	Public Safety, City Administration	\$	Ongoing	Medium
<b>1.11</b>	Closely monitor changes in the boundaries of mapped hazard areas resulting from land use changes or climate change and adopt new mitigation actions or revise existing ones to ensure continued resiliency. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	Community Development	\$	Ongoing	Low
<b>1.12</b>	Integrate policy direction and other information from this Plan into other City documents, including the General Plan, Emergency Operations Plan, and Capital Improvements Program. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	All Departments	\$	2023	Low
<b>1.13</b>	Monitor funding sources for hazard mitigation activities. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	Finance Departments (All Departments)	\$	Ongoing	Medium

<b>1.14</b>	Expand the City's comprehensive educational campaign for residents and businesses that describes the hazards present in the community and emphasizes cost-effective mitigation efforts, such as proper construction techniques, bracing of furniture and appliances, and purchase of additional insurances. Distribute information through social networking, websites, print media, radio, television, in utility bills, at special events and in City facilities, and/or other media as appropriate. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	PIO, Community Development, Public Works, Public Safety	\$	Ongoing	Medium
<b>Seismic Hazards (Seismic Shaking, Liquefaction)</b>						
<b>2.1</b>	Encourage the installation of resilient (seismically appropriate) piping for new or replacement pipelines, in close coordination with local water, natural gas, and other providers.	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works, Community Development	\$	Ongoing	Medium
<b>2.2</b>	Assess soft story conditions for seismically vulnerable structures constructed prior to 1990.	General Fund, BRIC/ HMGP Grants, Other Grants	Community Development	\$	2025	Medium
<b>2.3</b>	Conduct an educational campaign and identify incentives to encourage the use of reinforced chimneys, anchored rooftop-mounted equipment, window film, and other preventative measures to reduce damage at private buildings.	General Fund, BRIC/ HMGP Grants, Other Grants	PIO, Community Development	\$	TBD	Low
<b>2.4</b>	Encourage community groups and industry representatives to assist in outreach to residents and businesses to obtain earthquake insurance.	General Fund, BRIC/ HMGP Grants, Other Grants	PIO, Community Development	\$	Ongoing	Low
<b>2.5</b>	To the extent feasible, construct all new and significantly retrofitted City-owned facilities to remain operational in the event of a major earthquake.	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$\$\$	2023	High

<b>2.6</b>	Coordinate with Golden State Water Company on seismic surveys and evaluations for water infrastructure within the City	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$	Ongoing	Low
<b>2.7</b>	Pursue ground improvement projects, such as constructing a high strength capping layer, soil mixing, stone columns, soil wicks, chemical and pressure grouting, and other soil improvement techniques that reduce liquefaction susceptibility for key critical facilities in the event of an earthquake.	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$\$\$	TBD	Medium

### Energy/Power Failure

<b>3.1</b>	Establish and routinely update a confidential inventory of critical infrastructure and ensure development activities coordinate with future resilience enhancements by utility providers.	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$	Ongoing	Low
<b>3.2</b>	Expand access to alternative energy technologies, energy efficiency improvements and appliances, and programs for vulnerable populations to reduce energy consumption and the need for City services during extreme heat events.	General Fund, BRIC/ HMGP Grants, Other Grants	PIO, Community Development	\$	TBD	Medium
<b>3.3</b>	Expand battery backup power supplies for traffic signals, to ensure functionality in the event of power failure.	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$\$\$	2024	High
<b>3.4</b>	Monitor changes to Public Safety Power Shutoff (PSPS) circuits in and around the City that could affect residents, businesses, and organizations, and increase awareness of the effects of these events on the City's resources.	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$	Ongoing	Low

### Drought

<b>4.1</b>	Require plumbing within medians, that allows for future reclaimed water use (Stanton General Plan: Action ICS 3.1.2a).	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$\$\$	TBD	Low
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<b>4.2</b>	Ensure the City's emergency water connections and agreements are sufficient to provide a short-term supply during a hazard event. Coordinate inspections with Golden State Water Company of connection infrastructure to ensure it is resilient to emergency conditions and retrofit as needed.	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$	Ongoing	Low
<b>4.3</b>	Encourage drought tolerant native landscaping, low-flow water fixtures beyond the state minimum code, and daytime watering restrictions on properties throughout the city to reduce water consumption.	General Fund, BRIC/ HMGP Grants, Other Grants	Community Development, Public Safety	\$	Ongoing	Low
<b>4.4</b>	Collaborate with Golden State Water Company (GSWC) and Municipal Water District of Orange County (MWDOC), to pursue water efficiency best practices to reduce water demand.	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$	Ongoing	Medium
<b>4.5</b>	Use drought-tolerant plants when installing new or significantly redoing City-owned landscapes. Limit turf that is not drought tolerant to recreational fields and lawns, and only in instances where no feasible drought-tolerant alternatives exist.	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works, Community Services	\$\$\$	Ongoing	Low

#### Extreme Heat

<b>5.1</b>	Notify residents through public service announcements a couple of days in advance of a severe weather event. Focus on media methods that target vulnerable populations, such as elderly, sick, lower-income, or persons with limited mobility to better ensure they have adequate time to prepare for a heatwave in advance.	General Fund, BRIC/ HMGP Grants, Other Grants	PIO	\$	Ongoing	Low
<b>5.2</b>	Implement a tree-planting program to diversify tree age and increase shaded areas in the City to reduce the effects of extreme heat events.	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works, Community Development	\$\$\$	TBD	Medium
<b>5.3</b>	Expand use of public facilities (libraries, community centers, etc.) as cooling centers for vulnerable populations during extreme heat events, and assess facility needs in order to automatically open these facilities as cooling centers when temperatures exceed approximately 97 degrees (temperature threshold can be lowered at city discretion).	General Fund, BRIC/ HMGP Grants, Other Grants	Community Services	\$\$	Ongoing	Medium

<b>5.4</b>	Promote passive cooling design (brise soleil, long roof overhangs, locating windows away from southern facades, etc.) in new developments during the design review process.	General Fund, BRIC/ HMGP Grants, Other Grants	Community Development	\$	Ongoing	Low
<b>5.5</b>	Upgrade HVAC within City facilities to more efficient systems that may include split systems or decentralized systems that allow for heating and cooling the spaces needed, not entire buildings.	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$\$\$	TBD	Medium
<b>5.6</b>	Evaluate the long-term capacity of designated cooling centers and shelters in the City to provide sufficient relief from extreme heat. Assess the need to expand services as the frequency, length, and severity of future heatwaves potentially change as a result of climate change.	General Fund, BRIC/ HMGP Grants, Other Grants	Community Services, Public Works	\$\$	Ongoing	Low
<b>5.7</b>	Increase the use and construction of shade structures within new developments, City facilities, parks, and trails to reduce urban heat island impacts.	General Fund, BRIC/ HMGP Grants, Other Grants	Community Development, Public Works, Community Services	\$\$\$	Ongoing	Low

### Flooding

<b>6.1</b>	Investigate permeable paving and use landscaped swales for new and replacement City-owned hardscaped areas.	General Fund, BRIC/ HMGP Grants, FMA Grants, Other Grants	Public Works	\$	TBD	Low
<b>6.2</b>	Require the use of porous surfaces on new and significantly retrofitted residential and commercial developments to reduce runoff.	General Fund, BRIC/ HMGP Grants, FMA Grants, Other Grants	Community Development, Public Works	\$	Ongoing	Low



<b>6.3</b>	Conduct frequent cleanings of storm drain intakes, especially before and during the rainy season.	General Fund, BRIC/ HMGP Grants, FMA Grants, Other Grants	Public Works	\$	Ongoing	Medium
<b>6.4</b>	Coordinate with Orange County Flood Control on upgrades and maintenance to storm drains and channels and expand capacity to meet future needs.	General Fund, BRIC/ HMGP Grants, FMA Grants, Other Grants	Public Works	\$\$\$	Ongoing	Medium
<b>6.5</b>	Analyze if new critical facilities can be built a minimum of 1 foot higher than the anticipated 500-year flood elevation height, to determine where it is feasible.	General Fund, BRIC/ HMGP Grants, FMA Grants, Other Grants	Public Works	\$	TBD	Low
<b>6.6</b>	Retrofit roadway medians to capture storm water during rain events. Prioritize improvements to address flooding in the drainage channel along Western Ave, and near Central Park.	General Fund, BRIC/ HMGP Grants, FMA Grants, Other Grants	Public Works	\$\$\$	2025	High
<b>Hazardous Materials Release</b>						
<b>7.1</b>	Discourage new sensitive land uses, including schools, parks, childcare centers, adult and senior assisted living facilities, and community centers, from locating near identified hazardous material facilities. Discourage or prohibit new hazardous material facilities from locating near sensitive land uses.	General Fund, BRIC/ HMGP Grants, Other Grants	Community Development	\$	Ongoing	Low
<b>7.2</b>	Pursue full alignment of the General Plan with policies and actions outlined in state and regional plans such as the California Accidental Release Prevention (CalARP) Program and the Orange County Fire Authority Hazardous Materials Area Plan.	General Fund, BRIC/ HMGP Grants, Other Grants	Community Development, OCFA	\$	2023	High

<b>7.3</b>	Continuously inspect businesses and other properties storing hazardous materials and create an inventory of storage locations that require updates, maintenance, or renovation.	General Fund, BRIC/ HMGP Grants, Other Grants	OCFA (Public Safety Liaison)	\$	Ongoing	Low
<b>7.4</b>	Coordinate with hazardous materials generators/operators (So Cal Gas, Edison) regularly to understand changes to operations within the City.	General Fund, BRIC/ HMGP Grants, Other Grants	OC Health Care Agency (Environmental Health)	\$	Ongoing	Low

**Urban Fire**

<b>8.1</b>	Promote the proper maintenance and separation of power lines and efficient response to fallen power lines.	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works (So Cal Edison resource)	\$	Ongoing	Low
<b>8.2</b>	Provide information and resources to residents citywide on ways to improve resilience to home fires.	General Fund, BRIC/ HMGP Grants, Other Grants	OCFA, Public Safety	\$	Ongoing	Medium
<b>8.3</b>	Conduct regular vegetation management activities to reduce fire hazard risks, such as clearing out dead vegetation in parks, open spaces, rights-of-way, and other areas that could become fuel for fires.	General Fund, BRIC/ HMGP Grants, Other Grants	OCFA, Public Works, Public Safety	\$	Ongoing	Low
<b>8.4</b>	Establish thresholds for fire sprinkler installation in retrofitted buildings and structures undergoing use changes or remodel.	General Fund, BRIC/ HMGP Grants, Other Grants	OCFA, Community Development	\$	TBD	Low
<b>8.5</b>	Conduct regular inspections of bridges and underpasses for debris and other materials that could become a fire hazard.	General Fund, BRIC/ HMGP Grants, Other Grants	Public Safety, Public Works, OC Sheriff	\$\$	Ongoing	Low

\* Relative Cost Categories: \$ = less than \$20,000 | \$\$ = \$20,001 - \$150,000 | \$\$\$ = greater than \$150,001

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## CHAPTER 6 – PLAN MAINTENANCE

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For this LHMP to remain effective and useful to the community of Stanton, it must remain up to date. An updated version of the LHMP will continue to guide Stanton hazard mitigation activities and help keep the City eligible for state and federal hazard mitigation funding. The HMPC has structured this LHMP so individual sections can easily be updated as new information becomes available and as new needs arise, helping to keep this Plan current.

This chapter discusses how to update this Plan to comply with applicable state and federal requirements. This chapter also describes how the City can incorporate the mitigation actions described in Chapter 5 into existing programs and planning mechanisms and how public participation will remain an important part of Plan monitoring and future update activities.

### COORDINATING BODY

The HMPC will remain responsible for maintaining and updating the Plan, including evaluating the Plan's effectiveness as needed. Members of the HMPC will also coordinate the Plan's implementation through their respective positions. **Table 1-1** contains a list of current members. In future years, staff and representatives (either current Committee members or other individuals) from the following departments, districts, and agencies should be included in maintenance and update activities:

- Administration
- City Manager's Office
- City Clerk
- City Attorney
- Personnel and Risk Management
- Finance
- Community & Economic Development
- Planning Division
- Building Division
- Economic Development
- Community Services
- Public Safety
- Code Enforcement
- Public Works & Engineering
- Engineering Division
- Maintenance Division
- Orange County Sheriff's Department
- Orange County Fire Authority

The staff member currently serving as the HMPC leader (the person responsible for coordinating future updates) is in the Administration Department. He/she will serve as the project manager during the update process or designate this role to another staff member. The HMPC leader or their designee will coordinate

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maintenance of this Plan, lead the formal Plan review and evaluation activities, direct the Plan update, and assign tasks to other members of the HMPC to complete these activities. Such tasks may include collecting data, developing new mitigation actions, updating mitigation actions, making presentations to City staff and community groups, and revising the Plan sections.

## PLAN IMPLEMENTATION

The Plan's effectiveness depends on the successful implementation of the mitigation actions. Implementation includes integrating mitigation actions into existing City plans, policies, programs, and other implementation mechanisms. The mitigation actions in this Plan are intended to reduce the damage from hazard events, help the City secure funding, and provide a framework for hazard mitigation activities. Committee members prioritized the hazard mitigation actions in **Table 5-4** in Chapter 5. These priorities will guide the implementation of these actions through new or existing City mechanisms as resources become available. The LHMP project manager is responsible for overseeing the implementation, promotion, and maintenance of this Plan and is responsible for facilitating meetings and coordinating activities related to Plan implementation and maintenance.

The key City Plans that should incorporate content from this LHMP include:

- **Stanton General Plan Safety Element** – this element should incorporate relevant mapping and analysis from the LHMP to ensure this plan's goals and policies are reinforced throughout future developments and projects proposed within the City.
- **Stanton Emergency Operations Plan** – The EOP focuses on the effective preparedness and response to hazard events that occur within the City. Incorporating relevant content from this plan into the EOP ensures consistency regarding the hazards addressed in both plans.
- **The Stanton Capital Improvements Program** – The CIP identifies key infrastructure investments throughout the city, including hazard mitigation elements. Incorporating this plan into the CIP may enhance infrastructure investment through additional funding and/or modification of improvements to include hazard mitigation elements.

This integration of the LHMP into the Stanton General Plan also allows the City to comply with AB 2140 requirements, as identified in Chapter 1 of this plan.

## PLAN MAINTENANCE PROCESS

The City's plan maintenance process will rely on the Stanton Mitigation Implementation Handbook, located in Appendix E. The handbook is intended to function as a stand-alone document that gives concise and accessible guidance to City and Fire District staff to implement and maintain the Plan. A key component of the handbook is the specific mechanisms that the City and Fire District can use to integrate this plan into the other City planning mechanisms.

### *Plan Monitoring and Evaluation*

When members of the Committee are not updating the Plan, they should meet at least once a year to go over mitigation action implementation and evaluate the Plan's effectiveness. These meetings should include:

- 
- Discussion of the timing of mitigation action implementation
  - Mitigation action implementation evaluation and determination of success
  - Mitigation action prioritization revisions, if deemed necessary
  - Mitigation action integration into other mechanisms, as needed

The first of these meetings will be held in the 2022-2023 fiscal calendar year. To the extent possible, Committee meetings should be scheduled at an appropriate time in the City's annual budgeting process, which will help ensure that funding and staffing needs for mitigation actions are considered.

When the Committee meets to evaluate the Plan, members should consider these questions:

- What hazard events, if any, have occurred in Stanton in the past year? What were the impacts of these events on the community? Were the impacts mitigated, and if so, how?
- What mitigation actions have been successfully implemented? Have any mitigation actions been implemented but not successfully, and if so, why?
- What mitigation actions, if any, have been scheduled for implementation but have not yet been implemented?
- What is the schedule for implementing future mitigation actions? Is this schedule reasonable? Does the schedule need to be adjusted for future implementation, and are such adjustments appropriate and feasible?
- Have any new concerns arisen, including hazard events in other communities or regions not covered by existing mitigation actions?
- Are new data available to inform the Plan's updates, including data relevant to the hazard profiles and threat assessments?
- Are there any new planning programs, funding sources, or other mechanisms to support hazard mitigation activities in Stanton?

### *Plan Updates*

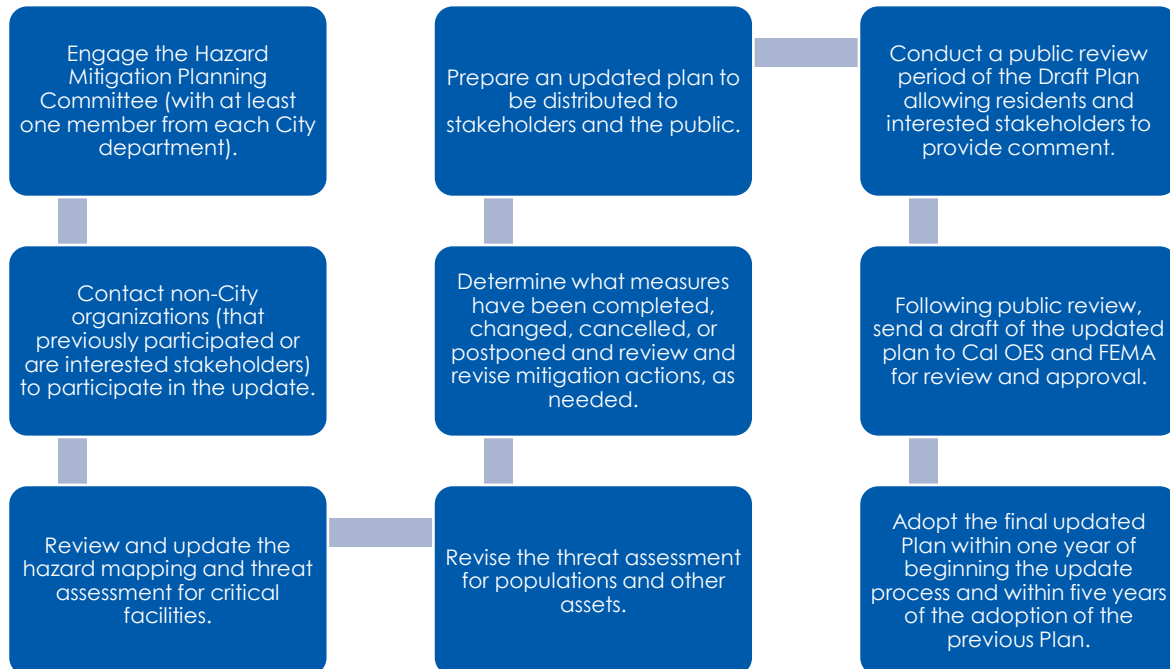
The information in this Plan, including the hazard profiles, threat assessments, and mitigation actions, is based on the best available information, practices, technology, and methods available to the City and Committee when this Plan was prepared. As factors change, including technologies, community demographics and characteristics, best practices, and hazard conditions, it is necessary to update the Plan to remain relevant. Additionally, Title 44, Section 201.6(d)(3) of the Code of Federal Regulations requires that LHMPs be reviewed, revised, and resubmitted for approval every five years to remain eligible for federal benefits.

### *Update Method and Schedule*

The update process should begin no later than four years after this Plan is adopted, allowing a year for the update process before the Plan expires. Depending on the circumstances, the LHMP project manager or designee may also choose to begin the update sooner. Some reasons for accelerating the update process may include:

- A presidential disaster declaration for Stanton or an area that includes part or the entire City
- A hazard event that results in one or more fatalities in Stanton

The update process will add new and updated methods, demographic data, community information, hazard data and events, considerations for threat assessments, mitigation actions, and other necessary information, keeping the Plan relevant and current. The Committee will determine the best process for updating the Plan, which should include the following steps:



### *Update Adoption*

The Stanton City Council is responsible for adopting this Plan and all future updates. As previously mentioned, adoption should occur every five years. The City should begin the update process at least one year before expiration to ensure the plan remains active. If the City has a grant application that relies on the LHMP, an update to the plan should occur no later than 18 months before expiration. Adoption should occur after FEMA notifies the City that the Plan is Approved Pending Adoption. Once the City Council adopts the Plan following FEMA's approval, the adopted plan should be transmitted to FEMA.

