



**City of Carpinteria
City Council Agenda
Monday, July 13, 2026
Council Chamber, 5775 Carpinteria Avenue,
Carpinteria, CA 93013
4:00 p.m. Closed Session - 5:30 p.m. Regular Meeting**

**5:30 PM Regular Meeting
In-Person and Virtual Participation Options**

Attendance/Viewing Options:

- Attend the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.)
- View the meeting live through the City's website (<https://carpinteriaca.gov/city-hall/agendas-meetings/>).
- View the meeting on Government Access Television Channel 21 (broadcast live and rebroadcast on the Wednesday and the Saturday following the meeting at 8:00 p.m. and 5:00 p.m., respectively).
- Call 669-900-9128 (and enter Webinar ID 889 0390 2262) to listen to the meeting.
- [Join the City's Zoom webinar by clicking here.](#) Alternatively, you can join the Zoom webinar by logging on to www.zoom.us, downloading the application, selecting "Join Meeting", and entering Webinar ID 889 0390 2262.
- Spanish interpretation will be available at the in-person meeting and through the City's Zoom webinar.

How to Provide Public Comments

- Provide a live public comment in City Council Chambers at City Hall (5775 Carpinteria Ave.).
- Provide a live comment through the City's Zoom webinar platform (through the link provided above). To make public comments through this platform please use the "raise your hand" feature to notify staff that you would like to make a public comment during designated public comment times. Once it is your turn to provide a public comment, staff will unmute your microphone and you will be given a designated amount of time to provide your comment. At the end of your comment, staff will once again mute your microphone.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to City Council by 12:00 P.M. on the day of the meeting by either submitting your comment via (1) email to PublicComment@carpinteriaca.gov, or (2) follow this link (<https://carpinteriaca.gov/city-hall/agendas-meetings>), select the meeting you want to provide a comment on, and click the Submit Comments button located on the left hand side of the agenda portal. Please reference the agenda item to which your comment pertains. Although written comments become part of the record, they will not be read aloud at the meeting.

Please note that the City will make every effort to make the meeting accessible virtually; however, if one of the above virtual attendance/viewing or public comment options is unavailable due to technological issues, you are invited to take advantage of one of the other participation options

outlined above (including attending and providing public comment in-person in the City Council Chambers). Additional options may be made available at the meeting.

Call to Order

Roll Call

Public Comment on Closed Session Matters

Closed Session Matters

1. CLOSED SESSION: CONFERENCE WITH LEGAL COUNSEL –
ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to Government Code section 54956.9(d)(2): 2 cases

Temporary Adjournment to Closed Session

Call to Order

Roll Call

Closed Session Report

Pledge of Allegiance

Councilmember(s) Request for Remote Participation Under AB 2449

The City Council may consider Councilmember(s) request to participate in the meeting remotely under the regulations of AB 2449 by making the necessary findings and voting on whether the Councilmember(s) may participate remotely.

Agenda Modifications

The City Council may modify the regular agenda by tabling items, adding urgency items to the agenda, or changing the order in which items are considered. Changes to the Consent Calendar are considered at the time the Consent Calendar is considered.

Introductions, Proclamations and Presentations

2. Retirement Recognition for David Huff, Lead Maintenance Worker
3. A Proclamation Designating July 2026 as Park and Recreation Month in the City of Carpinteria. *(Requires taking public comment and approval of the proclamation prior to the City Council reading and presenting the proclamation.)*

Public Information Reports and Announcements

This may include updates on law enforcement activity within the City from a Sheriff's Office representative or a report from a representative of the First District Supervisor's Office.

4. Sheriff's Recap

Temporary Adjournment for the Purpose of Holding the Monthly Meeting of the Carpinteria Library Board of Trustees

5. Library Board of Trustees Agenda Packet

Reconvene the Regular Meeting of the City Council

City Manager's Report

The City Manager will report to the City Council regarding various City and/or community events and/or matters of interest. There will be no City Council discussion except to ask questions or refer matters to staff; and no action will be taken unless listed on a subsequent agenda or as otherwise specified below.

6. City Manager's Report

Planning Commission Actions: None

Public Comment on Matters Not on the Agenda

This is a time for public comments on matters not otherwise on the agenda but within the subject matter jurisdiction of the City Council. The Mayor may establish reasonable regulations for public comment based on the time available and/or the number of persons waiting to speak. Typically, the City Council's practice has been to limit each speaker to three minutes. The audiovisual system in the Council Chamber is not available for speaker use during the general Public Comment period.

The City and the City Council are not responsible for the content of statements made during the public comment period, or the factual accuracy of any such statements.

Consent Calendar

Items on the consent calendar are considered to be routine and are normally enacted by one unanimous vote of the City Council. If you wish to speak on a consent calendar item, please do so during the public comment period provided at the beginning of this item.

7. Approve the minutes of the regular meeting held June 22, 2026.
8. Receive and file the Warrant Register for the period of June 15, 2026 through July 3, 2026, pursuant to Carpinteria Municipal Code Section 2.08.150(F).
9. Receive and file the Monthly City Treasurer's Report on Compliance with Statement of Safekeeping and Investment of Public Funds for May 2026.

10. Authorize the City Manager to execute the First Amendment to the Agreement with Showscapes, Inc. (dba Treescapes) to provide landscape maintenance services in an amount not-to-exceed \$111,250. *(Requires a roll call vote.)*

Administrative Matters

11. Request for waiver of rental and associated fees by Lions Club of Carpinteria for use of the Veterans Memorial Building, Veterans Hall.
Recommendation: Staff does not have a specific recommendation and is seeking direction from the City Council.
12. Consideration of Resolution No. 6486, Approving an Appointment to the Architectural Review Board.
Recommendation: Adopt Resolution No. 6486, approving an appointment to the Architectural Review Board.
13. Review of 2025 Carpinteria home sales prices and setting of the 2026 in-lieu affordable housing fees pursuant to Carpinteria Municipal Code Chapter 14.75, Inclusionary Housing Requirement, and, if desired, adopt Resolution No. 6485, as read by title only, adjusting the 2026 affordable housing in-lieu fee for single-family dwellings.
Recommendation: Receive and file the report on the City's home sales prices for the 2025 calendar year and the 2026 affordable housing in-lieu fees for condominiums and single-family dwellings, and adopt Resolution No. 6485 to adjust the 2026 affordable housing in-lieu fee for single-family dwellings.

Public Hearing: None

Consideration of Any Items Removed from Consent Calendar and/or Other Agenda Items Requested to Be Advanced

Matters Continued from Previous Meetings: None

Other Business

14. Conceptual review of a contemplated adaptive reuse project (Project 26-2404-CON) to convert the existing office building located at 6185 Carpinteria Avenue (APN 001-180-028) into a mixed-use development containing 20 live-work units and 11 housing units. The conceptual project is proposed by Peter Lewis, potential purchaser of the property.
Recommendation: Receive public comment, and provide individual comments on the development proposal.

