

City of Santa Paula

City Council

MAYOR LESLIE CORNEJO
VICE MAYOR PEDRO A. CHAVEZ
COUNCILMEMBER JENNY CROSSWHITE
COUNCILMEMBER CARLOS JUAREZ
COUNCILMEMBER ANDY SOBEL



CITY COUNCIL REGULAR MEETING OF THE SANTA PAULA CITY COUNCIL

WEDNESDAY, AUGUST 7, 2024

6:30 PM - City Council Regular Meeting

SANTA PAULA CITY HALL
970 VENTURA STREET
SANTA PAULA, CA 93060

JULIE LATSHAW, CITY CLERK
DAN SINGER, CITY MANAGER
MONICA CASTILLO, CITY ATTORNEY

CITY COUNCIL REGULAR MEETING

You are invited to participate in all Regular City Council meetings. Agendas are posted in the front of Santa Paula City Hall, 970 Ventura Street, Santa Paula, 72 hours in advance of the scheduled meetings. The City Council's regular meetings start at 6:30 p.m. the first and third Wednesday of each month in the City Hall Council Chambers located at 970 Ventura Street in Santa Paula. Special and Closed Sessions vary by date and time.

HOW TO PARTICIPATE IN PERSON DURING THE MEETING: If you wish to speak at a City Council meeting, please fill out a **Public Comment Form** noting your name and address and submit the form to the City Clerk. Include the Agenda item number, when appropriate. **Public comments are limited to 3 minutes.**

1. **Items Not on the Agenda:** If you wish to discuss an item which is not scheduled on the Agenda, you may address the City Council during *Public Comment*. Please realize that due to the limitations placed on the City Council by provisions of the *California Government Code*, the City Council ordinarily cannot take action on any item that is not on the agenda. Because of these restrictions, expect that matters that you identify during public comment may be referred to staff or considered on a future agenda.
2. **Agenda Items:** Items being considered by the City Council may appear on the Consent Calendar, as an Action Item, or as a Public Hearing. Public comments on each type of item are handled differently, as explained below:
 - a. For items appearing on the Consent Calendar, please submit a Public Comment Form before the Council takes action on the Consent Calendar. Items that receive a Public Comment Form may be pulled from the Consent Calendar by the Mayor and discussed separately by the City Council.
 - b. For items appearing as an Action Item, the Mayor will announce the Agenda item and request the staff report, the staff member responsible will give a brief summary of the report; the City Council will have an opportunity to ask questions of staff; members of the public will be given an opportunity to comment on the item and ask additional questions (all members of the public should speak directly into the microphone at the speaker's platform); and the City Council will discuss the item and then take appropriate action.
 - c. For items on which a Public Hearing is scheduled, the Mayor will open the public hearing and receive the staff report; members of the public will be given an opportunity to comment on the item and ask additional questions (all members of the public should speak directly into the microphone at the speaker's platform); the City Council will discuss the item; and the Mayor will close the public hearing after City Council action.

HOW TO PARTICIPATE BEFORE THE MEETING: Members of the public are encouraged to submit email correspondence on any agenda item by sending an email to cityclerk@spcity.org. All public correspondence received by 3:00 p.m. (PT) on the meeting date will be provided to the legislative body before the meeting. Public Comments received after 3:00 p.m. will be provided to the legislative body the next day.

Your Participation in this meeting is in the public domain; meetings are cablecast; minutes of this meeting will reflect your participation in this meeting and are posted on the city's website.

PLEASE NOTE: *Be advised that if you bring a legal challenge to an action, you may be limited to raising only those issues you or someone else raised at the meeting described in this Agenda, or in written correspondence delivered to the City Council at or before the meeting. Any action is subject to the ninety-day time period set forth in Code of Civil Procedure § 1094.6.*

*In compliance with the **Americans with Disabilities Act**, if you need special assistance to participate in this meeting, please contact the City Clerk at (805) 933-4208. Notification 48 hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFR 35, 102-35.104 ADA Title II). Written materials distributed to the City Council within 72 hours of the City Council meeting are available for public inspection immediately upon distribution in the City Clerk's office.*

HOW TO VIEW ON YOUR TELEVISION, COMPUTER, OR MOBILE DEVICE: Watch from home live on the local Channel 10, or view the live feed on the city website at the following link: <https://www.spcity.org/523/Public-Meeting-Agendas>

NOTE: Special and Closed Sessions are not recorded and not available on Channel 10 or live feed on the city website.

REGULAR MATTERS - COUNCIL CHAMBERS

1. CALL TO ORDER

REMINDER: in order to minimize distractions during public meetings, all personal communication devices should be turned off or put in a non-audible mode.

2. INVOCATION

3. FLAG SALUTE

4. ROLL CALL

5. CLOSED SESSION REPORT

6. PUBLIC COMMENT

At this time, members of the public may comment on any item not appearing on the agenda that is within the subject-matter jurisdiction of the City Council. A Public Comment Form must be submitted to the City Clerk prior to the beginning of the Public Comment period in order to be recognized to speak. Individuals submitting Public Comment Forms after the beginning of the Public Comment period will not be allowed to speak at this time, but may be recognized to speak by the Mayor at the conclusion of the meeting. Individual Councilmembers may briefly respond to Public Comments or ask questions for clarification. The City Council may direct staff to report to the City Council on the item at a later meeting. For items appearing on the Agenda, the public will be invited to make comments at the time the item comes up for City Council consideration. If a member of the public wishes to address a Consent Calendar item, please submit a Public Comment Form for that item. It may then be discussed separately by the Council, and the public will be invited to make comments at that time. At all times, please use the microphone and write your name and address on the Public Comment Form provided.

7. PRESENTATIONS

7.A LABOR DAY PARADE PRESENTATION

7.B PUBLIC WORKS DEPARTMENT ACTIVITY REPORT APRIL - JUNE 2024

RECOMMENDATION:

Staff recommends that the City Council:

Receive and file the Public Works Department Report for April – June 2024.

Presented by: Clete J. Saunier, Public Works Director

8. CITY COUNCIL REPORTS

9. CITY MANAGER REPORTS

10. CONSENT CALENDAR

Background information has been provided to the City Council on all matters listed under the Consent Calendar and these items are considered to be routine by the City Council and are normally approved by one motion. If discussion is requested by a Councilmember on any item, or a member of the public wishes to comment on an item, that item may be removed from the Consent Calendar for separate action.

10.A APPROVAL OF MINUTES

- City Council Special Meeting June 19, 2024
- City Council Regular Meeting June 19, 2024
- Joint City Council and Planning Commission June 24, 2024
- City Council Special Meeting July 1, 2024
- City Council Special Meeting July 2, 2024
- City Council Regular Meeting July 2, 2024

RECOMMENDATION:

Staff recommends Council approve minutes.

10.B 2024 CITYWIDE STREET MAINTENANCE CONTRACT AWARD

RECOMMENDATION:

Staff recommends that the City Council:

1. Award a Construction Contract to J & H Engineering General Contractors, Inc. for the construction of the 2024 Citywide Street Maintenance Project in the amount of \$1,771,400.75 and authorize the City Manager to execute the contract in a form approved by the City Attorney;
2. Authorize the City Manager or his designee to approve contract change orders to the Construction Contract as required and verified by staff in an amount not to cumulatively exceed \$177,140 and an allowance of \$88,570 for construction management, inspection, materials testing, and engineering support services for the 2024 Citywide Street Maintenance Project.

11. ACTION ITEMS

11.A APPOINTMENT TO COMMISSIONS AND COMMITTEES

RECOMMENDATION:

Staff Recommends that the City Council:

Consider appointing one applicant to the Senior Advisory Committee.

Presented by: Julie Latshaw, City Clerk

11.B **DESIGNATION OF VOTING DELEGATE FOR THE LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE & EXPO - OCTOBER 16-18, 2024**

RECOMMENDATION:

Staff recommends that the City Council:

Nominate a voting delegate and alternate delegate to participate in the 2024 League of California Cities Annual Conference.

Presented by: Julie Latshaw, City Clerk

11.C **APPROVAL OF FINAL TRACT MAP NO. 6001 - FOOTHILL TRACT - LENNAR HARVEST AT LIMONEIRA PROJECT**

RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt Resolution No. 7534 Approving Final Tract Map Nos. 6001-1 through 6001-14 and Tract No. 6001 Subdivision Improvement Agreement.

Presented by: Clete J. Saunier, Director of Public Works

12. ITEMS FOR FUTURE AGENDAS

12.A **FUTURE AGENDA ITEMS**

RECOMMENDATION:

Staff recommends City Council review future agenda items.

13. ADJOURNMENT

State of California)-

County of Ventura)- ss

City of Santa Paula)-

I declare under penalty of perjury that I posted this City Council Agenda on the bulletin board near the front door of City Hall, 970 Ventura Street, Santa Paula, California.

On _____, at _____ Signed: _____

Julie Latshaw

City Clerk

**CITY OF SANTA PAULA
MEMORANDUM**

To: Honorable Mayor and Members of the City Council

From: Clete J. Saunier, Public Works Director

Subject: PUBLIC WORKS DEPARTMENT ACTIVITY REPORT
APRIL – JUNE 2024

Date: August 7, 2024

RECOMMENDATION:

Staff recommends that the City Council:

Receive and file the Public Works Department Report for April – June 2024.

Presented by: Clete J. Saunier, Public Works Director

CAPITAL IMPROVEMENT PROGRAM (PROJECT ACTIVITY):

FY 2023 – 2024/FY 2024-2025 and Cycle 2 Citywide Street Maintenance Programs

The Street Maintenance Program is an integral component of the Pavement Management Program and consists of applying crack seals, rejuvenator seals, and micro-surfacing to maintain and extend the service life of City streets.

The Harvard Boulevard project features street improvements that include a structural overlay of the existing section of Harvard between Peck Road and 10th Street, following the completion of extensive water and sewer replacement efforts that will significantly disrupt the existing roadway pavement. In addition to the structural overlay of the project area, improvements to sidewalks and curb ramps are proposed along the entire length of the Harvard Boulevard project area. Due to the extensive and costly improvements necessary to complete the Harvard Boulevard project, it is anticipated that the paving portion of this project will constitute the majority of the citywide paving planned for FY 23/24, consistent with the City's Pavement Management Program. The paving work will be preceded by curb ramps construction which will commence in March, 2024, with paving anticipated to start in June and be completed in July.

The current PMP contemplates four (4) 5-year cycles of paving, organized geographically throughout the City. On May 6, 2020, the City Council approved Resolution 7270 adopting the Cycle 1 5-year Pavement Management Plan (FY 2020-2021 to FY 2024-2025) requiring staff to annually update the plan and address the status of road pavement conditions within the City. The City is currently in the 4th year of Cycle 1, and staff is developing

recommendations for both the final year of this first 5-year PMP cycle, as well as the next Cycle of PMP programming.

The FY 2024-2025 PMP was presented to Council in May and approved to move forward to construction in late summer, pending receipt of contractor bids and Council approval of a contract. The preliminary plans for the next 5-year PMP cycle were also presented and received initial guiding comments from Council.

Street Drainage

Streets provide for conveyance of storm drainage from contributory portions of adjacent property, as well as adjacent streets. The drainage capacity of streets is defined by the geometry of each individual street section, including curb height, street width and slope. As the street capacity is reached, catch basins with associated storm drainage pipes are installed. Due to the age and topography of the City, limited storm drainage facilities exist, and most of these systems are in excess of 50 years of age. Much of these existing storm drainage systems consist of corrugated metal pipe (CMP) that has exceeded its useful life. Many of the roadway failures that have been observed in the City are a result of CMP storm drains that have collapsed under the pressure of storm water flow related to the recent winter storms. When storm drains collapse, the only viable repair methodology is excavation and replacement of the entire section of pipe, which is both disruptive to the travelling public and costly to the City.

Due to the age of the drainage infrastructure in the City, staff anticipates a greater need for replacement of the storm drain system. The 6th Street Storm Drain Replacement (View Drive to Virginia Terrace) Project will complete construction in Summer 2024, following the Corporation Street Storm Drain Replacement Project which was completed in late 2023.

Telegraph Road Widening

Currently, Telegraph Road consists of a 4-lane arterial between the Main Street / Harvard Boulevard intersection to 850 feet east of the intersection narrowing down to a 2-lane arterial to Hallock Drive. The City's 2040 General Plan planned classification for Telegraph Road from Harvard/Main intersection to Hallock is a 4-lane boulevard. The implementation requirements for this section of Telegraph Road according to the General Plan include widening the street to 68 feet and restriping it as a 4-lane roadway with a center left-turn lane and buffered Class II bike lanes, as well as curb, gutter, sidewalk and drainage facilities. No parking is recommended along this stretch, as the primary focus is cyclist safety and priority. Multiple development projects are either proposed or underway along or adjacent to Telegraph, and projects abutting the road are required to complete localized widening along their respective road frontage. While the long-term vision contemplates this localized development to gradually and completely widen Telegraph to the General Plan geometry, the near-term conditions will result in piecemeal widening with incomplete vehicle, pedestrian and bicycle improvements. The proposed project will address complete roadway design and construction with available development impact funds to ensure safety, consistency and continuity for the Telegraph Road corridor in the near term. In February of 2024, this project was presented to Council for CIP approval. An RFP for design has been released, and a design consultant is expected to be selected in Summer 2024.

Main/Harvard Blvd/Telegraph Rd Roundabout

On November 16, 2022, staff provided a roundabout presentation which addressed a number of potential intersection locations for roundabouts within the City. Among those considered was the intersection of Main Street, Harvard Blvd, and Telegraph Road. There are several reasons why this intersection was evaluated and deemed viable including:

- There is enough existing right-of-way to accommodate a standard 1-lane roundabout;
- This is a gateway location in the City, with connectivity to both Harvard and Main Street which in turn provide access to the City's downtown core;
- The City recently acquired a property at the western side of the intersection, providing additional flexibility for design, and;
- The intersection in its current configuration contains no safe means of pedestrian crossing, and a roundabout will allow for the safe integration of pedestrian, bicycle and vehicular movements.

This project would support the adopted 2040 General Plan Circulation Element and is a good opportunity to advance the goals for improving traffic circulation and pedestrian safety, reducing greenhouse gases, and improving air quality while providing a more aesthetically pleasing gateway entry into the City.

In February of 2024 this project was presented to Council for CIP approval. An RFP for design has been released, and a design consultant is expected to be selected in Summer 2024.

Community Bike Trail Connectivity Project

The Santa Paula Community Bike/Trail Connectivity Project extension will improve bicycle and pedestrian connectivity throughout the City from the west end of town to the east end. This would include up to 2.5 miles of new Class I bike trails in the City. The City has identified three possible trail extensions that the project team will explore during this project:

- Extend the eastern limit of the existing Class I bikeway from its terminus at 12th and Santa Barbara Street to the planned Santa Paula Street Bridge over Santa Paula Creek, which is currently in final design and permitting with the County. This will provide connectivity between the new 37-acre regional sports park and the Harvest housing development and existing destinations on the west and central portions of the City.
- Create a bike trail/pathway extension from the existing bike trail pathway on N. Peck Road with the City's West End Business Park.
- Create a northern bike trail/pathway extension along the Santa Paula Creek, which would allow those who live in the adjacent neighborhoods to access the City's wider cycling network and key locations, as well as providing a safe alternative to SR150 for north/south bicycle traffic connecting to destinations in either the Harvest development or downtown destinations.

The project is a TDA funded project that will significantly expand the existing City network of pedestrian and bicycle facilities. An RFP for design has been released, and a design consultant is expected to be selected in Summer 2024.

Sidewalks

The recently completed mobility and disabled access survey, conducted in conjunction with the City's disabled access transition planning study identifies deficiencies in sidewalks and associated curb ramps Citywide. These deficiency findings will need to be prioritized and organized to address the recommendations in a structured format that can be implemented on a yearly basis as part of the annual Sidewalk Repair Program. The formalization of these findings will constitute a Sidewalk Master Plan, which will also serve as the public right of way transition plan that addresses disabled accessibility in the City's street system consistent with the ADA and related accessibility standards. Typical deficiencies are uplifted, broken or missing sidewalks, low-hanging branches, utility and signposts that obstruct disabled paths of travel, missing or steeply sloped curb ramps, and other barriers to mobility in public right of way. The significant level of deficiencies identified, together with the ongoing need to upgrade curb ramps in conjunction with annual paving efforts will elevate the required budgetary commitments. Staff plans to release an RFP for the preparation of a Sidewalk Master Plan in Summer 2024, to prioritize and budget the required sidewalk deficiencies throughout the City, and coordinate their repair with other City CIP efforts.

Harvard Boulevard Street/Sewer/Water Improvement Project

The project will improve 1.7 miles of Harvard Boulevard from Peck Road to 10th Street. The project scope includes street improvements for this section of Harvard Boulevard, which include 750,000 SF of pavement, curb ramp reconstruction, and replacement of 9,000 LF of 12" water main and 8,000 Lf of 24" sewer main. The project is currently under construction, with portions of the project water system along Harvard complete, with additional sections between Steckel and Palm, and between Palm and 5th Street nearing completion. Street paving construction began June and was substantially completed in July. Project completion, including all pavement markings and signage is anticipated to be August 2024.

Construction progress updates and critical project notifications (e.g., road closures) continue to be available at the City's dedicated website: www.harvardblvdproject.com

Crosstown Pipeline Project

The project scope will provide a large diameter pipeline to link the wellfield and completed west side reservoir to the main reservoir on 10th Street. The Water Enterprise Fund will fund the project estimated to cost \$6.7M. The current alignment of portions of the pipeline were updated to facilitate a jack and bore style of pipeline installation along Santa Paula Street at State Route 150 (10th Street). This design update is complete and under review by City staff. Supplemental funding will be required to complete the project, and coordination with State and Federal representatives is currently underway to support future construction efforts.

Peck Road Waterline Repair Project

The project will replace a damaged section of City water main located under a portion of the Peck Road Drain and adjacent to Ventura County railroad right of way. The project anticipates a jack-and-bore style of pipe installation to avoid damage to the box-culvert drain facility, owned by Ventura County Watershed Protection District. The project was expected to commence construction in March 2024. The project's contractor encountered technical issues regarding high groundwater and jack and bore requirements and requested contractual relief from the City. Staff is in the process of closing out the initial contract and will plan to re-bid the project in the Fall of 2024.

Mesa Tanks Replacement Project

Construction of the project to replace the two aging aboveground steel water tanks with two new water storage tanks is currently underway. Construction of the East Tank is completed and in service as of January 2024. Construction of the West Tank commenced in February 2024, with overall project completion anticipated for Summer 2024. The project will improve water system condition and reliability, and address State regulatory compliance.

Crosswalks and Crosswalk Safety

The Crosswalk Safety Improvement Program (CSIP) is an on-going capital improvement program to maintain or replace crosswalk warning lights, striping and curb ramps in accordance with disabled access regulations, inclusive of pedestrian safety and conspicuity treatments that include curb extensions, raised crosswalks and warning signage. Four locations on Main Street (Lucada, Cameron, South 4th Streets and Dean Drive) were released for bid March 2024 and are anticipated to commence construction in late Summer 2024. Existing crosswalks on Harvard at Laurie Lane and 5th Street are being either repaired or upgraded to address pedestrian safety at these locations. Staff is coordinating three locations on SR 150 with Caltrans for construction in FY 2024/2025. Collaborative efforts between the Caltrans design and construction team and the City to coordinate the SR 150 crosswalks at Oakdale, Virginia Terrace and Ventura Streets with their comprehensive rehabilitation project set to commence in 2025. Construction on these locations will likely occur, pending Caltrans permitting, in late Spring or Summer 2025.

Overhead Power and Communications Lines/Rule 20 Undergrounding

SCE has an established fund that provides for underground conversion of existing overhead utility lines and supporting pole structures. Staff received notification from SCE that as of June 13, 2023 the California Public Utilities Commission (CPUC) issued a decision that discontinues the Rule 20 funding program, and that no further credits would be provided towards the City's fund balance, which currently stands at \$1,109,596. Further, the City is required to form an Underground Utility District (UUD) by Council resolution prior to April 30, 2025 to specify the extents of the area of planned underground conversion in which the funds will be applied. Staff evaluated two areas for potential UUD formation: 10th Street (4 locations) and Telegraph Road between Hallock Drive and the Santa Paula Creek Bridge and presented these areas for Council review and consideration on April 17, 2024. Council directed staff to pursue 10th Street as the selected UUD area and to return to Council with a resolution and Rough Order of Magnitude (ROM) cost estimate at a future public meeting. Staff plans to return to Council in Summer 2024 to formalize the UUD, which will in turn allow SCE to initiate the project.

Traffic Signals

The City's traffic signals and their controllers regulate vehicle and pedestrian movements at some of the City's busier intersections. With the exception of the new signal at Hallock/Telegraph (a developer improvement), all of the City's traffic signals and controllers exceed 50 years of age. The age of traffic signal control systems limits the ability to upgrade to new technology, including bike detection, accessible pedestrian signals, and video detection. Additionally, traffic signal poles, mast arms and signal heads experience damage from vehicles, as well as progressive fatigue due to wind conditions over many years. Upgrades to existing traffic signals become necessary to maintain operation, improve function, and meet current code standards.

Design of a new traffic signal system at the Peck/Harvard/Main intersection is projected for FY 2024-2025. The new traffic signals will improve safety, function and vehicle circulation at this intersection, which is one of the more complicated signalized intersections in the City given the 5-point street configuration, railroad interaction, and geometric challenges. Additionally, the intersection will be designed to accommodate the continuation of the City's Crosstown Bikeway, which currently terminates at the northeast corner of Main Street and Peck Road, to safely convey pedestrians and bicyclists to the southwest to a planned continuation of the City's bikeway to the western City limits. An RFP for design has been released, and a design consultant is expected to be selected in Summer 2024.

Peck/Calpipe Road Extension Project

The project entails the extension of Peck Road south of its intersection with Corporation Street and the easterly extension of Calpipe Road from its intersection with Corporation Alley, to a knuckle where eastbound Calpipe transitions to northbound Peck. The purpose of the project is to improve access to industrial properties located west of Corporation Alley, as well as to the City's Wastewater Reclamation Facility (WRF) and associated facilities. Current access to these properties requires truck traffic to navigate the Corporation Street/Corporation Alley intersection, which has limited clearances for multi-axle vehicles, as well as Corporation Alley, which does not meet City commercial and industrial access width requirements. Todd Lane is a private street, which has insufficient horizontal and vertical clearances at undercrossing SR126 and does not serve as a formal secondary access to the industrial properties in the area south of SR126. The project will formalize access, improve drainage system capacity in the area, and allow for the installation of additional potable water supply piping to improve water system capacity and resilience.

FEMA Floodplain Management Projects

A substantial portion of the City is influenced by flood hazard areas identified by the Federal Emergency Management Agency (FEMA). The areas of flood hazard are mapped on Flood Insurance Rate Map (FIRM) panels that are used by City and FEMA regulators and insurance companies to determine which properties in the City are required to purchase flood insurance. These FIRM panels are updated at intervals as new or updated flood information becomes available. Earlier in 2021, FEMA completed a countywide flood re-study, which resulted in the release of updated flood maps. These preliminary maps presented significant changes to areas of flood hazard in multiple portions of the City, which would have resulted in 600 or more properties being added to the flood hazard boundary unless appealed by the City. City staff worked in tandem with Ventura County Watershed Protection District (County) staff to review the technical studies and mapping and filed an appeal with FEMA. FEMA reviewed the technical data provided, but the lack of an approved maintenance plan by County resulted in the sustaining of the original studies, with the understanding that applications for Letters of Map Revision (LOMRs) could be provided to address specific areas of concern. Updated FEMA flood maps are expected to become effective in Spring/Summer 2024, with the understanding of the following actions on the City's part:

1. The City, working in conjunction with the East Area 1 development team, has prepared a LOMR for Santa Paula Creek to address revisions for this watercourse, which is currently under review by FEMA and nearing approval. The LOMR, once approved will clarify specific areas of flooding concern, particularly west of Santa

Paula Creek, and will largely eliminate the A99 zone designations that currently require property owners to purchase flood insurance. The flood zone designation also adds cost and complexity to the development process, which can include homeowners seeking to make property improvements, including accessory dwelling units (ADUs), as well as commercial business owners planning to expand or redevelop their current properties.

2. The City plans to pursue an improved study for urban portions of the City influenced by Fagan and Adams Canyon and the Peck Road Drain and related overflow drainage and flooding, with associated re-mapping. This updated mapping would then be coordinated with FEMA representatives to address necessary corrections to outdated flood designations and provide relief to property owners where appropriate.
3. The City plans to update the current floodplain management and development process to communicate hazards and development requirements for projects located in currently established flood hazard areas. The City completed an update of the City's Municipal Code and associated provisions that address floodplain development and associated regulation, which was approved by City Council on October 4, 2023.
4. The City's Public Works engineering staff recently engaged the State Department of Water Resources to review the requirements and process for joining the FEMA Community Rating System (CRS) program. This program recognizes communities who are actively involved in improving their floodplain management measures similar to those noted above. The program, once implemented, provides discounted insurance premiums for required flood policies, reducing the financial burden associated with property ownership in flood prone portions of the City.
5. The City plans to update its Master Plan of Drainage to address current areas of drainage issues, flood hazards and associated facility improvement recommendations with cost estimates and priority recommendations. The prior Master Plan was last updated in 2008, and is outdated relative to areas of deficiency, cost estimates and changes in City corporate boundaries. Recommendations may include findings from the Fagan/Adams/Peck Road flood study to improve these facilities to mitigate current contributions to flood hazards due to inadequacies in these facilities. The RFP is expected to be released in Spring/Summer 2024. American Rescue Plan Act (ARPA) funding in the amount of \$150,000 allocated by the City Council on July 7, 2021 may be used to support this effort.

Water Recycling Facility Advanced Water Treatment Facility Project

The project scope includes design and procurement for an Advanced Water Treatment Facility (reverse osmosis process, "AWTF") to manage the City's effluent chloride levels. The facility will be located northeast of and immediately adjacent to the WRF. The estimated total project cost is \$20.34M (including design, construction, and construction contingency).

The City applied for a low-interest loan from Clean Water State Revolving Fund (CWSRF) through the State Water Board Division of Financial Assistance (DFA). City Council authorized execution of the financing agreement for the CWSRF loan for the project at the September 6, 2023 City Council Meeting. Reimbursement requests, which will draw on the

loan, will not be submitted until if and when the City Council approves the AWTF Project for bid. The draft Chloride Source Identification Study was presented to City Council in November 2023. City Council directed staff to move forward with the second phase of the Chloride Study, which involves additional sampling. The collection system sampling has been delayed due to frequency of wet weather events, equipment issues and the inability to access sampling points within the Harvard Boulevard Project construction area. Sampling started in March. Concurrently, the City is developing a Design Refinement Study for the AWTF, which will evaluate the design criteria against more recent water quality data and review the design for potential phasing and optimizations. The outcome of the AWTF Design Refinement Study and the second phase of the Chloride Study will determine the AWTF Project outcome.

City staff presented the Draft AWTF Refinement Study in April 2024. In July 2024, City Council awarded a contract amendment to MKN & Associates to proceed with design modification efforts as outlined in the refinement study. As of June 2024, the final round of sampling locations for the Chloride Study have been determined, with sampling to proceed in July 2024. City staff continues to communicate status updates regarding the AWTF project, Chloride Study and permit compliance with the Los Angeles Regional Water Quality Control Board.

Water Recycling Facility Blower Repairs

The four aeration blowers, three MBR blowers, and three digester blowers, which are used to efficiently operate the WRF have been experiencing intermittent failures for over a year and a half. The blowers, originally installed during construction of the WRF in 2010 are reaching the end of their useful life. The City recently approved a new CIP project which will prioritize the replacement of all 10 blowers over several years. The blowers are necessary to operate the WRF and phased replacement will allow operation to continue while installing new reliable equipment. MKN is currently working on the phasing and preliminary design; construction is anticipated to begin in FY 2024/2025. This project will fully replace the existing ten blowers over the next seven years.

In May 2024, the City of Santa Paula received a used blower as a gift from the City of Lafayette, Colorado. The City of Lafayette had recently upgraded their equipment and was generously offering their older blower at no cost, apart from shipping expenses. This replacement blower is newer than any of the current blowers at the WRF and in good operating condition. Plant staff is working to install this used blower in place of a blower that had previously failed and been removed, providing additional redundancy until the blower replacement CIP can be completed.

Water Recycling Facility Reaction Ammonia Analyzers Replacement

The project consisted of adding ammonia analyzers to the three aerobic basins and modifying the control system to control the blower speed to produce a targeted, low ammonia concentration. Previously the process operated under manual control. This resulted in excess power consumption and excess greenhouse gas emissions, including ammonia into the atmosphere. Ventura County Air Pollution Control District (VCAPCD) staff agreed this project will reduce pollutant and greenhouse gas emissions and agreed to allow the City to offset its outstanding NOV settlement agreement costs with the equivalent in-kind costs for this project contingent upon its completion. The estimated project cost including

engineering design and construction is approximately \$140,000. Funding for this project was allocated at the March 1, 2023 City Council Meeting. Startup and commissioning has been completed by VRSD operations staff, and SCADA integration has also been completed. Installation report and closeout documents were finalized and submitted to VCAPCD and SCE in May and June 2024, respectively. The project has been identified as complete. SCE will be completing a post-installation inspection for the incentives claim in July 2024. The completion of this project satisfies all outstanding NOV settlement issues with the Ventura County Air Pollution Control District.