### *Continued Public Involvement*

The City will continue to keep the public informed about the Committee's actions to review and update the LHMP. The Committee will develop a revised community engagement strategy that reflects the City's updated needs and capabilities. The updated strategy should include a tentative schedule and plan for public meetings, recommendations for using the City's website and social media accounts, and content for public outreach documentation. The Committee will also distribute information annually through the most appropriate method to ensure the most significant information is disseminated to residents and businesses. These updates are anticipated to occur after the City's annual HMPC meeting.

## **POINT OF CONTACT**

The leader of the Hazard Mitigation Planning Committee (HMPC) is the one responsible for maintaining this Handbook. Unless otherwise delegated, the HMPC leader is the City Manager. The City Manager may delegate this responsibility to someone else should they so choose.

## **APPENDIX A HMPC MEETING MATERIALS**

## LHMP Hazard Mitigation Planning Committee Meetings: List of Invitees / Attendees

X = Attended the Meeting

<b>Name</b>	<b>Title</b>	<b>Department</b>	<b>HMPC Meeting 1</b>	<b>HMPC Meeting 2</b>	<b>HMPC Meeting 3</b>
<b>James Wren</b>	Director	Public Safety	X	X	X
<b>Jose De La Torre</b>	Code Enforcement Officer	Public Safety		X	X
<b>Zenia Bobadilla</b>	Director	Community Services	X	X	X
<b>Ashley Cain</b>	Community Service Supervisor/PIO	Community Services	X	X	X
<b>Joseph Ames</b>	Director	Public Works	X	X	X
<b>Scott Jensen</b>	Facilities Maintenance Supervisor	Public Works	X	X	
<b>Michelle Bannigan</b>	Director	Finance	X	X	X
<b>Jennifer Lilley</b>	Director	Community & Economic Development		x	
<b>Aneli Gonzalez</b>	Planning Technician	Community Development (Planning)	X	X	
<b>Jennifer Zambrano</b>	Permit Technician	Community Development (Building)			
<b>Cynthia Guzman</b>	HR/RM Analyst	Human Resources and Risk Management	X	X	
<b>Cruz Alday</b>	Captain	Orange County Sheriff's Dept.	X	X	
<b>Mike Petro</b>	Division 7 Chief	Orange County Fire Authority		X	X
<b>Jeff Cole</b>		Orange County Sheriff's Dept	X	X	
<b>Bryan Mahon</b>	Batallion Chief: B Shift	Orange County Fire Authority	X	X	



<b>Aaron Pfannenstiel</b>	LHMP Project Manager	Atlas Planning Solutions	X	X	X
<b>Crystal Stueve</b>	LHMP Planner	Atlas Planning Solutions			
<b>Robert Jackson</b>	LHMP Planner	Atlas Planning Solutions	X	X	X

**August 24, 2021**

**City of Stanton  
2021-22 Local Hazard Mitigation Plan  
HMPC Meeting #1 Agenda:**

1. City of Stanton Project Overview (10 minutes)
2. Local Hazard Mitigation Plan Overview (10 minutes)
3. Project Goals and Expectations (10 minutes)
4. Hazard Mitigation Planning Team Roster (10 minutes)
5. Communication Protocols (5 minutes)
6. Break (5 minutes)
7. (2022) City of Stanton LHMP (15 minutes)
8. Data Needs (Critical Facilities List, vulnerable populations, recent/past hazards, GIS) (10 minutes)
9. Community Engagement and Outreach Strategy (10 minutes)
10. Hazard Identification/Prioritization (20 minutes)
11. Next Steps and To-Do List (5 minutes)

## Next Steps

<b>Hazard Mitigation Planning Process</b>	<b>June 2021 - March 2022</b>
<b>Community Outreach</b>	July 2021 - Ongoing
<b>Administrative Draft LHMP</b>	Winter 2021
<b>Public Review Draft LHMP Document</b>	Spring 2022
<b>Cal OES/FEMA Review Draft Document</b>	Spring 2022

**December 1, 2021**

**City of Stanton**  
**2021-22 Local Hazard Mitigation Plan**  
**HMPC Meeting #2 Agenda:**

1. Introductions
2. Review of Project Goals
3. Review of Critical Facilities
4. Review of Hazard Prioritization
5. Review of Hazard Profiles/Mapping Discussion/Threat Assessment
6. Mitigation Strategies/Actions
7. Next Steps

**Next Steps**

<b>HMPC Meeting #3 – Mitigation Action Review/Prioritization</b>	TBD
<b>Community Outreach</b>	July 2021 - Ongoing
<b>Administrative Draft LHMP</b>	Winter 2022
<b>Public Review Draft LHMP Document</b>	Spring 2022
<b>Cal OES/FEMA Review Draft Document</b>	Spring 2022

January 11, 2022

## City of Stanton 2021-22 Local Hazard Mitigation Plan HMPC Meeting #3 Agenda

8. Overview of Mitigation Strategies
9. Discussion of STAPLE/E Criteria
10. Discussion of Relative Cost Estimates
11. Review and Discussion of Draft Mitigation Strategies
12. Next Steps

### Typical Mitigation Categories

#### Plans and Regulations

- Ordinances, Regulations

#### Structural Projects

- Utility Undergrounding, Structural Retrofits

#### Natural Systems Protection

- Stream restoration, erosion control

#### Education Programs

- Outreach materials, websites, presentations

#### Preparedness and Response Actions

- Mutual aid agreements, equipment purchases, notification protocols

<b>Table 1: STAPLE/E Criteria</b>	
<b>Issue</b>	<b>Criteria</b>
<b>Social</b>	<ul style="list-style-type: none"> <li>• Is the action socially acceptable to Stanton community members?</li> <li>• Would the action treat some individuals unfairly?</li> <li>• Is there a reasonable chance of the action causing a social disruption?</li> </ul>
<b>Technical</b>	<ul style="list-style-type: none"> <li>• Is the action likely to reduce the risk of the hazard occurring, or will it reduce the effects of the hazard?</li> <li>• Will the action create new hazards or make existing hazards worse?</li> <li>• Is the action the most useful approach for Stanton to take, given the City's goals and community members?</li> </ul>
<b>Administrative</b>	<ul style="list-style-type: none"> <li>• Does the City have the administrative capabilities to implement the action?</li> <li>• Are there existing City staff who can lead and coordinate the measure's implementation, or can the City reasonably hire new staff for this role?</li> <li>• Does the City have enough staff, funding, technical support, and other resources to carry out implementation?</li> <li>• Are there administrative barriers to implementing the action?</li> </ul>
<b>Political</b>	<ul style="list-style-type: none"> <li>• Is the action politically acceptable to City officials and other relevant jurisdictions and political entities?</li> <li>• Do community members support the action?</li> </ul>
<b>Legal</b>	<ul style="list-style-type: none"> <li>• Does the City have the legal authority to implement and enforce the action?</li> <li>• Are there potential legal barriers or consequences that could hinder or prevent the implementation of the action?</li> <li>• Is there a reasonable chance that implementation of the action would expose the City to legal liabilities?</li> <li>• Could the action reasonably face other legal challenges?</li> </ul>
<b>Economic</b>	<ul style="list-style-type: none"> <li>• What are the monetary costs of the action, and do the costs exceed the economic benefits?</li> <li>• What are the start-up and maintenance costs of the action, including administrative costs?</li> <li>• Has the funding for action implementation been secured, or is a potential funding source available?</li> <li>• How will funding the action affect the City's financial capabilities?</li> <li>• Could the implementation of the action reasonably burden the Stanton economy or tax base?</li> <li>• Could there reasonably be other budgetary and revenue impacts to the City?</li> </ul>

<b>Environmental</b>	<ul style="list-style-type: none"> <li>• What are the potential environmental impacts of the action?</li> <li>• Will the action require environmental regulatory approvals?</li> <li>• Will the action comply with all applicable federal, state, regional, and local environmental regulations?</li> <li>• Will the action reasonably affect any endangered, threatened, or otherwise sensitive species of concern?</li> </ul>
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### \* Relative Cost Categories:

\$	Less than \$XXX
\$	\$XXX to \$YYY
\$	Greater than \$YYY

### Next Steps

<b>Community Outreach</b>	<b>July 2021 - Ongoing</b>
<b>Administrative Draft LHMP</b>	February 2022
<b>Public Review Draft LHMP Document</b>	Spring 2022
<b>Cal OES/FEMA Review Draft Document</b>	Spring/Summer 2022

## **APPENDIX B – OUTREACH ENGAGEMENT MATERIALS**



## THE CITY OF STANTON IS PREPARING ITS LOCAL HAZARD MITIGATION PLAN!

### WHAT IS AN LHMP?




- Improves local resilience to hazards
- Funded through grant money from the Federal Emergency Management Agency (FEMA)
- Prepared by city staff
  - Support from key city stakeholders
  - Support from technical consultants
- Incorporates community member feedback
- Draft will be available for public review February/March 2022
- Final adoption in the Summer 2022
  - Pending Cal OES approval
  - Pending FEMA approval

FOLLOW OUR PROGRESS:

[LINK TO WEBPAGE](#)

### WHAT DOES AN LHMP DO?

- Summarizes our community's threats, such as —
  - Drought, Flooding, Earthquakes, and Extreme Heat
- Identifies how climate change affects future hazards in the City
- Identifies how community members and assets are vulnerable to the threats of these hazards
- Outlines a strategy to aid in specific policy and action recommendations to City staff and community partners to improve resiliency to hazard events
- Includes steps on how to maintain and keep the plan updated and current

### WHY HAVE AN LHMP?

- Protect our community from current and future hazards
- Make Stanton eligible for more FEMA funding for additional hazard mitigation efforts (Robert T. Stafford Act and the Disaster Mitigation Act of 2000)
- Make Stanton eligible to receive disaster relief funding (California Government Code § 8685.9)

**Handout for the City of Stanton Local Hazard Mitigation Plan**



Atlas Planning Solutions Local Hazard Mitigation Planning Information Booth at the annual City of Stanton Halloween Festival on October 30, 2021

# 2021 Stanton Hazard Mitigation Plan Survey

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## I. Local Hazard Mitigation Plan Survey

Dear Community Member,

*The City of Stanton is preparing a Local Hazard Mitigation Plan or LHMP. Like all other communities, Stanton could potentially face widespread devastation in the event of a natural disaster. While no community can completely protect itself against all potential hazardous situations, this plan will help identify those situations, assess our current provisions, and outline a strategy to lessen the vulnerability and severity of future disasters.*

Your responses to this survey will inform the preparation of the plan. Thank you for your time and cooperation.

## II. Hazard Awareness

### 1. Please indicate whether you live or work in the City of Stanton.

- a. I live in the City of Stanton.
- b. I work in the City of Stanton.
- c. I live and work in the City of Stanton.
- d. Neither applies to me, but I am interested in the City's resiliency.

### 2. What is the ZIP code of your home?

### 3. Have you been impacted by a hazard event in your current residence?

- a. Yes
- b. No

### 4. If you answered yes to the previous question, please select the type of hazard event that you have been impacted by (select all that apply).

Seismic Hazards	Power Failure
Drought	Extreme Heat
Flooding	Hazardous Materials Release
Urban Fire	Dam Failure

Please list any additional hazards that have previously impacted your neighborhood or home.

5. The following hazards could potentially impact the City. Please mark the **THREE (3)** hazards that are of most concern to your neighborhood or home.

Seismic Hazards	Power Failure
Drought	Extreme Heat
Flooding	Hazardous Materials Release
Urban Fire	Dam Failure

Please list any additional hazards that present a threat to your neighborhood or home.

6. The planning team is using various data sources to identify hazards in your community; however, some of these data sources do not provide data at a general citywide level. Are there any small-scale issues, such as ponding at a specific intersection during rain, that you would like the planning team to consider?

- a. I am not aware of local hazards
- b. I am aware of local hazards

Please provide as much detail as possible, including location and type of hazard.

7. How concerned are you that climate change may create new hazardous situations in Stanton or make existing natural hazards worse?

- a. Very concerned.
- b. Somewhat concerned.
- c. Somewhat unconcerned.
- d. Not at all concerned.
- e. Unsure.

8. If you have taken any action to protect yourself against natural hazards, how confident are you that these actions will be sufficient to protect against more severe hazards that are expected because of climate change?

- a. Very confident.
- b. Somewhat confident.
- c. Somewhat unconfident.
- d. Not at all confident.
- e. Unsure.

9. When do you think climate change will pose a threat to your health, property, livelihood, or overall wellbeing?

- a. It already is.

- b. Within the next five years.
- c. In five to twenty years
- d. Not for at least another twenty years.
- e. Never, or not in my lifetime.

**10. If you are a homeowner, do you have adequate homeowners' insurance to cover the hazards that could impact your home?**

- a. Yes, my insurance coverage should be adequate.
- b. No, I don't believe my insurance coverage would be adequate for a major disaster.
- c. Unsure.
- d. I do not have an insurance policy.
- e. Not applicable; I rent my current residence.

**11. If you rent your residence, do you have renters' insurance?**

- a. Yes
- b. No
- c. Not applicable; I own my residence.

**12. Do you have flood insurance for your home?**

- a. Yes, I own my home and have flood insurance.
- b. Yes, I rent my home and have flood insurance.
- c. No, but I am interested in reviewing flood insurance options (<http://www.floodsmart.gov/floodsmart/>).

**13. Have you done anything to your home to make it less vulnerable to hazards such as earthquakes, floods, and fires?**

- a. Yes
- b. No
- c. Not applicable; I rent my residence.

**d. If not, do you plan to?**

**14. If a severe hazard event occurred today such that all services were cut off from your home (power, gas, water, sewer) and you were unable to leave or access a store for 72 hours, which of these items do you have readily available?**

- |   |  |
|---|--|
| a. Potable water (3 gallons per person)                           | i. Handheld "walkie-talkie" radios (with batteries)                            |
| b. Cooking and eating utensils                                    | j. Important family photos / documentation in a water- and fireproof container |
| c. Can opener   | k. Extra clothes and shoes   |
| d. Canned / nonperishable foods (ready to eat)                    | l. Blanket(s) / sleeping bag(s)  |
| e. Gas grill / camping stove                                      | m. Cash  |
| f. Extra medications and contact lenses (if applicable)           | n. Flashlight (with batteries)   |
| g. First aid kit / supplies                                       | o. Gasoline  |
| h. Portable AM/FM radio (solar powered, hand crank, or batteries) | p. Telephone (with batteries)  |
|   | q. Pet supplies  |
|   | r. Secondary source of heat  |

15. Are you familiar with the special needs of your neighbors in the event of a disaster situation (special needs may include limited mobility, severe medical conditions, memory impairments)?
- a. Yes
  - b. No

16. Are you a trained member of your Community Emergency Response Team (CERT)?
- a. Yes
  - b. No, but I would like to learn more about CERT.
  - c. No, I am not interested in being a trained CERT member.

For more information about CERT, please visit:

<https://www.ci.stanton.ca.us/Departments/Public-Safety-Services/Emergency-Preparedness>

17. How can the City help you become better prepared for a disaster? (choose all that apply)
- a. Provide effective emergency notifications and communication.
  - b. Provide training and education to residents and business owners on how to reduce future damage.
  - c. Provide community outreach regarding emergency preparedness.
  - d. Create awareness of special needs and vulnerable populations.
  - e. Other (please specify)

If you do NOT work in the City of Stanton, please skip to question 21.

18. What is the ZIP code of your workplace?

19. Does your employer have a plan for disaster recovery in place?
- a. Yes
  - b. No
  - c. I don't know
20. Does your employer have a workforce communications plan to implement following a disaster, so they can contact you?
- a. Yes
  - b. No

### III. Recommendations and Future Participation

21. Would you like to be contacted when the Draft 2020 Stanton Hazard Mitigation Plan is

**available for review?**

- a. Yes; please notify me using my contact information in the next question.
- b. No

- 22. If you would like to be notified of future opportunities to participate in hazard mitigation and resiliency planning, please provide your name and e-mail address. If you do not have an e-mail address, please provide your mailing address.**

Full Name:	
Email Address:	
Street Address:	
City, State, Zip:	

- 23. Please provide us with any additional comments/suggestions/questions regarding your risk of future hazard events.**

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Thank you for taking the time to complete this survey. If you have any questions, or if you know of other people/organizations that should be involved, please contact Jarad Hildenbrand at [JHildenbrand@StantonCA.gov](mailto:JHildenbrand@StantonCA.gov) or Jason Huynh at [JHuynh@ci.stanton.ca.us](mailto:JHuynh@ci.stanton.ca.us)



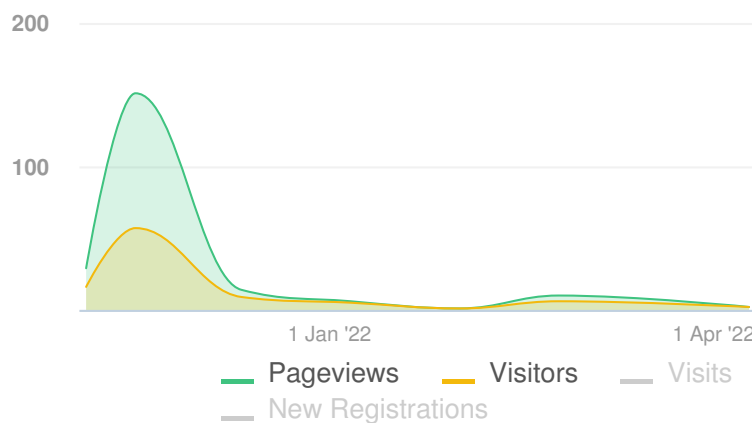
# Project Report

01 March 2021 - 24 April 2022

## Let's Talk Stanton Local Hazard Mitigation Plan



### Visitors Summary



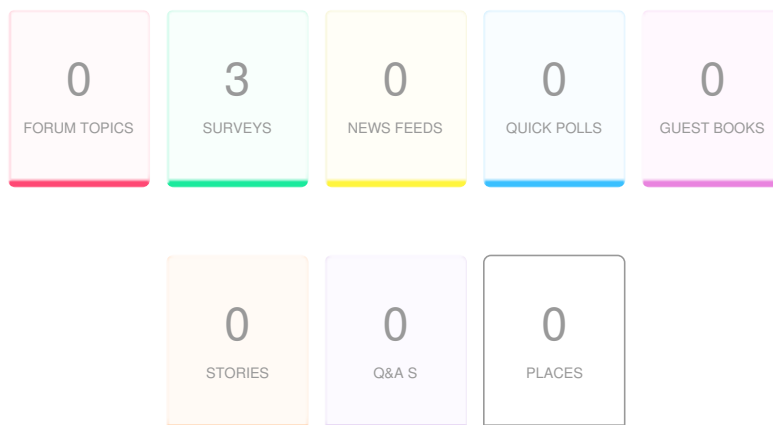
### Highlights

TOTAL VISITS	105	MAX VISITORS PER DAY	17
NEW REGISTRATIONS	0		
ENGAGED VISITORS	17	INFORMED VISITORS	42
		AWARE VISITORS	85

