RESOLUTION NO. 3887

A RESOLUTION OF THE CITY OF SANTA PAULA PLANNING COMMISSION APPROVING A PLANNED DEVELOPMENT PERMIT FOR A NEW HILLSIDE SINGLE-FAMILY RESIDENCE ON A VACANT LOT (APN: 038-0-160-115) AT 611 SHASTA DRIVE, AND FINDING THE PROJECT TO BE CATEGORICALLY EXEMPT FROM CEQA

PROJECT NO. 2022-PD-02

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

SECTION 1: The Planning Commission finds and declares that:

A. In March 2022, Rogelio & Patricia Barraza (the Applicants) filed an application for a Planned Development Permit (Project No. 2022-PD-02) to construct a new single-family dwelling on a vacant lot they own at 611 Shasta 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 September 22, 2026;

F. On September 22, 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 September

22, 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 an undeveloped lot located at 611 Shasta 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 and 16.31.040, the Planned Development Overlay Zone allows limited modifications to underlying development standards when consistent with the purposes of the overlay zone and the community welfare expressed by the General Plan and other adopted policies. The Project complies with the applicable development standards except for the requested modification of one side-yard setback from 10 feet to 9 feet 4 inches.

Pursuant to SPMC § 16.31.040(A)(4), the Planning Commission finds, based on the approved plans and the evidence in the record, that the requested side-yard setback modification is warranted by the Property's hillside topography and the proposed building siting; the aggregate yard area is at least equal to the aggregate area otherwise required; the yard areas at the Property boundary do not conflict with the required yards of an abutting zone; and the modification will not create an incompatibility or a public health or safety concern. The modification is therefore consistent with the purposes of the Planned Development Overlay Zone and the community-welfare standard in SPMC § 16.31.040(B).

SECTION 5: *Environmental Assessment*. Based upon the facts identified in Section 2 of this Resolution and the evidence presented to the Commission at its September 22, 2026 hearing, the Planning Commission finds that the Project is categorically exempt from CEQA under CEQA Guidelines § 15303(a) (Class 3, New Construction or Conversion of Small Structures) because it consists of one single-family residence on an existing legal parcel in a residential zone. The Planning Commission further finds, based on the record before it, that none of the exceptions in CEQA Guidelines § 15300.2 applies.

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. 2022-PD-02.

SECTION 7: The Planned Development Permit is subject to the time limits in SPMC § 16.31.060. Unless the Planning Commission specifies another period, the improvements authorized by the Permit must be initiated within 12 months after approval, or the Permit will become null and void, subject to any extension granted in accordance with the SPMC.

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 decision may be appealed in accordance with Chapter 16.206 of the SPMC. Any appeal must be filed in writing with the City Clerk within ten (10) calendar days after the decision is rendered; if the tenth day falls on a weekend or holiday, the deadline extends to the next City workday. No appeal may be accepted after the appeal period expires.

[SIGNATURES ON NEXT PAGE]

PASSED AND ADOPTED this 22nd day of September 2026.

Austin Auger
Chairperson
City of Santa Paula Planning Commission

ATTEST:

James Mason
Secretary
City of Santa Paula Planning Commission

APPROVED AS TO FORM:

Scott Shapses
Deputy City Attorney
City of Santa Paula

EXHIBIT A

RESOLUTION NO. 3887
CONDITIONS OF APPROVAL

Project No. 2022-PD-02
Barraza Residence – 611 Shasta Drive
APN: 038-0-160-115

In addition to all applicable provisions of the Santa Paula Municipal Code ("SPMC"), the following conditions apply to the City of Santa Paula's approval of Project No. 2022-PD-02 ("Project Conditions"). These Project Conditions bind the Applicants, the Property Owner(s), and all successors in interest to the Property.

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 any Project Condition may result in enforcement, modification, or revocation proceedings in accordance with the SPMC and other applicable law. The City may pursue available remedies and recover its enforcement costs to the extent authorized by law.