DIVISION PERFORMANCE REPORTS:

Administration & Engineering Division:

Recruitment:

Isaiah Williams was hired as an Administrative Analyst I - Public Works. He has been assigned to the Public Works Administration and Engineering Division working in customer service. His start date was July 15, 2024. Recruitment notice for the open Management Analyst position closed and upon review of all qualified applicants, Bruce Belluschi was selected for the position. His start date is July 29, 2024. Bruce's primary responsibilities will be monitoring the City's Solid Waste Franchise Agreement with Athens Services and implementing the City's Energy Efficiency Program.

Three-Year Professional Service Agreement Activity FY 23-24:

Vendor Name	Project Description	Contract Budget	FY 23/24 Activity	Encumbrance Balance
Encompass Consulting Group	3-Year Agreement - Civil Engineering Services and Surveying	\$ 167,395.00	\$ 11,207.05	\$ 156,187.95
GSI Water Solutions, Inc.	3-Year Agreement - Groundwater Monitoring	\$ 170,446.00	\$ 170,435.19	\$ 10.81
Jensen Design & Surveying, Inc.	3-Year Agreement - Engineering Design and Land Surveying Services	\$ 62,400.00	\$ 1,005.00	\$ 61,395.00
Larry Walker & Associates	3-Year Agreement - Waste Water Discharge Permit Compliance	\$ 66,000.00	\$ 52,263.00	\$ 13,737.00
M6 Consulting, Inc.	Consulting Services to provide support for the Public Works as Interim City Engineer	\$ 326,015.00	\$ 256,414.81	\$ 69,600.19
MKN Associates, Inc.	Water and Storm water Program - Year 1 of 3 (CIP Rollovers) and Year 2 of 3	\$ 2,334,570.40	\$ 606,133.52	\$ 1,728,436.88
MKN Associates, Inc.	3-Year Agreement - Water and Waste Water Engineering Services	\$ 50,000.00	\$ 21,017.00	\$ 28,983.00
Northern Digital, Inc.	On-call and Emergency Scada Maintenance	\$ 50,000.00	\$ 5,197.50	\$ 44,802.50
Phoenix Civil Engineering, Inc.	3-Year Agreement - Civil Engineering Project and Construction Management, Water and Waste Water Engineering Hydrology and Storm Water	\$ 199,369.00	\$ 55,863.00	\$ 143,506.00
Sam Hill & Sons, Inc.	Emergency Water Main Repair	\$ 157,000.00	\$ 90,941.84	\$ 66,058.16
Union Materials	3-Year Agreement - Geotechnical Engineering and Materials Testing Services	\$ 20,842.00	\$ -	\$ 20,842.00
Yunex LLC	3-Year Agreement - Traffic Signal Maintenance	\$ 53,710.58	\$ 47,757.00	\$ 5,953.58
		\$ 3,657,747.98	\$ 1,318,234.91	\$ 2,339,513.07

Permitting Activity:

Staff reviewed, approved and inspected the following permit applications for various utilities, companies and contractors:

Utility Encroachment Permits

	<u>Issued</u>	<u>Inspected</u>
SCE:	26	15
SCG:	8	11
Charter:	4	0
AT&T:	1	1
Sidewalk Imp:	0	1
Driveway Imp:	1	1
Water	1	2
Wastewater:	1	1
Total:	42	32

Other Permits

	<u>Issued</u>
Roll-off Bin:	10
Oversize Transportation:	24
Fire Flow Test:	9
Temp FH Water Meter	4
<u>Site Grading</u>	<u>3</u>
Total:	50

Water Division:

CATEGORY	APR	MAY	JUN
Total Potable Water Produced (MG)	86.72	105.31	116.78
Water Quality Samples	74	59	70
Main Line, Service Line, Meter Valve Leak Repairs	14	14	5
Customer Service Requests Addressed	52	70	49
USA Dig-Alert Tickets	106	110	111
Meter Reads & Re-reads	8223/196	8223/259	8223/219
Meter Installations & Replacements	34	30	19
Lock-Offs	102	57	60

Mesa Tank 2 (Western Tank) construction was completed and undergoing the final coatings and SCADA system integration prior to being placed into service. The Water Line portion of the Harvard Project was completed, including the connection of all new services to the mainline. The 2023 Consumer Confidence Report (CCR) was completed and published on the city website and local newspaper. SCADA functionality and safety redundancies were added to various sites allowing for uninterrupted operation during communication failures and unscheduled power outages.

The Water System Operator career tract completed its first year with over 70% of staff cross-trained with the ability to fill multiple roles on all aspects of the water operations. As staff continues their career progression with hands on training and continuing education, several have achieved new milestones.

- Isaac Calderon (WSO II) received the SWRCB Grade II Water Treatment Certification & Grade II Water Distribution Certification.
- Jacob Tapp (WSO III) received the SWRCB Grade III Water Treatment Certification & Grade III Water Distribution Certification.

Wastewater Division:

The Water Recycling Facility (WRF) continues to run smoothly and systems are functioning normally. Ventura Regional Sanitation District (VRSD) took over contract operation of the WRF on April 17, 2021 and has provided improved operation of the WRF. VRSD has continued to perform routine maintenance and repairs to all facility systems. All regulatory requirements are being met and all critical equipment alarms, facility alarms and emergency response systems have been continuously monitored.

Referencing the table below, the average composite chloride concentration in the treated effluent and surrounding groundwater monitoring wells has showed a slight decrease compared to the previous activity report but remained above Regional Board's maximum allowable chloride concentration of 110 mg/L. In November 2023, the draft Chloride Source Identification Study was presented to City Council based on results of monitoring performed within the wastewater collection system. At this time, staff has been directed to move forward with the second phase of the Chloride Study, including additional monitoring to further refine potential chloride sources in the collection system. See further discussion for the Water Recycling Facility Advanced Water Treatment Facility Project under the Capital Improvement Program section of this report.

Volumes and chloride concentrations for effluent and groundwater between April 2024 and June 2024 are summarized in the table below. Although the recent trend is above the Regional Board limit of 110 mg/L, the WRF effluent chloride concentrations are still well below historical levels. This trend for the treated effluent has generally correlated with the trend for groundwater chlorides.

CATEGORY	APR	MAY	JUN
Total Raw Wastewater Received in Millions of Gallons (MG)*	61.1	71.1	71.6
Total Treated Effluent Discharged to Percolation Ponds (MG)	56.0	66.5	62.3
Total Reused Water Used Within Facility Process (MG)	1.71	1.95	2.93
Total Biosolids Transported to Permitted Disposal Facility (Tons)	306.1	99.5	253.0
Treated Effluent: Avg. Composite Chloride Concentration (mg/L)	112	111	116
Groundwater Monitoring Wells: Average, Composite Chloride Concentration (mg/L)	111	120	119

- * Due to hydrologic factors resulting from the design of the WRF influent headworks, the influent flow meter experiences more turbulence than the effluent flow meter. Effluent flow meter reading accuracy has been verified.

In May and June 2024, the City also worked with Larry Walker and Associated to complete an audit of the City's Industrial Pretreatment Program to ensure compliance with current code requirements and recommend improvements to the program. The Industrial Pretreatment Program is a part of the WRF's Waste Discharge Requirements and requires annual reporting, inspections, and permitting of industrial users that are connected to the City's wastewater collection system. Draft conclusions and recommendations have been provided to Staff.

Fleet Division:

The Fleet Division conducted 210 inspections, repair and maintenance service orders addressing 77 on-road and off-road vehicles. Some vehicles were assigned more than one service order from April 1, 2024 through June 30, 2024.

The Fleet Division has started the annual smog inspection program for year 2024.

Fleet technician Jose Morales has been certified in Air Conditioning Systems through the Modern A/C Diagnosis and Repair class sponsored by AutoZone Auto Parts.

Vehicle service order activity for April 1st 2024 through June 30th 2024 is provided below:

DEPARTMENT	VEHICLES SERVICED	SERVICE ORDERS
Police	31	102
Public Works	30	66
Parks & Recreation	13	33
Community Development	3	9
Information Technology	0	0
TOTAL	77	210

Streets Division:

Streets Division activity for April through June 2024 is provided below:

CATEGORY	APR	MAY	JUN	TOTAL
Street Sweeping Mileage	632	359	383	1374
Potholes Repaired (Tons)	250(26)	371(34)	205(15)	826(75)
Curb Painting (LF)	60	0	15	75
Banners Setup	29	1	84	114
Permitted Event Setup	1	2	3	6
Camps / Dumpsites Removed	3	5	7	15

Hazmat Call Outs	0	0	1	1
Carcass Removal	1	1	1	3
Storm water Systems Cleaned	5	3	5	13
Traffic Sign Installations	8	9	5	22
Sidewalks Repaired (LF)	26	65	130	221
USA's: Sewer & Signals	106	110	108	324
Bike Trail Maintenance (Hours)	2	3	15	20

Solid Waste Division:

Athens continues to provide solid waste collection and hauling services in accordance with their franchise agreement. From April 1, 2024 to June 30, 2024, Athens collected 5409.24 tons of solid waste and 2593.65 tons of recycling and organics waste. Recycling and organics waste totals do not include third-party diversion tonnage.

From April 2024 through June 2024, Athens Services continued the implementation of the Solid Waste Franchise Agreement. They continued to educate and inform customers on the new organics programs. Athens focused on large volume accounts performing waste assessments and training to increase diversion.

In May of 2024, Athens distributed a residential and commercial newsletter with information on organic waste recycling and how to avoid contamination, reminders on how to avoid overfill and overweight containers, and a notification of the Compost Giveaway, HHW & E-Waste drop event held on June 1, 2024. Athens also mailed an SB 1383 Annual Notice to all customers explaining the law and how to comply.

Outreach

From April through June, Athens' outreach efforts included conducting 101 Waste Assessments and 148 Site Visits. Site Visits include review of account, training, and ensure businesses and multi-family homes are compliant with AB341 and SB1383. Athens also worked with Oaks Mobile Estates, a large MFD, to go over issues with contamination and overfills. Athens will begin coordinating quarterly tabling events for residents in their social events held in their main building to engage residents on "what goes where".

The Athens Outreach Team also visited the Santa Paula airport to review service levels and any operational efficiencies.

Community Participation

In accordance with the franchise agreement community participation from Athens Services is required. From April 2024 through June 2024, Athens Services provided sponsorships and actively participated in events put on by local organizations. Athens supported 7 initiatives and events across 6 different organizations. These organizations include, but are

not limited to, The Boys and Girls Club of Santa Clara Valley, Santa Paula K9 Foundation, Santa Paula Art Museum, One Step A La Vez, and The Santa Paula Chamber of Commerce.

Additionally, Athens Services' Government Affairs Manager, Sidney Stull, participated as a member of the 2024 Inaugural Cohort of the Santa Paula Future Leaders Academy. Through this 10-week academy, Sidney had the opportunity to connect with the community of Santa Paula on a deeper level, serve as an informational resource for her peers in the academy, and learn more about the City's departmental operations.

CalRecycle Annual Reporting

The CalRecycle 2023 Annual Report Will be filed by August 1, 2024. The City tracks all programs as required by CalRecycle regulations and all associated bills (AB939, AB 341, AB1826 and SB 1383). The City continues to coordinate with Athens and the local landfills to ensure that tonnages disposed are properly allocated to the city. Currently there is about 7,000 tons allocated to the City that needs reallocation to surrounding areas. Athens and the County are working on gathering the needed data to reallocate this material.

This upcoming 2023 Annual Report also requires updates on the City's compliance with the Model Water Efficient Landscape Ordinance (MWELO) and CALGreen Construction & Demolition Debris removal activities as required in the City's building Code. Both programs continue in compliance.

CalRecycle SB 1383 Local Assistance Grant

In May 2022, CalRecycle awarded grants to the City to assist with the implementation of SB 1383. The City received \$44,282.00. To date staff has been expending the funds for the implementation costs related to SB 1383 as billed by our solid waste consultant and also a regional outreach program to educate through social media the benefits of recycling and organics programs. The current program runs through August and ads show up in the advertising feeds of Santa Paula area residents.

There are still monies to be expended. Staff is evaluating the procurement of organic materials for distribution and additional advertising. The monies allocated in specific budget categories will be adjusted to address the categories the funding was expended in. Any remaining funds are to be returned to CalRecycle after November 1, 2024.

SB 1383 Local Assistance Grant (OWR1): Budget Category	Total Budget	Approved EIS Expended Amount	Reconcile/Reimburse Amount
Admin Costs	\$7,282.00		\$7,282.00
Collection			
Compliance/Inspection/Visit/Enforcement	\$20,000.00	\$19,904.25	\$95.75
Education	\$8,000.00	\$5,000.00	\$9,000.00
Enforcement			
Equipment			
Indirect Costs			
Marketing/Promotion/Outreach			

Materials			
Personnel	\$9,000.00		\$9,000.00
Total Received	\$44,282.00	\$8,537.00	\$35,745.00

In November 2023, the City submitted an application to CalRecycle for the second distribution of SB 1383 Local Assistance Grant funds OWR4. The minimum amount for application submittal was \$75,000. Once awarded, this amount was increased to \$89,465.00. The City has two years to expend these funds. The expenditures in accordance with the increased budget are anticipated in the following categories:

SB 1383 Local Assistance Grant OWR 4: Budget Category	Total Budget
Capacity Planning/Program Evaluation/Gap Analysis	\$ 2,000.00
Edible Food Recovery - Personnel	\$ 5,000.00
Education	\$ 15,000.00
Personnel	\$ 37,465.00
Procurement - Organics, Recycled Content Paper Products	\$ 15,000.00
Record Keeping	\$ 15,000.00
Total Funds Applied For	\$ 89,465.00

Asset Management System

Staff continues working with MKN and VRSD to ramp up the Maintstar Asset Management and Work Order System at the Water Recycling Facility. The objective is to ensure the smooth functioning of the Maintstar program at the facility and explore any modifications required to improve the program's care and maintenance recording schedule. The process will lead to the elimination of outdated work order processes for replaced and/or upgraded assets while incorporating new programming and related standard maintenance procedures. Staff continues to evaluate and monitor progress.

**CITY OF SANTA PAULA
MEMORANDUM**

To: Honorable Mayor and Members of the City Council

From: Julie Latshaw, City Clerk

Subject: APPROVAL OF MINUTES

- City Council Special Meeting June 19, 2024
- City Council Regular Meeting June 19, 2024
- Joint City Council and Planning Commission June 24, 2024
- City Council Special Meeting July 1, 2024
- City Council Special Meeting July 2, 2024
- City Council Regular Meeting July 2, 2024

Date: August 7, 2024

Agenda Item: 10.A

RECOMMENDATION:

Staff recommends Council approve minutes.

BACKGROUND:

An account of all proceedings of the Legislative Body in open meetings shall be kept by the Clerk/Secretary. The Clerk/Secretary shall prepare an abbreviated record of the meeting proceedings for approval by the Legislative Body which when adopted by the Legislative Body shall be the official Minutes of the meeting. Amendment of the minutes may be made only as to factual accuracy and not as to a change of intent. The Minutes of the meeting need not be verbatim. Only the best and most complete available recording of the meeting shall constitute the official record of the Legislative Body, but the Minutes shall constitute the official record of the Legislative Body meeting where a verbatim record of the meeting is not available. Unless requested by a majority of the quorum, the minutes may be approved without reading.

ANALYSIS:

None.

STRATEGIC PLAN:

This item is not a goal or objective in the City Council's two-year Strategic Plan, however, the Minutes shall constitute the official record of the Legislative Body.

FISCAL IMPACTS:

There are no fiscal impacts for this item.

OPTIONS:

None.

ATTACHMENTS:

[2024.06.19 City Council Special Minutes.pdf](#)

[2024.06.19 City Council Regular Minutes.pdf](#)

[2024.06.24 Joint City Council_Planning Commission Minutes.pdf](#)

[2024.07.01 City Council Special Minutes.pdf](#)

[2024.07.02 City Council Special Minutes.pdf](#)

[2024.07.02 City Council Regular Minutes.pdf](#)



**CITY OF SANTA PAULA
City Council Special Meeting
June 19, 2024, 4:30 PM
MINUTES**

SPECIAL MEETING - COUNCIL CHAMBERS

1) CALL TO ORDER

Mayor Cornejo called the meeting to order at 4:30 p.m.

2) ROLL CALL

Members Present: Leslie Cornejo, Pedro A Chavez, Jenny Crosswhite, Carlos Juarez, and Andy Sobel

3) PUBLIC COMMENT

None.

4) CLOSED SESSION

4.A) PUBLIC EMPLOYEE PERFORMANCE EVALUATION Pursuant to Government Code § 54957(b)(1), Title: City Manager

Council recessed to Closed Session at 4:31 p.m.

5) CLOSED SESSION REPORT

City Attorney Monica Castillo reported there was no reportable action taken.

6) ADJOURNMENT

Mayor Cornejo adjourned the meeting at 6:25 p.m.

ATTEST:

Julie Latshaw, City Clerk



**CITY OF SANTA PAULA
City Council Regular Meeting
June 19, 2024, 6:30 PM
MINUTES**

REGULAR MATTERS - COUNCIL CHAMBERS

1) CALL TO ORDER

Mayor Cornejo called the meeting to order at 6:32 p.m.

2) INVOCATION

Deacon Al Guillin provided the Invocation.

3) FLAG SALUTE

Councilmember Crosswhite led the flag salute.

4) ROLL CALL

Members Present: Leslie Cornejo, Pedro A Chavez, Jenny Crosswhite, Carlos Juarez, and Andy Sobel

5) PUBLIC COMMENT

There were no public comments.

Mayor Cornejo announced item 11C has been postponed to the July 2, 2024 Regular City Council meeting.

City Attorney Monica Castillo reported Council convened into Closed Session with no reportable action taken on the following:

PUBLIC EMPLOYEE PERFORMANCE EVALUATION Pursuant to Government Code § 54957(b)(1), Title: City Manager.

6) PRESENTATIONS

6.A) CHARRAS UNIDAS TEAM RECOGNITION

Mayor Cornejo presented a Proclamation to the Charras Unidas Team. Nancy Villegas, along with team members accepted the award.

6.B) VENTURA COUNTY TRANSPORTATION - PRESENTATION ON NEW SERVICES
Presented by: Matt Miller, Program Manager Regional Transit Services

Ventura County Transportation Commission, Executive Director Martin Erickson presented a presentation on new services provided on the Valley Express, Bus and Dial-A-Ride.

6.C) ISABELLA PROJECT PRESENTATION
Presented by: Vanessa Bechtel, President & CEO Ventura County Community Foundation (VCCF).

Vanessa Bechtel, President and CEO Ventura County Community Foundation, Dr. Gabino Aguirre, Co-Chair of Isabella Project, Matt Carroll, Isabella Project Consultant, and Steering Committee, presented a presentation on the Isabella Project Presentation on early childhood education.

6.D) PARKS & RECREATION DEPARTMENT ACTIVITY REPORT

Parks and Recreation Director Greg Barnes presented the Parks & Recreation Department Activity Report.

7) **CITY COUNCIL REPORTS**

Councilmember Sobel:

Attended the flag raising of the pride flag at the county, the Ventura County Housing Coalition forum; the welcoming of the Niño de Atocha and the farewell/despedita; Poder Popular community action event; Union Oil Building Use Ad Hoc Committee meeting; Poder Popular's Economic Development possibility to get goats and sheep for fire prevention meeting; and the County Budget public hearing on Monday.

Vice Mayor Chavez:

Pushed his report until the next meeting; though was involved with the County Board of Supervisors decision regarding accepting the budget closures and the budget impact that are to happen with the community excepting the loss of Santa Paula Hospital units. Announced that today is Juneteenth day reflecting on the slavery that once existed in the United States, requested Mayor Cornejo and the Council to close the meeting in honor of Juneteenth.

Councilmember Juarez:

Attended the Ventura Regional Sanitation District meeting; Cruise Night; Farmers Market; Leadership Academy held at the Odd Fellows Hall and spoke about service clubs; Senior lunch at the community center; rally at the Government Center to support the nurses, ICU units, and IBU units at Santa Paula Hospital and the Board of Supervisor's meeting regarding the Santa Paula Hospital; and announced upcoming Cruise Night.

Councilmember Crosswhite:

Attended the Southern California Association of Governments; Clean Power Alliance; Legislative Committee; the departure of the Santo Niño de Atocha event; involved in the advocacy around Santa Paula Hospital; the Musuem of Ventura County Art Show opening; and the Ventura County Transportation

Commision alongside Southern California Association of Governments.

Mayor Cornejo:

Attended the services of the last day of Santo Niño de Atocha at Las Piedras Park and gave a brief speech in Spanish welcoming all to the City that respects all cultures, traditions, and religions; the zoom meeting with the consultant firm regarding the one cent tax ballot measure; Union Oil Building Use Ad Hoc Committee; and the Property Business Improvement District Liaison meeting.

8) CITY MANAGER REPORTS

City Manager Singer:

Announced Parks & Recreation Director Barnes celebrated his five-year anniversary, Finance Director Ramirez anniversary, and James Mason's birthday; attended the third annual social services fair; announced upcoming joint meeting with the Planning Commission; Future Leaders Academy graduation; memorial service for Gary Nasalrod; and Harvard Blvd paving project beginning next week.

9) CONSENT CALENDAR

9.A) MAY 2024 WARRANTS AND CERTIFICATIONS

9.B) CONFLICT OF INTEREST CODE - BIENNIAL REVIEW

9.C) SECOND READING AND ADOPTION OF ORDINANCE NO. 1337 TO GRANT A FRANCHISE TO BLACK WALNUT ENERGY STORAGE, LLC FOR UNDERGROUND INTERCONNECTION AND TRANSMISSION EQUIPMENT IN, ALONG, ACROSS, UPON, AND UNDER CERTAIN PUBLIC STREETS AND RIGHT-OF-WAY WITHIN THE CITY OF SANTA PAULA

9.D) FIRST AMENDMENT TO 2023 PROFESSIONAL SERVICES AGREEMENT WITH MIKE ARANDA FOR POLICE DEPARTMENT PROJECT MANAGEMENT SERVICES

9.E) DISASTER RECOVERY AND EMERGENCY FUNDING REIMBURSEMENT UPDATE

9.F) VCTC VCSAFE GRANT BUDGET APPROPRIATION AND VEHICLE PURCHASE APPROVAL

9.G) MILL STREET WATERLINE REPLACEMENT PROJECT BID AUTHORIZATION

9.H) EAST AREA 1 TRACTS 5854, 5985-5992, 6074 - RESOLUTION NO. 7509 ACCEPTING PUBLIC WATER AND SEWER IMPROVEMENTS, ACCEPTING WARRANTY SECURITY AND REDUCING PERFORMANCE SECURITY

Vice Mayor Chavez recused himself from this item.

Motion: Approve Consent Calendar 9.A through 9.H with Vice Mayor Chavez recusing himself from item 9.H.

Moved by Carlos Juarez, seconded by Andy Sobel

Vote: Motion carried 5-0

Yes: Leslie Cornejo, Pedro A Chavez, Jenny Crosswhite, Carlos Juarez, Andy Sobel

10) PUBLIC HEARING

10.A) HILLSBOROUGH OPEN SPACE MAINTENANCE DISTRICT ASSESSMENT

Mayor Cornejo opened the public hearing. With no public comments, the public hearing was closed.

Robert P. Woodward with m6 Consulting, presented this item.

Motion: Approve Resolution No. 7524 placing a \$150 per parcel special assessment onto the December 2024 tax roll for the Hillsborough Open Space Maintenance District.

Moved by Andy Sobel, seconded by Jenny Crosswhite

Vote: Motion carried 5-0

Yes: Leslie Cornejo, Pedro A Chavez, Jenny Crosswhite, Carlos Juarez, Andy Sobel

11) ACTION ITEMS

11.A) CONSIDER ADOPTION OF RESOLUTIONS PLACING A GENERAL TAX MEASURE ON THE NOVEMBER 5, 2024 GENERAL MUNICIPAL ELECTION BALLOT TO ESTABLISH A 1 PERCENT GENERAL TRANSACTIONS AND USE (SALES) TAX

Deputy City Manager Jonathan Royas presented this item. Attorney William Priest with Best, Best and Krieger was available for questions.

Shawn Virani, President of the Santa Paula Officers Association was called to speak in support of the tax measure.

Aaron Dunkel was called to speak providing other recommendations on raising funds for the youth sports, maybe expand Measure T to include services.

Motion: Approve as amended 1) Resolution No. 7527 calling for the placement of a 1 percent general transactions and use (sales) tax measure on the November 5, 2024 General Municipal Election ballot; 2) Resolution No. 7528 setting deadlines and rules for the submission of primary and rebuttal arguments for and against the proposed sales tax measure; and 3) Resolution No. 7529 requesting the County of Ventura to consolidate this election with the Statewide General Election also to be held on November 5, 2024, amending Section 2. Measure Language, removing "crime/gang/drug".

Moved by Pedro A Chavez, seconded by Carlos Juarez

Vote: Motion carried 5-0

Yes: Leslie Cornejo, Pedro A Chavez, Jenny Crosswhite, Carlos Juarez, Andy Sobel

11.B) CALLING THE NOVEMBER MUNICIPAL ELECTION AND REQUESTING CONSOLIDATION WITH THE STATEWIDE ELECTION

Motion: Approve 1) Resolution 7525 calling a General Municipal Election on November 5, 2024, and requesting consolidation with other elections held on the same date; and 2) Resolution No. 7526 to establish requirements for Candidate Statements that will be included with voter information.

Moved by Andy Sobel, seconded by Jenny Crosswhite

Vote: Motion carried 5-0

Yes: Leslie Cornejo, Pedro A Chavez, Jenny Crosswhite, Carlos Juarez, Andy Sobel

11.C) APPLICATION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) SEEKING A PROHOUSING DESIGNATION BY THE STATE

This item was postponed to the July 2, 2024 Regular City Council meeting.

12) ITEMS FOR FUTURE AGENDAS

12.A) FUTURE AGENDA ITEMS

City Manager Singer announced some upcoming meetings. Vice Mayor Chavez requested recommendation discussion on vacant properties. Staff plans to come back with recommendations on a future meeting. Vice Mayor Chavez requested to bring to the next meeting a discussion regarding a position Argument regarding the sales increase ballot. Council was in agreement. Councilmember Juarez requested a future agenda item, after elections, regarding term limits.

13) ADJOURNMENT

Mayor Cornejo adjourned the meeting in honor of Juneteenth Day of Freedom at 9:35 p.m.

ATTEST:

Julie Latshaw, City Clerk



**CITY OF SANTA PAULA
Joint City Council/Planning Commission AMENDED Meeting
June 24, 2024, 6:00 PM
MINUTES**

SPECIAL MEETING - COUNCIL CHAMBER

1) CALL TO ORDER

Mayor Cornejo called the meeting to order at 6:00 p.m.

2) ROLL CALL

Members Present: Leslie Cornejo, Pedro A Chavez, Jenny Crosswhite, Carlos Juarez, Andy Sobel, Aaron Dunkel, Grace Kelly, Jason Herber, Austin Auger, and Noel Kiesewetter

3) PUBLIC COMMENT

None.

4) ORDER OF BUSINESS

**4.A) PROCESS AND IMPROVEMENT ASSESSMENT OF THE
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
SERVICES PRESENTATION BY CITYGATE ASSOCIATES**

Stacey Bristo with Citygate provided a presentation on the Process and Improvement Assessment of the Community and Economic Development Department Services.
City Council, Planning Commission, and staff discussed the process.

5) ADJOURNMENT

Mayor Cornejo adjourned the meeting at 8:49 p.m.

ATTEST:

Julie Latshaw, City Clerk



**CITY OF SANTA PAULA
City Council Special Meeting
July 1, 2024, 4:30 PM
MINUTES**

SPECIAL MEETING - COUNCIL CHAMBERS

1) CALL TO ORDER

Mayor Cornejo called the meeting to order at 4:30 p.m.

2) ROLL CALL

Vice Mayor Chavez was absent at time of roll call, arriving at 4:35 pm

Members Present: Leslie Cornejo, Pedro A Chavez, Jenny Crosswhite, and Carlos Juarez

Members Absent: Andy Sobel

3) PUBLIC COMMENT

None.

4) ACTION ITEMS

4.A) COMMISSION/COMMITTEE/BOARD INTERVIEWS

Council interviewed applicants for the Senior Advisory Committee and Parks & Recreation Commission.

5) ADJOURNMENT

Mayor Cornejo adjourned the meeting at 5:23 p.m.

ATTEST:

Julie Latshaw, City Clerk



**CITY OF SANTA PAULA
City Council Special Meeting
July 2, 2024, 4:30 PM
MINUTES**

SPECIAL MEETING - COUNCIL CHAMBERS

1) CALL TO ORDER

Mayor Cornejo called the meeting to order at 4:32 p.m.

2) ROLL CALL

Members Present: Leslie Cornejo, Pedro A Chavez, Jenny Crosswhite, and Carlos Juarez

Members Absent: Andy Sobel

3) PUBLIC COMMENT

None.

4) CLOSED SESSION

4.A) PUBLIC EMPLOYEE PERFORMANCE EVALUATION Pursuant to Government Code § 54957(b)(1), Title: City Manager

4.B) CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE § 54956.8 - Property: 1430 Santa Clara Street (91,590 square feet); Ventura County APN: 104-0-220-115; Agency Negotiator: James Mason, Community and Economic Development Director; Negotiating Parties: City of Santa Paula, CEMEX and Santa Paula Materials; Under Negotiation: Price and Terms of Lease

Council recessed to closed session at 4:33 p.m.