Legislative Update: None

Committee Reports, Inquiries and Other Matters Presented by Councilmembers

Informational reports from Councilmember representatives on committees, commissions and organizations. This is also an opportunity for Councilmembers to request information from staff or seek support from fellow Councilmembers for future agenda items.

Attendance of Councilmembers for Future Meetings

Adjournment

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact the City Clerk's Office at 684-5405, extension 403 or the California Relay Service at (866) 735-2929. Notification 2 business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting.

Materials related to an agenda item submitted to the City Council after distribution of the agenda packet are available for public review at the City Clerk's Office, located at 5775 Carpinteria Avenue, Carpinteria, CA 93013 or by going to the City's website at <https://carpinteriaca.gov/city-hall/agendas-meeting>.

Resources for the Public:

Code of Conduct: https://carpinteriaca.gov/wp-content/uploads/2025/03/Code-of-Conduct_FINAL.pdf%22

Levine Act Warning

Applicants and their agents before the City Council are subject to the campaign disclosure provisions detailed in Government Code Section 84308. No City Council member may accept, solicit, or direct a contribution of more than \$500 from any party for 12 months following the date a final decision is rendered by the City. No City Council Member may accept, solicit, or direct any contribution from an agent of the party during the same time frame. This prohibition commences when an item involving the entitlement has been placed on the City Council's agenda for a public meeting, when the City Council Member knows the action is within the City Council's jurisdiction, and it is reasonably foreseeable that it will come before the City Council as a decisionmaker, or when the proceeding is before the City Council for its decision. A party to a City proceeding—which includes both applicants and agents—shall disclose on the record of the proceeding any contribution of more than \$500 made to any City Council Member by the applicant, or any donations made by the agent, during the preceding 12 months. No party to a City proceeding, or agent, shall make a contribution to a City Council Member during the proceeding and for 12 months following the date a final decision is rendered by the City. Prior to rendering a decision on a City proceeding, any City Council Member who received contribution of more than \$500 within the preceding 12 months from any party, or who received any donations from an agent, to a proceeding shall disclose that fact on the record of the proceeding, and shall be disqualified from participating in the proceeding. However, if any City Council Member receives a contribution that otherwise would require disqualification, and returns the contribution within 30 days of knowing about the contribution and the relevant proceeding, the City Council Member shall be permitted to participate in the proceeding. If you believe that these provisions apply to you or a City Council Member, please inform the City Clerk at the earliest possible opportunity. Failure to do so may affect the City's ability to process your application.

This agenda was posted on July 9, 2026 in the City Clerk's Office, on the City Hall Public Notices Board, and on the Internet.

Certificate of Recognition

***Presented to
David Huff***

Agenda Section: Presentations
Agenda Item No.: 2
Council Meeting Date: July 13, 2026

In honor of your retirement and in recognition of over 21 years of dedicated and exemplary public service to the City of Carpinteria.

As Lead Maintenance Worker, your leadership and commitment have been instrumental in maintaining and improving our streets, fleet, parks, and public facilities. Your hard work and unwavering dedication have left a lasting impact on our community and your team.

We commend your professionalism, integrity, and service to the residents of Carpinteria. On behalf of the City Council, staff, and community, we extend our sincere appreciation and best wishes for a happy and fulfilling retirement.

*Presented this 13th day of July, 2026
at a meeting of the City Council of the City of Carpinteria
With gratitude and respect,*

Natalia Alarcon, Mayor

Michael Ramirez, City Manager





**A PROCLAMATION OF THE CITY COUNCIL OF
THE CITY OF CARPINTERIA DESIGNATING JULY
2026 AS PARK AND RECREATION MONTH IN THE
CITY OF CARPINTERIA**

WHEREAS, Parks and Recreation is an integral part of communities throughout the country, including the City of Carpinteria, and promotes health and wellness by improving both physical and mental well-being; and

WHEREAS, spending time in nature positively impacts mental health by increasing cognitive performance and overall well-being, while helping to alleviate conditions such as depression, attention deficit disorders, and Alzheimer's disease; and

WHEREAS, community parks encourage physical activity by providing space for sports, hiking trails, swimming pools, and other amenities that support active lifestyles; and

WHEREAS, recreational programming and educational activities—such as out-of-school programs, youth sports, and environmental education—are critical to the healthy development of children and youth; and

WHEREAS, parks and recreation services contribute to economic vitality by increasing property values, expanding the local tax base, supporting tourism, aiding business retention, and reducing crime; and

WHEREAS, Parks and Recreation is fundamental to the overall well-being and quality of life of the Carpinteria community; and

WHEREAS, parks and natural areas preserve the ecological beauty of the community and offer residents of all ages opportunities to connect with nature and enjoy the outdoors; and

WHEREAS, the U.S. House of Representatives has designated July as Parks and Recreation Month; and

WHEREAS, the City of Carpinteria recognizes and celebrates the benefits derived from its Parks and Recreation resources.

NOW, THEREFORE, the City Council of the City of Carpinteria hereby proclaims July 2026 as **"PARKS AND RECREATION MONTH"** in the City of Carpinteria.

IN WITNESS THEREOF, the Mayor has hereunto set their hand and caused the official seal of the City of Carpinteria, California, to be affixed this 13th day of July, 2026.

ATTEST:

Natalia Alarcon, Mayor
City of Carpinteria

Brian C. Barrett, MMC, CPMC
City Clerk



MEMORANDUM**Memorandum**

Date: July 9th, 2026
To: Michael Ramirez, City Manager
From: Chief Rich Brittingham
Subject: City of Carpinteria – May & June 2026 Monthly Report
cc: Ryan Kintz, Assistant City Manager

City of Carpinteria Chief's Recap

Santa Ynez/Via Real (Felon in possession of Firearm)

The suspects were stopped for a minor traffic infraction (Parked in a red zone). The passenger was on probation with search terms. During the search, a handgun was found in the back seat of the vehicle. No one admitted to possession of the firearm. The passenger was charged with violating Section 29800(a) - Felon in possession of a firearm, PC 30305(a) - Felon in possession of ammunition and PC 25400(a)(1) - Concealed firearm in vehicle. The driver was charged with PC 25400(a)(1) - Concealed firearm in vehicle. Both suspects were arrested.

5500 Blk Carp. Av. (Battery)

Deputies responded to an assault that occurred between neighbors at the Casa Del Sol apartment complex. The suspect had her dog off leash, and the dog attempted to bite the victim, who was standing near his parked vehicle. The victim's aunt threw a broom at the dog, scaring the dog back to the owner's apartment. The owner of the dog came out very angry and approached the neighbor (victim) and struck him on the face using an open right hand. The suspect left and went back inside her unit. Deputies contacted the suspect and cited and

MEMORANDUM

released her for 242 PC (Battery). There were no visible injuries to the victim. The victim requested prosecution.