Aware Participants	85	Engaged Participants	17
Aware Actions Performed	Participants	Engaged Actions Performed	Registered Unverified Anonymous
Visited a Project or Tool Page	85		
Informed Participants	42	Contributed on Forums	0 0 0
Informed Actions Performed	Participants	Participated in Surveys	1 0 16
Viewed a video	0	Contributed to Newsfeeds	0 0 0
Viewed a photo	0	Participated in Quick Polls	0 0 0
Downloaded a document	0	Posted on Guestbooks	0 0 0
Visited the Key Dates page	0	Contributed to Stories	0 0 0
Visited an FAQ list Page	12	Asked Questions	0 0 0
Visited Instagram Page	0	Placed Pins on Places	0 0 0
Visited Multiple Project Pages	24	Contributed to Ideas	0 0 0
Contributed to a tool (engaged)	17		

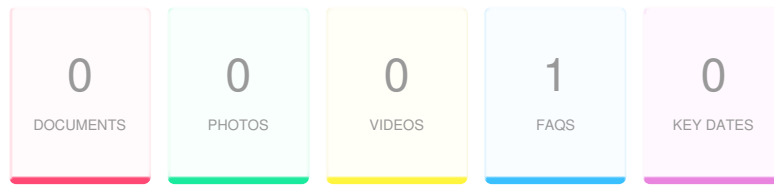


## ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Survey Tool	LHMP Community Survey (English)	Published	33	1	0	16
Survey Tool	LHMP Encuesta a la comunidad	Published	1	0	0	0
Survey Tool	LHMP Khảo sát cộng đồng	Published	1	0	0	0

## INFORMATION WIDGET SUMMARY



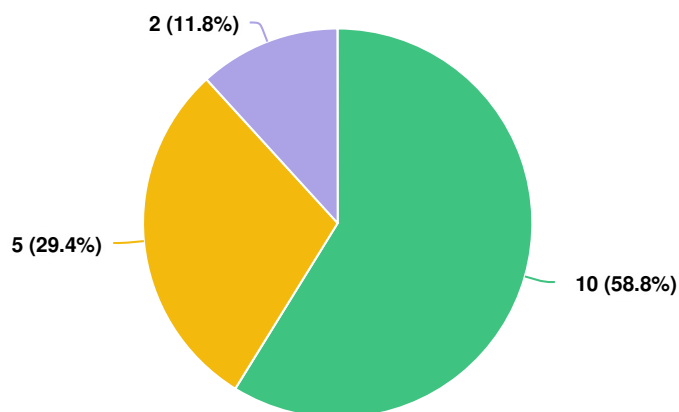
Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Faqs	faqs	12	13

## ENGAGEMENT TOOL: SURVEY TOOL

### LHMP Community Survey (English)

Visitors	33	Contributors	17	CONTRIBUTIONS	17
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Please indicate whether you live or work in the City of Stanton



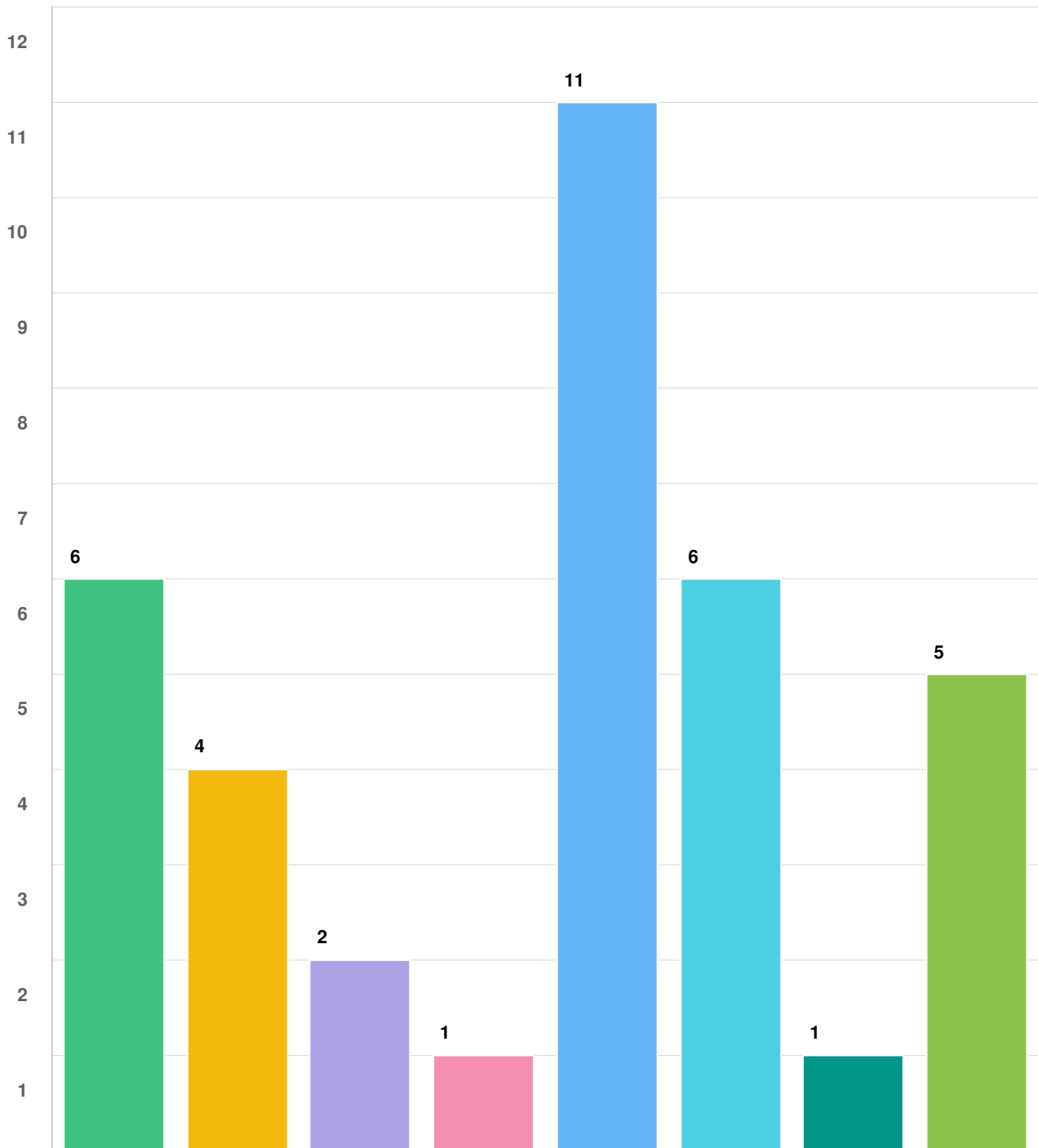
#### Question options

☒ I live in the City of Stanton    ☐ I work in the City of Stanton    ☐ I live and work in the City of Stanton

Optional question (17 response(s), 0 skipped)

Question type: Radio Button Question

**Have you been impacted by any of the following hazard events in your current residence? (Please select all that apply.)**



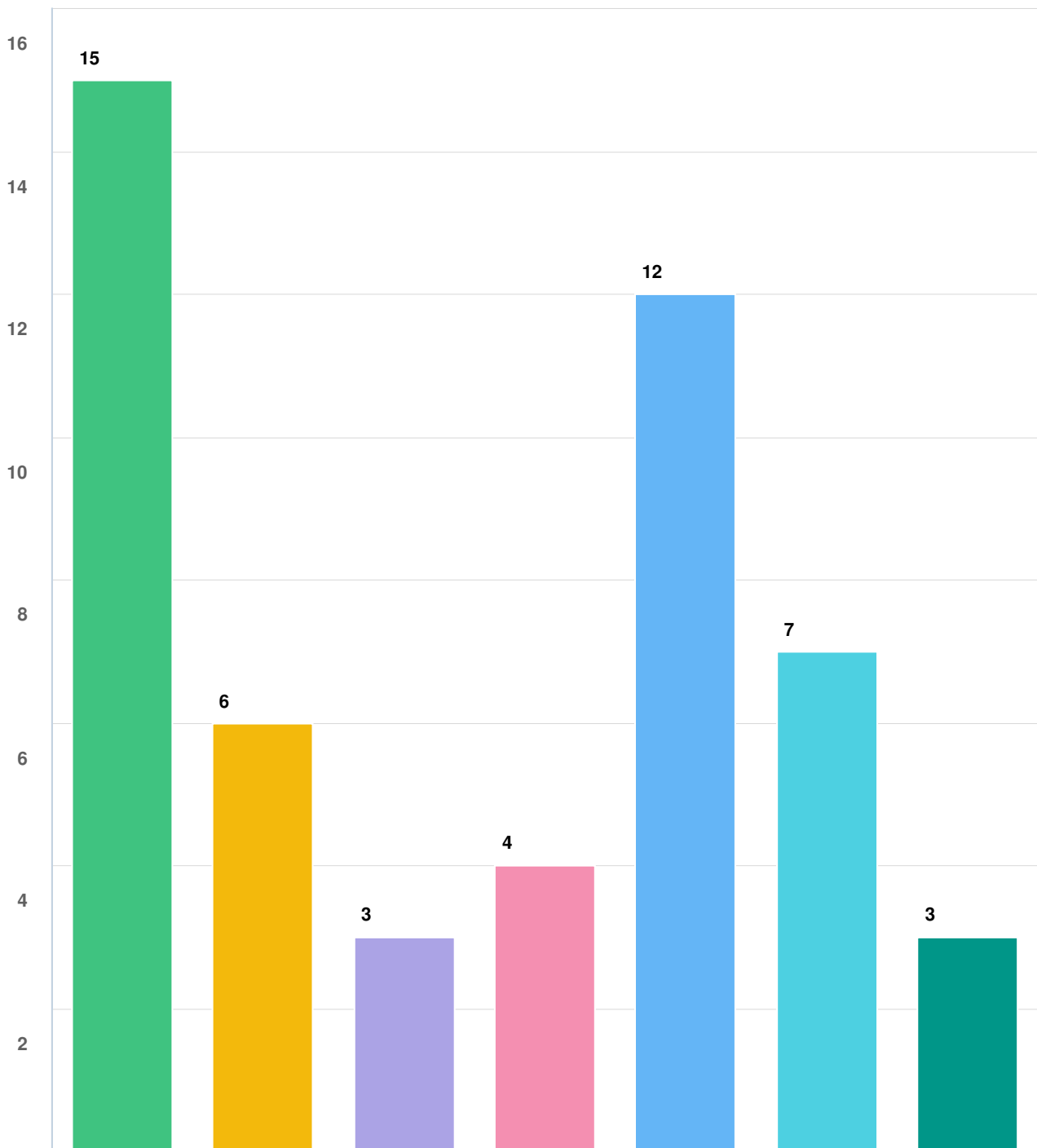
**Question options**

- Seismic Hazards (Earthquakes)
 ● Drought
 ● Flooding
 ● Urban Fire
 ● Power Failure
 ● Extreme Heat
- Hazardous Materials Release
 ● I have not been impacted by any hazard events in my current residence

Optional question (16 response(s), 1 skipped)

Question type: Checkbox Question

The following hazards could potentially impact the City. Please mark the **THREE (3)** hazards that are of most concern to your neighborhood or home.



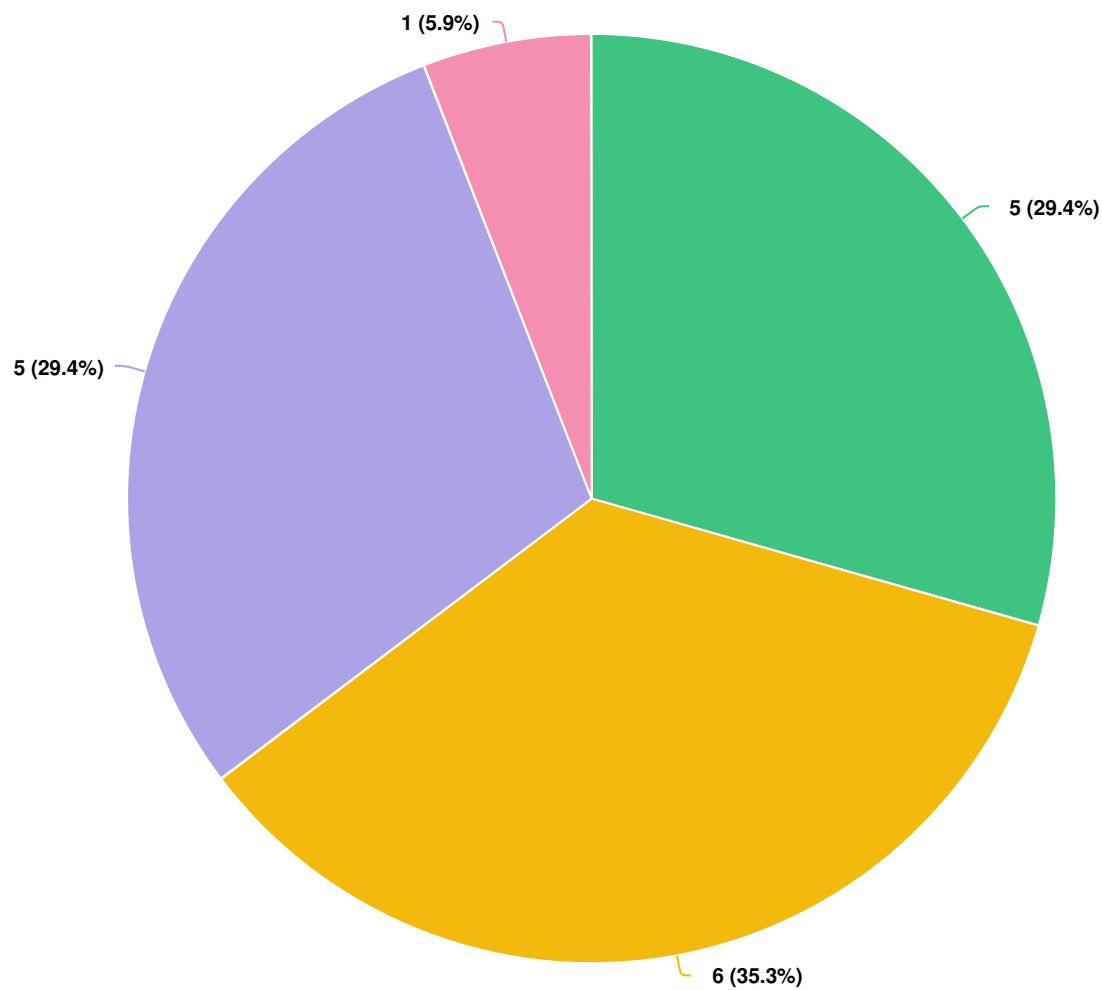
**Question options**

- Seismic Hazards (Earthquakes)
 ● Drought
 ● Flooding
 ● Urban Fire
 ● Power Failure
 ● Extreme Heat
- Hazardous Materials Release

Optional question (17 response(s), 0 skipped)

Question type: Checkbox Question

**How concerned are you that climate change may create new hazardous situations in Stanton or make existing natural hazards worse?**



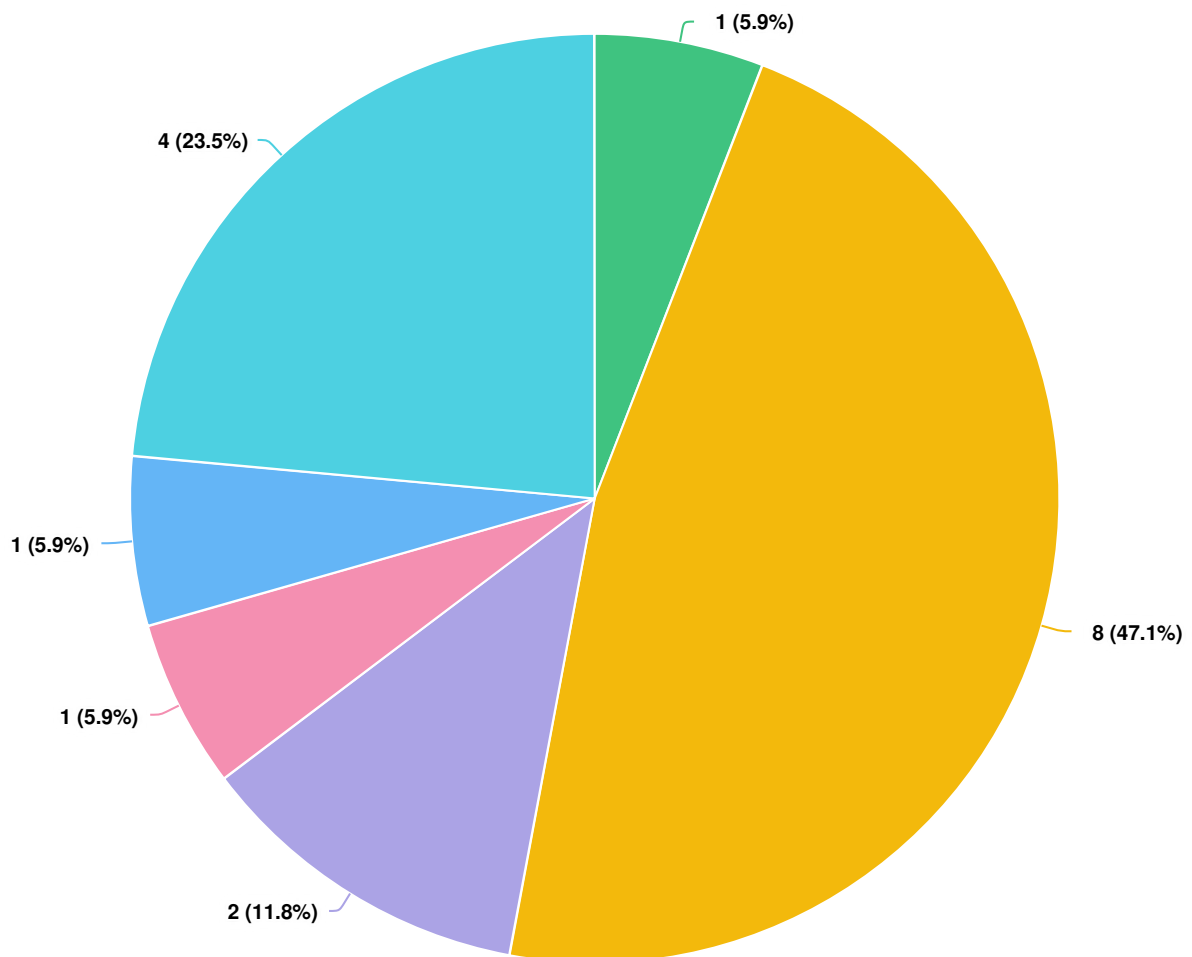
**Question options**

☐ Very concerned    ☐ Somewhat concerned.    ☐ Not very concerned.    ☐ Not at all concerned.

