City of Santa Paula

City Council

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

CITY COUNCIL REGULAR MEETING OF THE
SANTA PAULA CITY COUNCIL

WEDNESDAY, APRIL 5, 2023

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, INTERIM CITY ATTORNEY

BRINGING ITEMS BEFORE THE CITY COUNCIL

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.

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.*

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 RECOGNITION OF NATIONAL POETRY MONTH - LUZMARIA ESPINOSA

   7.B **POLICE DEPARTMENT QUARTERLY REPORT**
   RECOMMENDATION:
   Staff Recommends that the City Council:

   (1) Receive and file Police Department Quarterly Report, covering the period October 1, 2022, through January 3, 2023.

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 Minutes for March 1, 2023
City Council Regular Minutes for March 1, 2023
City Council Special Minutes for March 3, 2023
City Council Special Minutes for March 15, 2023
City Council Regular Minutes for March 15, 2023
City Council Closed Minutes for March 29, 2023

10.B

FINAL TRACT MAP NO. 6074 (HARVEST AT LIMONEIRA PROJECT) FOR 121 RESIDENTIAL CONDOMINIUM LOTS

RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt Resolution No.7452 approving Final Tract Map No. 6074 and the Amendment to Subdivision Improvement Agreement;
2. Authorize the Mayor to sign Final Tract Map No. 6074 and direct Staff to file the final map with the County Recorder; and
3. Authorize the City Manager to sign the attached Amendment to Subdivision Improvement Agreement, subject to any technical corrections as needed prior to recording.

10.C

CITY OF SANTA PAULA LEGISLATIVE PLATFORM FOR 2023

RECOMMENDATION:

Staff recommends City Council:

1. Adopt Resolution No. 7450 updating the City Legislative Platform for 2023.

11. ACTION ITEMS

11.A

DRAFT SANTA PAULA CITY COUNCIL 2-YEAR STRATEGIC PLAN FOR 2023-2025

RECOMMENDATION:

Staff recommends City Council:

1. Provide staff feedback and direction as it relates to the draft of Council's

2023-2025 Strategic Plan (Exhibit A).

2. Take public comment related to the proposed objectives in Council's draft 2023-2025 Strategic Plan.

Presented by: Managment Analyst Jonathan Royas

11.B **PROCLAMATIONS, CERTIFICATES OF RECOGNITION, AND CITY MEMBORABILIA POLICY**

RECOMMENDATION:

Staff recommends that City Council:

1. Adopt Resolution No. 7453, establishing a policy regarding proclamations, certificates of recognition, and city memorabilia.

Presented by: City Manager Dan Singer and Management Fellow Miguel Perez

11.C **CITY COUNCIL APPOINTMENT TO THE SOUTHERN CALIFORNIA EDISON (SCE) GOVERNMENT ADVISORY PANEL (GAP)**

RECOMMENDATION:

Staff recommends City Council:

1. Consider the appointment of a primary member to represent the City on the Southern California Edison (SCE) Government Advisory Panel (GAP).

Presented by: Jonathan Royas, Management Analyst
Lyzette Cornejo, Management Fellow

12. ITEMS FOR FUTURE AGENDAS

12.A 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: Donald Aguilar, Interim Police Chief

Subject: POLICE DEPARTMENT QUARTERLY REPORT

Date: April 5, 2023

Agenda Item: 7.B

RECOMMENDATION:

Staff Recommends that the City Council:

(1) Receive and file Police Department Quarterly Report, covering the period October 1, 2022, through January 3, 2023.

BACKGROUND:

For providing progress in several aspects of the Police Department, it is important to report quarterly to the City Council.

ANALYSIS:

In the past, the Chief of Police has provided quarterly reports to the City Council, highlighting key areas such as crime statistics, trends, grants status', dispatch response, achievements, and noteworthy events.

1. Crime Stats - 2022 Part I Crime Statistics and Quarterly Crime Statistics
2. Patrol Response Times for Priority 1 Emergency calls for 2022 and quarterly period
3. Trends
    1. Drug Overdoses
    2. Homelessness
4. Technology
    1. Police Website updated
    2. Social Media platforms
        1. Nixle
        2. Instagram
        3. Facebook
        4. Twitter
        5. Nextdoor
        6. Neighbors (Ring.com)
    3. Mark 43 Computer Aided Dispatch (CAD)/ Records Management System (RMS) merger upgrade project
5. Grants

1. Office of Traffic Safety (OTS)
    1. DUI
        1. Enforcement
        2. Saturation patrols
        3. Checkpoints
        4. Education
    2. Board of State Community Corrections (BSCC) Wellness for Sworn Officers
        1. Counseling Services
        2. Peer Support Program
        3. Fitness
        4. Nutrition
        5. Therapy Dogs
    3. Citizen's Option for Public Safety (COPS) Grant
        1. Equipment needs for staff
            1. Tactical First Aid for Survival
            2. Assistance with Law Enforcement Explorer Program
            3. License Plate Readers with approved policy parameters
6. Training
    1. Ongoing briefing trainings for Patrol
        1. Tactical scenario review
        2. Policy review
        3. Legislative and case law updates
        4. Traffic Management Planning
    2. Training compliance for California Commission on Peace Officer Standards and Training (POST)
        1. Perishable Skills
        2. Advanced Training
        3. Mandatory Training
        4. Essential Training
    3. Victim Assistance
        1. Victim-centered and trauma-informed training for officers
        2. Victim Services Liaison
7. Events and Achievements
    1. Peer Support Team implementation
    2. Centennial Celebration April 22, 2023
    3. Position Openings
        1. Police Commander
        2. Community Services Officer
        3. Dispatcher
        4. Records Technician
    4. New Hires and Promotions
        1. Kate Watkins - Emergency Services Coordinator
        2. Luda Ulrich - Police Officer
        3. Jasmine Freeman - Property and Evidence Technician
    5. Law Enforcement Explorers -Boy Scouts of America
        1. Santa Paula Police Explorers received 3rd Place award in Tactical Scenario among 45 competing teams
            1. First-ever appearance at the Chandler Tactical Competition
            2. Our 11 explorers learned leadership, teambuilding, and life skills
            3. Explorer of the Year - Juan Navarette

6. Facility Upgrades
    1. Fencing around the Police Station and City Hall to enhance security of all city employees
    2. Expansion of Police Station facilities to enhance Property Room Detective Bureau, Administrative Offices, and Public Lobby
7. Questions/Comments

STRATEGIC PLAN:

The quarterly report provides a metric for Strategic Plan Goal E., Objective #2.

E. Public Safety

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.

Objective 5: Create a Police Department Strategic Plan that aligns with the current Strategic Plan

FISCAL IMPACTS:

None

OPTIONS:

ATTACHMENTS:

CITY OF SANTA PAULA
City Council Special Meeting
March 1, 2023, 4:00 PM
MINUTES

SPECIAL MEETING - COUNCIL CHAMBERS

1) CALL TO ORDER

Mayor Sobel called the meeting to order at 4:00 p.m.

2) ROLL CALL

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

Members Absent: Jenny Crosswhite

Councilmember Crosswhite arrived immediately after roll call.

3) PUBLIC COMMENT

None.

4) STUDY SESSION

4.A) REVIEW OF COUNCIL MANUAL OF PROCEDURAL GUIDELINES

Council reviewed the Council Manual of Procedural Guidelines and provided staff with recommendations.

5) CLOSED SESSION

5.A) CONFERENCE WITH REAL PROPERTY NEGOTIATORS Pursuant to Government Code § 54956.8 - Property: 133 N. 10th Street, Santa Paula, California (APN: 102030202), Agency Negotiator: James Mason, Community & Economic Development Director, Negotiating Parties: Farmers Irrigation Company, Under Negotiation: Price and Terms

5.B) CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION - Significant exposure to litigation pursuant to Government Code §54956.9(d)(2): 1 potential case based on a statement threatening litigation made by a person in a public meeting about districting.

Council recessed into closed session on the above items. Interim City Attorney Monica Castillo reported there was no reportable action taken.

6) ADJOURNMENT

Mayor Sobel adjourned the meeting.

ATTEST:

_____

Julie Latshaw, City Clerk

CITY OF SANTA PAULA
City Council Regular Meeting
March 1, 2023, 6:30 PM
MINUTES

REGULAR MATTERS - COUNCIL CHAMBERS

1) CALL TO ORDER

Mayor Sobel adjourned the Special City Council meeting at 6:34 p.m. and called the Regular City Council meeting to order at 6:35 p.m.

2) INVOCATION

Rev. Maddie Sifantus provided the Invocation.

3) FLAG SALUTE

Councilmember Chavez led the flag salute.

4) ROLL CALL

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

5) CLOSED SESSION REPORT

Interim City Attorney Monica Castillo reported there was no reportable action taken on the following:
CONFERENCE WITH REAL PROPERTY NEGOTIATORS Pursuant to Government Code § 54956.8 - Property: 133 N. 10th Street, Santa Paula, California (APN: 102030202), Agency Negotiator: James Mason, Community & Economic Development Director, Negotiating Parties: Farmers Irrigation Company, Under Negotiation: Price and Terms
Reporting there was no reportable actions.
CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION - Significant exposure to litigation pursuant to Government Code §54956.9(d)(2): 1 potential case based on a statement threatening litigation made by a person in a public meeting about districting.

6) PUBLIC COMMENT

None

7) PRESENTATIONS

7.A) ARBOR DAY PROCLAMATION

Mayor Sobel presented the Arbor Day Proclamation to Parks & Recreation Commissioner, Vanessa Olmos.

7.B) INTERFACE CHILDREN & FAMILY SERVICES

Erik Sternad, Executive Director of Interface Children & Family Services, provided a presentation on the programs available with workings of the organization and the use of public reaching out through calling 211.

7.C) CITY MANAGER'S DEPARTMENT QUARTERLY REPORT

City Manager Dan Singer provided the City Manager's Department Report.

8) CITY COUNCIL REPORTS

Councilmember Juarez:
Attended Ventura County Regional Sanitation District; Strategic Planning meeting; and met with the owner of Bank of Books.

Councilmember Crosswhite:
Attended Southern California Association of Governments; California LAFCo; Youth Center visit; read books to kids at Barbara Webster; and met with Ken Beard, President CEO of Sierra Northern Railroad.

Counilmember Chavez:
Acknowledged local hero's, retired Fire Captain Milo Bustillos who saved a life; and Dionisio Gaona who received the Santa Paula Service Award, Mel L Howry Shining Star Award from the Parks & Recreation Commission.

Vice Mayor Cornejo:
Worked on Corporate Governance Training through the State; attended Strategic Planning; Finance Committee; and plan to attend the reading to kids at Barbara Webster.

Mayor Sobel:
Read books to kids at Barbara Webster; attended Ventura County Regional Energy Alliance; Cultural Arts Mixer; Strategic Planning meeting; Economic Forecast at Cal Lutheran; Cyle Cal Coast; and Finance Committee meeting.

9) CITY MANAGER REPORTS

City Manager Singer:
Reported the next Strategic Planning meeting will be Friday, March 3rd; and announced there will be a film crew coming to town March 2nd through 4th.
Public Works Director Clete Saunier:
Reported on the status and damage caused by a storm drainage pipe collapse

on 6th Street, between Virginia Terrace and Pleasant Street, creating a sink hole.

10) CONSENT CALENDAR

10.A) APPROVAL OF MINUTES
City Council Special Minutes for February 15, 2023
City Council Regular Minutes for February 15, 2023
City Council Special Minutes for February 17, 2023

10.B) AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT WITH MKN & ASSOCIATES RELATING TO THE WATER RECYCLING FACILITY AMMONIA ANALYZERS PROJECT

10.C) AMENDMENT NO. 2 TO THE PROFESSIONAL SERVICES AGREEMENT WITH MKN & ASSOCIATES RELATING TO THE WASTEWATER MASTER PLAN UPDATE

10.D) COMMUNITY BIKE TRAIL CONNECTIVITY PROJECT FUNDING

Motion: Approve as amended Consent Calendar with clerical changes.
Moved by Jenny Crosswhite, seconded by Carlos Juarez

Vote: Motion carried 5-0
Yes: Andy Sobel, Leslie Cornejo, Jenny Crosswhite, Carlos Juarez, Pedro A Chavez

11) PUBLIC HEARING

11.A) PUBLIC HEARING AND INTRODUCTION OF ORDINANCE NO. 1327, ADDING SECTION 30.07 TO CHAPTER 30 OF TITLE III OF THE SANTA PAULA MUNICIPAL CODE ESTABLISHING BY-DISTRICT ELECTIONS, DEFINING DISTRICT BOUNDARIES, AND SCHEDULING ELECTIONS WITHIN THE DISTRICTS; AND CONSIDERATION OF CITYWIDE GOVERNANCE POLICY

Gena Mathwin was called to speak opposing going forward at this time with districting.
Walter Adair was called to speak opposing moving forward with districting.
Richard Rudman was called to speak opposing moving forward with districting.
Jerry Olivas was called to speak opposing moving forward with districting.
Kay Wilson-Bolton was called to speak opposing moving forward with districting.
Ginger Gherardi was called to speak opposing moving forward with districting.
Pam Murphy was called to speak opposing moving forward with districting.
Nidia Bello was called to speak in support of moving forward with districting.
Cynthia Salas was called to speak in support of moving forward with districting.

Luzmaria Espionosa was called to speak, providing information from the past.
Guadalupe Gurdian was called to speak in support of moving forward with districting.
Marcelle Vargas was called to speak in support of moving forward with districting.

Mayor Sobel opened the public hearing prior to public comments and closed the public hearing following public comments.
This item was presented by Jonathan Royas, Management Analyst and Dr. Justin Levitt with National Demographic Corporation.
Interim City Attorney Monica Castillo provided information on the legal aspects of moving forward or not moving forward with districting.

Motion: Approve Introduction and waive first reading of Ordinance No. 1327, entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA PAULA, CALIFORNIA, ADDING SECTION 30.07 TO CHAPTER 30 OF TITLE III OF THE SANTA PAULA MUNICIPAL CODE ESTABLISHING BY-DISTRICT ELECTIONS, DEFINING DISTRICT BOUNDARIES, AND SCHEDULING ELECTIONS WITHIN THE DISTRICTS".
Moved by Pedro A Chavez, seconded by Jenny Crosswhite

Vote: Motion carried 3-2
Yes: Andy Sobel, Jenny Crosswhite, Pedro A Chavez
No: Leslie Cornejo, Carlos Juarez

Council discussed a possible Citywide Governance Policy Resolution. Council pulled for future agenda.

11.B) EXPENDITURE PLAN FOR THE FY 22/23 SUPPLEMENTAL LAW ENFORCEMENT SERVICES ACCOUNT

Mayor Sobel opened the public hearing. With no public speakers, the Mayor closed the public hearing.
This item was presented by Interim Police Chief Don Aguilar.

Motion: Approve the recommended Expenditure Plan appropriating the Supplemental Law Enforcement Services Account (SLESA) funds for the FY 2022-2023 allocation and authorize the City Manager to execute any documents necessary to accept the funding.
Moved by Carlos Juarez, seconded by Jenny Crosswhite

Vote: Motion carried 5-0
Yes: Andy Sobel, Leslie Cornejo, Jenny Crosswhite, Carlos Juarez, Pedro A Chavez

Council directed staff to bring back policy with best practice and state law on cameras.

12) ACTION ITEMS

12.A) QUARTERLY INVESTMENT REPORTS

This item was presented by Finance Director Christy Ramirez, and Ryan Tauber and Alayne Marie Sampson with Chandler Management.

12.B) MID-YEAR FISCAL REPORT

Finance Director Christy Ramirez presented this item.

Motion: Approve as amended Resolution No. 7448 Amending the City's Operating and CIP Budget for FY 2022/23.
Moved by Jenny Crosswhite, seconded by Leslie Cornejo

Vote: Motion carried 5-0
Yes: Andy Sobel, Leslie Cornejo, Jenny Crosswhite, Carlos Juarez, Pedro A Chavez

13) ITEMS FOR FUTURE AGENDAS

13.A) FUTURE AGENDA ITEMS

Motion: Approve continuing the meeting after the 10:30 p.m. deadline.
Moved by Jenny Crosswhite, seconded by Andy Sobel

Vote: Motion carried 5-0
Yes: Andy Sobel, Leslie Cornejo, Jenny Crosswhite, Carlos Juarez, Pedro A Chavez

City Manager Dan Singer spoke of the upcoming meetings.

14) ADJOURNMENT

Mayor Sobel adjourned the meeting at 10:50 p.m.

ATTEST:

_____
Julie Latshaw, City Clerk

CITY OF SANTA PAULA
City Council Special Meeting
March 3, 2023, 1:45 PM
MINUTES

SPECIAL MEETING - LOCATION: FLIGHT 126 CAFE

1) CALL TO ORDER

Mayor Sobel called the meeting to order at 12:45 p.m.

2) ROLL CALL

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

3) PUBLIC COMMENT

Connie Tushla spoke on suggestions as to how to use the property at the golf course better; biggest issue is bringing in money; and focus on streets and Economic Development.

4) STRATEGIC PLANNING WORKSHOP

4.A) CITY COUNCIL TWO-YEAR STRATEGIC PLANNING WORKSHOP #2

This item was presented by Santor Nishizaki with Mulholland Consulting Group.
Council discussed and provided direction to staff for updates on the following:
(E) Public Safety;
(F) Community Vitality; and
(G) Operational Excellence.

5) ADDITIONAL PUBLIC COMMENTS

None.

6) ADJOURNMENT

Mayor Sobel adjourned the meeting at 5:00 p.m.

ATTEST:

_____

Julie Latshaw, City Clerk

CITY OF SANTA PAULA
City Council Special Meeting
March 15, 2023, 4:00 PM
MINUTES

SPECIAL MEETING - COUNCIL CHAMBERS

1) CALL TO ORDER

Mayor Sobel called the meeting to order at 4:00 p.m.

2) ROLL CALL

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

3) PUBLIC COMMENT

None.

4) STUDY SESSION

4.A) DIVERSITY EQUITY AND INCLUSION REPORT

City Manager Dan Singer and Management Fellow Miguel Perez presented this item.
Council discussed social justice, diversity equity and inclusion, and provided staff with direction on revisions to the draft report on Diversity Equity and Inclusion.

5) CLOSED SESSION

5.A) CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE § 54956.8, Property: East-Southeast of Hallock Drive and Telegraph Road (Triangle Property), APN: 107004405, Agency Negotiator: James Mason, Community and Economic Development Director, Negotiating Party: Ken Hira, Kosmont Company, Under Negotiation: Price and Terms of Payment

Council recessed into closed session.

6) CLOSED SESSION REPORT

Interim City Attorney Monica Castillo reported there was no reportable action taken on this item.

7) ADJOURNMENT

Mayor Sobel adjourned the meeting at 6:40 p.m.

ATTEST:

_____

Julie Latshaw, City Clerk

CITY OF SANTA PAULA
City Council Regular Meeting
March 15, 2023, 6:45 PM
MINUTES

REGULAR MATTERS - COUNCIL CHAMBERS

1) CALL TO ORDER

Mayor Andy Sobel adjourned the earlier Special meeting at 6:40 p.m. and called the Regular meeting to order at 6:40 p.m.

2) INVOCATION

Rev. Betty Stapleford led the flag salute.

3) FLAG SALUTE

Councilmember Jenny Crosswhite led the flag salute.

4) ROLL CALL

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

5) CLOSED SESSION REPORT

Interim City Attorney Monica Castillo reported Council met in closed session on the below item, reporting there was no reportable action taken.
CONFERENCE WITH REAL PROPERTY NEGOTIATORS PURSUANT TO GOVERNMENT CODE § 54956.8, Property: East-Southeast of Hallock Drive and Telegraph Road (Triangle Property), APN: 107004405, Agency Negotiator: James Mason, Community and Economic Development Director, Negotiating Party: Ken Hira, Kosmont Company, Under Negotiation: Price and Terms of Payment.

6) PUBLIC COMMENT

Richard Rudman was called to speak inviting all to the Chamber Mixer.

7) PRESENTATIONS

7.A) PROCLAMATION - 100TH BIRTHDAY - RAYMOND L. McCALISTER

Mayor Sobel presented a 100th Birthday Proclamation to Raymond L. McCalister.

7.B) CRUISE NIGHT PRESENTATION

John Marquez, Executive Director with Chamber of Commerce, presented information on the Santa Paula Cruise Night.

7.C) PUBLIC WORKS DEPARTMENT ACTIVITY REPORT: OCTOBER 2022 - FEBRUARY 2023

Public Works Director, Clete Saunier presented the Public Works Department Activity Report October 2022 - February 2023.

8) CITY COUNCIL REPORTS

Councilmember Chavez:
Provided written report of activities, reporting verbally on attendance at the Santa Paula Creek Task Force; Chamber of Commerce Mixer; City Corps Youth Development Program; met with the official representative of the Santa Paula West Mobile Home Park; Dia De La Mujer; and Mexican American Bar Association Installation of Officers and Awards Gala.

Vice Mayor Cornejo:
Read books to kids at Barbara Webster; attended Chamber Mixer; Strategic Planning Workshop; Harvest Development ad hoc; Property Business Improvement District; walked in the St. Patrick's Day parade in Ventura; Oscar Night fundraiser for Santa Paula Times.

Councilmember Juarez:
Attended the Santa Paula Creek Task Fource; Strategic Planning Workshop; and Oscar Night fundraiser for Santa Paula Times.

Councilmember Crosswhite:
Attended the Southern California Association of Governments; Ventura Transportation Commission; Strategic Planning Workshop; Harvest ad hoc; Ventura Council of Governments; Local Agency Formation Commission meeting; Leagues Legislature update; Oscar Night fundraiser; Dia De La Mujer; and Chamber of Commerce Mixer.

Mayor Sobel:
Attended the Strategic Planning Workshop; Dia De La Mujer; County meeting on disadvantaged communities; Early Childhood Education; Cal Cities Legislative Update; Social Justice Report Study Session; and spent three days in Washington DC, along with Management Analyst Jonathan Royas, working with consultants to help with lobbying, met with staff in the offices of Senator Alex Padilla, Congresswoman Julia Brownley, and Senator Dianne Feinstein, reaching out to possibly obtain 1.5 million dollars for the water tank project.

9) CITY MANAGER REPORTS

City Manager Dan Singer:
Announced plans to bring to the next Council meeting, Southern California

Edison GAP selection of Council Liaison; and upcoming Arbor Day event.

10) CONSENT CALENDAR

10.A) FEBRUARY 2023 WARRANTS AND CERTIFICATIONS

10.B) DECLARATION OF CITY PROPERTIES AS EXEMPT SURPLUS LAND (ASSESSOR PARCEL NUMBERS: APN 104019305, APN 104019309 AND APN 104006518)

10.C) DESIGNATION OF CITY'S LABOR NEGOTIATORS UNDER GOVT. CODE SECTION 54957.6

10.D) SECOND READING AND ADOPTION OF ORDINANCE NO. 1327, ADDING SECTION 30.07 TO CHAPTER 30 OF TITLE III OF THE SANTA PAULA MUNICIPAL CODE ESTABLISHING BY-DISTRICT ELECTIONS, DEFINING DISTRICT BOUNDARIES, AND SCHEDULING ELECTIONS WITHIN THE DISTRICTS

Public Comments:
Rachel Hildebrandt was called to speak requesting delaying the adoption of Ordinance No. 1327.
Guadalupe was called to speak in support of adoption of Ordinance No. 1327.
Fabiola Gomez was called to speak in support of adoption of Ordinance No. 1327.
Nidia Bello was called to speak in support of adoption of Ordinance No. 1327.
Zuleth Lucero was called to speak in support of adoption of Ordinance No. 1327.
Cynthia Salas was called to speak in support of adoption of Ordinance No. 1327.

Motion: Postpone Adoption of Ordinance No. 1327, for three weeks, entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA PAULA, CALIFORNIA, ADDING SECTION 30.07 TO CHAPTER 30 OF TITLE III OF THE SANTA PAULA MUNICIPAL CODE ESTABLISHING BY-DISTRICT ELECTIONS, DEFINING DISTRICT BOUNDARIES, AND SCHEDULING ELECTIONS WITHIN THE DISTRICTS".
Moved by Carlos Juarez, seconded by Leslie Cornejo

Vote: Motion failed 2-3
Yes: Leslie Cornejo, Carlos Juarez
No: Andy Sobel, Jenny Crosswhite, Pedro A Chavez

Motion: Approve Adoption of Ordinance No. 1327, entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA PAULA, CALIFORNIA, ADDING SECTION 30.07 TO CHAPTER 30 OF TITLE III OF THE SANTA PAULA MUNICIPAL CODE ESTABLISHING BY-DISTRICT ELECTIONS, DEFINING DISTRICT BOUNDARIES, AND SCHEDULING ELECTIONS WITHIN THE DISTRICTS".
Moved by Pedro A Chavez, seconded by Jenny Crosswhite

Vote: Motion carried 3-2
Yes: Andy Sobel, Jenny Crosswhite, Pedro A Chavez
No: Leslie Cornejo, Carlos Juarez

Council recessed to a 5 minute break.
Council reconvened.
Mayor Sobel pulled item 10D for separate discussion and vote. All Council were in agreement.

Motion: Approve Consent Calendar items 10A through 10C.
Moved by Jenny Crosswhite, seconded by Carlos Juarez

Vote: Motion carried 5-0
Yes: Andy Sobel, Leslie Cornejo, Jenny Crosswhite, Carlos Juarez, Pedro A Chavez

11) ACTION ITEMS

11.A) APPOINTMENT TO THE VENTURA COUNTY AREA AGENCY ON AGING ADVISORY COUNCIL

Mayor Sobel moved Item 11A prior to Consent Calendar. All Council were in agreement.

Motion: Approve the recommendation from the Senior Advisory Committee and appoint Dana Tomarken to the Ventura County Area Agency on Aging Advisory Council for a two-year term; and approve the reappointment of Dr. Maria Munguia Wellman for a second two-year term to the Ventura County Area Agency on Aging Advisory Council.
Moved by Carlos Juarez, seconded by Jenny Crosswhite

Vote: Motion carried 5-0
Yes: Andy Sobel, Leslie Cornejo, Jenny Crosswhite, Carlos Juarez, Pedro A Chavez

11.B) HARDING PARK USER FEE WAIVER REQUEST

Mayor Sobel moved this item to follow item 7B.
This item was presented by Parks & Recreation Director Greg Barnes.