1500 Blk Meadow Cir (Warrant Arrest)

Suspicious subjects were seen rummaging through items at an address in the 1500 Blk of Meadow Cir. The subjects were contacted as they were driving away. One subject had a warrant out of Orange County for carrying a loaded firearm, and Orange County was willing to extradite. He was arrested. The other subject lied about his name to hide his probation status. He was cited for the violation since he had a variety of medical issues.

500 Blk Linden Ave (Brandishing)

Deputies responded to a restaurant for a report of a man brandishing a pocket-knife and yelling at the female manager. The victim said the suspect had a grey ponytail and a Def Leppard T-shirt and asked to use the bathroom. When he was directed to the public restroom down the street, he started yelling at the female manager, calling her a communist. He then pulled a small pocket-knife from his pocket, with the blade exposed, and held it up so she could see it. The manager was afraid and retreated into the restaurant. The suspect left the scene. After a search of the area, deputies found the suspect in the public restroom at the Amtrak station parking lot. The suspect was previously arrested for brandishing a knife at another restaurant on Linden on 04/19/26. The suspect was positively identified by a witness, but deputies were unable to find the knife. The suspect was arrested and transported to the Main Jail.

850 Linden Av Shoplifting/Resist Officer by Force or Violence

The suspect stole several items from Smart and Final and was contacted a short time later. While attempting to detain the suspect, he fought with deputies causing minor injuries. He was ultimately arrested for violations of 459.5PC and 69 PC.

Carp Ave. / Santa Ynez (Carp) Traffic

Deputy observed a black E-Motorcycle travel S/B on Santa Ynez from Via Real along with an E-Bicycle. The motorcycle had a juvenile passenger without a motorcycle helmet and the bicycle rider was a juvenile. The driver of motorcycle was issued a citation for violations of CVC 4000(a)(1), 12500(b), and 27803(a). The motorcycle passenger was issued a citation for violation of CVC 27803(a). The bicycle rider was issued a citation for violation CVC 21212(a).

****E-bike was modified from pedals to pegs. Parents were unaware you couldn't do that. Parents picked up the e-bike and stated they would remove pegs and put pedals back on****

SANTA BARBARA SHERIFF'S OFFICE

MEMORANDUM

4800 Blk Eigth St. 273.6 PC (Violation of Domestic Restraining Order)

The victim's estranged ex-husband is the restrained person in a served criminal protective order. On Sunday, 6/7/26, the restrained party began texting the protected party, which violated the restraining order. The suspect continued texting the victim. Although the suspect did not make any threats in the text messages, it was still a violation of the DVRO.

4900 Blk Carp Av (Carp) 647(f) PC (Public Intox) 241(c) PC (Assault of Peace Officer)

Deputies were dispatched to Brew and Cue for a male suspect who was seen kicking his small dog before leaving without paying. In addition, the suspect was heard making suicidal statements. Upon checking the area, the suspect was walking northbound on the Santa Ynez Ave overpass. When deputies contacted the suspect, he was agitated.

The suspect let his dog go, swung his leg over the guardrail of the overpass, and prepared to jump over the side. Deputies quickly grabbed the suspect, and while doing so, he attempted to punch one of the deputies in the face. The suspect was arrested and repeatedly made suicidal statements. The suspect was booked into SBJ, and his dog was taken to the Carpinteria City Hall Atrium. Brew and Cue did not seek prosecution for the suspect's failure to pay his tab.

5500 Blk Carpinteria Ave 647(f) PC (Public Intox)

The suspect was intoxicated, walked in the middle of Carpinteria Avenue and began swinging at cars driving by. The suspect then sat down on the concrete guard rail of the Carpinteria Creek bridge and fell into the creek. He sustained some scrapes to his arms and walked out of the creek on his own. The suspect was arrested per 647(f)-PC and booked into SBCJ pending sobriety.

778 Linden Ave 243(d) PC (Battery W/Serious Injury) 245(a)(4) PC (Assault by Means to Create GBI)

Deputies responded to a bar fight at 778 Linden Avenue. Upon arrival, multiple witnesses knew the main aggressor, and one of the other aggressors. A few hours later, deputies returned to the bar to review camera footage of the incident. After reviewing camera footage, deputies spotted the main aggressor walking down the street with several other males. The main aggressor was identified by his pink shirt, black hat, and tattoos. After he was arrested, his brother was nearby and appeared to be one of the unknown individuals involved with the fight. Deputies reviewed the footage of the fight and identified this other involved individual by his clothing and tattoos as one of the aggressors. He was also arrested. Both were transported and booked at the main jail without further incident. One other involved suspect was not located.

MEMORANDUM

Community Outreach

- Deputy Cole and Chief Brittingham presented at Carp Beach to the Lifeguard Camp regarding E-bike safety.
- Deputies handed out Free Slurpee coupons to minors for good behavior (wearing helmet, etc).
- Deputy Sanabria and Chief Brittingham participated in the 4th of July parade.

Chief's Message

Please remember to call 911 (non-emergency number if it is not critical) immediately for a law enforcement response when crimes are committed, especially when the suspect displays violent behavior.

Non-Emergency Dispatch Number: 805-683-2724

- DUI's- 4
- E-bike/scooter traffic accidents- 4
- **E-bike citations and vehicle code violation citations for bicyclists/e-bikes will be underway very shortly. This is not a secret; I want you to know this is coming. Please ride safely, wear your helmet, and obey the vehicle code. Your safety and compliance is the driving factor behind this law enforcement approach.
- Dogs must be always leashed in public areas (Carpinteria Municipal Code 6.04.230).

MEMORANDUM

No dogs allowed at all on public the beach between Linden Ave and Ash Ave, and no dogs in the Salt Marsh Nature Park.

- Do not resist deputies/officers in the performance of their duties (ie., making an arrest, while on a traffic stop, etc.). Often, when people physically resist an arrest, or do not comply with lawful commands, additional charges are filed and the chance of someone getting hurt, either the arrested person or the deputy/officer, increases. The time to fight the arrest/citation is in the Court, not in the field.
- Domestic Violence Restraining Orders:
If you are the restrained party, it is illegal for you to contact the protected party. If the protected party contacts you, and you respond, come see the restrained party, etc., the restricted party will be found at fault and arrested.
- Visual demonstration and update regarding mail theft from the drop off mailbox.