Optional question (17 response(s), 0 skipped)

Question type: Radio Button Question

**If you have taken any action to protect yourself against natural hazards, how confident are you that these actions will be sufficient to protect against more severe hazards that are expected because of climate change?**



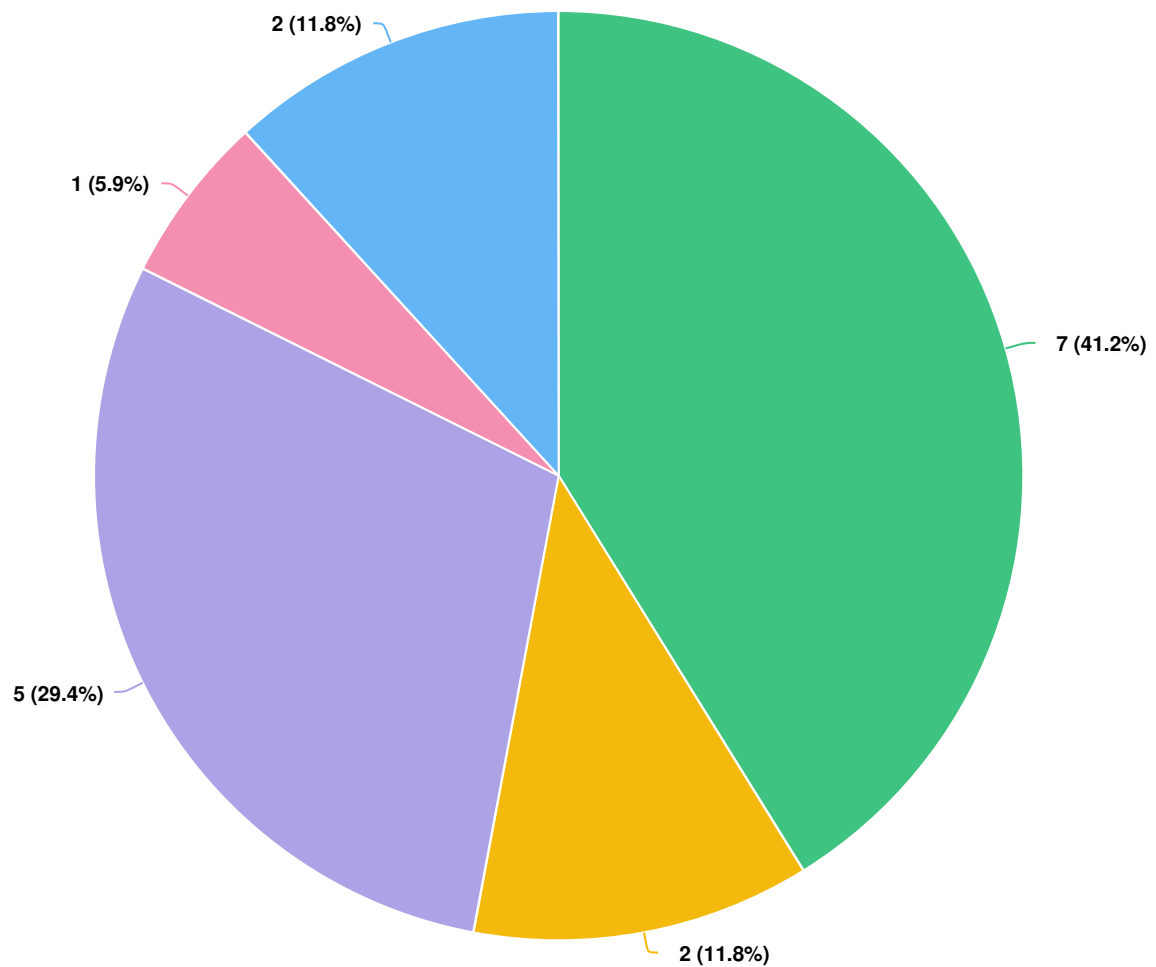
**Question options**

- Very confident. Somewhat confident. Not very confident. Not at all confident. Unsure.  
Not applicable; I have not taken any action to protect myself against natural hazards.

Optional question (17 response(s), 0 skipped)

Question type: Radio Button Question

**When do you think climate change will have a negative impact on your health, property, livelihood, or overall wellbeing?**



**Question options**

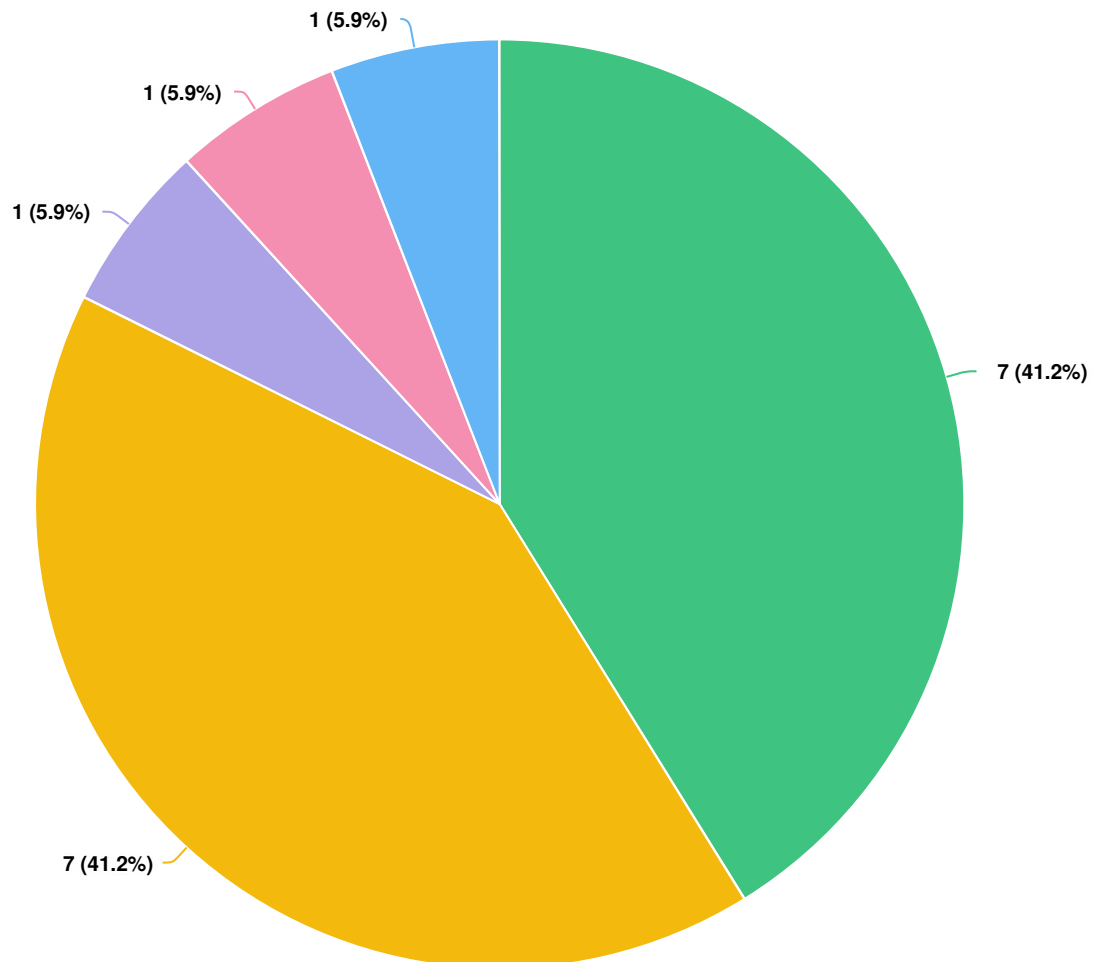
- It already has/is.    ● Within the next five years.    ● In the next five to twenty years.
- Not for at least another twenty years.    ● Never, or not in my lifetime.

Optional question (17 response(s), 0 skipped)

Question type: Radio Button Question



**If you are a homeowner, how confident are you that your homeowners' insurance adequately covers the hazards that could impact your home?**



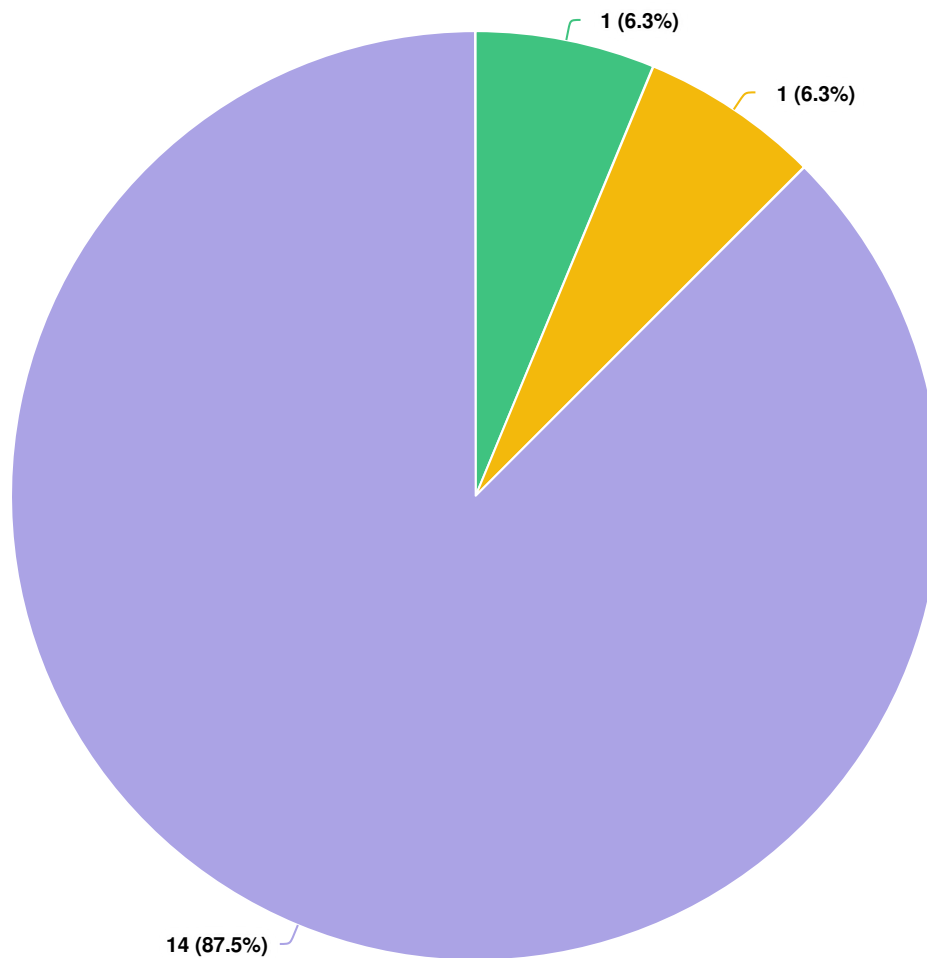
**Question options**

- Somewhat confident.
- Not very confident.
- Not at all confident.
- Unsure.
- Not applicable; I do not have homeowners' insurance.

Optional question (17 response(s), 0 skipped)

Question type: Radio Button Question

### If you rent your residence, do you have renters' insurance?



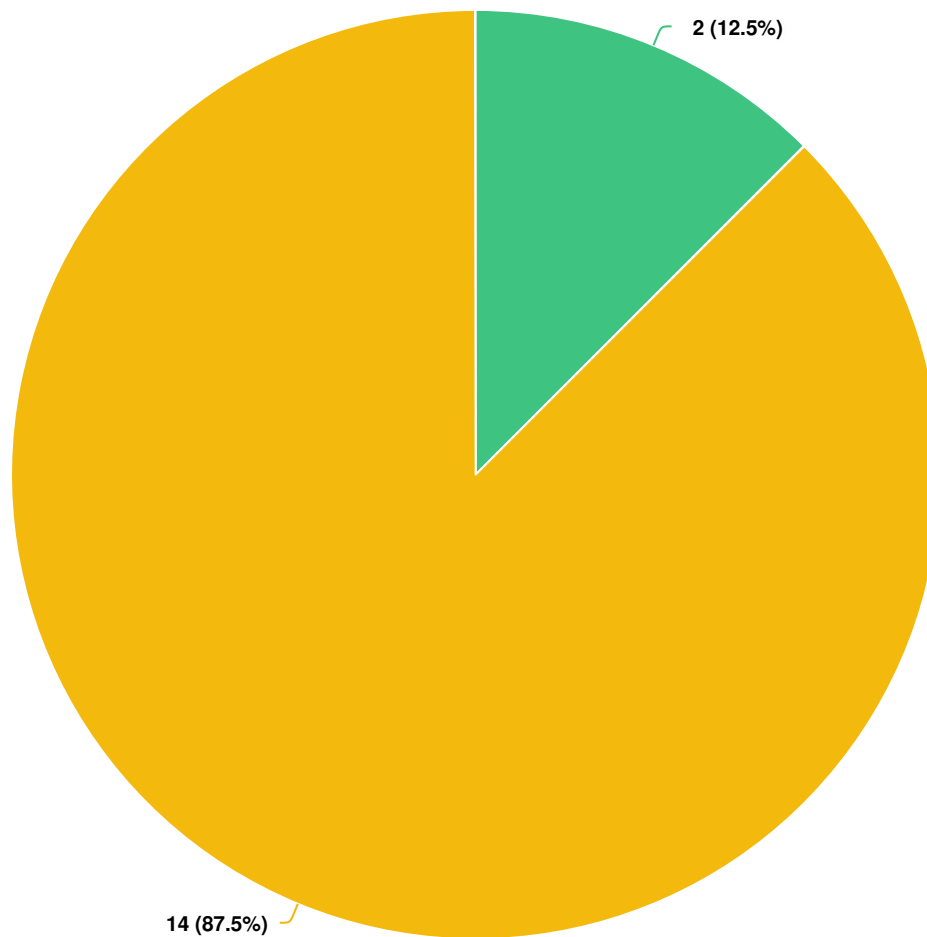
#### Question options

☐ Yes ☐ No ☐ Not applicable; I own my residence

Optional question (16 response(s), 1 skipped)

Question type: Radio Button Question

### Do you have flood insurance for your home?

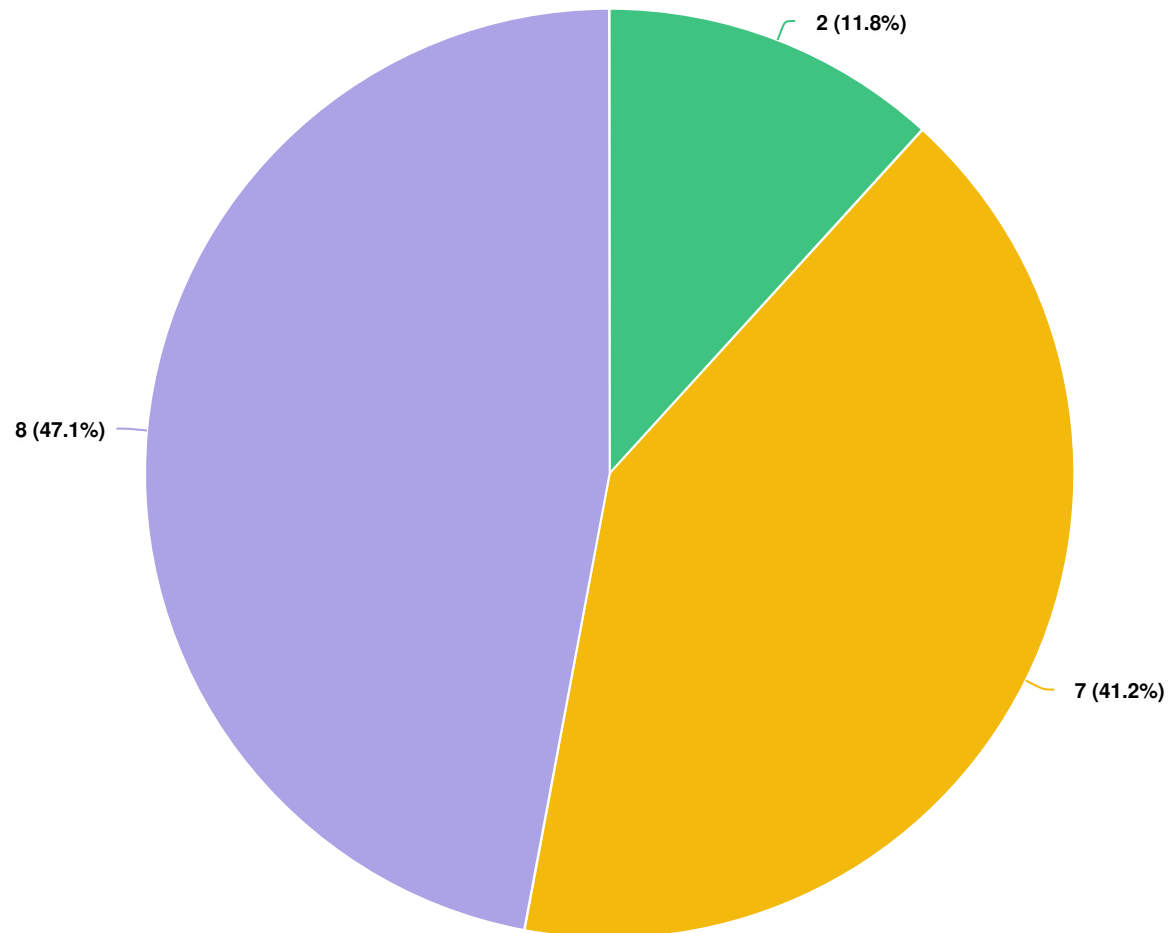


#### Question options

- Yes, I own my home and have flood insurance.
- No, I do not have flood insurance.

Optional question (16 response(s), 1 skipped)

Question type: Radio Button Question

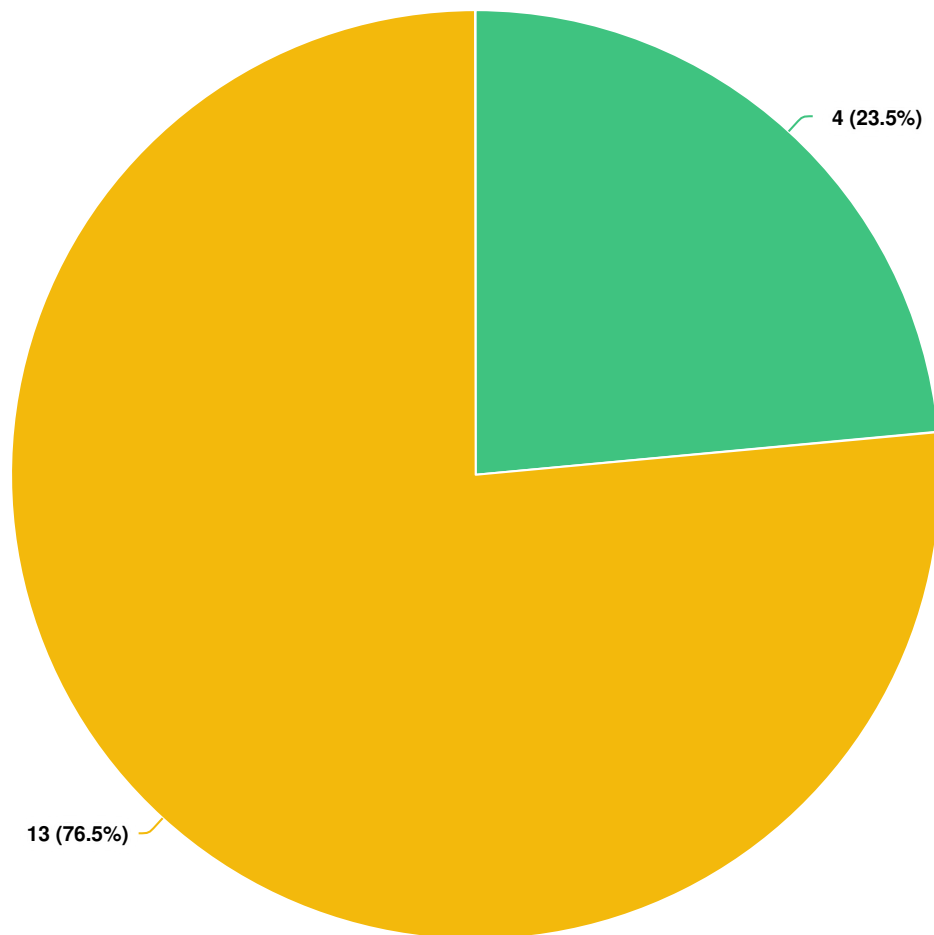
**Are you a trained member of your Community Emergency Response Team (CERT)?****Question options**

☐ Yes    ☐ No, but i would like to learn more about CERT.    ☐ No, and I am not interested in becoming a trained CERT member.