5) CLOSED SESSION REPORT

City Attorney Monica Castillo reported there was no reportable action taken.

6) ADJOURNMENT

Mayor Cornejo adjourned the meeting at 6:25 p.m.

ATTEST:

Julie Latshaw, City Clerk



**CITY OF SANTA PAULA
City Council Regular Meeting
July 2, 2024, 6:30 PM
MINUTES**

REGULAR MATTERS - COUNCIL CHAMBERS

1) CALL TO ORDER

Mayor Cornejo called the meeting to order at 6:34 p.m.

2) INVOCATION

Rev. Maddie Sifantus provided the Invocation. Mayor Cornejo presented a Certificate of Recognition for her services to the community.

3) FLAG SALUTE

Vice Mayor Chavez led the flag salute.

4) ROLL CALL

Members Present: Leslie Cornejo, Pedro A Chavez, Jenny Crosswhite, and Carlos Juarez

Members Absent: Andy Sobel

5) CLOSED SESSION REPORT

City Attorney Monica Castillo reported Council convened into closed session. There were no reportable actions taken on the following:

- 1) PUBLIC EMPLOYEE PERFORMANCE EVALUATION Pursuant to Government Code § 54957(b)(1), Title: City Manager; and
- 2) CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE § 54956.8 - Property: 1430 Santa Clara Street (91,590 square feet); Ventura County APN: 104-0-220-115; Agency Negotiator: James Mason, Community and Economic Development Director; Negotiating Parties: City of Santa Paula, CEMEX and Santa Paula Materials; Under Negotiation: Price and Terms of Lease.

6) PUBLIC COMMENT

Michael Lozano was called to speak on the nuisance of Fireworks.

Police Chief Don Aguilar reported on the violation procedure of the use and possession of fireworks.

7) PRESENTATIONS

7.A) VENTURA COUNTY FAIR POSTER

Betsy Chess with the Ventura County Fair Board presented the 2024 Fair Poster.

7.B) PARKS AND RECREATION MONTH PROCLAMATION

Mayor Cornejo presented the Parks and Recreation Month Proclamation to Vanessa Olmos Parks and Recreation Commission Chair.

7.C) COMMUNITY ACTION VENTURA COUNTY (CAVC) PRESENTATION

Susy Lopez-Garcia, Executive Director, presented the Community Action Ventura County (CAVC) presentation.

7.D) COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT QUARTERLY REPORT

Community Development Director James Mason presented the Community and Economic Development Department Report.

7.E) CITY MANAGER'S DEPARTMENT REPORT - MARCH 2024 - JUNE 2024

City Manager Dan Singer presented the City Manager's Department Report March 2024 - June 2024.

7.F) POLICE DEPARTMENT REPORT

Police Chief Don Aguilar presented the Police Department Report.

8) CITY COUNCIL REPORTS

Vice Mayor Chavez:
Skipped report for this meeting.

Councilmember Crosswhite:
Attended the Clean Power Alliance Board retreat; 2-day Southern California Association of Governments Executive Board retreat; and Graduation for the Future Leaders Academy.

Councilmember Juarez:
Attended the Ventura Regional Sanitation District meeting; robing ceremony of Superior Court Judge Dana K. Caudill; Joint City Council and Planning meeting; Graduation for the Future Leaders Academy; Annual Historical Society Dinner; Citizen Corp meeting; cooked for the Senior Fourth of July Pancake Breakfast; and announced upcoming CERT training.

Mayor Cornejo:

Attended the Graduation for Future Leaders Academy; and memorials for Gary Nasalroad and Ruben Gaeta.

9) CITY MANAGER REPORTS

City Manager Singer:

Announced the City has been experiencing phone problems; the City will be closed July 4th; a drone show will take place on July 4th; Harvard Boulevard paving has started; upcoming Cruise Night; and Council will be dark for the rest of July.

10) CONSENT CALENDAR

10.A) APPROVAL OF MINUTES

City Council Special Meeting June 5, 2024

City Council Regular Meeting June 5, 2024

10.B) COUNTY RIGHT OF WAY USE AGREEMENT TO INSTALL AND INTERCONNECT CONDUIT AND FIBER OPTIC CABLE NETWORK

10.C) AMENDMENT NO. 3 TO PROFESSIONAL SERVICES AGREEMENT WITH MKN & ASSOCIATES FOR PHASE I REDESIGN OF THE ADVANCED WATER TREATMENT FACILITY

10.D) 2024 LABOR DAY PARADE REQUEST FOR FEE WAIVER

10.E) RESPONSE TO GRAND JURY REPORT ENTITLED LINKING FIRST RESPONDERS - VENTURA COUNTY REGIONAL RADIO SYSTEM

10.F) THIRD AMENDMENT TO PROFESSIONAL SERVICES AGREEMENT WITH MERCHANT MCINTYRE AND ASSOCIATES FOR LEGISLATIVE ADVOCACY SERVICES

10.G) DECLARATION OF LOCAL EMERGENCY - WATER RESERVOIR BREACH

Motion: Approve Consent Calendar items 10.A through 10.G.

Moved by Pedro A Chavez, seconded by Carlos Juarez

Vote: Motion carried 4-0

Yes: Leslie Cornejo, Pedro A Chavez, Jenny Crosswhite, Carlos Juarez

11) ACTION ITEMS

11.A) ORDINANCE AMENDING SPMC CHAPTER 124 RELATING TO DINING ENTERTAINMENT PERMITS IN THE COMMERCIAL BUSINESS DISTRICT ZONE

Community and Economic Development Director James Mason presented this item.

Council provided staff with recommendations for changes, more information needed for discussion and bring back at a future meeting.

Valerie Valencia was called to speak requesting support on small businesses.

Elizabeth Arenas was called to speak finds that the new ordinance is more restricted to small businesses.

Motion: Table and bring back on a future agenda with changes recommended and discussed by Council.

Moved by Carlos Juarez, seconded by Pedro A Chavez

Vote: Motion carried 4-0

Yes: Leslie Cornejo, Pedro A Chavez, Jenny Crosswhite, Carlos Juarez

11.B) APPOINTMENT TO COMMISSIONS AND COMMITTEES

Motion: Approve Reappointments to the following:

Santa Paula Housing Authority: Susana Willeford to a four-year term (7/2/2024-7/2/28)

Design Assistance/Historic Preservation Committee: Jason Herber to fill a four-year term (7/2/2024-7/2/2028)

Mobile Home Rent Review: Karen Harrison to fill a two-year term (7/2/2024-7/2/2026)

Moved by Jenny Crosswhite, seconded by Carlos Juarez

Vote: Motion carried 4-0

Yes: Leslie Cornejo, Pedro A Chavez, Jenny Crosswhite, Carlos Juarez

Motion: Approve Appointment to the following:

Senior Advisory Committee: Ron Merson to a two-year term (7/2/2024-7/2/2026), and Veronica Giron-Stone to a partial term (7/2/2024-9/6/2025)

Moved by Pedro A Chavez, seconded by Jenny Crosswhite

Vote: Motion carried 4-0

Yes: Leslie Cornejo, Pedro A Chavez, Jenny Crosswhite, Carlos Juarez

Motion: Approve Appointment to the following:

Parks & Recreation Commission: Anna Varela to a three-year term (7/2/2024-7/2/2027)

Moved by Carlos Juarez, seconded by Pedro A Chavez

Vote: Motion carried 4-0

Yes: Leslie Cornejo, Pedro A Chavez, Jenny Crosswhite, Carlos Juarez

11.C) APPLICATION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) SEEKING A PROHOUSING DESIGNATION BY THE STATE

This item was presented by Management Analyst Caesar Hernandez.

Jorge Delion was called to speak in support of housing.

Motion: Approve Resolution No. 7521, authorizing the City Manager's designee to: 1) submit a Prohousing Designation Program application to

the California Department of Housing and Community Development (HCD); and if the application is approved by HCD, 2) to execute all documents deemed necessary or appropriate to participate in the Prohousing Designation Program.

Moved by Pedro A Chavez, seconded by Jenny Crosswhite

Vote: Motion carried 4-0

Yes: Leslie Cornejo, Pedro A Chavez, Jenny Crosswhite, Carlos Juarez

11.D) PURCHASE OF DOWNTOWN TRASH AND RECYCLING RECEPTACLES

This item was presented by Esteban Herrera, Management Fellow.

Motion: Approve Waive formal bidding requirements and consent to purchase of trash and recycling receptacles for an amount not to exceed \$132,713.42 based on the finding that purchase of the receptacles is "desirable or necessary" pursuant to SPMC Section 41.10; and Authorize the City Manager or his designee to execute a purchase agreement with Forms + Surfaces using American Rescue Plan Act (ARPA) funds.

Moved by Carlos Juarez, seconded by Jenny Crosswhite

Vote: Motion carried 4-0

Yes: Leslie Cornejo, Pedro A Chavez, Jenny Crosswhite, Carlos Juarez

Motion: Approve extend meeting past 10:30 p.m.

Moved by Jenny Crosswhite, seconded by Carlos Juarez

Vote: Motion carried 4-0

Yes: Leslie Cornejo, Pedro A Chavez, Jenny Crosswhite, Carlos Juarez

11.E) BALLOT ARGUMENT CONCERNING A ONE CENT (1¢) CITY TRANSACTIONS AND USE (SALES) TAX MEASURE ON THE NOVEMBER 5, 2024, BALLOT

This item was presented by William J. Priest, Deputy City Attorney. No action was taken at this time.

11.F) FY 23/25 MID CYCLE BUDGET

This item was presented by Christy Ramirez, Finance Director.

Motion: Approve Resolution 7523 Amending the FY 2024/25 Budget and Adopting the FY 2024/25 GANN Limit.

Moved by Pedro A Chavez, seconded by Carlos Juarez

Vote: Motion carried 4-0

Yes: Leslie Cornejo, Pedro A Chavez, Jenny Crosswhite, Carlos Juarez

12) ITEMS FOR FUTURE AGENDAS

12.A) FUTURE AGENDA ITEMS

13) ADJOURNMENT

Mayor Cornejo adjourned the meeting at 11:22 p.m.

ATTEST:

Julie Latshaw, City Clerk

**CITY OF SANTA PAULA
MEMORANDUM**

To: Honorable Mayor and Members of the City Council

From: Clete Saunier, Public Works Director

Subject: 2024 CITYWIDE STREET MAINTENANCE CONTRACT AWARD

Date: August 7, 2024

Agenda Item: 10.B

RECOMMENDATION:

Staff recommends that the City Council:

1. Award a Construction Contract to J & H Engineering General Contractors, Inc. for the construction of the 2024 Citywide Street Maintenance Project in the amount of \$1,771,400.75 and authorize the City Manager to execute the contract in a form approved by the City Attorney;
2. Authorize the City Manager or his designee to approve contract change orders to the Construction Contract as required and verified by staff in an amount not to cumulatively exceed \$177,140 and an allowance of \$88,570 for construction management, inspection, materials testing, and engineering support services for the 2024 Citywide Street Maintenance Project.

BACKGROUND:

On June 19, 2019, staff presented to the City Council a 5-Year Pavement Management Plan (PMP) within a 20-year forecast. The PMP is used as a roadmap for the development of the City's Capital Improvement Program (CIP) that includes ongoing pavement repair, resurfacing, and rehabilitation of the City's streets. With the development of the City's PMP the City's Public Works Department established a systematic approach to the assessment, repair and maintenance of roadways Citywide. The integration of innovative pavement resurfacing and preservation treatments into this program of pavement management allows for the maximizing of available funding while systematically improving the City's overall Pavement Condition Index (PCI). Public Works developed the PMP using the 2016 Pavement Condition Index data (updated 2020) and best pavement management practices. The specific objectives included:

1. Perform street maintenance regularly to extend the service life of existing roads.
2. Use pavement preservation and rehabilitation strategies to improve more roads within limited funding projections.
3. Coordinate with sewer and water utility projects to maximize use of available funding sources.

The PMP contemplated four (4) 5-year cycles of paving, organized geographically throughout the City. On May 6, 2020, the City Council approved Resolution 7270 adopting the Cycle 1 5-

year Pavement Management Plan (FY 2020-2021 to FY 2024-2025) requiring staff to annually update the plan and address the status of road pavement conditions with the City. The City is currently in the 4th year of Cycle 1, and the current schedule of street maintenance reflects the first of a two-part program that will complete the final year of this first 5-year PMP.

The Street Maintenance Program for Part 1 (summer/fall season) of fiscal year 2024/2025 consists of road repair and maintenance including dig-outs and micro-surfacing to extend the service life of road surfaces in multiple areas of the City. The Street Maintenance Program is essential for the necessary maintenance and minor rehabilitation of City roads to be completed in a systematic manner. With Council's approval, the City will be able to effectively use these funds to address critical street maintenance needs before the end of the fiscal year.

The proposed Street Maintenance Program is the first part of a two-part program that will commence in the summer of 2024. This current proposed work addresses maintenance work on portions of City streets located primarily north of Santa Paula Street, and from Palm Avenue east to 10th/Mill Street. Specific street segments are summarized in the table below.

SUMMER/FALL 2024 STREET MAINTENANCE

STREET NAME	FROM	TO
Terracina Drive	N. Mill Street	N. 10 th Street
Loma Vista Place	N. Mill Street	375' W/O McKevee Heights
La Vuelta Place	N. Mill Street	McKevee Road
McKevee Road	N. Mill Street	McKevee Heights
McKevee Heights	Loma Vista Place	McKevee Road
Teague Drive	McKevee Heights	N. 6 th Street
Teague Drive	La Vuelta Place	E. Virginia Terrace
N. 9 th Street	E. Santa Paula Street	End
E. Virginia Terrace	N. Mill Street	End
Glen Way	N. Mill Street	N. 9 th Street
Glen Way	E. Virginia Terrace	N. 8 th Street
E. Pleasant Street	N. Mill Street	N. 6 th Street
Walnut Street	E. Pleasant Street	E. Santa Paula Street
N. 7 th Street	E. Virginia Terrace	E. Santa Paula Street
View Drive	N. 6 th Street	Bradley Street
Palm Avenue	Pleasant Street	Main Street

In addition to the maintenance of street paving along these roadway segments, the scope of maintenance work also includes the repair of damaged curb and gutter, the replacement of uplifted or badly damaged sidewalk panels, as well as curb ramp upgrades to address mobility issues along these streets.

There are two water main replacement projects planned for portions of the FY 2024/2025 streets, which include portions of Mill Street between Mill Place and Terracina, as well as within the Park/Orchard neighborhood. These projects will commence construction in the

summer of 2024 and spring of 2025 respectively, and street maintenance for these areas is planned for spring/summer of 2025.

ANALYSIS:

The project was advertised for bid on Tuesday, July 2, 2024 and bids were opened on Tuesday, July 23, 2024. Four (4) contractors submitted bids and ranged in price from \$1,771,400.75 to \$2,712,000.00 which are summarized below.

No.	Contractor	Base Bid
1.	J & H Engineering General Contractors, Inc.	\$1,771,400.75
2.	Toro Enterprises, Inc.	\$2,049,722.90
3.	Granite Construction Company	\$2,712,000.00
4.	General Pavement Management	\$2,098,661.47

Staff reviewed the received bids relative to bid specifications and required qualifications. Based on this review, staff finds that J & H Engineering General Contractors, Inc. submitted the lowest responsive and responsible bid of \$1,771,400.75 and recommends City Council award the contract to J & H Engineering. pursuant to Santa Paula Municipal Code §§ 56.04(1) (3) and 56.08(D), with an allowance for a 10% construction contingency of \$177,140 and an allowance for construction management, inspection, materials testing, and engineering support services of \$88,570, for a total project budget of \$2,037,110.75.

It should be noted that a bid protest was received challenging J & H Engineering's selection as the lowest responsible and responsive bidder. The protester cited a mistake in the bid bond amount J & H Engineering typed into the bid form, which was lesser than the required 10% of the bid. The actual bid bond delivered to the City, however, had the correct bond amount. Because the error in the bid form was a minor irregularity that did not make the bid materially different from what J & H Engineering intended it to be, the mistake is waivable and J & H Engineering is the lowest responsible and responsive bidder.

STRATEGIC PLAN:

The Project supports the currently adopted Strategic Plan in achieving the following goals:

Infrastructure, Transportation & Mobility

Goal: Maintain and develop the City’s infrastructure to be safe, sustainable, innovative and cost-efficient.

FISCAL IMPACTS:

There is available funding from Measure T, Citywide Street Preservation Project and SB1 Funds to address the Street Maintenance Program for FY 2024-2025. The total project cost is \$2,037,110.75 and includes the construction contract award cost for \$1,771,400.75 and a 10% contingency of \$177,140 to cover unforeseen additional work and an allowance for a 5% budget of \$88,570 for construction management, inspection, materials testing, and engineering support services. Staff requests that the City Council approve an allocation of \$2,037,110.75 in accordance with the account breakdown shown below:

Table 1: Funding Sources & Appropriation Request for Part 1, FY 2024 – 2025

Fund Source	Account No.	Available Amount for Street Maintenance
General Fund	100-5-9359-660	\$230,000
Measure T	104-5-9285-660	\$1,173,114
Measure T	104-5-9359-290	\$61,000
Measure T	104-5-9359-660	\$243,800
SB1	283-5-9285-290	\$130,000
SB1	283-5-9285-660	\$199,197
	Total	\$2,037,111

OPTIONS:

The Council has the following available alternative options to Staff's recommendations:

1. Do not award a Construction Contract to J & H Engineering General Contractors, Inc. for the construction of the 2024 Citywide Street Maintenance Project. Such action would delay critical street maintenance work that is essential for compliance with the adopted Pavement Management Plan.

ATTACHMENTS:

[EXHIBIT A - 2024 Citywide Street Maintenance Project Bid Results.pdf](#)

EXHIBIT A

2024 Citywide Street Maintenance Project Bid Results

CITY OF SANTA PAULA

P.O. Box 569 • 970 Ventura Street • Santa Paula, CA 93060 • 805/933-4212

PROJECT: 2024 CITYWIDE STREET MAINTENANCE
TASK: Street Maintenance

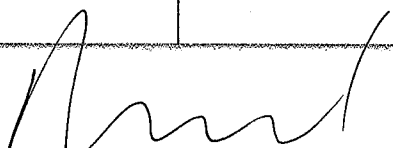
PROJECT No.: N/A
Bid Date: Tuesday, July 23, 2024

Time of Opening: 3:00 PM

Bidder Company Name/City	Bid Amount	Bond	Addendum/a
J & H Engineering Corp	\$1,771,400.75	✓	#1
Toro Enterprises Inc.	\$2,049,722.90	✓	#1
Granite Construction Co.	\$2,712,000.00	✓	#1
General Pavement Management	\$2,098,641.47	✓	#1

July 23, 2024

Date


Robert Woodward, PE
City Engineer

July 23, 2024

Date


Kristina Ochoa
Deputy City Clerk



**CITY OF SANTA PAULA
MEMORANDUM**

To: Honorable Mayor and Members of the City Council

From: Julie Latshaw, City Clerk

Subject: APPOINTMENT TO COMMISSIONS AND COMMITTEES

Date: August 7, 2024

Agenda Item: 11.A

RECOMMENDATION:

Staff Recommends that the City Council:

Consider appointing one applicant to the Senior Advisory Committee.

Presented by: Julie Latshaw, City Clerk

BACKGROUND:

The City Clerk's office published Vacancy Notices for all open positions on Commissions, Committees and Boards, in the Santa Paula Times and on the City website and social media during the months of April through June.

The City Council held one applicant interview at a Special City Council meeting on August 7, 2024 to fill the following:

- **Senior Advisory Committee** to fill one vacancy for a 2-year term. Applicant: Judi Pirkle. Staff recommends Council consider appointment. If applicant is appointed, this committee will be filled.

ANALYSIS:

At this time the Council may choose to make appointment to fill the Senior Advisory Committee vacancy.

STRATEGIC PLAN:

Appointments to the Commissions, Committees and Boards described in this report, will support the following City Council Strategic Goal:

F: Community Vitality

Goal: Provide the residents of Santa Paula with sustainable resources and programs to make this a great place to live and grow.

FISCAL IMPACTS:

There are no associated fiscal impacts from this item.

OPTIONS:

City Council may also decline to appoint applicant and direct staff to publish the opening again for additional applicants. Any additional applicants could be interviewed in September 2024.

ATTACHMENTS:

**CITY OF SANTA PAULA
MEMORANDUM**

To: Honorable Mayor and Members of the City Council

From: Julie Latshaw, City Clerk

Subject: DESIGNATION OF VOTING DELEGATE FOR THE LEAGUE OF CALIFORNIA CITIES ANNUAL CONFERENCE & EXPO - OCTOBER 16-18, 2024

Date: August 7, 2024

Agenda Item: 11.B

RECOMMENDATION:

Staff recommends that the City Council:

Nominate a voting delegate and alternate delegate to participate in the 2024 League of California Cities Annual Conference.

Presented by: Julie Latshaw, City Clerk

BACKGROUND:

The City has been asked to designate a voting delegate and an alternate who plans to attend the 2024 League of California Cities Annual Conference. The voting delegate votes on behalf of the City on conference resolutions that will guide cities and the League in efforts to improve the quality, responsiveness and vitality of local government in California.

ANALYSIS:

To date, the City has yet to receive any proposed resolutions or changes to the League's bylaws or policies. As proposals or resolutions are received from the League, they will be forwarded to the Mayor to determine whether or not those items should come before the full Council for consideration prior to a vote of the League membership.

Traditionally, the Mayor serves as the voting delegate when they are attending the conference, or an alternate is chosen by the Council in advance of the conference. This year, all five Councilmembers have registered to attend the annual conference, therefore it is recommended the Council designate the Mayor as the City's delegate for the October conference.

STRATEGIC PLAN:

This item is not a goal or objective in City Council's two-year Strategic Plan. However, nominating a delegate to speak on behalf of the City of Santa Paula meets the Council's mission to providing and continually creating a safe, sustainable, and innovative place to live,

work and thrive.

FISCAL IMPACTS:

There are no fiscal impacts associated with this item.

OPTIONS:

Should the Mayor prefer not to participate, Council may select from among any of its members since all will be attending this year's conference. In the event no member of the City Council wishes to participate in the annual meeting, the City of Santa Paula will be without a vote on the items that may be of importance to the City of Santa Paula.

ATTACHMENTS:

**CITY OF SANTA PAULA
MEMORANDUM**

To: Honorable Mayor and Members of the City Council

From: Clete Saunier, Public Works Director

Subject: APPROVAL OF FINAL TRACT MAP NO. 6001 - FOOTHILL TRACT -
LENNAR HARVEST AT LIMONEIRA PROJECT

Date: August 7, 2024

Agenda Item: 11.C

RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt Resolution No. 7534 Approving Final Tract Map Nos. 6001-1 through 6001-14 and Tract No. 6001 Subdivision Improvement Agreement.

Presented by: Clete J. Saunier, Director of Public Works

BACKGROUND:

In 2008, the City Council approved a General Plan Amendment, Specific Plan, and Development Agreement with then property owner Limoneira Company that, together, allowed for the development of the East Area 1 project known as Harvest at Limoneira.

On February 17, 2015, the City Council and the Planning Commission held joint public hearings regarding the project and approved successor owner Limoneira Lewis Community Builders, LLC's ("LLCB") request for an amendment to the Specific Plan (the "Original EA1SP"), a First Amended and Restated Development Agreement ("Original Development Agreement"), and Master Vesting Tentative Tract Map (MVTTM) No. 5854. MVTTM No. 5854 subdivided the East Area 1 project area into several "super lots" to facilitate the development allowed within the East Area 1 plan area. The Master Map established the primary boundaries for major development areas and primary streets within the specific plan area. Over the years, the Original Development Agreement has been amended three times ("Development Agreement"), the Original EA1SP amended four times ("East Area 1 Specific Plan"), and the General Plan amended as needed (together, the "Project").

On December 20, 2017, Tract No. 5854, recorded as Document No. 20171220-00194292-0 in the County Recorder's Office, established Lot 9 and Lot 10 of Tract No. 5854 which is the land that is the subject of the current action — approval of Final Tract Map Nos. 6001-1 through 6001-14 (together, "Final Tract Maps").

On July 17, 2017, City Council passed Resolution No. 7060 approving Vesting Tentative Tract Map (VTTM) No. 6001 (**Attachment D**) on land comprised of Lot 9 and Lot 10 of Tract No.

5854. This resulted in approval of 492 dwelling units with 290 single-family homes sites with the land owned in-fee by the owner and 202 dwelling units on four lots as residential condominiums along with a private park and private streets.

On November 17, 2021, City Council passed Resolution No. 7373 approving a modification to VTMM No. 6001 (**Attachment E**) allowing for further subdivision of Lots 9 and 10 of Tract No. 5854. The modification resulted in 554 dwelling units with 304 single-family homes sites with the land owned in-fee by the owner and 250 dwelling units on six lots as residential condominiums along with a private park and private streets. The land on which these structures are to be sited is referred to as "Tract No. 6001".

On or about April 30, 2024, LLCB and builder Lennar Homes of California, LLC ("Lennar") entered into a Partial Assignment of Development Agreement ("Partial Assignment"). Among other LLCB obligations Lennar assumed under the Partial Assignment was the requirement to complete, and provide security for, Tract No. 6001's public water and sewer system, booster pump station, upper tanks structures, and upper tanks grading (collectively, "Improvements").

Concurrently with the Partial Assignment, Lennar purchased Tract No. 6001 from LLCB. The 87.36-acre tract is located north of Harvest Loop Drive and east of Santa Paula Street and designated by Assessor Parcel Numbers 107-0-220-055 and 107-0-220-06. Under the purchase agreement with LLCB, Lennar also acquired the rights and obligations of the approved VTMM No. 6001.

After purchasing Tract No. 6001, Lennar entered into a land bank transaction on May 28, 2024 with TPG AG EHC III (LEN) CA 1, L.P. ("Land Bank"), whereby Lennar conveyed Tract No. 6001 land to the Land Bank and Lennar retained the obligations relating to the Improvements. The transaction gave Lennar an option to repurchase the land, which Lennar intends to do, as it has done with prior neighborhoods in East Area 1.

Lennar will build out Tract No. 6001 in fourteen (14) phases, and now seeks City Council approval of the Final Tract Maps, each one representing a phase.

ANALYSIS:

Santa Paula Municipal Code §16.80.440(B) and the Subdivision Map Act ("Map Act") require the City Council to approve the Final Tract Maps if it finds that the maps are in substantial compliance with the previously approved tentative map (i.e. Resolution No. 7060 as modified by Resolution No. 7373), and if it conforms to all applicable requirements of the Santa Paula Development Code and the Map Act.

In accordance with the Map Act and SPMC Section 16.80.940, the Applicant has agreed to enter into a Subdivision Improvement Agreement, substantially in the form attached as **Attachment C**. The agreement requires the developer to bond for and complete the infrastructure shown on City Drawing Nos. 40.35.60 Upper Tanks Grading Plans, 40.35.108 Public Water and Sewer System for Tract 6001, 40.35.120 Booster Pump Station and 40.35.121 Upper Tanks Structures.

The Final Tract Maps were reviewed and deemed technically correct by a licensed California surveyor through the City's Land Development Deputy City Engineer consultant Willdan Engineering. See **Attachment B** for a copy of Final Tract Map 6001-1, which shows the required signatures and statements on the first sheet. The wet-signed mylars of this final map

and the remaining 13 final maps (Tract Maps 6001-2 through 6001-14) are available in the City Clerk's office for viewing and execution. Copies are not provided with this report due to size.

Based on the foregoing and the Final Tract Maps meeting applicable conditions set forth in the previously approved tentative map, staff recommends approval of the final map.

Moreover, Council's approval of Final Tract Map No. 6001 and subdivision improvement agreement will achieve the following outcomes:

- Granting approval for a significant phase of the East Area 1 development, specifically Phase II (Foothill Neighborhood).
- Fulfillment of a major requirement in the Project's conditions of approval and subdivision development.
- Acceptance of street rights-of-way and easements for public access and utilities purposes, as shown on the Final Tract Maps.

STRATEGIC PLAN:

Though this item does not promote a specific objective in the City's 2-Year Strategic Plan, it furthers the following general goal: "Create an environment within the City in which our residents feel safe and which promotes the City as a location of choice for living, working, visiting and recreating."

FISCAL IMPACTS:

The process of recording the Final Tract Maps has no fiscal impact on the City. The internal streets and landscaping are private and will be maintained by the Homeowner's Association. Public water and sewer systems within the site will be completed by the Applicant at its costs and accepted into the City's system upon completion.

OPTIONS:

As an alternative to the recommended action, the Council can also:

1. Find that the Final Tract Maps fail to comply with the applicable conditions or requirements of the previously approved tentative map, and, based on that finding, deny approval. Denial must be accompanied by a finding identifying the requirements or conditions which have not been met or performed; or
2. Find that the Final Tract Maps fail to comply with the applicable conditions or requirements of the previously approved tentative map and, based on that finding, instruct the Applicant to make recommended corrections to the final maps and defer approval until the final maps are resubmitted; or
3. If the Final Tract Maps fail to comply with the applicable conditions or requirements of the previously approved tentative map, waive the requirements based on the finding that the failure to meet the conditions set forth in the previously approved tentative map is the result of technical and inadvertent error which does not effect the validity of the maps.

