

RESOLUTION NO. 3883

A RESOLUTION OF THE CITY OF SANTA PAULA PLANNING COMMISSION APPROVING A PLANNED DEVELOPMENT PERMIT FOR A NEW HILLSIDE SINGLE-FAMILY RESIDENCE ON (2) TWO VACANT LOTS AT 286 VIEW DRIVE, AND FINDING THE PROJECT TO BE CATEGORICALLY EXEMPT FROM CEQA

(APNS: 100-0-250-435 & 100-0-250-445)
PROJECT NO. 2025-PD-03

The Planning Commission of the City of Santa Paula does resolve as follows:

SECTION 1: The Planning Commission finds and declares that:

- A. On August 5, 2025, Luis and Vivian Espinoza (the Applicants) filed an application for a Planned Development Permit (Project No. 2025-PD-03) to construct a new single-family dwelling on two existing adjacent lots they own at 286 View Drive;
- B. Per SPMC § 16.31 *Planned Development Overlay Zone*, Planning Commission approval is necessary for construction of a single-family residence in the Hillside Residential Planned Development (HR2-PD) zone to ensure not only that the development standards are met, but also that the grading impacts to the hillside are minimal and that the design of the structure is reasonably compatible with the surrounding neighborhood;
- C. The Project was reviewed by the City’s Planning Division, in part, for consistency with the General Plan and conformity with the Santa Paula Municipal Code;
- D. The Planning Division reviewed the project’s environmental impacts under the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, “CEQA”), the regulations promulgated thereunder (14 Cal. Code of Regulations §§15000, *et seq.*, the “CEQA Guidelines”), and the City’s Environmental Guidelines (“Santa Paula Guidelines”; CEQA, CEQA Guidelines and Santa Paula Guidelines collectively referred to as “CEQA Regulations”);
- E. The Planning Division completed its review and scheduled a public hearing regarding the application before this Commission for April 28, 2026;
- F. On April 28, 2026, the Commission opened a public hearing to receive public testimony and other evidence regarding the application, including, without limitation, information provided to the Commission by the Applicant;
- G. The Commission considered the information provided by City staff, public testimony, and the Applicant’s representative. This Resolution, and its findings, are made based upon the evidence presented to the Commission at its April 28,

2026 hearing, including, without limitation, the staff report submitted by the Planning Division.

SECTION 2: *Factual Findings and Conclusions.* Pursuant to SPMC § 16.31 *Planned Development Overlay Zone*, the Planning Commission finds that the following facts exist:

- A. The Applicant proposes a single-family dwelling unit on two undeveloped lots located at 286 View Drive, which is legally described in the application (the "Property");
- B. The Santa Paula General Plan land use designation for the Property is Hillside Residential which provides for single-family residential and accessory uses where traditional single-family residences can be located;
- C. The zoning of the project site is Hillside Residential 2 - Planned Development overlay (0-3 du/acre), (HR2-PD);
- D. The Project would be in compliance with all applicable development standards and be constructed in accordance with building code requirements for single-family dwelling units;
- E. The proposed use is single-family residential, and the request is to allow a Planned Development Permit for consistency with other residential uses on surrounding properties;
- F. Adherence with the recommended Conditions of Approval, included herein, will ensure that the proposed Project will avoid health and safety risks to persons and/or property in the Project vicinity.

SECTION 3: *General Plan and Zoning.* The proposed Project conforms to the City's General Plan and to Title 16 of the SPMC as follows:

- A. The General Plan Land Use Designation of the project site is Hillside Residential;
- B. The SPMC zoning classification for the project site is Hillside Residential 2 - Planned Development (0-3 du/acre), (HR2-PD), which is consistent with the proposed use and General Plan land use designation of the site;
- C. Pursuant to SPMC § 16.13.010 *Purpose and Intent*, the Hillside Residential 2 - Planned Development (HR2-PD) Zone is one of nine residential zones established to provide a range of housing types and densities in sufficient supply to serve the needs of the City's residents. The HR2-PD zone was established to permit residential development in environmentally sensitive hillside areas. This zone is intended to limit density, preserve hillsides in a natural state to the extent possible, encourage grading respecting the natural contour of the hills, require the retention and planting of trees and other vegetation, and protect natural landmarks and prominent natural features which enhance the character of a specific area;

- D. Per SPMC § 16.13.020 *Land Use and Permit Requirements*, Table 13-1 *Permitted and Conditional Uses - Residential Zones*, single family dwellings are a Permitted use in HR2-PD zoning districts;
- E. Per SPMC § 16.200.030 *Review Bodies Established*, Table 200-1 *Hearing Bodies and Responsibilities*, the Planning Commission has the authority to approve or deny a Planned Development permit.

SECTION 4: *Planned Development Permit.* Pursuant to SPMC § 16.31.010 *Purpose and Intent*, the Planned Development Overlay Zone is established to allow alternative development standards to be applied in limited circumstances where a property or development would benefit from the application of unique and innovative design; to permit greater design flexibility than is feasible under the strict application of conventional zoning and subdivision regulations; and to assist in preservation of areas of natural scenic beauty. As proposed, the Planned Development Permit has been reviewed for the subject property and in context with the surrounding residential neighborhood and determined to be in conformance with the applicable policies and provisions of the SPMC. For the foregoing reasons, the Planning Commission finds that the approval of the Planned Development Permit is consistent with the community welfare expressed by the goals, policies, and objectives of the General Plan and other adopted policies.