Public Comments:
Jannette Jauregui was called to speak in support of fee waiver.
Vanessa Olmos was called to speak in support of fee waiver.
Miriam Zamara was called to speak in support of fee waiver.
Aaron Dunkel was called to speak in support of fee waiver.
Chanda Stockton was called to speak in support of fee waiver.
Cindy Maria Mata was called to speak in support of fee waiver.
Stephanie Gomez was called to speak in support of fee waiver.
Danny Wreesman was called to speak in support of fee waiver.

Motion: Approve waiving Harding Park user and light fees for all Category 2 permittees in perpetuity, or until further action by a future Council.
Moved by Pedro A Chavez, seconded by Leslie Cornejo

Vote: Motion carried 5-0
Yes: Andy Sobel, Leslie Cornejo, Jenny Crosswhite, Carlos Juarez, Pedro A Chavez

11.C) USE OF UNION OIL BUILDING PARKING LOT FOR TEMPORARY FIRE STATION

Councilmember Juarez recused himself from this item.

Motion: Approve Authorizing the City Attorney and City Manager to prepare a draft agreement and bring back to Council for comment.
Moved by Jenny Crosswhite, seconded by Leslie Cornejo

Vote: Motion carried 4-0
Yes: Andy Sobel, Leslie Cornejo, Jenny Crosswhite, Pedro A Chavez

11.D) LEGISLATIVE PLATFORM UPDATE

Management Analyst Jonathan Royas presented this item.

Motion: Postpone for staff to make additional edits and bring back on consent calendar for approval at the next city council meeting.
Moved by Jenny Crosswhite, seconded by Carlos Juarez

Vote: Motion carried 5-0
Yes: Andy Sobel, Leslie Cornejo, Jenny Crosswhite, Carlos Juarez, Pedro A Chavez

11.E) POLICE CHIEF SELECTION PROCESS

City Manager Dan Singer presented Council with information on the different types of process available in hiring a new Police Chief.
Council discussed the different types of process, concluding beginning the process over the summer, after the budget is completed.

Public Comment:
Cynthia Salas was called to speak recommending including the community in the selection process of a new Police Chief.

12) ITEMS FOR FUTURE AGENDAS

12.A) FUTURE AGENDA ITEMS

Councilmember Crosswhite voted to continue the meeting after the 10:30 pm deadline. Council was in agreement.

Vice Mayor Sobel requested adding a Communication Ad Hoc on a future agenda. Council was in agreement.

13) CLOSED SESSION

Closed Session did not follow the end of the Regular Session.

14) ADJOURNMENT

Mayor Sobel adjourned the meeting at 10:44 p.m.

ATTEST:

_____

Julie Latshaw, City Clerk

CITY OF SANTA PAULA
City Council Closed Session Meeting
March 29, 2023, 4:00 PM
MINUTES

CLOSED SESSION - COUNCIL CHAMBERS

1) CALL TO ORDER

Mayor Sobel called the meeting to order at 4:00 p.m.

2) ROLL CALL

Members Present: Andy Sobel, Carlos Juarez, and Pedro A Chavez

Members Absent: Leslie Cornejo, and Jenny Crosswhite

Councilmember Crosswhite and Vice Mayor Cornejo were absent at time of roll call, though expected to be present during Closed Session, Item 4A. Interim City Attorney Monica Castillo will report out if either were present or absent during that item.

3) PUBLIC COMMENTS

None.

4) CLOSED SESSION

4.A) CONFERENCE WITH LABOR NEGOTIATORS PURSUANT TO GOVERNMENT CODE §54957.6 - City Representatives: Chief Labor Negotiator Irma Rodriguez Moisa, City Manager Dan Singer, Finance Director Christy Ramirez, and Human Resources Manager Lorena Alvarez; Employee Organizations: Community Services Officer Association; Mid-Management Association; Professional & Supervisory Association; Service Employee International Union, Local 721 (SEIU); Santa Paula Police Officers Association (SPPOA); and Unrepresented Employees: Executive Management; Confidential employees; Part-time employees.

Council recess to Closed Session.

5) CLOSED SESSION REPORT

Interim City Attorney Monica Castillo reported the presence of Councilmember Crosswhite and Vice Mayor Cornejo during Closed Session, Item 4A. Also, reporting there was no reportable action taken.

6) ADJOURNMENT

Mayor Sobel adjourned the meeting at 5:53 p.m.

ATTEST:

_____

Julie Latshaw, City Clerk

CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: James Mason, Community & Economic Development Director

Subject: FINAL TRACT MAP NO. 6074 (HARVEST AT LIMONEIRA PROJECT) FOR 121 RESIDENTIAL CONDOMINIUM LOTS

Date: April 5, 2023

Agenda Item: 10.B

RECOMMENDATION:

Staff recommends that the City Council:

1. Adopt Resolution No.7452 approving Final Tract Map No. 6074 and the Amendment to Subdivision Improvement Agreement;
2. Authorize the Mayor to sign Final Tract Map No. 6074 and direct Staff to file the final map with the County Recorder; and
3. Authorize the City Manager to sign the attached Amendment to Subdivision Improvement Agreement, subject to any technical corrections as needed prior to recording.

BACKGROUND:

Limoneira Lewis Community Builders, LLC ("LLCB") is the owner of the properties located north of the intersection of Hallock Drive and East Telegraph Road ("Property"), formally known as the Teague-McKevett Ranch, and designated by Assessor Parcel Numbers 040-0-180-565, 040-0-180-435, and 107-0-200-115. The Property area is 495.23 acres.

In 2008, The City Council approved a General Plan Amendment, Specific Plan, and Development Agreement with Limoneira Lewis Community Builders, LLC that, together, allow for the development of the East Area 1 Project (the "Project") on said Property.

On February 17, 2015, the City Council and the Planning Commission held joint public hearings regarding the Project and approved an amendment to the Specific Plan (the "EA1SP"); approval of a First Amended and Restated Development Agreement and adopted Resolution No. 6907 approving Master Tentative Map No. 5854 (collectively, the "Amended Project"). The Vesting Master Tentative Map 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 overall plan area.

On June 8, 2021, the Planning Director approved Tentative Parcel Map No. 6065 to create 4

parcels for condominium purposes on an existing parcel, Parcel 'C' of Tract 5854, within the East Area 1 Specific Plan area. The total site area is 10.88 acres. The site was approved to be subdivided as follows: Parcel 1 (4.81 acres), Parcel 2 (1.20 acres), Parcel 3 (3.40 acres gross), and Parcel 4 (1.47 acres). The site sits on the west side of Santa Paula St. and directly South of the Harvest Recreation Center. The primary entrance to the Parcel Map 6065 site is located at the intersection of Santa Paula Street and Pump House Street.

On August 27, 2021, the Planning Director approved DRC No. 21-DR-05 for Tentative Parcel Map 6065, which included detached condominium units, streets, and common area landscaping. The area is roughly 10.88 acres and was approved for 121 dwelling units at a density of 11.12 dwelling units per acre.

On April 6, 2022, the City Council adopted Resolution No. 7391 approving Final Parcel Map No. 6065 and an associated Subdivision Improvement Agreement (the "Original SIA"), which required LLCB to complete improvements as shown on City Drawing 40.35.59 dated March 22, 2022 on file with the City and to provide bonding to ensure completion of such improvements. Though approved and analyzed for 121 dwelling units, Final Parcel Map 6065 was accepted for recording only after removal of language authorizing the construction of the 121 units.

In July 2022, LLCB filed an application (Project No. 22-TM-01) with the City for Vesting Tentative Tract Map No. 6074 to replace Final Parcel Map No. 6065 so that the contemplated 121 dwelling units could be developed at the site. On September 21, 2022, following the Planning Commission's recommended approval of Vesting Tentative Tract Map No. 6074, Council adopted Resolution No. 7423 approving Vesting Tentative Tract Map No. 6074 with conditions of approval.

On December 22, 2022, the City Council adopted Resolution No. 7431 approving corrections to the conditions of approval for Vesting Tentative Tract Map No. 6074. The conditions of approval are included as Attachment D for reference.

The recommended action before Council tonight is to adopt Resolution No. 7452 (see Attachment A) in order to (1) approve Tract Map No. 6074 as the Final Map prior to its recordation and (2) authorize the City Manager to sign the associated Amendment to the Original SIA. Adopting the Resolution will entitle LLCB to build the 121 detached residential condominiums on the existing four parcels created by Final Map No. 6065 and allow for necessary modifications to the SIA originally entered for Final Parcel Map No. 6065.

ANALYSIS:

Santa Paula Municipal Code §16.80.440 requires the City Council to approve the final map of a previously approved tentative map if it finds that the final map is in substantial compliance with the previously approved tentative map and all requirements of the Development Code and the Subdivision Map Act. As proposed, Final Tract Map No. 6074 substantially complies with all requirements of the Development Code, including:

- Planning Department Requirements
- Public Works Department Requirements
- City and State Subdivision Map Act Regulations

The project request is consistent with the East Area 1 Specific Plan for the Civic District

regulating plan as amended by 21-SPA-01 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.

City Council's approval of Final Tract Map No. 6074 and the Amendment to the Original SIA will effectuate the following actions:

- Grant approval for the East Area 1 subdivision development, specifically the former high school site, for condominium purposes
- Fulfill a major requirement in the project's conditions of approval and subdivision development.
- Accept the street rights-of-way and easements for public access and utilities purposes, as shown on the maps.

Final Tract Map No. 6074 was 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 6074.)

The Amendment to the Original SIA requires the developer to bond for and complete the infrastructure shown on City Drawing 40.35.59 dated March 22, 2022. A copy of the amendment is included as Attachment C for consideration of approval. The wet-signed amendment is available in the City Clerk's office for execution by the City Manager.

STRATEGIC PLAN:

This item is not a goal or objective in the City Council's two-year Strategic Plan.

FISCAL IMPACTS:

The process of filing the Tract Map has no fiscal impact on the City. The internal streets and landscaping are private and will be maintained by the Homeowner's Association. Public utilities within the site will be accepted into the City's system upon completion.

OPTIONS:

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

1. Deny approval of final map if it fails to comply with the applicable conditions or requirements of the tentative map (Attachment D). Disapproval must be accompanied by a finding identifying the requirements or conditions which have not been met or performed; or
2. Recommend corrections to the final map, instruct LLCB to revise the final map, and defer approval until the final map is resubmitted.

ATTACHMENTS:

ATTACHMENT A - Reso 7452 Approving Final Map 6074
ATTACHMENT B - Final Tract Map No. 6074.pdf

ATTACHMENT C - Amendment to SIA (Tract No. 6074)
ATTACHMENT D - VTTM 6074 Conditions of Approval

ATTACHMENT A
APPROVAL TRACT MAP NO.6074

RESOLUTION NO. 7452

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA PAULA APPROVING FINAL VESTING TENTATIVE TRACT MAP NO. 6074 AND THE ASSOCIATED AMENDMENT TO THE SUBDIVISION IMPROVEMENT AGREEMENT FOR PARCEL MAP NO. 6065 RELATIVE TO THE HARVEST AT LIMONEIRA DEVELOPMENT

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 (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 EA1 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 a 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) (the "Amended Specific Plan") which revised the land use plan and regulating plan as defined in the then-current Specific Plan; approved a First Amended and Restated Development Agreement; and approved Master Vesting Tentative Map (VTTM No. 5854) that subdivided the EA1SP 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 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. In May 2021, the Planning Commission recommended City Council approve Addendum No. 2 to the EA1 FEIR to approve an amendment to the East Area 1 Specific Plan (Project. No. 21-SPA-01), expanding the range of residential uses allowed within the Civic District which the City Council approved.

M. On June 8, 2021, City staff approved Tentative Parcel Map No. 6065 to create four parcels for condominium purposes on an existing parcel, Parcel ‘C’ of VTTM No. 5854, within the EA1SP Area. This site is a former school site and is located in the Civic District within the East Area 1 plan area.

N. On August 27, 2021, City staff approved a Design Review Packet (No. 21-DR-05) for Tentative Parcel Map No. 6065, for the future construction of 121 detached condominium units, streets, and common area landscaping. The area is roughly 10.88 acres and is at a density of 11.12 dwelling units per acre.

O. On April 6, 2022, the City Council adopted Resolution No. 7391 approving Final Parcel Map No. 6065 and an associated subdivision improvement agreement (“6065 Subdivision Improvement Agreement”).

P. In July 2022, the Applicant filed an application (Project No. 22-TM-01) with the City for Vesting Tentative Tract Map No. 6074 (VTTM No. 6074) to replace Final Parcel Map No. 6065.

Q. On August 23, 2022, the Planning Commission held a public hearing regarding proposed VTTM No. 6074 and approved Resolution No. 3839 recommending that the City Council approve VTTM No. 6074.

R. On December 22, 2022, the City Council adopted Resolution No. 7431 approving corrections to the conditions of approval for VTTM No. 6074.

S. City Council is considering this Resolution to approve the final map for VTTM No. 6074 consistent with City's Development Code.

SECTION 2: *Review of the Final Tract Map:* The City Council finds that the Applicant substantially met the conditions required by Tentative Vesting Tract Map No. 6074*.*

A. The Final Tract Map is consistent with the General Plan because the proposed subdivision conforms to the purpose and intent of the Amended Specific Plan;

B. The Final Tract Map is consistent with the Amended Specific Plan;

C. The Final Tract Map is consistent with the Development Code because the Project promotes the development intended by the Specific Plan;

D. The Project is in the interest of the public health and safety because it ensures orderly growth and development; encourages appropriate land use; and assists with preserving property values;.

E. The Project is a necessary prerequisite to the orderly development of the surrounding area for the reasons described above and because the existing parcels lack the required improvements and infrastructure to support any new use on the properties; and

F. All other requirements for subdivision improvements contained in SPMC 16.80.720 through 16.80.990, including entering into a subdivision improvement agreement, have been satisfied.

SECTION 3: *Final Map Findings*: Pursuant to SPMC §16.80.390, and based upon substantial evidence in the record, including without limitation, the staff report, the City Council approves Final Tract Map No. 6074 (Attachment B to the staff report) for the following reasons:

A. The Final Tract Map substantially conforms to Vesting Tentative Tract Map No. 6074; and

B. The Final Tract Map substantially conforms to the Development Code and the Subdivision Map Act (Government Code §§66410, *et seq.*).

SECTION 4: *Acceptance of Public Improvements.* The City Council of the City of Santa Paula hereby accepts the Public Improvements identified on Final Tract Map No. 6074 subject to the conditions of the subdivision improvement agreement for Final Tract Map No. 6074 ("Subdivision Improvement Agreement"), which is attached to the staff report as Attachment C.

SECTION 5. *Further Approvals; Delegation of Authority; Reservations.*

A. The City Council hereby approves the proposed Subdivision Improvement Agreement and authorizes the City Manager to sign the agreement.

B. In accordance with SPMC §16.80.450, the City Engineer may take appropriate action to make technical corrections to the Final Map and, thereafter, the City Clerk may forward the Final Map 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.

SECTION 6. *Environmental Assessment*. The City Council makes the following environmental findings:

A. The City certified EA1 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 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 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. All prior CEQA documents shall collectively comprise and be referred to herein as the "EA1 FEIR".

E. 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).

F. The EA1 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 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.

H. Pursuant to Section 15162 of the California Environmental Quality Act, approval of Final Tract Map No. 6074 does not require a subsequent or supplemental EIR because the proposed subdivision 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 Project. Approving the Final Map would not increase the total approved units in the project (1500) and the map does not add improvements that were not already considered in the previous environmental document (EA1 FEIR).

SECTION 7. *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 8. *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 9. *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 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: The City Clerk is directed to certify the adoption of this Resolution.

SECTION 12: This Resolution will become effective immediately upon adoption.

PASSED AND ADOPTED this 5th day of April, 2023.

_____
Andy Sobel, Mayor

ATTEST:

_____
Julie Latshaw, City Clerk

APPROVED AS TO FORM:

_____

Monica Castillo, Interim City Attorney

ATTACHMENT B
FINAL TRACT MAP NO. 6074

OWNER'S STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, RECORD HOLDER OF SECURITY INTERESTS THEREIN, OR HAVE A RECORD TITLE INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION AND CONDOMINIUM PROJECT ENTITLED TRACT NO. 6074, SHOWN ON THIS MAP WITHIN THE EXTERIOR BOUNDARY LINE, THAT THEY ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS TITLE TO SAID REAL PROPERTY, AND THAT THEY CONSENT TO THE MAKING AND RECORDATION OF SAID MAP AND SUBDIVISION FOR CONDOMINIUM PURPOSES.

OWNERS: LIMONEIRA LEWIS COMMUNITY BUILDERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

_____

DAVID LAULETTA

AUTHORIZED AGENT

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) SS

COUNTY OF _____)

ON _____ BEFORE ME, _____ 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 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 _____ PRINT NAME _____

PRINCIPAL PLACE OF BUSINESS IN_____ COUNTY

MY COMMISSION EXPIRES _____ COMMISSION NO. _____

SOILS AND/OR GEOLOGIC REPORTS

THE FOLLOWING SOILS AND GEOLOGIC REPORTS HAVE BEEN PREPARED RELATING TO TRACT NO. 6074 AND ARE ON FILE FOR PUBLIC INSPECTION IN THE OFFICE OF THE CITY ENGINEER.

DATE OF REPORT	FIRM NAME TITLE OF REPORT	ENGINEER OR GEOLOGIST REGISTRATION NO.
APRIL 19, 2007	LEIGHTON AND ASSOCIATES, INC. PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT	CARL C. KIM GE 2620 ANDREW R. HILLSTRAND CEG 2366
FEBRUARY 8, 2012	LEIGHTON AND ASSOCIATES, INC. GEOTECHNICAL INVESTIGATION	JASON D. HERTZBERG GE 2711 GARETH I. MILLS CEG 2034
SEPTEMBER 17, 2021	LEIGHTON AND ASSOCIATES, INC. GEOTECHNICAL DESIGN AND EARTHWORK RECOMMENDATION PARCEL C OF TRACT 5854	JASON D. HERTZBERG GE 2711 GARETH I. MILLS CEG 2034

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 ON OCTOBER, 2022. 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.

_____

DATE

_____

WILLIAM T. HURDLE, PLS 5854

PROFESSIONAL LAND SURVEYOR
WILLIAM T. HURDLE
No. 5453
STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED TRACT NO. 6074 AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

_____

DATE

_____

DAVID E. WOOLLEY PLS 7304
ACTING CITY SURVEYOR
CITY OF SANTA PAULA

CITY ENGINEER'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED TRACT NO. 6074, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

DATE: _____, 20 _____

_____

ROBERT WOODWARD
RCE NO. 63154
CONTRACT CITY ENGINEER
CITY OF SANTA PAULA

SIGNATURE OMISSIONS

THE SIGNATURES OF THE FOLLOWING PRESENT OWNERS OF EASEMENTS HAVE BEEN OMITTED UNDER PROVISIONS OF SECTION 66436 (e) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

SANTA PAULA WATER WORKS, A CORPORATION, EASEMENT HOLDER FOR RIGHTS TO TAKE, DIVERT, APPROPRIATE OR IN ANY WAY USE THE WATERS OF THE SANTA PAULA CREEK AND ITS TRIBUTARIES, RECORDED APRIL 1, 1892, IN BOOK 36, PAGE 3 OF DEEDS AND RECORDED AUGUST 4, 1892, IN BOOK 36, PAGE 497 OF DEEDS. – BLANKET IN NATURE

THERMAL BELT WATER COMPANY, EASEMENT HOLDER FOR WATER PIPELINE PURPOSES, RECORDED MAY 6, 1895 IN BOOK 45, PAGE 226 OF DEEDS. – BLANKET IN NATURE

SOUTHERN CALIFORNIA GAS COMPANY OF CALIFORNIA, EASEMENT HOLDER FOR PUBLIC UTILITIES, RECORDED IN BOOK 99, PAGE 92 OF OFFICIAL RECORDS. (UNLOCATABLE FROM RECORD)

CITY OF SANTA PAULA, EASEMENT HOLDER PUBLIC PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENT, RECORDED IN BOOK 165, PAGES 83 TO 103 OF MAPS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, EASEMENT HOLDER FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEM AND COMMUNICATION SYSTEMS, RECORDED JULY 26, 2018 AS INSTRUMENT NO. 20180726-00085833 OF OFFICIAL RECORDS AND RECORDED NOVEMBER 1, 2022 AS INSTRUMENT NO. 202200010637 OF OFFICIAL RECORDS.

CITY OF SANTA PAULA, EASEMENT HOLDER FOR ACCESS, PUBLIC UTILITY AND PEDESTRIAN ACCESS, FILED IN BOOK 73, PAGES 51 THROUGH 52 OF PARCEL MAPS. PARCEL MAP NO. 6065

THE SIGNATURES OF THE PARTY(IES) NAMED HEREINAFTER AS OWNERS(S) OF AN INTEREST SET FORTH HAVE BEEN OMITTED UNDER PROVISIONS OF SECTION 66436 (a)(3)(A) OF THE SUBDIVISION MAP ACT,

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, 4.84, 494, 499, 504, 509, 514 AND 519 OF OFFICIAL RECORDS. – BLANKET IN NATURE

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. – BLANKET IN NATURE

KATIE NOWAK, A WIDOW, OWNER OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LANDS, TEOGETHER WITH THE RIGHT TO DRILL FOR, EXTRACT AND REMOVE THE SAME FROM SAID PREMISES, TOGETHER WITH THE RIGHT TO ENTER UPON SAID PREMISES FOR SUCH PURPOSES, RECORDED IN DEED JANUARY 7, 1953, IN BOOK 1108, PAGE 329 OF OFFICIAL RECORDS. – BLANKET IN NATURE

THE RIGHTS TO ENTER UPON AND/OR UTILIZE THE SURFACE OR ANY PORTION OF THE AREA WHICH IS WITHIN FIVE HUNDRED FEET BENEATH THE SURFACE THEREOF, WERE CONVEYED TO THE OWNERS OF RECORD BY DEED RECORDED JUNE 2, 1989, AS INSTRUMENT NO. 89-087112 OF OFFICIAL RECORDS. – BLANKET IN NATURE

CITY COUNCIL'S CERTIFICATE

THIS MAP, ENTITLED TRACT NO. 6074, CONSISTING OF 2 SHEETS, IS PRESENTED TO THE CITY COUNCIL OF THE CITY OF SANTA PAULA OF VENTURA COUNTY, CALIFORNIA AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE____ DAY OF _____, 20___, FOR APPROVAL. SAID COUNCIL HEREBY APPROVES 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_____, 20___.

ATTEST:

_____

JULIE LATSHAW
CITY CLERK
CITY OF SANTA PAULA

_____

JENNY CROSSWHITE
MAYOR
CITY OF SANTA PAULA

APPROVED AS TO FORM:

_____

MONICA CASTILLO
CITY ATTORNEY

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

DATE: _____

BY: _____
DEPUTY COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE

FILED THIS_____ DAY OF _____, 20___ AT_____.M. IN BOOK_____OF MISCELLANEOUS RECORDS (MAPS) AT PAGES _____, AT THE REQUEST OF LIMONEIRA LEWIS COMMUNITY BUILDERS, LLC.

