



GEN INFO

October 7, 2021



The City Manager's Report is intended only to keep the City Council current concerning ongoing and potential future matters. Much of the information contained in this Report is preliminary and subject to change. In particular, information concerning potential land use and/or economic development projects is to be considered tentative and preliminary (and in some cases may be speculative), subject both to change and to all future City review and approval processes. Nothing in this Report constitutes evidences or implies City approval of any such project, nor City acceptance of any proposed terms of any agreement, contract or understanding referred to in this Report. All such matters remain fully subject to all normal City approval processes, up to and including public meetings and/or public hearings before the Planning Commission and/or City Council, at future dates.

Pictured: Audience members at the Pacific Symphony's Symphony on the Go! event watching the performance



GEN INFO REPORT

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REDISTRICTING 2021

Re-Drawing District Maps

On November 28, 2017, the City Council adopted an ordinance establishing four City Council Districts for a bi-district electoral system. Per legislation, California public agencies are required to redraw district lines every ten years following the decennial census. In anticipation of the release of the 2020 US Census data and the mandated requirement to reassess district boundary lines, a Request for Proposals (RFP) to solicit proposals for the purpose of obtaining the services of a demographer to prepare redistricting maps depicting electoral district lines was advertised. Staff reviewed the RFP's submitted and on August 24, 2021, the City

entered into an agreement with Best Best & Krieger LLP ("BB&K") to provide mapping and demographic services related to redistricting.

The City will hold the first redistricting public hearing on Tuesday, November 23, 2021 at 6:45 PM at Stanton City Hall. The first public hearing represents the first of two required Public Hearings to be held prior to the preparation of draft district maps. In addition, the City will have the opportunity via the City's website to provide information on the redistricting process to the community and invite public input. Draft district maps created by BB&K along with submitted draft maps

by members of the public will be presented to the City Council and community during subsequent Public Hearings (schedule listed below).

The City will be inviting resident input and providing information on the redistricting process to the community via the City's website, the 2021 Winter/Spring Community News and Activities Guide, Stanton Central Park, Family Resource Center, Stanton Post Office, city electronic reader boards, and the City's various social media channels.



1

**TUES, NOV 23, 2021
6:45 PM**

*Standard City Council
Meeting Date*

- Introduce the Council and Community to the redistricting process
- Hear City Council / public input on redistricting process
- General Overview of the redistricting process
- Communities of Interest
- Public Mapping Tools
- Presentation of Preliminary Census Data

2

**THU, DEC 16, 2021
5:00 PM**

Special Meeting

- Further opportunity for City Council/ public to comment on redistricting
- Release of mapping tools
- Launch of MapStanton.org website
- Provide information on the deadline to submit maps

3

**TUE, JAN 25, 2022
6:45 PM**

*Standard City Council
Meeting Date*

- First consideration of draft maps
- Draft maps available for public review
- If no changes and a map is selected from presented proposed maps the schedule with move as proposed
- If not, an additional public hearing will be added to the schedule (reintroduction of revised maps)

4

**TUES, FEB 22, 2022
6:45 PM**

*Standard City Council
Meeting Date*

- Second consideration of proposed draft maps from public hearing # 3
- Introduction of Ordinance approving proposed districts, the final map, and sequencing of districts

5

**TUES, MAR 8, 2022
6:30 PM**

*Standard City Council
Meeting Date*

- Final adoption of Ordinance approving Districts, maps, and sequencing.

HUMAN RESOURCES & RISK MANAGEMENT

Congratulations, Jason!

Since he joined the City earlier this year in January, Jason Huynh has been volunteering his time as an Intern for the City Manager's office and has been instrumental in the research and implementation of the American Rescue Plan Act (ARPA). Effective September 27, Jason became gainfully employed by the City as a full-time Management Analyst. This position is limited term and fully funded by ARPA.

Recruitment

The full-time Public Works Inspector position for the Public Works Department will remain open until filled with a first review of applications on October 13.

A recruitment for two full-time/limited-term Outreach Coordinators for the Public Safety Services Department opened on Tuesday, August 3. These are both limited-term positions funded by the American Rescue Plan Act (ARPA). The two selected candidates have successfully completed all pre-employment requirements and start dates have been confirmed for the week of October 25.

A recruitment for a full-time Assistant Planner for the Community Development Department opened on Thursday, August 26 in an effort to fill the vacancy due to former Assistant Planner Jennifer Ash's resignation. The closing date was on Thursday, September 16.

Applications have been reviewed and written assessments/interviews are being conducted.

A part-time Parking Control/Code Enforcement Specialist position to fill the current vacancy due to William Torres' resignation closed on Wednesday, September 22. Applications are currently under review.

A recruitment for a full-time/limited-term Departmental Assistant position for the Community Development Department opened on Thursday, August 26 and closed on Wednesday, September 15. Applications have been reviewed and written assessments/interviews are being conducted.

A recruitment for a full-time/limited-term Planning Manager position for the Community Development Department opened on Tuesday, August 31 and

closed on Wednesday, September 22. Applications have been reviewed and staff is in the process of scheduling interviews.

A recruitment for a full-time/limited-term Senior Accounting Technician for the Finance Department opened on Wednesday, September 1 and remains open until filled with a first review date of applications on Monday, September 20. Applications have been reviewed and staff is in the process of scheduling interviews.

The recruitment for several temporary part-time Recreation Leaders remains open until filled. The City will continue to accept employment applications and hold interviews until all vacancies are filled.

A part-time volunteer Intern position for the Finance Department remains open until filled.

Health Benefits Open Enrollment

Open Enrollment for CalPERS Medical, Delta Dental, Metlife, VSP, Lincoln Financial, Pets Best, Wage Works, and AFLAC is being held from Monday, September 20 to Thursday, October 14, with the new rates and enrollment changes taking effect January 1, 2022. This is the only time of the year staff have the opportunity to enroll or make changes to their health coverage.

PLEASE WELCOME...



JOSE CORONEL RIVERA

*Recreation Leader
Community Services*

Jose Coronel Rivera joined the City on Monday, September 27 as a part-time/temporary Recreation Leader for the Community Services Department. Jose is also currently a student at Fullerton College.

MEETINGS & EVENTS

- Oct 6 Planning Commission
- Oct 12 City Council
- Oct 18 Parks & Recreation Commission
- Oct 20 Planning Commission
- Oct 23 **Community Clean-Up & Shred Day Stanton Park**
- Oct 26 City Council
- Oct 27 Public Safety Committee
- Oct 30 **Halloween Festival Stanton Central Park**
- Nov 3 Planning Commission
- Nov 9 City Council
- **Nov 11 Veterans Day**
- Nov 15 Parks & Recreation Commission
- Nov 17 Planning Commission
- Nov 23 City Council
- Dec 1 Planning Commission
- **Dec 9 Christmas Tree Lighting**
- Dec 14 City Council
- Dec 15 Planning Commission
- Dec 20 Parks & Recreation Commission



FINANCE

Michelle Bannigan, Finance Director

FISCAL YEAR-END INFORMATION

Preparing for Audit

The Finance Department staff is working diligently to finalize preparation for the audit of the City's financial statements for the Fiscal Year Ended June 30, 2021, which is scheduled to begin on October 18. This audit will include an audit performed in accordance with *Office of Management and Budget Circular A-133* (also known as a "Single Audit") of the City's expenditures of federal awards. The City spent approximately \$1.7 million in federal expenditures during Fiscal Year 2020/21. The City's last single audit was performed for Fiscal Year 2017/18.

Each year, HdL, Coren & Cone ("HdL") provides statistical information about the City's property taxes and demographics. Some of this information is reported in the "statistical section" of the City's Annual Comprehensive Financial Report (ACFR). Staff has attached a complete copy of the information from HdL for City Council information.



COMMUNITY DEVELOPMENT

Jennifer Lilley, Community and Economic Development Director



CONSTRUCTION UPDATE

KB Home, 10871 Western Avenue

The construction team is currently framing the 3rd floor on the final 3 rows of homes. They have applied the stucco and begun painting the interiors of the 2nd and 3rd rows of homes while installing the plumbing and electrical in the middle section of homes.