Furthermore, per SPMC § 16.31.040 *Development Standard Modifications*, in approving a planned development permit in a PD overlay zone, the Planning Commission may impose special requirements and permit variations from the standards of the underlying zone, including but not limited to:

- A. Lot Size and Dimensions:
The Planning Commission may allow for reduced lot sizes or lot dimensions, provided overall project density or intensity conforms to limits established in the Santa Paula General Plan.
- B. Building Height:
The Planning Commission may require, where the privacy of abutting parcels is threatened, a reduction in the building height limit normally permitted in a zone. In other situations where abutting property is not threatened and where additional building height will not present incompatibilities or general public health and safety concerns, heights in excess of the basic height limit of the zone may be permitted.
- C. Landscaping:
The Planning Commission may require additional landscaping to enhance the appearance of the use and the neighborhood.
- D. Appearance:
The Planning Commission may require a design with orientation to provide for special treatment of buildings and structures and layout of open spaces to avoid potentially unsightly or undesirable aesthetic conditions.

SECTION 5: *Environmental Assessment.* Based upon the facts identified in Section 2 of this Resolution and the evidence presented to the Commission at its April 28, 2026 hearing, the proposed Project is Categorically Exempt from the requirements of CEQA, the Santa Paula Guidelines and CEQA Guidelines, §15303(a) since the Project consists solely of one single-family residence on existing legal parcels.

SECTION 6: *Approval.* Subject to the conditions listed on the attached Exhibit “A,” which are incorporated into this Resolution by reference, the Planning Commission grants a Planned Development Permit for Project No. 2025-PD-03.

SECTION 7: This Resolution will remain effective until superseded by a subsequent resolution.

SECTION 8: The Commission Secretary is directed to mail a copy of this Resolution to the Applicant and to any other person(s) requesting a copy.

SECTION 9: This Resolution may be appealed within ten (10) calendar days after its adoption. All appeals must be in writing and filed with the City Clerk within this time period. Failure to file a timely written appeal constitutes a waiver of any right of appeal.

[SIGNATURES ON NEXT PAGE]

PASSED AND ADOPTED this 28th day of April 2026.



Austin Auger
Chairperson
City of Santa Paula Planning Commission

ATTEST:



James Mason
Secretary
City of Santa Paula Planning Commission

APPROVED AS TO FORM:



Henry Castillo
Assistant City Attorney
City of Santa Paula

EXHIBIT A

RESOLUTION NO. 3883 CONDITIONS OF APPROVAL

Project No. 2025-PD-03
Espinoza Residence – 286 View Drive
APNS: 100-0-250-435 & 100-0-250-445

In addition to all applicable provisions of the Santa Paula Municipal Code (“SPMC”), Luis and Vivian Espinoza (the Applicants) agree for themselves, their, heirs and assigns that they will comply with the following provisions as Conditions for the City of Santa Paula’s Approval of Project No. 25-PD-03 (“Project Conditions”).

I. GENERAL CONDITIONS

1. Awareness. The Resolution and these associated Conditions of Approval have been adopted with the knowledge, understanding and consent of the Property Owner(s)/Applicant(s).
2. Compliance. The Property Owner(s)/Applicant(s) must comply with all applicable ordinances, codes, regulations, policies, and conditions (including those herein) and pay all applicable fees and assessments to the City.
3. Violation. The Property Owner(s)/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 may be 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. Scrutiny. This permit is subject to ongoing review. If, at any time, valid, substantiated complaints are received, a public hearing may be held before the Planning Commission, at the sole discretion of the City, to determine if any condition of the permit should be modified, amended or revoked.
5. City Fees & Charges. Before the final inspection and/or occupancy, all Department/ Division (Building & Safety, Planning, Public Works and Legal) fees and charges must be paid in full.
6. Assignment. The permit is granted for the subject Property only and is not transferable.

II. BUILDING & SAFETY DIVISION

Standard Requirements:

7. The Planning Project number and conditions of approval for the project and mitigations must be printed on the building plans prior to submitting to the Building and Safety Division for plan review.
8. A statement shall be printed on the cover sheet stating: *“This project shall comply with the currently adopted editions of the California Building code, Mechanical code, Electrical code, Plumbing code, Fire Code, Energy Code, Green Building Standards code, City of Santa Paula Municipal Codes and all State of California and U.S. Federal regulations.”*
9. Submittal Documents:
 - a. A complete set of signed and sealed set of plans shall be electronically submitted, in pdf format, at the initial submittal and all subsequent submittals. A complete set of plans shall include Civil Plans (for reference only), architectural plans, mechanical, electrical, plumbing, structural, and landscape plans.
 - b. A signed and sealed soils report and structural calculations shall be electronically submitted, in pdf format, on the initial submittal and all subsequent submittals.
 - c. Grading & Drainage, Street Improvement & Utility plans shall be submitted separately under separate permit, and approved by the City of Santa Paula Public Works Department.
10. Fees:
 - a. All plan review fees shall be paid at the time of initial submittal of the project for building plan review.
 - b. All permit fees shall be paid at the time of permit issuance.
 - c. All development impact fees shall be paid prior to final inspection.
 - d. A deposit in an amount determined by City of Santa Paula Public Works Department shall be submitted for the initial plan review of the civil plans at the time of the initial submittal to the Building Division.
 - e. All outstanding plan review & permit fee balances shall be paid prior to issuance of a building permit.
 - f. All applicable fees shall be paid to the Santa Paula Unified School District prior to permit issuance. A Santa Paula Unified School District form provided by the Building & Safety Division, stamped and approved by the Santa Paula Unified School District shall be returned to Building and Safety as evidence the applicable fees have been paid.
11. This project lies within a “Very High Fire Hazard Severity Zone” as determined by the California Department of Forestry and Fire Protection. This classification shall be identified on the plans. Construction within this area is subject to the 2025 California Wildland Urban Interface Code. All applicable fire prevention code measures shall be incorporated into the design of this structure and plans for this project.