4. Ongoing Compliance. If the City receives substantiated information indicating noncompliance with the Permit or these Project Conditions, the City may investigate and may pursue modification or revocation proceedings in accordance with the SPMC and other applicable law.

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. Property-Specific Approval. The Permit is granted for the Property, runs with the land, and binds the Property Owner(s) and all successors in interest.

II. BUILDING & SAFETY DIVISION

Standard Requirements:

7. The Planning Project number and the Conditions of Approval must be printed on the building plans before submittal 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 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 & Safety 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 must be identified on the plans, and all applicable California Building Code, California Fire Code, and local fire-safety requirements for construction in the zone must be incorporated into the Project design and plans.

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 & 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/VCFD) (PER MEMO DATED 08.30.2024)

18. Complete - This project has been reviewed by the Ventura County Fire Protection District and is found to be complete.

19. 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.

20. Fire Hazard Severity Zones Defensible Space - When located within a Hazardous Fire Area, Fuel Modification Zone (FMZ) and/or Landscape plans shall be submitted for review and approval to the Fire Prevention Bureau for any new building, or additions to existing buildings. Plans shall be submitted prior to landscaping installation or Final Fire Inspection, whichever is first.

21. 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.

22. Fire Department Clearance - Applicant shall submit VCFD Form #610, Fire Permit Application, prior to obtaining a building permit for any new structures.

23. Fire Sprinklers - All structures shall be provided with an automatic fire sprinkler system in accordance with California Building Code and California Fire Code

requirements, and current Ventura County Fire Ordinance at time of building permit application.

24. 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.

IV. PLANNING DIVISION

25. 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.

26. Conformity. Development must substantially conform to the final approved plans, including the approved 9-foot-4-inch side-yard setback modification, and must comply with these Conditions of Approval.

27. Private CC&Rs. Tract 4249 is subject to private covenants, conditions, and restrictions recorded as Ventura County Document No. 88-104597 on July 25, 1988. The City's approval does not determine compliance with, waive, interpret, or enforce the private CC&Rs. The Property Owner(s) remain responsible for addressing any applicable private obligations.

28. 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.

29. View Impacts. The final Project design must substantially conform to the approved plans, including the approved siting, height, and grading intended to minimize view impacts on neighboring properties to the extent feasible.

30. 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. Any existing protected trees onsite shall remain undisturbed, except for necessary pruning.

e. Should removal of any existing mature tree(s) be scheduled to take place between January 15th and September 15th (prime raptor nesting period established by the California Department of Fish and Wildlife) a qualified biologist report declaring the trees free of nesting raptors or similar birds shall be submitted to, and approved by, the Planning Division, prior to any removal. Biologist report shall not be more than 14 days old at time of submittal to City.

f. Rodenticides containing any anticoagulant compounds (including, but not limited to, Warfarin, Brodifacoum, Bromadiolone or Diphacinone) shall not be used. To the extent feasible, glue traps shall not be used.

g. Mulch applied to the site must be organic and free of pests and weeds. Synthetic (i.e., rubber crumb) mulch is prohibited.

h. The exterior of the Property must be maintained clear of trash, litter, and debris at all times.

V. PUBLIC WORKS DEPARTMENT

General Conditions

31. 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.

32. 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.

33. 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.

34. 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.

35. 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.

Landscaping, Lighting and Maintenance Requirements

36. 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.

Engineering Division

37. 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.

38. 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.

39. 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.

40. 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.

41. 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.

42. 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.

43. 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).

44. 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.

45. Prior to issuance of a Grading Permit, site access and fire hydrant locations shall be reviewed and approved by the Ventura County Fire Department.

46. 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.

47. 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.

48. 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.

49. 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.