MICHELLE ASCENCION
CITY CLERK
CITY OF SANTA PAULA

BY: _____
DEPUTY COUNTY RECORDER

4 LOTS

10.88 GROSS ACRES

FOR CONDOMINIUM PURPOSES

121 RESIDENTIAL CONDOMINIUMS
(LOT 1: 71 UNITS; LOT 2: 12 UNITS; LOT 3: 23 UNITS; LOT 4: 15 UNITS)

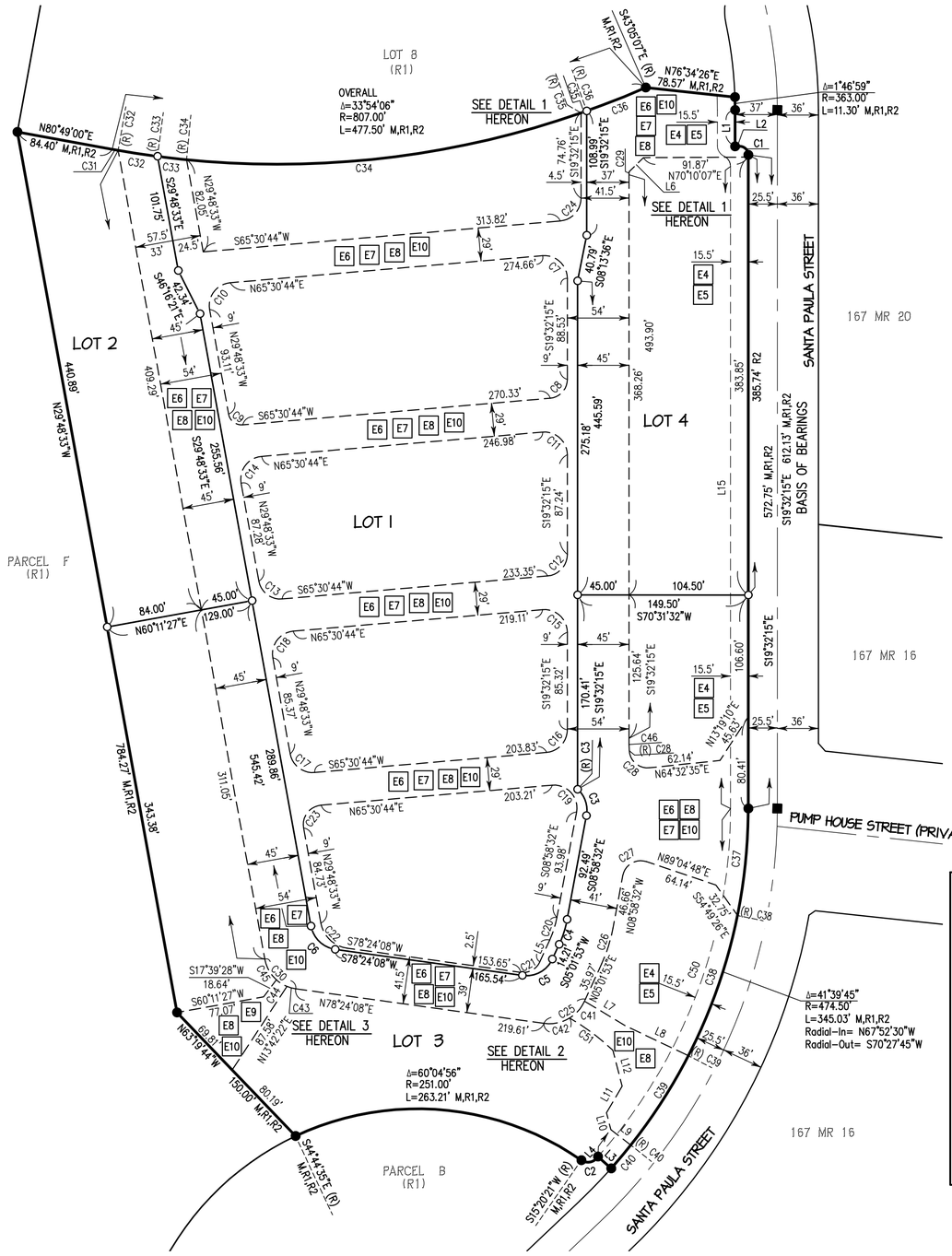
TRACT MAP NO. 6074

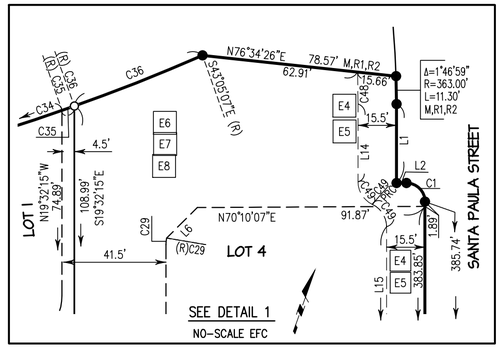
IN THE CITY OF SANTA PAULA, COUNTY OF VENTURA, STATE OF CALIFORNIA

BEING A SUBDIVISION OF PARCELS 1 THROUGH 4, INCLUSIVE, OF PARCEL MAP NO. 6065 FILED IN BOOK 73 AT PAGE 51 THROUGH 52 OF PARCEL MAPS THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NOVEMBER, 2022

JENSEN DESIGN AND SURVEY, INC ♦ 1672 DONLON STREET ♦ VENTURA, CALIFORNIA 93003 ♦ (805) 654-6977





LINE DATA:

LINE	BEARING	DISTANCE	
L1	S19°32'15"E	31.88'	
L2	N70°27'45"E	4.00'	(R)
L3	N67°52'30"W	15.50'	(R)
L4	S22°07'30"W	2.13'	
L5	S05°01'53"W	21.00'	
L6	N25°38'18"E	17.50'	
L7	S78°29'45"E	41.57'	
L8	S84°05'42"E	61.36'	
L9	N71°41'52"W	22.18'	
L10	N34°05'52"W	15.19'	
L11	N10°54'08"E	27.12'	
L12	N34°05'52"W	32.46'	
L14	S19°32'15"E	31.38'	
L15	S19°32'15"E	562.65'	

ACREAGE

LOT 1
4.81 GROSS ACRES
3.72 NET ACRES

LOT 2
1.20 GROSS ACES
0.82 NET ACRES

LOT 3
3.41 GROSS ACRES
2.08 NET ACRES

LOT 4
1.46 GROSS ACRES
0.92 NET ACRES

CURVE DATA:

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	RADIAL (R)	
C1	90°00'00"	7.50'	11.78'		
C2	83°12'51"	10.00'	14.52'		
C3	58°04'51"	25.00'	25.34'	S22°56'37"W	
C4	14°00'25"	94.00'	22.98'		
C5	73°43'57"	25.00'	32.17'		
C6	71°47'19"	25.00'	31.32'		
C7	94°57'01"	20.00'	33.14'		
C8	85°02'59"	16.50'	24.49'		
C9	84°40'43"	11.50'	17.00'		
C10	95°19'17"	20.00'	33.27'		
C11	94°57'01"	20.00'	33.14'		
C12	85°02'59"	19.00'	28.20'		
C13	84°40'43"	19.00'	28.08'		
C14	95°19'17"	20.00'	33.27'		
C15	94°57'01"	20.00'	33.14'		
C16	85°02'59"	20.00'	29.69'		
C17	84°40'43"	20.00'	29.56'		
C18	95°19'17"	20.00'	33.27'		
C19	105°30'45"	20.00'	36.83'		
C20	14°00'25"	85.00'	20.78'		
C21	73°22'14"	16.00'	20.49'		
C22	71°47'19"	27.00'	33.83'		
C23	95°19'17"	17.00'	28.28'		
C24	85°02'59"	20.00'	29.69'		
C25	73°22'15"	34.00'	43.54'		
C26	14°00'25"	135.00'	33.00'		
C27	98°03'19"	16.00'	27.38'		
C28	92°40'27"	16.00'	25.88'	N67°13'02"E	
C29	9°34'39"	16.00'	2.67'	N79°58'39"E	
C30	71°47'19"	32.00'	40.09'		
C31	0°22'47"	807.00'	5.35'		
C32	2°28'42"	807.00'	34.91'	N09°33'47"W	
C33	1°49'04"	807.00'	25.60'	N12°02'29"W	
C34	24°54'05"	807.00'	350.73'	N13°51'33"W	
C35	0°22'35"	807.00'	5.30'	N38°45'38"W	
C36	3°56'54"	807.00'	55.61'	N39°08'13"W	
C37	11°24'07"	474.50'	94.43'		
C38	15°46'17"	474.50'	130.61'	S81°51'52"W	
C39	11°16'13"	474.50'	93.34'	N82°21'52"W	
C40	3°13'08"	474.50'	26.66'	N71°05'38"W	
C41	33°46'00"	34.00'	20.04'	N84°45'59"W	
C42	39°24'08"	34.00'	23.38'	N51°00'00"W	
C43	14°11'19"	32.00'	7.92'		
C44	19°31'51"	32.00'	10.91'	N02°35'27"E	
C45	38°04'08"	32.00'	21.26'	N22°07'19"E	
C46	3°14'42"	191.00'	10.82'		
C47	0°12'07"	34.00'	0.12'	N84°45'59"W	
C48	2°08'15"	347.50'	12.96'		
C49	64°50'58"	10.00'	11.32'	N05°36'47"E (PRC)	
C50	41°39'45"	459.00'	333.76'		
C51	13°55'36"	195.00'	47.40'	S24°07'32"W (R-IN)	S10°11'56"W (R-OUT)

EXISTING EASEMENTS

E1 AN EASEMENT FOR RIGHTS TO TAKE, DIVERT, APPROPRIATE OR IN ANY WAY USE THE WATERS OF THE SANTA PAULA CREEK AND ITS TRIBUTARIES TO SANTA PAULA WATER WORKS RECORDED APRIL 1, 1892, IN BOOK 36, PAGE 3 OF DEEDS AND RECORDED AUGUST 4, 1892, IN BOOK 36, PAGE 497 OF DEEDS. (BLANKET IN NATURE)

E2 WATER PIPELINE EASEMENT TO THERMAL BELT WATER COMPANY, RECORDED MAY 6, 1895 IN BOOK 45, PAGE 226 OF DEEDS. (BLANKET IN NATURE)

E3 PUBLIC UTILITIES EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY OF CALIFORNIA RECORDED IN BOOK 99, PAGE 92 OF OFFICIAL RECORDS. (UNLOCATABLE FROM RECORD)

E4 PUBLIC PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENT TO CITY OF SANTA PAULA RECORDED IN BOOK 165, PAGES 83 TO 103 OF MAPS.

E5 UNDERGROUND ELECTRICAL SUPPLY SYSTEM AND COMMUNICATION SYSTEMS EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JULY 26, 2018 AS INSTRUMENT NO. 20180726-00085833 OF OFFICIAL RECORDS

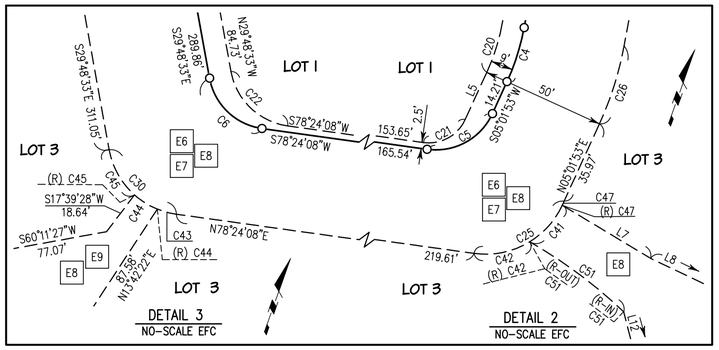
E6 ACCESS EASEMENT TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE PER 73 PM 51.

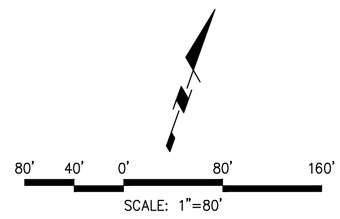
E7 PUBLIC ACCESS EASEMENT TO THE CITY OF SANTA PAULA OVER PORTIONS OF PARCELS 1 THROUGH 4, INCLUSIVE PER 73 PM 51.

E8 PUBLIC UTILITY EASEMENT TO THE CITY OF SANTA PAULA OVER PORTIONS OF PARCELS 1 THROUGH 4, INCLUSIVE PER 73 PM 51.

E9 PUBLIC PEDESTRIAN ACCESS EASEMENT TO THE CITY OF SANTA PAULA OVER A PORTION OF PARCEL 3 PER 73 PM 51.

E10 UNDERGROUND ELECTRICAL SUPPLY SYSTEM AND COMMUNICATION SYSTEMS EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY RECORDED NOVEMBER 1, 2022 AS INSTRUMENT NO. 202200010637 OF OFFICIAL RECORDS





RECORD REFERENCES:

R1 165 MR 83 (TRACT NO. 5854)
R2 73 PM 51 (PARCEL MAP NO. 6065)

NOTE:

ALL INTERIOR LOT AND EASEMENT DIMENSIONS SHOWN HEREON ARE MEASURED AND PER R2.

MONUMENT LEGEND/NOTES

- ● FOUND 3/4" IRON PIPE TAGGED "LS 5453" FLUSH PER R1
- ■ FOUND 1-1/2" IRON PIPE TAGGED "LS 5453" FLUSH PER R1
- ○ FOUND 3/4" IRON PIPE W/TAG "LS 5453" PER R2

BASIS OF BEARINGS

THE BEARING OF N19°32'15"W FOR THE CENTERLINE OF SANTA PAULA STREET PER TRACT NO. 5854 AS PER THE MAP RECORDED 165 MR 83 (R1) WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

ABBREVIATIONS

CF	CALCULATED FROM
EFC	EXAGGERATED FOR CLARITY
FB	FIELD BOOK
FD	FOUND
IP	IRON PIPE
NO REC.	NO RECORD
NFNS	NOTHING FOUND NOTHING SET
OR	OFFICIAL RECORDS
PEI	POINT ESTABLISHED BY INTERSECTION
(PRC)	POINT OF REVERSE CURB
(R)	RADIAL
SS	SUB SURFACE
VC	VENTURA COUNTY

TRACT MAP NO. 6074

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

BEING A SUBDIVISION OF PARCELS 1 THROUGH 4, INCLUSIVE, OF PARCEL MAP NO. 6065 FILED IN BOOK 73 AT PAGE 51 THROUGH 52 OF PARCEL MAPS THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NOVEMBER, 2022

JENSEN DESIGN AND SURVEY, INC ♦ 1672 DONLON STREET ♦ VENTURA, CALIFORNIA 93003 ♦ (805) 654-6977

J:\LIM14521-Final Design\Survey\Final Map\TRACT NO. 6074\4521FM 6074.dwg Dec 27, 2022, 5:34pm atipton

ATTACHMENT C
AMENDMENT TO SUBDIVISION IMPROVEMENT AGREEMENT (TRACT NO. 6074)

RECORDING REQUESTED BY:
CITY OF SANTA PAULA

AFTER RECORDATION RETURN TO:
CITY OF SANTA PAULA
970 Ventura Street
Santa Paula, CA 93060
Attn: City Clerk

No fee per Gov. Code § 6103

APNs: 107-0-360-010; -020; -030; & -040

THIS SPACE FOR RECORDER'S USE

AMENDMENT TO SUBDIVISION IMPROVEMENT AGREEMENT

(Tract Map No. 6074)

This Amendment ("Amendment") to the Subdivision Improvement Agreement (Parcel Map No. 6065) is entered into effective _____, 2023 ("Effective Date") by and between LIMONEIRA LEWIS COMMUNITY BUILDERS, LLC, a Delaware Limited Liability Company (hereinafter referred to as "Subdivider") and the CITY OF SANTA PAULA, a general law city and municipal corporation (hereinafter referred to as "City"). Subdivider and City are from time to time referred in this Amendment as a "Party" and collectively as the "Parties."

RECITALS

A. Subdivider owns that certain real property identified as Parcel Map No. 6065 attached to this Amendment as Exhibit A ("Property"). The Property is subdivided into four parcels, which was approved for the development of condominium units pursuant to City Council Resolution No. 7391.

B. On or about April 6, 2022, as a Condition of Approval ("COA") of Parcel Map No. 6065, Subdivider and City entered into that certain Subdivision Improvement Agreement (Parcel Map No. 6065) ("Agreement") in connection with the development of the Property. The Agreement requires Subdivider to complete certain improvements which are a part of or appurtenant to the Property, including, but without limitation, streets systems (roads, parking lots, bicycle and pedestrian facilities, traffic control devices, street name signs, street lights, street trees, storm drains, and bridges); potable water system; wastewater (sewer) system; recycled water system; electric, natural gas, and communication utility facilities; and walls and fences ("Improvements") as required by the plans and specifications on file with the City.

C. The Agreement further requires Subdivider to provide City surety bonds good for one year from the date of final acceptance of the Improvements. Subdivider provided City with a faithful performance bond, dated March 11, 2022, (the "Faithful Performance Bond") and a labor and materials bond of the same date (the "Labor and Materials Bond"; together with the Faithful Performance Bond, the "Bonds").

D. The Agreement was recorded with the Ventura County Recorder on June 8, 2022 as Instrument No. 2022000065339.

E. In July 2022, Subdivider filed an application for Vesting Tentative Tract Map (VTTM) No. 6074 to record over Parcel Map No. 6065 and further subdivide the Property to build 121 condominium units and 6 lettered lots for private streets.

F. On September 21, 2022, the City Council conditionally approved VTTM No. 6074 pursuant to Resolution No. 7423, and thereafter revised certain COAs on December 21, 2022 pursuant to City Council Resolution No. 7431.

G. The Parties now desire to enter into this Amendment to reflect the approval of superseding VTTM No. 6074 with respect to the Property currently identified as Parcel Map No. 6065 and to acknowledge that the required Improvements under the original Agreement remain unchanged.

H. Capitalized terms used in this Amendment that are not otherwise defined shall have the meaning ascribed to them in the Agreement.

AGREEMENT

1. Amendments. The Parties agree to the following amendments to the Agreement.

a. Subsections A and B of Section 1 of the Agreement, entitled "Recitals," are amended to read as follows:

> "A. SUBDIVIDER presented CITY with a final subdivision map on land identified as Vesting Tentative Map No. 6074 ('Map').
>
> B. SUBDIVIDER requested that CITY approve the Map before construction and completion of improvements including, without limitation, streets system (roads, parking lots, bicycle and pedestrian facilities, traffic control devices, street name signs, street lights, street trees, storm drains, and bridges); potable water system; wastewater (sewer) system; recycled water system; electric, natural gas, and communication utility facilities; grading and earth retaining structures; flood control facilities; and walls and fences ("Improvements") which are part of or appurtenant to the subdivision ("Subdivision") identified on the Map. The Improvements shall be constructed in accordance with plans and specifications known as City Drawing No. 40.35.59 dated March 22, 2022."

b. Subsection B of Section 3 of the Agreement, entitled "Estimated Cost of Improvements," is amended to read as follows:

> "B. A copy of the cost estimate is attached hereto as Exhibit B and incorporated herein by this reference."

c. Exhibit A to the Agreement will become Exhibit B attached to this Amendment and will be relabeled "Exhibit B."

2. Revised Bonds. Section 11 of the Agreement required Subdivider to execute the Bonds concurrently with execution of the Agreement. Subdivider shall provide revised Bonds that replace each mention of "Parcel Map No. 6065" with "Vesting Tentative Tract Map No. 6074." The Revised Bonds shall be provided to the City upon execution of this Amendment.

3. Authority. Each individual executing this Amendment on behalf of an entity hereby represents and warrants to the other Party to this Amendment that (i) such individual has been duly and validly authorized to execute and deliver this Amendment on behalf of such entity; and (ii) this Amendment is and will be duly authorized, executed and delivered by such entity.

4. Continuing Effect of Agreement. Except as amended by this Amendment, all other provisions of the Agreement remain in full force and effect. From and after the date of this Amendment, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this Amendment. To the extent of any inconsistency between this Amendment and the Agreement, the recitals, terms and conditions of this Amendment shall control. Nothing contained in this Amendment shall be deemed to affect the rights and responsibilities of the Parties with regard to any other owner(s) or developer(s) of VTTM No. 6074, a final map of which is to be recorded over the Property currently identified as Parcel Map No. 6065.

5. Miscellaneous. This Amendment may be executed in multiple counterparts, all of which, taken together, shall constitute one document. This Amendment shall be deemed effective against a Party upon receipt by the other Party (or its counsel) of a signed counterpart executed electronically or delivered by e-mail (in PDF).

6. Recordation. This Amendment will be recorded, and the term will run with the Property and become binding upon Subdivider's heirs, successors and assigns.

[Signatures on next page]

SIGNATURE PAGE TO
AMENDMENT TO SUBDIVISION IMPROVEMENT AGREEMENT

IN WITNESS WHEREOF, the authorized representatives of the Parties have executed this Amendment effective as of the first date written above.

CITY:

CITY OF SANTA PAULA,
a municipal corporation

By: _____
Dan Singer, City Manager

ATTEST:

By: _____
Julie Latshaw, City Clerk

APPROVED AS TO FORM:

By: _____
Monica Castillo, Interim City Attorney

OWNER:

LIMONEIRA LEWIS COMMUNITY BUILDERS, LLC,
a Delaware limited liability company

By: _____
Its: Authorized Agent

65283.00302\40962451.5

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 Ventura }

On February 20, 2023 before me, Alex McCarty, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared David Lauletta
Name(s) of Signer(s)

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 and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Subdivision Improvement Agreement TR 6074

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2018 National Notary Association

CALIFORNIA ACKNOWLEDGMENT **CIVIL CODE § 1189**

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 _____ }

On _____ before me, _____,
Date *Here Insert Name and Title of the Officer*

personally appeared _____
Name(s) of Signer(s)

_____,

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 and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer – Title(s): _____	☐ Corporate Officer – Title(s): _____
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer is Representing: _____	Signer is Representing: _____

©2018 National Notary Association

Exhibit A

Property

[attached behind]

Non-Order Search
Doc: VN:2022 00065338

OWNERS/SUBDIVIDERS STATEMENT

THE UNDERSIGNED HEREBY STATE THAT THEY ARE THE OWNERS OF, RECORD HOLDERS OF SECURITY INTERESTS THEREIN, OR ARE INTERESTED IN THE REAL PROPERTY INCLUDED WITHIN THIS SUBDIVISION AND CONDOMINIUM PROJECT ENTITLED PARCEL MAP NO. 6065, SHOWN ON THIS MAP, WITHIN THE EXTERIOR BOUNDARY LINE 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 CONDOMINIUM PURPOSES.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO ALL GOVERNMENTAL AGENCIES PROVIDING FOR THE PUBLIC SAFETY, HEALTH AND WELFARE,

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SANTA PAULA, A ACCESS EASEMENT OVER PORTIONS OF PARCELS 1 THROUGH 4, INCLUSIVE AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SANTA PAULA, A PUBLIC UTILITY EASEMENT OVER PORTIONS OF PARCELS 1 THROUGH 4, INCLUSIVE AS SHOWN ON THIS MAP.

AND THAT THEY DO HEREBY OFFER TO DEDICATE TO THE CITY OF SANTA PAULA, A PUBLIC PEDESTRIAN EASEMENT OVER A PORTION OF PARCEL 3, AS SHOWN ON THIS MAP.

OWNERS: LIMONERA LEWIS COMMUNITY BUILDERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

DAVID LAULETTA
AUTHORIZED AGENT

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 Ventura) SS

ON March 15, 2022 BEFORE ME, Alex McCarty NOTARY PUBLIC

PERSONALLY APPEARED David Laulette 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 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 _____ PRINT NAME Alex McCarty

PRINCIPAL PLACE OF BUSINESS IN Ventura COUNTY

MY COMMISSION EXPIRES January 1, 2025 COMMISSION NO. 2339168

SOILS AND/OR GEOLOGIC REPORTS

THE FOLLOWING SOILS AND GEOLOGIC REPORTS HAVE BEEN PREPARED RELATIVE TO PARCEL MAP NO. 6065 AND ARE ON FILE FOR PUBLIC INSPECTION IN THE OFFICE OF THE CITY ENGINEER.

DATE OF REPORT	FIRM NAME TITLE OF REPORT	ENGINEER OR GEOLOGIST REGISTRATION NO.
APRIL 18, 2007	LEIGHTON AND ASSOCIATES, INC. PRELIMINARY GEOTECHNICAL INVESTIGATION REPORT	CARL C. KIM GE 2020 ANDREW B. HULSTRAND GEO 2369
FEBRUARY 8, 2012	LEIGHTON AND ASSOCIATES, INC. GEOTECHNICAL INVESTIGATION	JASON D. HORTSBERG GE 2711 GARETH L. MILLS GEO 2014

SURVEYORS 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 LIMONERA LEWIS COMMUNITY BUILDERS ON JULY 2021. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED (OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR AFTER FILING OF THIS PARCEL MAP) AND ARE (OR WILL BE) SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

MARCH 3, 2022
DATE

William T. Hurdle
WILLIAM T. HURDLE, PLS 5854

CITY SURVEYORS STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED PARCEL MAP NO. 6065 AND I AM SATISFIED THAT IT IS TECHNICALLY CORRECT.

MARCH 9, 2022
DATE

DAVID E. WOOLLEY PLS 7504
ACTING CITY SURVEYOR
CITY OF SANTA PAULA

CITY ENGINEERS STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THE MAP ENTITLED PARCEL MAP NO. 6065, THAT THE SUBDIVISION AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, IF REQUIRED, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA AND OF ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP, IF REQUIRED, HAVE BEEN COMPLIED WITH.

DATE April 6, 20 22

ROBERT WOODWARD
RCE NO. 63154
CONTRACT CITY ENGINEER
CITY OF SANTA PAULA

SIGNATURE OMISSIONS

THE SIGNATURES OF THE FOLLOWING PRESENT OWNERS OF EASEMENTS HAVE BEEN OMITTED UNDER PROVISIONS OF SECTION 66436 (a)(3)(A)(i)-(iii) OF THE SUBDIVISION MAP ACT, THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

SANTA PAULA WATER WORKS, A CORPORATION, EASEMENT HOLDER FOR RIGHTS TO TAKE, DIVERT, APPROPRIATE OR IN ANY WAY USE THE WATERS OF THE SANTA PAULA CREEK AND ITS TRIBUTARIES, RECORDED APRIL 1, 1892, IN BOOK 34, PAGE 3 OF DEEDS AND RECORDED AUGUST 4, 1892, IN BOOK 36, PAGE 487 OF DEEDS. – BLANKET IN NATURE.

THOMAS, BELT WATER COMPANY, EASEMENT HOLDER FOR WATER PIPELINE PURPOSES, RECORDED MAY 6, 1895 IN BOOK 48, PAGE 238 OF DEEDS. – BLANKET IN NATURE.

SOUTHERN CALIFORNIA GAS COMPANY OF CALIFORNIA, EASEMENT HOLDER FOR PUBLIC UTILITIES, RECORDED IN BOOK 98, PAGE 92 OF OFFICIAL RECORDS. (UNPLOTTABLE FROM RECORD)

CITY OF SANTA PAULA, EASEMENT HOLDER PUBLIC PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENT, RECORDED IN BOOK 165, PAGES 83 TO 103 OF MAPS.

SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, EASEMENT HOLDER FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEM AND COMMUNICATION SYSTEMS, RECORDED JULY 26, 2018 AS INSTRUMENT NO. 20180726-00080515 OF OFFICIAL RECORDS

THE SIGNATURES OF THE PARTY(IES) NAMED HEREINAFTER AS OWNER(S) OF AN INTEREST SET FORTH HAVE BEEN OMITTED UNDER PROVISIONS OF SECTION 66436 (A)(3)(C) OF THE SUBDIVISION MAP ACT.

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 DEED RECORDED MARCH 28, 1955, IN BOOK 1276, PAGES 456, 464, 469, 474, 478, 484, 494, 498, 504, 508, 514 AND 519 OF OFFICIAL RECORDS.

LIMONERA COMPANY, A CALIFORNIA CORPORATION OWNER OF AN UNDIVIDED 474/ 960th INTEREST IN OIL AND GAS AS OUTCLAIMED IN A DEED RECORDED JUNE 23, 2000 AS INSTRUMENT NO. 2000-0100215 OF OFFICIAL RECORDS

KATIE NOWAK, A MARRIED OWNER OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LANDS, TOGETHER WITH THE RIGHT TO DRILL FOR, EXTRACT AND REMOVE THE SAME FROM SAID PREMISES, TOGETHER WITH THE RIGHT TO ENTER UPON SAID PREMISES FOR SUCH PURPOSES, RECORDED IN DEED JANUARY 7, 1965, IN BOOK 1958, PAGE 359 OF OFFICIAL RECORDS.
THE RIGHTS TO ENTER UPON AND/OR UTILIZE THE SURFACE OR ANY PORTION OF THE AREA WHICH IS WITHIN FIVE HUNDRED FEET BENEATH THE SURFACE THEREOF, WERE CONVEYED TO THE OWNERS OF RECORD BY DEED RECORDED JUNE 2, 1980, AS INSTRUMENT NO. 80-057112 OF OFFICIAL RECORDS.

CITY COUNCIL'S CERTIFICATE

THIS PARCEL MAP IS PRESENTED TO THE CITY COUNCIL OF THE CITY OF SANTA PAULA AT A REGULAR MEETING OF SAID COUNCIL HELD ON THE 6th DAY OF APRIL, 2022 SAID COUNCIL HEREBY APPROVES SAID MAP,

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

AND DOES HEREBY ACCEPT A ACCESS EASEMENT OVER THE PORTIONS OF PARCELS 1 THROUGH 4, INCLUSIVE AS SHOWN ON THIS MAP.

AND DOES HEREBY ACCEPT A PUBLIC UTILITY EASEMENT OVER THE PORTIONS OF PARCELS 1 THROUGH 4, INCLUSIVE AS 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 6th DAY OF APRIL, 2022.