12. Prior to issuance of a building permit all department and agency clearances by the Authorities Having Jurisdiction shall be completed.
13. Prior to issuance of a building permit, an approved Ventura County Fire Department Form 610-B shall be returned to the Building and Safety Division.
14. Prior to issuance of a building permit a copy of an approved certificate of a certified pad, executed by the Engineer of Record and approved by the City of Santa Paula Public Works Department shall be submitted to Building and Safety.
15. Prior to the issuance of a certificate of occupancy(s), all final inspections shall be completed and signed off by all City Departments and Authorities Having Jurisdiction.
16. All State of California Division of Occupational Safety and Health Administration (Cal OSHA) standards shall be strictly enforced during the course of construction by the Contractor of Record and or property owner.
17. A notice of construction hours shall be posted at all entrances to the construction site. Such notice must be titled in letters at least one inch in height and be placed at least five feet above ground level: *"Construction Activities: 8:00 am to 6:00 pm, Monday through Friday. Powered equipment used on a temporary, occasional or infrequent basis operated between the hours of 8:00 a.m. and 6:00 p.m. Monday through Friday. No piece of equipment may generate noise in excess of 5 dBA at 50 feet. SPMC 93.23(C)"*

III. VENTURA COUNTY FIRE DEPARTMENT

18. Application Complete - This project has been reviewed by the Ventura County Fire Protection District and is found to be complete with the following Fire Department conditions.
19. Fire Department Clearance - Applicant shall obtain Fire Clearance VCFD Form #610B "Requirements for Construction" prior to obtaining a building permit for any new structures or additions to existing structures.
20. Fire-Flow Verification (Single-Family) - 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. Minimum fire-flow shall be 500 gpm at 20 psi.
21. Private Roads/Driveways - Private roads/driveways shall comply with Public Road Standards, VCFPD Ordinance 29, and VCFPD Standard 501.
22. Access Point Location – The access road / driveway shall be provided such that any portion of the exterior walls, at grade level, of a building or structure, is not more than 150 feet from fire department access as measured by an approved route around the exterior of the building. Exception: The distance shall be permitted to be extended

to 250 feet when the building is protected by an automatic fire sprinkler system in accordance with NFPA and provided with an approved access walkway leading from the road to the exterior openings around the structure.

23. 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.
24. Fire Sprinklers - All structures shall be provided with an automatic fire sprinkler system in accordance with current VCFPD Ordinance and NFPA 13D at time of building permit application.
25. Fire Protection System Plans - Plans for all fire protection systems (sprinklers, alarm, dry chemical, hood systems, etc.) shall be submitted, with payment for plan check, to the Fire District for review and approval prior to installation.
26. FIRE HAZARD SEVERITY ZONE NOTIFICATION - NOTICE IS HEREBY PROVIDED THAT THE SUBJECT PROPERTY (APN 100-0-250-165) IS WITHIN A MODERATE, HIGH, OR VERY HIGH FIRE HAZARD SEVERITY ZONE, AS DESIGNATED BY THE CALIFORNIA STATE FIRE MARSHAL, OR A LOCAL HAZARDOUS FIRE AREA, AS DESIGNATED BY THE VENTURA COUNTY FIRE DEPARTMENT.
27. State Fire Safe Regulations- LRA - The project is located within a Local Responsibility Area (LRA) Very High Fire Severity Zone (VHFHSZ) and shall comply with the minimum standards of the California Code of Regulations, Title 14, Division 1.5, Chapter 7, Article 6, Subchapter 2, "SRA/VHFHSZ Fire Safe Regulations" (CCR T-14 FSR), unless modified by more restrictive local ordinances and requirements.
28. Very High Fire Hazard Severity Zone - This project is in a Very High Fire Hazard Severity Zone and all structures shall meet hazardous fire area Building Code requirements. Contact the Building Department for requirements.
29. Hazard Abatement - All grass or brush exposing any structure(s) to fire hazards shall be cleared for a distance of 100 feet prior to construction of any structure and shall be maintained in accordance with VCFPD Ordinance.
30. Hazard Abatement - All grass and brush shall be cleared to a distance of ten (10) feet on each side of all access roads / driveways.
31. Fuel Modification/Landscape Plans - Project is located within a Hazardous Fire Area. Landscape plans shall be submitted for review and approval to the Fire Prevention Bureau prior to Fire Department final inspection of the building or installation of any landscape, whichever occurs first. See VCFD Guidelines 416.

32. HFA- Zone 0 Non-Combustible – New Building and additions up to 150 sq ft. - Fuels, including combustible materials and vegetation, are prohibited within the 5-foot area surrounding the entire new building area. (Non-Combustible Zone 0).