VRV, 12736 Beach Boulevard

The construction team is currently Framing the 4th floor of the residential section north of the parking structure. The plumbing and electrical crews are currently installing their rough plumbing and wiring materials on floors 1-3. This past week the team has been preparing the foundation of the commercial and residential mix-use portion to the west and south of the parking structure. Bio-filtration boxes have been installed at the south end of the property for the site drainage to filter through. The final section of the 7th level of the parking has been poured and they are continuing on the exterior block walls of the parking structure.

SEPTEMBER BUILDING PERMIT SUMMARY

	Sep 2021	Sep 2020	Fiscal YTD	2020 Fiscal YTD
Permits Issues	108	90	278	298
Inspections	343	436	949	1219
Plan checks	48	47	166	111

PLANS IN REVIEW

12331-12435 Beach Boulevard

The 321-unit multi-family apartment community that was approved by City Council on September 22, 2020 has submitted grading plans for the development. The plans are currently under review by staff.

10871 Western Avenue

The 40 unit detached condominium project that was approved by City Council on April 28, 2020 has submitted for a monument sign for the development. The sign is currently under review by staff.

COMMUNITY SERVICES

Zenia Bobadilla, Community Services Director

ADMINISTRATION



Community Services staff members, Ann Nguyen and Doris Lyon waiting to enter the Be Well facility.

BE WELL FACILITY TOUR

Visiting Orange County's First Mental Health & Substance Use Treatment Center



On Wednesday, October 6, the Community Services team and Outreach Coordinators toured the Be Well OC campus in Orange. This collaborative brings together public, private, academic, faith-based and other organizations to create a community-wide, coordinated ecosystem to support optimal mental health. City Staff met with Be Well CEO, Marshall Moncrief, for a tour of the campus and overview of the client experience. This was a great opportunity for our staff to learn about the opportunities available to our residents and the evolving efforts to address the issues facing our communities.

STANTON COLLABORATIVE

The Stanton Collaborative met in person on Monday, September 27 at 12:30pm at City Hall. OCSD Captain Nathan Wilson spoke on the Behavioral Health Bureau and how they are addressing residents experiencing homelessness or a mental health crisis. The meeting was attended by 40 community partners, 28 in-person and 12 via Zoom.

PLEASE JOIN US

Halloween Festival

*Saturday, October 30
Stanton Central Park*



Our Halloween Festival will be held on Saturday, October 30 at Stanton Central Park from 4-8pm. This year, we are excited to bring back the in-person festival and enjoy an evening of games, entertainment, costume contests, food and a howling good time!

RECREATION



Symphony on the Go!

On Friday, September 24, Pacific Symphony's "Symphony on the Go!" was held at Stanton Central Park. Symphony on the Go! is a mobile community concert experience. The event was attended by 80 community members who enjoyed wonderful weather and great music.

Stanton Central Park

Picnic Shelters continue to be booked every weekend for birthday parties and other celebrations, keeping the park busy and bustling. Beginning in November, the park will close at 6pm on weekends to accommodate the upcoming time change.



Images taken at the Symphony on the Go! event.

Turning Silver into Gold

Senior Conference

The Turning Silver into Gold conference, held on Friday, September 24, was a huge success! 180 seniors from across Orange County joined the virtual conference in real time to learn about valuable senior related topics such as how to optimize aging, the importance of life-long learning, arts and culture, and how to navigate dating. The conference was recorded and will be made available for viewing online for those who were unable to make it that day.

Paint Day

"Reverse" Excursion

We are excited to welcome back Stanton Wine and Design on Monday, October 25, for a fun filled paint day. Our seniors will have the opportunity to paint a beautiful Fall themed design and enjoy light refreshments.

Food Distribution

Meals on Wheels continues to supply food for our clients on Tuesday and Thursday morning. Please see our total numbers for the month of September:

- MoW Grab N Go: **5,046 meals**
- MoW Home Delivered Meal Program Meals: **456**
- MoW Senior Participants: **902**
- MoW NEW Senior Participants: **6**
- Second Harvest Food Bank: **810 households served**



Wine & Design instructor teaches Stanton seniors

SENIOR SERVICES

Youth Action Coalition Conference

Stanton participated in the FaCT Youth Conference on Saturday, October 2 at Manzanita Park. Over 55 middle and high school students participated from various Family Resource Centers in Orange County. Speakers included Dr. Cholula, clinical psychologist, Joanne Chung from OCAPICA, JC Cubias entertainer, Azul Porras youth leader and Dr. Nadia Zepeda, Chicano Studies professor CSUF.



Youth Programs

Staff is preparing and planning our October Kid's Night Out scheduled at the FRC on Friday, October 22. Participants will enjoy Halloween-themed activities and finish the night with a movie. Kid's Night Out is currently full with a total of 20 participants enrolled.

In-person math tutoring for our elementary-aged youth began on Friday, October 1 with a total of 9 participants. YLOC is still accepting participants until we get a total of 20 participants.

Total Service Enrollment:

- Math Tutoring: **9**
- Counseling Services: **89 Sessions**
- Personal Empowerment Program: **10**
- Case Management: **24**
- Family Support Services: **27**
- Parenting Education: **14**
- Information and Referral Services: **309 individuals**



Stanton youth members at the Youth Action Coalition Conference.

Information & Referral Services

Staff continues to receive calls for our Mental Health Services and diaper distribution. Our Family Support Advocate, Lizbeth Bugarin, is currently setting up intake appointments from our counseling waitlist. Parenting classes will be put on hold and any clients interested will be put on an interest list.

Community Engagement Advisory Committee

16 CEAC members attended the CEAC meeting on Monday, October 4. Joanne Chung from OCAPICA did a presentation on Self Care and spoke on the importance of knowing where you are in your life. The next CEAC meeting will be on Monday, October 18.

Meetings

On Wednesday, September 29 the FRC hosted the first GRIP meeting of the fiscal year. GRIP meetings consist of Principals from nearby schools, Case Managers from Waymakers and the Friendly Center, and officers from the District Attorney's office, Garden Grove and Stanton. DDA Cliff Page from the DA's Office did a presentation on gangs in Orange County.

PUBLIC WORKS & ENGINEERING

Joe Ames, Public Works Director & City Engineer

FY 20/21 CITYWIDE STREET IMPROVEMENT PROJECT

Update

The FY 20/21 Citywide Street Improvement Project consists of a grind and overlay or slurry seal treatment on several arterials and residential streets throughout the city. This week, Public Works worked with Tait & Associates to design the proposed replacement of asphalt pavement on Orangewood east of Western Avenue that serves as the primary exit for CR&R's Recycling Facility. Shockingly, after a geotechnical engineer took a sample boring of the existing roadway, the structural cross-section of the existing pavement was 4" thick asphalt concrete (AC) over 4" thick aggregate base (AB). This type of cross-section is customarily used for light-duty shopping center parking lots and not roadways. The new section of pavement will likely be 7" AC/9" AB. These changes are part of the Public Works Director's efforts to make worthwhile changes to the project's scope of work to expend a growing surplus of funds available in the City's Senate Bill 1 account. Other such changes include the addition of a crosswalk on Village Center Drive and the construction of new curb, gutter, and sidewalk on Garden Grove Boulevard near Court Street, which is currently missing these improvements.



Sidewalk in Stanton

RED CURB PAINTING

Progress Update

The Public Works staff started repainting red curbs on September 23rd. The project will take several weeks and staff will paint as their time allows. Staff has already painted approximately 4,800 linear feet of red curb in residential areas. However, all the City's reserves of red paint have been temporarily depleted and Public Works is waiting on the City's paint supplier for more paint. Delivery of red paint is expected in two weeks. The supplier's lack of paint is tied to the nationwide shortage of paint.

VILLAGE CENTER DRIVE

"Traffic Study"

After City Council provided direction to City staff at the September 28th public hearing, the Public Works Director/City Engineer is completing a "traffic study" related to the proposed angled parking for Village Center Drive. Results are planned to be presented at the October 26th City Council meeting.