ATTACHMENTS:

[Attachment A - Reso 7534 Reso_Approving_Final_Map_6001-1_through_6001-14 - v2.pdf](#)

[Attachment B - Final Map Tract 6001-1.pdf](#)

[Attachment C - TR6001 Subdivision Improvement Agmt - v2.pdf](#)

[Attachment D - Reso 7060 Vesting Tentative Tract Map EA1.pdf](#)

[Attachment E - Reso 7373 Modify Vesting TR Map 6001 East Area 1.pdf](#)

ATTACHMENT A
APPROVAL TRACT MAP NO.6001

RESOLUTION NO. 7534

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA PAULA APPROVING FINAL VESTING TENTATIVE TRACT MAP NOS. 6001-1 THROUGH 6001-14 AND TRACT NO. 6001 SUBDIVISION IMPROVEMENT AGREEMENT

The City Council for the City of Santa Paula does resolve as follows:

SECTION 1: The City Council finds and declares as follows:

- A. On February 26, 2008, the City Council certified the East Area 1 Final Environmental Impact Report (SCH#2006071134) (the "EA1 FEIR").
- B. On March 3, 2008, the City Council approved the East Area 1 Specific Plan (SP-3) in accordance with Government Code § 65450, et seq. (the "Specific Plan"). The City Council also approved a Pre-Annexation Agreement and Development Agreement with Limoneira Company (the "DA").
- C. Following a special election in June 2008, the City Council adopted Resolution No. 6508 on July 7, 2008, finding that voters approved Measure G amending Section III (F) of the Land Use Element of the Santa Paula General Plan and Section III(G) of the Land Use Element to the General Plan.
- D. Together, the General Plan amendment, Specific Plan and DA allowed development of the East Area 1 Project: a mixed use-community of up to 1,500 total residential units and an estimated 810,000 square feet of office, retail, light industrial and civic facilities.
- E. In February 2010, the City prepared Addendum No. 1 to the EA1 FEIR to address the addition of three parcels to the proposed East Area 1 annexation. Annexation of the East Area 1 Specific Plan area was recorded March 7, 2013, with a correction recorded May 22, 2013.
- F. On February 17, 2015, the City Council approved entitlement requests submitted by Limoneira Lewis Community Builders, LLC ("LLCB"), successor to Limoneira Company. The City approved an amendment to the Specific Plan which revised the land use plan and regulating plan as defined in the then-current Specific Plan, a First Amended and Restated Development Agreement, and Master Vesting Tentative Tract Map (MVTTM) No. 5854 that subdivided the Specific Plan area (designated Assessor's Parcel Numbers 040-0-180-565, 040-0-180-435, and 107-0-200-115) into several "super lots" to facilitate its development. The Specific Plan amendment left the maximum number of residential units (1,500) unchanged.
- G. On November 21, 2016, the City Council held a public hearing and approved eight separate Vesting Tentative Tract Maps (VTTM Nos. 5985, 5986, 5987, 5988, 5989, 5990, 5991, and 5992) to further subdivide the "super lots" created by MVTTM No. 5854, resulting in 274 lots with a mix of single-family, multi-family, and condominium dwelling units, on approximately 72.3 acres of the 501 total

acres located within the East Area 1 plan area.

- H. On June 27, 2017, the Planning Commission held a public hearing and recommended that the City Council approve VTTM No. 6001, to further subdivide the “super lots” of VTTM No. 5854. VTTM No. 6001 governs Phase II of the Project and includes the Foothill Neighborhood of the East Area 1 Specific Plan.
- J. On July 17, 2017, the City Council held a public hearing and approved VTTM No. 6001 (“Original VTTM No. 6001”) on land comprised of Lot 9 and Lot 10 of Tract No. 5854 to create 492 dwelling units with 290 single-family homes sites with the land owned in-fee by then-owner LLCB and 202 dwelling units on four lots as residential condominiums along with a private park and private streets.
- K. On November 17, 2021, City Council passed Resolution No. 7373 approving a modification to VTTM No. 6001 (“Modified VTTM No. 6001”) allowing for further subdivision of Lots 9 and 10. The modification resulted in 554 dwelling units with 304 single-family homes sites with the land owned in-fee by then-owner LLCB and 250 dwelling units on six lots as residential condominiums along with a private park and private streets.
- L. On or about April 30, 2024, LLCB and builder Lennar Homes of California, LLC (“Lennar” or “Applicant”) entered into a Partial Assignment of Development Agreement (“Partial Assignment”). Among other LLCB obligations Lennar assumed under the Partial Assignment was the requirement to complete, and provide security for, Tract No. 6001’s public water and sewer system, booster pump station, upper tanks structures, and upper tanks grading (collectively, “Improvements”).
- M. Concurrently with the Partial Assignment, Lennar purchased Tract No. 6001 and Parcel E of Tract Map No. 5854 from LLCB. The 87.36-acre tract is located north of Harvest Loop Drive and east of Santa Paula Street and designated by Assessor Parcel Numbers 107-0-220-055 and 107-0-220-06. Under the purchase agreement with LLCB, Lennar also acquired the rights and obligations of approved VTTM No. 6001.
- N. From 2015 through 2024, the Original Development Agreement has been amended three times (“Development Agreement”), the Specific Plan four times (“approved Specific Plan”), the General Plan as needed, and four Addendums to the EA1 FEIR approved. These entitlements and associated subdivision approvals in the above recitals are referred to in this Resolution as the “Project”.
- O. City Council is now considering Applicant’s request to approve Final Map Nos. 6001-1 through 6001-14 (together, the “Final Tract Maps”) for the previously approved VTTM No. 6001. The proposed Final Tract Maps together with the Project are referred to in this Resolution as the “Amended Project.”

SECTION 2. *Environmental Assessment.* The City Council makes the following environmental findings:

- A. The City certified the EA1 FEIR, adopted the Specific Plan, and approved a series of related actions in February 2008. As required by the California Environmental Quality (CEQA), the City adopted findings of fact for the significant impacts identified in the EA1 FEIR and a statement of overriding considerations for those impacts identified as significant and unavoidable after the incorporation of all feasible mitigation into the East Area 1 project.
- B. Addendum No. 1 to the EA1 FEIR, prepared by the City in February 2010, addressed the addition of three parcels to the proposed East Area 1 annexation to allow for the implementation of improvements to the intersection of Telegraph Road and Hallock Drive identified in Mitigation Measure T-2 of the EA1 FEIR.
- C. From 2014 through 2016, the City prepared two subsequent Addendums to the EA1 FEIR to address changes to the Project, as well as a Final Supplemental EIR (the "FSEIR"), certified in 2015, for, among other entitlements, an amendment to the Specific Plan, followed by two Addendums to the FSEIR.
- D. In 2024, the City approved Addendum No. 3 to the EA1 FEIR for approval of Amendment No. 3 to the Development Agreement, and Addendum No. 4 for approval of Amendment No. 4 to the Specific Plan and a General Plan Amendment.
- E. All prior CEQA documents shall collectively comprise and be referred to hereafter in this Section as the "EA1 FEIR".
- F. The EA1 FEIR (including documents and other materials that constitute the record of proceedings on which the City's findings and decisions are based) is located at City of Santa Paula, 970 Ventura Street, Santa Paula, CA 93060. The custodian for these documents is the Community and Economic Development Director. This information is provided in compliance with CEQA § 21081.6(a)(2) and CEQA Guidelines § 15091(e).
- G. The EA1 FEIR is incorporated into this Resolution by reference as if fully set forth herein.
- H. The California Environmental Quality Act (CEQA) requires a review of the information in the EA1 FEIR to address changes to a project or changes to the circumstances under which a project will occur and to assess whether a subsequent or supplemental EIR is required.
- I. Pursuant to Section 15162 of the California Environmental Quality Act, approval of Final Tract Maps does not require a subsequent or supplemental EIR because the proposed subdivisions will not result in any new significant impacts or any substantial increase in severity of the significant impacts identified in the EA1 FEIR for the Amended Project. Approving the Final Tract Maps would not increase the total approved units in the Amended Project (2050) and the maps do not add improvements that were not already considered in the previous

environmental document, EA1 FEIR.

SECTION 3: *Final Map Approval.* Pursuant to SPMC §16.80.440, and based upon substantial evidence in the record, including without limitation, the staff report and prior proceedings, the City Council approves the Final Tract Maps (Attachment A to the staff report) for the reasons stated below. Such approval is not effective unless and until the Applicant enters a subdivision improvement agreement to secure Tract No. 6001 public improvements identified in the Partial Assignment.

- A. The Final Tract Maps substantially comply with the previously approved VTTM No. 6001.
- B. The Final Tract Maps substantially conform to the Development Code and the Subdivision Map Act (Government Code §§66410, *et seq.*) content and form requirements.
- C. Consistent with Government Code Section 66462 of the Subdivision Map Act, a subdivision improvement agreement substantially in the form attached as Attachment C to the staff report will be entered prior to recordation of the Final Tract Maps.
- D. All applicable conditions and requirements to approve the final maps for VTTM No. 6001, as later modified by Resolution No. 7373 (“Modified VTTM 6001”), have been satisfied.

In addition to providing a subdivision improvement agreement, Tract No. 6001 property is already subject to a Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Harvest at Limoneira Recorded on July 23, 2019, as Document No. 20190723-00083321-0 (“CC&Rs”), in the Official Records of Ventura County. Pursuant to Article 16 of the CC&Rs, Applicant has provided a Master Declaration of Annexation in a form approved by the City Attorney to extend the CC&Rs to future residential units in the phased subdivision, which will be finalized as development progresses.

Conditions 21, 45, 46, 47, and 49 of the Modified VTTM No. 6001 as well as Conditions 36, 41, 42, 43, 46 and 47 of the Original VTTM No. 6001 have been satisfied.

SECTION 4. *Further Approvals; Delegation of Authority; Reservations; Conditions to Final Map Recording*

- A. The City Council hereby approves the proposed subdivision improvement agreement for the Final Tract Maps, substantially in the form attached as Attachment C to the staff report, and authorizes the City Manager to sign the agreement and make necessary technical revisions prior to recording.
- B. In accordance with SPMC §16.80.450, the City Engineer may take appropriate action to make technical corrections to the Final Tract Maps and, thereafter, the City Clerk may forward the Final Tract Maps to the Ventura

County Recorder' s Office for recordation.

- C. Pursuant to SPMC § 16.80.470, the City Council reserves its ability to make additional changes to the Final Map upon making the appropriate findings.
- D. The Final Tracts Maps may not be recorded until offsite improvement agreements for Well Nos. 7 and 8 with LLCB are entered.

SECTION 5. *Reliance on the Record.* Each and all of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 6. *Limitations.* The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts were made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

SECTION 7. *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 8. The City Clerk is directed to mail a copy of this Resolution to Applicant and Applicant's Representative and to any other person requesting a copy.

SECTION 9: The City Clerk is directed to certify the adoption of this Resolution.

SECTION 10: This Resolution will become effective immediately upon adoption.

PASSED AND ADOPTED this 7th day of August, 2024.

Leslie Cornejo, Mayor

ATTEST:

Julie Latshaw, City Clerk

APPROVED AS TO FORM:

Monica Castillo, City Attorney

OWNER'S STATEMENT (CONTINUES ON SHEET 2)

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, OR ARE INTERESTED IN THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION ENTITLED TRACT NO. 6001-1, SHOWN ON THIS MAP, ARE HOLDERS OF SECURITY INTERESTS WITHIN THE REAL PROPERTY INCLUDED IN THE CONDOMINIUM PROJECT WITHIN LOT 9, AND THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID REAL PROPERTY, THAT THEY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION FOR RESIDENTIAL & CONDOMINIUM PURPOSES AS SHOWN WITHIN THE EXTERIOR BOUNDARY LINE.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SANTA PAULA FOR PUBLIC USE, IN FEE, THE RIGHT-OF-WAY FOR HARVEST LOOP, AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AN ACCESS EASEMENT OVER ALL PRIVATE STREETS, AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SANTA PAULA, EASEMENTS FOR PUBLIC UTILITY PURPOSES OVER ALL PRIVATE STREETS SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO.

AND THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SANTA PAULA, THE EASEMENT FOR PUBLIC ACCESS PURPOSES OVER ALL PRIVATE STREETS SHOWN ON THIS MAP AND ALL USES INCIDENT THERETO.

OWNERS: TPG AG EHC III (LEN) CA 1, L.P.,
A DELAWARE LIMITED PARTNERSHIP

BY: ESSENTIAL HOUSING ASSET MANAGEMENT,
LLC, AN ARIZONA LIMITED LIABILITY COMPANY,
ITS AUTHORIZED AGENT

BY: STEVEN S. BENSON, ITS MANAGER

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF } SS

ON , 202 , BEFORE ME, , A NOTARY PUBLIC,

PERSONALLY APPEARED , WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE	NAME PRINTED
PRINCIPLE OFFICE IN THE COUNTY OF	COMMISSION EXPIRES COMM. NO.

SOILS AND/OR GEOLOGIC REPORT

THE FOLLOWING SOILS REPORT(S) AND/OR GEOLOGIC REPORT(S) RELATING TO TRACT NO. 6001-1 HAVE BEEN PREPARED.

FIRM NAME: LEIGHTON & ASSOCIATES, INC.
TITLE OF REPORT: GEOTECHNICAL GRADING PLAN REVIEW PROPOSED FOOTHILL NEIGHBORHOOD TRACT NO. 6001-1 - 6001-14 HARVEST AT LIMONEIRA DEVELOPMENT
DATE OF REPORT: DECEMBER 17, 2021

ENGINEER OR GEOLOGIST: JASON D. HERTZBERG, GE 2711
REGISTRATION NO. ROBERT HENNESSEY, PE 86902
GEOFFREY FANEROS, PG, CEG 2512
GARETH I. MILLS, CEG 2034

SIGNATURE OMISSIONS

SEE SHEET 2.

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF LIMONEIRA LEWIS COMMUNITY BUILDERS, LLC. IN AUGUST 2021. I HEREBY STATE THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED (OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR AFTER RECORDATION OF THIS TRACT MAP) AND THAT THE MONUMENTS ARE (OR WILL BE) SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP. CORNER RECORDS TO ALL CENTERLINE MONUMENTS SHOWN HEREON AS SET BY ME WILL BE ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR PRIOR TO ACCEPTANCE OF THE IMPROVEMENTS INTO THE CITY STREET SYSTEM.

JAMES P. FALLON PLS 7807

DATE



CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED TRACT NO. 6001-1 AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

DAVID O. KNELL, PLS 5301
ACTING CITY SURVEYOR
CITY OF SANTA PAULA

DATE

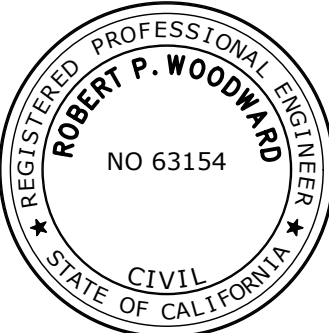


CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED TRACT NO. 6001-1, THAT THE SUBDIVISION IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCE APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, HAVE BEEN COMPLIED WITH.

ROBERT P. WOODWARD
R.C.E. NO. 63154
INTERIM CITY ENGINEER
CITY OF SANTA PAULA

DATE



COUNTY RECORDER'S CERTIFICATE

FILED THIS DAY OF , 202 AT M IN
BOOK OF MISCELLANEOUS RECORDS (MAPS) AT PAGES TO
AT THE REQUEST OF LIMONEIRA LEWIS COMMUNITY BUILDERS, LLC.

MICHELLE ASCENCION
COUNTY RECORDER
COUNTY OF VENTURA

BY: DEPUTY COUNTY RECORDER

COUNTY TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ALL CERTIFICATES AND SECURITY REQUIRED UNDER THE PROVISIONS OF SECTIONS 66492 AND 66493 OF THE SUBDIVISION MAP ACT HAVE BEEN FILED AND DEPOSITED WITH ME.

SUE HORGAN
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

BY: DEPUTY COUNTY TAX COLLECTOR

DATE:

CITY COUNCIL'S CERTIFICATE

THIS MAP ENTITLED TRACT NO. 6001-1, CONSISTING OF 8 SHEETS, IS PRESENTED TO THE CITY COUNCIL OF THE CITY OF SANTA PAULA, VENTURA COUNTY, CALIFORNIA AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE DAY OF , 202 . SAID COUNCIL HEREBY APPROVES THIS MAP.

AND DOES HEREBY ACCEPTS FOR PUBLIC USE, IN FEE, THE RIGHT-OF-WAY FOR HARVEST LOOP, AS SHOWN ON THIS MAP.

AND DOES HEREBY ACCEPTS ON BEHALF OF ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE, AN ACCESS EASEMENT OVER ALL PRIVATE STREETS AS SHOWN ON THIS MAP.

AND ALSO HEREBY ACCEPTS THE EASEMENTS FOR PUBLIC UTILITY PURPOSES OVER ALL PRIVATE STREETS SHOWN ON THIS MAP.

AND ALSO HEREBY ACCEPTS THE EASEMENT FOR PUBLIC ACCESS PURPOSES OVER ALL PRIVATE STREETS SHOWN ON THIS MAP.

IN WITNESS WHEREOF, SAID CITY COUNCIL HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY THE MAYOR AND ATTESTED TO BY THE CITY CLERK OF SAID CITY AND THE CORPORATE SEAL OF SAID CITY OF SANTA PAULA TO BE AFFIXED HERETO THIS DAY OF , 202 .

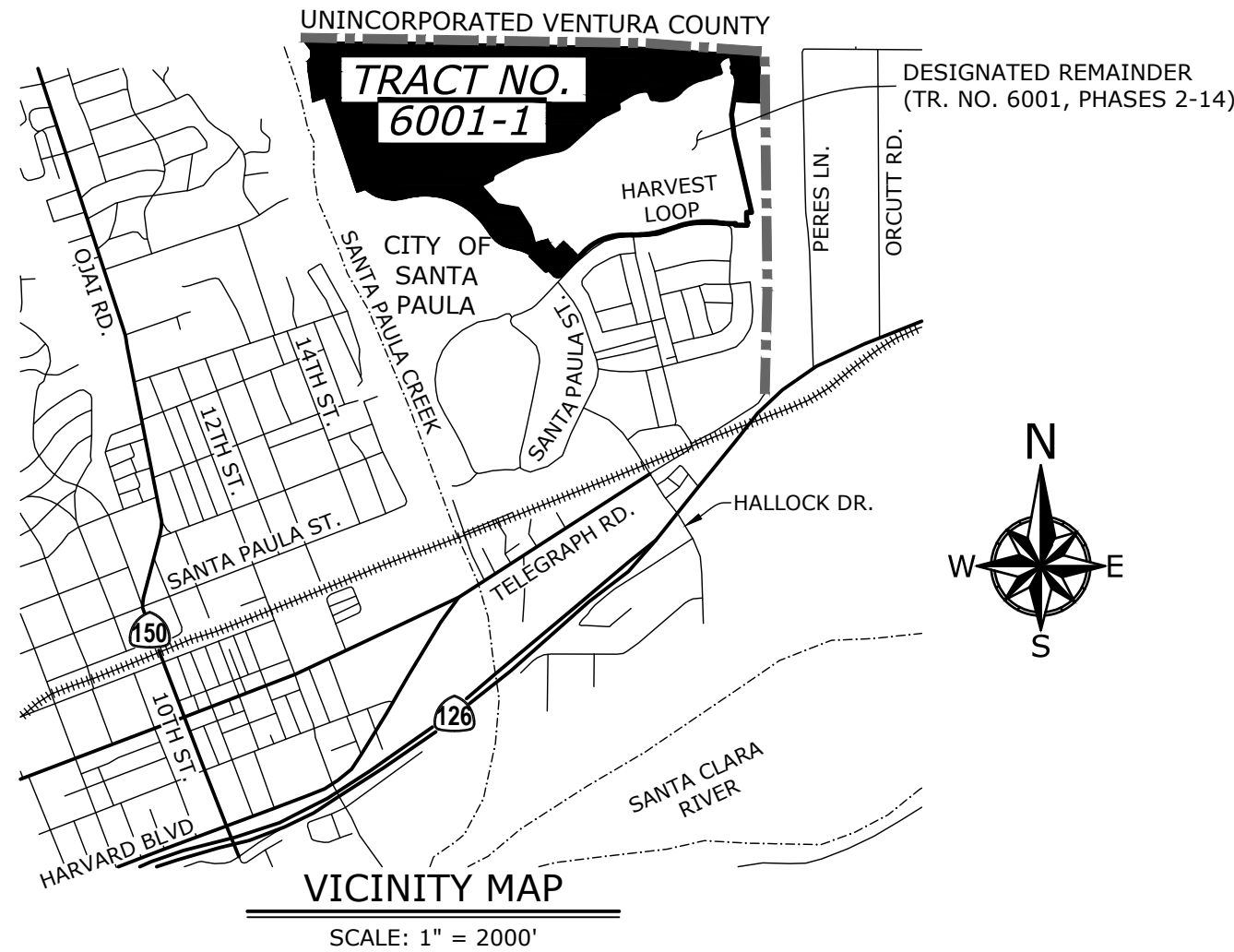
ATTEST:

JULIE LATSHAW
CITY CLERK
CITY OF SANTA PAULA

LESLIE CORNEJO
MAYOR
CITY OF SANTA PAULA

APPROVED AS TO FORM:

MONICA CASTILLO
CITY ATTORNEY



TOTAL GROSS AREA: 141.904 ACRES

9 NUMBERED LOTS
4 LETTERED LOTS
13 TOTAL LOTS

TRACT NO. 6001-1

LOT 9 FOR CONDOMINIUM PURPOSES (8 UNITS)

IN THE CITY OF SANTA PAULA
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 9, LOT 10 AND PARCEL E (OPEN SPACE) OF TRACT NO. 5854 FILED IN BOOK 165 OF MISCELLANEOUS RECORDS (MAPS), PAGE 83 TO 103, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AUGUST 2021

SIGNATURE OMISSIONS

THE SIGNATURES OF THE PARTY(IES) NAMED HEREINAFTER AS OWNER(S) OF THE INTEREST SET FORTH, MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66436, (a)(3)(A)(i-vii) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE(S) IS (ARE) NOT REQUIRED BY THE LOCAL AGENCY.

SANTA PAULA WATER WORKS, A CORPORATION, EASEMENT HOLDER FOR RIGHT TO TAKE, DIVERT, APPROPRIATE OR IN ANY WAY USE THE WATER OF SANTA PAULA CREEK, RECORDED APRIL 1, 1892 IN BOOK 36, PAGE 3, AND RECORDED AUGUST 4, 1892 IN BOOK 36, PAGE 497 OF DEEDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

THERMAL BELT WATER COMPANY, A CORPORATION, EASEMENT HOLDER FOR WATER PIPELINE PURPOSES, RECORDED MAY 6, 1895 IN BOOK 45, PAGE 226 OF DEEDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, EASEMENT HOLDER FOR PUBLIC UTILITIES, RECORDED FEBRUARY 2, 1921 IN BOOK 177, PAGE 401 OF DEED AND RECORDED JANUARY 19, 1928 IN BOOK 181, PAGE 483 OF OFFICIAL RECORDS.

SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, A CORPORATION, EASEMENT HOLDER FOR PUBLIC UTILITIES, RECORDED APRIL 1, 1926 IN BOOK 99, PAGE 92 OF OFFICIAL RECORDS. (EASEMENT CANNOT BE LOCATED BY THE DOCUMENT)

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, EASEMENT HOLDER FOR PUBLIC UTILITIES PURPOSES, RECORDED FEBRUARY 11, 1966 IN BOOK 2942, PAGE 338 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, EASEMENT HOLDER FOR PUBLIC UTILITIES PURPOSES, RECORDED FEBRUARY 21, 1966 IN BOOK 2946, PAGE 530 AND RECORDED FEBRUARY 21, 1966 IN BOOK 2946, PAGE 534 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, EASEMENT HOLDER FOR PUBLIC UTILITIES PURPOSES, RECORDED FEBRUARY 21, 1966 IN BOOK 2946, PAGE 538 AND RECORDED FEBRUARY 21, 1966 IN BOOK 2946, PAGE 540 OF OFFICIAL RECORDS.

M F LAND & CATTLE COMPANY, EASEMENT HOLDER FOR AGRICULTURAL UTILITY SERVICES PURPOSES, RECORDED SEPTEMBER 29, 1975 IN BOOK 4468, PAGE 978 OF OFFICIAL RECORDS.

BROKAW NURSERY, INC., A CALIFORNIA CORPORATION AND ELLEN M. BROKAW, TRUSTEE OF THE WILLIAM H. BROKAW FAMILY SURVIVORS TRUST, EASEMENT HOLDER FOR WELLS SITES AND OTHER PURPOSES, WATER PIPELINE AND OTHER PURPOSES AND ACCESS, RECORDED MAY 9, 2017 AS INSTRUMENT NO. 20170509-00061082 OF OFFICIAL RECORDS.

CITY OF SANTA PAULA, EASEMENT HOLDER FOR PUBLIC ACCESS AND UTILITY EASEMENT, RECORDED DECEMBER 20, 2017 AS INSTRUMENT NO. 20171220-00164292 OF OFFICIAL RECORDS, AS SHOWN ON TRACT 5854.

SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, EASEMENT HOLDER FOR GAS PIPELINE, CONDUITS AND OTHER PURPOSES, RECORDED AUGUST 8, 2018 AS INSTRUMENT NO. 20180808-00090352 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, EASEMENT HOLDER FOR RIGHT OF WAY PURPOSES AND ROADWAYS, RECORDED JULY 16, 2020 AS INSTRUMENT NO. 20200716-00103325 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, EASEMENT HOLDER FOR RIGHT OF WAY PURPOSES AND ROADWAYS, RECORDED DECEMBER 19, 2022 AS INSTRUMENT NO. 2022000116641 OF OFFICIAL RECORDS.

THE COLE FAMILY LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, ET AL, EASEMENT HOLDERS FOR ACCESS, RECORDED FEBRUARY 20, 2020, AS INSTRUMENT NO. 20200220-00025797 OF OFFICIAL RECORDS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, EASEMENT HOLDER FOR RIGHT OF WAY PURPOSES, RECORDED MAY 27, 2022 AS INSTRUMENT NO. 2022000062105 OF OFFICIAL RECORDS.

THE COLE FAMILY LIMITED PARTNERSHIP, A CALIFORNIA LIMITED PARTNERSHIP, ET AL, EASEMENT HOLDERS FOR ACCESS, RECORDED APRIL 23, 2024 AS INSTRUMENT NO. 2024000025008 OF OFFICIAL RECORDS.

SIGNATURE OMISSIONS (CONTINUED)

THE SIGNATURES OF THE PARTY(IES) NAMED HEREINAFTER AS OWNER(S) OF THE INTEREST SET FORTH, MAY BE OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(C) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE(S) IS (ARE) NOT REQUIRED BY THE LOCAL AGENCY. (ALL BLANKET IN NATURE)

ALICE TEAGUE COX, ET. AL., OWNER OF ALL OIL, GAS, HYDROCARBONS, OR OTHER MINERALS IN AND UNDER THAT PORTION OF SAID LAND AS CONVEYED IN DEEDS RECORDED MARCH 28, 1955 IN BOOK 1276, PAGES 459, 464, 469, 474, 479, 484, 494, 499, 504, 509, 514 AND 519 OF OFFICIAL RECORDS.

LIMONEIRA COMPANY, A CALIFORNIA CORPORATION, OWNER OF AN UNDIVIDED 474/2500TH INTEREST IN OIL AND GAS AS QUITCLAIMED IN A DEED RECORDED JUNE 23, 2000 AS INSTRUMENT NO. 2000-0100215 OF OFFICIAL RECORDS.

ALL RIGHTS TO ENTER THE SURFACE OF THE LAND WERE QUITCLAIMED IN A DEED RECORDED DECEMBER 16, 2008 AS INSTRUMENT NO. 20081216-00179939 AND 20081216-00179940 OF OFFICIAL RECORDS.

LIMONEIRA LEWIS COMMUNITY BUILDERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNERS OF ALL MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES AND ALL UNDERGROUND WATER AND ALL GEOTHERMAL ENERGY SOURCES IN OR UNDER OR WHICH MAY BE PRODUCED FROM SAID LAND WHICH UNDERLIES A PLANE PARALLEL TO AND FIVE HUNDRED (500) FEET BELOW THE PRESENT SURFACE OF SAID LAND, SUBJECT TO ALL PRIOR RESERVATIONS AND EXCEPTIONS OF RECORD. SUCH RESERVATION SPECIFICALLY RESERVES IN GRANTOR THE RIGHTS OF PROSPECTING, EXPLORATION, DEVELOPMENT, PRODUCTION, EXTRACTION, AND TAKING OF SAID MINERALS, OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES, WATER AND GEOTHERMAL ENERGY (AND/OR ITS SOURCES) FROM THE LAND BY MEANS OF MINES, WELLS, DERRICKS, AND/OR OTHER EQUIPMENT FROM SURFACE LOCATIONS ON ADJOINING OR NEIGHBORING LAND OR LYING OUTSIDE OF THE ABOVE-DESCRIBED LAND; PROVIDED, HOWEVER, THAT THE OWNER OF SUCH MINERALS, OIL, GAS, PETROLEUM, OTHER HYDROCARBON SUBSTANCES, WATER, AND GEOTHERMAL ENERGY SOURCES, AS SET FORTH ABOVE, SHALL HAVE NO RIGHT TO ENTER UPON THE SURFACE OF THE LAND NOR TO USE THE LAND OR ANY PORTION THEREOF ABOVE SUCH PLANE PARALLEL TO AND FIVE HUNDRED (500) FEET BELOW THE PRESENT SURFACE OF THE LAND FOR ANY PURPOSE WHATSOEVER, AS RESERVED IN THAT GRANT DEED APRIL 30, 2024 AS INSTRUMENT NO. 2024000026926, OF OFFICIAL RECORDS.