ATTEST:

JULIE LATHAM
CITY CLERK
CITY OF SANTA PAULA

JENNY GROSS WHITE
MAYOR
CITY OF SANTA PAULA

APPROVED AS TO FORM:

JOHN C. COTE
CITY ATTORNEY

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.

STEVEN HINTZ
COUNTY TAX COLLECTOR
COUNTY OF VENTURA

DATE 5/4/2022

DEPUTY COUNTY TAX COLLECTOR

COUNTY RECORDER'S CERTIFICATE

FILED THIS 8th DAY OF June, 2022 AT 1:19 P.M. IN BOOK 73 OF PARCEL MAPS AT PAGES 51-52, AT THE REQUEST OF LIMONERA LEWIS COMMUNITY BUILDERS, LLC

Doc#: 2022 00065338

MARK A. LUNN
COUNTY RECORDER
COUNTY OF VENTURA

BY _____
DEPUTY COUNTY RECORDER

4 PARCELS
10.88 GROSS ACRES

PARCEL MAP NO. 6065

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

BEING A SUBDIVISION OF PARCEL C OF TRACT NO. 5854 RECORDED IN BOOK 165 AT PAGE 83 THROUGH 103 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

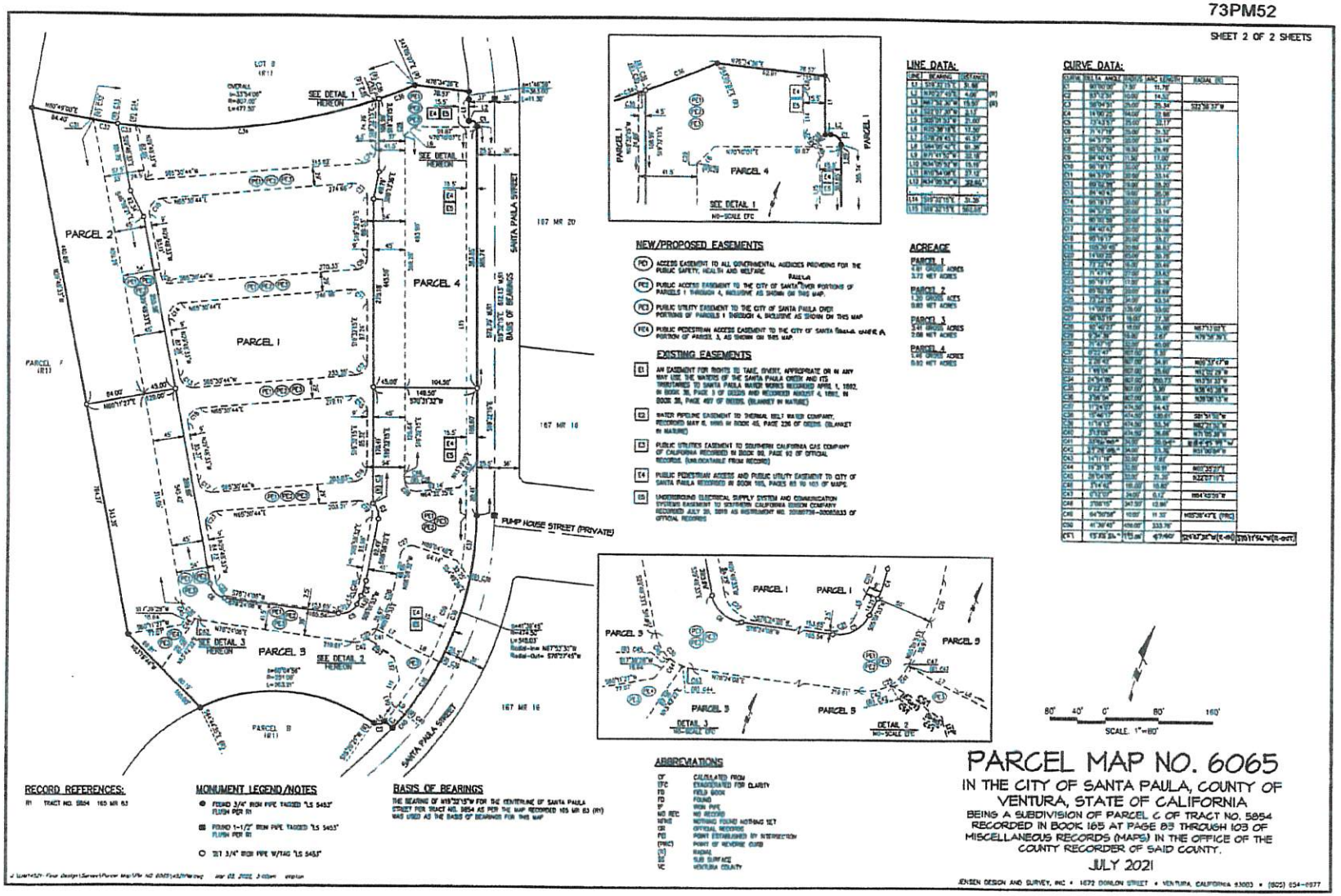
JULY 2021

JENSEN DESIGN AND SURVEY, INC • 1672 DONLON STREET • VENTURA, CALIFORNIA 93003 • (805) 654-0277

2022 00065338
Recorded in Official Records
Mark A. Lunn, County Clerk-Recorder
06/08/2022 8:00 AM
Titles: 1 Pages: 4
Fees 0.00
Taxes 0.00
Copies 0.00
AMT PAID 0.00

Page 1 of 2
Requested By: noelpalacio, Printed: 7/20/2022 8:27 AM

Non-Order Search
Doc: VN:2022 00065338



PARCEL MAP NO. 6065

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

BEING A SUBDIVISION OF PARCEL C OF TRACT NO. 5854 RECORDED IN BOOK 165 AT PAGE 83 THROUGH 103 OF MISCELLANEOUS RECORDS (MAPS) IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

JULY 2021

JENSEN DESIGN AND SURVEY, INC • 1672 DONLON STREET • VENTURA, CALIFORNIA 93003 • (805) 654-0277

Requested By: noelpalacio, Printed: 7/20/2022 8:28 AM

Exhibit B

Cost Estimate

[attached behind]

CITY OF SANTA PAULA
DEPARTMENT OF PUBLIC WORKS
ESTIMATE OF COST

Project No: LIM01.4521-PARCEL 6065 PUBLIC

OFFSITE (PUBLIC IMPROVEMENTS)

SUMMARY SHEET

Instructions:	Orange Color Box	=	User Input Required

ITEM		AMOUNT
Street/General Improvements	(Total from Sheet 3)	$ 77,874.65
Removal and Adjustments	(Total from Sheet 4)	$ 26,749.80
Drainage Improvements	(Total from Sheet 6)	$ 0.00
Potable Water Improvements	(Total from Sheet 8)	$ 424,484.36
Reclaimed Water Improvements	(Total from Sheet 13)	$ 0.00
Sewer Improvements	(Total from Sheet 10)	$ 466,606.76
Monuments	(Total from Sheet 11)	$ 0.00
Misc. Water & Sewer Improv.	(Total from Sheet 14)	$ 0.00
Total City of Santa Paula Improvements		**$ 995,715.57**
Grading	(Total from Sheet 9)	$ 0.00
Total City of Santa Paula Grading		**$ 0.00**

Engineer's Seal
(include R.C.E # and expiration date)



Cost Estimate Prepared By:

2-23-2022
Signature - Developer's Engineer Date

Cost Estimate Approved By:

3/9/2022
Signature - City Representative Date

CITY OF SANTA PAULA

DEPARTMENT OF PUBLIC WORKS

ESTIMATE OF COST

Project No: LIM01.4521-PARCEL 6065 PUBLIC

OFFSITE (PUBLIC IMPROVEMENTS)

	Item	Quantity	Unit	Thick. (in)	Unit Cost ($	Item Cost
	Street/General Improvements					
1	Finish Grade & Prime Coat	0	SF	NA	0.25	0.00
2	Finish Aggreg. Sub Base ($.15/in)	0	SF	0	0.00	0.00
3	Finish Aggreg. Rock Base ($.20/in)	177	SF	12	2.40	424.80
4	Finish Asphalt Concrete ($.48/in)	177	SF	4	1.92	339.84
5	Fog Seal Coat	0	SF	NA	0.25	0.00
6	Cross Gutter & Apron 7" Thick	1010	SF	NA	16.00	16,160.00
7	Concrete Sidewalk 4" Thick	1410	SF	NA	14.00	19,740.00
8	Conc. Driveway Reside. (6" Thick [*Min] = $15/SF, + $.28/SF for ea. add. inch of thick)	0	SF	6	15.00	0.00
9	Conc. Driveway Commercial (6" Thick [*Min] = $15/SF, + $.28/SF for ea. add. inch of thick)	0	SF	8	15.56	0.00
10	Stamped Concrete (add 1")	0	SF	NA		0.00
11	Concrete Curb & Gutter, Type A-2	171	LF	NA	37.50	6,412.50
12	Air Blown Mortar 3" Thick	0	SF	NA	7.00	0.00
13	Concrete Curb Only	0	LF	NA	31.00	0.00
14	Concrete Curb & Gutter, Rolled	0	LF	NA	44.50	0.00
15	Asphalt Concrete Berm	0	LF	NA	9.00	0.00
16	Concrete Cutoff Berm	0	LF	NA	15.00	0.00
17	Barricades	0	LF	NA	63.50	0.00
18	Street Name Signs	1	EA	NA	360.00	360.00
19	Traffic Signs	1	EA	NA	310.00	310.00
20	Block Garden Wall 6'	0	LF	NA	97.00	0.00
21	Chain-Link Fence	0	LF	NA	25.00	0.00
22	Redwood Header	0	LF	NA	6.00	0.00
23	Reflective Pavement Markers Types D & G	0	EA	NA	10.00	0.00
24	Pavement Markers Types A & AY	0	EA	NA	7.00	0.00
25	Street Lighting (Standard in place) Residential (Includes Trenching)	0	EA	NA	2,800.00	0.00
26	Street Lighting (Standard in place) Commercial & Industr. (Includes Trenching)	0	EA	NA	3,300.00	0.00
27	Traffic Striping - Double Solid	0	LF	NA	3.50	0.00
28	Traffic Striping - Single Solid	0	LF	NA	2.00	0.00
29	Traffic Striping - Single Skip	0	LF	NA	2.00	0.00
30	Traffic Striping - Letters/Arrows	0	EA	NA	19.50	0.00
31	Parking Lot Striping: Parking Space	0	EA	NA	6.00	0.00
		SUBTOTAL ($)				43,747.14

continued on Sheet 3

CITY OF SANTA PAULA

DEPARTMENT OF PUBLIC WORKS

ESTIMATE OF COST

Project No: LIM01.4521-PARCEL 6065 PUBLIC

OFFSITE (PUBLIC IMPROVEMENTS)

	Item	Quantity	Unit	Thick. (in)	Unit Cost ($)	Item Cost
	Street/General Improvements Cont.					
32	Parking Lot Striping: Handicap Space	0	EA	NA	52.00	0.00
33	Handicap Ramps	2	EA	NA	3,800.00	7,600.00
34	Sawcutting	316	LF	NA	3.00	948.00
35	Undergrounding of Exist. Overhead Utilities	0	LF	NA	460.00	0.00
36	Slope Protection - Permanent	0	SF	NA	1.50	0.00
37	Erosion Control Temporary	0	LS	NA		0.00
38	Temp. Storm Water Pollution Cont.Measures	1	LS	NA	10,000.00	10,000.00
39	Non-Struct. Best Management Practices	0	LS	NA		0.00
40	Construction Traffic Control	1	LS	NA	8,500.00	8,500.00
41	Aggregare Slurry Seal	0	SY	NA	3.00	0.00
42	Street Numbers Painted on Curbs	0	EA	NA	22.50	0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
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						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00

SUBTOTAL ($) (SHEET 3)	27,048.00
TOTAL (SHEETS 2 & 3)	70,795.14
ADD 10%	7,079.51
TOTAL	77,874.65

CITY OF SANTA PAULA

DEPARTMENT OF PUBLIC WORKS

ESTIMATE OF COST

OFFSITE (PUBLIC IMPROVEMENTS)

Project No: LIM01.4521-PARCEL 6065 PUBLIC

	Item	Quantity	Unit	Thick. (in)	Unit Cost ($)	Item Cost
	Removal and Adjustments					
1	Concrete	0	CY	NA	112.00	0.00
2	Asphalt	80	SF	NA	5.00	400.00
3	Concrete Sidewalk, Driveway, Cross Gutter, Spandrel	1460	SF	NA	12.00	17,520.00
4	Curb Only	0	LF	NA	9.00	0.00
5	Curb and Gutter	146	LF	NA	13.00	1,898.00
6	Storm Drain Pipe 15" - 42"	0	LF	NA	9.00	0.00
7	Storm Drain Pipe 42"	0	LF	NA	18.00	0.00
8	Storm Drain Plug	0	EA	NA	0.00	0.00
9	Adjust Survey Monument to Grade	0	EA	NA	500.00	0.00
10	Adjust Manhole to Grade	0	EA	NA	540.00	0.00
11	Adjust Water Valve Box to Grade	0	EA	NA	365.00	0.00
12	Irrigation Box	0	EA	NA	0.00	0.00
13	Waterlines	0	LF	NA	0.00	0.00
14	Trees	1	EA	NA	2,500.00	2,500.00
15	Traffic Striping Removal (single stripe)	0	LF	NA	3.00	0.00
16	Traffic Striping Removal (double stripe)	0	LF	NA	3.50	0.00
17	Remove LS Area and Irrigation	1	LS	NA	2,000.00	2,000.00
18	Remove Trees	1	EA	NA		0.00
19	Relocate Signs	0	EA	NA		0.00
20	Adjust Utility Box to Grade	0	EA	NA		0.00
21	Abandon Pipe, In Place	0	LF	NA		0.00
22	Remove Pipe	0	LF	NA		0.00
23	Abandon Manhole, In Place	0	EA	NA		0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00

SUBTOTAL	24,318.00
ADD 10%	2,431.80
TOTAL	26,749.80

CITY OF SANTA PAULA

DEPARTMENT OF PUBLIC WORKS

ESTIMATE OF COST

OFFSITE (PUBLIC IMPROVEMENTS) Project No: LIM01.4521-PARCEL 6065 PUBLIC

	Item	Quantity	Unit	Extra (Ft)	Unit Cost ($)	Item Cost
	Drainage Improvements					
	Storm Drain Pipe (in place, including earthwork) Round Pipe Cost CMP (CMPA)					
1	18" (22" x 13" $6.25/LF extra)	0	LF	NA	70.00	0.00
2	21" (24" x 16" $6.25/LF extra)	0	LF	NA	85.00	0.00
3	24" (29" x 18" $10.40/LF extra)	0	LF	NA	105.00	0.00
4	30" (36" x 22" $14.75/LF extra)	0	LF	NA	125.00	0.00
5	36" (43" x 27" $16.90/LF extra)	0	LF	NA	145.00	0.00
6	42" (50" x 30" $20.70/LF extra)	0	LF	NA	170.00	0.00
7	48" (58" x 36" $27.50/LF extra)	0	LF	NA	190.00	0.00
8	60" (72" x 44" $31.00/LF extra)	0	LF	NA	245.00	0.00
9	72" (83" x 57" $35.00/LF extra)	0	LF	NA	330.00	0.00
	Reinforced Concrete Pipe (RCP)					
10	18" (22" x 13" $6.25/LF extra)	0	LF	NA	87.00	0.00
11	21" (24" x 16" $6.25/LF extra)	0	LF	NA	102.00	0.00
12	24" (29" x 18" $10.40/LF extra)	0	LF	NA	118.00	0.00
13	30" (36" x 22" $14.75/LF extra)	0	LF	NA	140.00	0.00
14	36" (43" x 27" $16.90/LF extra)	0	LF	NA	155.00	0.00
15	42" (50" x 30" $20.70/LF extra)	0	LF	NA	190.00	0.00
16	48" (58" x 36" $27.50/LF extra)	0	LF	NA	210.00	0.00
17	60" (72" x 44" $31.00/LF extra)	0	LF	NA	260.00	0.00
18	72" (83" x 57" $35.00/LF extra)	0	LF	NA	330.00	0
	CIPP					
19	24"	0	LF	NA	65.00	0.00
20	27"	0	LF	NA	68.00	0.00
21	30"	0	LF	NA	74.00	0.00
22	36"	0	LF	NA	88.00	0.00
23	42"	0	LF	NA	100.00	0.00
24	48"	0	LF	NA	119.00	0.00
25	54"	0	LF	NA	142.00	0.00
26	60"	0	LF	NA	176.00	0.00
27	66"	0	LF	NA	189.00	0.00
28	72"	0	LF	NA	219.00	0.00
29	84"	0	LF	NA	270.00	0.00
30	96"	0	LF	NA	340.00	0.00
31	Standard 48" Dia Manhole (precast)	0	EA	NA	3,100.00	0.00
32	Standard 48" Dia Manhole (CIPP)	0	EA	NA	4,300.00	0.00
		SUBTOTAL ($)				0.00

continued on Sheet 6

CITY OF SANTA PAULA

DEPARTMENT OF PUBLIC WORKS

ESTIMATE OF COST

OFFSITE (PUBLIC IMPROVEMENTS)

Project No: LIM01.4521-PARCEL 6065 PUBLIC

	Item	Quantity	Unit	Thick. (in)	Unit Cost ($)	Item Cost
	Drainage Improvements Cont.					
33	Junction Structures (CIPP)	0	CY	NA	2,850.00	0.00
34	Standard Inlet Type OL, L = 10'	0	EA	NA	2,950.00	
35	Standard Inlet Type GOL, L=7'	0	EA	NA	3,950.00	0.00
36	Standard Inlet Type GOL, L=10'	0	EA	NA	4,700.00	0.00
37	Standard Inlet Type OS, L=3.5'	0	EA	NA	2,800.00	0.00
38	Standard Inlet Type G1, G2, G3, G4, G5, G6 L=3" or less	0	EA	NA	2,800.00	0.00
39	Standard Inlet Type GT2, GT4, L=6.5'	0	EA	NA	3,950.00	0.00
40	Standard Inlet Type GT1, GT3, L=6.5'	0	EA	NA	3,750.00	0.00
41	Standard Inlet Type GO, L=3.5'	0	EA	NA	2,900.00	0.00
42	Standard Inlet Type GDO, L=3.5'	0	EA	NA	3,400.00	0.00
43	Standard Inlet Type SPPWC 300-2, L=3.5'	0	EA	NA	2,900.00	0.00
44	Standard Inlet Type SPPWC 300-2, L=7.0'	0	EA	NA	4,370.00	0.00
45	Standard Inlet Type SPPWC 300-2, L=14.0'	0	EA	NA	7,000.00	0.00
46	Standard Inlet Type SPPWC 301-2, L=7.0'	0	EA	NA	4,060.00	0.00
47	For ea Foot of inlet length add or subtract.	0	LF	NA	405.00	0.00
48	Terrace, Interceptor or Down Drains	0	LF	NA	36.00	0.00
49	Class A Reinf Concrete (more than 100 CY)	0	CY	NA	870.00	0.00
50	Class A Reinf Concrete (less than 100 CY)	0	CY	NA	960.00	0.00
51	Rip Rap (placed-ungrouted)	0	CY	NA	170.00	0.00
52	Rip Rap (placed-grouted)	0	CY	NA	205.00	0.00
53	Rip Rap (sacked)	0	CY	NA	210.00	0.00
54	Structural Best Management Practices	0	LS	NA		0.00
55	Standard 3" Curb Drain	0	EA	NA		0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00

SUBTOTAL (SHEET 6)	0.00
TOTAL (SHEET 5, 6)	0.00
ADD 10%	0.00
TOTAL	0.00

CITY OF SANTA PAULA
DEPARTMENT OF PUBLIC WORKS
ESTIMATE OF COST

OFFSITE (PUBLIC IMPROVEMENTS)

Project No: LIM01.4521-PARCEL 6065 PUBLIC

	Item	Quantity	Unit	Thick. (in)	Unit Cost ($)	Item Cost
	Potable Water Improvements					
1	6" PVC C-900, CL 150	94.03	LF	NA	29.00	2,726.87
2	8" PVC C-900, CL 150	3029	LF	NA	35.00	106,015.00
3	10" PVC C-900, CL 150	0	LF	NA	46.00	0.00
4	12" PVC C-900, CL 150	0	LF	NA	68.00	0.00
5	6" PVC C-900, CL 200	0	LF	NA	33.00	0.00
6	8" PVC C-900, CL 200	0	LF	NA	41.00	0.00
7	10" PVC C-900, CL 200	0	LF	NA	52.00	0.00
8	12" PVC C-900, CL 200	0	LF	NA	72.00	0.00
9	14" DIP	0	LF	NA	73.00	0.00
10	16" DIP	0	LF	NA	82.00	0.00
11	20" DIP	0	LF	NA	131.00	0.00
12	6" Tee, In Place	0	EA	NA	452.00	0.00
13	8" x 6" Tee, In Place	0	EA	NA	655.00	0.00
14	8" Tee, In Place	9	EA	NA	685.00	6,165.00
15	10" x 6" Tee or 10" x 8" Tee, In Place	0	EA	NA	950.00	0.00
16	10" Tee, In Place	0	EA	NA	1,015.00	0.00
17	12" Tee, In Place	0	EA	NA	1,210.00	0.00
18	16" Tee, In Place	0	EA	NA	3,140.00	0.00
19	16" x 6" Tee or 20" x 8" Tee, In Place	0	EA	NA	3,140.00	0.00
20	20" Tee, In Place	0	EA	NA	3,740.00	0.00
21	20" x 6" Tee or 20" x 8" Tee, In Place	1	EA	NA	4,100.00	4,100.00
22	8" Cross, In Place	0	EA	NA	1,000.00	0.00
23	10" Cross, In Place	0	EA	NA	1,300.00	0.00
24	12" Cross, In Place	0	EA	NA	1,500.00	0.00
25	16" Cross, In Place	0	EA	NA	4,100.00	0.00
26	20" Cross, In Place	0	EA	NA	5,500.00	0.00
27	8" x 6" Reducer, In Place	1	EA	NA	453.00	453.00
28	10" x 8" Reduced, In Place	0	EA	NA	640.00	0.00
29	12" x 8" or 12" x 10" Reducer, In Place	1	EA	NA	890.00	890.00
30	16" x 8" or 16" x 10" Reducer, In Place	0	EA	NA	2,370.00	0.00
31	20" x 8" or 20" x 10" Reducer, In Place	0	EA	NA	3,500.00	0.00
32	2" Blow-Off, In Place	5	EA	NA	1,800.00	9,000.00
33	6" Blow-Off, In Place	0	EA	NA	4,570.00	0.00
34	Fire Hydrant - Complete, In Place	8	EA	NA	4,690.00	37,520.00
35	6" Elbow 90° or 45°, In Place	0	EA	NA	465.00	0.00
36	8" Elbow 90° or 45°, In Place	32	EA	NA	640.00	20,480.00
37	10" Elbow 90° or 45°, In Place	0	EA	NA	780.00	0.00
		SUBTOTAL ($)				187,349.87

continued on Sheet 8

CITY OF SANTA PAULA

DEPARTMENT OF PUBLIC WORKS

OFFSITE (PUBLIC IMPROVEMENTS) ESTIMATE OF COST

Project No: LIM01.4521-PARCEL 6065 PUBLIC

	Item	Quantity	Unit	Thick. (in)	Unit Cost ($)	Item Cost
	Potable Water Improvements Cont.					
38	12" Elbow 90° or 45°, In Place	0	EA	NA	910.00	0.00
39	16" Elbow 90° or 45°, In Place	0	EA	NA	2,310.00	0.00
40	20" Elbow 90° or 45°, In Place	0	EA	NA	3,220.00	0.00
41	6" Valve, In Place	0	EA	NA	1,040.00	0.00
42	8" Valve, In Place	25	EA	NA	1,270.00	31,750.00
43	10" Valve, In Place	0	EA	NA	1,790.00	0.00
44	12" Valve, In Place	0	EA	NA	2,120.00	0.00
45	16" Valve, In Place	0	EA	NA	4,480.00	0.00
46	20" Valve, In Place	2	EA	NA	6,420.00	12,840.00
47	1" Air Release	6	EA	NA	2,500.00	15,000.00
48	2" Air Release	0	EA	NA	3,740.00	0.00
49	12" Mortar Lined & Coated Steel Pipe, In Place	0	LF	NA	87.00	0.00
50	14" Mortar Lined & Coated Steel Pipe, In Place	0	LF	NA	87.00	0.00
51	16" Mortar Lined & Coated Steel Pipe, In Place	0	LF	NA	97.00	0.00
52	20" Mortar Lined & Coated Steel Pipe, In Place	0	LF	NA	145.00	0.00
53	Backflow Prevention Device - Fire Line	0	EA	NA	3,900.00	0.00
54	6" Double Detector Check	0	EA	NA	11,000.00	0.00
55	8" Double Detector Check	0	EA	NA	15,270.00	0.00
56	10" Double Detector Check	0	EA	NA	16,900.00	0.00
57	1" RP Backflow Device	0	EA	NA	725.00	0.00
58	1-1/2" RP Backflow Device	0	EA	NA	1,000.00	0.00
59	2" RP Backflow Device	0	EA	NA	1,300.00	0.00
60	6" RP Backflow Device	0	EA	NA	11,900.00	0.00
61	8" RP Backflow Device	0	EA	NA	16,600.00	0.00
62	Slope Anchor Blocks	0	EA	NA	400.00	0.00
63	Slope Erosion Control	0	LS	NA		0.00
64	1" Service, Complete	125	EA	NA	1,000.00	125,000.00
65	2" Service, Complete	0	EA	NA	2,130.00	0.00
66	3" Service, Complete	0	EA	NA	5,300.00	0.00
67	Encasements	0	LF	NA	30.00	0.00
68	8" Tapping Sleeve	0	EA	NA	2,900.00	0.00
69	10" Tapping Sleeve	0	EA	NA	3,200.00	0.00
70	12" Tapping Sleeve	0	EA	NA	3,650.00	0.00
71	6" Elbow 22.5 degree, in place	1	EA	NA	465.00	465.00
72	8" DIP	193	LF	NA	50.00	9,650.00
73	8" Elbow 22.5 degree, in place	5	EA	NA	640.00	3,200.00
74	8" Elbow 11.25 degree, in place	1	EA	NA	640.00	640.00