Respectfully,

Chief Rich Brittingham



Rich Brittingham, Lieutenant

Santa Barbara County Sheriff's Office
South County Operations Division-Coastal
City of Carpinteria-Chief of Police Services
805-568-3388 Office
805-566-2166 Fax

Commander's Recap

Coastal Patrol Bureau

April 26, 2026 – May 02, 2026

Sunday April 26

0902 647(f) PC 3600 Via Real (CARP) Long

Deputies observed subject, [REDACTED], standing in the westbound traffic lane of Via real. He was intoxicated to the point he could barely stand without support and had cuts on his face and dirt all over his clothes. [REDACTED] did not have a telephone and was unable to provide the name of a responsible person who could take care of him. Medics were contacted and attempted to take [REDACTED] to the hospital, but he became uncooperative and refused to go with them. [REDACTED] was arrested for being in violation of PC 647(f) and transported to jail. He was later the subject of a Missing Persons report. His daughter reported he had dementia and often snuck out to drink.

1225 065 Carpinteria Ave/ Santa Ynez (CARP) Boggess

The female driver of a vehicle was found to have a \$20,000.00 bookable Felony Warrant out of Riverside County. She was transported and booked into SBJ without incident.

2057 647 F PC Fifth St/Elm St (CARP) Mendez

[REDACTED] was arrested for being intoxicated in public.

Monday April 27

0630 148.9(a)/470 5775 Carp Ave (CARP) Boggess/Oliver

Deputies cited a female subject, "[REDACTED]," on multiple occasions for a variety of offences. On 04-24-2026 that same subject was arrested and positively identified at the jail as "[REDACTED]." Deputies requested charges be filed against [REDACTED] for providing a false name to avoid identification to a peace officer.

0600 8.20.020 CMC Linden Ave/Carp Ave (CARP) Oliver

[REDACTED] was cited for illegal camping near the intersection of Linden Avenue and Carpinteria Avenue.

2000 065 4400 Carp Ave (CARP) Carovano

Suspect, [REDACTED] had a Ramey warrant from Santa Barbara PD for vandalism. He was found at his residence and was arrested. A probation search was also conducted, but nothing was found.

Tuesday April 28

0613 8.20.020 CMC 4610 Carpinteria Ave (CARP) Oliver

[REDACTED] was cited for illegal camping near Carl's Jr off Carpinteria Avenue.

1600 Check fraud 5775 Carpinteria Ave (CARP) Boggess

came to the Carpinteria Station to report that he placed mail in the Carpinteria post office receptacle. One check was stolen and fraudulently cashed. The payee was changed from the original check. The suspect cashed the check for \$2,000.

0015 CMC 8.20.020 4912 Carpinteria Ave (CARP) Roberts

was cited for illegal camping while sleeping on a bench on Carp Ave. She had a sleeping bag and a tarp.

Wednesday April 29

0744 VAN Via Real / Franciscan Ct (CARP) Oliver

A rear end traffic collision occurred near Via Real and Franciscan Ct. Due to airbag deployment medics were called for precautionary measures. No one complained of pain, and both cars drove away.

1224 12500 VC Via Real / Cravens (CARP) Oliver

Deputies conducted a traffic stop on a vehicle for tinted windows and expired registration. Deputies determined the driver did not have a driver's license and could not identify him. The driver gave a date of birth that suggested he was 18 years old. The driver was taken to jail, where deputies found out the driver was under 18. The driver was taken back to the Carpinteria Station where he was released, with an 849(b) PC, to his adult brother with a citation. The vehicle was towed.

1329 PC 488 4700 Blk Fourth St (CARP) Boggess

Reporting party called on his girlfriend's behalf reporting that he found a check authored by his girlfriend to " " for \$400.00 that she did not author. Prescription pills were also stolen from their apartment.

2234 PC 647(f) 5600 Blk Carpinteria Avenue (CARP) Cole

I observed a male subject, later identified as , passed out in his vehicle with the door wide open. During the contact, it was discovered that was publicly intoxicated to the point of not being able to care for himself. It should be noted that delayed my investigation by failing to provide his full information during the contact. was arrested for PC 647(f)- Public Intoxication and PC 148(a)(1)- Delaying and Obstructing. did not provide full information until he was seen by the nurse at the Santa Barbara County Jail. Case cleared by adult arrest.

0404 CMC 8.20.020 5141 Carpinteria Avenue(CARP) Cole

was observed sleeping on a public bench with several carts full of her belongings. Subsequently, was cited for illegal camping.

2015 VC 12500D Padaro/Via Real (CARP) Goodwin

was seen operating a motor vehicle at approximately 96 miles per hour on 101 N/B at Santa Monica. During the traffic stop it was found that had a 16 Y/O passenger which was not allowed since he had a license restriction, per CVC 12814.6(b)(1)(B). was issued a citation for violations of CVC 12500D and 22349A.

Thursday April 30

1504 VAI Carpinteria Ave/Estero Wy (CARP) Skall

Deputies responded to a victim from Redondo Beach, who had exited the passenger seat of her Tesla while her husband turned the car around to park. The female attempted to hold onto the exterior of the vehicle to steady herself while it was in motion, causing her to be dragged under the vehicle. She was transported to SBCH where she underwent surgery for a collapsed lung.

2057 VC 23152 686 Linden Avenue (CARP) Cole

I was dispatched to a report of a DUI driver, later identified as [REDACTED], who had left Little Dom's Seafood Restaurant after the staff had refused to serve her and her friend, [REDACTED], alcohol due to their level of intoxication. The reporting party stated that they saw [REDACTED] get into a Toyota Tacoma and drive. Shortly after, I found the vehicle, which matched the description provided, parked on Linden Avenue with the lights on and [REDACTED] in the driver's seat. [REDACTED] was found to be under the influence of Alcohol and was witnessed by the reporting party to have driven her vehicle impaired. [REDACTED] was arrested and transported to Santa Barbara County Jail, where she was booked without further incident.

2102 242 / 422 PC Jelly Bowl (CARP) Villegas

[REDACTED] and her twin brother [REDACTED] made criminal threats to a group of people at the beach. [REDACTED] told them her brother was a "Carpas," gang member and she would call him so he could come over and shoot them from the bluffs. [REDACTED] also physically assaulted a female victim by jumping on the victim, pulling her hair, and striking her multiple times on the head with her hands. [REDACTED] also participated in the assault. Both [REDACTED] and [REDACTED] ran away when the victim's boyfriend ran towards them and began calling 911. The suspects ran eastbound on the bluffs towards Bailard Avenue. A records check showed that [REDACTED] and [REDACTED] live in Carpinteria. The incident is still pending further investigation.

Friday May 1

1007 019 Carp High School Skall

Carp High VP called to report that an uninvolved student anonymously reported to her that a local adult, [REDACTED], was possibly providing unspecified drugs and alcohol to students, as well as possibly involved in trafficking females. 019 report written and forwarded to detectives.

2025 PC 487 4500 Blk Del Mar Ave (CARP) Goodwin

A juvenile reported that he took his father's kayak to the beach and left it unattended/unsecured for over two hours. Once he returned the kayak was missing with no suspect information.