Optional question (17 response(s), 0 skipped)

Question type: Radio Button Question

# Are you familiar with the special needs of your neighbors in the event of a disaster situation?



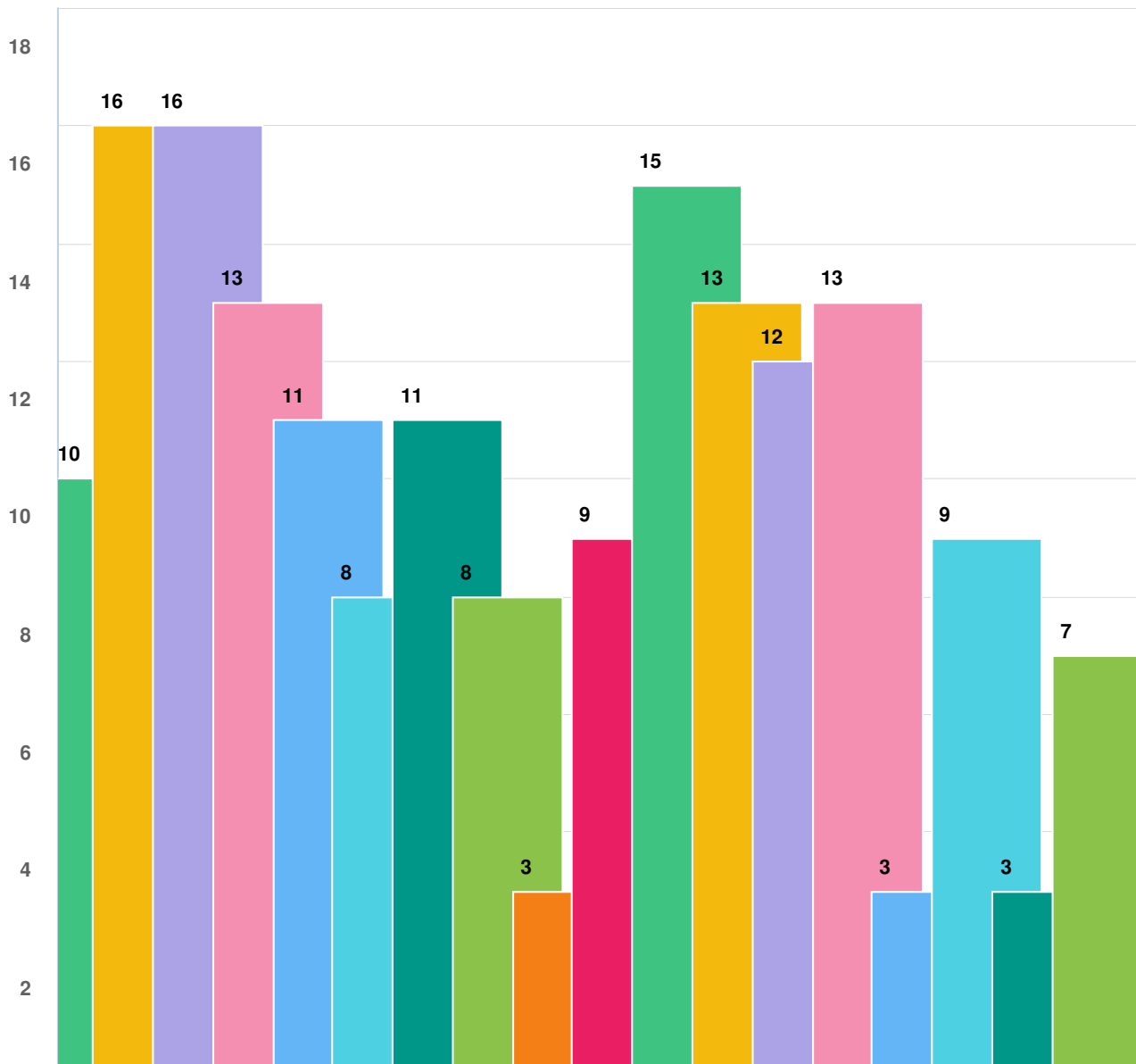
## Question options

☒ Yes
 ☐ No

Optional question (17 response(s), 0 skipped)

Question type: Radio Button Question

**If a severe hazard event occurred today, cut your home off from all services (electricity, gas, water, sewer), and left you unable to leave or access a store for 72 hours (3 days), which of these items do you have readily available? (Please select ...**

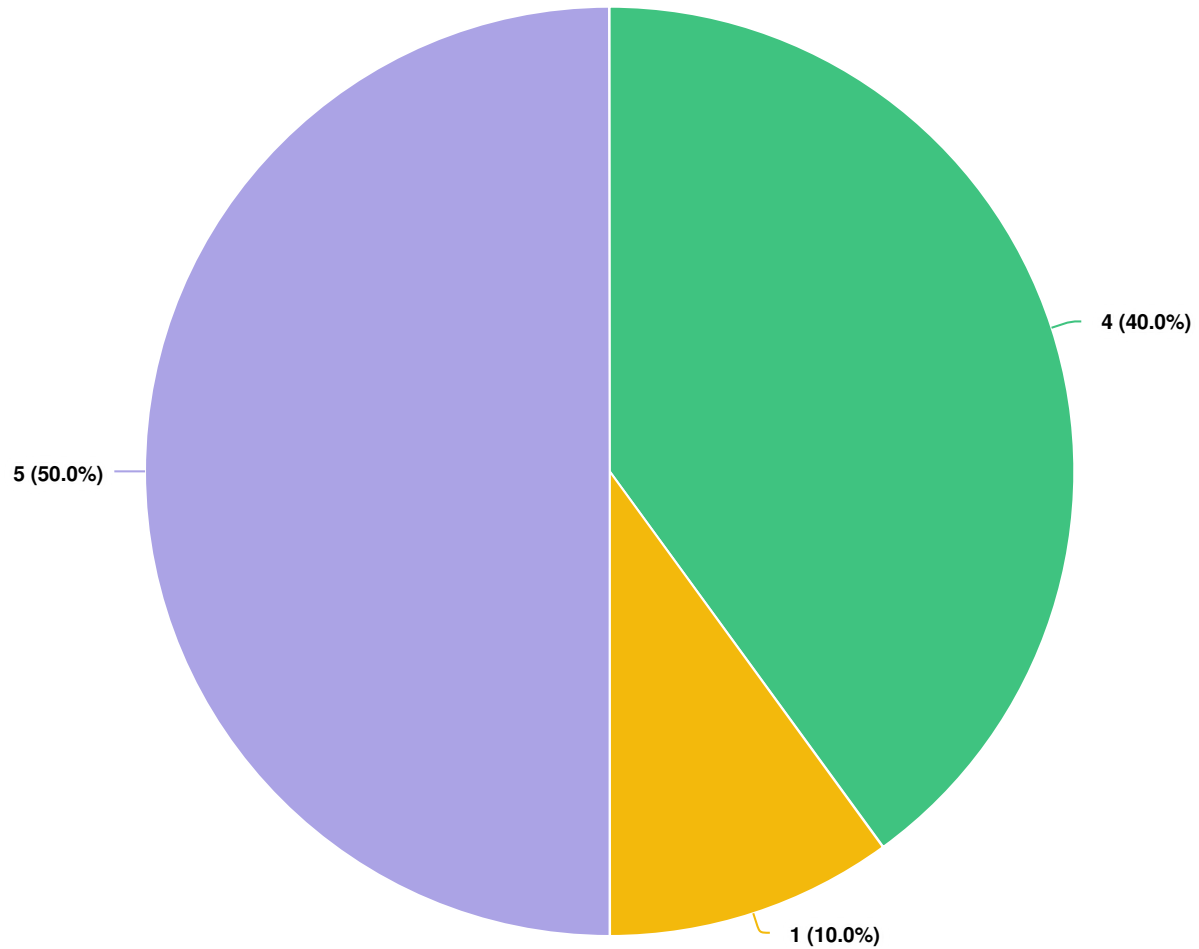


#### Question options

- Potable water (3 gallons per person)
 ● Cooking and eating utensils
 ● Can opener
- Canned / nonperishable foods (ready to eat)
 ● Gas grill / camping stove
- Extra medications and contact lenses (if applicable)
 ● First aid kit / supplies
- Portable AM/FM radio (solar-powered, hand-crank, or battery-powered)
 ● Handheld "walkie-talkie" radios (with batteries)
- Important family photos / documentation in a water- and fire-proof container
 ● Extra clothes and shoes
- Blanket(s) / sleeping bag(s)
 ● Cash
 ● Flashlight (with batteries)
 ● Gasoline
 ● Telephone (with batteries)
- Secondary source of heat
 ● Pet supplies

Optional question (17 response(s), 0 skipped)

Question type: Checkbox Question

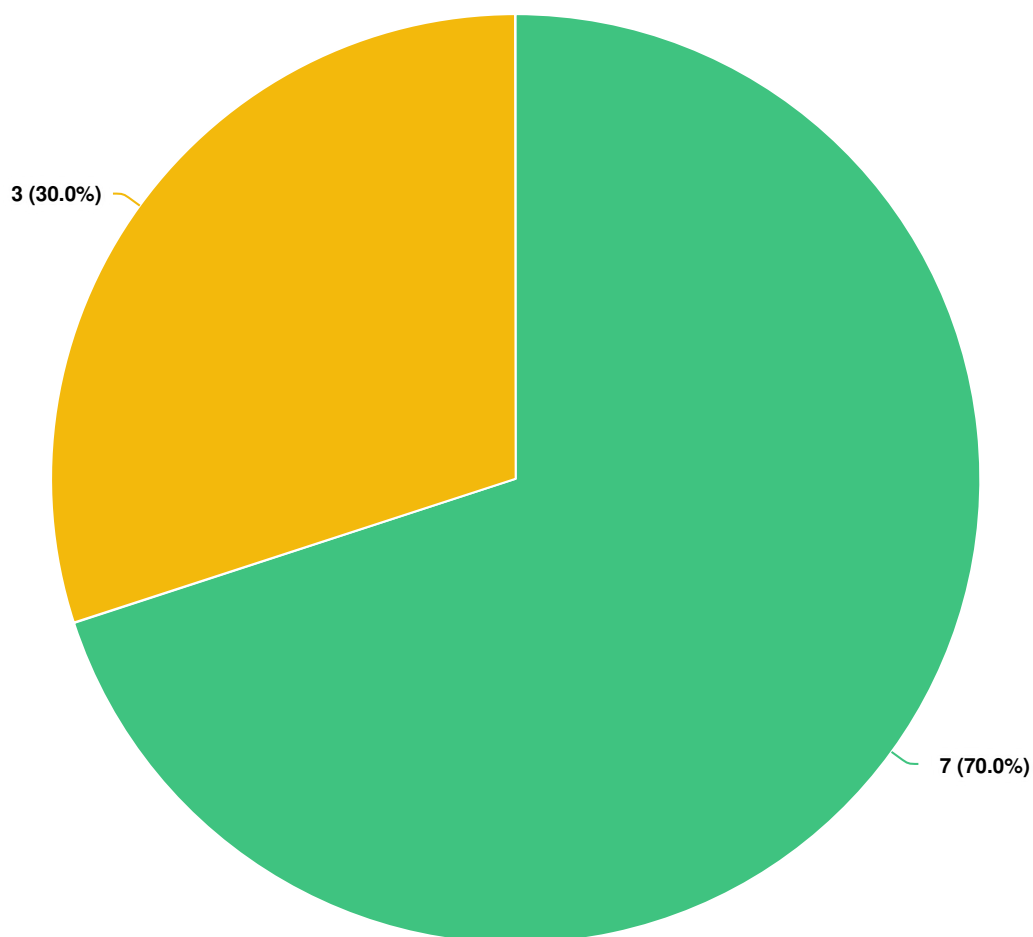
**Does your employer have a disaster recovery plan in place?****Question options**

☒ Yes ☐ No ☐ I don't know

Optional question (10 response(s), 7 skipped)

Question type: Radio Button Question

**Does your employer have a workforce communications plan to implement following a disaster, so that they can contact you?**



**Question options**

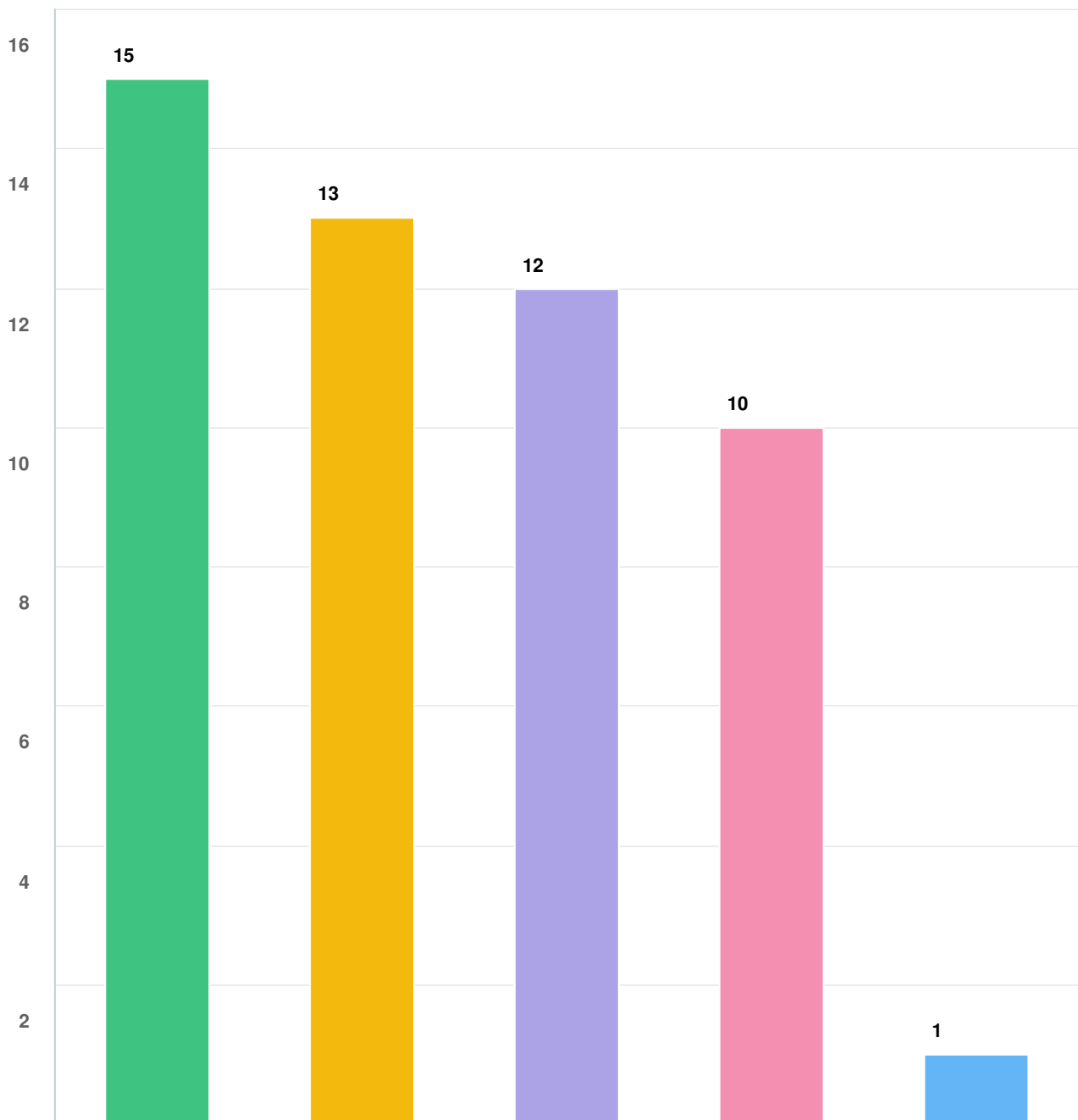
☒ Yes ☐ I don't know

*Optional question (10 response(s), 7 skipped)*

*Question type: Radio Button Question*



**How can the City help you become better prepared for a disaster? (Please select all that apply.)**



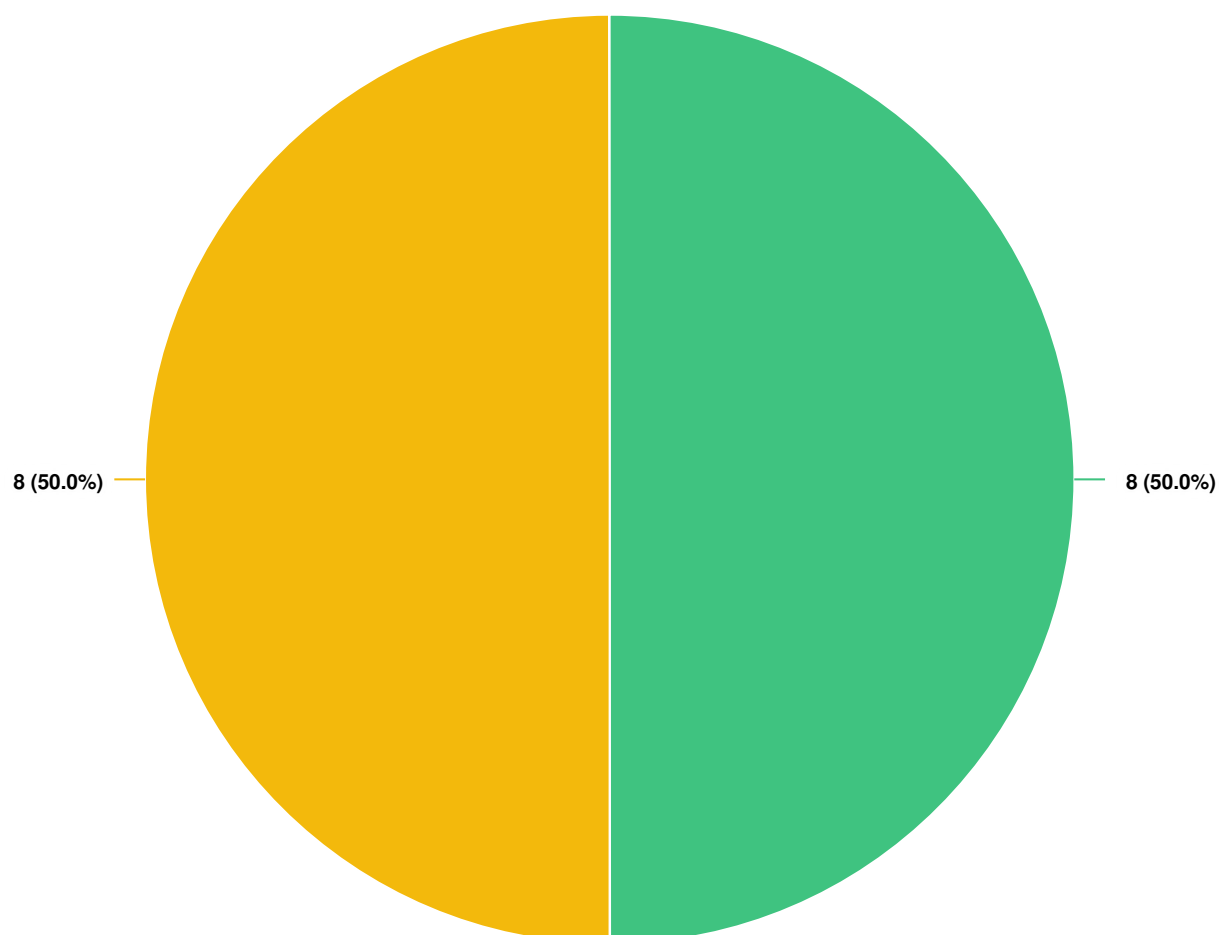
**Question options**

- Provide effective emergency notifications and communication.
- Provide training and education to residents and business owners on how to reduce future damage from hazard events.
- Provide community outreach regarding emergency preparedness.
- Promote awareness of special needs and vulnerable populations.
- Other (please specify)

Optional question (16 response(s), 1 skipped)

Question type: Checkbox Question

**Would you like to be contacted when the Draft 2021 Stanton Hazard Mitigation Plan is available for review?**



**Question options**

● Yes ● No

*Optional question (16 response(s), 1 skipped)*

*Question type: Radio Button Question*

## **APPENDIX C - RESOLUTION OF ADOPTION**



**FEMA**

January 3, 2023

Hannah Shin-Heydorn  
City Manager  
City of Stanton  
7800 Katella Ave  
Stanton, CA 90680

Dear Hannah Shin-Heydorn:

The Federal Emergency Management Agency (FEMA) has completed its review of the *2022 City of Stanton Local Hazard Mitigation Plan* and has determined that this plan is eligible for final approval pending its adoption by the City of Stanton.