SUBTOTAL (SHEET 8)	198,545.00
TOTAL (SHEET 7 & 8)	385,894.87
ADD 10%	38,589.49
TOTAL	424,484.36

CITY OF SANTA PAULA

DEPARTMENT OF PUBLIC WORKS

ESTIMATE OF COST

OFFSITE (PUBLIC IMPROVEMENTS)

Project No: LIM01.4521-PARCEL 6065 PUBLIC

	Item	Quantity	Unit	Thick. (in)	Unit Cost ($)	Item Cost
	Grading					
	Earthworks					
1	Cut (including over-excavation)	0	CY	NA	4.00	0.00
2	Fill (including over-excavation)	0	CY	NA	4.00	0.00
3	Export	0	CY	NA	10.00	0.00
4	Import	0	CY	NA	10.00	0.00
5	Clearing and Grubbing	0	AC	NA	2,000.00	0.00
		0				0.00
						0.00
						0.00
						0.00
						0.00
						0.00
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SUBTOTAL	0.00
ADD 10%	0.00
TOTAL	0.00

CITY OF SANTA PAULA

DEPARTMENT OF PUBLIC WORKS

ESTIMATE OF COST

OFFSITE (PUBLIC IMPROVEMENTS)

Project No: LIM01.4521-PARCEL 6065 PUBLIC

	Item	Quantity	Unit	Thick. (in)	Unit Cost ($)	Item Cost
	Sewer Improvements					
1	AC Pacement, Remove & Repl For Trenching	200	SF	NA	22.00	4,400.00
2	Backflow Prevention Device	0	EA	NA	318.00	0.00
3	Cleanout	0	EA	NA	72.00	0.00
4	Interceptor (Grease, Oil, Sand)	0	EA	NA	4,026.00	0.00
	Manhole, 5' Dia., Precast, w/ T-Lock Coating:					
5	6' Deep	0	EA	NA	10,594.00	0.00
6	8' Deep		EA	NA	11,654.00	0.00
7	10' Deep	14	EA	NA	12,713.00	177,982.00
8	PVC, SDR 35, 6"		LF	NA	25.00	0.00
9	PVC, SDR 35, 8"	3019.61	LF	NA	36.00	108,705.96
10	PVC, SDR 35, 12"		LF	NA	48.00	0.00
11	Sewer Manhole Ring & Cover (Cast Iron)		EA	NA	535.00	0.00
12	VCP, 6"		LF	NA	16.00	0.00
13	VCP, 8"		LF	NA	17.00	0.00
14	Sewer Lateral Complete	121	EA	NA	1,100.00	133,100.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
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SUBTOTAL	424,187.96
ADD 10%	42,418.80
TOTAL	466,606.76

CITY OF SANTA PAULA

DEPARTMENT OF PUBLIC WORKS

ESTIMATE OF COST

OFFSITE (PUBLIC IMPROVEMENTS) Project No: LIM01.4521-PARCEL 6065 PUBLIC

	Item	Quantity	Unit	Thick. (in)	Unit Cost ($)	Item Cost
	Monumentation					
1	County Standard (Well) Monument	0	EA	NA	2,050.00	0.00
2	Tract Boundary Monument	0	EA	NA	775.00	0.00
3	Lot Corner Monument	0	EA	NA	525.00	0.00
4	Street Centerline Monument w/ Ties	0	EA	NA	1,025.00	0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
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						0.00
						0.00

SUBTOTAL	0.00
ADD 10%	0.00
TOTAL	0.00

CITY OF SANTA PAULA

DEPARTMENT OF PUBLIC WORKS

ESTIMATE OF COST

OFFSITE (PUBLIC IMPROVEMENTS)

Project No: LIM01.4521-PARCEL 6065 PUBLIC

	Item	Quantity	Unit	Thick. (in)	Unit Cost ($)	Item Cost
	Reclaimed Water Improvements					
1	6" PVC C-900, CL 150	0	LF	NA	29.00	0.00
2	8" PVC C-900, CL 150	0	LF	NA	35.00	0.00
3	10" PVC C-900, CL 150	0	LF	NA	46.00	0.00
4	12" PVC C-900, CL 150	0	LF	NA	68.00	0.00
5	6" PVC C-900, CL 200	0	LF	NA	33.00	0.00
6	8" PVC C-900, CL 200	0	LF	NA	41.00	0.00
7	10" PVC C-900, CL 200	0	LF	NA	52.00	0.00
8	12" PVC C-900, CL 200	0	LF	NA	72.00	0.00
9	6" Tee, In Place	0	EA	NA	452.00	0.00
10	8" x 6" Tee, In Place	0	EA	NA	655.00	0.00
11	8" Tee, In Place	0	EA	NA	685.00	0.00
12	10" x 6" Tee or 10" x 8" Tee, In Place	0	EA	NA	950.00	0.00
13	10" Tee, In Place	0	EA	NA	1,015.00	0.00
14	12" Tee, In Place	0	EA	NA	1,210.00	0.00
15	8" Cross, In Place	0	EA	NA	1,000.00	0.00
16	10" Cross, In Place	0	EA	NA	1,300.00	0.00
17	12" Cross, In Place	0	EA	NA	1,500.00	0.00
18	8" x 6" Reducer, In Place	0	EA	NA	453.00	0.00
19	10" x 8" Reduced, In Place	0	EA	NA	640.00	0.00
20	12" x 8" or 12" x 10" Reducer, In Place	0	EA	NA	890.00	0.00
21	2" Blow-Off, In Place	0	EA	NA	1,800.00	0.00
22	6" Blow-Off, In Place	0	EA	NA	4,570.00	0.00
23	6" Elbow 90^0 or 45^0, In Place	0	EA	NA	465.00	0.00
24	8" Elbow 90^0 or 45^0, In Place	0	EA	NA	640.00	0.00
25	10" Elbow 90^0 or 45^0, In Place	0	EA	NA	780.00	0.00
26	12" Elbow 90^0 or 45^0, In Place	0	EA	NA	910.00	0.00
27	6" Valve, In Place	0	EA	NA	1,040.00	0.00
28	8" Valve, In Place	0	EA	NA	1,270.00	0.00
29	10" Valve, In Place	0	EA	NA	1,790.00	0.00
30	12" Valve, In Place	0	EA	NA	2,120.00	0.00
31	1" Air Release	0	EA	NA	2,500.00	0.00
32	2" Air Release	0	EA	NA	3,740.00	0.00
33	1" RP Backflow Device	0	EA	NA	725.00	0.00
34	1-1/2" RP Backflow Device	0	EA	NA	1,000.00	0.00
35	2" RP Backflow Device	0	EA	NA	1,300.00	0.00
36	6" RP Backflow Device	0	EA	NA	11,900.00	0.00
37	8" RP Backflow Device	0	EA	NA	16,600.00	0.00
38	Slope Erosion Control	0	LS	NA		0.00
		SUBTOTAL ($)				0.00

continued on Sheet 13

CITY OF SANTA PAULA

DEPARTMENT OF PUBLIC WORKS

OFFSITE (PUBLIC IMPROVEMENTS) ESTIMATE OF COST

Project No: LIM01.4521-PARCEL 6065 PUBLIC

	Item	Quantity	Unit	Thick. (in)	Unit Cost ($)	Item Cost
	Reclaimed Water Improvements Cont.					
38	16" Elbow 90^0 or 45^0, In Place	0	EA	NA	2,310.00	0.00
39	20" Elbow 90^0 or 45^0, In Place	0	EA	NA	3,220.00	0.00
40	16" Valve, In Place	0	EA	NA	4,480.00	0.00
41	20" Valve, In Place	0	EA	NA	6,420.00	0.00
42	12" Mortar Lined & Coated Steel Pipe, In Place	0	LF	NA	87.00	0.00
43	14" Mortar Lined & Coated Steel Pipe, In Place	0	LF	NA	87.00	0.00
44	16" Mortar Lined & Coated Steel Pipe, In Place	0	LF	NA	97.00	0.00
45	20" Mortar Lined & Coated Steel Pipe, In Place	0	LF	NA	145.00	0.00
46	Backflow Prevention Device - Fire Line	0	EA	NA	3,900.00	0.00
47	6" Double Detector Check	0	EA	NA	11,000.00	0.00
48	8" Double Detector Check	0	EA	NA	15,270.00	0.00
49	10" Double Detector Check	0	EA	NA	16,900.00	0.00
50	Slope Anchor Blocks	0	EA	NA	400.00	0.00
51	1" Service, Complete	0	EA	NA	1,000.00	0.00
52	2" Service, Complete	0	EA	NA	2,130.00	0.00
53	3" Service, Complete	0	EA	NA	5,300.00	0.00
54	Encasements	0	LF	NA	30.00	0.00
55	8" Tapping Sleeve	0	EA	NA	2,900.00	0.00
56	10" Tapping Sleeve	0	EA	NA	3,200.00	0.00
57	12" Tapping Sleeve	0	EA	NA	3,650.00	0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
						0.00
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						0.00
						0.00
						0.00
						0.00
						0.00
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						0.00

SUBTOTAL (SHEET 13)	0.00
TOTAL (SHEET 12 & 13)	0.00
ADD 10%	0.00
TOTAL	0.00

CITY OF SANTA PAULA

DEPARTMENT OF PUBLIC WORKS

ESTIMATE OF COST

OFFSITE (PUBLIC IMPROVEMENTS)

Project No: LIM01.4521-PARCEL 6065 PUBLIC

Item	Quantity	Unit	Thick. (in)	Unit Cost ($)	Item Cost
Misc. Water & Sewer Improvements					
					0.00
					0.00
					0.00
					0.00
					0.00
					0.00
					0.00
					0.00
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SUBTOTAL	0.00
ADD 10%	0.00
TOTAL	0.00

CITY OF SANTA PAULA
DEPARTMENT OF PUBLIC WORKS
ESTIMATE OF COST

OFFSITE (PUBLIC IMPROVEMENTS) Project No:_____

FEE ESTIMATES SHEET

Total City of Santa Paula Grading:	(See Sheet 1)	$	0.00
Total City of Santa Paula Public Imp. :	(See Sheet 1)	$	995,715.57
SWPCP Fee: Total Lot Acreage (See Sheet 10):	0	$	400
SWPPP Fee:		$	0
Improvement Plan Check Fee:		$	21,925.02
Grading Plan Check Fee:		$	1,000.00
General Plan Fee:		$	9,957.16
Soils & Geology Fee: ***(Consulting Costs May Be Added to this Fee)*		$	500.00
Grading Permit Fee:		$	750.00

Total City of Santa Paula Submittal Fees $ **34,532.18**

Improvement Inspection Fee:		$	22,800.02
Grading Inspection Fee:		$	1,000.00

Total City of Santa Paula Inspection Fees $ **23,800.02**

ATTACHMENT D
VTTM 6074 CONDITIONS OF APPROVAL

RESOLUTION NO. 7431

A RESOLUTION OF CITY COUNCIL APPROVING CORRECTIONS TO THE CONDITIONS OF APPROVAL FOR VESTING TENTATIVE TRACT MAP (VTTM) NO. 6074 CREATING A 4-LOT SUBDIVISION FOR THE DEVELOPMENT OF 121 RESIDENTIAL CONDOMINIUM UNITS AND 6 LETTERED LOTS FOR PRIVATE STREETS LOCATED WITHIN THE CIVIC DISTRICT OF THE EAST AREA 1 SPECIFIC PLAN AREA.

PROJECT NO. (22-TM-01)

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 "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 (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 EA1 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 a 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. In May 2021, the Planning Commission recommended City Council approve Addendum No. 2 to the EA1 FEIR to approve an amendment to the East Area 1 Specific Plan (Project. No. 21-SPA-01), expanding the range of residential uses allowed within the Civic District which the City Council approved.

M. In June 2021, City staff approved Parcel Map No. 6065 to subdivide a would-be 10.8-acre site of a future elementary school ("Former School Site") into 4 lots for future development of residential units.

N. In August 2021, City staff approved a Design Review packet (21-DR-05) for the future construction of 121 detached condominium units on the Former School Site.

O. In July 2022, Limoneira Lewis Community Builders, LLC ("Applicant") filed an application (Project No. 22-TM-01) with the City for Vesting Tentative Tract Map No. 6074 (VTTM No. 6074). The site of VTTM No. 6074 is a former school site and is located in the Civic District within the East Area 1 plan area. The Map would create 121 detached condominium units and 6 lettered lots for private streets.

P. The application for VTTM No. 6074 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").

Q. In addition, the City reviewed proposed VTTM No. 6074'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").

R. On August 23, 2021, the Planning Commission held a public hearing regarding proposed VTTM No. 6074 and approved Resolution No. 3839 recommending that the City Council approve the map.

S. On September 21, 2022, the City Council held a public hearing regarding proposed VTTM No. 6074, at which time Resolution No. 3839 and its findings were adopted.

T. On December 21, 2022, VTTM No. 6074 returned to the City Council and a public hearing was held to consider two corrections to Condition of Approval Nos. 40 and 47 as set forth herein. Notice of the public hearing was given in accordance with SPMC § 16.104.010.

U. This Resolution No. 7431, including the corrected Conditions of Approval, 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 1: *Vesting Tentative Tract Map Required Findings.* Pursuant to Government Code § 66474 and SPMC § 16.80.220(D), the City Council makes the following findings to approve changes to previously-approved VTTM No. 6074, subject to the corrected 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 Civic District in the EA1SP Regulating Plan. The Civic District zone applies to areas intended for residential uses, community parks, neighborhood parks and squares. The 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 Civic District in the EA1SP Regulating Plan. The Civic District zone applies to areas intended for a range of residential uses, community parks, neighborhood parks and squares. The 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 proposed subdivision is consistent with the provision of the Development Code, as the site is physically suitable for the type of development. The site of the proposed

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 proposed subdivision is consistent with the provision of the Development Code, as the site is physically suitable for the proposed density of development.* The site will have a residential area of 10.88 total acres with 121 condominium units at a density of 11.12 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 site will be buffered by other residential areas, the existing recreation center, and a future community park and are thus unlikely to cause substantial environmental damage or substantial and unavoidable 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.

I. 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.

J. The subdivision is a necessary prerequisite to the orderly development of the surrounding area for the reasons described above.

SECTION 3: *Required Findings for Changes to Conditions of Approval.* The City Council finds that the changes to the previously approved Condition No. 47 are warranted because a material mistake of fact was made in the deliberations leading to the original approval. Original Condition No. 47 required the Applicant to construct the Zone 330 water tank, or an approved alternative, and dedicate it to the City. However, the water tank is not meant to serve proposed VTTM No. 6074. Additionally, though no finding is required to correct a non-substantive scrivener's error, City Council approves the addition of the word "provide" before "a portable water infrastructure" to Condition No. 40. The word was mistakenly omitted.

SECTION 4: *Environmental Assessment*: The Planning Commission makes the following environmental findings:

A. The City certified EA1 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 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 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. All prior CEQA documents shall collectively comprise and be referred to herein as the "EA1 FEIR".

E. 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).

F. The EA1 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. 22-TM-01 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. Approving the VTTM would not increase the total approved units in the project (1500) and the map does not add improvements that were not already considered in the previous environmental document (East Area 1 Final EIR).

SECTION 5: *City Council Approval.* Based on the foregoing findings, City Council re-approves Vesting Tentative Tract Map No. 6074 for the East Area 1 Specific Plan subject to the corrected Conditions of Approval set forth in Exhibit "A," which are incorporated into this Resolution by reference. Corrections to the Conditions of Approval consist of:

- The addition of the word "provide" before "a portable water infrastructure" to previously-approved Condition No. 40; and
- Deletion of previously-approved Condition No. 47.

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 21th day of December 2022.

Andy Sobel, Mayor

ATTEST:

Julie Latshaw, City Clerk

APPROVED AS TO FORM:

Monica Castillo, Interim City Attorney

CITY OF SANTA PAULA INCORPORATED APRIL 22 1902

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. 7431 was dully passed and adopted by the City Council of the City of Santa Paula at the regular meeting thereof, held on the 21st day of December, 2022, and was signed by the Mayor of said City, and that the same was passed and adopted by the following vote:

AYES: JUAREZ, SOBEL, CROSSWHITE, CORNEJO

NOES: NONE

ABSENT: NONE

ABSTAIN: CHAVEZ

JULIE LATSHAW, City Clerk



Exhibit A

CONDITIONS OF APPROVAL
22-TM-01 VTTM No. 6074 for 121 condominium units
(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. 22-TM-01 for East Area 1 Vesting Tentative Tract Map No. 6074 "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. 22-TM-01 for East Area 1, Vesting Tentative Tract Map No. 6074 – Civic District. 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. 22-TM-01 East Area 1 Vesting Tentative Tract Map No. 6074, 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 (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, "22-TM-01" for East Area 1, Vesting Tentative Tract Map No. 6074, in the title blocks of the plans.

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 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.

14. 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
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 Final Map 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:

20. The presence of an active community park/detention basins that will include sports field lighting for evening use;

21. Continued agricultural uses on the 55 acres on the northern edge of the Specific Plan area.

Cultural Resources

22. 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

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

PUBLIC WORKS DEPARTMENT

Grading and Drainage

24. 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.

25. 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.

26. 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.

27. 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.

28. 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.

29. 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.

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

31. 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

32. 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.

33. 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).

34. 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.

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

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

Stormwater Quality

37. 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.

38. 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. CAS004004 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.

39. 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

40. Before the City issues a grading permit, the Applicant must provide 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.

41. 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.

42. 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 plan is 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.

43. 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.

44. 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.

45. 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.

46. 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.

Circulation and Traffic

47. 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.

48. 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.

49. 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.

50. Before City approves the grading plan, traffic calming devices must be approved by the Fire Chief and Public Works Director or designee.

51. 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.

52. 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.

53. 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.

54. 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.

55. 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.

56. 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.

57. 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.

58. 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

59. **Construction Access -** 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.

60. **Construction Access Utilities -** 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.

61. **Vertical Clearance -** All access roads / driveways shall have a minimum vertical clearance of 13 feet 6 inches (13' 6"). Clear of building to sky.

62. **Fire Lanes -** 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.

63. **Address Numbers (Single-Family Homes) -** 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.

64. 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.

65. All structures shall be provided with an automatic fire sprinkler system in accordance with current VCFPD Ordinance at time of building permit application.

66. 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.

67. Applicant shall obtain VCFD Form #610B "Requirements for Construction" prior to obtaining a building permit for any new structures or additions to existing structures.

68. **Site Access -** Two (2) means of ingress/egress shall be provided to the development in accordance with Fire District access standards.

69. **Access Road Width, Private Roads/Driveways -** Private roads shall comply with Public Road Standards.

    a) Access road width of 36 feet shall be provided for residential use with parallel parking permitted on both sides.

    b) Access road width of 32 feet shall be provided for residential use with parallel parking permitted on one side.

    c) Access road width of 24 feet shall be required with no on-street parking permitted.

    d) Where one-way traffic and off-street parking occurs, a 20-foot driveway width shall be provided. (Note: limited use only and not for high hazard occupancies: H, R-1 over 2 stories, R-2) (Review with FPD)

e) Aerial Ladder Fire Apparatus Access, Multi-Family, Commercial or Industrial Buildings or portions of buildings or facilities with perimeter eave lines exceeding 30 feet in height above the lowest level of fire department access shall require an approved aerial ladder fire apparatus access roads and driveways. Aerial fire apparatus access roads and driveways shall have a minimum clear width of 30 feet. Overhead utility and power lines shall not be located within the aerial ladder fire apparatus access roads and driveways. At least one of the required access routes meeting this condition shall be located a minimum of 15 feet and a maximum of 30 feet parallel to one side of the buildings, as approved by the Fire District. Buildings exceeding 50,000 SQFT shall have the required access route along a minimum of two sides. Parking shall be prohibited along the required width of the access roads and driveways. Landscaping and other improvements between the required access and the buildings shall not interfere with aerial ladder fire apparatus operations, as approved by the Fire District.

70. **Fire Hydrant Plan** - 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.

71. **Fire Hydrant(s) Required** - 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.

72. **Fire Hydrant Installation** - 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.

73. **Hydrant Location Markers** - 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 in completed.

74. **Fire-Flow Verification** - Applicant shall verify that the water purveyor can provide the required fire-flow requirements by having them fill out VCFD Form #625, Fire-Flow Verification.

75. **Turning Radius** - The access road shall be of sufficient width to allow for a 40 foot centerline turning radius at all turns in the road.

76. **Turnarounds** - Approved turnaround areas for fire apparatus shall be provided when dead-end Fire Department access roads / driveways exceed 150 feet. Turnaround areas shall not exceed a 5% cross slope in any direction and shall be located within 150 feet of the end of the access road / driveway. Turnaround areas shall not be used for parking

and shall be kept free of obstructions at all times. Turnaround areas shall be posted as Fire Lanes in accordance with Fire District Fire Lane Standards.

77. **Access Road Certification** - That the access road(s)/driveway(s) shall be certified by a registered civil engineer as having an all-weather surface in conformance with Public Works and / or Fire District standards. This certification shall be submitted to the Fire District for review and approval prior to occupancy.

78. **Access Road Gates** - Any gates to control vehicle access are to be located to allow a vehicle waiting for entrance to be completely off the intersecting roadway. A minimum clear open width of 15 feet in each direction shall be provided for separate entry / exit gates and a minimum 20 for combined entry / exit gates. If gates are to be locked, a Knox system shall be installed. The method of gate control, including operation during power failure (battery back-up), shall be subject to review by the Fire Prevention Division. Gate plan details shall be submitted to the Fire District for approval prior to installation. A final acceptance inspection by the Fire District is required prior to placing any gate into service.

79. **Road / Street Name Required** - Public and private roads shall be named if serving more than four (4) parcels or as required by the Fire department.

80. **Street Names** - Prior to recordation of street names, proposed names shall be submitted to the Fire District's Fire Prevention Bureau for review and approval.

81. **Address Numbers (Commercial, Industrial, Multi-family buildings)** - Building address numbers, a minimum of ten inches (10") 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 from the street, larger numbers will be required so that they are distinguishable from the street. In the event a structure(s) is not visible from the street, the address number(s) shall be posted adjacent to the driveway entrance on an elevated post. Individual unit numbers shall be a minimum of 4 inches in height and shall be posted at the front and rear entrance to each unit. Additional address directional signs may be required at common building entrances and stairways.

82. **Water System Plans** - Plans for water systems supplying fire hydrants and / or fire sprinkler systems and not located within a water purveyor's easement, shall be submitted to the Fire District for review and approval prior to issuance of grading and/or building permits or signing of Mylar plans, whichever is first. Plans shall reflect only dedicated private fire service lines and associated appurtenances. Plans shall be construction drawings in accordance with the Ventura County Fire Code and applicable NFPA Standards and shall terminate above grade. Plan shall be design and submitted with the appropriate fees in accordance with VCFPD Standard 14.7.2.

83. **Fire Sprinklers** - All structures shall be provided with an automatic fire sprinkler system in accordance with current VCFPD Ordinance at time of building permit application.

84. **Fire Protection System Plans** - 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.

85. **Fire Department Clearance -** Applicant shall obtain VCFD Form #610 "Requirements for Construction" prior to obtaining a building permit for any new structures or additions to existing structures.

86. **Phasing Plan -** Applicant shall submit a phasing plan to the Fire Department for review and approval prior to construction.

By signing this document, Applicant certifies that they have read, understood, and agree to the Project Conditions listed in this document.



03/08/2023

Limoneira Lewis Community Builders, LLC
Its Authorized Agent

Date

CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: James Mason, Community & Economic Development Director

Subject: RESOLUTION NO. 7431 APPROVING AMENDMENTS TO THE CONDITIONS OF APPROVAL FOR PROJECT 22-TM-01, VESTING TENTATIVE TRACT MAP NO. 6074

Date: December 21, 2022

Agenda Item: 11.B

RECOMMENDATION:

Staff recommends that the City Council adopt Resolution No. 7431 approving amendments to the Conditions of Approval for Project 22-TM-01, Vesting Tentative Tract Map No. 6074.

BACKGROUND:

On August 23, 2022, the Planning Commission approved Resolution No. 3839 recommending that the City Council review and approve the proposed project as presented this evening. The applicant, Limoneira Lewis Community Builders LLC, is now requesting a review of their Vesting Tentative Tract Map (VTTM) No. 6074 on the former school site. The tract map would accommodate their proposal to build 121 detached residential condominium units on the 4 parcels originally created by Parcel Map (PM) No. 6065.

On September 21, 2022 the City Council approved Resolution No. 7423 to approve Project No. 22-TM-01, with condition amendments, for VTTM No. 6074—a subdivision of 4 existing lots that would allow for the development of 121 residential condominium units and 6 lettered lots for private streets and landscaping, and approve the street names, subject to the conditions of approval. At that time there were two edits that were not included in the final Conditions of Approval. As a result, staff returned to the Planning Commission in a public hearing to revise the conditions and make necessary corrections.

The recommended changes are as follows:

Insert the word "provide" in Condition No. 40.

40. Before the City issues a grading permit, the Applicant must **provide** a potable water infrastructure report and water improvement plans for review and approval by the Public 1 Works Director, or designee. report and plans shall be in accordance with the approved Master Water Plan and the Development Agreement; and

Remove Condition No. 47.

47. Prior to the issuance of the certificate of occupancy for the first residential dwelling unit in the project, if applicable, the Zone 330 water tank or approved alternative shall be constructed and dedicated to the City.

Condition of approval No. 47 was incorrectly included as a condition. The 330 water tank does not supply water to this area of the development and as a result this condition is not applicable.

On December 6th, 2022, the Planning Commission approved Resolution 3843 recommending that the City Council approve the proposed amendments to the project conditions as described therein and in this report.

ANALYSIS:

ENVIRONMENTAL REVIEW:

Pursuant to Section 15162 of the California Environmental Quality Act, approval of Project No. 22-TM-01 does not require a subsequent or supplemental Environmental Impact Report (EIR) because the requested amendments to the Conditions of Approval do not substantively change Tentative Tract Map No. 6074 for condominium purposes and 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.

STRATEGIC PLAN:

None.

FISCAL IMPACTS:

None.

OPTIONS:

As an alternative to staff's recommendation, the City Council may:

1. Reject staff's recommendation to amend the Conditions of Approval. However, doing so will create inconsistencies in the development requirements and delay the project.