0245 24-5.3 CO 3700 Blk Santa Claus (Carp) Sandu

[REDACTED] was found illegally camping in his RV on Santa Claus Lane. [REDACTED] said he is the owner of Thario's Kitchen down the road; said he was familiar with the County's Safe Parking program, but it was too inconvenient and would rather pay parking fees. [REDACTED] refused to leave/re-park his vehicle and was cited for the illegal camping ordinance.

0305 24-8 / 36-3 CO 3700 Blk Santa Claus (Carp) Villegas

[REDACTED] was found illegally camping in his vehicle. [REDACTED] was intoxicated, had an open container of alcohol inside the car, and had thrown an empty beer can out the window. [REDACTED] was cited for littering and the open container.

2111 CMC 9.08.030 1000 Concha Loma (Carp) Cole

I observed a male subject later identified as [REDACTED], sitting on the curb in front of 1000 Concha Loma Drive. I approached [REDACTED], and he was drinking a tall can, which was open. I asked to see the can and noticed it was approximately 75% full and it was a 16 Oz Swami India Pale Ale. Subsequently, [REDACTED] was cited.

Saturday May 2

2226 CVC DUI 1115 Casitas Pass Rd (CARP) Goodwin

[REDACTED] was travelling on the 101 NB from LA to Lompoc. [REDACTED] was travelling 70 miles per hour and had equipment violations on his vehicle that was led to a traffic stop. [REDACTED] was found to be on court probation for two prior DUI offenses within 10 years. [REDACTED] also had numerous open containers in his vehicle.

[REDACTED] provided a PAS sample which resulted in 0.16% BAC. [REDACTED] was arrested for violations of CVC 23152(a), 23152(b), 23546(a), and 14601.1(a). [REDACTED] also provided a chemical test that resulted in the same 0.16% BAC. The vehicle was towed from the scene and [REDACTED] was transported to SBCJ.

Commander's Recap

Coastal Patrol Bureau

May 3, 2026 – May 9, 2026

Sunday May 3

0931 Found phone 5775 Carpinteria Ave Pyle

Someone turned in an iPhone they found near the Carpinteria Creek Bike Path. The phone was booked for safekeeping.

Monday May 4

0835 CVC 12500(a)/ 5200(a) Carp Ave/ Palm Ave Boggess

Traffic stop conducted for no front license plate. Driver of vehicle did not have a Driver's License. Driver was cited for CVC 12500(a) and CVC 5200(a). His vehicle was picked up from the scene by a friend with a valid driver's license.

1936 647(f) Island Brew (Carp) Sanabria

██████████ was contacted during a call for service and found to be heavily intoxicated. Attempted to have a friend take him home but was unsuccessful. ██████████ was arrested and booked into the main jail for being in violation of PC 647(f).

1939 VC 14601.2 4558 Carp Ave (CARP) Roberts

██████████ was stopped for having illegal window tint on his vehicle. A DMV caution note on his vehicle stated the registered owner had an outstanding felony warrant. A records check revealed ██████████ had an outstanding warrant from Los Angeles County for \$125K for drug charges. They would not extradite. A search of the vehicle revealed a small amount of marijuana. He was ultimately cited for CVC 14601.2 - Driving on a suspended license.

0021 PC 29800, Etc. Santa Ynez/Via Real (CARP) Squad B

Suspects were stopped for a minor traffic infraction (Parked in a red zone). One suspect, the passenger, ██████████ was on probation with search terms. During the search, a handgun was found in the back seat of the vehicle. No one wanted to admit possession. ██████████ was charged with PC 29800(a) - Felon in possession of a firearm, PC 30305(a) - Felon in possession of ammunition and PC 25400(a)(1) - Concealed firearm in vehicle. The driver, ██████████, was charged with PC 25400(a)(1) - Concealed firearm in vehicle. Both suspects were arrested.

Tuesday May 5

0835 INC 5775 Carpinteria Ave Pyle

██████████ turned in 6, 12-gauge shotgun shells that he no longer had any use for them. The ammunition was booked for destruction.

1248 VC 5200(a)/VC 14601.1(a) Linden/Sandyland(CARP) Boggess

Conducted a traffic stop on a vehicle for having no front license plate displayed. Driver was found to be driving on a suspended license. Cited driver for VC 5200(a) and VC 14601.1(a). Vehicle was left legally parked at the scene.

Thursday May 7

0400 8.20.020 CMC Cactus Ln / Carp Ave. (Carp) Villegas

Contacted [REDACTED] who was camping just behind the old Giovanni's pizza building.

[REDACTED] was advised that she can't be camping out on the city streets

and behind businesses. [REDACTED] was offered resources for housing, but she refused. [REDACTED]

was cited and was observed getting her belongings and leaving the area.

Saturday May 9

1341 VAI 5700 Blk Via Real (CARP) Schoenneman

While patrolling in the 5700 block of Via Real, deputies were flagged down for a vehicle vs e-motorcycle collision that had just occurred on Via Real in front of the entrance to 5750 Via Real. In essence, the Surron e-motorcycle, which was occupied by two juveniles, was traveling eastbound on the wrong side of Via Real. As the e-motorcycle approached the entrance to 5750 Via Real, it collided into a vehicle that was turning right out of 5750 Via Real to travel westbound. When the e-motorcycle collided into the vehicle the two juveniles were thrown into the street. Medics responded to the scene, evaluated the juveniles, and they were released to their parents. The e-motorcycle was towed by Loves towing. Report to follow.

Commander's Recap

Coastal Patrol Bureau

May 10, 2026 - May 16, 2026

Sunday May 10

1020 594/488 PC 5400 Blk Eight Street Oliver

Deputies responded to the residence for vandalism to a vehicle. The front right passenger window was broken, and the vehicle cover was stolen. There is no suspect information, exact timeline, or video footage of the area. This report was authored for documentation purposes.

1330 470(b) PC 700 Blk Palm Oliver

Deputies responded to the area near the residence after being flagged down by a passerby stating there were multiple vehicles illegally camping for multiple days. Deputies spoke with an occupant of the vehicle, [REDACTED], who was determined to possess a fake US Social Security Card and US Resident Card. [REDACTED] admitted a friend gave him the fake cards and used it for work-related purposes. [REDACTED] was arrested and booked in the Main Jail.

1426 10851VC Via Real/Palmetto Wy Pyle

[REDACTED] called to report his vehicle was taken from the above intersection. There was no camera footage in the area that captured the theft, and there was no suspect information.

2029 hrs INC 1304 Santa Ynez Ave Woolley

Gang-related graffiti was found spray painted on a wall at the above address. Photographs taken and report for documentation.

Monday May 11

0614 CMC 8.20.020 850 Linden Avenue (CARP) Oliver/Boggess

[REDACTED] was cited for illegal camping for sleeping inside a sleeping bag with her belongings set up on a public bench on Linden Avenue. She was later again cited for illegal camping and producing false identification to a peace officer.