OWNER'S STATEMENT (CONTINUED FROM SHEET 1)

LIMONEIRA LEWIS COMMUNITY BUILDERS, LLC, A DELAWARE LIMITED COMPANY, BENEFICIARY UNDER DEED OF TRUST RECORDED APRIL 30, 2024, AS DOCUMENT NO. 2024000026928 OF OFFICIAL RECORDS.

BY: _____

NAME: _____

ITS: LIMONEIRA AUTHORIZED AGENT

LENNAR HOMES OF CALIFORNIA, LLC, A CALIFORNIA LIMITED COMPANY, OPTIONEE UNDER A "MEMORANDUM OF OPTION AGREEMENT" RECORDED MAY 28, 2024, AS DOCUMENT NO. 2024000032515 OF OFFICIAL RECORDS, COUNTY OF VENTURA.

BY: _____

NAME: _____

TITLE: _____

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____ } SS

ON _____, 202__, BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

SIGNATURE _____ NAME PRINTED _____

PRINCIPLE OFFICE IN THE COUNTY OF _____ COMMISSION EXPIRES _____ COMM. NO. _____

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF _____ } SS

ON _____, 202__, BEFORE ME, _____, A NOTARY PUBLIC,

PERSONALLY APPEARED _____, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT, THE PERSON(S) OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND:

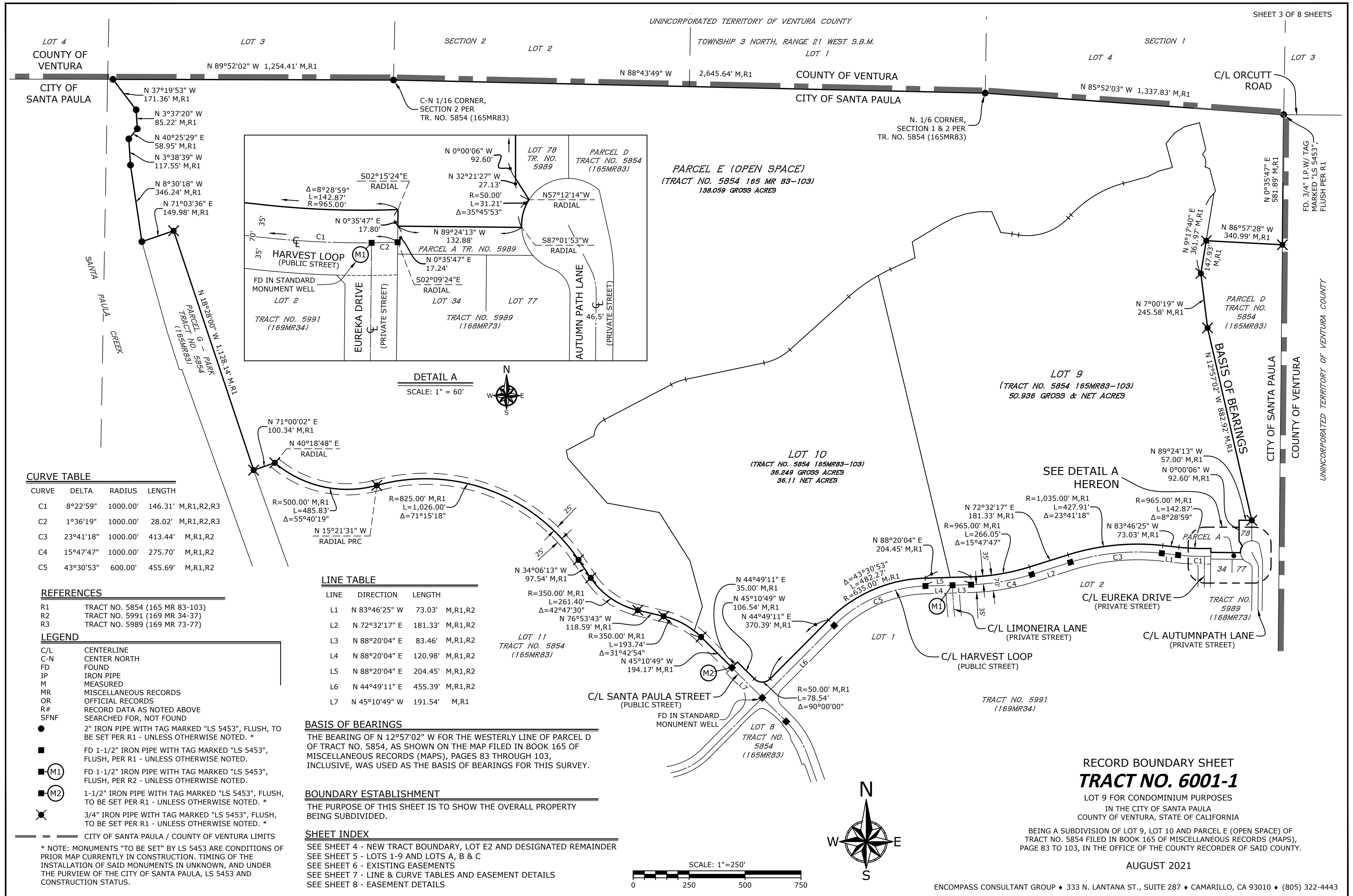
SIGNATURE _____ NAME PRINTED _____

PRINCIPLE OFFICE IN THE COUNTY OF _____ COMMISSION EXPIRES _____ COMM. NO. _____

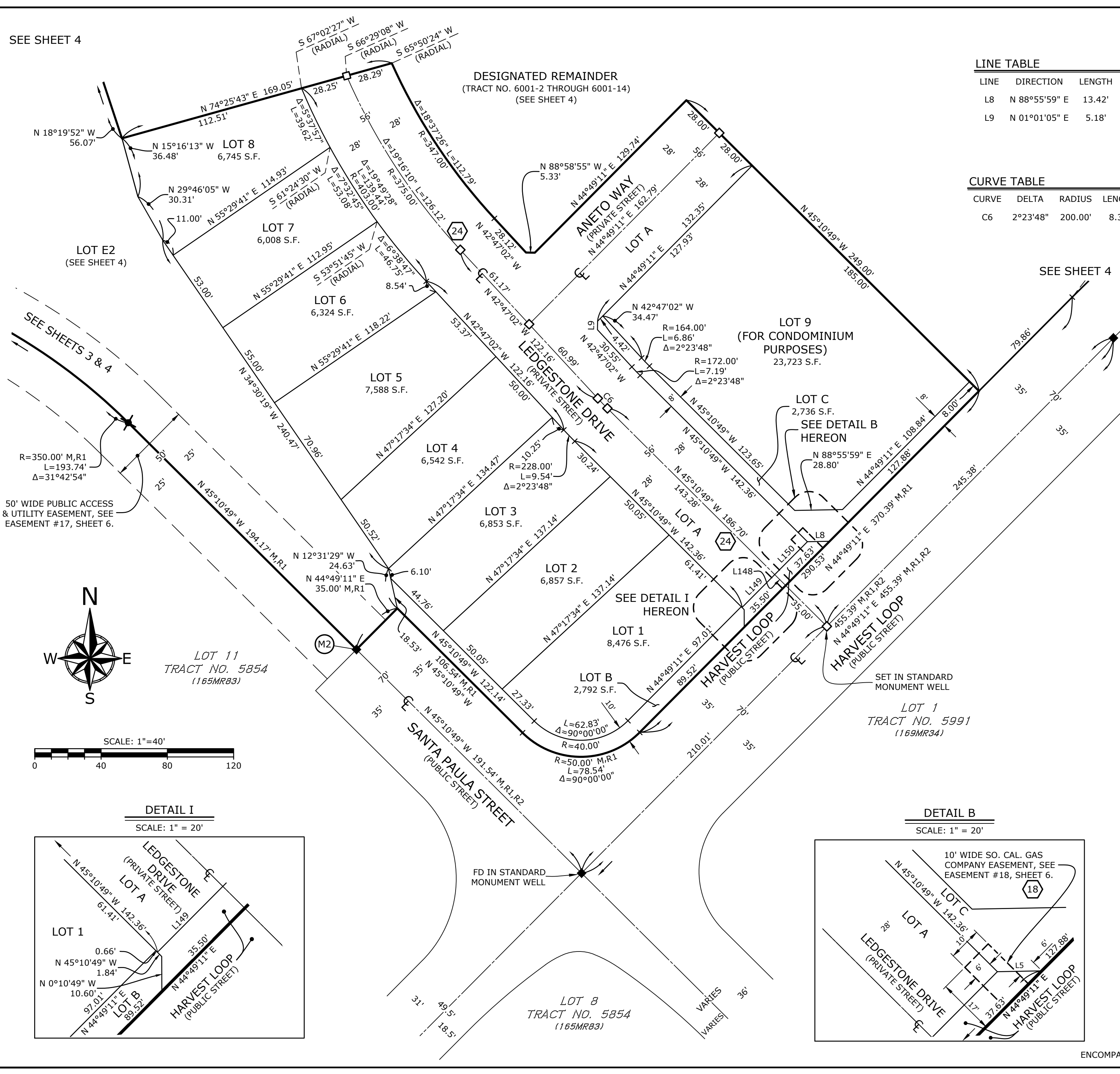
TRACT NO. 6001-1
LOT 9 FOR CONDOMINIUM PURPOSES
IN THE CITY OF SANTA PAULA
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 9, LOT 10 AND PARCEL E (OPEN SPACE) OF TRACT NO. 5854 FILED IN BOOK 165 OF MISCELLANEOUS RECORDS (MAPS), PAGE 83 TO 103, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AUGUST 2021



SEE SHEET 4



LINE TABLE

LINE	DIRECTION	LENGTH
L8	N 88°55'59" E	13.42'
L9	N 01°01'05" E	5.18'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C6	2°23'48"	200.00'	8.37'

REFERENCES

R1	TRACT NO. 5854 (165 MR 83-103)
R2	TRACT NO. 5991 (169 MR 34-37)

LEGEND

AC.	ACRES
C/L	CENTERLINE
FD	FOUND
IP	IRON PIPE
M	MEASURED
R#	RECORD DATA AS NOTED ABOVE
S.F.	SQUARE FEET
■	FD. 1-1/2" IRON PIPE WITH TAG MARKED "LS 5453", FLUSH, PER R1 - UNLESS OTHERWISE NOTED.
⊙	1-1/2" IRON PIPE WITH TAG MARKED "LS 5453", FLUSH, TO BE SET PER R1 - UNLESS OTHERWISE NOTED. *
✕	3/4" IRON PIPE WITH TAG MARKED "LS 5453", FLUSH, TO BE SET PER R1 - UNLESS OTHERWISE NOTED. *
□	SET 1-1/2" IRON PIPE WITH TAG MARKED "PLS 7807", FLUSH, AT ALL STREET CENTERLINE INTERSECTIONS, ALL ANGLE POINTS AND BC'S & EC'S - UNLESS OTHERWISE NOTED.
	SET LEAD, TACK WITH TAG MARKED "PLS 7807", AT LOT CORNERS, (NO REAR CORNERS TO BE SET).
—	CITY OF SANTA PAULA / COUNTY OF VENTURA LIMITS
24	SEE SHEET 6 FOR EASEMENT DETAILS

* NOTE: MONUMENTS "TO BE SET" BY LS 5453 ARE CONDITIONS OF PRIOR MAP CURRENTLY IN CONSTRUCTION. TIMING OF THE INSTALLATION OF SAID MONUMENTS ARE UNKNOWN, AND UNDER THE PURVIEW OF THE CITY OF SANTA PAULA, LS 5453 AND CONSTRUCTION STATUS.

LOT	AREA	LOT USE & EASEMENT DEDICATIONS
A	29,905 S.F./ 0.687 AC.	LOT A TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR PRIVATE STREET PURPOSES BY SEPARATE DOCUMENT, AND DEDICATED FURTHER HEREON: 1) AS A PUBLIC UTILITY EASEMENT AND PUBLIC ACCESS EASEMENT TO THE CITY OF SANTA PAULA, AND 2) ACCESS EASEMENT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.
B	2,792 S.F./ 0.064 AC.	LOT B IS TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR LANDSCAPE PURPOSES BY SEPARATE DOCUMENT.
C	2,736 S.F./ 0.063 AC.	LOT C TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION FOR PRIVATE STREET PURPOSES BY SEPARATE DOCUMENT, AND DEDICATED FURTHER HEREON: 1) AS A PUBLIC UTILITY EASEMENT AND PUBLIC ACCESS EASEMENT TO THE CITY OF SANTA PAULA, AND 2) ACCESS EASEMENT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE.
STREET DEDICATION	596 S.F./ 0.014 AC.	PORTION OF LOT A IS TO BE DEDICATED TO THE CITY OF SANTA PAULA FOR PUBLIC STREET PURPOSES.
1-8	55,995 S.F./ 1.285 AC.	RESIDENTIAL LOTS
9	23,121 S.F./ 0.531 AC.	CONDOMINIUM LOT
TOTAL	115,145 S.F./ 2.643 AC.	

SHEET INDEX

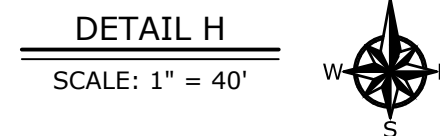
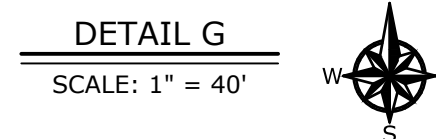
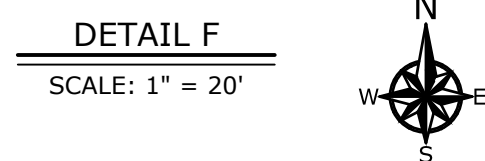
SEE SHEET 3 - EXISTING BOUNDARY AND BASIS OF BEARING
SEE SHEET 4 - NEW TRACT BOUNDARY, LOT E2 AND DESIGNATED REMAINDER
SEE SHEET 6 - EXISTING EASEMENTS
SEE SHEET 7 - LINE & CURVE TABLE AND EASEMENT DETAILS
SEE SHEET 8 - EASEMENT DETAILS

TRACT NO. 6001-1

LOT 9 FOR CONDOMINIUM PURPOSES
IN THE CITY OF SANTA PAULA
COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 9, LOT 10 AND PARCEL E (OPEN SPACE) OF TRACT NO. 5854 FILED IN BOOK 165 OF MISCELLANEOUS RECORDS (MAPS), PAGE 83 TO 103, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

AUGUST 2021



SEE SHEET 3 - EXISTING BOUNDARY AND BASIS OF BEARING
SEE SHEET 4 - NEW TRACT BOUNDARY, LOT E2 AND DESIGNATED REMAINDER
SEE SHEET 5 - LOTS 1-9 AND LOTS A, B & C
SEE SHEET 6 - EXISTING EASEMENTS
SEE SHEET 7 - LINE & CURVE TABLES AND EASEMENT DETAILS

LOT 9 FOR CONDOMINIUM PURPOSES
IN THE CITY OF SANTA PAULA
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AUGUST 2021

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

City Clerk
City of Santa Paula
970 Ventura Street
Santa Paula, CA 93060

No fee per Government Code § 6103

APNs: 107-0-220-055, 107-0-220-065, 107-0-220-035

**HARVEST AT LIMONEIRA
SUBDIVISION IMPROVEMENT AGREEMENT**

Tract Map No. 6001

THIS AGREEMENT ("Agreement") is made and entered into this ____ day of _____, 2024 ("Effective Date"), by and between the CITY OF SANTA PAULA, a general law city and municipal corporation ("CITY") and Lennar Homes of California, LLC, a Delaware Limited Liability Company ("DEVELOPER", together with CITY, "Parties"). Capitalized terms not otherwise defined in this Agreement will have the meanings attributed to them in the Development Agreement.

The Parties agree as follows:

1. RECITALS. This Agreement is made with reference to the following facts and objectives:

- A. In 2008, CITY and Limoneira Company entered into a Development Agreement for developing the area commonly known as "East Area 1" for a mixed-use planned community.
- B. On or about February 26, 2015, the City and Limoneira Company entered into an Amended and Restated Development Agreement ("Original Development Agreement") affecting real property shown in Tract Map No. 5854 recorded in the Official Records of Ventura County ("Official Records") on April 27, 2015, as Document No. 20150427-00062760-0.
- C. On or about September 21, 2015, LIMONEIRA LEWIS COMMUNITY BUILDERS, LLC ("LLCB") became the successor in interest to the rights and obligations of Limoneira Company pertaining to the Original Development Agreement.
- D. The Original Development Agreement was amended by the First Amendment to the Development Agreement, dated March 18, 2020

("Amendment No. 1"), and by the Second Amendment to the Development Agreement, dated April 21, 2021 ("Amendment No. 2"). CITY and LLCB also entered a Third Amendment to the Development Agreement ("Amendment No. 3") in March 2024.

- E. The Original Development Agreement has been further clarified and supplemented by Operating Memoranda Nos. 1 - 8 (collectively, the "Operating Memoranda") on file with the City. The Original Development Agreement, as amended by Amendment Nos. 1, 2, and 3, and the Operating Memoranda are collectively referred to herein as the "Development Agreement."
- F. On or about April 30, 2024, DEVELOPER acquired the real property legally described on **Exhibit C** attached hereto (the "Property"). In connection therewith, a Partial Assignment of Development Agreement from LLCB to DEVELOPER was recorded in the Official Records on April 30, 2024, as Document No. 2024000024929 (the "DA Assignment"). Schedule 1 of the DA Assignment which describes LLCB rights and obligations excluded from the DA Assignment, is attached hereto as **Exhibit D**.
- G. Pursuant to the Development Agreement and DA Assignment, DEVELOPER must construct certain public improvements collectively called "Improvements" and listed as follows:
 - 1. Public Water and Sewer System for Tract 6001 as shown on City Drawing No. 40.35.108
 - 2. Booster Pump Station as shown on City Drawing No. 40.35.120
 - 3. The Upper Tanks Structures as shown on City Drawing No. 40.35.121
 - 4. The Upper Tanks Grading as shown on City Drawing No.40.35.60

The Improvements will be constructed in accordance with plans and specifications on file with CITY and listed above and generally described in the attached **Exhibit A**.

- H. Section 7.1.2 of the Development Agreement requires LLCB to provide improvement security for the Improvements to the extent they are not financed by a Financing Mechanism as that term is defined in Section 14 of the Development Agreement. The Funding, Construction and Acquisition Agreement for Harvest Community Facilities District No.1 dated as of March 1, 2017, as may be amended ("Acquisition Agreement"), together with the CFD No. 1 formation documents, is a Financing Mechanism.

- I. LLCB will not be assigning the Acquisition Agreement to DEVELOPER. Rather, the Parties understand that CFD bond sale proceeds will be paid to LLCB after completion of the Improvements by DEVELOPER and acquisition of the Improvements by CITY pursuant to this Agreement and the terms of the Acquisition Agreement. In the event there are insufficient CFD bond proceeds, the CITY will not be responsible for reimbursing LLCB for the Improvements, and pursuant to Section 15 of the Acquisition Agreement, the CITY is only required to reimburse LLCB for those Public Facilities (as the term is defined in the Acquisition Agreement) which can be reimbursed with the total of the amount of available bond sale proceeds. Except as expressly stated in the DA Assignment, nothing herein shall relieve DEVELOPER from its obligation to complete the Public Facilities pursuant to the terms of this Agreement and the Development Agreement.
- J. Developer has entered into a land bank transaction with TPG AG EHC III (LEN) CA 1, L.P., a Delaware limited partnership ("LAND BANK"). In connection therewith, (i) the Property was conveyed to LAND BANK pursuant to that certain Grant Deed recorded in the Official Records on May 28, 2024, as Document No. 2024000032514; (ii) DEVELOPER has agreed to construct the Improvements; and (iii) Land Bank will hold fee title to the Property until such time as it is conveyed to DEVELOPER or other third parties. LAND BANK consents to the recordation of this Agreement as evidenced by its signature below.

2. CONSTRUCTION OF IMPROVEMENTS. At its sole cost and expense, DEVELOPER agrees to furnish all labor, materials, tools, equipment, and incidentals, and for doing all the work necessary to complete the Improvements set forth in the approved plans and specifications and in conformance with the Approvals (as that term is defined in the Development Agreement), CITY standards, and federal and state requirements.

3. ESTIMATED COST OF IMPROVEMENTS.

- A. The estimated costs of the public water and sewer in Tract 6001 improvements is **\$5,068,601**, inclusive of a 15% contingency.
- B. The estimated cost of the public Upper Tanks Facilities is **\$4,983,486**.
- C. The estimated cost of final monumentation is **\$509,795**.
- D. A copy of the Total Estimated Costs in the amount of **\$10,561,882** is attached hereto as **Exhibit B** and incorporated by this reference.

4. MODIFICATIONS TO TOTAL ESTIMATED COSTS.

- A. The Total Estimated Costs in **Exhibit B** shall not be increased by more than five percent (5%) without DEVELOPER delivering written notice to the City

Engineer. If during the course of construction of the Improvements, DEVELOPER is presented with a change order or set of change orders that would increase the Total Estimated Costs secured by a bond by more than 15%, DEVELOPER must receive the approval of City Engineer before approving the change order(s), which shall not be unreasonably withheld or conditioned, subject only to the City Engineer's right to require, pursuant to Subsection B below, a corresponding increase in the amount of the performance bonds for such Improvements.

- B. Should the Total Estimated Costs bonded for be inadequate to cover increased costs to complete the Improvements, the City Engineer may require, and Developer will comply with, an increase in the bond coverage to reflect the increased costs for constructing the Improvements to ensure adequate bonds are in place.

5. CONCURRENT OFFSITE IMPROVEMENT AGREEMENTS. DEVELOPER acknowledges and agrees to the entirety of the Development Agreement as it affects the Project and understands that the Lower 3M Tank, Well 6, Well 7, Well 8, the Santa Paula Creek Bridge and the related traffic improvements on Santa Paula Street must be completed on a certain schedule by LLCB and may affect sales and occupancies of the houses within Tract 6001. To the extent any delay in the completion of said improvements causes a delay in DEVELOPER'S construction of the Improvements, DEVELOPER shall receive a day-for-day extension in the time for completion as set forth in Section 6 hereof.

6. TIME FOR COMPLETION. DEVELOPER shall complete the Improvements within nine hundred fifteen (915) days or prior to the first certificate of occupancy issued within Tract 6001, whichever comes first. Extensions of time may be granted by the City Engineer in writing for good cause and, in his/her reasonable discretion, City Engineer may approve extensions of time upon submittal of a written request from DEVELOPER. DEVELOPER must submit the request no later than sixty (60) days before the time for completion.

7. DEVELOPER REIMBURSEMENT OF FEES, COSTS AND EXPENDITURES.

- A. To ensure CITY has the necessary resources to diligently and efficiently process submittals and approvals relating to the Improvements, DEVELOPER agrees to reimburse the CITY for costs and expenses incurred by CITY in connection with the Improvements in the manner and amounts set forth in this Agreement.
- B. DEVELOPER shall reimburse CITY for one hundred percent (100%) of the costs actually incurred by CITY relating to completion of the Improvements, including without limitation staff services associated with the Improvements (the "City Costs"). CITY reviewed the preliminary scope of work and has estimated City Costs, in accordance with the City's 2017 Master Fee Schedule, as may be amended, will be approximately Four Hundred Forty-Six Thousand Two Hundred Thirty Two Dollars (\$446,232), plus an administrative fee of 15%, which is Sixty-Six Thousand Nine

Hundred Thirty-Five Dollars (\$66,935), and legal fees of Ten Thousand Dollars (\$10,000.00)(collectively, the "Estimated Costs"). Within ten (10) calendar days of the mutual execution of this Agreement, DEVELOPER shall submit a deposit for the full amount of the Estimated Costs. The City shall separately account for the Estimated Costs in a Project deposit account ("Deposit Account").

- C. As CITY's consultants, including without limitation engineering and planning professionals, invoice CITY for fees, costs, and expenditures associated with the Improvements, staff charges their time for services associated with the Improvements, and the City Attorney charges for legal services associated with the Improvements, CITY may draw upon the Deposit Account to make the required payments. CITY shall send to DEVELOPER all invoices evidencing all City Costs charged against the Deposit Account on a monthly basis. At any time that the Deposit Account drops below Ten Thousand Dollars (\$10,000.00), the CITY may make demand on DEVELOPER to replenish the Deposit Account to Thirty Thousand Dollars (\$30,000.00), and DEVELOPER shall submit the required amount of funds to CITY within ten (10) calendar days of CITY's demand to DEVELOPER. In the event DEVELOPER fails to make any required deposit in accordance with the terms of this Agreement, CITY shall have the right to cease work on the Improvements.

8. COMPLETION BY CITY. Should DEVELOPER fail to complete the Improvements within the time for completion in breach of the terms of this Agreement, CITY, at its option, may enter onto the Property to complete the Improvements and satisfy Section 2, above, at DEVELOPER's cost. This option is in addition to any other remedies available to CITY.

9. INSPECTION; CONSTRUCTION; FINAL ACCEPTANCE.

- A. DEVELOPER will provide full-time on-site construction superintendent to supervise construction and ensure the Improvements are completed in accordance with the plans and specifications approved by the City Engineer. The DEVELOPER shall have responsibility to ensure that the construction is accomplished in accordance with the approved plans and specifications. The DEVELOPER's construction manager shall submit timely requests for inspection by City and/or other required public agencies as needed throughout project construction.
- B. The City Engineer shall have the right to inspect the construction of the Improvements to confirm that the construction is accomplished in accordance with the approved plans. City personnel shall have access to the construction at all reasonable times for the purpose of accomplishing such inspection.
- C. After DEVELOPER's contractor has completed the Improvements, DEVELOPER shall request a final inspection of such work, and the work shall be inspected, approved and accepted in strict compliance with the terms of Government Code section 66499.7.

- D. No inspection or acceptance pertaining to specific parts of the Improvements shall be construed as final acceptance of any other part until the overall final acceptance of the Improvements is made by the CITY in accordance with Government Code section 66499.7 and the Development Agreement. Final acceptance shall not constitute a waiver by CITY of defective work subsequently discovered.
- E. DEVELOPER shall contract with Psomas, as engineer of record to provide construction support services and provide certified Record Drawings on 4-mil mylar in 24"x36" format to the CITY prior to final acceptance of the Improvements including the Booster Pump Station as shown on City Drawing No. 40.35.120, Crosno Construction, Inc., as engineer of record for Upper Tanks Structures as shown on City Drawing No. 40.35.121, Jensen Design, as engineer of record, for Upper Tanks Grading as shown on City Drawing No. 40.35.60 and Encompass Group, Inc. as engineer of record, for Public Water and Sewer System for Tract 6001 as shown on City Drawing No. 40.35.108 and all shop drawings and deferred submittals..
- F. Upon completion of the Improvements and with the approval of the City Engineer, DEVELOPER shall promptly file a Notice of Completion with the Ventura County Recorder's Office.

10.CONTINUOUS WORK ON THE IMPROVEMENTS. After commencement of construction of the Improvements, DEVELOPER shall cause such work to be diligently pursued to completion, and shall not abandon the work for a consecutive period of more than thirty (30) days, events of Force Majeure excepted. The Improvements shall be completed by Developer in accordance with Section 6 (Time for Completion), above.

11.WARRANTY OF IMPROVEMENT PLANS AND SPECIFICATIONS. DEVELOPER warrants that the plans and specifications for the Improvements shall conform to the Approvals (as the term is defined in the Development Agreement), together with all conditions made a part of such Approvals. Except as directed by CITY, DEVELOPER further warrants that the plans and specifications can be relied upon to accomplish the Improvement work covered by this Agreement in a good, workmanlike manner and in accordance with accepted construction practices. Should the plans and specifications at any time before final acceptance of the Improvements prove to be inadequate in any respect except to the extent said plans and specifications were directed by the CITY, DEVELOPER agrees to make such changes reasonably deemed necessary by CITY to complete the Improvements in a good, workmanlike manner and in accordance with accepted construction practices. DEVELOPER further agrees to make or cause to be made such engineering, soils and other reports as may be required by CITY.

12.CITY NOT LIABLE FOR PLANS AND SPECIFICATIONS. CITY is not an insurer or surety for the design or construction of the Project. And CITY, its officers, officials, employees, agents, representatives, and certified volunteers are not liable or responsible for any claim arising during construction of the Project or Improvements, unless it can be

shown that such person directed that the Project or Improvements be designed or constructed in a manner contrary to the wishes and desires of DEVELOPER, and DEVELOPER filed a written objection or equivalent notice with the City Engineer before commencing such work or Improvement. .

13.WARRANTY OF WORK. DEVELOPER warrants that the Improvements will be constructed in conformance with the approved plans and specifications, CITY standards, and high industry standards. Should any Improvement fail to comply with this warranty or any other provision of this Agreement within one (1) year after CITY's final acceptance, DEVELOPER shall, without delay and without cost to CITY, repair, replace or reconstruct any defective or otherwise unsatisfactory part or parts of the Improvements. Should DEVELOPER fail to act promptly or in accordance with this requirement or should the exigencies of the case require repairs or replacements to be made before DEVELOPER can be notified, CITY will, at its option, make the necessary repairs, replacements, or reconstruction, as determined by CITY. DEVELOPER shall pay to CITY the actual cost of such repairs, replacements, or reconstruction plus CITY's administrative costs. This section is not a waiver of any other right CITY may have for correcting faulty workmanship or defective materials.