SPLASH PAD MAINTENANCE

Update

With the existing water splash pad play equipment maintenance contract expiring soon, Public Works released a request for proposals for maintenance of the splash pads at Central Park and Harry M. Dotson Park. Proposals are due to Public Works on the revised date of Monday, October 25th.

PUBLIC SAFETY SERVICES

James Wren, Public Safety Services Director

OUTREACH EFFORTS

Homelessness Updates



Homeless Encampment



- The Outreach Coordinators engaged two elderly participants experiencing homelessness at Stanton Park. Upon first contact, the Outreach Coordinators were able to provide emergency motel assistance to the participants, providing them with immediate shelter. Additionally, the Outreach Coordinators collaborated with Jamboree Housing to facilitate supportive housing services for the elderly individuals. This collaboration has led to the participants being housed at Stanton Inn where they will receive additional supportive services that include housing, case management, and medical care.
- Based on a referral from city staff, the Outreach Coordinators received a call for assistance regarding a severely disabled individual who needed medical aid. The Outreach Coordinators immediately began the evaluation process to provide the individual with connection to the county's mobile medical team for immediate treatment. The mobile response team treated

and transported the individual to a higher level of care. The Outreach Coordinators collaborated with a Recuperative Care Case Manager with the support of the medical response team to have the participant assessed by a physician. Once the participant was evaluated, he was deemed appropriate for recuperative placement. The participant is now receiving wrap-around service through a recuperative care agency.

- OCSD's HLO engaged an individual searching for shelter after recently becoming homeless in a neighboring city. OCSD was able to verify the participant's ties to North Orange County, allowing the Outreach Coordinator to place the participant into a shelter the same day.
- As a result of establishing a relationship with the business community, the Outreach Coordinators are able to provide daily assistance regarding homeless individuals and the associated debris.

CODE ENFORCEMENT

Automotive Uses

Public Safety staff continues improving the conditions of various automotive uses in the city. Staff started by addressing the establishments on Beach Boulevard. Improvements have been made and the establishments that have not addressed the issues as requested are receiving fines. The effort is expanding to include additional locations throughout the city. The main issue typically involves locations that is storing an excessive number of vehicles outside that violate their conditional use permits.



Oversized Vehicle Warning Signs

Warning signs were placed on all oversized vehicles in the city to inform the owners of the upcoming regulations. Another round of warning signs will be distributed shortly. Positive impact to this new ordinance can be observed as many oversized vehicles are now leaving the City.

Union Pacific Railroad

A scheduled clean-up of various railroad lines is set for the end of the week. By eliminating overgrown bushes that can serve as a screen to enforcement officials, these operations are critical to maintaining the railroads in a manner that doesn't encourage homeless encampments.



ATTACHMENTS

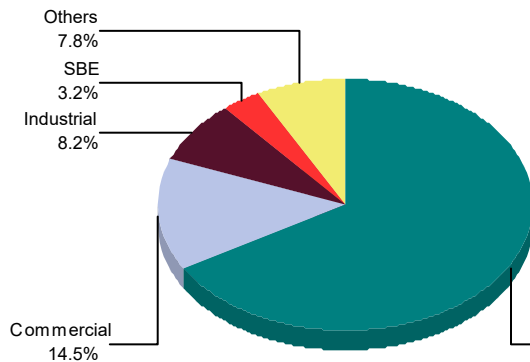
THE CITY OF STANTON

2020/21 USE CATEGORY SUMMARY

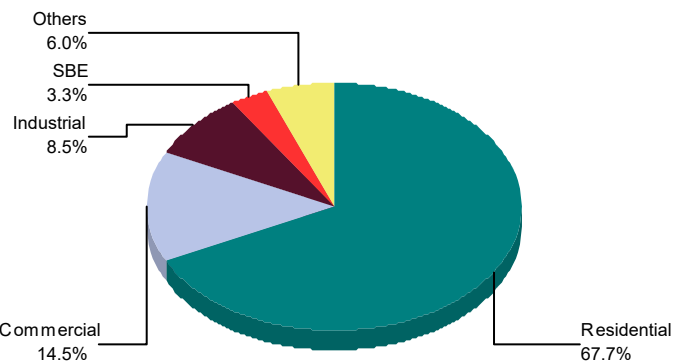
BASIC PROPERTY VALUE TABLE

Category	Parcels	Assessed Value	Net Taxable Value
Residential	5,750	\$2,287,811,623 (66.3%)	\$2,230,544,646 (67.7%)
Commercial	346	\$499,994,606 (14.5%)	\$477,372,689 (14.5%)
Industrial	197	\$283,111,457 (8.2%)	\$280,554,182 (8.5%)
Vacant	97	\$42,034,524 (1.2%)	\$40,345,334 (1.2%)
Exempt	318	\$70,352,301 (2.0%)	\$0 (0.0%)
SBE Nonunitary	[4]	\$109,371,470 (3.2%)	\$109,371,470 (3.3%)
Cross Reference	[1,432]	\$67,531,096 (2.0%)	\$66,011,410 (2.0%)
Unsecured	[817]	\$90,157,676 (2.6%)	\$90,154,637 (2.7%)
TOTALS	6,708	\$3,450,364,753	\$3,294,354,368

ASSESSED VALUE

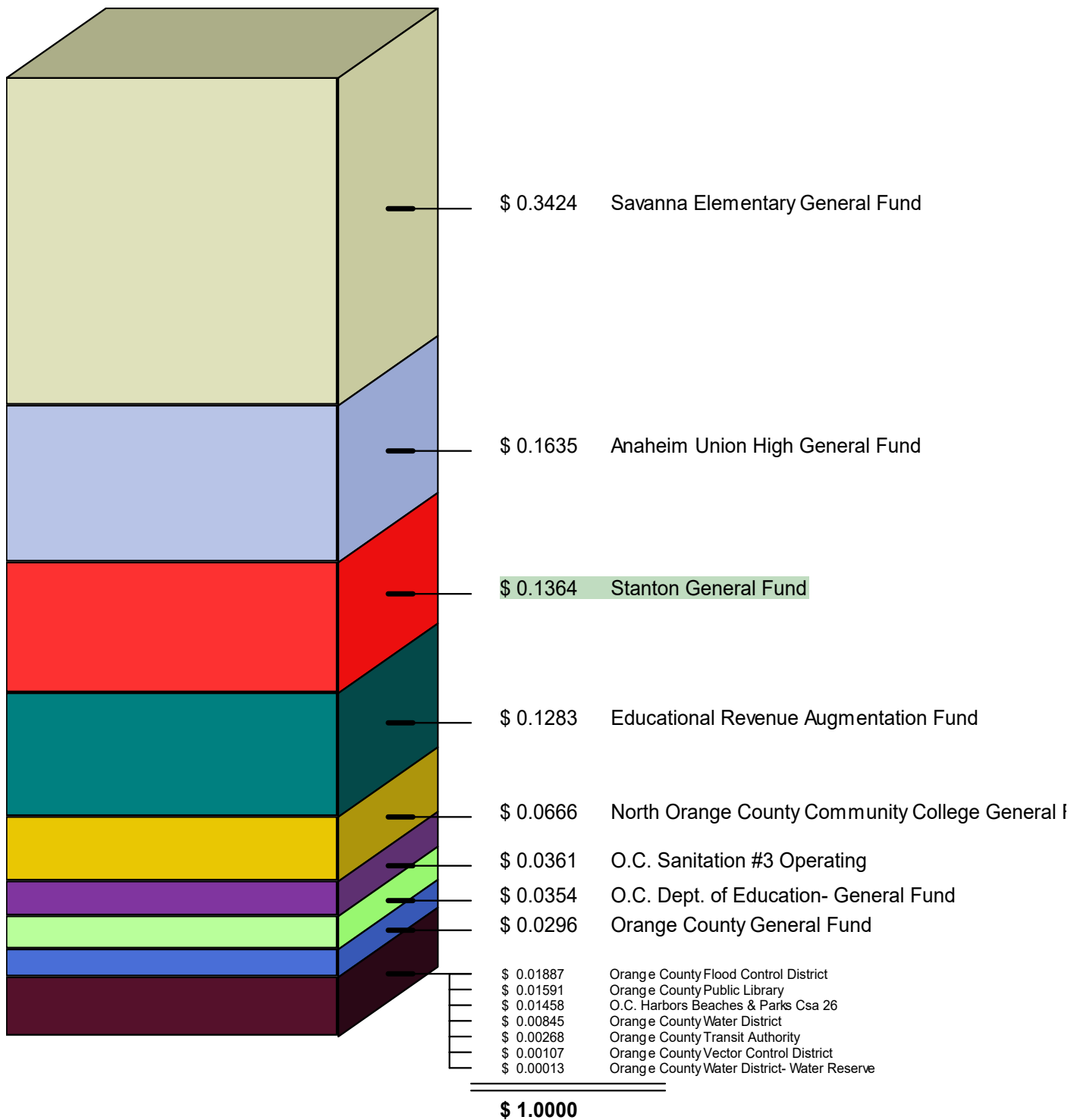


NET TAXABLE VALUE



THE CITY OF STANTON

PROPERTY TAX DOLLAR BREAKDOWN



ATI (Annual Tax Increment) Ratios for Tax Rate Area 17114, Excluding Redevelopment Factors & Additional Debt Service