0122 25662 B&P Thunderbowl (CARP) Roberts

[REDACTED] was found in her vehicle, parked at the Thunderbowl. She was drinking alcohol and had open containers of alcohol in her vehicle. She was not seen driving and her keys were in the center console. She was issued a citation for B&P 25662(a) - Minor in possession of alcohol and taken home.

Tuesday May 12

2125 065 4400 Blk Carpinteria Ave (CARP) Carovano

Suspected Carpas gang member, [REDACTED], AKA [REDACTED], had yet another Ramey arrest warrant from SBPD. This time it was for PC 594 and PC 186.22 with 100k bail. [REDACTED] was contacted on his front porch and was arrested on his outstanding warrant. In the last 2 weeks, [REDACTED] has been arrested twice for Ramey warrants from SBPD and once for being in possession of a firearm. He is still on Juvenile probation with search terms for possession of firearm charges. Juvenile probation will not violate him on new adult charges, according to their staff.

Wednesday May 13

1438 243(e)(1)PC 4700 Blk 4th St (CARP) Pyle

[REDACTED] was arrest for violation of PC 243(e)(1)-domestic battery, after Ring cameras captured her pushing her ex-husband. [REDACTED] was booked at SBJ without incident. The victim denied an EPO.

1454 476 PC 3811 Santa Claus Lane Villegas

[REDACTED] found out that an unknown suspect attempted to fraud her checking account. The suspect was able to get one of her checks that she had sent out for a payment. The suspect modified the money amount on the check to \$9,145.94 and attempted to deposit the check. Montecito Bank & Trust was able to stop the transaction on time. [REDACTED] did not lose any money, but she still felt victimized. [REDACTED] opened a new checking account and transferred all her money.

Thursday May 14

1823 VAN Via Real / Santa Ynez (Carp) Villegas

Deputy responded to the above location for a reported vehicle/e-bike. Based on preliminary investigation the bike rider appears to be at fault for riding on wrong side of the road. This was a slow speed collision and no injuries. Meds cleared the bike rider who had no physical injuries.

2148 022 South end Linden Av (Carp) Villegas

Deputy contacted [REDACTED] at the lifeguard tower and was found to have an open container of Coors beer. He was cited and the beer was emptied.

2148 022 South end Linden Av (Carp) Villegas

Deputy contacted [REDACTED] at the lifeguard tower and was found to have an open container of Coors beer. He was cited and beer was emptied.

2244 DUI/148 850 Linden Ave (Carp) Villegas

[REDACTED] was seen driving her vehicle and a traffic stop was initiated. She was found to be heavily intoxicated and admitted to consuming alcohol throughout the afternoon. Once [REDACTED] was arrested and placed into handcuffs, she was arrested and

decided to kick a deputy twice. [REDACTED] declined to provide an evidentiary sample, and a blood draw warrant was authorized. A blood sample was eventually captured at Lompoc Hospital and [REDACTED] was transported to South County Jail.

Friday May 15

1900 CMC 9.44.060 Carp AVE/ Eugenia PL Cole

A male subject used a graffiti pen to tag a light pole in front of Lucky Llama. The subject was located and cited for vandalizing the light pole. The graffiti was not gang related – the vandalizer was in town from Santa Cruz to attend an art show at the Culture Skateshop.

2103 243(d)/242PC 7200 Blk Shepard Mesa Rd(Carp) Centeno

Rp, [REDACTED], called to report an assault that occurred at the above address between her, her boyfriend [REDACTED], and best friend, [REDACTED]. The three subjects live with their 82-year-old landlord on Shepard Mesa. This evening, [REDACTED] and [REDACTED] were involved in a heated argument over [REDACTED]'s mother making comments about [REDACTED]'s recent DUI. A physical altercation occurred at the residence where [REDACTED] and [REDACTED] exchanged hair pulling and punches in the living room. After both parties were separated by [REDACTED] and the landlord, a second physical altercation occurred in [REDACTED]'s bedroom. While [REDACTED] was attempting to break them up the second time, [REDACTED] punched [REDACTED] in the nose, causing him to bleed profusely. [REDACTED] then shoved [REDACTED] in the face with an open palm, striking her in the right eye. LE was not called during the incident and [REDACTED] and [REDACTED] had since left to Bakersfield to separate themselves from [REDACTED]. [REDACTED] visited urgent care the next day and learned that he sustained a nondisplaced nasal fracture. All parties involved had visible injuries, and all were desirous of prosecution. Case forwarded to DA.

0038 415-D 1200 Blk Lomita Ln (Carp) Sandu

Domestic incident between [REDACTED] and her boyfriend [REDACTED]. [REDACTED] requested a welfare check of [REDACTED] and was adamant that she did not want prosecution. Report taken for documentation only.

Saturday May 16

2101 242 PC 5585 Carp. Av. (Carp) Villegas / Cole

Deputies responded to an assault that occurred between neighbors at the Casa Del Sol apartment complex. The subject [REDACTED] had her dog off leash and the dog attempted to bite the victim who was standing near his parked vehicle. The victim's aunt threw a broom at the dog scaring the dog back to [REDACTED]'s residence in unit [REDACTED]. [REDACTED] came out very angry and approached the neighbor and struck him on the face using an open right hand. [REDACTED] left and went back inside her unit. I contacted [REDACTED] and cited and released her for 242 PC. There were no visible injuries on the victim. The victim wished prosecution.

Commander's Recap

Coastal Patrol Bureau

May 17, 2026 – May 23, 2026

Monday May 18

2026 487PC/10852 VC 1500 Blk Jay St Centeno

██████████, called to report a catalytic converter theft from his vehicle. The theft occurred b/w 1930 hours on 5/17 and 1100 hours today. Car was parked on the street in front of the residence. No suspect info.

0014 CMC 8.20.020 944 Linden Ave (CARP) Roberts

██████████ was observed camping on a bench in front of 944 Linden. He claimed he was staying at Motel 6 in town and was sleeping outside to save money. I informed him that camping outside in public was illegal and I issued him a citation for Illegal Camping.

0359 CMC 8.20.020 5300 Blk Via Real (CARP) Roberts

██████████ was observed camping in front of a bench adjacent to the residence. She had a sleeping bag and a tarp she was using to camp. She refused all services and claimed she was unable to accept any help because of her religion. She was cited.

Tuesday May 19

1159 23152 VC 4610 Carpinteria Ave(CARP) Oliver

Deputies responded to the Carl's Jr parking lot (4610 Carpinteria Avenue) for a report of a vehicle collision into a parked car, where the reporting party believed the suspect was under the influence of alcoholic beverages or drugs. Upon arrival, the suspect was stumbling, slurring her words, using her wallet as a phone, and had red bloodshot eyes. The subject could not complete the FST's without falling over. The subject then became highly irate and would not follow instructions. The subject was arrested for 23152 CVC and 14601 CVC. A forced blood draw was attempted but unsuccessful due to excessive scar tissue. The subject was being medically cleared at the hospital and will be released to her mother with a citation.