14.REPAIRS AND REPLACEMENTS. DEVELOPER shall repair or replace, as reasonably determined by CITY, Improvements and monuments destroyed or damaged by DEVELOPER's actions and shall repair or replace, as reasonably determined by CITY, any property damaged or destroyed by DEVELOPER. Any such repair or replacement shall be completed to CITY's reasonable satisfaction and approval, and at no cost to CITY and not limited by any surety bond required in this Agreement. City streets shall be assumed to have a Pavement Condition Index of 100 and any evidence of distress along the haul route(s) to the project shall be repaired as determined by the City Engineer including a 1-inch to 2-inch grind and overlay as determined by the City Engineer. All repairs and replacements shall be completed prior to acceptance of the public improvements and bond release.

15.CONTRACT SECURITY.

- A. Concurrently with the execution of this Agreement, DEVELOPER shall furnish:
 - i. A surety bond in an amount equal to at least one hundred percent (100%) of the Total Estimated Costs as security for the faithful performance of this Agreement, in the amount of **\$10,561,882**.
 - ii. A separate surety bond in an amount equal to at least one hundred percent (100%) of the Total Estimated Costs for said Improvements as security for the payment of all persons performing labor and furnishing materials in connection with this Agreement.

- B. The surety bonds in Subsection A shall be paid and in effect until CITY's final acceptance of the Improvements and receipt of warranty bonds in accordance with the warranty required by Sections 11 and 13.
- C. The City Engineer may release portions of the securities in his or her best judgement for grading and public improvements in the following possible order:
 - i. The grading bond may be released at the completion of the rough grading and receipt of final geotechnical report and pad certifications.
 - ii. A portion of the public improvement bonds may be released for the water distribution system within the tract when the system has been accepted by the City to be used for water distribution and sale to the public.
 - iii. A portion of public improvement bonds may be released when the public sewer collection system has been accepted by the City to be used by the public at the end of construction.
 - iv. A portion of the public improvement bonds may be released for the Upper Tanks when substantially complete.
 - v. A portion of the public improvement bonds may be released when all survey monuments have been installed and inspected by the City Engineer/City Surveyor.
 - vi. The remainder of the public improvement bonds may be released when all of the public improvements are completed and accepted by the City and warranty bonds have been provided.

16.WARRANTY BONDS. Upon CITY's final acceptance of all of the Improvements, DEVELOPER shall file with the CITY a bond guaranteeing the warranty requirements of Section 11 in the amount of at least ten percent (10%) of the Total Estimated Costs. This warranty bond will be released one year after final acceptance of all of the Improvements, subject to CITY's timely inspection of the Improvements and determination that the design Improvements are free of defects.

17.PERFORMANCE BY CITY OR SURETY.

- A. Should DEVELOPER fail to construct the Improvements in the manner and at such locations as specified within the time requirements of this Agreement, or if DEVELOPER is not carrying out the intent of this Agreement, CITY may serve written notice upon DEVELOPER and the surety on DEVELOPER's faithful performance bond demanding satisfactory compliance with this Agreement.
- B. Should CITY serve such written notice, CITY may do any one, or combination of, the following:

- i. Serve written notice upon the surety on its faithful performance bond demanding satisfactory compliance with this Agreement. In such event the surety must, within five (5) days, assume control and construct the Improvements as DEVELOPER'S successor.
 - ii. CITY may construct the improvements itself, or by contract, at DEVELOPER's expense on a time and materials basis. In such event, CITY may take possession of and utilize in completing the Improvements' construction, materials, appliances, and other property belonging to DEVELOPER as may be on the site of the work without liability to CITY. DEVELOPER's surety will be liable to CITY for any excess cost of damages incurred by CITY.
- C. Nothing in this section waives, or serves as a limitation upon, any additional remedy CITY may have under this Agreement or applicable law.

18.SURETY BOND TO INCLUDE LETTER OF CREDIT. The term "surety bond" also includes such other acceptable security, such as letters of credit or cash deposit agreements issued by responsible financial institutions, which are approved by the City Attorney. The term "surety" includes the issuer of any letter of credit or cash deposit agreement, which is acceptable to CITY as security for the performance of this Agreement. Sureties must be admitted to do business in the State of California.

19.BEST MANAGEMENT PRACTICES. DEVELOPER agrees to use best management practices ("BMPs"), as that term is defined under applicable law including, without limitation, the Santa Paula Municipal Code, in constructing the improvements anticipated by this Agreement. DEVELOPER's failure to comply with the terms of this Section constitutes a material breach of this Agreement.

20.OWNERSHIP OF DOCUMENTS. All documents, data, studies, drawings, maps, models, photographs and reports specific to the improvements identified herein prepared by DEVELOPER under this Agreement are CITY's property. DEVELOPER may retain copies of said documents and materials as desired, but must deliver all original materials to CITY upon CITY's written notice.

21.INDEPENDENT CONTRACTOR. CITY and DEVELOPER agree that DEVELOPER will act as an independent contractor and will have control of all work and the manner in which it is performed. DEVELOPER will be free to contract for similar service to be performed for other employers while under contract with CITY. DEVELOPER is not an agent or employee of CITY and is not entitled to participate in any pension plan, insurance, bonus or similar benefits CITY provides for its employees. Any provision in this Agreement that may appear to give CITY the right to direct DEVELOPER as to the details of doing the work or to exercise a measure of control over the work means that SUBDIVIDER will follow the direction of CITY as to end results of the work only.

22. PREVAILING WAGES. Pursuant to Section 7.2.5 of the Development Agreement, DEVELOPER agrees, covenants, and warrants that the development of the Improvements shall comply with all applicable federal and state labor laws (including, without limitation, the requirement under California law to pay prevailing wages and hire apprentices), and all obligations as set forth herein. CITY makes no representations concerning prevailing wages in compliance with California Labor Code Section 1770 et seq.

23. INDEMNIFICATION.

- A. DEVELOPER indemnifies and holds CITY harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising out of this Agreement, or its performance, including without limitation performance by LAND BANK. Should CITY be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of this Agreement, or its performance, DEVELOPER must defend CITY (at CITY's request and with counsel reasonably satisfactory to CITY) and indemnify CITY for any judgment rendered against it or any sums paid out in settlement or otherwise.
- B. For purposes of this section "CITY" includes CITY's officers, officials, employees, agents, representatives, and certified volunteers.
- C. The Parties agree that this section will remain in full force and effect until the Improvements have been formally accepted by CITY.
- D. The requirements as to the types and limits of insurance coverage to be maintained by DEVELOPER, and any approval of such insurance by CITY, are not intended to and will not in any manner limit or qualify the liabilities and obligations otherwise assumed by DEVELOPER pursuant to this Agreement, including, without limitation, to the provisions concerning indemnification.

24. DEFAULTS & REMEDIES

- A. By Developer; Notice and Cure. Upon the occurrence of DEVELOPER's failure to perform any term of this Agreement ("Default"), CITY shall (a) concurrently notify DEVELOPER and LAND BANK of the occurrence. DEVELOPER shall have sixty (60) calendar days after receipt of CITY's notice to cure and correct the Default ("Developer Cure Period"). In the event DEVELOPER does not cure the Default on time to CITY's reasonable satisfaction, the LAND BANK shall have the right to correct the Default as provided in Subsection (B) below.

- B. Land Bank Notice and Cure. Upon the occurrence of DEVELOPER's failure to timely cure a Default under this Agreement, CITY shall notify the LAND BANK of the Default. LAND BANK shall have sixty (60) calendar days upon receipt of such notice to cure DEVELOPER's Default to CITY's reasonable satisfaction ("Bank Cure Period").
- C. Remedies. In the event of a Default which is not cured prior to expiration of the Bank Cure Period, CITY shall have the right to commence or pursue all remedies available to CITY on account of DEVELOPER's Default, including but not limited to remedies under the Section 12.2 of the Development Agreement, which CITY may pursue if neither LAND BANK nor DEVELOPER timely cures the Default.

25.INSURANCE.

- A. Before commencing performance under this Agreement, and at all other times this Agreement is effective, DEVELOPER shall procure and maintain, the following types of insurance with coverage limits complying, at a minimum, with the limits set forth below:

<u>Type of Insurance</u>	<u>Limits</u>
Commercial General Liability (Bodily Injury, Personal Injury, and Property Damage)	\$5,000,000 Occurrence
Commercial Automobile Liability (Any Auto Hired and Non-Owned Liability)	\$2,000,000 Per Accident
Worker's Compensation	Statutory
Employers Liability (Bodily Injury by Accident)	\$1,000,000 Each Accident

- B. The amount of insurance set forth above will be a per occurrence for bodily injury, personal injury, and property damage for the policy coverage. Liability policies must be endorsed to name CITY, its officers, officials, agents, employees and volunteers as "additional insureds" under said insurance coverage and to state that such insurance will be deemed "primary" such that any other insurance that may be carried by CITY will be excess thereto. Such insurance will be on an "occurrence," not a "claims made," basis and will provide that the insurer will endeavor to give thirty (30) days written notice of cancellation in the event of cancellation or non—renewal to CITY.

- C. DEVELOPER must furnish to CITY duly authenticated Certificates of Insurance evidencing maintenance of the insurance required under this Agreement and such other evidence of insurance or copies of policies as may be reasonably required by CITY from time to time. Insurance must be placed with insurers with a current A.M. Best Company Rating equivalent to at least a Rating of "A:VII." Certificate(s) must reflect that the insurer will endeavor to provide thirty (30) day notice of any cancellation of coverage.

26. NOTICES.

- A. Unless expressly stated otherwise, all notices given or required to be given pursuant to this Agreement will be in writing and may be given by personal delivery or by mail. Notice sent by mail will be addressed as follows:

If to the City

City of Santa Paula
Public Works Department
Attn: Public Works Director
P.O. Box 569
Santa Paula, CA 93061-0569

If to the Developer

Lennar Homes of California LLC
Attn: Amy Weaver
2000 Fivepoint, 3rd Floor
Irvine, CA 92618

If to the Land Bank:

Essential Housing Asset Management, LLC
Attn: Steven S. Benson
8585 East Hartford Drive, Suite 118
Scottsdale, AZ 85255

- B. When addressed in accordance with this paragraph, notices will be deemed given upon deposit in the United States mail, postage prepaid. In all other instances, notices will be deemed given at the time of actual delivery.
- C. Changes may be made in the names or addresses of persons to whom notices are to be given by giving notice in the manner prescribed in this paragraph.

27.COMPLIANCE WITH LAW. DEVELOPER will comply with all laws applicable to this Agreement including, without limitation, federal, state, and local laws requiring permitting and licenses. All such compliance will be at DEVELOPER's own cost.

28.FORCE MAJEURE. DEVELOPER's time for commencement and completion of the Improvements shall be extended for the period of any delay due to one or more of the following circumstances beyond the control and without the fault of DEVELOPER that actually impede the completion of the Improvements ("Force Majeure"): adverse weather conditions; flood; earthquakes; strikes; lockouts; acts of God; enemy action; civil commotion; acts or failures to act of a public agency (including, without limitation, delay in the issuance of permits or approvals by governmental authorities that are required for the work, unless delay is due to DEVELOPER's failure to pay costs owing to the public agency); fire or other casualty; failure or inability to secure materials or labor; changes in local, state or federal laws or regulations; pandemics; epidemics; and strikes and other organized labor action occurring at the project site and the effects thereof on the work, only to the extent such strikes and other organized labor action are beyond the control of DEVELOPER, its contractors, and its subcontractors, of every tier, and to the extent the effects thereof cannot be lawfully avoided by use of replacement workers. DEVELOPER shall be required to provide CITY with timely notice of the facts and circumstances constituting or giving rise to the Force Majeure event and to keep the CITY fully apprised with respect thereto. The parties shall meet as early as reasonably practicable, in no event later than one (1) month after the Force Majeure event, to discuss the event, agree on any additional actions to be taken by either party, and document the agreed length of delay caused by the Force Majeure event. The City Manager shall evaluate and approve or deny all claims to Force Majeure made by the DEVELOPER and the decision of the City Manager shall be the final determination of the City, subject only to judicial review.

29.CONSTRUCTION. The language of each part of this Agreement will be construed simply and according to its fair meaning, and this Agreement will never be construed either for or against either party.

30.SEVERABLE. If any portion of this Agreement is declared by a court of competent jurisdiction to be invalid or unenforceable, then such portion will be deemed modified to the extent necessary in the opinion of the court to render such portion enforceable and, as so modified, such portion and the balance of this Agreement will continue in full force and effect.

31.CAPTIONS. The captions of the paragraphs of this Agreement are for convenience of reference only and will not affect the interpretation of this Agreement.

32.WAIVER. Waiver of any provision of this Agreement will not be deemed to constitute a waiver of any other provision, nor will such waiver constitute a continuing waiver.

33.GOVERNING LAW. This Agreement has been made in and will be construed in accordance with the laws of the State of California and exclusive venue for any action involving this Agreement will be in the County of Ventura.

34. AUTHORITY/MODIFICATION. This Agreement is subject to and conditioned upon approval and ratification by the Santa Paula City Council. This Agreement is not binding upon CITY until executed by the City Manager. The Parties represent and warrant that all necessary action has been taken by the Parties to authorize the undersigned to execute this Agreement and to engage in the actions described herein. This Agreement may be modified by written agreement. CITY's City Manager may execute any such amendment on behalf of CITY.

35. AUTHORITY TO ACCEPT AND RELEASE. With City Council prior approval, the CITY'S Public Works Director is authorized to provide partial and complete release of bonding upon successful completion of construction, acceptance of Improvements, acceptance of warranty bonds, and their release upon successful completion of the warranty period.

36. BINDING UPON SUCCESSORS.

- A. The terms of this Agreement constitute a burden and benefit upon the Property. Accordingly, this Agreement will be recorded and the terms will run with the Property and become binding upon all subsequent owners of the Property (or applicable portions thereof). This Agreement shall be binding on LAND BANK, in its capacity as the owner of the Property; provided however that: (i) CITY acknowledges and agrees that DEVELOPER shall be entitled to perform all of obligations under this Agreement (including without limitation, the obligation to provide insurance and bonds) rather than LAND BANK; (ii) CITY will in all cases accept performance from DEVELOPER rather than LAND BANK; and (iii) upon its transfer of the Property (or any portion thereof), LAND BANK shall be released from all obligations and liabilities under this Agreement with respect to the portion of the Property so transferred. In the event LAND BANK conveys the Property or any portion thereof to a party other than DEVELOPER (hereafter, the "Third Party Owner"), the Third Party Owner will acquire the applicable portion of the Property subject to the covenants and obligations under this Agreement which are to be performed upon the portion of the Property so transferred after the date of transfer.
- B. Notwithstanding the foregoing or anything to the contrary in this Agreement, upon the transfer of any portion of the Property with a completed home that has been issued a temporary or final certificate of occupancy (a "Completed Home") or the transfer of any portion of the Property to a homeowner's association, governmental agency, or utility company (a "Common Area"), the transferee of the Completed Home (the "Home Buyer") or Common Area shall have no obligations or liabilities under this Agreement and the portion of the Property transferred to any such Home Buyer (the "Completed Home Lot") or Common Area shall be automatically released from this Agreement. For avoidance of doubt, upon any such transfer to a Home Buyer or transfer of a

Common Area, this Agreement shall no longer be a burden or benefit upon the Completed Home Lot or Common Area and shall no longer be a covenant with respect to such Completed Home Lot or Common Area. Any title company or other third party (including a Home Buyer or transferee of a Common Area) may rely upon the foregoing provisions and any title company may and shall remove this Agreement as an exception to title affecting any portion of any Completed Home Lot or transferred Common Area.

36.ASSIGNMENT. Any assignment of this Agreement without the City Manager's prior written approval will be null and void. Such consent shall not be unreasonably withheld, conditioned, or delayed. The City Manager may but is not required to seek the consent of City Council before granting such approval.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF the parties hereto have executed this Agreement the day and year first hereinabove written.

CITY OF SANTA PAULA,
a municipal corporation

Lennar Homes of California, LLC,
a Delaware Limited Liability Company

Dan Singer,
City Manager

Amy Weaver,
Authorized Agent

ATTEST:

Julie Latshaw,
City Clerk

APPROVED AS TO FORM:

Monica Castillo,
City Attorney

Consent to Recordation

TPG AG EHC III (LEN) CA 1, L.P., a Delaware limited partnership, is the owner in fee simple of the real property described in Exhibit C and hereby consents to the recordation of this Subdivision Improvement Agreement.

TPG AG EHC III (LEN) CA 1, L.P.,
a Delaware limited partnership

By: Essential Housing Asset Management, LLC,
an Arizona limited liability company,
its Authorized Agent

By: _____
Steven S. Benson, its Manager

EXHIBIT A

DESCRIPTION OF IMPROVEMENTS

City Drawing No, 40.35.108 TR6001 Improvements (Water & Sewer Only)
City Drawing No. 40.35.120 Booster Pump Station
City Drawing No. 40.35.60 330 Zone Tank Grading
City Drawing No. 40.35.121 330 Zone Tank Shop Drawings (Structural Plans)

EXHIBIT B

ESTIMATED COST OF IMPROVEMENTS

(Attached behind)

EXHIBIT C

LEGAL DESCRIPTION OF TRACT 6001 (prior to recordation)

Lots 9 and 10 and a portion of Parcel E of Tract 5854, in the City of Santa Paula, County of Ventura, State of California, as per recorded in Book 165, Pages 83 to 103 of Maps, in the Office of the County Recorder of Said County.

EXHIBIT D

Schedule 1 of Partial Assignment of Development Agreement from LLCB to DEVELOPER was recorded in the Official Records on April 30, 2024, as Document No. 2024000024929 (the "DA Assignment").

(Attached behind)

ATTACHMENT A

RESOLUTION NO. 7060

**A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE
VESTING TENTATIVE TRACT MAP NOS. 6000 AND 6001 FOR PHASE II AND
PHASE III OF THE EAST AREA 1 SPECIFIC PLAN AREA.**

**PROJECT NO. AND 53L-6000-1 AND 53K-6001-1
FOR PHASE II AND PHASE III SUBDIVISIONS**

The City Council of the City of Santa Paula does resolve as follows:

SECTION 1: The City Council finds and declares that:

- A. On February 26, 2008, the City Council certified the East Area 1 Final Environmental Impact Report (SCH#2006071134) (the "EAO FEIR").
- B. On March 3, 2008, the City Council approved the East Area 1 Specific Plan SP-3 in accordance with Government Code § 65450, *et seq.* ("the Specific Plan"). The City Council also approved a Pre-Annexation Agreement and Development Agreement (the "DA").
- C. Following a special election in June 2008, the City Council adopted Resolution No. 6508 on July 7, 2008 finding that voters approved Measure G amending Section III (F) of the Land Use Element of the Santa Paula General Plan and Section III (G) of the Land Use Element to the General Plan (the "GPA").
- D. Together, the GPA, Specific Plan and DA allow development of the East Area 1 Project (the "Project"): a mixed use-community of up to 1,500 total residential units and an estimated 810,000 square feet of office, retail, light industrial and civic facilities.
- E. Annexation of the Project site was recorded March 7, 2013, with correction recorded May 22, 2013.
- F. On March 7, 2014, Limoneira Company ("Applicant") filed an application with the City for a Specific Plan Amendment, Vesting Master Tentative Map and First Amended and Restated Development Agreement for the East Area 1 ("EA1") Specific Plan Area (collectively, the "Amended Project").
- G. The Amended Project includes the following discretionary approvals: an amendment to the Specific Plan (the "EA1SP"); approval of a First Amended and Restated Development Agreement; and approval of a Vesting Master Tentative Map.
- H. The application was reviewed by City's Planning Department for, in part, consistency with the General Plan and conformity with the Santa Paula Municipal Code ("SPMC").

- I. In addition, the City reviewed the project's environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA") and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the "CEQA Guidelines").
- J. On February 17, 2015, the Planning Commission approved an amendment to the adopted EA1 SP-3, which reconfigured planning areas, reduced the amount of light industrial and commercial areas and left the total number of residential units (1500) unchanged.
- K. On October 25, 2016, the Planning Commission recommended that the City Council approve Vesting Tentative Tract Map Nos. 5985 through 5992 for Phase I of the East Area 1 Specific Plan Area.
- L. On November 21, 2016, the City Council held a public hearing and approved Vesting Tentative Tract Map Nos. 5985 through 5992 for Phase I of the east Area Specific Plan Area.
- M. On June 27, 2017, the Planning Commission held a public hearing and recommended that the City Council approve Vesting Tentative Tract Maps Nos. 6000 and 6001 for Phase II and Phase III of the East Area I Specific Plan Area.
- N. On July 17, 2017, the City Council held a public hearing regarding this project. This Resolution, and its findings, is adopted based upon the evidence set forth in the entire record including, without limitation, documentary and testimonial evidence; the staff report; and such additional information set forth in the entire administrative record that is too voluminous to reference, but is on file with the City Clerk's office.

SECTION 2: Factual Findings and Conclusions. The City Council finds that the following facts exist and pursuant to SPMC §§ 16.216.050 and 16.216.070, the City Council finds as follows:

- A. The applicant is preparing to develop Phase II and Phase III of the East Area 1 Specific Plan area which includes the Foothill Neighborhood and the Santa Paula Creek Neighborhood. The Foothill Neighborhood is located within the northeast portion of the East Area 1 plan area, and the Santa Paula Creek Neighborhood is located within the northwest portion of the East Area 1 plan area. Two individual vesting tentative tract maps which further subdivide the "super lots" created with the approved VMTM No. 5854 are now being considered. The proposed VTTM's (VTTM 6000 and 6001), create a total of 525 lots which include a mix of single-family, and condominium dwelling units, open space areas and streets, on approximately 140.65 acres of the 501 total acres located within the East Area 1 plan area.
- B. The Property is currently vacant and cleared of agricultural trees.
- C. The Property is bounded by Santa Paula Creek to the west. Areas to the north are comprised of agriculture and natural lands and Haun Creek on the west.

- D. Lands to the south are comprised of light industrial and residential uses.
- E. The Property is currently zoned SP-3 by the SPMC.
- F. No portion of the Property is subject to a Land Conservation Contract for agricultural use.

SECTION 3: Environmental Assessment: The City Council makes the following environmental findings:

- A. This project is exempt from further environmental review per Section 15162 of the California Environmental Quality Act. The environmental clearance for the project was originally approved on February 17, 2015, for a larger project area which included Master Vested Tentative Tract Map No. 5854.

SECTION 4: Vesting Tentative Map. Pursuant to SPMC § 16.80.160, the City Council makes the following findings:

- A. The Vesting Tentative Tract Maps (VTTM's) are consistent with applicable general and specific plans as specified in Government Code § 66473. The proposed subdivisions have been reviewed for conformity with the EA1SP and deemed in substantial conformance with the plan. The VTTM's are also consistent with the General Plan because the underlying land use designation is East Area 1 Specific Plan and the subdivision complies with the density intended for this land use;
- B. The Vesting Tentative Tract Maps are consistent with Title 16 of the SPMC (the "Development Code") because the underlying zoning designation is SP-3 and the proposed map provides for subdividing the area into separate lots to facilitate development permitted by the plan and uses;
- C. The subdivision is in the interest of the public health and safety because the proposed development would improve and extend City infrastructure and utilities to better serve the project site and the surrounding area;
- D. The subdivision is a necessary prerequisite to the orderly development of the surrounding area for the reasons described above.

SECTION 5: Recommendations. The City Council makes the following recommendations to the City Council:

- A. The City Council approves the East Area 1 Specific Plan Vesting Tentative Tract Map Nos. 6000 and 6001, for Phase II and Phase III of the East Area 1 Specific Plan Area, subject to the Conditions of Approval set forth in Exhibit "A," which is incorporated into this Resolution by reference.

SECTION 6: Reliance on the Record. Each and all of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: Limitations. The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City's lack of knowledge of future events. In all instances, best efforts were made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

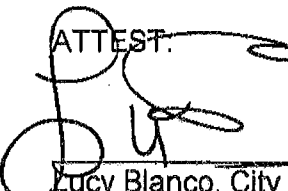
SECTION 8: Summaries of Information. All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

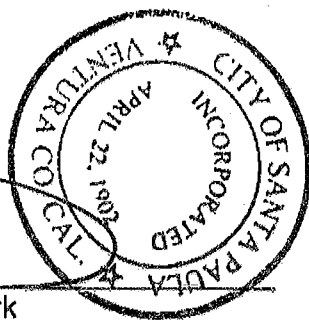
SECTION 9: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 10: The Council Secretary is directed to mail a copy of this Resolution to Applicant and Applicant's Representative and to any other person requesting a copy.

SECTION 11: This Resolution is the City Council's final decision and becomes effective immediately upon adoption.

PASSED AND ADOPTED this 17th day of July, 2017.

ATTEST.

Lucy Blanco, City Clerk

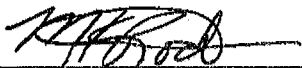



Jenny Crosswhite,
Mayor

APPROVED AS TO FORM:


John C. Cotti, City Attorney

APPROVED AS TO CONTENT:

A handwritten signature in black ink, appearing to read "M. Rock", written over a horizontal line.

Michael K. Rock, City Manager

Exhibit A
CONDITIONS OF APPROVAL
53L-6000-1 and 53K-6001-1
(Phase II and Phase III VTTM Nos 6000-6001)
(Original Approval 2006-CDP-02 East Area 1 SP-3)

In addition to all applicable provisions of the Santa Paula Municipal Code ("SPMC"), the Limoneira Lewis Community Builders, LLC (Applicant/Property Owner) agrees for itself, its heirs and assigns that it will comply with the following provisions as Conditions for the City of Santa Paula's Approval of Project No. 53L-6000-1 and 53K-6001-1 for East Area 1 Phase II and Phase III Vesting Tentative Tract Maps ("Project Conditions").

GENERAL CONDITIONS

Planning

1. The Resolution and these associated Conditions of Approval were adopted with the knowledge, understanding and consent of the Property Owner/Applicant.
2. The Property Owners/Applicant must comply with all applicable law including, without limitation, the SPMC and such uncodified regulations, policies, and conditions regulating the Project. In addition the Property Owners/Applicant must pay all applicable fees and assessments to the City.
3. The Property Owner/Applicant's failure to comply with, or breach of, any Project Conditions may result in the amendment or revocation of this Permit, or any related permits, or other enforcement action, as maybe appropriate in the case. The City may undertake such acts and incur such expenses as it may consider necessary to effect compliance, the cost thereof including without limitation, administration costs and recoverable attorney's fees, to be reimbursed by the applicant or current property owners, as may be appropriate in the case.
4. This permit is subject to an ongoing review. If at any time valid, substantiated complaints are received, the City, in its discretion, may hold a public hearing held before the City Council, to determine if any condition or the permit should be modified, amended or revoked.
5. Applicant agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of Project No. 53L-6000-1 and 53K-6001-1 for East Area 1 Phase I Vesting Tentative Tract Maps. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Project No. 2006-CDP-02 for East Area 1 Phase I Vesting Tentative Tract Maps, Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Santa Paula's elected officials, appointed officials, officers, and employees, and consultant including, without limitation, legal counsel.

6. The Applicant or the Applicant's successor-in-interest is responsible for maintaining the undeveloped portion of the site including weed abatement and litter removal.
7. The Applicant must comply with all provisions of the project's Development Agreement. Annual monitoring is required as outlined in the Agreement.
8. The Applicant must comply with all mitigation measures identified in the Final Supplemental Environmental Impact Report prepared for the East Area 1 Specific Plan Amendment and related approvals. A Mitigation Monitoring and Reporting Program (MMRP) was prepared as part of the environmental review for the project and is attached as Exhibit "B" to Resolution No. 6906. The mitigation measures of the MMRP are incorporated into these conditions of approval by reference.
9. In compliance with California law, the Mitigation Monitoring and Reporting Program (MMRP) will be administered for the project. Before the City issues the first Certificate of Occupancy, the Applicant must pay a deposit of \$30,000 for the administration of the MMRP. This fee must be paid no later than January 1st of each year until the final Certificate of Occupancy is issued and is subject to change.
10. Prior to the issuance of building permits, plans submitted to the Building Department, Fire Department, and Planning Department for building permits must contain a printed copy of these Conditions of Approval, the Final Mitigation Monitoring and Reporting Program (MMRP) and the Project number, "53L-6000-1 and 53K-6001-1" for East Area 1 Phase II and Phase III Vesting Tentative Tract Maps, in the title blocks of the plans.

Vesting Tentative Map

11. Except as otherwise provided by a development agreement or pursuant to Government Code § 66452.6(a)(1), a tentative map expires twenty-four (24) months after the date the map was approved.
12. The right conferred upon a vesting tentative map is vested for an initial time period of twenty-four (24) months from the date a final map is recorded. Where several final maps are recorded on various phases of a project, approved by a single vesting tentative map, this time period begins for each phase when the final map for that phase is recorded.
13. The initial time period is automatically extended by any time used by the City for processing a complete application for a grading permit or for design or architectural review, if the time period used by the city to process the application exceeds thirty (30) days from the date the complete application is filed.
14. The conditions under which an extension of time or stay is granted for a vesting tentative map must be consistent with that established for tentative maps.