IV. PLANNING

33. Signatory. Before submitting plans to the Building and Safety Division for Plan Check, the Applicant must sign these Conditions of Approval and return the wet signature to the Planning Division.
34. Conformity. Development must be in accordance with the latest approved technical drawings (site plan, floor plan, etc.), and shall be subject to the added Conditions of Approval contained herein.
35. Lot Covenant. As recommended by the Ventura County Surveyor, Applicant(s) shall professionally (i.e. via licensed surveyor and attorney) prepare and record a covenant to provide the appropriate easement(s) upon the sale of either parcel. This requirement must be completed by the Applicant(s) to the satisfaction of the City prior to issuance of the final Certificate of Occupancy for the residence.
36. Illumination. General. All exterior lighting must be shown on the final construction plans and is subject to review and approval by the Planning Division to ensure it is directed and/or shielded down or away from adjoining properties. Appropriate exterior lighting should be provided at entryways, along walkways, between buildings, and within parking areas that possess adaptive control sensors. Any exterior lighting must be a style that is reasonably compatible and harmonious with the building's architectural style and detail of the building, and be International Dark Sky Certified.
37. Roofing materials and systems. Project shall comply with SPMC § 156.028(A)(1) and avoid use of flat/standing seam metal roofing. Regardless of plan notes, roofing system shall be as described in 04/21/2026 email from Applicant(s) to City: "Flat metal tile roof by 'Boral' ICC 1647 or equal."
38. Elevator. Separate building permits shall be reviewed and approved by the City prior to installation of any elevator or related equipment.
39. Viewshed. Viewshed(s) of existing neighboring properties shall be preserved in the final project design to the extent feasible.
40. Landscaping. The Property and all landscaping must be maintained in a neat and healthy condition and in a manner that prevents adverse public health, safety, and welfare effects. Landscaping and irrigation must remain in compliance with the California Model Water Efficient Landscape Ordinance (MWELo), per Sections 490-495, Chapter 2.7, Division 2, Title 23 in the California Code of Regulations.

- a. All graded & disturbed areas on the subject site shall be planted and maintained for erosion control purposes within thirty (30) days of initial disturbance. To the extent feasible, all species and varieties of landscape vegetation shall be native to California and listed in the California Native Plant Society's Calscape registry (www.calscape.org). No vegetation listed as "High" or above in the California Invasive Plant Council's Invasive Plant Inventory Database (<https://www.cal-ipc.org/plants/inventory>) shall be installed.
- b. Plantings will be maintained in good growing condition throughout the life of the project and, whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape requirements. To the extent feasible, all replacement vegetation shall be listed as California native in the Calscape registry.
- c. The irrigation system shall be placed on a separate meter, maintained in good working order, and operated to facilitate sound water conservation practices.
- d. All existing protected California Live Oak (*Quercus Agrifolia*) trees onsite shall remain undisturbed, except for necessary pruning.
- e. Mulch applied to the site must be organic and free of pests and weeds. Synthetic (i.e., rubber crumb) mulch is prohibited.
- f. The exterior of the Property must be maintained clear of trash, litter, and debris at all times.

V. **PUBLIC WORKS**

General Conditions

41. If any hazardous waste or material is encountered during the construction of this project, all work must be immediately stopped and the Ventura County Environmental Health Department, the Ventura County Fire Protection District, the Santa Paula Police Department, and the City Engineer and Public Works Director must be notified immediately. Work may not proceed until clearance has been issued by all of these agencies

Landscaping, Lighting and Maintenance Requirements

42. All landscaping must be maintained in a healthy and thriving condition, free of weeds, litter and debris. All paved surfaces: including, but not limited to, the parking area and aisles, on-site walkways must be maintained free of litter, debris and dirt. Walkways, parking areas and aisles must be swept, washed, or vacuumed regularly. When swept or washed, litter, debris and dirt must be trapped and collected to prevent entry to the storm drain system in accordance with NPDES requirements.

43. The applicant and/or property owner shall provide verification to the City Engineer and Public Works Director that all proposed on-site storm drains have been cleaned at least twice a year, once immediately prior to October 1st and once in January. Additional cleaning may be required by the City Engineer and Public Works Director depending upon site and weather conditions.

Engineering Division

44. Prior to any work being conducted within any State, County, or City right-of-way, the applicant shall obtain all necessary encroachment permits from the appropriate agencies and provide copies of these approved permits and the plans associated with the permits to the City Engineer.
45. Reactive organic compounds, nitrogen oxides (ozone/smog precursor), and particulate matter (aerosols/dust) generated during construction operations must be minimized in accordance with the City of Santa Paula standards and the standards of the Ventura County Air Pollution Control District (APCD). When an air pollution Health Advisory has been issued, construction equipment operations (including but not limited to grading, excavating, earthmoving, trenching, material hauling, and roadway construction) and related activities must cease in order to minimize associated air pollutant emissions.
46. During construction the applicant shall utilize all prudent and reasonable measures (including installation of a 6-foot-high chain link fence around the construction site(s) and/or provision of a full time licensed security guard) to prevent unauthorized persons from entering the work site at any time and to protect the public from accidents and injury.
47. Prior to construction, the applicant shall post, in a conspicuous location, the construction hour limitations and make each construction trade aware of the construction hour limitations to the satisfaction of the City.
48. Prior to the issuance of a Grading Permit, the applicant shall post sufficient surety with the City, in a form acceptable to the City Engineer and Public Works Director, guaranteeing completion of all onsite and offsite improvements required by these Conditions of Approval and/or the Municipal Code including, but not limited to grading, street improvements, storm drain improvements, temporary and permanent Best Management Practice (BMP) for the control of non-point water discharges, landscaping, fencing, and bridges. Grading and improvements must be designed, bonded, and constructed as a single project.
49. Prior to the issuance of a Grading Permit, the applicant shall provide written proof to the City Engineer that any and all wells that may exist or have existed within the project have been properly sealed, destroyed or abandoned per Ventura County Ordinance No. 4468 and per California Department of Conservation, Division of Oil, Gas, and Geothermal Resources requirements.