Formal adoption documentation must be submitted to FEMA Region 9 within one calendar year of the date of this letter, or the entire plan must be updated and resubmitted for review. FEMA will approve the plan upon receipt of the documentation of formal adoption.

If you have any questions regarding the planning or review processes, please contact the FEMA Region 9 Hazard Mitigation Planning Team at [fema-r9-mitigation-planning@fema.dhs.gov](mailto:fema-r9-mitigation-planning@fema.dhs.gov).

Sincerely,

Alison Kearns  
Planning and Implementation Branch Chief  
Mitigation Division  
FEMA Region 9

Enclosure (1)

City of Stanton Plan Review Tool, dated January 3, 2023

cc: Victoria LaMar-Haas, Hazard Mitigation Planning Chief, California Governor's Office of  
Emergency Services  
Jacy Hyde, Acting State Hazard Mitigation Officer, California Governor's Office of  
Emergency Services



October 26, 2022

Alison Kearns  
Risk Analysis Branch Chief  
Mitigation Division  
Federal Emergency Management Agency, Region IX  
1111 Broadway Street, Suite 1200  
Oakland, California 94607

Subject: Stanton, City of Local Hazard Mitigation Plan

Dear Ms. Kearns:

The California Governor's Office of Emergency Services (Cal OES) is forwarding the Local Hazard Mitigation Plan for Stanton, City of for formal review. The documents were transmitted to FEMA electronically

If you have any questions, please contact me at (916) 845-8531 or Jared Peri, Senior Emergency Services Coordinator, Local Mitigation Planning Unit, at (916) 524-3470.

Sincerely,

A handwritten signature in blue ink that reads 'Victoria Lamar-Haas'.

VICTORIA LAMAR-HAAS, Chief  
Local Mitigation Planning Unit

Enclosures

Cc: Hannah Shin-Heydorn, City Manager, Stanton City Manager's Office

## **APPENDIX D- LIST OF KEY FACILITIES**

## City of Stanton

### List of Critical Facilities and Facilities of Concern

**Red** = Critical Facility

**Purple** = Facility of Concern

	CF/FOC	Facility	Title
1	CF	Community Service Building	Community Center
2	CF	Community Service Building	Central Park Restroom Building
3	CF	Community Service Building	Pavilion 1
4	CF	Community Service Building	Pavilion 2
5	CF	Community Service Building	Pavilion 3
6	CF	Community Service Building	Pavilion 4
7	CF	City Hall	
8	CF	City Hall	Parking Garage
9	FOC	Office Building	
10	FOC	Library	
11	CF	Fire Station	
12	CF	City Yard	
13	CF	City Yard	Administration Building
14	CF	City Yard	Warehouse
15	CF	City Yard	Vehicle Storage Shelter
16	CF	City Yard	Fuel Island
17	CF	City Yard	Storage Building
18	CF	Sheriff Station	
19	CF	Sheriff Station	Storage Building
20	FOC	Family Resource Center	Clubhouse/Recreation Building
21	FOC	Dotson City Park	
22	FOC	Dotson City Park	Restroom Building
23	FOC	Stanton Park	
24	FOC	Stanton Park	Restroom Building
25	FOC	Stanton Park	Pavilion 1
26	FOC	Stanton Park	Pavilion 2
27	FOC	Stanton Park	Pavilion 3
28	FOC	Stanton Park	Pavilion 4
29	FOC	Stanton Park	Pavilion 5
30	FOC	Zuniga Park	Zuniga Park
31	FOC	Veterans Memorial Park	Veterans' Park
32	FOC	Dotson City Park	Playground Shelter
33	FOC	Dotson City Park	Caretaker Residence

## **APPENDIX E – HAZARD MITIGATION IMPLEMENTATION HANDBOOK**

City of Stanton





## Local Hazard Mitigation Plan Implementation Handbook

January 2023

## What Is This Handbook?

The Local Hazard Mitigation Plan (LHMP) for the City of Stanton features an evaluation of the City's hazards as well as a variety of corresponding mitigation actions. These actions are intended to preserve public safety, maintain critical municipal government operations and services when hazard events emerge, and empower community members to take on hazard mitigation at an individual level. This Implementation Handbook (Handbook) is intended for use by City staff and decision makers after the LHMP is adopted. It will:

- Give clear instructions as to what to do following adoption of the LHMP.
- Simplify future updates to the LHMP.
- Assist the City in preparing grant funding applications related to hazard mitigation.
- Guide annual plan review actions.

## How do I Use This Handbook?

This Handbook can help City staff and decision makers in several different situations. If and when the events listed below occur, consult the respective sections of this Handbook for advice on how best to proceed:

- A disaster proclamation has been issued by the Stanton City Council
- A disaster proclamation has been issued by the State of California
- A disaster declaration has been signed by the Federal Government
- I want to apply for mitigation grant funding
- Stanton is undergoing its budgeting process
- Stanton is holding its annual meeting of the Hazard Mitigation Planning Committee
- Stanton is updating the following policy and regulatory documents:
  - The Local Hazard Mitigation Plan
  - The Safety Element of the General Plan
  - The Housing Element of the General Plan
  - The Zoning Code

## Who Maintains This Handbook?

The leader of the Hazard Mitigation Planning Committee (HMPC) is the one responsible for maintaining this Handbook. Unless otherwise delegated, the HMPC leader is the City Manager. The City Manager may delegate this responsibility to someone else should they so choose.

## What to do when a disaster has been proclaimed or declared

Disasters may be proclaimed or declared by the Stanton City Council, the State of California, or the federal government. Responsibilities may differ depending on who proclaims or declares the disaster. If multiple organizations proclaim or declare a disaster, consult all applicable lists.

### The Stanton City Council

If the Stanton City Council (or the Director of Emergency Services, if the City Council is not in session) proclaims a Local Emergency, take the following steps:

- ☐ Update **Attachment 1** with information about the disaster. Include information about cumulative damage, including any damage outside of Stanton.
- ☐ Discuss opportunities for local assistance with the representatives from the California Office of Emergency Services (Cal OES).
- ☐ If the disaster damages local infrastructure or City-owned facilities, repair or rebuild the structure to be more resilient, following applicable hazard mitigation actions. A list of actions, organized by hazards, is included as **Attachment 4**.
- ☐ **Chapter 6** of the Stanton LHMP states that the City should consider updating the LHMP if a disaster causes a loss of life in the community, even if there is no state disaster proclamation or federal disaster declaration that includes part or all of the City. If there is a loss of life in Stanton, consider updating the LHMP. Consult the section on updating the LHMP in this Handbook for details.

### The State of California

If the State of California proclaims a disaster for Stanton, or an area that includes part or all of Stanton, take the following steps:

- ☐ Update **Attachment 1** with information about the disaster. Include information about cumulative damage, including any damage outside of Stanton.
- ☐ Collaborate with representatives from Cal OES to assess the damage from the event.
- ☐ Discuss opportunities for local assistance with representatives from Cal OES.
- ☐ If the disaster damages local infrastructure or City-owned facilities, repair or rebuild the structure to be more resilient, following applicable hazard mitigation actions. A list of actions, organized by hazards, is included as **Attachment 4**.
- ☐ If the disaster may escalate into a federal disaster declaration, begin any necessary coordination with representatives from the Federal Emergency Management Agency (FEMA).

- ☐ **Chapter 6** of the Stanton LHMP states that the City should consider updating the LHMP if a disaster leads to a state disaster proclamation or federal disaster declaration that includes part or all of Stanton, even if there is no loss of life. Consider updating the LHMP. Consult the section on updating the LHMP in this Handbook for details.

## The Federal Government

If the federal government declares a disaster for Stanton, or any area that includes part or all of Stanton, take the following steps:

- ☐ Update **Attachment 1** with information about the disaster. Include information about cumulative damage, including any damage outside of Stanton.
- ☐ Collaborate with representatives from Cal OES and FEMA to assess the damage from the event.
- ☐ Determine if Stanton will be eligible for public assistance funds related to the federal disaster declaration. These funds can be used to reimburse the City for response and recovery activities. If the City is eligible, work with FEMA and Cal OES representatives to enact the necessary requirements and receive funding.
- ☐ If the disaster damages local infrastructure or City-owned facilities, repair or rebuild the structure to be more resilient, following applicable hazard mitigation actions. A list of actions, organized by hazards, is included as **Attachment 4**.
- ☐ The Hazard Mitigation Grant Program (HMGP) is a FEMA program that helps fund hazard mitigation activities after a disaster event. Stanton may be eligible for funding because of the federal disaster declaration, although not all activities may meet the program's requirements. If Stanton is eligible, work with FEMA to apply for this funding.
- ☐ **Chapter 6** of the Stanton LHMP states that the City should consider updating the LHMP if a disaster leads to a state disaster proclamation or federal disaster declaration that includes part or all of Stanton, even if there is no loss of life. Consider updating the LHMP. Consult the section on updating the LHMP in this Handbook for details.

## I Want to Apply for Mitigation Grant Funding

There are three potential grant funding programs that FEMA administers for hazard mitigation activities. Two of these programs, the Building Resilient Infrastructure and Communities (BRIC) and Flood Mitigation Assistance (FMA) funding sources, are available to communities with an LHMP that complies with FEMA guidelines and has been adopted within the past five years. The third funding program is the Hazard Mitigation Grant Program (HMGP), which is available for communities that are part of a federal disaster declaration. This section discusses the BRIC and FMA programs, and how to apply for them. The HMGP is discussed under the "Federal Government"

subsection of the above “What to Do When a Disaster Has Been Proclaimed or Declared” section.

## Building Resilient Infrastructure and Communities (BRIC)

Building Resilient Infrastructure and Communities (BRIC) will support states, local communities, tribes and territories as they undertake hazard mitigation projects, reducing the risks they face from disasters and natural hazards. BRIC is a new FEMA pre-disaster hazard mitigation program that replaces the existing Pre-Disaster Mitigation (PDM) program.

The BRIC program guiding principles are supporting communities through capability- and capacity-building; encouraging and enabling innovation; promoting partnerships; enabling large projects; maintaining flexibility; and providing consistency.

Development projects must be identified in a hazard mitigation plan that meets FEMA guidelines and was adopted within the past five years. When applying to this program, review the list of hazard mitigation actions in **Attachment 4** to see which projects may be eligible. Planning efforts for communities that lack a valid hazard mitigation plan may be eligible for funding if the effort would create a valid hazard mitigation plan. All BRIC grant applications are processed through the State. To learn more, consult with Cal OES representatives or visit the FEMA webpage on the program. At time of writing, this webpage is available at <https://www.fema.gov/pre-disaster-mitigation-grant-program>.

### TAKE THE FOLLOWING STEPS TO APPLY FOR BRIC FUNDING:

- ☐ Confirm that the program is currently accepting funding applications. Check with representatives from Cal OES or consult the Cal OES webpage on the BRIC program. At time of writing, this webpage is available at <http://www.caloes.ca.gov/cal-oes-divisions/hazard-mitigation/pre-disaster-flood-mitigation>.
- ☐ Identify the actions from the hazard mitigation strategy (see Attachment 4) that call on the City to pursue funding or list grants as a potential funding source. Confirm that the actions are consistent with the requirements of the BRIC grant.
- ☐ Coordinate with Cal OES representatives to compile and submit materials for the grant application.

## Flood Mitigation Assistance

The FMA grant program is a competitive, national program that awards funding for physical development projects and planning efforts that mitigate against long-term damage from flooding. The funding is only available to communities that participate in the National Flood Insurance Program (NFIP), which Stanton currently does. Communities must also have a valid hazard mitigation plan that meets FEMA guidelines in order to be eligible, and all projects must be consistent with the list of actions in the

hazard mitigation strategy. When applying to this program, review the list of hazard mitigation actions in **Attachment 4** to see which projects may be eligible. As with the BRIC program, applications for the FMA program must be processed through the State. To view more information, consult with Cal OES representatives or visit the FEMA webpage on the program. At time of writing, this webpage is available at <https://www.fema.gov/flood-mitigation-assistance-grant-program>.

**TAKE THE FOLLOWING STEPS TO APPLY FOR FMA FUNDING:**

- ☐ Confirm that the program is currently accepting funding applications. Check with representatives from Cal OES or consult the Cal OES webpage on the FMA program. At time of writing, this webpage is available at <http://www.caloes.ca.gov/cal-oes-divisions/hazard-mitigation/pre-disaster-flood-mitigation>.
- ☐ Identify the actions from the hazard mitigation strategy (**see Attachment 4**) that call on the City to pursue funding or list grants as a potential funding source. Confirm that the actions are consistent with the requirements of the FMA grant.
- ☐ Coordinate with Cal OES representatives to compile and submit materials for the grant application

## Stanton is going through the budgeting process

Stanton's budget process is an ideal opportunity to secure funding for hazard mitigation actions, and to ensure that hazard mitigation efforts are incorporated into the City's fiscal priorities. Stanton currently operates on an annual budget cycle that runs from July 1 to June 30. During this process, City staff should take the following steps to incorporate hazard mitigation into Stanton's annual budget:

- ☐ Include hazard mitigation activities into Stanton's list of Capital Improvement Projects (CIP). Review the list of hazard mitigation actions in Attachment 4 and identify the projects that can be included into the CIP or can support efforts within the CIP.
- ☐ Review the risk and threat assessments in the LHMP (Chapter 3 and Chapter 4) to ensure that all items in the list of CIP are being planned, designed, and constructed so as to minimize the threat from hazard events.
- ☐ Identify opportunities to identify stand-alone hazard mitigation actions through the annual budget process. Include appropriate items from Attachment 4 in the budget as stand-alone line items, particularly items that the Hazard Mitigation Planning Committee (HMPC) considered a high priority.
- ☐ Set aside staff to conduct hazard mitigation activities, including time to participate in HMPC meeting and time to research, prepare, and submit BRIC and FMA grant opportunities (consult the "I Want to Apply for Mitigation Grant Funding" section above).

- ☐ Ensure that hazard mitigation activities are reflected in each department's priorities and earmarked time for specific goals.

## Stanton is Conducting its Annual meeting of the Hazard Mitigation Planning Committee

The hazard mitigation planning process brings together representatives from multiple City departments, as well as other relevant stakeholders, and provides a forum to discuss the hazards in Stanton and how to mitigate them effectively. As mentioned in **Chapter 6** of the LHMP, the HMPC should meet at least once each year, beginning a year after the LHMP is adopted. During these meetings, the HMPC should discuss implementation progress and integration of hazard mitigation actions in other City documents. At these meetings, the HMPC can review the status of the hazard mitigation actions and discuss whether completed or in-progress actions are working as expected. These meetings also allow the HMPC to strategically plan for the upcoming year.

It may help for the HMPC to meet early in the year, in advance of annual budget activities. **Attachment 3** contains an example of an HMPC Meeting Agenda.

The annual meeting should include representatives from City departments and other organizations that originally prepared the LHMP. Representatives from other relevant organizations should also be invited. During the preparation of the LHMP, the following individuals were part of the HMPC:

**Stanton Hazard Mitigation Planning Committee**

Name	Title	Department
Hannah Shin-Heydom	City Manager	City Manager's Office
Jason Huynh	Management Analyst	City Manager's Office
James Wren	Director	Public Safety
Jose De La Torre	Code Enforcement Officer	Public Safety
Zenia Bobadilla	Director	Community Services
Ashley Cain	Community Service Manager	Community Services
Joseph Ames	Director	Public Works

Scott Jensen	Public Works Manager	Public Works
Michelle Bannigan	Director	Finance
Jennifer Lilley	Director	Community & Economic Development
Aneli Gonzalez	Planning Technician	Community Development (Planning)
Jennifer Zambrano	Permit Technician	Community Development (Building)
Cynthia Guzman	Human Resources Manager	Human Resources and Risk Management
Cruz Alday	Captain	Orange County Sheriff's Dept.
Mike Petro	Division 7 Chief	Orange County Fire Authority
Jeff Cole		Orange County Sheriff's Dept
Bryan Mahon	Battalion Chief: B Shift	Orange County Fire Authority

In advance of HMPC meetings, consider using **Attachment 1** to maintain an accurate list of recent disaster events that have occurred in and around Stanton since the LHMP was adopted. At the HMPC meeting, review the Plan Maintenance Table (**Attachment 2**) to identify any gaps in the LHMP or any other component of the Plan that needs updating. This also allows HMPC members the opportunity to review the actions in the hazard mitigation strategy (**Attachment 4**) and ensure that they are implemented as intended.

## Stanton is updating its policy and regulatory documents

If Stanton is updating the LHMP, the Safety Element or Housing Element of the General Plan, or the Zoning Code, consult the following applicable section.

### Local Hazard Mitigation Plan

All LHMPs should be updated every five years. This helps keep the plan up to date and ensures that it reflects the most recent guidance, requirements, science, and best practices. An updated LHMP also helps keep Stanton eligible for hazard mitigation grants that require a valid, recent LHMP (see "I Want to Apply for Mitigation Grant Funding"), along with an increased amount of post-disaster recovery funds.

The update process for the LHMP takes approximately one year. To ensure that a new LHMP comes into effect before the previous one expires, the update process should



begin no later than four years after the plan is adopted. Updates may occur sooner at the City's discretion. Potential reasons for updating the LHMP sooner may include a state disaster proclamation or federal disaster declaration that covers part or all of Stanton, or if a disaster leads to a loss of life in Stanton (see the "What to Do When a Disaster Has Been Proclaimed or Declared" section), as discussed in **Chapter 6** of the LHMP.

Take the following steps to update the LHMP:

#### **ASSEMBLE THE HAZARD MITIGATION PLANNING COMMITTEE**

- ☐ Convene a HMPC meeting no later than four years after the LHMP is adopted. Invite the regular HMPC members, along with representatives from other organizations that may have a role to play in the update process.
- ☐ Review the current status of mitigation actions, including if there are any that are not being implemented as planned or are not working as expected. Determine if there have been any changes in hazard events, regulations, best practices, or other items that should be incorporated into an updated LHMP.
- ☐ Decide if there is a need for a technical consultant to assist with the LHMP update, and conduct consultant selection activities if needed. If a consultant is desired, the selection process should begin a few months before the update gets underway.
- ☐ Create and implement a community engagement strategy, building off of the strategy prepared for the existing LHMP. Describe in-person and online engagement strategies and materials, including ideas for meetings and workshops, draft community surveys, content for websites and press releases, and other materials that may be useful.

#### **UPDATE THE RISK AND THREAT ASSESSMENTS**

- ☐ Review and update the risk assessment to reflect the most recent conditions in Stanton. Consider recent hazard events, new science associated with hazards and climate change, new development and land use patterns, and other recent changes on local conditions.
- ☐ Evaluate the status of all key facilities. Update this list if new facilities have been constructed, or if existing facilities have been decommissioned. Re-assess the threat to key facilities.
- ☐ Review the demographics of community residents and update the threat assessment for vulnerable populations and other community members.
- ☐ Assess any changes to the threat to all other community assets, including key services, other facilities, and economic drivers.