ATTACHMENTS:

A - Resolution and COAs East Area 1 TTM 6074. Amended 12-21-22-40899157-v2-c1.docx

ATTACHMENT A

RESOLUTION NO. 7431 AND EXHIBIT A: REVISED CONDITIONS OF APPROVAL FOR PROJECT 22-TM-01

CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: Jonathan Royas, Management Analyst

Subject: CITY OF SANTA PAULA LEGISLATIVE PLATFORM FOR 2023

Date: April 5, 2023

Agenda Item: 10.C

RECOMMENDATION:

Staff recommends City Council:

1. Adopt Resolution No. 7450 updating the City Legislative Platform for 2023.

BACKGROUND:

On April 7, 2021, City Council adopted Resolution No. 7330, establishing, for the first time, a City of Santa Paula Legislative Platform.

A legislative platform is a summary of locally approved policy statements that provide a framework for a city's response to local, state, and federal legislation. As a smaller city, we recognize the need for active legislative engagement to protect and enhance the interests of the City's residents and businesses. Accordingly, City officials and staff strive to maintain close relationships with Santa Paula's local, state, and federal representatives to advocate, influence, and monitor pertinent legislation.

The purpose of a legislative platform is to clearly outline the City's position on priority issues and matters that impact the City's ability to operate effectively, while allowing for the consideration of additional policy issues that arise during the legislative session. Maintaining a Legislative Platform allows elected officials and staff to act quickly in communicating with legislators and other government officials to ensure the City's interests are protected and advanced.

While the City had not traditionally maintained an adopted legislative platform in the past, Council, as noted above, agreed to the importance and value of having a legislative platform and in April 2021 adopted the 2021 Legislative Platform.

On March 15, 2023, staff brought before Council an updated draft of the 2021 Legislative Platform. At that time, Council provided feedback and minor edits to staff on proposed revisions to the current legislative platform.

ANALYSIS:

Below, staff is providing a synopsis of all requested changes from the March 15, 2023 meeting in an effort to provide Council with a finalized and completed Legislative Platform for adoption.

Revisions Completed

Resolution No. 7450

Council requested Resolution No. 7450 be modified to remove language related to the League of California Cities. As a result, the following revisions have been made and are reflected in the resolution before Council this evening:

- Removed: *"WHEREAS, the League of California Cities conducts a legislative analysis and advocacy program on behalf of cities for State issues and major Federal issues; and"*

- Original text: *Section 1. The City Council hereby adopts the Legislative Platform attached as "Exhibit A" to supersede the 2021 Legislative Platform and authorizes the Mayor and designated staff to take positions on legislation generally consistent with the 2023 Legislative Platform and such other resolutions and recommendations of the* ***League of California Cities*** *as may be from time to time presented to the City Council.*

- Final text: *Section 1. The City Council hereby adopts the Legislative Platform attached as "Exhibit A" to supersede the 2021 Legislative Platform and authorizes the Mayor and designated staff to take positions on legislation generally consistent with the Legislative Platform and such other resolutions and recommendations as may be from time to time presented to the City Council.*

Additionally, based on Council's feedback, the following updates have been finalized in Attachment A to Resolution No. 7450:

- Section 1. Revenue and Taxation A. Local Government Finance #13
    - Council requested staff revisit this item to ensure proper context and language is used.
    - Original text: Support legislation for greater flexibility for the City to invest into reserves and surplus funds.
    - Final text: Support legislation which allows the City greater flexibility to achieve higher reserve yields while still being mindful of risk.

- Section 3. Homelessness, Housing, Community, and Economic Development C. Land Use Planning #3
    - Council requested staff to modify the language.
    - Original text: Oppose legislation that diminishes the City's discretionary ability to approve land use patterns and entitlement applications or restrict city permitting and land use planning authority including land use processes, decisions, and fees.
    - Final text: Oppose legislation that limits the City's discretionary ability to approve land use patterns and entitlement applications or restrict city permitting and land use planning authority including land use processes, decisions, and fees.

- Section 3. Homelessness, Housing, Community, and Economic Development C. Land Use Planning #7 (New Policy Statement)

    - Council requested staff add the following policy statement:
    - Final text: Support CEQA reforms that work to limit project delays and costs, while supporting CEQA goals and environmental protections.

- Section 4. Transportation, Communication, and Public Works B. Water and Biological Resources #7
    - Council requested staff to elaborate on this policy statement.
    - Original text: Oppose legislation or policies that are overly prescriptive or inflexible with respect to implementation strategies.
    - Final text: Oppose legislation or policies that are overly prescriptive or inflexible with respect to implementation strategies for water resources.

- Section 4. Transportation, Communication, and Public Works C. Telecommunications and Utilities #10
    - Council requested staff to include language "eliminating the digital divide."
    - Original text: Support legislation that increases broadband funding and support.
    - Final text: Support legislation that increases broadband funding support and coordination to eliminate the digital divide.

Legislative Platform Procedures

Approval of a legislative platform streamlines the City's process and allows the City Manager and staff to effectively respond and take immediate action on pressing legislation under City Council direction.

Our current practice grants City staff the authority to prepare position letters for the Mayor's signature. When a letter is prepared and signed by the Mayor, a copy is delivered to all Councilmembers. Items not addressed in the Legislative Platform will require further Council direction. Should a Council Member wish to send a position letter signed by all five Council Members, staff will review whether the request falls within the scope of the current platform to see if Council can take a position either way. Again, should the request not be addressed in the Legislative Platform, further Council direction would be required.

It should be noted the positions established within the platform do not preclude City Council consideration of additional legislative matters arising throughout the year that may be brought forward for City Council action.

Future Updates

It is important to note that this is a fluid and iterative process, one that will be regularly revisited from time to time. The public policy topics may be added to or reduced as the City's needs change in line with a variety of factors. It is not uncommon for policy position statements to change each year depending on the topics of focus within the Legislature.

Staff is requesting Council adopt Resolution No. 7450 updating the 2021 Legislative Platform and approving the 2023 Legislative Platform (Attachment A). The 2023 Legislative Platform is attached to the Resolution as Exhibit A.

STRATEGIC PLAN:

This item is not a specific goal or objective in City Council's two-year Strategic Plan, however, many of the platform's policy statements support the goals and objectives of the Strategic Plan.

FISCAL IMPACTS:

There are no direct costs associated with adoption of the updated Legislative Platform.

OPTIONS:

As alternative to staff's recommendation, City Council has the following options available:

1. Direct staff to make additional revisions to the updated Legislative Platform and return with a final version and adopting Resolution;

2. Conduct additional Study Sessions to further discuss public policy areas and/or associated platform statements; or

3. Reject an update to the 2021 Legislative Platform altogether.

ATTACHMENTS:

Attachment A - Resolution No. 7450.docx
Legislative Platform 2023

RESOLUTION NO. 7450

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA PAULA, CALIFORNIA, UPDATING THE CITY LEGISLATIVE PLATFORM FOR 2023

WHEREAS, on April 7, 2021, City Council adopted a legislative platform (the "2021 Legislative Platform"), which from time to time, requires policy updates; and

WHEREAS, the City Council desires to update the 2021 Legislative Platform; and

WHEREAS, a major objective of the City Council is to continue to utilize a legislative platform which strengthens local government, promotes City goals and defends the City against legislative actions by County, State and Federal governments that would weaken local government and/or take away traditional revenue sources; and

WHEREAS, it is vital to the fiscal health and the self-determination of the City to effectively communicate with State Legislators and Federal representatives in order to favorably influence State and Federal legislation, regulations and grant requests; and

WHEREAS, the City desires to be proactive and involved in the governmental decision-making processes directly affecting the City legislative priorities identified in the updates to the 2021 Legislative Platform attached as "Exhibit A" (hereafter the "Legislative Platform") and other selected issues as may from time to time be recommended by the League of California Cities; and

WHEREAS, a key component of the City's Legislative Platform is face-to face meetings between City representatives and elected officials at the Federal, State, and County levels, and coordination with similar efforts made by other local government entities.

NOW, THEREFORE, the City Council of the City of Santa Paula does hereby resolve as follows:

SECTION 1. The City Council hereby adopts the Legislative Platform attached as "Exhibit A" to supersede the 2021 Legislative Platform and authorizes the Mayor and designated staff to take positions on legislation generally consistent with the Legislative Platform and such other resolutions and recommendations as may be from time to time presented to the City Council.

SECTION 2. The City Clerk will certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

SECTION 3. This Resolution will become effective upon adoption.

PASSED AND ADOPTED THIS 5th day of April, 2023.

_____
Andy Sobel
Mayor

ATTEST:

_____
Julie Latshaw
City Clerk

APPROVED AS TO FORM:

_____
Monica Castillo
Interim City Attorney



City of Santa Paula

Legislative Platform



City of Santa Paula

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About Us

The City of Santa Paula, California is located 65 miles northwest of Los Angeles and 14 miles east of Ventura and the coastline of the Pacific Ocean. Santa Paula is the geographical center of Ventura County, situated in the rich agricultural Santa Clara River Valley. The City is surrounded by rolling hills and rugged mountain peaks in addition to orange, lemon and avocado groves. In fact, Santa Paula is referred to as the "Citrus Capital of the World."

The City of Santa Paula was incorporated on April 22, 1902 and is a major distribution point for citrus fruits in the United States and is also noted for avocado producing and processing. The community has a quaint, small town image, ideal climate and reasonably priced housing. Santa Paula maintains its own identity and is in close proximity to the many tourist, recreational, and cultural activities that abound in Southern California.

Santa Paula covers an area of 4.6 square miles and has a population (as of the 2020 Census) of 29,321 residents with the population being 82% Latino/Hispanic with a median age of 31 years.



City Council

ANDY SOBEL	Mayor
LESLIE CORNEJO	Vice-Mayor
PEDRO CHAVEZ	Councilmember
JENNY CROSSWHITE	Councilmember
CARLOS JUAREZ	Councilmember

City of Santa Paula

Introduction & Purpose

The purpose of the City of Santa Paula's Legislative Platform is to promote the adoption of state and federal legislation that will establish sound public policy for responsible local governance; protect and enhance public health, safety and welfare; and aid the City's delivery of high-quality services to its residents.

The Legislative Platform articulates the City's positions on issues that are currently, or are anticipated to be, the focus of future legislation by the county, state or federal governments. The overarching position is to challenge county, state, or federal legislation or policies that are overly prescriptive or inflexible with respect to costs, implementation strategies and retaining reasonable local control, or conversely to support legislation that supports the City's autonomy or works to improve quality of life.





Scope

The positions contained in the Platform supplement the broad range of goals, policies and programs reflected in the Santa Paula Strategic Plan, the General Plan, the Municipal Code and other adopted documents. Therefore, advocacy efforts may be based on references articulated in these policy documents as they provide current direction for the City organization.

City departments are authorized to review proposed legislation to determine how it relates to the City's Legislative Platform and to recommend that the Mayor take a position on legislation that the department determines to be "high priority" and write letters, contact legislators, and otherwise communicate the position of the City as appropriate. The Mayor, or his/her designee, after conferring with City staff, may make contact with legislators to advocate for or against legislation consistent with the Legislative Platform.

Before taking a position on any legislation, City staff and elected officials will conduct the necessary due diligence in respect to any communication or correspondence to ensure the City, nor its residents, are drawn into any controversial or overtly political positions which could lead to distraction or setbacks of productive governance. Where there is doubt, staff will consult with the Mayor as to whether the item warrants full Council consideration.

Section I. Revenue & Taxation

A. Local Government Finance

1. Support legislation that provides tax reform to mitigate negative fiscal impacts to local governments from past and present tax revenue shifts away from local governments.

2. Support legislation that grants full cost reimbursement to local agencies by the state and federal government for all mandated programs.

3. Support legislation that ensures the retention of existing local revenue sources, including the City's share of property taxes, sales and use taxes, transient occupancy taxes, vehicle license fees, development fees, etc.

4. Support legislation that authorizes a simple majority of the voters in a city to establish local priorities such as the right to increase taxes or issue general obligation bonds.

5. Oppose legislation that further limits cities' ability to administer their own revenues. For example, "maintenance of effort" requirements which create financial limitations on cities.

6. Oppose legislation that delays the payment of revenues due the City.

7. Support legislation that will enhance revenue for cities.

8. Support legislation that bolsters local authority to enforce local ordinances and tools to collect revenue associated with short-term vacation rentals.

9. Oppose legislation that undermines the City's ability to manage financial resources and limits decisions regarding the long-term interests of local residents.

10. Support legislation which streamlines the creation and expands the applicability of Infrastructure Finance Districts as well as Enhanced Infrastructure Finance Districts.

11. Oppose legislation that threatens tax exemption for municipal bonds, including reinstating authority to issue tax-exempt advance refunding bonds.

12. Oppose legislation efforts which makes it harder and more expensive for the City to impose or adjust various fees.

13. Support legislation which allows the City greater flexibility to achieve higher reserve yields while still being mindful of risk.



B. Property Tax Appeals Process

1. Support legislation that changes the property tax appeals procedures providing each public agency receiving property tax with the legal standing to appear and be heard at any property tax appeal affecting property tax revenue received by such agency.

2. Support legislation that would require the California Department of Tax and Fee Administration to inform local jurisdictions in a timely manner of Sales Tax disputes prior to the issuance of adjustments to the local jurisdictions Sales Tax payment.

City of Santa Paula

Section 2. Governance, Transparency and Labor Relations

A. Employee and Labor Relations

1. Support legislation that increases the transparency of all public employee compensation and benefits.

2. Support legislation that grants public pension and other post-retirement benefit reform that is fiscally responsible, sustainable, affordable, and equitable for employees and taxpayers in the long term.

3. Support legislation that streamlines the Workers' Compensation system and makes it easier for employers, employees, and health care providers to navigate.

4. Support legislation and policies that control escalating workers' compensation costs to public agencies and taxpayers.

5. Oppose legislation that limits a public sector employer's ability to conduct job related pre-employment inquiries and background checks in order to prevent physical, financial, economic and personal threats to employees and general public.

6. Support legislation that enhances tax-advantaged health saving accounts (HSAs) for employees.

7. Support legislation that enhances participation and promotes increased retirement savings in various types of deferred compensation plan.

B. Tort Reform

1. Support legislation to limit local government liability.

2. Oppose legislation that limits power of local government to negotiate indemnification protections in public contracts.

3. Support legislation to reform California's tort system to curtail unreasonable liability exposure for public agencies and restore the ability of public agencies to obtain affordable insurance.





C. Elections

1. Support legislation to reduce unnecessary and costly procedures for conducting municipal elections.

2. Support legislation that encourages and expands civic engagement and voter participation in elections.

D. Public Records Act

1. Support legislation to improve data management systems and allow public agencies greater access to data.

E. Political Reform Act/Ethics/Conflict of Interest Laws

1. Support legislation and regulations that establish sound practices and principles related to political campaigns. Regulations that would restrict or preempt local authority are opposed.

2. Support legislation designed to improve and streamline the Political Reform Act and its implementation through regulations.

3. Support legislation that increases the transparency of all public official compensation and benefits.

4. Support legislation to revise laws governing local agency transparency and ethics when it addresses material and documented inadequacies and has a reasonable relationship to resolving those problems, is internally consistent, avoids redundancy, and accommodates the practical challenges of implementation.

F. Brown Act/Public Notice

1. Support legislation modernizing the methods by which a local agency may comply with public noticing, advertisement, and posting requirements related to agendas, hearings, resolutions, ordinances and other government matters.

2. Support legislation allowing greater discretion for video-conferencing and distance attendance for noticed meetings.

Section 3. Homelessness, Housing, Community & Economic Development

A. Homelessness

1. Support legislation and local, state, and federal programs that employs evidence-based best practice strategies to reduce the number of people experiencing homelessness by preventing homelessness for those at-risk; providing emergency and transitional housing; expanding permanent affordable housing; and promoting self- empowerment through counseling, job training, and other supportive services.

2. Support legislation and local, state, and federal programs that reduce the number of people experiencing homelessness by promoting mental health and substance abuse services; providing emergency and transitional housing; expanding permanent affordable/supportive housing; and promoting self- empowerment through counseling, job training, and other supportive services for those who suffer from mental health issues and/or substance abuse.

B. Housing

1. Support legislation that increases financial assistance to local governments, nonprofit housing organizations, and public/private partnerships to provide affordable, transitional, supported, and emergency housing.

2. Support legislation that increases the City's ability to effectively compete for state and federal housing funding.

3. Support legislation and grants that promote development and enhancement of safe, affordable, sustainable, and accessible housing within the City.

4. Support legislation that provides the City with options in meeting its housing needs; or that would simplify the Housing Element review process while still recognizing the important role that California Department of Housing and Community Development plays; and still ensuring City housing needs are being met.

5. Oppose legislation that cuts funding for affordable housing and services to vulnerable populations through programs such as HOME Investment Partnerships Program (HOME) and Community Development Block Grants (CDBG).



C. Land Use Planning

1. Support legislation that promotes environmentally sustainable land use patterns, maintains safe residential neighborhoods, bolsters economic prosperity, preserves open space, and enhances the overall quality of life in the City of Santa Paula.

2. Support legislation that is consistent with the principle of local control and the local exercise of police powers over local land use.

3. Oppose legislation that limits the City's discretionary ability to approve land use patterns and entitlement applications or restrict city permitting and land use planning authority including land use processes, decisions, and fees.

4. Oppose project entitlements in areas outside the City limits, but within the City's General Plan proposed sphere of influence that do not conform to current City standards.

5. Support legislation that retains the discretion of cities to prohibit or limit their own use of power of eminent domain to acquire property.

6. Support legislation that streamlines the California Environmental Quality Act (CEQA), while supporting its goals.

7. Support CEQA reforms that work to limit project delays and costs, while supporting CEQA goals and environmental protections.

D. Regional Governance/Growth Management

1. Support legislation funding county, state and local investment in the physical infrastructure of California, including but not limited to, its roadways, bridges, railway systems, levees, dams, parks, libraries, public safety facilities, jails, prisons, and systems for delivering and treating water, wastewater and storm water.

2. Support legislation to achieve fair and proportionate representation on countywide, statewide and regional boards.

3. Support legislation encouraging regional, sub-regional or countywide cooperation in planning urban development strategies in areas such as: transportation, air quality, affordable housing and conservation; especially those that provide funding for effective implementation of agreed upon goals.

4. Oppose legislation that mandates compliance of the City's local land use authority to regional, sub regional, or Countywide plans.

E. Local Agency Formation Commissions' ("LAFCO") Policies

1. Support legislation that clarifies and redefines the sphere of influence concept to provide better planning for growth, development and service delivery while preserving agricultural and open space resources, promoting smart growth, and coordinating local and regional planning.

2. Support legislation that enhances LAFCO's ability to mitigate fiscal impacts regarding "change of organization" proposals through tax sharing conditions.

3. Support legislation aimed at creating equity in determining annexation matters, including tax reform to mitigate negative fiscal impacts to local governments from past and present tax revenue shifts away from said local governments.

4. Support legislation that amends the state's Revenue and Taxation Code so that counties are no longer allowed to block annexations in exchange for unreasonable property tax-sharing agreements.

F. Economic Development

1. Support legislation that enhances or expands community and economic development tools and funding to address revitalization and redevelopment needs.

2. Support legislation that will provide tools and incentives to support job creation and retention and address the infrastructure and jobs/housing needs and long-term affordability within the City and State.

3. Support legislation that will help cities recover from economic downturns.



Section 4. Transportation, Communication & Public Works

A. Transportation

1. Support lowering the farebox recovery ratio (the fraction of operating expenses which are required to be met by fares paid by passengers) for public transportation. Oppose legislation that would give free rides to special interest groups without a farebox ratio offset or compensation recovery.

2. Support legislation to enhance the ability of local agencies to finance local transportation programs and facilities.

3. Support legislation that ensures the City of Santa Paula receives its fair share of transportation revenue.

4. Support legislation that provides increased state and federal funding for preservation and maintenance of local streets and roads and secures the maximum amount of state and federal funding for maintenance and construction of local streets, roads, infrastructure, transportation projects and major corridors.

5. Support legislation that reduces local reliance on local gas tax revenues for roads and streets improvements and considers new alternative funding solutions with longer- term sustainability.

6. Support legislation protecting dedicated transportation-related tax revenues and funding for transit operations and maintenance.

7. Support legislation that provides funding for development of an integrated, comprehensive, and efficient multi-modal transportation network; this includes inter- county and intra-county highways, pedestrian and bicycle, mass transit, commuter rail service, facilities and infrastructure within the region.

8. Support legislation that provides local agencies greater discretionary authority to expend available transportation funds.

9. Support legislation funding opportunities for transit and para-transit operations, including service for persons with disabilities as well as the senior citizen community.

10. Support legislation that encourages reform to expedite federal review and reduce delays in payment of local agencies and their contractors for transportation project development, right-of-way and construction activities.

11. Support legislation that increases administrative flexibility and streamlines reforms that assist cities with operating and maintaining the existing transportation network; this includes lobbying for consistency between the National Environmental Protection Act ("NEPA") and the California Environmental Quality Act ("CEQA") to alleviate redundant environmental review of transportation projects which will promote expedited project delivery.

12. Support legislation that ensures transportation infrastructure funding and does not jeopardize critical projects with each reauthorization.

13. Support legislation that allows for discretion on the part of traffic engineering professionals in setting appropriate speed limits rather than having to only rely on prevailing speeds.

B. Water and Biological Resources

1. Support legislation to diversify the City's water supply resources and improve water quality in the region.

2. Support legislation that would increase funding for infrastructure to distribute reclaimed water. Support legislation that calls for the reasonable conservation of water resources.

3. Support legislation that provides user friendly federal and state rebate programs, tax credits, and other financial incentives that encourage property owners to invest in water efficient systems and landscaping.

4. Support legislation that would increase funding and flexibility for trash reduction strategies in creeks and watersheds.

5. Support legislation, funding, research, and implementation strategies based on scientific data and human/ecological risk assessment for addressing urban water and storm water runoff.

6. Support legislation for performance-based and diversified storm water protection strategies that can be adapted to local environmental conditions.

7. Oppose legislation or policies that are overly prescriptive or inflexible with respect to implementation strategies for water resources.

8. Support reasonable legislation or policy that promotes agricultural practices that are adequately protective of water quality and water resources.

9. Support legislation that would retain any Regional Board fines that are levied against storm water permit violators within the region where the violations occurred.

10. Oppose unfunded legislative actions and mandates from the State Water Resources Control Board or Regional Water Quality Control Board.

11. Support legislation and grants that promote wildlife, habitat protection, and preservation of endangered or threatened species, including care for injured wildlife, provided it does not infringe or create undue burden upon property uses and rights of residents.

12. Oppose legislation that places the burden of assessment and remediation related to manufactured products on local jurisdictions instead of manufacturers or potentially responsible parties.

C. Telecommunications and Utilities

1. Support legislation that preserves state and local authority to manage public rights-of- way including the appearance and aesthetics of equipment placed within them, and zoning and planning for the deployment of telecommunications infrastructure that protects public safety and welfare.

2. Oppose legislation that pre-empts the City's authority to negotiate compensation paid to cities for the use of their property and rights of-way for telecommunications.

3. Support legislation that grants the ability of local governments to provide electricity and ancillary services to residential, commercial and industrial sectors.

4. Support legislation that grants cities' authority to zone and plan for the deployment of telecommunications infrastructure.

5. Support legislation that protects cities' ability to maintain and manage the public right-of-way and negotiate compensation for its use.

6. Support legislation to specifically allow municipalities to use public goods funds for development of renewable energy sources and require public utilities to improve and expand incentive structures for renewable energy generation.

7. Oppose legislation that erodes the ability of local governments to maintain existing fees on telecommunications services.

8. Support legislation that would result in lower energy rates for the residents and businesses of the City of Santa Paula including funding that assists with the conversion of outdated energy systems to new energy efficient options.

9. Support legislation that improves the reliability and consistency of electrical supply and improves transmission of electricity to local governments and their communities.

10. Support legislation that increases broadband funding support and coordination to eliminate the digital divide.

11. Support legislation that considers internet access a necessity for quality of life.

12. Support legislation that enhances the public power options available to local governments and oppose legislation that reduces the public power options available to local governments.

D. Contracts

1. Support legislation that allows cities the option to use design/build contracting and other innovations designed to bring efficiency to the public contracting process.

2. Support legislation that preserves a minimum 5 percent retention for construction contracts.

3. Support legislation to maintain maximum local flexibility in the area of contracting and contract negotiations.



Section 5. Community Services

A. Parks and Recreation

1. Support legislation and park bond measures that provide per capita grants to local governments that fund parks, recreation and capital improvements, as well as programs that enhance the quality of life for City of Santa Paula residents.

2. Support legislation to develop regional and state parks and connecting trail systems.

3. Support legislation that increases funding to repair, maintain and develop state and local park and facility infrastructures.

B. Facilities

1. Support legislation, grants and low-cost financing that provide for construction, rehabilitation and maintenance of public facilities.

C. Libraries

1. Support legislation and grants that provide increased funding and development for library programs and services, construction, renovation and technology.

2. Support legislation that restores state funding for public libraries.

3. Support local legislation that provides additional funding for the Blanchard Community Library.

D. Arts, Cultural Resources and Historic Preservation

1. Support legislation providing funding for local arts activities and historic preservation.

2. Support legislation providing funding for high quality art and music programs in schools and for the community at large.

3. Support efforts to restore historic structures through tax incentives, grant funding and State and Federal subsidies.

E. Family Services

1. Support legislation and grants that provide for the overall wellbeing and physical, mental and emotional health of individuals within the City of Santa Paula including children, youth, seniors, and persons with disabilities.

2. Support legislation and grants that provide affordable, quality prenatal care and child care services and assistance to low-income families.

3. Support legislation and grants that facilitate the provision of recreational activities for all segments of our population.

4. Support legislative reforms in healthcare policy that address prevention, promote health and wellness, and encourage affordability and cost containment.

5. Support legislation and policies that promote mental health and substance use disorder services and make resources available that support and assist members of our community.

6. Support legislation and grant programs that provide funding for youth programs, such as job training programs, after school programs, educational programs and those designed specifically for transitional and marginalized youth.

7. Support legislation and grants that provide services for senior citizens and individuals with disabilities; services will specifically include nutrition, housing, transportation, recreation, and social services.

8. Support legislation and grants that addresses the needs of at-risk youth, juvenile offenders and juveniles that are placed on court-ordered probation by providing youth development and youth employment programs and opportunities.



9. Support legislation that provides funding at the local level to address gang prevention and intervention programs including after school programs for at- risk teens.

10. Support legislation that educates and protects children from nicotine, alcohol, cannabis and other drugs.

11. Support legislation that encourages and funds safe routes to schools including enforcement of school zone speed limits.

12. Support legislation and efforts related to Pre-K providers and local community colleges to provide and improve available educational opportunities in our community.