50. During construction written weekly progress reports and a grading completion report must be submitted to the City Engineer or Inspector by the project geotechnical engineers. These reports must include the results and locations of all compaction tests, as-built plans of all required fill removal, over excavation and remedial grading, including geologic mapping of the exposed geology of all excavations showing cut cross-sections and sub-drain depths and locations. The lists of excavations approved by the engineering geologist must also be submitted. Building permits will not be issued without documentation that the grading and other pertinent work has been performed in accordance with the geotechnical report criteria and applicable Grading Ordinance provisions.
51. During construction, the applicant shall provide temporary irrigation, hydroseeding and erosion control measures, approved by the Community and Economic Development Director, City Engineer and Public Works Director. Temporary grading is defined to be any grading partially completed and any disturbance of existing natural conditions due to construction activity. These measures will apply to a temporary or permanent grading activity that remains or is anticipated to remain unfinished or undisturbed in its altered condition for a period of time greater than thirty (30) calendar days except that during the period October 1 to April 15 these measures will be implemented immediately.
52. Grading may occur during between October 1 to April 15, subject to timely installation of erosion control facilities when approved in writing by the City Engineer, Public Works Director and the Community and Economic Development Director and when erosion control measures are in place. In order to start or continue grading operations between October 1 and April 15, project-specific erosion control plans that provide detailed Best Management Practices for erosion control during the rainy season must be submitted to the City Engineer and Public Works Director no later than September 1 of each year that grading is in progress. During site preparation and construction, the contractor shall minimize disturbance of natural groundcover on the project site until such activity is required for grading and construction purposes. Between October 1 through April 15 all graded slopes must be covered with a woven artificial covering immediately after completion of each graded slope. Grading operations must cease if the applicant fails to place effective best management measures on graded slopes immediately after construction. No slopes may be graded or otherwise created when the National Weather Service local three-day forecast for rain is twenty percent (20%), or greater, unless the applicant is prepared to cover the permanent and temporary slopes before the rain event. The artificial covering and planting will be to the satisfaction of the Community and Economic Development Director, City Engineer, and Public Works Director.
53. Prior to the commencement of any construction activities (including site demolition), the applicant shall comply with the City standard requirements for dust control, including, but not be limited to, minimization of ground disturbance, application of water/chemicals, temporary/permanent ground cover/seeding, street sweeping, and covering loads of dirt for the review and approval of the City Engineer and Public Works Director. All clearing, grading, earth moving, excavation, soil import and/or

soil export operations must cease during periods of high winds (greater than 15 mph averaged over one hour).

54. At least one (1) week prior to commencement of grading or construction, the applicant shall prepare a notice that grading or construction work will commence. This notice shall be posted at the site and mailed to all owners and occupants of property within five-hundred feet (500') of the exterior boundary of the project site, as shown on the latest equalized assessment roll. The notice must include current contact information for the applicant, including all persons with authority to indicate and implement corrective action in their area of responsibility, including the name of the contact responsible for maintaining the list. The names of individuals responsible for noise and litter control, tree protection, construction traffic and vehicles, erosion control, and the twenty-four (24) hour emergency number, must be expressly identified in the notice. The notice must be re-issued with each phase of major grading and construction activity. A copy of all notices must be concurrently transmitted to the Community and Economic Development Department. The notice record for the City must be accompanied by a list of the names and addresses of the property owners notified and a map identifying the notification area.
55. Applicant has full right to exercise the service of a new engineer responsible at any time during a project. When there is a change in engineer, the applicant/owner shall notify the City Engineer and Public Works Director in writing within 48 hours of such change. Said letter shall specify successor California Registered Civil Engineer and shall be stamped and signed and dated by said engineer in responsible charge and shall accept responsibility of project. The letter will be kept on file at the City.
56. Prior to issuance of a Grading Permit, site access and fire hydrant locations shall be reviewed and approved by the Ventura County Fire Department.
57. All other requirements, notes and regulations arising from plan review as determined necessary by the City and their reviewers shall be incorporated into the design as required by the City prior to Grading Permit issuance.
58. Prior to issuance of a Grading Permit, existing utility points of connection shall be potholed to verify location and elevation. An encroachment permit shall be obtained from Public Works prior to related work being performed in Public Right of Way or easements. Utility plans shall be updated as necessary prior to final approval.
59. Prior to issuance of a Grading Permit the applicant shall be responsible for identifying all easements and related encumbrances on the project plans and related documents and ensuring that all such easements and encumbrances are not impeded, burdened, and are adequately maintained in accordance with the terms and language of the original easement. Determination of such compliance shall be subject to the City of Santa Paula Public Works approval.
60. Grading operations involving the hauling of dirt shall be controlled and reasonable efforts to avoid the spillage of dirt onto public streets shall be enforced. The grading

contractor shall maintain on site at all times a means of preventing blowing dust within the project site and onto adjacent sites.

61. Any deviations from the approved grading plan must be reviewed and approved in advance by the Public Works Department. The City Engineer may issue a Stop Work Order if field conditions deviate from the approved plans without obtaining prior approval from all appropriate City Departments.

Grading and Geotechnical

62. The applicant shall submit precise grading plans, prepared by a California Registered Civil Engineer, detailing the design of finished surfaces, drive aisles, curbs, gutter, local depressions, sidewalks, connections to public right of way, etc. The plans should include design grades for proposed buildings, including pad and finished floor elevations, required over-excavations cut/fill slopes, keyways, subdrains, limits and details of any required remedial grading. Required retaining walls shall be detailed with top of wall/top of footing callouts every 25 to 50 feet, related finished grades at the top of walls, and details of provisions for subdrains and connections to approved points of disposal. Precise grading plans shall be submitted to the Public Works and Community and Economic Development Departments for review and approval prior to the issuance of a Grading Permit.
63. The applicant shall submit a design level Geotechnical Report prepared by a Geotechnical Engineer and Engineering Geologist. The Geotechnical Report shall provide specific recommendations for cut/fill slopes, foundations, retaining walls, temporary excavations, utility trenches, by the proposed development. The report shall present detailed geotechnical recommendations for design and construction of the proposed project and improvements, as well as mitigation of known geologic hazards. The Geotechnical Report shall be prepared in accordance with the County of Ventura standards and shall be submitted to the Public Works Department for review and approval prior to the issuance of a Grading Permit.
64. All pavement and concrete structural sections shall be designed by the project Geotechnical Engineer and Engineering Geologist and submitted in conjunction with the final geotechnical report for review and approval by the Public Works Department prior to the issuance of a Grading Permit.
65. All slopes shall be 2:1 (horizontal to vertical) or less in accordance with the approved geotechnical studies.
66. The applicant shall eliminate or remediate all geologic hazards associated with this proposed development to the satisfaction of the Public Works Department.
67. Prior to issuance of Grading Permit the applicant shall delineate required overexcavation limits (horizontal/vertical) to address the removal of loose alluvium deposits below undocumented fill on the project Grading Plans.