#### **UPDATE THE MITIGATION ACTIONS**

- ☐ Update the existing hazard mitigation actions to reflect actions in progress. Remove actions that have been completed; or revise them to increase their effectiveness. Revise actions that have been abandoned or delayed so as to

make them more feasible; or remove them from the list of mitigation actions if they are no longer appropriate for Stanton.

- ☐ Develop mitigation actions to improve the status of hazard mitigation activities in Stanton by addressing any issues not covered by the existing LHMP.
- ☐ Ensure that the feedback from the community engagement activities are reflected in the new and updated mitigation actions.

#### **REVIEW AND ADOPT THE UPDATED PLAN**

- ☐ Review the other chapters and appendices of the LHMP to reflect any changes made through the update process.
- ☐ Release the updated Plan to HMPC members; and revise the Plan to reflect any comments by HMPC members.
- ☐ Distribute the updated Plan to any appropriate external agencies not included in the HMPC; and revise the plan as appropriate in response to any comments.
- ☐ Release the updated Plan publicly for review; and make revisions to the Plan to reflect public comments.
- ☐ Submit the plan to Cal OES and FEMA for approval, and make any revisions as needed.
- ☐ Submit the plan to the Stanton City Council for adoption.

## **The Safety Element of the General Plan**

The Safety Element is a required component of Stanton's General Plan. It can be updated as a stand-alone activity, or as part of a more comprehensive process to update multiple sections or all of the General Plan. The Safety Element does not need to be updated on any set schedule, but updates should be frequent enough for the element to remain current and applicable to the community.

Local communities can incorporate their LHMP into their Safety Element as allowed under Section 65302.6 of the California Government Code, as long as the LHMP meets minimum federal guidelines. This allows communities to be eligible for an increased share of post-disaster relief funding from the State if a hazard situation occurs, as per Section 8685.9 of the California Government Code.

Take the following steps to incorporate the LHMP into the Safety Element:

#### **INCORPORATE NEW REQUIREMENTS INTO THE SAFETY ELEMENT, AND ENSURE THAT THE LHMP IS CONSISTENT WITH THE SAFETY ELEMENT**

- ☐ Review the requirements for Safety Elements in Section 65302(g) of the California Government Code, and for LHMPs in Section 65302.6 of the California Government Code. Ensure that both documents meet all state requirements.
- ☐ Ensure that the information in both plans do not contradict each other, and that any inconsistencies are corrected to use the most accurate and appropriate

information. This information should include community descriptions, a risk assessment, and a threat assessment.

- ☐ Ensure that the policies in the Safety Element support the LHMP and provide a planning framework for specific hazard mitigation actions.

## The Housing Element of the General Plan

The Housing Element is a required component of Stanton's General Plan. Section 65583 of the California Government Code requires a Housing Element to analyze and plan for new residential growth in a community, including residential growth for households with an annual income below the area median. Similar to an LHMP, state regulations require that the Housing Elements be updated regularly to remain current and valid.

The Housing Element is not required to contain any information or policies that relate to hazards, although it may include policies that address retrofitting homes to improve resiliency. However, state law links the regular schedule of Housing Element updates to mandatory revisions to other General Plan elements. For example, Section 65302(g)(2) of the California Government Code requires that communities that update their Housing Element on or after January 1, 2009 also update their Safety Element to include specific information and policies related to flood protection. As the LHMP is incorporated into the Safety Element, updates to the Housing Element may indirectly trigger updates to the LHMP.

To update the LHMP concurrent with updates to the Housing Element, take the following steps:

### **ENSURE THAT THE LHMP MEETS ANY NEW REQUIREMENTS FOR THE SAFETY ELEMENT THAT MAY BE TRIGGERED BY A HOUSING ELEMENT UPDATE**

- ☐ Section 65302(g) of the California Government Code lists a number of requirements for the Safety Element of the General Plan. Some of these requirements are triggered by updates to the Housing Element. Check to see if there are any new requirements of this nature. Note that the requirement is linked to the date of adoption of the new Housing Element, not the date the update process begins.
- ☐ Because the LHMP is incorporated into the Safety Element, any amendments or revisions to the Safety Element triggered by the Housing Element update may be made directly in the LHMP. Requirements triggered by the Housing Element are unlikely to require a full rewrite of the LHMP, but the process should fully involve the HMPC and include appropriate community engagement.
- ☐ Adopt the updated LHMP and incorporate it into the Safety Element. If necessary, amend the Safety Element to ensure the two documents are consistent (review the "Incorporate New Requirements Into the Safety Element, and Ensure that the LHMP is Consistent with the Safety Element" subsection above).

## The Stanton Municipal Code

Stanton's Municipal Code contains a set of standards that guide land uses and development in the community. These standards include where different types of buildings and land use activities may be located, how these structures must be built, and how they must be operated or maintained. The Municipal Code may include requirements that structures (particularly new structures or those undergoing substantial renovations) incorporate hazard-resistant features, be located outside of the most hazard-prone areas or take other steps to reduce hazard vulnerability.

All communities in California are required to adopt the minimum state Building Standard Code (BSC), which includes some hazard mitigation requirements for new or significantly renovated structures. The BSC is generally updated every three years, with supplemental code updates halfway into each update cycle. Title 5 "Buildings and Structures", of Stanton's Municipal Code contains building regulations and incorporates the BSC. Other sections of the Code adopt additional standards as desired by the City that adapt the BSC to Stanton's local context.

As a participant in the National Flood Insurance Program (NFIP), Stanton is required to incorporate Floodplain Management Requirements in its Zoning Code, which is located in Title 13– Planning, Zoning and Development, Chapter V, Article 10 Floodway and Floodplain Districts. These regulations establish standards for development and operation of facilities within mapped flood-prone areas. Other sections of the Stanton Municipal Code may include additional standards related to hazard mitigation activities.

With the exception of the Floodplain Management Regulations and the minimum standards in the BSC, Stanton is not required to incorporate hazard-related requirements in the Municipal Code. However, the Municipal Code is an effective tool for implementing hazard mitigation measures that relate to the siting, construction, and operation of new buildings and other structures. Substantial updates to the Municipal Code, including the Buildings and Construction and Zoning Code sections, should be done in a way that is consistent with the LHMP.

### **INCLUDE HAZARD-RELATED REQUIREMENTS IN APPLICABLE SECTIONS OF THE STANTON CODE OF ORDINANCES**

- ☐ If the BSC is being updated, evaluate the hazard-related requirements of all sections in the new BSC. Identify any areas where it may be feasible to add or revise standards to help reduce the threat from hazard events. Ensure that these standards are consistent with the LHMP. Consider whether standards should be applied to all structures, or to specific types of structures or to structures in a limited area (such as a flood plain).
- ☐ If the Zoning Code is being updated, ensure that all requirements do not expose community members or community assets to an excessive risk of harm. Where feasible, use the requirements to strengthen community

resiliency to hazard events. Ensure that these standards are consistent with the LHMP. Consider possible standards such as overlay zones that strengthen zoning requirements in hazard-prone areas, landscaping and grading requirements that buffer development from hazards, siting and design standards that make structures more resilient, and other strategies as appropriate.

Use this table to fill out information about any disaster events that have occurred in Stanton or nearby and have had an effect on the community. Include the date and location of the disaster event, the damages associated with the event, and any information about disaster proclamations or declarations resulting from the event.

[illegible]

† If the disaster was proclaimed or declared by the local, state, and/or federal government

## Attachment 2: Plan Maintenance Table

Use this table when reviewing the LHMP as part of the HMPC's annual activities. For each section of the LHMP, note if any changes should be made to make the Plan more effective for the community. This includes noting if anything in the LHMP is incorrect or if any important information is missing. Make revisions that are consistent with these notes as part of the next update to the LHMP.

<b>Section</b>	<b>Is Anything Incorrect?</b>	<b>Is Anything Missing?</b>	<b>Should Any Other Changes Be Made?</b>
Multiple sections or throughout			
Chapter 1: Introduction			
Chapter 2: Community Profile			
Chapter 3: Risk Assessment			
Chapter 4: Threat Assessment			
Chapter 5: Mitigation Strategy			
Chapter 6: Plan Maintenance			
Appendices			

## Attachment 3: Sample Agenda and Topics for the Hazard Mitigation Planning Committee

This attachment includes a sample agenda and discussion topics for the annual meeting of the HMPC. Meetings do not have to follow this order or structure, but the items included in this attachment should be addressed as part of the annual meeting. During the update process for the LHMP, it is likely that the HMPC will meet more frequently. The meetings of the HMPC during the update process will involve different discussion topics.

### ITEM 1: RECENT HAZARD EVENTS

- 1.1. What hazard events have occurred this past year in Stanton, or nearby in a way that affected the community?
  - Identify events that caused loss of life or significant injury to Stanton community members, significant property damage in Stanton, or widespread disruption to Stanton.
  - More minor events should also be identified if there is a need for a community response to mitigate against future such events.
- 1.2. What are the basic facts and details behind any such hazard events?
  - Consider the size and location of the affected area, any measurements of severity, any injuries and deaths, the cost of any damage, the number of people displaced or otherwise impacted, and other relevant summary information.
  - Ensure that these facts and details are clearly recorded for future Plan updates, including through use of the Disaster Information Table (**Attachment 1**).

### ITEMS 2: MITIGATION ACTION ACTIVITIES

- 2.1. What mitigation actions have been fully implemented? Are they working as expected, or do they need to be revised?
- 2.2. What mitigation actions have started to be implemented since the HMPC last met? Is implementation of these actions proceeding as expected, or are there any barriers or delays? If there are barriers or delays, how can they be removed?
- 2.3. What mitigation actions are scheduled to begin implementation in the next year? Are there any factors that could delay implementation, or weaken the effectiveness of the actions? How can these factors be addressed?
- 2.4. What resources are needed to support planned, in-process, or ongoing mitigation actions? Does the City have access to these resources? If not, how can the City obtain access to these resources?

### ITEM 3: INFORMATION SHARING

- 3.1. Is the City communicating with all appropriate local jurisdictions, including neighboring communities, Orange County, and special districts? This should include information on district-specific hazard situations, mitigation actions, and other relevant information.



- 3.2. Is the City communicating with the appropriate state and federal agencies? Is the City receiving information about new regulations, best practices, and data that relates to hazard mitigation activities?
- 3.3. Are there opportunities for the City to improve coordination with local, state, and federal jurisdictions and agencies?

**ITEM 4: BUDGETARY PLANNING**

- 4.1. What are the financial needs for Stanton to support implementation of planned and in-process mitigation actions, including ongoing items? Is there sufficient funding for all measures in the LHMP that are planned for the next year, including in-process and ongoing items? If sufficient funding is not available, how can the City obtain these funds?
- 4.2. If it is not feasible for the City to support all planned, in-process, or ongoing mitigation actions, which ones should be prioritized?
- 4.3. Are there hazard-related activities not included in the LHMP that should be budget for? Can the City obtain the necessary funding for these activities?

**ITEM 5: STRATEGIC PLANNING**

- 5.1. Which grants are available for hazard mitigation activities, and which activities are best positioned to secure funding?
- 5.2. How should the agencies and other organizations represented on the HMPC coordinate to maximize the chances of receiving funding?
- 5.3. Are there any scheduled or anticipated updates to other City documents that could relate to hazard mitigation activities? How can the HMPC share information with staff and any technical consultants responsible for these updates, and ensure that the updates will enhance community resiliency?
- 5.4. What capital projects are scheduled or anticipated? Are these capital projects being designed and built to be resistant to hazard events? Are there opportunities for these projects to support hazard mitigation activities?
- 5.5. How can HMPC members coordinate efforts with those responsible for capital projects to take advantage of economies of scale that will make hazard mitigation activities easier to implement?
- 5.6. Has it been four years since the adoption of the LHMP? If so, lay out a timeline for Plan update activities, including additional meetings of the HMPC. Identify if a technical consultant is needed and begin the contracting process if so.
- 5.7. Are there any other opportunities for HMPC members and the organizations they represent to coordinate efforts?

**ITEMS 6: NEW BUSINESS**

- 6.1. Are there any other items related to the HMPC's mission?

There is no content on this page.

## Attachment 4: Hazard Mitigation Strategy

TABLE 5-3: MITIGATION ACTIONS IMPLEMENTATION PLAN

Mitigation Action		Potential Funding Sources	Responsible Department	Relative Cost*	Time frame	Priority
<b>Preparedness Activities</b>						
<b>P1</b>	Expand emergency preparedness and response capabilities throughout the City of Stanton; A. Conduct regular emergency preparedness drills and training exercises for City staff. B. Expand participation with local businesses and organizations. C. Expand trainings to include active shooter drills and exercises. D. Expand participation in the CalOES Safety Assessment Program (SAP) by City staff.	General Fund, Other Grants	Public Safety	\$	N/A	N/A
<b>P2</b>	Coordinate with local school districts to ensure that school facilities can act as evacuation sites during major emergencies.	General Fund, Other Grants	Public Safety	\$	N/A	N/A
<b>P3</b>	Expand participation in the West County CERT (Community Emergency Response Team) program for residents and businesses.	General Fund, Other Grants	Public Safety	\$	N/A	N/A
<b>P4</b>	Ensure that community evacuation plans include provisions for community members who do not have access to private vehicles or are otherwise unable to drive.	General Fund, Other Grants	Public Safety	\$	N/A	N/A
<b>P5</b>	Continue to ensure effective emergency notifications through multiple media formats about pending, imminent, or ongoing emergency events. Ensure that information is accessible to persons where English is not their primary	General Fund, Other Grants	OC Sheriff	\$	N/A	N/A

	language, and for residents with access and functional needs.					
<b>P6</b>	Maintain at least one emergency power-generating station in all City critical facilities such as City Hall, Community Centers, and any other location used for critical services.	General Fund, Other Grants	Public Works	\$\$\$	N/A	N/A
<b>P7</b>	Periodically update the Stanton Emergency Operations Plan to identify backup power, cooling center locations, and communications infrastructure within all City critical facilities.	General Fund, Other Grants	Public Safety	\$	N/A	N/A
<b>P8</b>	Ensure that the City has an adequate supply of sandbags for residents and businesses, including prefilled sandbags for individuals who may be unable to fill them on their own.	General Fund, Other Grants	Public Works	\$	N/A	N/A
<b>P9</b>	Update the Safety Element to include the 2022 Local Hazard Mitigation Plan	General Fund, Other Grants	Community Development	\$\$	N/A	N/A

### Multiple Hazards

<b>1.1</b>	Explore the feasibility of connecting critical facilities, including the Civic Center and Community Center to a microgrid power-supply network. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$\$\$	2026	High
<b>1.2</b>	Install energy-efficient equipment to increase the longevity of the fuel supply for backup generators. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$\$\$	2023	High

<b>1.3</b>	Conduct routine updates of the Facility Conditions Assessment for City-owned infrastructure, buildings, and other utilities and coordinate with other agencies to ensure inspections of other important infrastructure. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$\$	Ongoing	Medium
<b>1.4</b>	Repair, as feasible, all major deficiencies discovered by inspections to prevent collapse, failure, or damage in the event of a natural disaster. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$\$\$	Ongoing	High
<b>1.5</b>	Incentivize public and private utility operators to harden their infrastructure within the City or passing through the City from potential breaches. Encourage enhancement of supervisory control and data acquisition (SCADA) to allow instantaneous shut down of line breaches. Use mitigation grants to incentivize entities to partner with the City to complete these projects. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	City Administration, Public Works	\$\$	Ongoing	Low
<b>1.6</b>	Install and harden emergency backup generators at Civic and Community Centers, and other critical facilities (cooling centers) as the city may determine necessary. Encourage utility providers to enhance and harden emergency backup infrastructure for the facilities. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works, PIO	\$\$\$	2025	High
<b>1.7</b>	Conduct a feasibility assessment of installation of solar and battery backup systems at key critical facilities within the City. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$\$	2025	High

<b>1.8</b>	Work closely with community groups to increase awareness of hazard events and resiliency opportunities among socially vulnerable community members. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	PIO, Community Services	\$	Ongoing	Medium
<b>1.9</b>	Avoid building new City-owned key facilities in mapped hazard areas. If no feasible sites outside of mapped areas exist, ensure that such facilities are hardened against hazards beyond any minimum building requirements/ mitigation standards. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	Community Development, Public Works	\$	Ongoing	Low
<b>1.10</b>	Coordinate with regional social service agencies and nonprofit care providers to obtain temporary shelter for homeless persons in advance of potential hazard events. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	Public Safety, City Administration	\$	Ongoing	Medium
<b>1.11</b>	Closely monitor changes in the boundaries of mapped hazard areas resulting from land use changes or climate change and adopt new mitigation actions or revise existing ones to ensure continued resiliency. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	Community Development	\$	Ongoing	Low
<b>1.12</b>	Integrate policy direction and other information from this Plan into other City documents, including the General Plan, Emergency Operations Plan, and Capital Improvements Program. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	All Departments	\$	2023	Low

<b>1.13</b>	Monitor funding sources for hazard mitigation activities. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	Finance Departments (All Departments)	\$	Ongoing	Medium
<b>1.14</b>	Expand the City's comprehensive educational campaign for residents and businesses that describes the hazards present in the community and emphasizes cost-effective mitigation efforts, such as proper construction techniques, bracing of furniture and appliances, and purchase of additional insurances. Distribute information through social networking, websites, print media, radio, television, in utility bills, at special events and in City facilities, and/or other media as appropriate. (Hazards addressed: All)	General Fund, BRIC/ HMGP Grants, Other Grants	PIO, Community Development, Public Works, Public Safety	\$\$	Ongoing	Medium
<b>Seismic Hazards (Seismic Shaking, Liquefaction)</b>						
<b>2.1</b>	Encourage the installation of resilient (seismically appropriate) piping for new or replacement pipelines, in close coordination with local water, natural gas, and other providers.	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works, Community Development	\$	Ongoing	Medium
<b>2.2</b>	Assess soft story conditions for seismically vulnerable structures constructed prior to 1990.	General Fund, BRIC/ HMGP Grants, Other Grants	Community Development	\$\$	2025	Medium
<b>2.3</b>	Conduct an educational campaign and identify incentives to encourage the use of reinforced chimneys, anchored rooftop-mounted equipment, window film, and other preventative measures to reduce damage at private buildings.	General Fund, BRIC/ HMGP Grants,	PIO, Community Development	\$\$	TBD	Low

		Other Grants				
<b>2.4</b>	Encourage community groups and industry representatives to assist in outreach to residents and businesses to obtain earthquake insurance.	General Fund, BRIC/ HMGP Grants, Other Grants	PIO, Community Development	\$	Ongoing	Low
<b>2.5</b>	To the extent feasible, construct all new and significantly retrofitted City-owned facilities to remain operational in the event of a major earthquake.	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$\$\$	2023	High
<b>2.6</b>	Coordinate with Golden State Water Company on seismic surveys and evaluations for water infrastructure within the City	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$	Ongoing	Low
<b>2.7</b>	Pursue ground improvement projects, such as constructing a high strength capping layer, soil mixing, stone columns, soil wicks, chemical and pressure grouting, and other soil improvement techniques that reduce liquefaction susceptibility for key critical facilities in the event of an earthquake.	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$\$\$	TBD	Medium
<b>Energy/Power Failure</b>						