F. Animal Welfare

1. Support legislation that facilitates responsible pet ownership.

2. Support legislation that supports humane treatment of animals and increases the penalties for animal abuse.

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Section 6. Environmental Quality

A. Climate Adaptation and Sustainability

1. Oppose legislative infringement on local control and authority to plan for and adapt to future climate conditions, including sea level rise, precipitation patterns, temperatures, and air quality attainment strategies.

2. Support legislation that provides funding and incentives for local governments to work together on local and regional energy and climate mitigation, adaptation and resilience initiatives to improve air quality by reducing emissions and to advance economic, social, as it relates to environmental equity.

3. Support legislation that holds gross polluters (those which exceed current standards) directly accountable for increased emissions.

4. Support legislation that supports energy resiliency programs in addition to providing incentives and grants for their implementation.

5. Support legislation and California Public Utility Commission and California Energy Commission regulatory actions and legislative activities that are favorable to community resiliency, energy efficiency and local distributed energy generation, renewable energy, energy storage, electrification initiatives, and Community Choice Energy programs.

6. Oppose regulatory requirements that create unnecessary and/or unintended barriers to implementation of renewable energy programs and projects.

7. Support legislation to increase state and federal funding for reforestation.

8. Support legislation that provides funding and other incentives for the installation of charging stations for "low" and "zero emission" vehicles.

9. Support legislation and funding for the procurement of mandated electric fleet vehicles within reasonable timelines and, more importantly, the necessary supporting infrastructure. Advocate for fuel diversity of medium and heavy-duty fleet vehicles to provide reliable power when vehicle charging is unavailable due to power outages.

10. Support legislation enhancing building energy efficiency standards and building safety standards.

11. Oppose legislation that diminishes the authority of local jurisdictions to enforce building codes or mandates the manner of enforcement

12. Support legislation that provides federal and state rebate programs, tax credits, and other financial incentives that encourage property owners to invest in energy efficiency and renewable energy systems.

13. Support legislation within reason to ensure that new construction and major renovations include smart meters, pre-wiring of buildings to accommodate future GHG-reducing retrofits such as solar hot water heaters, photovoltaic (PV) panels, or other distributed renewable power sources and metered charging outlets in parking areas for electric vehicles.

14. Support legislation that promotes the use of green building rating systems for new construction and existing buildings as one of several model options for achieving verifiable greenhouse gases emissions reductions and improving energy efficiency.

B. Oil and Gas Cleanup, Restoration, and Oil-Spill Prevention

1. Support legislation that results in the restoration of areas affected by existing or former oil and gas facilities.

2. Support legislation to fund oil-spill prevention and response as well as to remediate improperly abandoned legacy oil and gas wells.

C. Solid Waste

1. Support legislation that provides state funding to local governments to facilitate implementation of all applicable waste reduction goals mandated by state solid waste diversion and recycling legislation.

2. Support legislation that facilitates the installation of regional organics processing infrastructure (anaerobic digester facilities) and associated state funding to local governments as required for SB 1383 regulatory compliance.

3. Support legislation that expands the market for recyclable materials and encourages meeting state and local commercial recycling goals.

4. Oppose legislation that dictates greenhouse gas emissions strategies that are not based on scientific data or credible information.

City of Santa Paula

5. Support legislation that provides greater flexibility and diversification in the use of methane-reducing technologies and strategies with respect to food-based (organics) greenhouse gas emissions and that increases state and local funding to support the development of new organic waste recycling infrastructure and programs.

6. Support legislation that enhances local authority and flexibility to regulate solid waste and recyclables.

7. Support legislation that streamlines compliance and implementation of the Integrated Waste Management Act.

8. Oppose legislation that invalidates the Integrated Waste Management Act indemnification and/or prevent cities from negotiating indemnification clauses with waste haulers.

9. Support legislation that increases local funding to governments and special districts for the collection of household waste.

10. Support legislation that reasonably reduces the toxic and non-reusable waste load.

11. Support Extended Producer Responsibility (EPR) legislation to encourage manufacturers to design environmentally friendly products by holding producers responsible for the costs of managing their products at end of life.





Section 7. Public Safety

A. Public Safety

1. Support legislation to provide state and federal funding to support local law enforcement through equipment upgrades, capital improvements, training, and emergency preparedness initiatives.

2. Support legislation that provides a greater share of asset forfeiture funds for cities and increases latitude for spending local funds.

3. Support legislation that seeks to reimburse the City for the overtime costs associated with public safety personnel who are required to appear before state or county courts.

4. Support legislation that: a) promotes comprehensive drug and alcohol education and rehabilitation; b) discourages drivers from operating motor vehicles while under the influence of drugs or alcohol; and, c) maintains state funding necessary to post and operate sobriety and driver's license checkpoints.

5. Support legislation that seeks funding to assist local law enforcement with crime prevention and reduction.

6. Support legislation that provides flexible block grants to local governments that improve security and public safety at the local level.

7. Support legislation and grants that promote Crisis Intervention Team training for local law enforcement agencies in order to reduce arrests of people with mental illness and increase law enforcement's ability to do their job safely and effectively.

8. Support legislation that grants federal funding for first responder training and improved communications systems as part of Homeland Security.

9. Support legislation that mitigates the impacts of transferring state and federal inmates into our community.

10. Oppose legislation that eliminates local control of alcohol beverage establishments and any state or federal interference with local codes or compliance mechanisms.

11. Support legislation that promotes and increases vehicle, bicycle, scooter and pedestrian safety.

12. Support legislation that strengthens cities' authority to regulate business that serve as fronts for illegal conduct such as human trafficking and prostitution.

13. Support legislation protecting the rights of residents of all national origins, races, ethnicities, religious beliefs, genders, gender identities, and sexual orientations to reside safely in our community, free from violence and intimidation.

14. Support legislation that provides police de-escalation training and the funding for such training.

15. Oppose legislation that diminishes local authority to establish regulations regarding reasonable use of public space and appropriate behavior in public spaces.

16. Support legislation that increases the cannabis industry's access to banking systems and supports a consistency between state and federal regulation in this area.

17. Support legislation to develop processes and standards for evaluating impairment due to cannabis influence for drivers.

B. Emergency Preparedness

1. Support legislation, strategies and initiatives that provide increased state and federal funding for emergency preparedness, planning, response and recovery.

2. Support legislation that secures adequate frequencies and communications systems for multi-jurisdictional connectivity for public safety and protects the frequencies from intrusion.

3. Support legislation that increases Emergency Management Performance Grant funding which retains flexibility of fund usage for emergency preparedness training, disaster events and disaster communication outreach efforts.

4. Support federal, state, and local regulations that provide the highest levels of public health and safety in the transportation of hazardous materials.

5. Support legislation that ensures first responders can perform their duties during an emergency without interference from unmanned aerial systems (UAS) or drones, and legislation that provide local agencies immunity if responders damage or destroy UAS during emergency operations.

C. Crime Victims

1. Support legislation that strengthens and enforces legal protections for all individuals who are victims of crime, especially victims of family violence and sexual assault.

2. Support legislation that provides funding for shelters and victim advocacy, as well as trauma and crisis counseling to assist victims of violent crime.



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CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: Jonathan Royas, Management Analyst

Subject: DRAFT SANTA PAULA CITY COUNCIL 2-YEAR STRATEGIC PLAN FOR 2023-2025

Date: April 5, 2023

Agenda Item: 11.A

RECOMMENDATION:

Staff recommends City Council:

1. Provide staff feedback and direction as it relates to the draft of Council's 2023-2025 Strategic Plan (Exhibit A).

2. Take public comment related to the proposed objectives in Council's draft 2023-2025 Strategic Plan.

Presented by: Managment Analyst Jonathan Royas

BACKGROUND:

On June 16, 2021, City Council adopted the current 2-Year Strategic Plan for 2021-2023 (the "Plan") after a thorough and extensive process which included feedback and input from City Council, executive staff and public input via several public workshops. The purpose of this endeavor was to identify community challenges and objectives and develop a timeline to address such matters as defined by the Council and City staff.

The current 2021-2023 Strategic Plan contains the following key components:

- Vision Statement
- Mission Statement
- Core Values
- Seven Categories with the following topical Goals
  A. Arts, Culture, and Entertainment
  B. Economic Development
  C. Infrastructure, Transportation & Mobility
  D. Connected and Healthy Community
  E. Public Safety
  F. Community Vitality
  G. Operational Excellence

Within these seven categories are 59 objectives, some of which overlap between different strategic plan categories. Over the course of the past year and a half, staff worked towards completing the objectives within Council's Plan and staff has provided Council updates as to several objectives which have either been completed, remain in progress, or those of which have yet to be addressed by staff.

As we approach the end the the Plan, and in an effort to align Council's updated strategic plan with the two-year budget cycle for 2023-2025, staff and Council began the process of updating the current Plan in January 2023.

ANALYSIS:

In January 2023, staff contracted again with Mulholland Consulting Group (MCG) in an effort to update and create a new two-year Plan.

In February 2023, Dr. Santor Nishizaki of MCG began the process of assisting the City in the update of a new two-year Plan.

Process

Several interviews, both of Council and Executive staff, along with two public workshops took place in an effort to provide an updated and effective two-year Plan. The process included:

- In-person Council and Executive staff interviews to help identify themes, categories, goals and objectives for the new two-year Plan.
- Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis of existing Plan objectives and tasks
- Identifying and prioritizing Plan goals and objectives
- Review of the current mission statement, vision statement and core values for the City.
- MCG facilitating a refresh of the StrengthsFinder teambuilding workshop for the Council and staff leadership.
- MCG facilitating two public strategic planning sessions after the goals and objectives were identified from the interviews/surveys.

Public workshops and sessions took place during the following dates/times:

- February 17, 2023 from 10:00AM - 5:00PM
- March 3, 2023 from 12:00PM – 5:00PM

During the strategic planning workshops and sessions, Council and staff vetted categories, objectives, budgets, timelines and obtainable Key Performance Indicators (KPI's) and metrics to help draft each objective.

Budget Impacts

Each objective identified in the Plan contains a Budget Impact description (if applicable), which identifies either a monetary dollar amount, the designation of staff time, or both. A monetary dollar amount is the estimated costs for goods, services, fees, etc. to carry out the specified objective, whereas staff time refers to any objective where a considerable amount of time will be required to complete the objective.

Since completion of the workshops, staff has spent considerable time in estimating the associated costs of each objective over the next two years.

2023-2025 Strategic Plan

The attached draft 2023-2025 Strategic Plan contains the following key components:

- Vision Statement
- Mission Statement
- Core Values
- Seven Categories with Goals
  A. Arts, Culture, and Entertainment
  B. Economic Development
  C. Infrastructure, Transportation & Mobility
  D. Connected and Healthy Community
  E. Public Safety & Emergency Preparedness
  F. Community Vitality
  G. Operational Excellence

Objectives
The draft Plan attached contains 54 objectives with some objectives overlapping between different strategic plan categories. Those objectives that overlap will require the collaboration of several departments to complete the objective. It should also be noted that staff paid considerable attention during the update of the 2023-2025 draft Plan to ensure elements from the General Plan, which require attention within the next two years, were included in the new Plan. Those objectives are identified with an asterisk (*) and include the General Plan reference information where applicable. Lastly, objectives are in no particular order at this time, though Council suggested listing them alphabetically based on a key word.

This evening, staff is requesting feedback and direction as it relates to the draft objectives, budgets and metrics contained within the draft document of the 2023-2025 Strategic Plan (Exhibit A). Based on Council's feedback, staff will then return at a future date with a detailed report to include the following along with an adopting resolution:

- High level overview and status report from the 2021-2023 Strategic Plan
- Changes and updates made from the 2021-2023 Strategic Plan for the 2023-2025 Plan
- A "milestone" progress gauge to be used with the 2023-2025 Plan to assist staff and Council in tracking objective and metric completion
- Details on objectives placed in the "Parking Lot", representing items which may be of a lower priority or which represent longer-term ideas or concepts

STRATEGIC PLAN:

Continued progress in all items contained in this report will continue to advance City Council's objectives.

FISCAL IMPACTS:

There are no direct costs associated with the adoption of the Strategic Plan. Specific objectives contained within the plan may have direct fiscal impacts, which will either need to

be incorporated into the FY 2023-25 budget, funded by ARPA funds, or approved by Council once a budget has been developed and a project is ready for Council's authorization.

PERSONNEL IMPACTS:

It is important to understand that the vast majority of time spent by City staff is dedicated to mandated, routine and/or responsive tasks. Especially in Santa Paula where staff ratios are extremely burdened and there is limited ability to pursue new initiatives, the capacity to complete the objectives contained in the Strategic Goals may be constrained.

OPTIONS:

City Council has the following options available:

1. Accept the 2023-2025 Strategic Plan as written and direct staff to return with an adopting resolution.

2. Direct staff to make additional revisions to the proposed 2023-2025 Strategic Plan based on City Council's feedback and return with a final version and adopting resolution;

3. Conduct additional Study Sessions to further discuss the proposed 2023-2025 Strategic Plan; or

4. Reject an update to the 2023-2025 Strategic Plan altogether.

ATTACHMENTS:

Exhibit A - Draft Strategic Plan 23-25.pdf

EXHIBIT A - DRAFT STRATEGIC PLAN 2023-2025

Draft Strategic Plan 2023-2025

Category	#	Dept. 1	Dept. 2	Dept. 3	Objective	Budget Impact	Metrics
A. Arts, Culture and Entertainment							
A	1	CED	Admin		**Public Arts/Murals** - Provide support for public art and the mural program.	$1,500 + Staff Time	1. Fund at least one new mural per calendar year. 2. Explore policies or programs which would provide a "percent for the arts".
A	2	CED	Admin		**Cultural Arts/Tourism** - Establish and support a Cultural Arts and a Tourism Council.	$10,000 + Staff Time	1. Establish an Arts Council. 2. Promotion of arts/history/culture. 3. Number of artists and projects per year. 4. Number of digital and print materials distributed. 5. Number of events. 6. Establish monthly calendar of events. 7. Support or obtain funding for each entity .
A	3	CED	Admin		**Murals** - Pursue the integration of technology with QR codes for historical buildings/murals.	$3,500 + Staff Time	1. Number of plaques installed and number of QR codes created for existing points of interest. 2. Creation of a dedicated website for historical buildings/murals.
A	4	CED	Admin		***Arts Funding** - Increase funding for public art through grant programs or award competitions. (GP EDD 4.c)	Staff Time	1. Number of grant applications vs. the number of grants won for Arts, Culture, and Entertainment.
A	5	CED			***Historic Districts** - Adopt and implement standards and guidelines for new development and alterations to existing structures within historic districts. (GP ECR 4.c)	Funded through General Plan Fund	1. Update the municipal code to include standards for historic preservation.
B. Economic Development							
B	1	CED	Finance	Admin	**Revenue Opportunities** - Actively pursue revenue opportunities to increase the City's revenue base.	Staff Time	1. Bring a list of options to Council for review. 2. Move forward on any initiatives Council supports.

B	2	CED	Admin		**Business Communications** - Create a positive business environment by increasing communications and partnerships with new and existing businesses.	$1000 + Staff Time	1. Number of business roundtables per year. 2. Number of attendees on average per event. 2. Number of email blasts, newsletters, etc. 3. Development of targeted business education programs through EDC, WEV, and SCORE. 4. Explore CRM software system.
B	3	CED	PW		***Downtown Beautification** - Develop guidelines which address architecture, landscaping, streets, and hardscape elements within the Downtown and historic districts. (GP ECR 4.c)	$500,000 + Staff Time	1. Develop a schedule for completion of suggested improvements, based on priority, and present periodic updates to the Property Business Improvement District (PBID) and City Council. 2. Schedule, milestones, projects (number of facades improved, number of wayfinding signs installed, etc.)
B	4	CED	Admin		**Drive Tourism** - Partner with the HVTB, PBID, Chamber of Commerce, and local transportation providers (rail and airport) to work collectively to advertise and market Santa Paula to increase tourism.	$10,000/year + Staff Time	1. Measured by Transient Occupancy Tax (TOT) increase. 2. Explore utilizing data and software analytics along with business-related data to capture business-related analytics.
B	5	CED	PW		**Wayfinding** - Attract "pass-through" traffic by identifying and implement wayfinding or "gateway" signage at key locations to promote business and tourist opportunities.	$60,000 for designs, implementation costs TBD (multi-year process)	1. Specific locations for improvements and related costs within the 2021-22 fiscal year.
B	6	CED			***Business Attraction** - Prepare an economic base study to identify business sectors with greatest potential for expansion in Santa Paula and implement a business retention, marketing and recruitment program to attract those businesses. (GP pg 32 EDD1.b)	$26,000	1. Contract out data analytics capture in 2023 to determine opportunities for retention and attraction based on data related to leakage and the city's employment base.

B	7	CED			**Storefronts** - Explore options for addressing empty storefronts.	Staff Time	1. Develop strategies related to property owner outreach and education. 2. Potentially modify muni-code to require active uses on main floor CBD properties. 3. Number of reduced empty storefronts Year over Year.
B	8	CED			**Retail Growth** - Explore rural retail opportunities for growth.	$26,000 + Staff Time	1. Identify retail deficits and conduct outreach to representatives of potential operators. 2. Assemble metrics to better demonstrate the city's marketability. 3. Utilize data analytics capture software for informed decision making.
B	9	CED			**Annexation Opportunities** - Review of city boundaries for annexation opportunities.	Staff Time	1. Collaboration with property owners, county and LAFCo to identify viable sites and determine successful implementation strategies.
C. Infrastructure, Transportation & Mobility							
C	1	PW	CED		**Bike Master Plan** - Create a Class I and II Bike Trail Master Plan and work towards expansion of our existing trails.	Funded through grants + Staff Time	1. Progress on master plan (milestones).
C	2	P&R	PW	CED	**City Facilities Master Plans** - Pursue long term options and Master Plans for the Corporate Yard/Water and City Hall Campus improvements.	$30,000 - $50,000	1. Hire a consultant to work on creating a Corporate Yard/Water and City Hall Campus Master Plan. 2. Have draft report / plan presented to an ad hoc committee or Council.
C	3	PW	P&R		**Energy Efficiency** - Explore funding opportunities and partnerships and implement Energy Efficiency projects.	$5000 to apply for grants + Staff Time	1. Complete lighting project (Phase 1). 2. Apply for grant funding opportunities.
C	4	CED	PW		***Downtown Lighting/Safety** - Improve and maintain lighting and safety measures in alleys and parking lots within the downtown keeping in mind historical aesthetics. (GP EDD 4.c.)	TBD	1. Number of lights identified, procured, and installed.

C	5	P&R			***P&R Funding** - Explore revenue options for parks, greenways and public spaces including funding for park and recreation facilities and programs. (GP PSU 6.7)	$15,000 - $30,000	1. Hire a consultant to explore feasibility and process of creating a park district and explore potential revenue options.
C	6	P&R	CED		**Fire Memorial Building** - Explore feasibility of use for historic Fire Memorial Building.	$5,000 - $10,000	1. Create a site plan for the Fire Memorial Building / Property. 2. Obtain cost estimates for needed building improvements
D. Connected & Healthy Community							
D	1	CED	Admin		**Community Education** - Provide community education about City projects, processes, & permits.	$1,500 + Staff Time	1. By 3rd quarter, activate vacant space on Main Street to provide periodic town hall/remote city hall outreach for community engagement. 2. Measure the frequency and types of events hosted. 3. Number of "Did you know" campaigns created. 4. Number of in person events conducted on a particular topic.
D	2	Admin			**CRM Database** - Explore options for CRM database to enhance communications with residents.	$ TBD + Staff Time	1. Research options, software solutions and budget requirements to address communications needs with residents and business owners. 2. Present findings to Council.
D	3	P&R			**Youth Facilities** - Explore expansion of youth facilities and resources.	$20,000 - $40,000	1. Hire an architect to provide a building design and estimated associated construction costs. 2. Report findings back to Council.
D	4	Admin			**Smoking** - Explore updating City's "No Smoking" Ordinance.	Staff Time	1. Research options and policies related to "No Smoking" ordinances. 2. Present findings to Council.
D	5	Admin			**Citywide Communications** - Analyze the effectiveness of the City's current communication efforts and provide suggestions for improvements.	$5,000 + Staff Time	1. Obtain feedback from residents on current communications practices. 2. Seek feedback from communications firm on areas for improvement. 3. Devise a plan for improvement.
D	6	Admin			**Climate Action Plan** - Explore funding for the development of Climate Action Plan.	Staff Time	1. Work with grant writers to keep an eye out for potential grant opportunities to support. 2. Apply and obtain grant.

D	7	CED	PD		**Homeless** - Pursue partnerships and options to understand, address, and meet the needs of the unhoused including support for behavioral health	$135,000 + Staff Time	1. Explore opportunities to establish a Housing/Homeless task force, local services position and comprehensive strategy. 2. Establish permanent facility for transitional housing. 3. Results can be measured by annual point in time count
E. Public Safety & Emergency Preparedness							
E	1	PD			**Cameras** - Pursue funding opportunities to expand safety cameras to cover critical infrastructure & public spaces.	$200,000 + Staff Time	1. Number of cameras installed.
E	2	PD			**Neighborhood Engagement** - Strengthen neighborhood engagement initiatives.	$2,500/year + Staff Time	1. Number of meetings conducted annually.
E	3	PD			**SPPD Strategic Plan** - Work towards the execution and implementation of the Police Department Strategic Plan.	Staff Time plus costs to complete the plan	1. Publish plan to Police website. 2. Provide quarterly updates to Council on progress.
E	5	PD			**SPPD Community Engagement** - Develop methods and programs to connect our police with the community (Police Chief's Advisory Board, Community Academy, Community Based Organizations (CBO's), Police Activity League, partnerships with local nonprofits/businesses).	$2,500/year + Staff Time	1. Seek to host Community Academy course in English/Spanish twice a year. 2. Number of meetings conducted in the community.
E	6	PD			**SPPD Wellness** - Expand wellness options for employees such as peer support counseling services, and mindfulness and resiliency training.	$2,000 + Staff Time	1. Number of personnel who have completed training. 2. Establish a peer support team.
E	7	PD	Admin		***Emergency Response** - Create an Emergency Preparedness, Response and Recovery Plan. (GP)		1. Update the Emergency Operations Plan Manual. 2. Have Emergency Services Coordinator conduct trainings with City staff. 3. Establish SOP for each City department. 4. Perform a table top exercise bi-annually.

E	8	PD	Admin		**Emergency Communications** - Explore technology and increase subscribership with emergency communications to enhance disaster-preparedness efforts.	$ TBD + Staff Time	1. Measure increase in subscribership biannually. 2. Explore various technologies and associated costs to maximize subscribership.
F. Community Vitality							
F	1	P&R			**Volunteerism** - Expand, support and connect volunteers with local opportunities to make a difference in Santa Paula.	$50,000 + Staff Time	1. Number of volunteer projects annually. 2. Annual increase in the total number of hours logged by volunteers. 3. Host an annual volunteer appreciation event.
F	2	P&R	Admin		**Internships** - Expand and enhance a Citywide Internship and Apprentice Program.	$10,000 + Staff Time	1. Research and present to Council programs, policies and a budget for a separate citywide internship program and an apprentice program. 2. Implement Council's desires respective to each program.
F	3	P&R			**Fagan Barranca Park Master Plan** - Pursue funding and create a Master Restoration Plan.	$40,000-$60,000	1. Hire consultant (biologist / landscape architect) to work with staff and community to create a master plan. 2. Present draft master plan to City Council.
F	4	CED			**Wayfinding** - Improve way-finding signage in the City and SR126.	$100,000 + Staff Time	1. By Spring 2024 have a comprehensive wayfinding program defined with critical locations installed. 2. Expand process as much as budget allows.
F	5	CED			**Code Enforcement** - Develop administrative hearing ordinance & public code education programs.	TBD	1. By Fall 2023, promote educational materials and compliance requirements through print, digital media. 2. Present the process for initiating a local code hearing officer to Council. 3. Number of educational events held. 4. Percent of tickets/fines adjudicated. 5. Percent of ticket/fines Year over Year.
F	7	Admin			**WiFi** - Improve WiFi signal at the Community Center & Cultural Arts Building.	Minimal budget impact + Staff Time	1. Complete tests of WiFi speeds and obtain employee/guest feedback on WiFi. 2. Present findings to IT Manager for analysis and upgrades. 3. Implement upgrades based on available budget. 4. Measure Increased connectivity and WiFi speeds and employee/guest satisfaction for users in both buildings

F	8	P&R			**Senior Master Plan** - Develop a Senior Master Plan.	$30,000 + Staff Time	1.Work with Senior Advisory Committee and Santa Paula Together to Create a local Senior Master Plan. 2. Hold community outreach events. 3. Present draft Master Plan to Council.
F	9	P&R			**SPUSD Partnerships** - Work with Santa Paula Unified School District to create a joint use agreement for school and city facilities.	Staff Time	1. Meet with district to resume the process. 2. Provide updates to the District and Council via 2x2 Committee. 3. Bring draft MOU to Council.
F	10	P&R			**Recreational Facilities** - Explore options for community recreational facilities (i.e. bike park, dog park, pickle ball, etc.)	$60,000-$250,000 + Staff Time	1. Research viability, associated costs and possible locations for potential activities. 2. Present findings to Council.
F	11	P&R			**Union Oil Building** - Pursue programing and public use options for the Union Oil Building.	$500 + Staff Time	1. Hold community outreach meetings. 2. Present findings to Council. 3. Create a Request for Proposals (RFP). 4. Present results of RFP to Council.
F	12	P&R	CED		**Historic Resources** - Update standards for preservation of historic resources.	General Plan Fund	1. Update the municipal code to include standards for historic preservation.
G. Operational Excellence							
G	1	CED			**Permitting** - Streamline the application and permitting processes for businesses.	Software cost + Staff time	1. Implementation of software system by Summer 2023 to reduce cycle time for application and permitting processes.
G	2	CED			**Municipal Code** - Review the City's municipal code to reduce irrelevant codes and update development codes.	$30,000	1. Number and/or percentage of codes reduced.
G	3	Admin			**Employee Enrichment** - Develop programs around employee retention, engagement, and succession planning.	Staff Time	1. Increase employee training and learning opportunities by at least 50%. 2. Establish a succession plan and related policies. 3. Percent of internal promotions. 4. Percent decrease in turnover YoY.