68. During grading, the project geotechnical engineer shall observe and approve all keyway excavations, removal of fill down to stable bedrock or in-place material, and installation of all sub-drains including their connections. All fill slope construction must be observed and tested by the project geotechnical engineer, and the density test results and reports submitted to the City Engineer and Public Works Director to be kept on file. Cuts and slopes must be observed and mapped by the project geotechnical and civil engineers who will provide any required slope modification recommendations based on the actual geologic conditions encountered during grading. Written approval from the City Engineer and Public Works Director must be obtained prior to any modification of approved plans or geotechnical report requirements.
69. The applicant agrees to address any and all Geotechnical Design and Geological Hazard Mitigation requirements not contained within these conditions, associated with the proposed development that may arise during final design.
70. Prior to final design the applicant shall provide a current copy of the preliminary title report (dated within the last ninety (90) days of the initial submittal date), for the subject property.
71. The applicant's engineer shall plot all referenced easements on the site plans and grading plans. All existing and proposed easements shall be reflected on the project plans.
72. During construction all grading and excavation shall be observed and documented by the project Geotechnical Engineer, who shall verify that the excavation, grading, subdrainage, backfill, compaction, and related operations are executed by the site construction personnel in conformance with the provisions of the approved Geotechnical Report. Any deficiencies noted shall be brought to the attention of the grading contractor and the City. Such observations, verifications, related tests, and other pertinent documentation shall be submitted to the Public Works and Community and Economic Development Departments for review and approval prior to the issuance of a Building Permit.
73. Rough Grade Report. At the completion of rough grading, the project Geotechnical Engineer shall submit a comprehensive rough grade report summarizing the required observations, verifications, related tests, and other pertinent documentation to Public Works and Community and Economic Development Departments for review and approval prior to the issuance of a Building Permit. The report shall include the results of all compaction tests as well as a map depicting the limits of over excavation, observed geologic conditions, locations of all density tests, locations and elevations of all removal bottoms, and location and elevation of all retaining wall back-drains and outlets.
74. Rough Grade and Building Pad Certifications. Upon completion of rough grading, the applicant shall submit Rough Grade and Building Pad Certifications on the City's forms. The certifications shall be signed by the project Geotechnical Engineer and project Civil Engineer, as well as the Grading Contractor. The certification shall be

accompanied by as-built survey where deemed necessary by the City Engineer to verify compliance with the limits and elevations required by the approved grading and drainage plans. The Rough Grade and Building Pad Certifications shall be reviewed in conjunction with the Rough Grade Report by the City of Santa Paula Public Works Department for approval prior to the issuance of a Building Permit.

75. Approval of Rough Grading. The project Rough Grade Report and Rough Grade and Building Pad Certifications shall be reviewed and approved by the City Engineer. Evidence of such approval shall be provided to the Community and Economic Development Department, Building and Safety Division, prior to the issuance of a Building Permit. No Building Permit shall be issued for the project without these approvals.
76. Final Grade Certification. Prior to the issuance of a Certificate of Occupancy (C of O), the applicant shall submit a Final Grade Certification on the City's form. The Final Grade Certification shall be reviewed and approved by the City Engineer prior to the issuance of a C of O for the project.
77. During construction, the applicant shall over-excavate any loose alluvium deposits below undocumented fill, characterize geotechnical conditions at bottom depth and perform testing and evaluation to delineate and substantiate over excavation depths. Limits of over excavation shall be approved by the City prior to the placement of engineered fill in excavated areas.
78. Prior to the issuance of a Grading Permit the applicant shall perform additional tests within all proposed onsite infiltration areas in conformance with the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures. Test results and related infiltration recommendations shall be incorporated in the project Geotechnical Report and the design of proposed drainage facilities.
79. The applicant shall provide a geotechnical map prior to issuance of Grading Permit depicting geological data from subsurface field explorations, limits of known fill, geological contacts, and structures. Applicant shall utilize final grading plans as base map for geotechnical map and provide any additional geotechnical recommendations based on the final grading and geotechnical map.
80. Prior to the issuance of a Grading Permit the applicant shall provide recommendations for foundation design for the proposed buildings to address anticipated accumulative seismic and static settlements. Such recommendations shall be included in the profile geotechnical report and incorporated in the plans.
81. The applicant shall determine the expansion potential of the finish grade materials at the completion of grading. Grading and foundation design recommendations shall address the expansion potential of finish grade materials. Recommendations shall be included in the rough grade report and pad certification and approved by the City Engineer prior to the issuance of a building permit.