1233 065 3900 Blk Via Real (CARP) Rodriguez

Deputies responded to the residence for the report of a trespasser refusing to leave. The reporting party, ██████████, was the landlord of the property. The alleged trespasser, ██████████, had a valid lease that terminated at the end of the day and thus was not trespassing. However, ██████████ had a misdemeanor warrant for 11550(a) HS. Since he was cooperative and we only had 2 units available for calls, ██████████ was cited out for his warrant and released.

2156 065 1521 Meadow Cir (CARP) Kouremetis

Suspicious subjects were seen rummaging through items at the above address. Subjects contacted as they were driving away. One subject, ██████████, had a warrant out of Orange County for carrying a loaded firearm, and they would extradite. He was arrested. The

other subject, [REDACTED], lied about his name to hide his probation status. He was cited for the violation since he had a variety of medical issues.

Wednesday May 20

2112 459.5 PC CVS (CARP) Goodwin

Rp, [REDACTED], called to report two females who were suspected of stealing items from CVS. [REDACTED] did not witness the theft and in-store camera footage did not confirm what, if any, items were taken. One of the subjects admitted to stealing a Father's Day card, which she returned to deputies. CVS did not desire prosecution but requested the females be trespassed from CVS. Both subjects were admonished. Incident report.

2320 VAN 1200 Blk Casitas Pass Rd (CARP) Goodwin

Deputies responded to the above location for a reported possible DUI TC. Deputies located the driver of a vehicle, [REDACTED] and performed SFSTs. [REDACTED] was found to not be under the influence of alcohol or a controlled substance but was not paying attention to the road and was travelling at a high rate of speed. [REDACTED] did not make the turn in the road and ended up colliding into 4 parked cars. Several vehicles sustained major or moderate damage due to [REDACTED]'s speed.

Thursday May 21

1216 459.5 4410 Carp Ave (7-11) (CARP) Schoenneman

Deputies responded to a potential shoplifting of candy bars at the above-mentioned address. Upon arrival the reporting party and manager, [REDACTED], stated the suspect, stole an unknown amount of candy bars and fled the scene. [REDACTED] desired prosecution and a report.

2010 422 1063 Casitas Pass Rd(CARP) Goodwin

The reporting party, [REDACTED] wanted to report an incident several weeks ago where he alleged that [REDACTED] pulled two knives on him and threatened to cut him. Due to prior interactions with [REDACTED], I was unsure if he was making a true statement and I contacted [REDACTED] who alleged that [REDACTED] was HBD and brandished two knives on him. I then spoke with [REDACTED] who was not able to provide any valuable information. Report taken and forwarded to DA's Office for complaint.

2029 459.5 PC CVS (CARP) Cole

A female suspect reportedly stole \$149.80 in merchandise from CVS. At the time of this entry, the suspect has not yet been identified.

0140 602 1116 Casitas Pass Rd (CARP) Goodwin

Deputies responded to AMPM, for a reported trespasser, [REDACTED]. [REDACTED] was contacted earlier in the night by deputies and was provided with a trespass admonishment for the property. Since [REDACTED] returned after the trespass admonishment, he was arrested for PC 602(M).

Friday May 22

0200 DUI & 12500(a) 1116 Casitas Pass(Carp) Villegas

██████████, 26 y/o, was stopped for making an unsafe turn from Carpinteria Ave onto Casitas Pass Road and was found to be unlicensed and DUI with a BAC of .215%.

██████████ was booked and the car was towed.

Saturday May 23

0956 594(b)2(a) Santa Monica Creek Flick, Skall, Wreede

██████████ was observed spray painting graffiti in the sant Monica creek near El Carro.
She was issued a citation for 594(B)2 and 594.2 A

Commander's Recap

Coastal Patrol Bureau

May 24, 2026 – May 30, 2026

Monday May 25

0900 015F 5775 Carp Ave(CARP) Boggess

A key ring containing several house keys and vehicle keys was located in a briefing room mail cubby with a note stating that it was found on May 9th. The key ring was booked for Safekeeping under this case number.

0900 015F 5775 Carp Ave (CARP) Rodriguez

A DeWalt knife was located inside a bag in the briefing room with a note that stated it was found on 04-29-26 in the driver's side door pocket of a patrol unit. The knife was booked for Safekeeping.

1357 417PC 590 Linden Ave(CARP) Pyle

Deputies responded to the Siam Elephant restaurant for a report of a man brandishing a pocket-knife and yelling at the female manager. The victim said the subject asked to use the bathroom and when he was directed to the public restroom down the street, started yelling at the female manager, calling her a communist. He then pulled a small pocket-knife from his pocket, with the blade exposed, and held it up so she could see it. The manager was afraid and retreated into the restaurant. The suspect left the scene. After a search of the area, deputies found [REDACTED] in the public restroom at the Amtrak station parking lot. [REDACTED] was previously arrested for brandishing a knife at the Nugget Restaurant and Guicho's Eatery (both on Linden) on 04/19/26. [REDACTED] was positively identified by a witness from the Siam Elephant. Deputies were unable to find the knife. [REDACTED] was arrested and transported to the Main Jail.

1952 PC 488 CVS 1036 Casitas Pass (CARP) Sanabria

Unknown suspect entered the CVS and took 2 tall cans of beer. This is the third time this has occurred over the past few days. The suspect was warned previously to not return to the store. BOL sent to Carp units.

Tuesday May 26

1059 PC 470(a) 5045 Wullbrandt Way(CARP) Boggess

A report was taken regarding the forgery of the reporting parties name on a lease application at the Garden Spa in Carpinteria. The reporting party requested to have the Crime documented for eviction purposes.

1504 PC 488 1000 Blk Palmetto Way(CARP) Boggess

The reporting party stated that his \$600.00 sunglasses and \$30.00 garage door clicker were stolen from his parked vehicle. An offense report was authored and there is no suspect information at this time.

Wednesday May 27

1508 PC 166(a)(4) 500 Blk El Bosque Rd (CARP) Boggess

Deputies responded to the Carp station lobby for a victim who came into the station for 072 referencing a prior case. An offense report was authored under a separate case number.

2206 PC 69, 148, 602 5100 Carpinteria Ave Cole, Sandu

A neighbor reported hearing someone crying and moaning "sorrowfully" in the bushes in the open space at 5100 Carpinteria Ave. (Just east of Lucky Llama). Deputies found [REDACTED] lying down under a large bush/tree. [REDACTED] was code 4 but refused to leave when he was advised he was trespassing on private property. [REDACTED] insisted he was on "public" property. After being admonished to vacate the property, [REDACTED] still refused to leave and resisted arrest, which caused minor injuries (scrapes) to a deputy. [REDACTED] was arrested for PC 602(o)- Trespassing, PC 69-Resisting an Executive Officer, and PC 148(a)(1) Resisting, Delaying, or Obstructing. [REDACTED] was transported to SBJ. During the booking process at the jail, [REDACTED] continued his combative behavior and caused injury to one of the custody deputies.