Data Source: Orange County Assessor 2020/21 Annual Tax Increment Tables

Prepared On 8/31/2021 By MV

This report is not to be used in support of debt issuance or continuing disclosure statements without the written consent of HdL, Coren & Cone

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2020/21 ROLL SUMMARY

Taxable Property Values

	Secured	Nonunitary Utilities	Unsecured
Parcels	6,390	4	817
TRAs	85	3	57
Values			
Land	2,053,070,784	1,254,528	2,682,827
Improvements	1,072,784,460	108,116,942	35,589,424
Personal Property	49,689,194	0	51,885,425
Fixtures	4,938,868	0	0
Aircraft	0	0	0
Total Value	\$3,180,483,306	\$109,371,470	\$90,157,676
Exemptions			
Real Estate	82,265,753	0	75,914
Personal Property	1,041,880	0	-72,875
Fixtures	2,347,412	0	0
Aircraft	0	0	0
Homeowners*	22,975,633	0	-21,958
Total Exemptions*	\$85,655,045	\$0	\$3,039
Total Net Value	\$3,094,828,261	\$109,371,470	\$90,154,637

Combined Values	Total
Total Values	\$3,380,012,452
Total Exemptions	\$85,658,084
Net Total Values	\$3,294,354,368
Net Aircraft Values	\$0

* Note: Homeowner Exemptions are not included in Total Exemptions

Totals do not Include Aircraft Values or Exemptions

Data Source: Orange County Assessor 2020/21 Combined Tax Rolls
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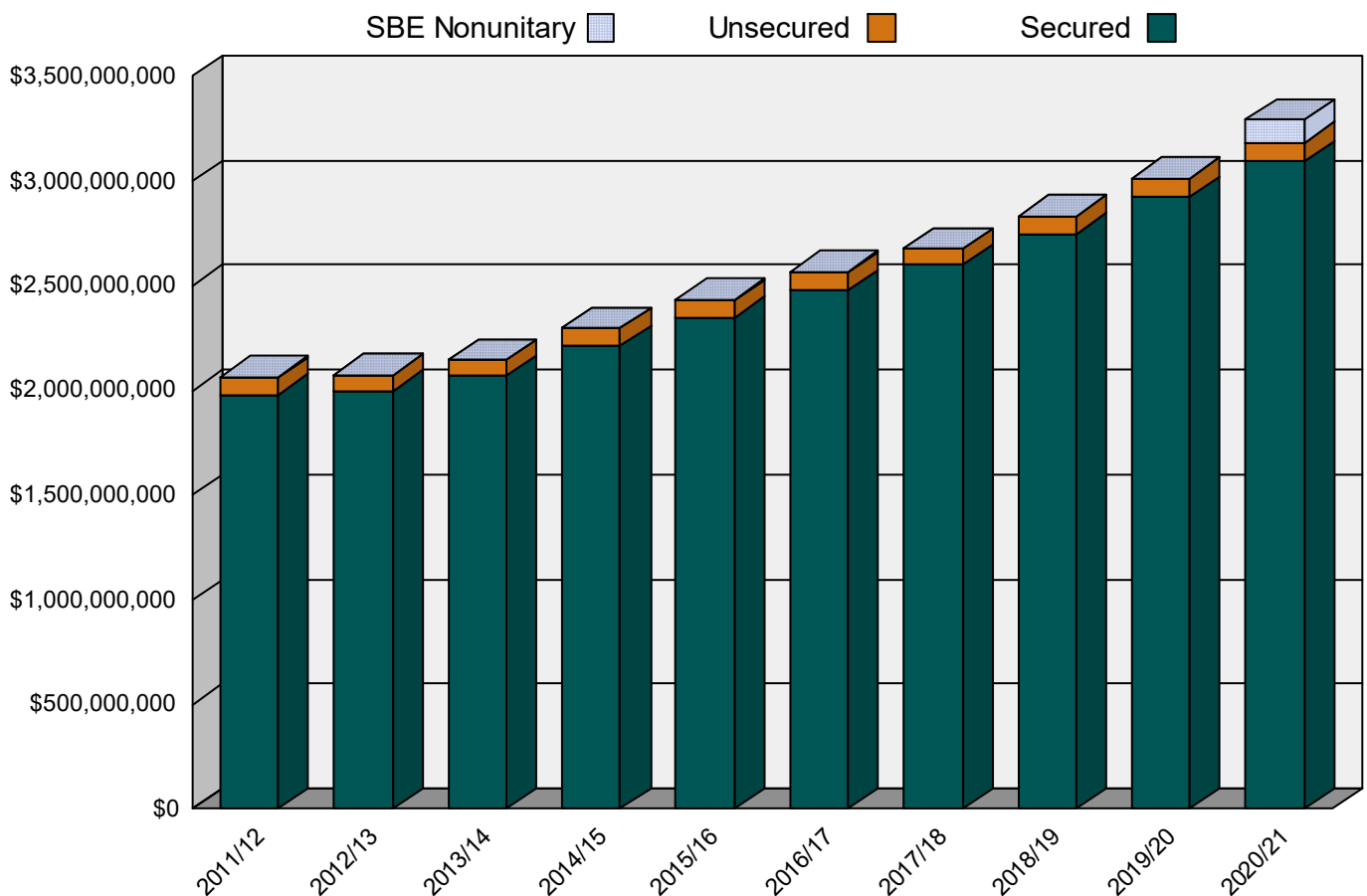
Prepared On 8/31/2021 By MV

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NET TAXABLE ASSESSED VALUE HISTORY

2011/12 - 2020/21 Taxable Property Values

Lien Year	Secured	Unsecured	SBE Nonunitary	Net Total AV	% Change
2011/12	\$1,980,529,187	\$82,102,752	\$660,696	2,063,292,635	
2012/13	\$2,000,075,395	\$72,992,374	\$683,892	2,073,751,661	0.51%
2013/14	\$2,071,295,894	\$74,077,519	\$683,892	2,146,057,305	3.49%
2014/15	\$2,214,412,598	\$83,903,715	\$683,892	2,299,000,205	7.13%
2015/16	\$2,350,786,879	\$81,734,117	\$683,892	2,433,204,888	5.84%
2016/17	\$2,479,654,413	\$85,973,515	\$683,892	2,566,311,820	5.47%
2017/18	\$2,602,487,171	\$75,734,712	\$683,892	2,678,905,775	4.39%
2018/19	\$2,747,551,906	\$85,797,799	\$1,254,528	2,834,604,233	5.81%
2019/20	\$2,921,963,120	\$91,619,048	\$1,254,528	3,014,836,696	6.36%
2020/21	\$3,094,828,261	\$90,154,637	\$109,371,470	3,294,354,368	9.27%
				Average % Change	6.39%



* Net AV changes less than two percent are in purple font. Negative Net AV percent changes are in red.