82. At the completion of grading the applicant shall provide samples of the upper grade materials tested for R-Value. Final recommendations for pavement design should be based on the R-Values of the finish grade materials.
83. At the completion of grading the applicant shall provide samples of the onsite soils collected and tested for corrosion potential. Final recommendations for measures including cement type should be based on the corrosion potential of the finish grade allowable materials, concrete type, and protective measures. Recommendations shall be included in the rough grade report and pad certification and approved by the City Engineer prior to the issuance of a building permit.
84. The applicant shall provide a rough grade report prepared by the geotechnical consultant and must be submitted to the City Engineer for review and approval. The report shall include the results of all compaction tests as well as a map depicting the limits of over excavation, observed geologic conditions, locations of all density tests, locations and elevations of all removal bottoms, and location and elevation of all retaining wall back-drains and outlets.
85. During construction all foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel.
86. The final grading, drainage, shoring, and foundation plans shall be reviewed, signed and wet stamped by the project geotechnical consultant.
87. Building foundation shall be set back (H/3) from the edge of the slope per the California Building Code, Chapter 8, Section 8, Subsection 7.
88. The final shoring and foundation plans shall be reviewed and approved by the Community and Economic Development Department Director.

Public and Private Streets and Related Improvements

89. Prior to construction of any public improvement, the applicant shall enter into an agreement with the City to complete public improvements, with sufficient surety posted to guarantee the complete construction of all improvements, except as specifically noted in these Conditions of Approval.
90. Prior to final inspection of improvements, the project Registered Civil Engineer shall submit certified original "record drawing" plans with three (3) sets of paper prints and the appropriate plan revision review fees to the City Engineer and Public Works Director along with electronic files in a format satisfactory to the City Engineer and Public Works Director. These "record drawing" plans must incorporate all plan revisions and all construction deviations from the approved plans and revisions thereto. The plans must be "record drawings" on 24" X 36" Mylar® sheets (made with proper overlaps) with a City title block on each sheet. In addition, the applicant shall provide an electronic file update of the City's Master Base Map electronic file, incorporating all streets, sidewalks, streetlights, traffic control facilities, street

striping, signage and delineation, storm drainage facilities, water and sewer mains, lines and appurtenances and any other utility facility installed for this project.

91. Prior to reduction of improvement bonds, the applicant must submit reproducible centerline tie sheets on 3-mil polyester film to the City Engineer and Public Works Director.
92. Prior to construction of any public improvement, the applicant shall obtain an encroachment permit.
93. All construction involving public improvements and/or connection to public utilities shall be performed by a competent Class A – General Engineering Contractor with a license in good standing, issued by the Contractors State License Board.

Drainage and Hydrology

94. Prior to issuance of a Grading Permit, the applicant shall submit on-site storm drain plans in plan and profile format at a minimum scale of 1"=20' (maximum scale of 1"=40'), with supporting calculations that analyze conditions before and after development for the review and approval by the City Engineer and Public Works Director. Quantities of stormwater, flow rates, on site and contributory offsite drainage areas and patterns, diversions, collection systems, flood hazard areas, sumps, sump locations, detention and NPDES facilities and drainage courses must be addressed in the drainage plans and associated calculations.
95. All storm water detention, retention, and impoundment facilities shall provide access for maintenance purposes.
96. If drainage is conveyed to or through adjacent properties, additional easements and/or approvals may be required prior to the issuance of a Grading Permit.
97. The applicant shall submit a Project Drainage Report, prepared by a California Registered Civil Engineer, to address existing and proposed hydrology, including offsite flow patterns which currently influence the project site. Report shall address developed hydrology associated with the site development, based on the provisions of the Ventura County Hydrology Manual and associated methodology, addressing both 10-year and 100-year existing and proposed drainage conditions, including provisions for the interception and conveyance of the 10-year design storm and flood hazards associated with the 100-year storm. Calculations for the mitigation of increased stormwater runoff shall be provided to support on-site detention facility sizing. Calculations shall address the detailing and sizing of area drains, catch basins and storm drain laterals on site, and shall be coordinated with the project Storm Drain Plans. The Project Drainage Report shall be submitted to the Public Works Department for review and approval prior to the issuance of a Grading Permit.
98. Hydrology calculations must be per current Ventura County Standards, utilizing the VCRat software with site specific design parameters, and to the satisfaction of the City Engineer and Public Works Director prior to the issuance of a Grading Permit.

99. The applicant shall provide for the interception of tributary areas of offsite drainage to maintain existing drainage patterns for adjacent properties. Onsite storm drain systems shall be designed to accommodate the interception and associated conveyance of such tributary offsite drainage to the satisfaction of the City Engineer and Public Works Director prior to the issuance of a Grading Permit.
100. The applicant's engineer shall provide for detention of on-site storm drainage, based on either offsite storm drain capacity limitations or a 'no net increase' approach, whichever yields the greater volume or required detention. Such calculations shall be included in the Project Drainage Report to the satisfaction of the City Engineer and Public Works Director prior to the issuance of a Grading Permit.
101. Runoff coefficient values shall be reflective of final design conditions. Storm drain infiltration devices shall be sized according to final runoff coefficient values. Such calculations shall be included in the Project Drainage Report to the satisfaction of the City Engineer and Public Works Director prior to the issuance of a Grading Permit.
102. Unless specifically approved by the City, the project storm drain system shall be privately owned and maintained. Storm drain plans shall clarify that the project storm drain system is not to be maintained by the City of Santa Paula.
103. Prior to issuance of any grading or building permit, the applicant shall prepare and record a Cross-Lot Drainage Agreement for all lots that receive or convey stormwater runoff across property lines.