- 15.If a developer submits a complete application for a building permit during the initial time period, or any granted extension, the rights conferred by the vesting map continue until the expiration of that building permit or any extension to that building permit that the City may issue.
- 16.Within twenty-four (24) months after the date the City Council approves a tentative map, or any later date that may be authorized by an extension granted pursuant to this article, the subdivider must cause the subject property to be accurately surveyed and a Final Map to be prepared in conformance with the tentative map and any and all applicable conditions.
- 17.The Vesting Final Maps must be processed in accordance with SPMC §§ 16.80.410 through 16.80.470.

PLANNING DEPARTMENT

- 18.The owner/Applicant must prepare and record a declaration of Covenants, Conditions and Restrictions (CC&R's) as required by Civil Code §4250 sufficient to enforce owner/Applicant obligations to the City under this approval. Before the City approves the first final vesting master map for the project, the CC&R's must be reviewed and approved by the City Attorney. Project CC&Rs must include provisions requiring the incorporation of drought tolerant landscaping and minimal turf areas in ornamental planting areas. The Applicant must pay all of the City's costs associated with such review including, without limitation, attorney's fees of the City Attorney.
- 19.As subsequent maps are approved, each must include a condition that the Applicant must provide the prospective home buyers disclosure of the following items. Proof of this disclosure, must be provided to the Planning Department and included in the CC&Rs for the project before the City issues the first certificate of occupancy:
 - a. The presence of an active community park/detention basins that will include sports field lighting for evening use;
 - b. Continued agricultural uses on the 55 acres on the northern edge of the Specific Plan area.

Cultural Resources

- 20.Before the start of grading activities in native soils, the project specifications must require a qualified Native American monitor to be present during grading activities within native soils. The Native American monitor will be authorized to halt construction, if necessary, in the immediate area (up to 200 feet) where buried cultural remains are encountered. .

Growth Management

- 21.The City will not issue more than 500 building permits per year in accordance with applicable law.

PUBLIC WORKS DEPARTMENT

Grading and Drainage

22. Before the City issues a grading permit, a master grading and drainage plan for the project must be prepared and approved as part of the final subdivision map approval for the project. The master grading plan must demonstrate conformance with the limits of grading exhibit of the project Final SE1R, the standards of the Specific Plan, and CBC. The Public Works Director, or designee, must select the geotechnical/soils evaluations reviewer for the project grading plans. Permittee must reimburse City for all costs associated with review of plans.
23. All grading must conform to Chapter 33 and Appendix J of the California Building Code (CBC) as adopted by the SPMC, and applicable provisions of the County of Ventura Grading regulations.
24. Each application for a phase of development must include a conceptual grading plan consistent with the master grading plan and includes the following minimum requirements:
 - a. Preliminary quantity estimates for grading (cut/fill, import/export).
 - b. An Erosion Control Plan outlining site specific Construction Best Management Practices (BMPs) for prevention of soil erosion/deposition and non-visible pollutant management in accordance with the current version of the State of California Construction General Permit 2009-009-DWQ and subsequent amendments.
 - c. Preliminary pad and roadway elevations.
 - d. Designation of borrow or stockpile site locations for import/export material.
 - e. The extent of all remedial/corrective grading required (over-excavations, etc.)
 - f. Interim drainage detention basin locations and development phase specific drainage requirements based upon the approved project Master Hydrology and Hydraulics report or subsequent specific area approved Hydrology and Hydraulics report.
25. Before the City issues any grading permit that will affect jurisdictional drainages, the Applicant must provide a copy of the applicable regulatory permit (US Army Corps of Engineers, California Department of Fish and Wildlife, County of Ventura and as applicable Regional Water Quality Control Board) to the Public Works and Planning Departments. With respect to the Haun Barranca and or Santa Paula Creek restoration permits, the Applicant must submit documentation that the project requirements are satisfied or bonded for (if required by the regulatory agencies). The Applicant must also provide a plan documenting that the restoration efforts will be implemented consistent with the timing requirements of the permits.
26. Before the City issues a grading permit, a Construction Management Plan, including construction truck routes, traffic control plan, and a staging plan, must be submitted

for review and approval by the Public Works Director, or designee. The plan must include the duration of the grading operation and construction activities, import/export truck routes, and a daily time schedule of operations. Site construction access must utilize designated truck routes.

- a. The Applicant must reconstruct any existing public improvements adjacent to the limits of the project damaged during the construction of the project.

27. Public streets that are utilized for construction and grading operations must be maintained and swept daily during construction activity using a pickup type street sweeper.

Drainage

28. Before the City issues a grading permit, the Applicant must submit a Master Hydrology and Hydraulic study to the Public Works Director, or designee, for review and approval. Subsequent tentative maps and development applications must demonstrate compliance with the City approved project Master Hydrology and Hydraulic report.

29. The Applicant must construct the proposed on and offsite drainage facility improvements and the detention basin provisions as identified in the Specific Plan and Master Hydrology and Hydraulic Report documents. An appropriate maintenance mechanism and operations plan must be approved by the Public Works Director, or designee, as part of final design. Drainage and flood control facility design, including modifications to the existing on-site drainages and Haun Creek must be in accordance with the requirements of the Public Works Director, or designee, and Ventura County Watershed Protection District (VCWPD).

30. Drainage facilities within each phase of development must be constructed immediately after the completion of the site grading of that phase.

31. The development drainage design must incorporate the requirements of the Ventura County Technical Guidance Manual, current edition and the County of Ventura Municipal Separate Storm Sewer System (MS4).

32. The Hydrology and Hydraulics report for the development must address offsite drainage patterns and flows that could affect the project.

Stormwater Quality

33. Before the City issues a grading permit, the project Applicant must submit a project Notice of Intent (NOI) to the California State Water Resources Control Board, Storm Water Permit Unit in accordance with the NPDES Construction General Permit (No. CAS000002). The Applicant must submit the project Stormwater Pollution Prevention Plan (SWPPP) for review and approval by the Public Works Director, or designee.

34. Development drainage design practices must be performed in accordance with the Ventura Countywide Stormwater Quality Management Program, National Pollution

Discharge Elimination System (NPDES) Permit No. CAS004002 and current permit updates as well as the Ventura County Technical Guidance Manual. Project drainage designs must incorporate Post Construction Best Management Practices (BMPs) for review and approval by the Public Works Director, or designee, and must comply with MS4 requirements.

35. Before the City issues a grading permit, parking areas and associated drive aisles must be designed in accordance with the Ventura County Technical Guidance Manual. The design must be submitted to the Public Works Director, or designee, for review and approval.

Water, Wastewater and Recycled Water

36. Before the City approves the final subdivision map, the Applicant must prepare a detailed utility infrastructure construction phasing plan addressing the extent and schedule of necessary utility infrastructure demands, connection points, and required pipeline alignments for the project. The plan must be reviewed and approved by the Public Works Director, or designee.
37. All water, sewer and recycled water facility improvements must be designed and constructed in accordance with the adopted City Standards as well as the provisions of the Standard Specifications of Public Works Construction (SSPWC) aka the "Greenbook." Improvement plans detailing materials, layout and equipment manufacturers must be submitted for review and approval by the Public Works Director, or designee.
38. Before the City issues a grading permit, existing nonfunctioning wells must be abandoned in accordance with the County of Ventura requirements. Ownership of functioning wells must be transferred to the City if identified in the FEIR and Specific Plan.
39. Water rights for the development must be transferred to the City in accordance with the Development Agreement.
40. Before the City issues building permits, the Applicant must submit for review and approval by the City Public Works Director, or designee, evidence that the project incorporates water conservation Best Management Practices (BMPs) and water-conserving measures. The water conservation measures were identified in the project Water Supply Assessment (WSA) and in the Draft Specific Plan. Provide water conservation education materials and notification for the proper use and maintenance of water conservation facilities to the Public Works Director for review and approval.
41. Before the City approves the final subdivision map, the Applicant must submit the potable water infrastructure improvement design plans and reports noted in the project FEIR and Development Agreement for review and approval by the Public Works Director, or designee.
42. Before submittal of the final subdivision map, the Applicant must submit a project

sewer system report prepared to finalize the analysis contained within the Final Environmental Impact Report. The report must provide specific detail regarding the proposed pipeline alignments (offsite and in-tract), existing Lemonwood lift station flow analysis and proposed wastewater lift station sizing. The report must include design, selection of materials and operation of the facilities and be submitted to the Public Works Director for review and approval.

43. Before submittal of the final subdivision map, the Applicant must prepare a final project recycled water master plan for submittal and approval by the Public Works Director. The master plan must include the distribution facilities required for all of the in-tract services.
44. Prior to the issuance of the certificate of occupancy for the first residential dwelling unit in the project the Three-million gallon water tank shall be constructed and dedicated to the City.

Circulation and Traffic

45. The Applicant must submit a master project traffic study and circulation analysis for review and approval by the Public Works Director, or designee, with the submittal of the final subdivision map. The documents must be prepared by a California registered Traffic Engineer approved by City and demonstrate compliance with the assumptions/conditions of the FEIR and the Development Agreement. Subsequent subdivision submissions must include updated traffic analyses for that development consistent with the master document.
46. The Applicant must provide signal warrant analyses in the master traffic study that determine the timing and need for each signal identified by the FEIR. Changes to the warrant analysis must be provided at the time of final subdivision map submittal for each subdivision. Incorporate conduit between the signals for synchronization and preemptive emergency vehicle devices within the proposed development and offsite to the intersection of Santa Paula Street and 10th Street. Other offsite signal improvements required as part of the improvements must be designed to incorporate the future installation of preemptive emergency vehicle devices and synchronization. Such devices will be approved by the Public Works Director, or designee, and be and installed by the Applicant for signals located within the development.
47. Road layout and cross section must be as identified in the approved Specific Plan, the General Plan or the SPMC. The Applicant must submit pavement design (structural section, layout, etc.) as part of the final subdivision map submittals. Street layout that is not regulated by the approved documents must be reviewed and approved by the Public Works Director, or designee. Improvements within the State of California right of way must comply with the Caltrans State Standard Specifications (SSS) and Highway Design Manual. Improvements related to the VCTC railroad right of way must be designed and constructed in accordance with VCTC requirements. Road layout must incorporate bicycle improvements consistent with the City and VCTC Regional Bicycle Master Plan.
48. Street configurations not included in the SPMC, Specific Plan or General Plan

documents must be reviewed and approved by the Public Works Director, or designee.

49. Before City approves the final subdivision map, traffic calming devices must be approved by the Fire Chief and Public Works Director or designee.
50. Street trees must be planted on all streets within the project based upon the East Area 1 Specific Plan and as approved by the Public Works Director, or designee. A security deposit must be posted with the City to ensure maintenance before recordation of any subdivision maps within the project.
51. Applicant must grant temporary easements for, and construct, turnarounds not less than 40-foot in radius at the terminus of all streets for which regular turnarounds are not shown on the tentative map to provide temporary turnarounds until such streets are extended. A turnaround is not required on streets which extend less than two lots or 150 feet.
52. Before the City issues a grading permit, traffic circulation and control on adjacent streets, including all curb openings, control signs for regulation, warning, and guidance of traffic, must be designed as required by the Public Works Director, or designee. Traffic circulation and control onsite must meet the approval of the Planning Director and Public Works Director, or designee.
53. Permanent Ventura County survey monuments must be located and installed in accordance with the County of Ventura Road Standards Plate E-4, Revision D. Locations must be at the intersection of street centerlines, and as designated by the Public Works Director, or designee. All survey monumentation must be installed in accordance with the County of Ventura Road Standards and must comply with Business and Professions Code 8771.
54. The traffic analysis report must identify direct routes to school facilities from neighborhoods that cross collector and arterial streets. Those locations must have in pavement crosswalk lights. Location and manufacturer must be approved by the Public Works Director, or designee.
55. Before the City approves improvement plans, the Applicant must submit a street lighting plan for review and approval by the Public Works Director, or designee. The plan must include the light fixture lumens proposed within the project boundaries. Street lights must utilize LED and/or dark sky technology as identified by the Public Works Director, or designee. For project streets that connect to an existing street, the plan must identify the location of the first existing street light on the existing street. For street lights located on local streets, the lights must be located a maximum of 220 feet apart. For street lights located on collector streets, the lights must be located a maximum of 200 feet apart. For street lights located on primary and secondary arterial streets, the lights must be located a maximum of 200 feet apart.
56. Applicant must obtain all necessary encroachment permits before the city approves any subdivision map or grading permit as applicable. Typical permits include, without

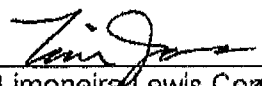
limitation, Southern California Edison Company, Southern California Gas Company, Verizon Communications (telephone), Time Warner (cable television), Ventura County Watershed Protection District, Ventura County Transportation Department, Ventura County Transportation Commission (railroad), and Caltrans.

57. Prior to building permits being issued: all water; reclaimed water; sewer and storm drain construction within the streets shall be complete and accepted by the City; the streets shall have all curb and gutters; base and the base course of paving installed and the remaining street construction shall be bonded for.

POLICE AND FIRE DEPARTMENTS

58. The project must comply with the California Fire Code, as adopted by the SPMC unless a specific exception is requested and approved in writing by the Fire Chief.
59. Developer must, in accordance with Ordinance No. 1191, provide \$500,000 to City for drainage improvements on Santa Paula Street before City issues final certificate of occupancy for the 250th dwelling unit.

By signing these documents, Applicants certify that it read, understood, and agrees to the Project Conditions listed in this document.

 Authorized Agent
Limoneira Lewis Community Builders LLC.

6/13/17
Date

RESOLUTION NO. 7373

A RESOLUTION OF THE SANTA PAULA CITY COUNCIL APPROVING A MODIFICATION OF VESTING TRACT MAP NO. 6001 FOR A 350-LOT SUBDIVISION LOCATED WITHIN PHASE II (FOOTHILL NEIGHBORHOOD) THE EAST AREA 1 SPECIFIC PLAN AREA.

(PROJECT NO. 21-TM-02)

The City Council of the City of Santa Paula does resolve as follows:

SECTION 1: The City Council finds and declares that:

- A. On February 26, 2008, the City Council certified the East Area 1 Final Environmental Impact Report (SCH#2006071134) (the "EAO FEIR").
- B. On March 3, 2008, the City Council approved the East Area 1 Specific Plan SP-3 in accordance with Government Code § 65450, *et seq.* ("the Specific Plan"). The City Council also approved a Pre-Annexation Agreement and Development Agreement (the "DA").
- C. Following a special election in June 2008, the City Council adopted Resolution No. 6508 on July 7, 2008, finding that voters approved Measure G amending Section III (F) of the Land Use Element of the Santa Paula General Plan and Section III (G) of the Land Use Element to the General Plan.
- D. Together, the GPA, Specific Plan and DA allow development of the East Area 1 Project (the "Project"): a mixed use-community of up to 1,500 total residential units and an estimated 810,000 square feet of office, retail, light industrial and civic facilities.
- E. In February 2010, the City prepared Addendum No. 1 to the EAO FEIR to address the addition of three parcels to the proposed East Area 1 annexation.
- F. Annexation of the Project site was recorded March 7, 2013, with correction recorded May 22, 2013. A series of amendments to the Specific Plan and other entitlements for the Project were subsequently approved.
- G. On February 17, 2015, the City approved an amendment to the Specific Plan (EA1-SP 3) which revised the land use plan and regulating plan as defined in the then-current Specific Plan, and approved a Master Vesting Tentative Map (VTTM No. 5854) that subdivided the EA1SP Area into several "super lots" to facilitate its development. The EA1-SP 3 amendment left the maximum number of residential units (1,500) unchanged.
- H. On October 25, 2016, the Planning Commission held a public hearing and recommended that City Council approve eight separate Vesting Tentative Tract Maps (VTTM Nos. 5985, 5986, 5987, 5988, 5989, 5990, 5991, and 5992) to further subdivide the "super lots" created by VTTM No. 5854, creating 274 lots with a mix

of single-family, multi-family, and condominium dwelling units, on approximately 72.3 acres of the 501 total acres located within the East Area 1 plan area.

- I. On November 21, 2016, the City Council held a public hearing and approved Vesting Tentative Tract Map Nos. 5985 through 5992 for Phase I of the East Area Specific Plan Area. Phase I includes the Haun Creek Neighborhood and portions of the Hallock Center area of the East Area 1 Specific Plan.
- J. On June 27, 2017, the Planning Commission held a public hearing and recommended that the City Council approve two additional Vesting Tentative Tract Maps: VTTM Nos. 6000 and 6001 to further subdivide the “super lots” of VTTM No. 5854. VTTM No. 6001 governs Phase II of the Project and includes the Foothill Neighborhood of the East Area 1 Specific Plan. VTTM No. 6000 governs Phase III of the Project and includes the Santa Paula Creek Neighborhood of the East Area I Specific Plan.
- K. On July 17, 2017, the City Council held a public hearing and approved Vesting Tentative Tract Maps Nos. 6000 and 6001 for Phase II and Phase III of the Project. VTTM Nos. 6000 and 6001 combined create a total of 525 lots on approximately 140.65 acres of the East Area 1 Plan Area.
- L. Vesting Tentative Tract Map No. 6001, the Foothill Neighborhood, currently allows for the subdivision of 92.2 gross acres to create 290 residential lots for future development of 492 dwelling units (single-family and condominium), and 20 numbered lots and 4 lettered lots for development of streets and open space for a total of 314 total lots.
- M. In May 2021, the Planning Commission recommended City Council approve Addendum No. 2 to the EAO FEIR to approve an amendment to the East Area 1 Specific Plan (Project. No. 21-SPA-01), which the City Council later approved.
- N. On July 21, 2021, Limoneira Company (“Applicant”) filed an application (Project No. 21-TM-02) with the City for a Modification of the Phase II Vesting Tentative Tract Map No. 6001 – Foothill Neighborhood within the East Area 1 plan area (the “Modified VTTM”). The Modified VTTM would subdivide 254.22 acres into 311 residential lots for development of 554 dwelling units (single family and condominium), and 39 lettered lots for private streets, a park, and open space (the “Amended Project”).
- O. The application for the Modified VTTM was reviewed by the City’s Planning Division, in part, for consistency with the General Plan and conformity with the Santa Paula Municipal Code (“SPMC”).
- P. In addition, the City reviewed the Amended Project’s environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”) and the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”).

- Q. On October 26, 2021, the Planning Commission held a public hearing regarding the proposed Modified VTTM. Resolution 3829, recommending that the City Council adopt a resolution approving the proposed modified VTTM 6001 and its findings were adopted based upon the evidence set forth in the entire record including, without limitation, documentary, and testimonial evidence; the staff report; and such additional information set forth in the entire administrative record that is too voluminous to reference but is on file with the City Clerk's office.
- R. On November 17, 2021, the City Council held a public hearing regarding this project. This Resolution, and its findings, are adopted based upon the evidence set forth in the entire record including, without limitation, documentary and testimonial evidence; the staff report; and such additional information set forth in the entire administrative record that is too voluminous to reference, but is on file with the City Clerk's office.

SECTION 2: Tentative Tract Map Required Findings. Pursuant to Government Code § 66474, the City Council makes the following findings to approve the Modified VTTM, subject to the conditions of approval:

- A. *The proposed subdivision is consistent with applicable general and specific plans.* The proposed subdivision has been reviewed for conformity with the EA1SP and deemed consistent with the plan. The site of the proposed subdivision is zoned Open Space 2 (OS-2) in the EA1SP Regulating Plan. The OS-2 zone applies to areas intended for a range of greenways, community parks, neighborhood parks and squares. The proposed changes will increase the amount of open space in the Foothill Neighborhood, including space for a park. The Modified VTTM is also consistent with the Santa Paula General Plan because the underlying land use designation is East Area 1 Specific Plan, and the subdivision complies with the density intended for this land use;
- B. *The design and improvement of the proposed subdivision is consistent with the applicable general plan and specific plans.* The design and improvement of the proposed subdivision has been reviewed for conformity with the EA1SP and deemed consistent with the plan. The site of the proposed subdivision is zoned Open Space 2 (OS-2) in the EA1SP Regulating Plan. The OS-2 zone applies to areas intended for a range of greenways, community parks, neighborhood parks and squares. The proposed changes will increase the amount of open space in the Foothill Neighborhood, including space for a park. The Modified VTTM is also consistent with the General Plan because the underlying land use designation is East Area 1 Specific Plan, and the subdivision complies with the density intended for this land use;
- C. *The site is physically suitable for the type of development.* The site of the proposed Modified VTTM is currently vacant and cleared of agricultural trees. The site is able to physically accommodate the proposed number of lots, future improvements, site landscaping, and parking, while complying with all applicable development regulations, such as street widths, lot sizes, and requirements in the City Subdivision and Zoning Codes, street standards, and development standards.

- D. *The site is physically suitable for the proposed density of development.* The site of the Modified VTTM will have a residential area of 51.58 total acres with 554 dwelling units at a density of 6.4 dwelling units per acre. This site is able to physically accommodate the proposed density.
- E. *The design of the subdivision or and the proposed improvements are not likely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.* The site is vacant and already cleared of trees. The proposed improvements to the Foothill Neighborhood will be buffered by other residential areas and planned open spaces and are thus unlikely to cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat.
- F. *The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.* The design of the subdivision and the proposed improvements are in compliance with all required standards. The subdivision proposes facilities and adequate infrastructure to support the proposed residential uses. In addition, the subdivision, as conditioned, is required to be in compliance with all applicable State, County, and City design, building, and other safety related laws, codes, and regulations, including, but not limited to, the Uniform Building Code and Uniform Fire Code. Furthermore, the proposed subdivision will not involve the generation, disposal, use, release, or transportation of a significant amount of toxic or hazardous substances, and will not create noxious or offensive odors. Therefore, it is not anticipated that the proposed subdivision will cause serious health problems
- G. *The design of the subdivision and the type of improvements will not conflict with easements of record or established by court judgment or acquired by the public at large for access through or use of property within the proposed subdivision; or, if such easements exist, that alternate easements for access or for use will be provided and these will be substantially equivalent to ones previously acquired by the public.* Review of the subdivision has revealed that the improvements will not conflict with existing easements acquired for the purposes of providing public access through, or use of, the property.
- H. *The proposed subdivision will not discharge waste into an existing community sewer system in violation of existing requirements prescribed by the California regional water quality control board pursuant to Division 7 (commencing with Section 13000) of the Water Code.* There is sufficient capacity at the Santa Paula Water Recycling Facility to treat the volume of wastewater generated by the proposed subdivision.

SECTION 3: Additional Modified Tentative Tract Map Required Findings. Pursuant to SPMC §§ 16.80.160 and 16.80.2020, the City Council makes the following findings:

- A. The Modified Vesting Tentative Tract Map (VTTM) is consistent with applicable general and specific plans as specified in Government Code § 66473. The proposed subdivision has been reviewed for conformity with the EA1SP and deemed in substantial conformance with the plan. The Modified VTTM is also

consistent with the General Plan because the underlying land use designation is East Area 1 Specific Plan, and the subdivision complies with the density intended for this land use;

- B. The Modified Vesting Tentative Tract Map is consistent with Title 16 of the SPMC (the "Development Code") because the underlying zoning designation is SP-3, and the proposed map provides for subdividing the area into separate lots to facilitate development permitted by the plan and uses; The subdivision is in the interest of the public health and safety because the proposed development would improve and extend City infrastructure and utilities to better serve the project site and the surrounding area;
- C. The subdivision is a necessary prerequisite to the orderly development of the surrounding area for the reasons described above.
- D. The requested modification is warranted due a change of circumstances affecting conditions related to Phase II VTTM No. 6001, the original approval. Phase II VTTM No. 6001 was designed pending an award for state schools. The proposed modification is a result of the fact that the anticipated funding will no longer be provided.

SECTION 4: Environmental Assessment: The City Council makes the following environmental findings:

- A. The City certified EAO FEIR, adopted the EA1SP, and approved a series of related actions in February 2008. As required by the CEQA, the City adopted findings of fact for the significant impacts identified in the EAO FEIR and a statement of overriding considerations for those impacts identified as significant and unavoidable after the incorporation of all feasible mitigation into the Project.
- B. Addendum No. 1 to the EAO FEIR, prepared by the City in February 2010, addressed the addition of three parcels to the proposed East Area 1 annexation to allow for the implementation of improvements to the intersection of Telegraph Road and Hallock Drive identified in Mitigation Measure T-2 of the EAO FEIR.
- C. From 2014 through 2016, the City prepared two subsequent Addendums to the EAO FEIR to address changes to the Project, as well as a Final Supplemental EIR (the "FSEIR"), certified in 2015, for, among other entitlements, an amendment to the Specific Plan, followed by two Addendums to the FSEIR.
- D. All prior CEQA documents shall collectively comprise and be referred to herein as the "EAO FEIR".
- E. The EAO FEIR (including documents and other materials that constitute the record of proceedings on which the City's findings and decisions are based) is located at City of Santa Paula, 970 Ventura Street, Santa Paula, CA 93060. The custodian for these documents is the Community and Economic Development Director. This information is provided in compliance with CEQA § 21081.6(a)(2) and CEQA Guidelines § 15091(e).

- F. The EAO FEIR is incorporated into this Resolution by reference as if fully set forth herein.
- G. The California Environmental Quality Act (CEQA) requires a review of the information in the FSEIR to address changes to a project or changes to the circumstances under which a project will occur and to assess whether a subsequent or supplemental EIR is required.
- H. Pursuant to Section 15162 of the California Environmental Quality Act, approval of Project No. 21-TM-02 does not require a subsequent or supplemental EIR because the proposed modified subdivision will not result in any new significant impacts or any substantial increase in severity of the significant impacts identified in the Final Supplemental EIR for the Project. The modification of the previously approved Vesting Tentative Tract Map (VTTM) No. 6001 would reconfigure lots, however, there would be no increase in density and the modified/new map does not add improvements that were not already considered in the previous environmental document (East Area One Final EIR).

SECTION 5: *SECTION 5: Approval.* Subject to the conditions set forth in attached Exhibit "A," which are incorporated into this Resolution by reference, the City Council Approves Project No. 21-TM-02: modified VTTM 6001.

SECTION 6: *Reliance on the Record.* Each and all of the findings and determinations in this Resolution are based on the competent and substantial evidence, both oral and written, contained in the entire record relating to the project. The findings and determinations constitute the independent findings and determinations of the City Council in all respects and are fully and completely supported by substantial evidence in the record as a whole.

SECTION 7: *Limitations.* The City Council's analysis and evaluation of the project is based on the best information currently available. It is inevitable that in evaluating a project that absolute and perfect knowledge of all possible aspects of the project will not exist. One of the major limitations on analysis of the project is the City Council's lack of knowledge of future events. In all instances, best efforts were made to form accurate assumptions. Somewhat related to this are the limitations on the City's ability to solve what are in effect regional, state, and national problems and issues. The City must work within the political framework within which it exists and with the limitations inherent in that framework.

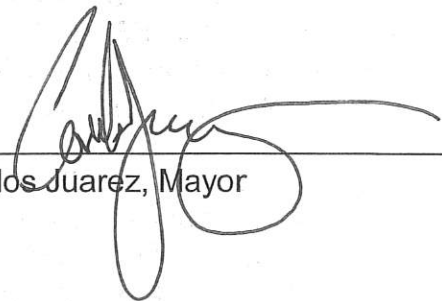
SECTION 8: *Summaries of Information.* All summaries of information in the findings, which precede this section, are based on the substantial evidence in the record. The absence of any particular fact from any such summary is not an indication that a particular finding is not based in part on that fact.

SECTION 9: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 10: The City Clerk is directed to mail a copy of this Resolution to Applicant and Applicant's Representative and to any other person requesting a copy.

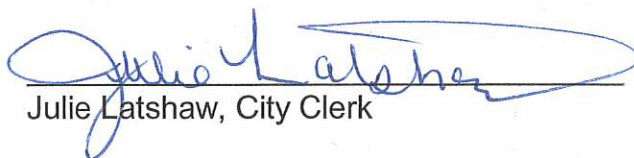
SECTION 11: This Resolution is the City Council's final decision and becomes effective immediately upon adoption.

PASSED AND ADOPTED this 17th day of November, 2021.



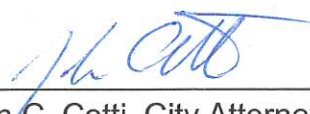
Carlos Juarez, Mayor

ATTEST:



Julie Latshaw, City Clerk

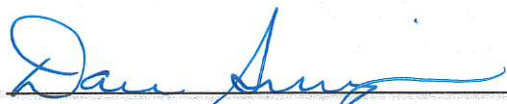
APPROVED AS TO FORM:



John C. Cotti, City Attorney



APPROVED AS TO CONTENT:



Dan Singer, City Manager

CITY OF SANTA PAULA)
COUNTY OF VENTURA)§
STATE OF CALIFORNIA)

I, Julie Latshaw, City Clerk of the City of Santa Paula, California, do hereby certify that the foregoing Resolution No. 7373 was duly passed and adopted by the City Council of the City of Santa Paula at the regular meeting thereof, held on the 17th day of November, 2021, and was signed by the Mayor of said City, and that the same was passed and adopted by the following vote:

AYES: SOBEL, ARAIZA, CORNEJO, CROSSWHITE, JUAREZ
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE



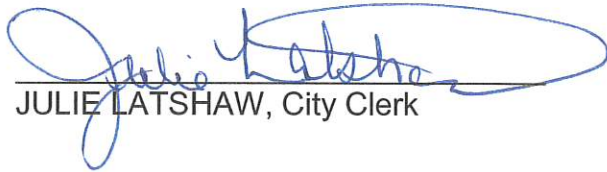

JULIE LATSHAW, City Clerk

Exhibit A

CONDITIONS OF APPROVAL 21-TM-02 (Phase II Modification of VTTM No. 6001) (Original Approval 2006-CDP-02 East Area 1 SP-3)

In addition to all applicable provisions of the Santa Paula Municipal Code ("SPMC"), the Limoneira Lewis Community Builders, LLC (Applicant/Property Owner) agrees for itself, its heirs and assigns that it will comply with the following provisions as Conditions for the City of Santa Paula's Approval of Project No. 21-TM-02 for East Area 1 for the Modification of Phase II, Vesting Tentative Tract Map No. 6001 – Foothill Neighborhood ("Project Conditions").