Data Source: Orange County Assessor 0/ - 2020/21 Combined Tax Rolls

Prepared On 8/31/2021 By MV

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ASSESSED VALUE OF TAXABLE PROPERTY

2011/12 - 2020/21 Taxable Property Values

Category	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Residential	1,412,486,883	1,421,491,859	1,476,697,727	1,584,068,454	1,696,460,861	1,790,600,015	1,890,989,881	1,996,947,191	2,097,676,177	2,230,544,646
Commercial	311,659,012	319,407,114	328,567,359	341,767,400	349,814,302	368,568,338	384,557,020	406,865,123	440,078,627	477,372,689
Industrial	190,812,281	195,178,781	200,754,638	212,163,441	226,895,320	239,444,903	240,982,492	250,850,809	265,892,392	280,554,182
Govt. Owned						598,997	610,976			
Miscellaneous								623,195		
Vacant	15,458,812	15,176,688	16,918,522	23,899,227	21,288,267	22,126,100	24,271,780	28,702,826	54,299,209	40,345,334
SBE Nonunitary	660,696	683,892	683,892	683,892	683,892	683,892	683,892	1,254,528	1,254,528	109,371,470
Cross Reference	50,112,199	48,820,953	48,357,648	52,514,076	56,328,129	58,316,060	61,075,022	63,562,762	64,016,715	66,011,410
Unsecured	82,102,752	72,992,374	74,077,519	83,903,715	81,734,117	85,973,515	75,734,712	85,797,799	91,619,048	90,154,637
Exempt	[61,790,100]	[68,208,043]	[71,826,358]	[72,130,807]	[73,571,931]	[71,560,968]	[74,438,849]	[75,287,037]	[68,972,890]	[70,352,301]
TOTALS	2,063,292,635	2,073,751,661	2,146,057,305	2,299,000,205	2,433,204,888	2,566,311,820	2,678,905,775	2,834,604,233	3,014,836,696	3,294,354,368
Total Direct Rate	0.58707	0.58962	0.13707	0.13703	0.13701	0.13698	0.13695	0.13994	0.13991	0.14007

Notes:

Exempt values are not included in Total.

In 1978 the voters of the State of California passed Proposition 13 which limited taxes to a total maximum rate of 1%, based upon the assessed value of the property being taxed. Each year, the assessed value of property may be increased by an "inflation factor" (limited to a maximum of 2%). With few exceptions, property is only reassessed as a result of new construction activity or at the time it is sold to a new owner. At that point, the property is reassessed based upon the added value of the construction or at the purchase price (market value) or economic value of the property sold. The assessed valuation data shown above represents the only data currently available with respect to the actual market value of taxable property and is subject to the limitations described above.

THE CITY OF STANTON

2020/21 TOP TEN PROPERTY TAXPAYERS

Top Property Owners Based On Net Values

Owner	Secured			Unsecured			Combined		Primary Use & Primary Agency
	Parcels	Value	% of Net AV	Parcels	Value	% of Net AV	Value	% of Net AV	
1) STANTON ENERGY RELIABILITY CENTER LLC	2	\$108,116,942	3.37%				\$108,116,942	3.28%	Utility Successor Agency
2) C R AND R INC (Pending Appeals On Parcels)	8	\$51,028,567	1.59%	4	\$3,833,494	4.25%	\$54,862,061	1.67%	Industrial Successor Agency
3) BRIARWOOD SQUARE LP	1	\$44,835,840	1.40%				\$44,835,840	1.36%	Residential Successor Agency
4) ARROWHEAD APARTMENT INVESTMENT LLC	4	\$30,614,463	0.96%				\$30,614,463	0.93%	Residential Successor Agency
5) 12131 BEACH BOULEVARD OWNER LLC	1	\$23,009,160	0.72%				\$23,009,160	0.70%	Commercial Successor Agency
6) BROOKFIELD VILLAGE WAY LLC	12	\$22,374,410	0.70%				\$22,374,410	0.68%	Vacant Successor Agency
7) GARDEN TERRACE MHC LLC	2	\$21,420,000	0.67%	1	\$11,500	0.01%	\$21,431,500	0.65%	Commercial Successor Agency
8) STANTON CAPITAL LP	1	\$20,024,994	0.62%				\$20,024,994	0.61%	Commercial Successor Agency
9) ICON OWNER POOL 1 LA BUSINESS PARKS LLC	3	\$19,244,619	0.60%				\$19,244,619	0.58%	Industrial Successor Agency
10) CONTINENTAL GARDENS LP (Pending Appeals On Parcels)	2	\$18,615,680	0.58%				\$18,615,680	0.57%	Residential Successor Agency
Top Ten Total	36	\$359,284,675	11.21%	5	\$3,844,994	4.26%	\$363,129,669	11.02%	
City Total		\$3,204,199,731			\$90,154,637		\$3,294,354,368		

Top Owners last edited on 7/28/21 by krodriquez using sales through 06/30/21 (Version R.1)

Data Source: Orange County Assessor 2020/21 Combined Tax Rolls and the SBE Non Unitary Tax Roll

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Prepared On 8/31/2021 By MV

THE CITY OF STANTON

2011/12 TOP TEN PROPERTY TAXPAYERS

Top Property Owners Based On Net Values

Owner	Secured			Unsecured			Combined		Primary Use & Primary Agency
	Parcels	Value	% of Net AV	Parcels	Value	% of Net AV	Value	% of Net AV	
1) C R AND R INC (Pending Appeals On Parcels)	8	\$35,489,101	1.79%	9	\$11,047,670	13.46%	\$46,536,771	2.26%	Industrial Successor Agency
2) CP BRIARWOOD LLC	1	\$27,366,614	1.38%	1	\$30,176	0.04%	\$27,396,790	1.33%	Residential Successor Agency
3) ARROWHEAD APARTMENT INVESTMENTS LLC	4	\$19,646,832	0.99%				\$19,646,832	0.95%	Residential Successor Agency
4) WALTON CWCA HOOVER 52 LLC	3	\$18,703,927	0.94%				\$18,703,927	0.91%	Industrial Successor Agency
5) CONTINENTAL GARDENS LP (Pending Appeals On Parcels)	2	\$15,890,817	0.80%				\$15,890,817	0.77%	Residential Successor Agency
6) FAIRCREST INC	1	\$12,318,560	0.62%	1	\$33,453	0.04%	\$12,352,013	0.60%	Residential Successor Agency
7) MIDEB NOMINEES INC	1	\$12,125,010	0.61%				\$12,125,010	0.59%	Commercial Successor Agency
8) SHAPELL COMMERCIAL AND INDUSTRIAL	2	\$11,933,707	0.60%				\$11,933,707	0.58%	Commercial Successor Agency
9) SHUMAN GILBERT R TRUST %PLAZA ON THE BLV (Pending Appeals On Parcels)	6	\$11,096,263	0.56%				\$11,096,263	0.54%	Commercial Successor Agency
10) KATELLA 111 PARTNERS LLC	1	\$10,090,114	0.51%				\$10,090,114	0.49%	Commercial Successor Agency
Top Ten Total	29	\$174,660,945	8.82%	11	\$11,111,299	13.53%	\$185,772,244	9.00%	
City Total		\$1,981,189,883			\$82,102,752		\$2,063,292,635		

Top Owners last edited on 7/28/21 by krodriquez using sales through 06/30/12 (Version R.1)

Data Source: Orange County Assessor 2011/12 Combined Tax Rolls and the SBE Non Unitary Tax Roll

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Prepared On 8/31/2021 By MV

THE CITY OF STANTON

DIRECT & OVERLAPPING PROPERTY TAX RATES

(RATE PER \$100 OF TAXABLE VALUE)