National Pollutant Discharge Elimination System (NPDES)

104. Prior to the start of grading or any ground disturbance, the applicant shall identify a responsible person experienced in NPDES compliance who is acceptable to the City Engineer and Public Works Director. The designated NPDES person (superintendent) shall be present, on the project site Monday through Friday and on all other days when the probability of rain is forty percent (40%) or greater and prior to the start of and during all grading or clearing operations until the release of grading bonds. The superintendent shall have full authority to rent equipment and purchase materials to the extent needed to effectuate Best Management Practices. The superintendent shall be required to assume NPDES compliance during the construction of streets, storm drainage systems, all utilities, buildings, and final landscaping of the site.
105. All storm water facilities shall conform to the most current Ventura County Technical Guidance Manual for Storm Water Quality Control Measures.
106. In-tract improvements shall incorporate Low Impact Development standards.
107. Development shall conform to the current requirements for the County's MS4 permit for new developments. The applicant's engineer shall design required water quality

mitigation features and related storm water mitigation volumes (Qpm) in accordance with the Ventura County Technical Guidance Manual for Stormwater Quality Control Measures, NPDES and City requirements. Calculations shall be submitted with the Project Drainage Report. All covenants shall be submitted to the Public Works Department for review and approval and be recorded prior to Grading Permit issuance.

108. Prior to the issuance of a Grading Permit applicant shall provide for the mitigation of the project's storm water quality impacts. The applicant shall provide calculations for the sizing and location of devices intended to mitigate such impacts and coordinate the locations of required water quality treatment devices on the Storm Drain Plans. The details of the required devices shall be included in the Project Drainage Report and detailed on the project plans.

Water

109. Upon approval of the water utility plan, the applicant shall submit plans for the onsite water system and offsite connection to water main for approval by the Public Works Department Water Division in plan and profile format at a minimum scale of 1"=20' (maximum scale of 1"=40'). The on-site water system and related design shall comply with the City's Water Standards, with water mains designed to meet vertical and horizontal separation requirements in accordance with California State Water Resources Control Board's Title 22 Code of Regulations, without a requirement for the approval of waivers by the Board's Division of Drinking Water (DDW). Details of required separation from and crossings above site storm drain and sewer system components shall be provided as necessary to clarify compliance. On-site water system plans and details shall be submitted to the Public Works Department for review and approval prior to the issuance of a Grading Permit.
110. Prior to the issuance of a Grading Permit all water system facilities and appurtenances shall be approved by the Public Works Department Water Division.
 - a) Water meters shall be sized per the latest edition of the California Plumbing Code.
 - b) Separate irrigation meters are required. The landscaping and irrigation design shall meet the Mandatory Water Conservation requirements, with metering and meter locations to be approved by the Public Works Department Water Division.
111. Water system improvements must be constructed as approved by the City Engineer. These improvements will consist of the installation and test of backflow devices approved by the Ventura County Health Department. Separate water services must be installed to serve all units and fire services. The size of the fire services will be subject to approval of the Ventura County Fire Department. All services must be connected to the existing water main by a qualified person.

112. Proposed water mains shall be provided with isolation valves to allow for shutdowns of no more than 2 buildings groups at a time.
113. Proposed water meters shall be located only within sidewalks or parkways.
114. Unless specifically approved by the City, the on-site water system laterals are not to be maintained by the City.
115. Prior to the first building permit, the applicant shall pay water in-lieu fees in accordance with SPMC.

Sewer

116. Prior to the issuance of a Grading Permit the applicant shall submit a comprehensive sewer utility plan clarifying:
 - a) The proposed sewer system alignment and lateral configuration for the building(s);
 - b) The proposed alignment, width and extents of easements to be conveyed for proposed sewer mains and laterals.
117. Prior to the issuance of any grading or building permit for the proposed development, the applicant shall provide written authorization from the applicable Homeowners Association (HOA) confirming that the proposed sewer tie-in to the HOA-owned and/or maintained sewer facilities is permitted.
118. Upon approval of the sewer utility plan, the applicant shall submit plans for the project sewer system for approval by the Public Works Department Water Division in plan and profile format at a minimum scale of 1"=20' (maximum scale of 1"=40'). The sewer system and related design shall comply with the City's Standards and shall include any off-site reaches of sewer required to be improved to address deficiencies identified in the sewer impact study. Sewer system plans and details shall be submitted to the Public Works Department for review and approval prior to the issuance of a Grading Permit.
119. Unless specifically approved by the City, the on-site sewer laterals are not to be maintained by the City of Santa Paula.
120. The applicant shall provide plats and legal descriptions associated with easements for sewer mains. Proposed easements and associated plats and legals shall be reviewed and approved in conjunction with the proposed sewer system design by the City Public Works Department. Proposed easements shall be approved and recorded by the County of Ventura prior to the issuance of a Grading Permit.
121. Prior to final inspection, and/or occupancy, the property must be connected to the public sewer system.

- 122. Sewer Connection Fee. Prior to issuance of each building permit, a separate sewer connection fee must be paid.
- 123. Prior to issuance of the first building permit, the applicant must pay the total estimated Public Works Sewer Capital Facilities Fees in accordance with SPMC.

VI. SPECIAL CONDITION

- 124. Indemnification. The Applicant shall indemnify, protect, defend and hold the City harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions or proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), damages, costs (including, without limitation, attorney's fees), injuries, or liability (collectively, "Actions") brought against the City that challenge, attack, or seek to modify, set aside, void, or annul, any action of or any approval issued by the City (including actions approved by the voters of the City) for or concerning Project No. 2025-PD-03, whether such actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, rule, regulation, or any decision of a court of competent jurisdiction. 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. 2025-PD-03, the Applicant agrees to defend the City (at the City's request and with counsel satisfactory to the City), agrees to reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense, 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, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof.

By signing this document, the Applicant certifies that he/she has read, understood, and agrees to the project conditions listed in this document.


Luis Espinoza, Property Owner

5-12-26
Date


Vivian Espinoza, Property Owner

5-12-26
Date