G	4	Admin			**Personnel Policies and Procedures** - Update the City Personnel Policies and Procedures to comply with statutes.	$10,000 + Staff Time	1. Update the policy. 2. Deliver a new policy to Council by Summer 2023.
G	5	Admin			**Records & Retention Policy** - Update records-keeping and retention policy.	Staff Time	1. Update the policy. 2. Measure how many paper/electronic files are eligible for destruction on a quarterly/yearly basis. 3. Measure time it takes to locate files pre/post policy.
G	6	Admin			**Staffing** - Develop a staffing augmentation plan.	Staff Time	1. Research options and best practices to provide redundancy and succession planning within a smaller City. 2. Present findings to Council.
G	7	Admin			**Wellness Options** - Expand Employee Wellness options.	$2,000 + Staff Time	1. Research options and best practices to increase wellness programs for employees. 2. Present findings to Council. 3. Implement Council supported directives.
G	8	Admin			**Housing/Homeless Position** - Explore opportunities to establish a Housing/Homeless Services position and strategy.	$90,000 Fully Burdened + Staff Time	1. Develop a strategy and position around housing/homeless with Council. 2. Research, budget for and create a position to address position/strategy. 3. Recruit for position.

CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: Dan Singer, City Manager

Subject: PROCLAMATIONS, CERTIFICATES OF RECOGNITION, AND CITY MEMBORABILIA POLICY

Date: April 5, 2023

Agenda Item: 11.B

RECOMMENDATION:

Staff recommends that City Council:

1. Adopt Resolution No. 7453, establishing a policy regarding proclamations, certificates of recognition, and city memorabilia.

Presented by: City Manager Dan Singer and Management Fellow Miguel Perez

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BACKGROUND:

Prior to placement on the agenda, the Mayor and City Manager currently approves proclamations, certificates of recognition, and memorabilia for organizations or members of the public on a case-by-case basis. This creates an opportunity for discrepancies when issuing proclamations and certificates of recognition.

On February 18, 2023, the City Council held a special meeting to review the initial draft of a policy for proclamations, certificates of recognition, and memorabilia ("Policy"), and provide feedback to staff on the Policy and any national recognition programs to be included. A second review of the Policy and further discussion were carried out during the March 1, 2023 special meeting.

ANALYSIS:

Staff's analysis studied 11 California cities in addition to one out-of-state city. This was done in order to look for comparisons of guidelines, requests, and processes required for recognition by their respective city councils. A copy of the proposed Policy is attached to this report as Attachment A.

Proposed Guidelines

1. Policy

The City of Santa Paula proudly recognizes people, organizations, events, and notable members that impact the Santa Paula Community. Proclamations are important in recognizing significant contributions or creating awareness of an event or significant issue specific to Santa Paula and its residents.

a. Proclamations are issued for matters of local, regional, or national concern and are generally issued to organizations, residents, or events in or occurring in Santa Paula.

b. Certificates of Recognition and/or Appreciation, as well as city memorabilia are issued to recognize special events, achievements, or occurrences in people's lives or for the organization's special events.

c. In addition to local recognition programs, the City of Santa Paula recognizes the importance of state and federal recognition programs. The city will actively seek to include these programs in its recognition efforts such as the Presidential Service Award and congressional recognition.

2. Procedures

a. An individual or organization, or member of the City Council may submit a proclamation or certificate request at least one month before the event or the Council meeting where the proclamation is to be presented or read.

b. Requests should be submitted to the City Manager's Office or a member of the City Council in writing (email or letter) and should contain information that explains the purpose and/or reason for the request, proper description of any names, dates, or titles, and sample language for the proclamation or certificate.

c. Recognition requests relevant to the City of Santa Paula may be honored except those related to political or religious subject matter. The City Manager will determine if the recognition item meets the requirements of this policy and will consult with the Mayor before agreeing to the request.

d. A representative from the requesting party (organization or individual) should be present to receive the proclamation or certificate. Proclamations can be prepared for such purposes as recognizing a 100+ birthday; recognizing the president of a civic or charitable organization, an eagle scout recipient, a retirement; or honoring a day/week/month (e.g., breast cancer awareness month)

3. City Memorabilia

a. A City tile or other awards containing the City's official seal or branding logo should be reserved for outstanding achievement or recognition. Presentation of such memorabilia should be reserved as the highest award or gift the City can present to someone

b. The determination on whether or not to issue such memorabilia rests jointly with the Mayor and City Manager. Should a disagreement exist as to the application of the memorabilia, the Mayor may consult with the Vice Mayor. If the matter is still in dispute, the full City Council may be asked to make such a determination.

c. Employees having served a minimum of five (5) years of full-time service to the City or elected or appointed officials having served an equivalent of four (4) years

of service, or a volunteer having served 15 years of aggregate service, should be presented with a City tile, including a plaque recognizing their name, title, and years of service to the City

	Years of Service
City Employee	5 years full-time service
City Council	4 years of service
Volunteer/Commissioner/Committee	15 or more years
Extra Help: Part Time Hours (Per Year)	850 hours

d. Printed items or plaques containing the City logo or seal may be used more universally as annual holiday gifts, recognition to volunteers and employees, or as tokens of recognition to new businesses or for personal awards or milestones.

4. City Employee Service Award

a. Service awards are presented to employees celebrating years of service with the City of Santa Paula, beginning in the fifth year and every five years thereafter.

b. Human Resources maintains service records and orders and prepares award materials.

c. Recipients receive a certificate or other similar item.

d. Awards are distributed during an annual employee appreciation meeting.

5. City Employee Retirement Recognition

Retirement recognition commemorates the time when an employee retires.

i. Human Resources orders and prepares award materials.

ii. Recipients receive an achievement award, such as a City plaque or similar item with the retiree's name and years of service.

iii. The Department Director distributes awards.

iv. Employees can appear at a City Council meeting to receive their retirement award.

v. Department Director may hold an optional celebratory department gathering.

STRATEGIC PLAN:

None.

FISCAL IMPACTS:

Certifying our organization for the Presidential Recognition program can purchase items from the options below to provide the recognition that most strongly resonates with volunteers; Certificate Only - $5.00, Certificate + Pin - $6.50, Certificate + Coin - $10.50, Certificate + Medallion - $10.50.

OPTIONS:

As an alternative to staff's recommended action, the City Council may:

1. Request that staff revise or conduct further review of the guidelines for issuing proclamations, recognitions, and city memorabilia.
2. Decline to move forward with this item.

ATTACHMENTS:

Attachment_A_RESOLUTION_NO_7453(2).docx
Proclamations_Certificates_of_Recognition_City_Memorabilia(1).docx

Attachment A-
Resolution No. 7453

RESOLUTION NO. 7453

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA PAULA, CALIFORNIA, ESTABLISHING THE CITY PROCLAMATIONS, CERTIFICATES OF RECOGNITION, AND CITY MEMORABILIA POLICY

WHEREAS, the City of Santa Paula recognizes the contributions of individuals, organizations, and events that positively impact the community, and desires to establish set standards and guidelines for the issuance of proclamations and the distribution of other recognition items; and

WHEREAS, the City of Santa Paula recognizes that proclamations represent an important means of recognizing significant contributions or creating awareness of an event or issue specific to Santa Paula and its residents; and

WHEREAS, it is beneficial for the City to have standards and guidelines which govern the application of such items of recognition;

NOW, THEREFORE, the City Council of the City of Santa Paula does hereby resolve as follows, that the following guidelines for the issuance of proclamations and distribution of recognition items shall be established:

SECTION 1. The City Council hereby adopts the Proclamations, Certificates of Recognition and City Memorabilia Policy ("Policy) attached as "Exhibit A" to supersede any previous standards or guidelines for issuance of proclamations and distribution of recognition items and authorizes the Mayor and designated staff to take positions on recognizing those individuals and organizations who are consistent with the Policy and such other recommendations that may from time to time be presented to the City Council.

SECTION 2. The City Clerk will certify to the passage and adoption of this Resolution and enter it into the book of original resolutions.

SECTION 3. This Resolution will become effective upon adoption.

PASSED AND ADOPTED THIS 5th day of April, 2023.

_____

Andy Sobel
Mayor

ATTEST:

_____
Julie Latshaw
City Clerk

APPROVED AS TO FORM:

_____
Monica Castillo
Interim City Attorney

Exhibit A
to Resolution No. 7453

City of Santa Paula
Proclamations, Certificates of Recognition, City Memorabilia Policy

1. Purpose

To establish and provide set standards and guidelines for issuance of proclamations and the distribution of other recognition items.

2. Policy

The City of Santa Paula proudly recognizes people, organizations, events, and notable members that impact the Santa Paula Community. Proclamations are important in recognizing significant contributions or creating awareness of an event or significant issue specific to Santa Paula and its residents.

a) Proclamations are issued for matters of local, regional, or national concern and are generally issued to organizations, residents, or events in or occurring in Santa Paula.

b) Certificates of Recognition and/or Appreciation, as well as city memorabilia are issued to recognize special events, achievements, or occurrences in people's lives or for the organization's special events.

c) In addition to local recognition programs, the City of Santa Paula recognizes the importance of state and federal recognitions. The city will actively seek to include these programs in its recognitions efforts such as the Presidential Service Award and congressional recognition.

3. Procedures

a) An individual or organization, or member of the City Council may submit a proclamation or certificate request at least one month before the event or the Council meeting where the proclamation is to be presented or read.

b) Requests should be submitted to the City Manager's Office or a member of the City Council in writing (email or letter) and should contain information that explains the purpose and/or reason for the request, proper description of any names, dates, or titles, and sample language for the proclamation or certificate.

c) Recognition requests relevant to the City of Santa Paula may be honored except those related to the political or religious subject matter. The City Manager will determine if the recognition item meets the requirements of this policy and will consult with the Mayor before agreeing to the request.

d) A representative from the requesting party (organization or individual) should be present to receive the proclamation or certificate. Proclamations can be prepared for ex: a 100+ birthday, recognizing the president of a civic or charitable organization, eagle scout recipient, retirement, honoring a day/week/month (i.e., breast cancer awareness month)

4**. City Memorabilia**

a) A City tile or other awards containing the City's official seal or branding logo should be reserved for outstanding achievement or recognition. Presentation of such memorabilia should be reserved as the highest award or gift the City can present to someone

b) The determination on whether or not to issue such memorabilia rests jointly with the Mayor and City Manager. Should a disagreement exist as to the application of the memorabilia, the Mayor may consult with the Vice Mayor. If the matter is still in dispute, the full City Council may be asked to make such a determination.

c) Employees having served a minimum of five (5) years of full-time service to the City or elected or appointed officials having served an equivalent of four (4) years of service, or a volunteer having served 15 years of aggregate service, should be presented with a City tile, including a plaque recognizing their name, title, and years of service to the City.

Years of Service	
City Employee	5 years full-time service
City Council	4 years of service
Volunteer/Commissioner/Committee	15 or more years
Extra Help: Part Time Hours (Per Year)	850 hours

d) Printed items or plaques containing the City logo or seal may be used more universally as annual holiday gifts, recognition to volunteers and employees, or as tokens of recognition to new businesses or for personal awards or milestones.

5. **Service Award**

a) Service awards are presented to employees celebrating years of service with the City of Santa Paula, beginning in the fifth year and every five years thereafter.

b) Human Resources maintains service records and orders and prepares award materials.

c) Recipients receive a certificate or other similar item.

d) Awards are distributed during an annual employee appreciation meeting.

6. **Retirement Recognition**

Retirement recognition commemorates the time when an employee retires.

i) Human Resources orders and prepares award materials.

ii) Recipients receive an achievement award, such as a plaque or similar item with the retiree's name and years of service.

iii) The Department Director distributes awards.

iv) Employees can appear at a City Council meeting to receive their retirement award.

v) Department Director may hold an optional celebratory department gathering.

CITY OF SANTA PAULA
MEMORANDUM

To: Honorable Mayor and Members of the City Council

From: Jonathan Royas, Management Analyst

Subject: CITY COUNCIL APPOINTMENT TO THE SOUTHERN CALIFORNIA EDISON (SCE) GOVERNMENT ADVISORY PANEL (GAP)

Date: April 5, 2023

Agenda Item: 11.C

RECOMMENDATION:

Staff recommends City Council:

1. Consider the appointment of a primary member to represent the City on the Southern California Edison (SCE) Government Advisory Panel (GAP).

Presented by: Jonathan Royas, Management Analyst
Lyzette Cornejo, Management Fellow

BACKGROUND:

The Mayor has the authority to appoint Councilmembers to advisory bodies in accordance with the Santa Paula Municipal Code, Section 30.03(A).

On December 21, 2022, City Council considered appointments to the Mayor's Standing and Ad Hoc Committees and reviewed appointments to Regional and State boards, committees and commissions. At that time, the Mayor ratified appointments to several committees and made modifications to the list of committees with the exception of an appointment to the Southern California Edison (SCE) Government Advisory Panel (GAP). A detailed description of GAP and its charter are attached to this staff report as Exhibit A.

Staff is returning to City Council to request an appointment to the Southern California Edison (SCE) Government Advisory Panel (GAP) for a two-year term.

ANALYSIS:

Southern California Edison (SCE) Government Advisory Panel (GAP) Appointment

The City of Santa Paula has been invited to participate in the Southern California Edison (SCE) Government Advisory Panel (GAP) as SCE is currently the City's electricity provider.

Established in 2013, SCE’s Government Advisory Panel (GAP) is a voluntary, non-regulatory advisory panel that seeks to broaden SCE’s understanding of stakeholders’ issues, explore

new ideas, and examine effective ways to strengthen the company's capacity to serve customers. The GAP is managed and facilitated by SCE's Local Public Affairs.

Purpose of GAP

The primary purpose of the GAP is to help foster an open dialogue between SCE and local government entities by creating a forum where discussions on enabling safe, reliable and clean electric service can take place. The GAP will do this by:

- Facilitating two-way communication with local government stakeholders;
- Providing stakeholders with an opportunity to engage directly with SCE's Senior Leadership;
- Giving stakeholders more information on SCE's structure and operations, including:
    - Service Reliability
    - Resiliency and Emergency Preparedness
    - Vegetation Management
    - Clean Energy
    - Supplier Diversity
- Allowing stakeholders to provide their insight and advice on company filings, initiatives and/or policy issues impacting their communities and/or SCE; and
- Serving as a mutual information, coordination and brainstorming platform.

A Councilmembers participation at these meetings could be very beneficial for the following reasons:

- To have direct access to SCE's Senior Leadership.
- To shape SCE's initiatives in the planning and/or implementation phase.
- To be informed of SCE initiatives prior to public notification.
- To be a source of information on SCE initiatives for their communities.
- To have an opportunity to interact with other local/regional leaders.

As such, SCE is requesting the appointment of a primary representative to represent the City on the GAP. Vice Mayor Cornejo has served as Santa Paula's GAP representative the past two years.

GAP Member Requirements

- Must be a current elected or appointed government official in good standing or represent a government association in SCE's service territory.
- Viewed by their peers as a reputable opinion leader in local government and able to serve as a resource to their communities.
- Represent diverse opinions, backgrounds, and socioeconomic constituencies that are reflective of SCE's service territory and interests.
- Capable of or has demonstrated a willingness to facilitate constructive dialogue with their communities on issues related to SCE, including energy, environmental stewardship, and emergency preparedness.
- Willing and able to actively participate in meetings for the GAP.

Meeting Logistics

There are two standard meetings held during the workday, one in Spring and another at the

end of the year. The first meeting is a regional meeting, consisting of GAP members from SCE's Northern/Northwest territory. At this time, the meeting has not been scheduled, but will take place in May/June. The second meeting at the end of year will consist of the entire service region and is currently scheduled for December 1st from 9am-11am.

- Meeting locations:
  - Both the Spring and end of year GAP meetings will be held virtually via Microsoft Teams Platform.
- GAP agendas are emailed to the designated councilmember a couple of weeks in advance by SCE Government Relations and Policy Engagement Advisor, Haig Kartounian haig.kartounian@sce.com

As a result, the selected Councilmember would be requested to attend both the Spring and the end-of-year GAP meetings. In addition, from time to time, their may be additional meetings with GAP throughout the year to be informed of SCE initiatives prior to public notifications.

STRATEGIC PLAN:

While the appointment of Councilmembers to the GAP is not a goal or objective in City Council's two-year Strategic Plan, appointment of a Councilmember to GAP strengthens our relationship with local utility providers which can have impacts to the City and residents.

FISCAL IMPACTS:

There are no fiscal impacts associated with this appointment beyond Councilmember time.

OPTIONS:

As an alternative to Staff's recommendation, the City Council has the following options:

1. While an appointment to the GAP is encouraged, City Council may decline to make an appointment.

ATTACHMENTS:

Exhibit A - SCE-GAP.pdf

EXHIBIT A - SCE GAP

SOUTHERN CALIFORNIA EDISON®
Energy for What's Ahead®

Charter for the Southern California Edison (SCE) Government Advisory Panel (GAP)

Effective: January 1, 2020

Article 1 – Purpose

SCE's GAP is a voluntary advisory body. The purpose of the panel is to:

1. Provide a forum for open communication and strategic engagement on local, regional, and statewide public policies that enable safe, reliable, affordable, and clean energy service by SCE;
2. Facilitate two-way communication and strengthen relationships with local government leaders within SCE's service territory;
3. Provide local government leaders an opportunity to offer SCE senior officers their insight on company filings, projects, initiatives, and/or policies;
4. Discuss current regulatory and operational issues impacting the electric utility industry;
5. Broaden SCE's understanding of local government issues and assess new ideas; and
6. Serve as a resource for SCE's outreach and educational efforts.

Article II – GAP Background

Established in 2013, SCE's GAP was formed as a local government engagement initiative. The GAP seeks to foster dialogue between local policymakers and SCE's Senior Leadership to broaden SCE's understanding of stakeholder issues, explore new ideas, and examine effective ways to strengthen the company's capacity to serve customers.

Article III – Composition of the GAP

1. SCE's Vice President of Local Public Affairs (LPA) shall have the authority to select local government officials to serve on the GAP, and he/she will be the Convener of the GAP. Should there be a vacancy, he/she has the authority to appoint or replace GAP members. LPA will maintain a list of current GAP members and administer the GAP meetings (see Appendix A for a list of current members).
2. The GAP will be composed of local government officials that represent the demographic and geographic diversity of SCE's service territory.
3. GAP members will serve two-year terms that are renewable.
4. SCE seeks the following attributes in a GAP member:
   a) A current elected or appointed government official in good standing or represent a government association in SCE's service territory;
   b) Represent diverse opinions, backgrounds, geographic, and socioeconomic constituencies that are reflective of SCE's service territory and interests;
   c) Capable of facilitating constructive dialogue with their communities on issues related to SCE, including energy, environmental stewardship, and emergency preparedness; and
   d) Willing and able to actively participate in GAP meetings.

Article IV – Meetings and Other Actions

1. GAP meetings will be organized and led by SCE's Vice President of LPA or his/her designee.
2. GAP meetings will be scheduled by SCE's Vice President of LPA or his/her designee, who will determine the locations and agendas of each meeting.
3. There shall be three to four GAP meetings per calendar year. Additional meetings may be scheduled as needed.
4. SCE's Vice President of LPA shall keep or delegate the authority to maintain notes and action items of all GAP meetings.

Article V – Responsibilities

GAP members are expected to attend a minimum of two meetings annually. They are expected to conduct themselves in an honest and responsible manner and disclose any conflicts of interest prior to participating in any meetings. In the event of a legal dispute between SCE and the jurisdiction served by a GAP member, the latter will disclose this matter with their respective legal counsel and may need to recuse themselves.

Article VI – Amendments

Amendments to this Charter shall become effective when they are signed by SCE's Vice President of LPA

Article VII – Compliance

This is a voluntary role. GAP members will not be compensated for their time. During these meetings, SCE will provide light meals and refreshments and will reimburse GAP members for expenses incurred, such as travel and lodging in the course of participating in these meetings. These expenses will be reportable based on the guidelines of each member's jurisdiction.

Article VIII – Affiliate Rules

The GAP will conduct its activities in compliance with all applicable local, state, and federal rules/regulations, including decisions from the Federal Energy Regulatory Commission (FERC) and the California Public Utilities Commission (CPUC). This includes, without limitation, FERC's Code of Conduct and Standards of Conduct, the CPUC's Affiliate Transaction Rules, and the CPUC's decision authorizing Edison International (EIX) to be the holding company of SCE, as well as any implementing policies adopted by EIX and its subsidiaries.

Accordingly, the GAP shall conduct its affairs so as not to be a conduit for non-public transmission, market, and other proprietary information from SCE to SCE's Class A affiliates (or to SCE's merchant group in the case of non-public transmission information) or to create the opportunity for preferential treatment, unfair competitive advantage, or cross-subsidization in violation of such rules, regulations, and decisions.

SCE's Government Advisory Panel (GAP)

Background

Established in 2013, SCE's Government Advisory Panel (GAP) is a voluntary, non-regulatory advisory panel that seeks to broaden SCE's understanding of stakeholders' issues, explore new ideas, and examine effective ways to strengthen the company's capacity to serve customers. The GAP is managed and facilitated by SCE's Local Public Affairs.

SCE is in the process of recruiting new GAP members from local governments and tribal organizations across the company's 50,000 square miles service territory. We are looking for members who have a keen understanding of issues impacting municipal entities as well as broad political and policy perspective. If you're interested in the future of energy in California and the impact that it may have on your constituents, then you would be an ideal candidate.

Purpose

The primary purpose of the GAP is to help foster an open dialogue between SCE and local government entities by creating a forum where discussions on enabling safe, reliable and clean electric service can take place. The GAP will do this by:

- Facilitating two-way communication with local government stakeholders;
- Providing stakeholders with an opportunity to engage directly with SCE's Senior Leadership;
- Giving stakeholders more information on SCE's structure and operations, including:
    - Service Reliability
    - Resiliency and Emergency Preparedness
    - Vegetation Management
    - Clean Energy
    - Supplier Diversity
- Allowing stakeholders to provide their insight and advice on company filings, initiatives and/or policy issues impacting their communities and/or SCE; and
- Serving as a mutual information, coordination and brainstorm platform.

Commitment

GAP members are required to participate in a minimum of two meetings annually. SCE will schedule and chair at least two-three meetings per year. GAP members are expected to conduct themselves in an honest and responsible manner and disclose any conflicts of interest prior to participating in any meetings.



Compliance

This is a voluntary role. GAP member will not be compensated for their time. However, SCE will provide light meals and refreshments during in-person meetings. This may be reportable based on the guidelines of each member's jurisdiction. GAP members may be reimbursed by SCE for incidental expenses incurred such as travel in the course of participating in the meetings.

For more information, please contact-
Haig Kartounian: haig.kartounian@sce.com or
(626) 302-3418

SOUTHERN CALIFORNIA EDISON®
Energy for What's Ahead℠



What is the purpose of the GAP?

The primary purpose of the GAP is to help foster an open dialogue between SCE and local government entities by creating a forum where discussions on enabling safe, reliable and clean electric service can take place. The GAP will do this by:

- Facilitating two-way communication with local government stakeholders;
- Providing stakeholders with an opportunity to engage directly with SCE's Senior Leadership;
- Giving stakeholders more information on SCE's structure and operations, including:
    - Service Reliability
    - Resiliency and Emergency Preparedness
    - Vegetation Management
    - Clean Energy
    - Supplier Diversity
- Allowing stakeholders to provide their insight and advice on company filings, initiatives and/or policy issues impacting their communities and/or SCE; and
- Serving as a mutual information, coordination and brainstorming platform.

Why does SCE have a GAP?

- To form and strengthen mutually beneficial relationships between SCE and elected/appointed officials for information exchange and advocacy.
- To demonstrate SCE's strong commitment to working with elected/appointed officials.
- To inform and engage key elected officials on SCE's business imperatives and energy policies.

Why would a local elected official become a GAP member?

- To have direct access to SCE's Senior Leadership.
- To shape SCE's initiatives in the planning and/or implementation phase.
- To be informed of SCE initiatives prior to public notification.
- To be a source of information on SCE initiatives for their communities.
- To have an opportunity to interact with other local/regional leaders.

What type of commitment is required by GAP members?

GAP members are expected to participate in a minimum of two meetings annually. GAP members are expected to conduct themselves in an honest and responsible manner and disclose any conflicts of interest prior to participating in any meetings.

What are the requirements to become a GAP member?

- Must be a current elected or appointed government official in good standing or represent a government association in SCE's service territory.
- Viewed by their peers as a reputable opinion leader in local government and able to serve as a resource to their communities.
- Represent diverse opinions, backgrounds, and socioeconomic constituencies that are reflective of SCE's service territory and interests.
- Capable of or has demonstrated a willingness to facilitate constructive dialogue with their communities on issues related to SCE, including energy, environmental stewardship, and emergency preparedness.
- Willing and able to actively participate in meetings for the GAP.

Who would be an ideal GAP member?

GAP members should represent broad political/policy perspectives and diverse demographics across SCE's service territory. They should have a demonstrated curiosity and interest in infrastructure, clean energy, environment, utility issues and their impact on municipalities. Lastly, they should be able to devote the time that is needed for the GAP meetings.

Are there any compliance requirements that should be taken into consideration?

This is a voluntary role. GAP members will not be compensated for their time. However, SCE will provide light meals and refreshments during in-person meetings. This may be reportable based on the guidelines of each member's jurisdiction.

Santa Paula City Council Tentative Agenda Schedule

DEPARTMENT	MEETING DATE	Wednesday, April 19, 2023
Study Session	April 19, 2023	Review of Street Naming Policy
P&R		Parks & Recreation Department Report
Finance		Finance Department Report
PW		Peck Road Water Main Repair Contract Award
HR		City Reorganization
PW		Plans & Specifications for 8th Street Streetlight Repair Project
PW		Main Street Cross Walk Plans & Specifications
Finance		Investment Report
Finance		3Q Fiscal Report
CM/Finance		ARPA Expenditure Update
		Wednesday, May 3, 2023
P&R	May 3, 2023	Proclamation – Older Americans Month
Fire		VC Fire Department Report
PW		Annual Pavement Management Program
PW		Ventura County Watershed Protection Dist Assessment
		STUDY SESSION TOPICS
Admin		No Smoking Ordinance
P&R		Oil Museum Use Options
Attorney		Municipal Code Update Overview
		FUTURE AGENDA ITEMS
Admin		SoCal Edison Discussion on Rates
Finance		Unclaimed Funds
CDD		VCTC Update on Railroad
CDD		Cultural Arts Update
Finance		Travel Policy Update
CDD		Housing In-lieu Funding Expansion
Attorney		VC Fire Lease Agreement for Temporary Fire Station
CED		Façade Improvement Program

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