50. 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

51. Prior to commencement of construction activities, including clearing, grading, excavation, soil stockpiling, or hauling, the Applicant shall provide at least fourteen (14) calendar days' written notice to all owners and occupants of properties within 300 feet of the Project site. The notice shall generally describe the anticipated construction activities and their anticipated commencement date and shall provide the name and telephone number of an on-site contact person who may be contacted regarding construction-related concerns.

52. Prior to issuance of a grading permit, the Applicant shall submit a dust prevention and control plan complying with SPMC § 16.99.070 for review and approval by the City Engineer or Building Official. The plan shall address measures to minimize fugitive dust from clearing, grading, excavation, soil stockpiling, and hauling, including measures necessary to minimize the transport of dust and debris onto adjacent properties.

53. 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.

54. 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.

55. 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.

56. All slopes shall be 2:1 (horizontal to vertical) or less in accordance with the approved geotechnical studies.

57. Hillside grading practices and design shall comply with the City of Santa Paula Municipal Code § 16.98.010.

58. The applicant shall eliminate or remediate all geologic hazards associated with this proposed development to the satisfaction of the Public Works Department.

59. Prior to issuance of Grading Permit the applicant shall delineate required over-excavation limits (horizontal/vertical) to address the removal of loose alluvium deposits below undocumented fill on the project Grading Plans.

60. 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.

61. 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.

62. 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.

63. 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.

64. 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.

65. 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.

66. 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.

67. 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.

68. 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.

69. 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 a base map for geotechnical map and provide any additional geotechnical recommendations based on the final grading and geotechnical map.

70. 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.

71. 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.

72. 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.

73. 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.

74. During construction all foundation excavations must be observed and approved by the Project Geotechnical Consultant prior to placement of reinforcing steel.

75. 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.

76. The final grading, drainage, shoring, and foundation plans shall be reviewed, signed and wet stamped by the project geotechnical consultant.

77. 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

78. 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.

79. 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.

80. Prior to construction of any public improvement, the applicant shall obtain an encroachment permit.

81. 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.

82. The proposed sidewalk shall be constructed in accordance with the approved improvement plans and all applicable City standards and accessibility requirements. No fences, gates, landscaping, structures, vehicles, or other obstructions shall be permitted within the public pedestrian access area that would restrict or interfere with public use of the sidewalk. The applicant shall provide a recorded public access easement for the proposed sidewalk within the property. Evidence of recordation shall be provided to the City prior to issuance of a certificate of occupancy.

Drainage and Hydrology

83. 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.

84. 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. If required, the applicant shall prepare and record a Cross-Lot Drainage Agreement for all lots that receive or convey stormwater runoff across property lines.

85. 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 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.

86. 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.

87. 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.

88. 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.

89. 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.

National Pollutant Discharge Elimination System (NPDES)

90. 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.

91. All storm water facilities shall conform to the most current Ventura County Technical Guidance Manual for Storm Water Quality Control Measures.

92. 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.

93. 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

94. 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.

95. 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 as required to serve the residence and fire-protection systems. 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.

96. Proposed water mains shall be provided with isolation valves to allow for shutdowns of no more than 2 buildings groups at a time.

97. Proposed water meters shall be located only within sidewalks or parkways.

98. Unless specifically approved by the City, the on-site water system laterals are not to be maintained by the City.

99. Prior to the first building permit, the applicant shall pay water in-lieu fees in accordance with SPMC.

<u>Sewer</u>

100. 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.

101. Unless specifically approved by the City, the on-site sewer laterals are not to be maintained by the City of Santa Paula.

102. 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.

103. Prior to final inspection, and/or occupancy, the property must be connected to the public sewer system.

104. Sewer Connection Fee. Prior to issuance of each building permit, a separate sewer connection fee must be paid.

105. 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

106. 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. 2022-PD-02, 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. 2022-PD-02, 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, each Applicant certifies that the Applicant has read, understands, and agrees to the Project Conditions stated in this document.

Rogelio Barraza
Rogelio Barraza, Property Owner

10/21/2026
Date

Patricia Barraza, Property Owner

10/21/2026
Date