GENERAL CONDITIONS

Planning

1. The Resolution and these associated Conditions of Approval were adopted with the knowledge, understanding and consent of the Property Owner/Applicant.
2. The Property Owners/Applicant must comply with all applicable law including, without limitation, the SPMC and such uncodified regulations, policies, and conditions regulating the Project. In addition, the Property Owners/Applicant must pay all applicable fees and assessments to the City.
3. The Property Owner/Applicant's failure to comply with, or breach of, any Project Conditions may result in the amendment or revocation of this Permit, or any related permits, or other enforcement action, as maybe appropriate in the case. The City may undertake such acts and incur such expenses as it may consider necessary to effect compliance, the cost thereof including without limitation, administration costs and recoverable attorney's fees, to be reimbursed by the applicant or current property owners, as may be appropriate in the case.
4. This permit is subject to an ongoing review. If at any time valid, substantiated complaints are received, the City, in its discretion, may hold a public hearing held before the City Council, to determine if any condition or the permit should be modified, amended, or revoked.
5. Applicant agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of Project No. 21-TM-02 for East Area 1, Phase II Modified Vesting Tentative Tract Map No. 6001 – Foothill Neighborhood. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same be groundless or not, arising out of the City approval of Project No. 21-TM-02 East

Area 1 Modified Vesting Tentative Tract Map No. 6001 Foothill Neighborhood, Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Santa Paula's elected officials, appointed officials, officers, and employees, and consultant including, without limitation, legal counsel.

6. The Applicant or the Applicant's successor-in-interest is responsible for maintaining the undeveloped portion of the site including weed abatement and litter removal.
7. The Applicant must comply with all provisions of the project's Development Agreement. Annual monitoring is required as outlined in the Agreement.
8. The Applicant must comply with all mitigation measures identified in the Final Supplemental Environmental Impact Report prepared for the East Area 1 Specific Plan Amendment and related approvals. A Mitigation Monitoring and Reporting Program (MMRP) was prepared as part of the environmental review for the project and is attached as Exhibit "B" to Resolution No. 6906. The mitigation measures of the MMRP are incorporated into these conditions of approval by reference
9. In compliance with California law, the Mitigation Monitoring and Reporting Program (MMRP) will be administered for the project. Before the City issues the first Certificate of Occupancy, the Applicant must pay a deposit of \$30,000 for the administration of the MMRP. This fee must be paid no later than January 1st of each year until the final Certificate of Occupancy is issued and is subject to change.
10. Prior to the issuance of building permits, plans submitted to the Building Department, Fire Department, and Planning Department for building permits must contain a printed copy of these Conditions of Approval, the Final Mitigation Monitoring and Reporting Program (MMRP) and the Project number, "21-TM-02" for East Area 1, Phase II Modified Vesting Tentative Tract Map No. 6001, in the title blocks of the plans.

Vesting Tentative Map

11. Except as otherwise provided by a development agreement or pursuant to Government Code § 66452.6(a)(1), a tentative map expires twenty-four (24) months after the date the map was approved.
12. The right conferred upon a vesting tentative map is vested for an initial time period of thirty-six (36) months from the date a final map is recorded. Where several final maps are recorded on various phases of a project, approved by a single vesting tentative map, this time period begins for each when the final map for that phase is recorded.
13. The initial time period is automatically extended by any time used by the City for Processing a complete application for a grading permit or for design or architectural review, if the time period used by the city to process the application exceeds (30) days from the date the complete application is filed. The conditions under which an extension of time or stay is granted for a vesting tentative map must be consisted with that established for tentative maps.

14. If a developer submits a complete application for a building permit during the initial time period, or any granted extension, the rights conferred by the vesting map continue until the expiration of that building permit or any extension to that building permit that the City may issue.
15. Within twenty-four (24) months after the date the City Council approves a tentative map, or any later date that may be authorized by an extension granted pursuant to Chapter 16.80 (Subdivision Regulations) of the SPMC, the subdivider must cause the subject property to be accurately surveyed and a Final Map to be prepared in conformance with the tentative map and any and all applicable conditions.
16. The Vesting Final Map must be processed in accordance with SPMC §§ 16.80.410 through 16.80.470.

PLANNING DEPARTMENT

17. The owner/Applicant must prepare and record a declaration of Covenants, Conditions and Restrictions (CC&R's) as required by Civil Code §4250 sufficient to enforce owner/Applicant obligations to the City under this approval. Before the City approves the first final vesting master map for the project, the CC&R's must be reviewed and approved by the City Attorney. Project CC&Rs must include provisions requiring the incorporation of drought tolerant landscaping and minimal turf areas in ornamental planting areas. The Applicant must pay all of the City's costs associated with such review including, without limitation, attorney's fees of the City Attorney.
18. As subsequent maps are approved, each must include a condition that the Applicant must provide the prospective home buyers disclosure of the following items. Proof of this disclosure, must be provided to the Planning Department and included in the CC&Rs for the project before the City issues the first certificate of occupancy:
 - a. The presence of an active community park/detention basins that will include sports field lighting for evening use;
 - b. Continued agricultural uses on the 55 acres on the northern edge of the Specific Plan area.

Cultural Resources

19. Before the start of grading activities in native soils, the project specifications must require a qualified Native American monitor to be present during grading activities within native soils. The Native American monitor will be authorized to halt construction, if necessary, in the immediate area (up to 200 feet) where buried cultural remains are encountered.

Growth Management

20. The City will not issue more than 500 building permits per year in accordance with applicable law.

PUBLIC WORKS DEPARTMENT

Grading and Drainage

21. Before the City issues a grading permit, a grading and drainage plan and report for the project must be prepared and approved as part of the final subdivision map approval for the project. The grading plan must demonstrate conformance with the limits of grading exhibit of the project Final SE1R, the standards of the Specific Plan, and CBC. The Public Works Director, or designee, must select the geotechnical/soils evaluations reviewer for the project grading plans. Permittee must reimburse City for all costs associated with review of plans.
22. All grading must conform to Chapter 33 and Appendix J of the California Building Code (CBC) as adopted by the SPMC, and applicable provisions of the County of Ventura Grading regulations.
23. The applicant shall submit a site-specific geotechnical report that shall include slope stability analysis where needed or requested by the City reviewer. The report shall include design recommendations for the proposed retaining walls and recommendations for building setbacks. The recommendations of the geotechnical report shall be reviewed and approved by the City prior to issuance of a grading permit.
24. The grading plan shall be consistent with the master grading plan and includes the following minimum requirements:
 - a. Final earthwork quantities estimates (cut/fill, import/export).
 - b. An Erosion Control Plan outlining site specific Construction Best Management Practices (BMPs) for prevention of soil erosion/deposition and non-visible pollutant management in accordance with the current version of the State of California Construction General Permit 2009-009-DWQ and subsequent amendments.
 - c. Final pad and roadway elevations.
 - d. Designation of borrow or stockpile site locations for import/export material.
 - e. The extent of all remedial/corrective grading required (over-excavations, etc.)
 - f. Interim drainage detention basin locations and development phase specific drainage requirements based upon the approved project Master Hydrology and Hydraulics report or the area specific approved Hydrology and Hydraulics report.
25. Before the City issues any grading permit that will affect jurisdictional drainages, the Applicant must provide a copy of the applicable regulatory permit (US Army Corps of Engineers, California Department of Fish and Wildlife, County of Ventura, and as applicable Regional Water Quality Control Board) to the Public Works and Planning Departments. With respect to the Haun Barranca and or Santa Paula Creek restoration

permits, the Applicant must submit documentation that the project requirements are satisfied or bonded for (if required by the regulatory agencies). The Applicant must also provide a plan documenting that the restoration efforts will be implemented consistent with the timing requirements of the permits.

26. Before the City issues a grading permit, a Construction Management Plan, including construction truck routes, traffic control plan, and a staging plan, must be submitted for review and approval by the Public Works Director, or designee. The plan must include the duration of the grading operation and construction activities, import/export truck routes, and a daily time schedule of operations. Site construction access must utilize designated truck routes.
27. The Applicant must reconstruct any existing public improvements adjacent to the limits of the project damaged during the construction of the project.
28. Public streets that are utilized for construction and grading operations must be maintained and swept daily during construction activity using a pickup type street sweeper.

Drainage

29. Before the City issues a grading permit, the Applicant must submit a Hydrology and Hydraulic study to the Public Works Director, or designee, for review and approval. applications must demonstrate compliance with the City approved project Master Hydrology and Hydraulic report.
30. The Applicant must construct the proposed on and offsite drainage facility improvements and the debris and detention basin provisions as identified in the Specific Plan and Master Hydrology and Hydraulic Report documents that are related to this phase of the development. An appropriate maintenance mechanism and operations plan must be approved by the Public Works Director, or designee, as part of final design. Drainage and flood control facility design, including modifications to the existing on-site drainages and Haun Creek must be in accordance with the requirements of the Public Works Director, or designee, and Ventura County Watershed Protection District (VCWPD).
31. Proposed Drainage facilities can be built in phases but shall be constructed simultaneously with the grading operations of each phase of construction. Construction phasing plan must be approved by the Public Works Director, or designee, as part of final design. Storm drain infrastructure phasing plan is required to ensure public health and safety and to prevent possible adverse effects of construction operations on downstream storm drain infrastructures during a storm event.
32. The development drainage design must incorporate the requirements of the Ventura County Technical Guidance Manual, current edition, and the County of Ventura Municipal Separate Storm Sewer System (MS4).
33. The Hydrology and Hydraulics report for the development must address offsite drainage

patterns and flows that could affect the project.

Stormwater Quality

34. Before the City issues a grading permit, the project Applicant must submit a project Notice of Intent (NOI) to the California State Water Resources Control Board, Storm Water Permit Unit in accordance with the NPDES Construction General Permit (No. CAS000002). The Applicant must submit the project Stormwater Pollution Prevention Plan (SWPPP) for review and approval by the Public Works Director, or designee.
35. Development drainage design practices must be performed in accordance with the Ventura Countywide Stormwater Quality Management Program, National Pollution Discharge Elimination System (NPDES) Permit No. CAS004002 and current permit updates as well as the Ventura County Technical Guidance Manual. Project drainage designs must incorporate Post Construction Best Management Practices (BMPs) for review and approval by the Public Works Director, or designee, and must comply with MS4 requirements.
36. Before the City issues a grading permit, parking areas and associated drive aisles must be designed in accordance with the Ventura County Technical Guidance Manual. The design must be submitted to the Public Works Director, or designee, for review and approval.

Water and Wastewater

37. Before the City issues a grading permit, the Applicant must submit a potable water infrastructure report and water improvement plans for review and approval by the Public Works Director, or designee. report and plans shall be in accordance with the approved Master Water Plan and the Development Agreement.
38. Before the City issues a grading permit, the Applicant must prepare a detailed utility infrastructure construction phasing plan for reviewed and approval by the Public Works Director, or designee. The plan shall show the extent and schedule of each phase, connection points, and pipeline alignments.
39. For each phase of construction, a standalone set of plans shall be prepared for all infrastructures and improvements intended to be turned over to the city to own, operate, and maintain. Water and wastewater infrastructure phasing plans are required to ensure public health and safety and to prove the proposed systems in each phase can operate independently from the same systems in the next phase of construction if needed.
40. The City may elect not to accept any improvements and exonerate related construction bonds before the top lift of asphalt on the related streets has been installed.
41. All water and sewer facilities must be designed and constructed in accordance with the adopted City Standards as well as the provisions of the Standard Specifications of Public Works Construction (SSPWC) aka the "Greenbook." Improvement plans detailing

materials, layout and equipment manufacturers must be submitted for review and approval by the Public Works Director, or designee.

42. Before the City issues building permits, the Applicant must submit for review and approval by the City Public Works Director, or designee, evidence that the project incorporates water conservation Best Management Practices (BMPs) and water conserving measures. The water conservation measures were identified in the project Water Supply Assessment (WSA) and in the Draft Specific Plan. Provide water conservation education materials and notification for the proper use and maintenance of water conservation facilities to the Public Works Director for review and approval.
43. Before the issues a grading permit, the Applicant shall submit a project specific sewer report and improvement plans for review and approval by the Public Works Director, or designee. The reports and the plans shall be in accordance with the approved Master Sewer Plan and shall include design, selection of materials and the operation of the facilities.
44. Prior to the issuance of the certificate of occupancy for the first residential dwelling unit in the project the Zone 330 water tank or approved alternative shall be constructed and dedicated to the City.

Circulation and Traffic

45. The Applicant must submit a project specific traffic study and circulation analysis for review and approval by the Public Works Director, or designee. The documents must be prepared by a California registered Traffic Engineer approved by City and demonstrate compliance with the approved Master traffic plan and accounts for all additions and modifications to the EA1SP and the approved mater map.
46. Road layout and cross section must be in substantial conformance with the approved Specific Plan, the General Plan or the SPMC. The Applicant must submit pavement design (structural section, layout, etc.) as part of the final subdivision map submittals. Street layout shall meet the sight distance requirements per the city of Santa Paula standard plans and must be reviewed and approved by the Public Works Director, or designee. Road layout must incorporate bicycle improvements consistent with the City and VCTC Regional Bicycle Master Plan.
47. Street configurations that are not included in the SPMC, Specific Plan or General Plan documents must be reviewed and approved by the Public Works Director, or designee.
48. Before City approves the grading plan, trafficcalming devices must be approved by the Fire Chief and Public Works Director or designee.
49. Street trees must be planted on all streets within the project based upon the East Area 1 Specific Plan and as approved by the Public Works Director, or designee. A security deposit must be posted with the City to ensure maintenance before recordation of any subdivision maps within the project.

50. Applicant must grant temporary easements for, and construct, turnarounds not less than 40-foot in radius at the terminus of all streets for which regular turnarounds are not shown on the tentative map to provide temporary turnarounds until such streets are extended. A turnaround is not required on streets which extend less than two lots or 150 feet.
51. Before the City issues a grading permit, traffic circulation and control on adjacent streets, including all curb openings, control signs for regulation, warning, and guidance of traffic, must be designed as required by the Public Works Director, or designee. Traffic circulation and control onsite must meet the approval of the Planning Director and Public Works Director, or designee.
52. Permanent Ventura County survey monuments must be located and installed in accordance with the County of Ventura Road Standards Plate E-4, Revision D, Locations must be at the intersection of street centerlines, and as designated by the Public Works Director, or designee. All survey monumentation must be installed in accordance with the County of Ventura Road Standards and must comply with Business and Professions Code 8771.
53. In the event of the development of school facilities within the Project, a traffic analysis report must be completed that identifies direct routes to school facilities from neighborhoods that cross collector and arterial streets. Such locations must be addressed with enhanced pedestrian safety elements, including curb extensions, crosswalk treatments, and rectangular rapid flashing beacons (RRFBs). Location, design and specifications shall be submitted to the Public Works Director, or designee for approval.
54. Before the City approves any improvement plans, the Applicant must submit a street lighting plan for review and approval by the Public Works Director, or designee. The plan must include the light fixture lumens proposed within the project boundaries. Street lights must utilize **LED** and/or dark sky technology as identified by the Public Works Director, or designee. For project streets that connect to an existing street, the plan must identify the location of the first existing street light on the existing street. For street lights located on local streets, the lights must be located a maximum of 220 feet apart. For street lights located on collector streets, the lights must be located a maximum of 200 feet apart. For street lights located on primary and secondary arterial streets, the lights must be located a maximum of 200 feet apart.
55. Applicant must obtain all necessary encroachment permits before the city approves any subdivision map or grading permit as applicable. Typical permits include, without limitation, Southern California Edison Company, Southern California Gas Company, Verizon Communications (telephone), Time Warner (cable television), Ventura County Watershed Protection District, Ventura County Transportation Department, Ventura County Transportation Commission (railroad), and Caltrans.
56. Prior to building permits being issued: all water; sewer and storm drain construction within the streets shall be inspected by public works inspectors and completed per the approved improvement plans; the streets shall have all curb and gutters; base and the

base course of paving installed, and the remaining street construction shall be bonded

for.

VENTURA COUNTY FIRE DEPARTMENT

57. Prior to combustible construction, a paved all-weather access road / driveway suitable for use by a 20-ton Fire District vehicle shall be installed at locations approved by the Fire District.
58. Prior to combustible construction, all utilities located within the access road and the first lift of the access road pavement shall be installed. A minimum 20-foot clear width shall remain free of obstruction during any construction activities within the development once combustible construction starts.
59. All access roads / driveways shall have a minimum vertical clearance of 13 feet 6 inches (13' 6"). Clear of building to sky.
60. Prior to construction the applicant shall submit two (2) site plans to the Fire District for approval of the location of fire lanes. Prior to occupancy, all fire lanes shall be posted "NO PARKING-FIRE LANE-TOW AWAY" in accordance with California Vehicle Code, the International Fire Code and current VCFPD Fire Lane Standards. All signs and or Fire Lane markings shall be within recorded access easements.
61. Address numbers, a minimum of 4 inches (4") high, shall be installed prior to occupancy, shall be of contrasting color to the background, and shall be readily visible at night. Brass or gold-plated numbers shall not be used. Where structures are set back more than 150 feet (150') from the street, larger numbers will be required so that they are distinguishable from the street. In the event the structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post.
62. The minimum fire flow required shall be determined as specified by the current adopted edition of the International Fire Code Appendix B with adopted Amendments and the applicable Water Manual for the jurisdiction (with ever is more restrictive). The applicant shall verify that the water purveyor can provide the required volume and duration at the project prior to obtaining a building permit.
63. All structures shall be provided with an automatic fire sprinkler system in accordance with current VCFPD Ordinance at time of building permit application.
64. Plans for all fire protection systems (sprinklers, dry chemical, hood systems, etc.) shall be submitted, with payment for plan check, to the Fire District for review and approval prior to installation. Note: Fire sprinkler systems with 20 or more heads shall be supervised by a fire alarm system in accordance with Fire District requirements.
65. Applicant shall obtain VCFD Form #610B "Requirements for Construction" prior to obtaining a building permit for any new structures or additions to existing structures.
66. Two (2) means of ingress/egress shall be provided to the development in accordance with Fire District access standards.

67. Access Road Width, Private Roads/Driveways - Private roads shall comply with Public Road Standards.
68. Access road width of 36 feet shall be provided for residential use with parallel parking permitted on both sides.
69. Access road width of 32 feet shall be provided for residential use with parallel parking permitted on one side.
70. Access road width of 24 feet shall be required with no on-street parking permitted.
71. Prior to construction, the applicant shall submit plans to the Fire District for placement of fire hydrants. On plans, show existing hydrants within 500 feet of the development. Indicate the type of hydrant, number, and size of outlets.
72. Fire hydrant(s) shall be provided in accordance with current adopted edition of the International Fire Code, Appendix C and adopted amendments. On-site fire hydrants may be required as determined by the Fire District.
73. Prior to combustible construction on any parcel, a fire hydrant capable of providing the required fire flow and duration shall be installed and in service along the access road / driveway at a location approved by the Fire District, but no further than 250 feet from the building site. The owner of the combustible construction is responsible for the cost of this installation.
74. Prior to occupancy of any structure, blue reflective hydrant location markers shall be placed on the access roads in accordance with Fire District standards. If the final asphalt cap is not in place at time of occupancy, hydrant location markers shall still be installed and shall be replaced when the final asphalt cap is completed.
75. By signing this document, Applicant certifies that it read, understood, and agrees to the Project Conditions listed in this document.

Limoneira Lewis Community Builders, LLC

Date

**CITY OF SANTA PAULA
MEMORANDUM**

To: Honorable Mayor and Members of the City Council

From: James Mason, Community & Economic Development Director
Trayci Nelson, Senior Contract Planner

Subject: Resolution 7373 (21-TM-02): Modification to VTTM 6001 - Foothill
Neighborhood (East Area 1)

Date: November 17, 2021

RECOMMENDATION:

Staff recommends that the City Council:

- 1) open the public hearing and take evidence;
 - 2) consider the evidence received during the public hearing;
 - 3) adopt Resolution No. 7373 to approve Project No. 21-TM-02 for a Modification of Vesting Tentative Tract Map No. 6001 allowing the creation of 311 residential lots and 39 lettered lots for streets, a park and open space, subject to the conditions of approval;
 - 4) take such additional, related action as may be appropriate.
-

GENERAL DISCUSSION: In February 2015, an amendment to the East Area 1 Specific Plan (EA1-SP 3) was approved. The approval included Vesting Master Tentative Map No. 5854 (the "Master Map") which subdivided the East Area 1 project area into several "super lots" to facilitate the development allowed within the East Area 1 plan area. The EA1-SP 3 amendment also reconfigured planning areas, reduced the amount of light industrial and commercial areas and allowed a maximum of 1,500 residential units. The Master Map established the primary boundaries for major development areas and primary streets within the overall plan area (Exhibit 1 – Approved East Area 1 Specific Plan/Master Map).

In October and November 2016, Vesting Tentative Tract Map (TTM) Nos. 5985 through 5992, Phase I of the East Area 1 Specific Plan area which included the Haun Creek Neighborhood and portions of the Hallock Center area, were approved by the City Council. The approvals created 8 separate tract maps allowing for the subdivision of 72.3 acres consisting of 274 lots for the development of 632 dwelling units.

In 2017, an amendment to the adopted EA1 SP-3 reconfigured planning areas, reduced the amount of light industrial and commercial areas and a maximum of 1,500 residential units remained available for development within Phase I, II and III. Phase II VTTM No. 6001 – Foothill Neighborhood was approved for 492 dwelling units and Phase III was approved for 376 dwelling units. However, the number of dwelling units for each phase was subject to change as the product mix was refined by individual builders.

In July 2021, the applicant, Limoneira Lewis Community Builders LLC, submitted 21- TM-02 for a Modification of Phase II VTTM No. 6001 – Foothill Neighborhood to reconfigure the subdivision and create 311 lots to allow development of a mix of single-family, and condominium dwelling units and 39 lettered lots that would include open space areas a park and streets, on approximately 254 acres of the 501 total acres located within the East Area 1 plan area. The single-family residential lots range in size from 3,375 to 12,533 square feet and the condominium lots range in size from 23,277 to 201,765 square feet to accommodate the varied, residential product mix anticipated. The Modification of Phase II (VTTM 6001-Foothill Neighborhood) would allow a total of 554 dwelling units, however the increase from 492 to 554 dwelling units would not exceed the maximum of 1,500 residential units allowed or development within East Area 1 Specific Plan.

On October 26, the Planning Commission approved Resolution No. 3829 recommending that the City Council review and approve the proposed project as presented this evening. A detailed discussion of the proposed modification of the Phase II Foothill Neighborhood VTTM No. 6001 is included in the attached Planning Commission Staff Report dated October 26, 2021 (Attachment A).

Street Names: City procedure for approval of street names requires approval by the City Council at the time of approval of a subdivision. The applicant proposes eleven (11) street names. Nine (9) of the street names came from the City's approved list and two (2) of the street names are new. The two street names that require City Council approval are: Sky Ridge Road and Harvest Loop East. The theme for Phase II is California mountain ranges and peaks. For reference, all Phase II street names are listed below.

Peaks:

1. Cobblestone Way
2. Frazier Terrace
3. Pinos Court
4. Sandstone Drive
5. Sky Ridge Road (new)

Mountain Ranges:

6. Santa Lucia Drive
7. Santa Monica Lane
8. Santa Ynez Way
9. Eureka Drive
10. Harvest Loop East (new)
11. Limoneira Lane

ENVIRONMENTAL REVIEW:

Pursuant to Section 15162 of the California Environmental Quality Act, approval of Project No. 21-TM-02 does not require a subsequent or supplemental Environmental Impact Report (EIR) because the requested Modification of Vesting Tentative Tract Map No. 6001 will not result in any new significant impacts or any substantial increase in severity of the significant impacts identified in the previously approved East Area One Final EIR for the East Area 1 Project.

PUBLIC NOTIFICATION:

A notice of public hearing was published in the Santa Paula Times in compliance with state law. Also, in compliance with the City's Zoning Ordinance, all property owners within a 300-foot radius of the project site were mailed notifications of the public hearing, and the project site was posted with a sign. As of the date of this report no comments have been received.

FISCAL AND PERSONNEL IMPACTS:

There are no fiscal or personnel impacts associated with this item.

CONCLUSION:

The project request is consistent with the East Area 1 Specific Plan for the Foothill Neighborhood Regulating Plan which allows for the residential development and the proposed configuration is in substantial conformance with the approved East Area 1 Specific Plan. The request is also consistent, as required with both the Subdivision Map Act and the City's Subdivision Ordinance (SPMC Section 16.80.160) requiring proposed subdivision maps to conform to the General Plan, any Specific Plan and zoning district regulations (detailed discussion in the Planning Commission Staff Report, Attachment C).

Therefore, staff believes that the findings necessary for approval of the Modified Vesting Tentative Map No. 6001 can be made. Furthermore, the street name request is consistent with the City procedures requiring approval of street names by the City Council at the time of subdivision approval.

ALTERNATIVES:

- A. Approve staff's recommendation and adopt Resolution No. 7373 to approve Project No. 21-TM-02 for a Modification of Vesting Tentative Tract Map No. 6001 allowing the creation of 311 residential lots and 39 lettered lots for streets, a park and open space, subject to the conditions of approval;
- B. Deny staff's recommendation. Denial would not allow lot division consistent with the existing development agreement and specific plan.

ATTACHMENTS:

Resolution 7373 and Conditions of Approval
Planning Commission Resolution 3829 and Conditions of Approval
Planning Commission Staff Report and Exhibits (C1 through C3)

ATTACHMENT A

RESOLUTION NO. 7373 & CONDITIONS OF APPROVAL

**CITY OF SANTA PAULA
MEMORANDUM**

To: Honorable Mayor and Members of the City Council

From: Dan Singer, City Manager

Subject: FUTURE AGENDA ITEMS

Date: August 7, 2024

Agenda Item: 12.A

RECOMMENDATION:

Staff recommends City Council review future agenda items.

BACKGROUND:

The attached Future Agenda Items forecast identifies anticipated agenda items for upcoming Council meetings as well as Study Session topics and long-range discussion items. Placing this forecast on the agenda affords the Council and the public the opportunity to discuss such topics and to make any recommendations. It should be noted this is only a forecast and may change over the course of time or based on feedback by the Mayor and City Manager during review of future agendas.

ANALYSIS:

Should a member of the City Council wish to introduce a future agenda topic, it should be done in compliance with the Council's adopted Manual of Procedural Guidelines, Section 5.1. Items introduced by a member of the Council during a Council meeting requires a second and should be reserved for time-sensitive matters needing attention within the proceeding 45 day period.

STRATEGIC PLAN:

FISCAL IMPACTS:

OPTIONS:

ATTACHMENTS:

[8.7.24_Future Agenda Items.docx](#)



Santa Paula City Council Tentative Agenda Schedule

	Study Session August 21, 2024 @ 4:00pm	
CDD	Homeless Discussion	
	Regular Meeting August 21, 2024 @ 6:30pm	
Admin	Chamber of Commerce Presentation & Agreement	
HR	Personnel Rules & Regulations Policy Update	
Clerk	Records Retention Schedule Policy	
PD	School Resource Officer Contract	
PW	Mill Street Water Main Replacement Project Contract Award	
PW	Telegraph Road Widening PSA Award	
PW	Main / Harvard / Telegraph Roundabout PSA Award	
PW	Underground Utility District 1 SCE "Rule 20A" Program	
CDD	Central Business District Live Entertainment Ordinance	
PW	Community Bike Trail Connectivity Project Consultant Selection	
Admin	Strategic Plan Update	
	September 4, 2024	
P&R	Parks & Recreation Department Report	
PW	Surplus Vehicles and Equipment FY 24-25	
PW	Harvard / Peck Traffic Signalization Project PSA	
PD	Disaster Emergency Plan Update Approval	
CDD	Spirit of Santa Paula Annual Report & Update	
Finance	TDA Allocation	
Finance	Finance Department Report	
	STUDY SESSION TOPICS	
Admin	No Smoking Ordinance	
Finance	Development Impact Fees (DIF) Overview	Nov
Admin / PD	Discuss Animal Control and Shelter Services	Sept
Legal	Municipal Code Update – Joint Meeting with Planning Commission	Sept
	FUTURE AGENDA ITEMS	
PW	Wastewater Collection System Chloride Study Final Report	Sept
P&R	Union Oil Building Tenant Selection	Sept
Finance	Update on Utility Bills	
PW	Plans & Specifications for 8 th Street Streetlight Repair Project	



Santa Paula City Council Tentative Agenda Schedule

CDD	ADU Ordinance	
CDD	Cultural Arts Presentation	Oct
Legal	Fire MOU Amendment	
Finance	2023 City Audit	Sept
Legal	Development Code Update	Oct / Nov
Admin	Utility Billing Assistance	Sept
CDD	People Self Help Funding Request	Sept
Admin	ARPA Update and Allocation	Sept