Last 10 Fiscal Years										
Agency	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21
Basic Levy¹	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000	1.00000
Anaheim High School District	0.02678	0.02858	0.02620	0.02412	0.04948	0.04259	0.02211	0.04244	0.03968	0.03971
Coast Community College District	0.01754	0.01881	0.02899	0.03015	0.03092	0.03116	0.03145	0.03052	0.03100	0.03181
Garden Grove Unified School District	0.02483	0.03135	0.03703	0.04148	0.04656	0.04487	0.07454	0.06848	0.06922	0.06956
Magnolia School District	0.02326	0.02493	0.02737	0.02497	0.02349	0.02552	0.02849	0.02859	0.02722	0.02714
Metropolitan Water District	0.00370	0.00350	0.00350	0.00350	0.00350	0.00350	0.00350	0.00350	0.00350	0.00350
N. Orange County Community College	0.01742	0.01902	0.01704	0.01704	0.03043	0.02885	0.02927	0.02829	0.02409	0.03198
Savanna Elementary	0.02767	0.05976	0.05557	0.05443	0.05501	0.05948	0.06115	0.06086	0.06132	0.06481
Total Direct & Overlapping² Tax Rates	1.14120	1.18595	1.19570	1.19569	1.23939	1.23597	1.25051	1.26268	1.25603	1.26851
City's Share of 1% Levy Per Prop 13³	0.10940	0.10940	0.10940	0.10940	0.10940	0.10940	0.13645	0.13645	0.13645	0.13645
Voter Approved City Debt Rate										
Redevelopment Rate⁴	1.00370									
Total Direct Rate⁵	0.58707	0.58962	0.13707	0.13703	0.13701	0.13698	0.13695	0.13994	0.13991	0.14007

Notes:

¹In 1978, California voters passed Proposition 13 which set the property tax rate at a 1.00% fixed amount. This 1.00% is shared by all taxing agencies for which the subject property resides within. In addition to the 1.00% fixed amount, property owners are charged taxes as a percentage of assessed property values for the payment of any voter approved bonds.

²Overlapping rates are those of local and county governments that apply to property owners within the City. Not all overlapping rates apply to all property owners.

³City's Share of 1% Levy is based on the City's share of the general fund tax rate area with the largest net taxable value within the City. The ERAF portion of the City's Levy has been subtracted where known.

⁴Redevelopment Rate is based on the largest RDA tax rate area and only includes rate(s) from indebtedness adopted prior to 1989 per California State statute. RDA direct and overlapping rates are applied only to the incremental property values. The approval of ABX1 26 eliminated Redevelopment from the State of California for the fiscal year 2012/13 and years thereafter.

⁵Total Direct Rate is the weighted average of all individual direct rates applied by the City/Agency preparing the statistical section information and excludes revenues derived from aircraft. Beginning in 2013/14 the Total Direct Rate no longer includes revenue generated from the former redevelopment tax rate areas. Challenges to recognized enforceable obligations are assumed to have been resolved during 2012/13. For the purposes of this report, residual revenue is assumed to be distributed to the City/Agency in the same proportions as general fund revenue.

Data Source: Orange County Assessor 2011/12 - 2020/21 Tax Rate Table

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Prepared On 8/31/2021 By MV

THE CITY OF STANTON

DIRECT & OVERLAPPING DEBT AS OF JUNE 30, 2021

	Gross Bonded Debt Balance	Percent Applicable To City	Net Bonded Debt
Overlapping Debt			
615.02 ANAHEIM HIGH 2002 BOND SERIES 2003	16,674,352	3.300	550,319
618.01 N O C COMM COLL 2002 BOND SER#2003B	32,652,160	1.802	588,374
621.01 COAST COMM COLL 2002 BOND SER 2003A	2,192,934	0.467	10,249
631.02 ANAHEIM HIGH 2002 BOND SERIES 2002A	34,504,603	3.300	1,138,787
6AJ.01 N O C COMM COLL 2002 BOND 2005 REFUNDING	41,788,006	1.802	752,998
6AK.01 MAGNOLIA SCH DIST-2000 BOND #2005R	4,885,000	16.896	825,354
6AR.01 COAST COMM COLL 2002 BOND SER 2006B	104,684,831	0.467	489,258
6AS.01 COAST COMM COLL 2002 BOND SER 2006C	211,770,000	0.467	989,735
6BF.01 SAVANNA ELEM-2008 BOND SERIES A	5,989,721	32.480	1,945,438
6BN.01 GARDEN GROVE USD, 2010, SR A	656,550	5.546	36,415
6BR.01 GARDEN GROVE USD, 2010, SR B	114,445,000	5.546	6,347,646
6CC.01 MAGNOLIA SD 2010 BOND, SR 2011	6,013,305	16.896	1,015,988
6CM.01 SAVANNA SD GO BOND, 2008 EL, SER B	7,199,252	32.480	2,338,288
6CP.01 SAVANNA ELEM-2012 EL,SERIES A	27,543,945	32.480	8,946,164
6CW.01 COAST COMM COLL 2012 BOND SR 2013 A&B	161,215,000	0.467	753,460
6CY.01 GARDEN GROVE USD, 2010 EL, SR C	200,935,000	5.546	11,144,780
6DF.01 ANAHEIM HIGH GO EL 2014, SR 2015	47,045,000	3.300	1,552,670
6DG.01 N O C COMM COLL 2014 BOND SR 2016A	35,650,896	1.802	642,410
6DJ.01 MAGNOLIA SD 2010 BOND, SR 2016	5,835,000	16.896	985,863
6DL.01 COAST COMM COLL 2012 BOND SER 2016C	10,815,000	0.467	50,545
6DR.01 GARDEN GROVE USD 2016, SR 2017	72,200,000	5.546	4,004,544
6DS.01 COAST COMM COLL 2012, SR 2017D	278,250,000	0.467	1,300,438
6ED.01 ANAHEIM HS SR 2018 EL 2014	71,290,000	3.300	2,352,850
6EQ.01 GARDEN GROVE USD 2016, SR 2019	75,000,000	5.546	4,159,845
6EU.01 N O C COMM COLL 2014 BOND SR B	129,733,719	1.802	2,337,732
6EX.01 ANAHEIM HS EL 2014 SR 2019	96,545,000	3.300	3,186,364
6EY.01 COAST COMM COLL 2012 BOND SER 2019F	167,996,253	0.467	785,153
6Z1.01 MAGNOLIA SD 2010 BOND, SR 2013	3,450,000	16.896	582,901
*C55.14 METROPOLITAN WATER DISTRICT	5,385,044	0.498	26,840
Total Overlapping Debt			59,841,408

2020/21 Assessed Valuation: \$1,006,662,569 After Deducting \$2,287,691,799 Incremental Value.

Debt To Assessed Valuation Ratios:	Direct Debt	0.00%
	Overlapping Debt	5.94%
	Total Debt	5.94%

*This fund is a portion of a larger agency, and is responsible for debt in areas outside the city.

This report reflects debt which is being repaid through voter-approved property tax indebtedness. It excludes mortgage revenue, tax allocation bonds, interim financing obligations, non-bonded capital lease obligations, and certificates of participation, unless provided by the city.

Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the city. The percentage of overlapping debt applicable is estimated by using taxable assessed values. Applicable percentages were estimated by determining the portion of another governmental unit's taxable assessed value that is within the city's boundaries and dividing it by each unit's total taxable assessed value.

Data Source: HdL Coren & Cone, Orange County Assessor and Auditor Combined 2020/21 Lien Date Tax Rolls
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Prepared On 8/31/2021 By MV

THE CITY OF STANTON

DIRECT & OVERLAPPING DEBT AS OF JUNE 30, 2012

	Gross Bonded Debt Balance	Percent Applicable To City	Net Bonded Debt
Overlapping Debt			
615.02 ANAHEIM HIGH 2002 BOND SERIES 2003	25,934,352	3.021	783,499
618.01 N. OC COMMUNITY COLLEGE 2002 BOND SERIES #2003B	44,823,851	1.708	765,758
621.01 COAST COMMUNITY COLLEGE 2002 BOND SER. 2003A	63,673,867	0.448	285,380
625.01 N. OC COMMUNITY COLLEGE 2002 BOND SERIES #2002A	3,339,525	1.708	57,052
631.02 ANAHEIM HIGH 2002 BOND SERIES 2002A	73,604,603	3.021	2,223,658
6AJ.01 N. OC COMMUNITY COLLEGE 2002 BOND 2005 REFUNDING	153,442,396	1.708	2,621,367
6AK.01 MAGNOLIA SCHOOL DISTRICT-2000 BOND #2005R	8,120,000	14.661	1,190,491
6AQ.01 ANAHEIM HIGH 2002 BOND SERIES 2006C	10,535,000	3.021	318,271
6AR.01 COAST COMMUNITY COLLEGE 2002 BOND SER. 2006B	143,989,831	0.448	645,347
6AS.01 COAST COMMUNITY COLLEGE 2002 BOND SER. 2006C	110,140,169	0.448	493,637
6BF.01 SAVANNA ELEMENTARY 2008 BOND SER A & B & 2012	41,988,731	31.308	13,145,967
6BN.01 GARDEN GROVE UNIFIED 2010 SERIES A	10,400,160	5.372	558,722
6BR.01 GARDEN GROVE USD 2010 SERIES B	118,100,000	5.372	6,344,619
6CC.01 MAGNOLIA SCHOOL DISTRICT 2010 BOND, SERIES 2011	6,498,305	14.661	952,731
*C55.14 METROPOLITAN WATER DISTRICT DEBT	39,848,053	0.251	99,988
Total Overlapping Debt			30,486,485

2011/12 Assessed Valuation: \$959,161,297 After Deducting \$1,104,131,338 Incremental Value.