<b>3.1</b>	Establish and routinely update a confidential inventory of critical infrastructure and ensure development activities coordinate with future resilience enhancements by utility providers.	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$	Ongoing	Low
<b>3.2</b>	Expand access to alternative energy technologies, energy efficiency improvements and appliances, and programs for vulnerable populations to reduce energy consumption and the need for City services during extreme heat events.	General Fund, BRIC/ HMGP Grants, Other Grants	PIO, Community Development	\$	TBD	Medium
<b>3.3</b>	Expand battery backup power supplies for traffic signals, to ensure functionality in the event of power failure.	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$\$\$	2024	High
<b>3.4</b>	Monitor changes to Public Safety Power Shutoff (PSPS) circuits in and around the City that could affect residents, businesses, and organizations, and increase awareness of the effects of these events on the City's resources.	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$	Ongoing	Low

### Drought

<b>4.1</b>	Require plumbing within medians, that allows for future reclaimed water use (Stanton General Plan: Action ICS 3.1.2a).	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$\$\$	TBD	Low
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<b>4.2</b>	Ensure the City's emergency water connections and agreements are sufficient to provide a short-term supply during a hazard event. Coordinate inspections with Golden State Water Company of connection infrastructure to ensure it is resilient to emergency conditions and retrofit as needed.	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$	Ongoing	Low
<b>4.3</b>	Encourage drought tolerant native landscaping, low-flow water fixtures beyond the state minimum code, and daytime watering restrictions on properties throughout the city to reduce water consumption.	General Fund, BRIC/ HMGP Grants, Other Grants	Community Development, Public Safety	\$	Ongoing	Low
<b>4.4</b>	Collaborate with Golden State Water Company (GSWC) and Municipal Water District of Orange County (MWDOC), to pursue water efficiency best practices to reduce water demand.	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$	Ongoing	Medium
<b>4.5</b>	Use drought-tolerant plants when installing new or significantly redoing City-owned landscapes. Limit turf that is not drought tolerant to recreational fields and lawns, and only in instances where no feasible drought-tolerant alternatives exist.	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works, Community Services	\$\$\$	Ongoing	Low

### Extreme Heat

<b>5.1</b>	Notify residents through public service announcements a couple of days in advance of a severe weather event. Focus on media methods that target vulnerable populations, such as elderly, sick, lower-income, or persons with limited mobility to better ensure they have adequate time to prepare for a heatwave in advance.	General Fund, BRIC/ HMGP Grants, Other Grants	PIO	\$	Ongoing	Low
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<b>5.2</b>	Implement a tree-planting program to diversify tree age and increase shaded areas in the City to reduce the effects of extreme heat events.	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works, Community Development	\$\$\$	TBDO	Medium
<b>5.3</b>	Expand use of public facilities (libraries, community centers, etc.) as cooling centers for vulnerable populations during extreme heat events, and assess facility needs in order to automatically open these facilities as cooling centers when temperatures exceed approximately 97 degrees (temperature threshold can be lowered at city discretion).	General Fund, BRIC/ HMGP Grants, Other Grants	Community Services	\$\$	Ongoing	Medium
<b>5.4</b>	Promote passive cooling design (brise soleil, long roof overhangs, locating windows away from southern facades, etc.) in new developments during the design review process.	General Fund, BRIC/ HMGP Grants, Other Grants	Community Development	\$	Ongoing	Low
<b>5.5</b>	Upgrade HVAC within City facilities to more efficient systems that may include split systems or decentralized systems that allow for heating and cooling the spaces needed, not entire buildings.	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works	\$\$\$	TBD	Medium
<b>5.6</b>	Evaluate the long-term capacity of designated cooling centers and shelters in the City to provide sufficient relief from extreme heat. Assess the need to expand services as the frequency, length, and severity of future heatwaves potentially change as a result of climate change.	General Fund, BRIC/ HMGP Grants, Other Grants	Community Services, Public Works	\$\$	Ongoing	Low

<b>5.7</b>	Increase the use and construction of shade structures within new developments, City facilities, parks, and trails to reduce urban heat island impacts.	General Fund, BRIC/ HMGP Grants, Other Grants	Community Development, Public Works, Community Services	\$\$\$	Ongoing	Low
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**Flooding**

<b>6.1</b>	Investigate permeable paving and use landscaped swales for new and replacement City-owned hardscaped areas.	General Fund, BRIC/ HMGP Grants, FMA Grants, Other Grants	Public Works	\$	TBD	Low
<b>6.2</b>	Require the use of porous surfaces on new and significantly retrofitted residential and commercial developments to reduce runoff.	General Fund, BRIC/ HMGP Grants, FMA Grants, Other Grants	Community Development, Public Works	\$	Ongoing	Low
<b>6.3</b>	Conduct frequent cleanings of storm drain intakes, especially before and during the rainy season.	General Fund, BRIC/ HMGP Grants, FMA Grants, Other Grants	Public Works	\$	Ongoing	Medium

<b>6.4</b>	Coordinate with Orange County Flood Control on upgrades and maintenance to storm drains and channels and expand capacity to meet future needs.	General Fund, BRIC/ HMGP Grants, FMA Grants, Other Grants	Public Works	\$\$\$	Ongoing	Medium
<b>6.5</b>	Analyze if new critical facilities can be built a minimum of 1 foot higher than the anticipated 500-year flood elevation height, to determine where it is feasible.	General Fund, BRIC/ HMGP Grants, FMA Grants, Other Grants	Public Works	\$	TBD	Low
<b>6.6</b>	Retrofit roadway medians to capture storm water during rain events. Prioritize improvements to address flooding in the drainage channel along Western Ave, and near Central Park.	General Fund, BRIC/ HMGP Grants, FMA Grants, Other Grants	Public Works	\$\$\$	2025	High
<b>Hazardous Materials Release</b>						
<b>7.1</b>	Discourage new sensitive land uses, including schools, parks, childcare centers, adult and senior assisted living facilities, and community centers, from locating near identified hazardous material facilities. Discourage or prohibit new hazardous material facilities from locating near sensitive land uses.	General Fund, BRIC/ HMGP Grants, Other Grants	Community Development	\$	Ongoing	Low

<b>7.2</b>	Pursue full alignment of the General Plan with policies and actions outlined in state and regional plans such as the California Accidental Release Prevention (CalARP) Program and the Orange County Fire Authority Hazardous Materials Area Plan.	General Fund, BRIC/ HMGP Grants, Other Grants	Community Development, OCFA	\$	2023	High
<b>7.3</b>	Continuously inspect businesses and other properties storing hazardous materials and create an inventory of storage locations that require updates, maintenance, or renovation.	General Fund, BRIC/ HMGP Grants, Other Grants	OCFA (Public Safety Liaison)	\$	Ongoing	Low
<b>7.4</b>	Coordinate with hazardous materials generators/operators (So Cal Gas, Edison) regularly to understand changes to operations within the City.	General Fund, BRIC/ HMGP Grants, Other Grants	OC Health Care Agency (Environmental Health)	\$	Ongoing	Low

### Urban Fire

<b>8.1</b>	Promote the proper maintenance and separation of power lines and efficient response to fallen power lines.	General Fund, BRIC/ HMGP Grants, Other Grants	Public Works (So Cal Edison resource)	\$	Ongoing	Low
<b>8.2</b>	Provide information and resources to residents citywide on ways to improve resilience to home fires.	General Fund, BRIC/ HMGP Grants, Other Grants	OCFA, Public Safety	\$	Ongoing	Medium

<b>8.3</b>	Conduct regular vegetation management activities to reduce fire hazard risks, such as clearing out dead vegetation in parks, open spaces, rights-of-way, and other areas that could become fuel for fires.	General Fund, BRIC/ HMGP Grants, Other Grants	OCFA, Public Works, Public Safety	\$	Ongoing	Low
<b>8.4</b>	Establish thresholds for fire sprinkler installation in retrofitted buildings and structures undergoing use changes or remodel.	General Fund, BRIC/ HMGP Grants, Other Grants	OCFA, Community Development	\$	TBD	Low
<b>8.5</b>	Conduct regular inspections of bridges and underpasses for debris and other materials that could become a fire hazard.	General Fund, BRIC/ HMGP Grants, Other Grants	Public Safety, Public Works, OC Sheriff	\$\$	Ongoing	Low

**\* Relative Cost Categories: \$ = less than \$20,000 | \$\$ = \$20,001 - \$150,000 | \$\$\$ = greater than \$150,001**

## Attachment: C

*Click here to return to the agenda.*

U.S. Department of Homeland Security  
FEMA Region 9  
1111 Broadway, Suite 1200  
Oakland, CA 94607-4052



# FEMA

January 3, 2023

Hannah Shin-Heydorn  
City Manager  
City of Stanton  
7800 Katella Ave  
Stanton, CA 90680

Dear Hannah Shin-Heydorn:

The Federal Emergency Management Agency (FEMA) has completed its review of the *2022 City of Stanton Local Hazard Mitigation Plan* and has determined that this plan is eligible for final approval pending its adoption by the City of Stanton.

Formal adoption documentation must be submitted to FEMA Region 9 within one calendar year of the date of this letter, or the entire plan must be updated and resubmitted for review. FEMA will approve the plan upon receipt of the documentation of formal adoption.

If you have any questions regarding the planning or review processes, please contact the FEMA Region 9 Hazard Mitigation Planning Team at [fema-r9-mitigation-planning@fema.dhs.gov](mailto:fema-r9-mitigation-planning@fema.dhs.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Alison Kearns".

Digitally signed by  
ALISON KEARNS  
Date: 2023.01.03  
14:03:44 -08'00'

Alison Kearns  
Planning and Implementation Branch Chief  
Mitigation Division  
FEMA Region 9

Enclosure (1)

City of Stanton Plan Review Tool, dated January 3, 2023

cc: Victoria LaMar-Haas, Hazard Mitigation Planning Chief, California Governor's Office of  
Emergency Services  
Jacy Hyde, Acting State Hazard Mitigation Officer, California Governor's Office of  
Emergency Services



## **CITY OF STANTON**

### **REPORT TO CITY COUNCIL**

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

**DATE:** January 24, 2023

**SUBJECT: SCHEDULE FOR APPOINTMENTS TO THE PLANNING COMMISSION, PARKS, RECREATION AND COMMUNITY SERVICES COMMISSION, AND PUBLIC SAFETY COMMITTEE**

#### **REPORT IN BRIEF:**

The City is currently seeking residents who are interested in serving on the Planning Commission, Parks, Recreation and Community Services Commission, and Public Safety Committee. The City Council will consider dates to conduct commissioner and committee member candidate interviews and appointments.

#### **RECOMMENDED ACTIONS:**

1. City Council find that this item is not subject to California Environmental Quality Act ("CEQA") pursuant to Sections 15378(b)(5) (Organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment); and
2. Approve the proposed recruitment schedule and select a date to conduct commissioner and committee member candidate interviews and appointments. The suggested date is the regular City Council Meeting of February 28, 2023. If the number of commission applicants is greater than ten (10), Council may wish to call a special meeting for Thursday, March 2, Tuesday, March 7, or Thursday, March 9, 2023; or propose an alternative date to conduct interviews and appointments.

#### **BACKGROUND:**

The Mayor/Council Member holding the seat corresponding to that numbered seat on the Planning Commission, Parks, Recreation and Community Services Commission, and Public Safety Committee shall be responsible for appointment of one Commissioner/Committee Member, with majority approval of the City Council. The terms of office shall coincide with the term of office of the Mayor or Council Member who made the appointment. Section 2.06.030 of the Stanton Municipal Code requires the submission of applications and interviews prior to appointment to any position.

The terms of three Commissioners/Committee Members for each of the Planning Commission and Public Safety Committee, along with five Commissioners of the Parks, Recreation, and Community Services Commission will expire. The list below provides the Commissioners/Committee Members that have expiring terms.

### **Planning Commission**

<u>Seat No.</u>	<u>Commissioner</u>	<u>Term Expired</u>
1 (Taylor)	Elizabeth J. Ash	November 2022
2 (Shawver)	Thomas Adams	November 2022
3 (Torres)	Andrew Marques	November 2022

### **Parks and Recreation Commission**

<u>Seat No.</u>	<u>Commissioner</u>	<u>Term Expired</u>
1 (Taylor)	Loreen Berlin	November 2022
2 (Shawver)	Greg Himes	November 2022
3 (Torres)	John Warren	November 2022
6 (Shawver)	Nhung Bach Thuy Pham	November 2022
7 (Shawver)	Hanni Hoang Phan	November 2022

### **Public Safety Committee**

<u>Seat No.</u>	<u>Committee Member</u>	<u>Term Expired</u>
1 (Taylor)	Jeffrey Jones	November 2022
2 (Shawver)	Jennifer Shawver	November 2022
3 (Torres)	Michael Bates	November 2022

Staff proposes the following recruitment schedule:

Open Recruitment: January 30, 2023  
 Close Recruitment: February 13, 2023, at 5:00 p.m.  
 City Council Review Period.  
 Interviews: February 28, 2023

Applicants will be notified for Council interviews no later than February 21, 2023. Commission/Committee Appointment Guidelines will be conducted in accordance with Section 2.06.030 of the Stanton Municipal Code.

### **ANALYSIS/JUSTIFICATION:**

The Stanton Planning Commission consists of five members who meet twice a month. The functions of the Planning Commission are to prepare, review and revise the general plan, implement the general plan through actions including administration of specific plans and zoning and subdivision ordinances, promote the coordination of local plans and programs, perform other functions as the legislative body provides, including conducting studies and preparing plans other than those required or authorized by this title.

The Parks, Recreation and Community Services Commission consists of seven members who meet once a month. The Parks, Recreation and Community Services Commission acts in an advisory capacity to the City Council and City staff in matters pertaining to development/rehabilitation of parks and recreation facilities, recreation and youth services, senior citizen and human services, cultural arts services, neighborhood improvement, grants or other funding, and other matters as may be referred to the Commission by City Council from time to time.

The Stanton Public Safety Committee consists of five members who meet once every three months. As part of the strategic plan, the Stanton Public Safety Committee aligns the City with its core goal of “Providing a Safe Community”. The purpose of this committee is to foster and maintain effective interaction with law enforcement, fire services, emergency medical services and emergency preparedness.

**FISCAL IMPACT:**

There are no fiscal impacts associated with the recommended actions.

**ENVIRONMENTAL IMPACT:**

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).

**LEGAL REVIEW:**

None.

**PUBLIC NOTIFICATION:**

Notification through the regular agenda process.

**STRATEGIC PLAN OBJECTIVE ADDRESSED:**

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

**Prepared by:** Patricia A. Vazquez, City Clerk

**Approved by:** Hannah Shin-Heydorn, City Manager

# **CITY OF STANTON**

## **REPORT TO CITY COUNCIL**

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

**DATE:** January 24, 2023

**SUBJECT: CYPRESS COLLEGE FOUNDATION ANNUAL AMERICANA AWARDS**

### **REPORT IN BRIEF:**

City Council consider participation through a sponsorship contribution for the 48<sup>th</sup> Annual Cypress College Foundation Americana Awards scheduled for Saturday, March 11, 2023. This awards ceremony is used as a fundraiser for the Cypress College Foundation with all proceeds benefiting Cypress College students and programs and honors the Citizen of the Year from surrounding communities. This year Mr. Brian Donahue has been selected and will be honored as the City of Stanton's Citizen of the Year.

### **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);
2. Approve the City's participation through a sponsorship contribution for the 48<sup>th</sup> Annual Cypress College Foundation Americana Awards; and
3. Discuss and direct staff to proceed with the selection and purchase of either Option 1: the Benefactor Sponsorship at a cost of \$3,500 which includes registration for ten (10) and a half-page color donor acknowledgement in the Americana Program or Option 2: the purchase of ten (10) individual registrations at a cost of \$300 per registration for a total cost of \$3,000.

### **BACKGROUND:**

The 48<sup>th</sup> Annual Cypress College Foundation Americana Awards ceremony will be held on March 11, 2023, at the Disneyland Hotel. Annually each surrounding City has had the opportunity to honor an individual who has made a significant contribution to their community as Citizen of the Year. This year Mr. Brian Donahue has been selected and will be honored as the City of Stanton's Citizen of the Year.

**ANALYSIS/JUSTIFICATION:**

Historically the City Council has participated in the Cypress College Foundation Americana Awards ceremony. This ceremony is used as a fundraiser for the Cypress College Foundation with all proceeds benefiting Cypress College students and programs.

**FISCAL IMPACT:**

If City participation is approved, funds are available to cover the registration costs in the City Council's Fiscal Year 2022/23 Travel/Conference/Meeting Expense account. The account was budgeted at \$11,000, with the following intended allocations:

Mayor: \$3,000

Council Members: \$2,000 each

The remaining budget to cover Council activities through June 30, 2023 is \$8,490.

**ENVIRONMENTAL IMPACT:**

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).

**LEGAL REVIEW:**

None.

**STRATEGIC PLAN OBJECTIVE ADDRESSED:**

Obj. 6: Maintain and promote a responsive, high quality and transparent government.

**PUBLIC NOTIFICATION:**

Through the normal agenda process.

**Prepared by:** Patricia A. Vazquez, City Clerk

**Fiscal Impact Reviewed by:** Michelle Bannigan, Finance Director

**Approved by:** Hannah Shin-Heydorn, City Manager

**Attachment:**

A. Cypress College Foundation Save the Date/Sponsorship Opportunities



SATURDAY  
MARCH 11, 2023  
DISNEYLAND HOTEL

# SAVE THE DATE

Register early - [www.AmericanaAwards.org](http://www.AmericanaAwards.org)


Presenting Sponsor



Title Sponsor



## Step 1: Select Registration Options

Registration Options  Contact Information  Verification  Payment 

### Registration for Credit Card Payment Only

**If you'd like to pay by check, please [click here to register](#).**



## Platinum Sponsor \$20,000

Registration for 10. Full-page color donor acknowledgment in superior location in Americana Program, recognition on website and during the event. Identified on Cypress College marquee.



## **President's Circle Sponsor \$15,000**

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Registration for 10. Full-page color donor acknowledgment in prime location in Americana Program, recognition on website and during the event. Includes all Corporate Level President's Circle Benefits for year-long recognition and events.



## **Patriot Sponsor \$10,000**

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Registration for 10. Full-page color donor acknowledgment in prime location in Americana Program, recognition on website and during the event.



## **Founder Sponsor \$5,000**

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Registration for 10. Full-page color donor acknowledgment in Americana Program, recognition on website and during the event.



## **Benefactor Sponsor \$3,500**

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Registration for 10. Half-page color donor acknowledgment in Americana Program.

☐☐

**Spirit Sponsor \$2,000**

Full-page color donor acknowledgment in Americana Program.

☐

**Patron Sponsor \$1,000**

Half-page color donor acknowledgment in Americana Program.

☐

**Star Sponsor \$850**

Registration for two and Americana Program listing.

☐



☐

## Individual Registration \$300

One Americana registration. Includes free self-parking.

Quantity

0 x =

☐

## Individual Registration (Cypress College Employees)

For Cypress College employees and a significant other. Includes free self-parking.

# of Individual Tickets

0 x =

☐

## Would you like to make an additional donation?

Amount

☐ \$1,000

☐ \$100

☐ \$500

☐

☐ \$250

Contact us at:

Cypress College Foundation  
9200 Valley View Street  
Cypress, CA 90630  
[foundation@cypresscollege.edu](mailto:foundation@cypresscollege.edu)

### **Privacy Policy**

We take precautions to protect your information. We collect credit card or bank account information, names, addresses, and other data related to your transaction when you make a payment through our site. We use this information to process your payment.

### **Terms/Conditions**

By submitting your payment, you authorize us to charge the account above for the amount specified in the *Transaction Amount* field. Account information for Recurring Pledges/Monthly Giving is encrypted and stored securely via SafeSave™ for automatic processing of your future payments. Notify us at anytime if you wish to discontinue your pledge.



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