Debt To Assessed Valuation Ratios:	Direct Debt	0.00%
	Overlapping Debt	3.18%
	Total Debt	3.18%

*This fund is a portion of a larger agency, and is responsible for debt in areas outside the city.

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Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the city. The percentage of overlapping debt applicable is estimated by using taxable assessed values. Applicable percentages were estimated by determining the portion of another governmental unit's taxable assessed value that is within the city's boundaries and dividing it by each unit's total taxable assessed value.

Data Source: HdL Coren & Cone, Orange County Assessor and Auditor Combined 2011/12 Lien Date Tax Rolls
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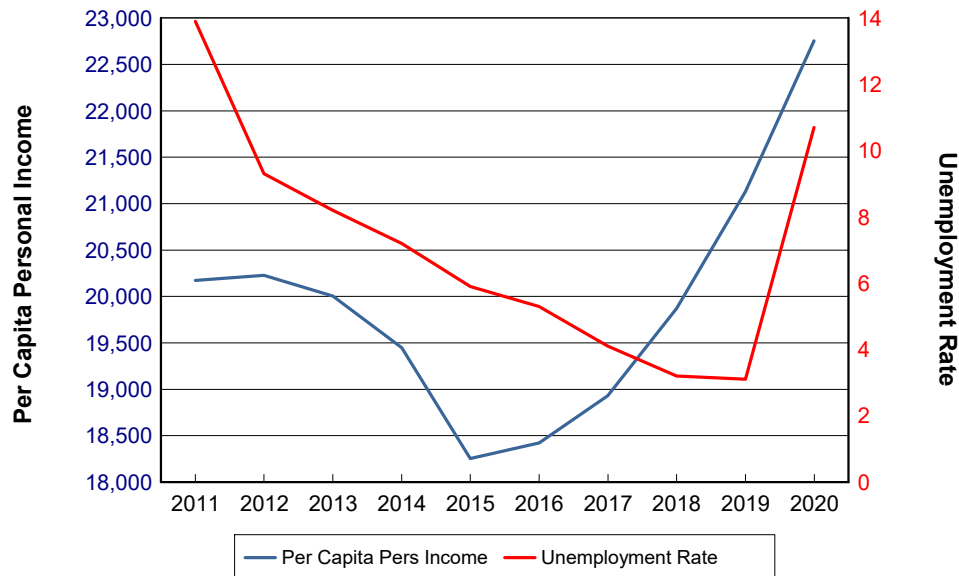
Prepared On 8/31/2021 By MV

THE CITY OF STANTON

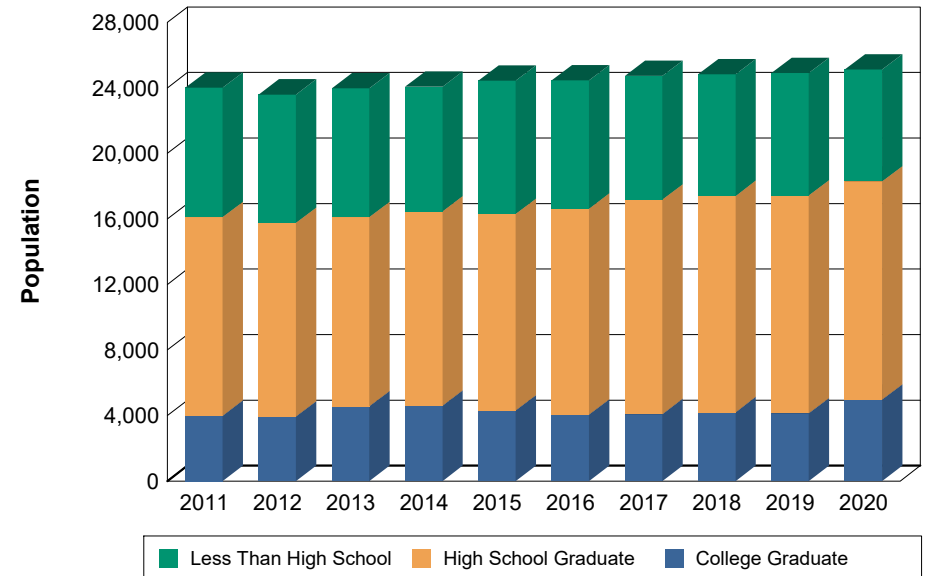
DEMOGRAPHIC AND ECONOMIC STATISTICS

Calendar Year	Population	Personal Income (In Thousands)	Per Capita Personal Income	Unemployment Rate	Median Age	% of Pop 25+ with High School Degree	% of Pop 25+ with Bachelor's Degree
2011	38,498	\$776,659	\$20,174	13.9%	33.9	67.1%	16.6%
2012	38,764	\$784,118	\$20,228	9.3%	32.7	66.8%	16.7%
2013	38,963	\$779,377	\$20,003	8.2%	33.6	67.2%	19.0%
2014	38,954	\$757,616	\$19,449	7.2%	33.7	68.4%	19.1%
2015	39,751	\$725,662	\$18,255	5.9%	34.3	66.7%	17.6%
2016	39,611	\$729,707	\$18,421	5.3%	33.5	68.0%	16.6%
2017	39,470	\$747,172	\$18,930	4.1%	34.4	69.5%	16.5%
2018	39,307	\$781,143	\$19,872	3.2%	34.5	70.1%	16.9%
2019	39,077	\$825,807	\$21,132	3.1%	34.5	70.0%	16.6%
2020	39,573	\$900,452	\$22,754	10.7%	34.9	72.8%	19.8%

Personal Income and Unemployment



Education Level Attained for Population 25 and Over



Notes and Data Sources:

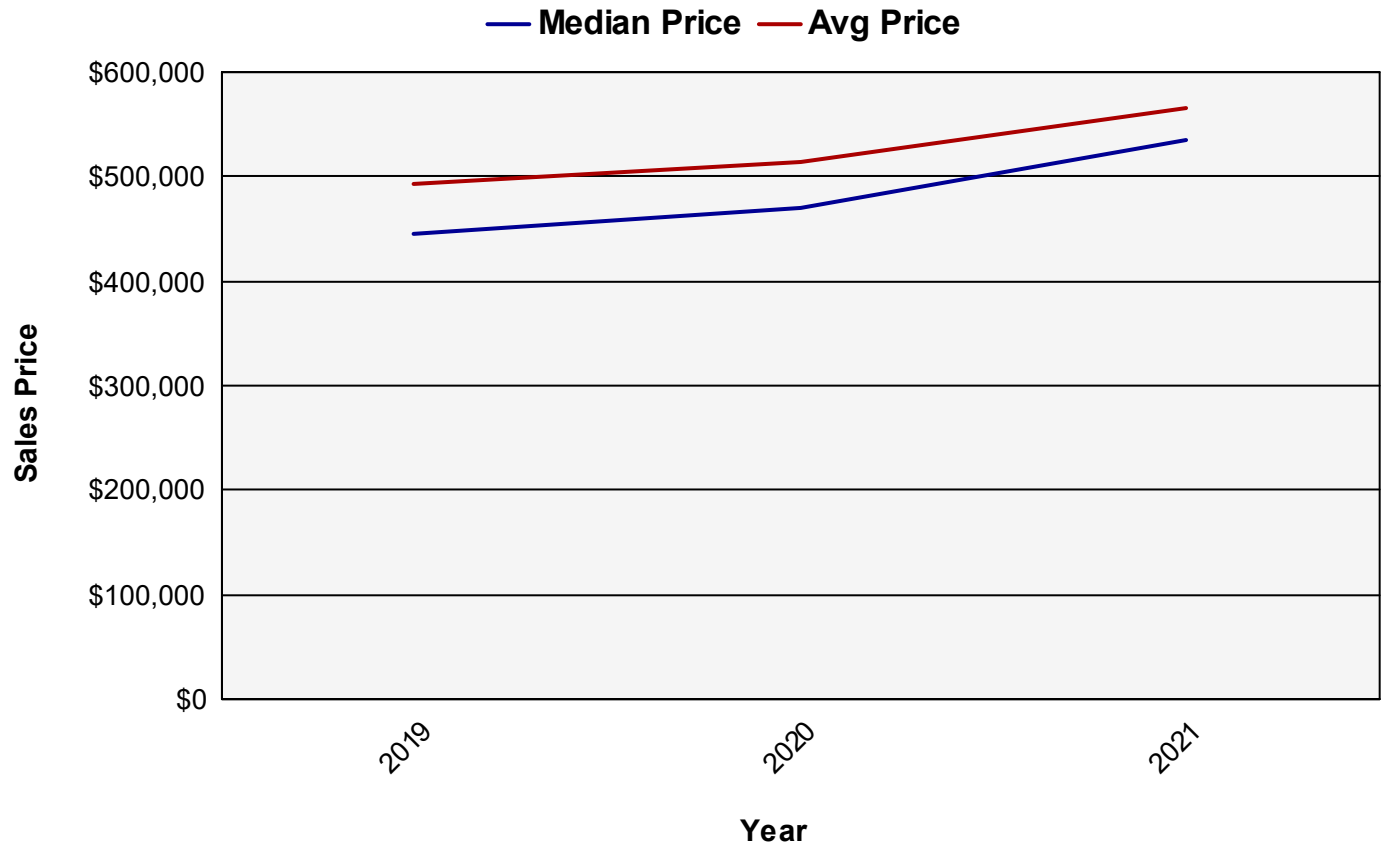
Population: California State Department of Finance. Unemployment Data: California Employment Development Department
 2000-2009 Income, Age, and Education Data: ESRI - *Demographic Estimates are based on the last available Census.* Projections are developed by incorporating all of the prior census data released to date. Demographic Data is totaled from Census Block Groups that overlap the City's boundaries
 2010 and later - Income, Age and Education Data - US Census Bureau, most recent American Community Survey

THE CITY OF STANTON

SALES VALUE HISTORY

Single Family Residential Full Value Sales (01/01/2019 - 7/31/2021)

Year	Full Value Sales	Average Price	Median Price	Median % Change
2019	221	\$492,201	\$445,000	
2020	227	\$514,793	\$470,000	5.62%
2021	186	\$564,780	\$535,000	13.83%



*Sales not included in the analysis are quitclaim deeds, trust transfers, timeshares, and partial sales.

Data Source: Orange County Recorder

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Prepared On 8/31/2021 By MV

CITY OF STANTON

TOP 25 SALES TAX PRODUCERS

FOR FISCAL YEAR 2011-12

Business Name	Business Category
5 Star Homes	Trailers/RVs
Arco AM PM	Service Stations
Berri Brothers Gas Station	Service Stations
California Motors Direct	Used Automotive Dealers
Cameron Welding Supply	Heavy Industrial
Chem Mark	Repair Shop/Equip. Rentals
Chevron	Service Stations
Food 4 Less	Grocery Stores
Ford Wholesale	Building Materials
Home Depot	Building Materials
JB Lumber	Building Materials
Katella Plywood & Lumber	Building Materials
Maxim Gas	Service Stations
Orco Block	Contractors
Park Avenue	Fine Dining
Pick Your Part Auto Wrecking	Automotive Supply Stores
Resource Building Materials	Building Materials
Robostation Shell	Service Stations
Sams Club	Discount Dept Stores
Shell	Service Stations
Smart & Final	Grocery Stores
Stanton 76	Service Stations
Teletron	Electronics/Appliance Stores
United Oil	Service Stations
Yardley Orgill	Light Industrial/Printers

Percent of Fiscal Year Total Paid By Top 25 Accounts = 59.86%

* Firms Listed Alphabetically
Period: July 2011 Thru June 2012

Printed 07/28/2021

Sources: State Board of Equalization, California Department of Taxes and Fees Administration, State Controller's Office, The HdL Companies

CITY OF STANTON

TOP 25 SALES TAX PRODUCERS

FOR FISCAL YEAR 2020-21

Business Name	Business Category
5 Star Homes	Trailers/RVs
American Camper Shells	Trailers/RVs
Arco AM PM	Service Stations
Berri Brothers Gas Station	Service Stations
California Motors Direct	Used Automotive Dealers
Cameron Welding Supply	Heavy Industrial
Chevron	Service Stations
Custom Pipe & Coupling	Heavy Industrial
Field Time Target & Training	Sporting Goods/Bike Stores
Food 4 Less	Grocery Stores
Ford Wholesale	Building Materials
Home Depot	Building Materials
In N Out Burger	Quick-Service Restaurants
JB Lumber	Building Materials
Katella Plywood & Lumber	Building Materials
Orco Block	Contractors
Pick Your Part Auto Wrecking	Automotive Supply Stores
Premium Finance	Used Automotive Dealers
Raising Cane's	Quick-Service Restaurants
Resource Building Materials	Building Materials
Shell	Service Stations
Smart & Final	Grocery Stores
Stanton 76	Service Stations
Super King Market	Grocery Stores
Walmart Neighborhood Market	Grocery Stores

Percent of Fiscal Year Total Paid By Top 25 Accounts = 57.60%

* Firms Listed Alphabetically
Period: July 2020 Thru March 2021

Printed 07/28/2021

Sources: State Board of Equalization, California Department of Taxes and Fees Administration, State Controller's Office, The HdL Companies

City of Stanton
Taxable Sales by Category
Last Ten Calendar Years
(in thousands of dollars)
Adjusted for Economic Data

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Apparel Stores	\$ 1,968	\$ 2,029	\$ 2,212	\$ 2,005	\$ 2,086	\$ 2,139	\$ 2,099	\$ 1,876	\$ 2,036	\$ 1,618
Food Stores	11,420	11,465	15,779	19,144	19,767	20,393	20,140	21,130	22,181	24,604
Eating and Drinking Places	42,018	44,051	46,456	49,232	51,250	51,562	50,870	52,819	59,027	61,110
Building Materials	52,511	53,748	57,970	59,226	63,454	63,844	66,823	64,400	67,351	75,960
Auto Dealers and Supplies	31,905	37,912	40,019	44,232	46,101	47,269	49,065	59,314	61,772	59,710
Service Stations	62,729	69,508	66,144	64,013	55,523	50,409	56,716	63,330	65,302	53,994
Other Retail Stores	53,866	55,207	56,884	59,188	57,272	57,347	63,519	48,121	37,837	31,999
All Other Outlets	<u>78,696</u>	<u>85,360</u>	<u>97,606</u>	<u>102,963</u>	<u>103,122</u>	<u>109,851</u>	<u>110,502</u>	<u>110,317</u>	<u>120,228</u>	<u>139,942</u>
Total	<u>\$ 335,114</u>	<u>\$ 359,280</u>	<u>\$ 383,070</u>	<u>\$ 400,002</u>	<u>\$ 398,575</u>	<u>\$ 402,813</u>	<u>\$ 419,735</u>	<u>\$ 421,306</u>	<u>\$ 435,734</u>	<u>\$ 448,937</u>

Sources: State Board of Equalization, California Department of Taxes and Fees Administration, State Controller's Office, The HdL Companies

Note: Due to confidentiality issues, the names of the ten largest revenue payers are not available. The categories presented are intended to provide alternative information regarding the sources of the City's revenue.