2254 VC 4463 Hwy 101 at Rincon Road Carovano, Rivera

Traffic stop was initiated for no license plates. Upon closer inspection, the vehicle was found to have a fraudulent temporary license plate taped to the inside of the rear window. The driver was unlicensed and the vehicle registration was expired. The driver was cited and the vehicle was towed.

Thursday May 28

0814 10851 Via Real / Poplar St (Carp) Skall

A vehicle which was parked on the street overnight was stolen by an unknown suspect(s). The vehicle was unlocked and there were only set of keys left in the vehicle. Flock hits.

1232 VAN/20002 900 Blk Reynolds Av (Carp) Skall

An Amtrak transport bus sideswiped a parked vehicle with the owner sitting inside of it. The bus driver was seemingly unaware of the collision and continued on. Owner got ahold of Amtrak PD, who provided them with information on transport company

1634 459.5, 69PC 850 Linden Av (Carp) A Squad

[REDACTED] stole several items from Smart and Final and was contacted a short time later. While attempting to detain [REDACTED], he fought with deputies causing minor injuries. He was ultimately arrested for violation of 459.5PC and 69 PC.

2239 459 741 Linden Ave (CARP) Goodwin

RP called to report "brick" was thrown through the front window of Oaxaca Fresh. Deputies responded and determined that the brick was thrown from inside of Oaxaca Fresh. Deputies located an unsecured gate at the rear of the property and were unable to locate the suspect. The unknown suspect(s) are in violation of PC 459 and 594(b)(1)

0209 207, 236 Vagabond South (Carp) Goodwin, Villegas, Sandu

Neighbors at the motel called about a female yelling in room 135. The female victim, and her boyfriend, [REDACTED], were found intoxicated in their room. The female victim had bruising and road rash from a prior incident two days prior in Montecito where [REDACTED]

refused to let the victim out of the car for several blocks before she jumped out of the moving vehicle. Tonight, the female victim remembered arguing, then running out of the room to get to her car but didn't recall how she ended up back in the room. Her cell phone and one of her shoes were found in the parking lot halfway between her car and their hotel room. [REDACTED] was arrested and booked on the kidnaping and false imprisonment. EPO was granted and served.

Saturday May 30

1820 Traff Carp / Reynolds (Carp) Goodwin

Deputy was driving W/B on Carpinteria Ave when he saw a large tan motorhome blocking WB traffic JEO Reynolds Ave. Deputy contacted the driver, who was found to not have a license nor have any registration paperwork for the RV. A CHP180 was completed per CVC 22651(b), not all the tow truck companies refused to tow the RV. The RV was moved out of the roadway while the driver got gas and found a valid driver.

2256 Traff 101 N/B & Bailard (Carp) Goodwin

Deputy observed a vehicle travelling at a high rate of speed and utilized a Lidar device to capture a speed of 89 MPH, violation of CVC 22349(a). A traffic enforcement was initiated and the vehicle yielded at 76 Gas Station on Via Real. The driver, [REDACTED], was found to be in violation of CVC 12500(a) and 16028(a). [REDACTED] was issued a citation for the aforementioned CVC violations. [REDACTED]'s vehicle was legally parked, and he was advised to have a licensed driver come to the scene.

Commander's Recap

Coastal Patrol Bureau

May 31, 2026- June 06, 2026

Sunday May 31

1037 TOW Sandyland/ Elm (CARP) Boggess

I located a vehicle with no front or rear license plate parked on Sandyland Road near Elm Avenue. The vehicle was towed for CVC 22651(J).

1145 261 PC 1000 Blk Vallecito Rd(Carp) Pyle

The victim called to report she had been 261'd by suspects she knew as "████" and "████" back in 2022. The victim and her spouse attended a comedy class when after the victim had a needle placed in her neck and lost consciousness. The victim then woke up being 261'd by "████" and "████". The victim lost consciousness again and was then taken to a celebrity's house where an additional sexual assault occurred. Through follow up investigation, voicemails were provided where the victim was making irrational statements. LAPD has multiple contacts with the victim, after she called them 7 times this year, and all of the calls were cleared mental health related. It was discovered that the victim had also claimed she was sexually assaulted back in 2010 by a producer.

1516 PC 459.5 850 Linden Ave (CARP) Boggess

The manager at Smart and Final called to report a theft that occurred on 05-30-2026. Security Camera footage was collected, and an offense report was authored.

Monday June 1

1055 CMC 8.52.050 5th St / Linden (CARP) Boggess

████ was found smoking a cigarette on a public bench in front of the City Market Liquor in the city of Carpinteria. She was cited for the violation of CMC 8.52.050 and she signed without incident.

Tuesday June 2

0816 PC 459.5/ PC 148(a) 850 Linden (CARP) Boggess

Deputies responded to a theft in progress from Smart and Final. Subject was described as carrying a large number of bags on his person. Deputies arrived and attempted to detain subject, █████, who ignored multiple commands and attempted to walk away. Deputies gained control of subject and arrested him for a violation of PC 148(a)(1) and PC 495.5(a). The subject was transported and booked at SBJ without incident.

1212 PC 476 1296 Cravens Lane (CARP) Boggess

The reporting party called to report that a check she mailed for her company on 02-23-26 had been fraudulently cashed under a different name. An offense report was authored.

Friday June 5

1632 PC 459 6508 Camino Carreta (CARP) Trujillo

Victim reported a burglary occurred sometime in the past month. A diamond ring valued at \$11000 is missing.

2208 Traff 101 NB/Bailard (Carp) Goodwin

Deputy observed a vehicle travelling N/B on 101 from Bailard at a high rate of speed. A speed was captured at 86 miles per hour, a violation of CVC 22349(a). A traffic enforcement stop was conducted and contacted the driver, [REDACTED] from West Covina. Driver admitted travelling at 80-90 miles per hour. Vehicle also appeared to have modified emissions equipment and it was found to have an aftermarket equipment without CARB stickers, modified emissions. [REDACTED] was issued a citation for violations of 22349(a), 27156(b), and referred to the State Ref.

2235 647(F) Linden Ave/5th St (Carp) Goodwin

Deputy responded to the above location for a reported intoxicated male. The intoxicated male was found by the RP near the railroad tracks passed out in a 'spread eagle' position. The suspect, [REDACTED], was found unable to care for his safety and was arrested for violation of PC 647(F). He was transported to main jail without further incident.

1741 PC 487 CVS (CARP) Cole

Unknown suspect stole a juvenile's e-bike and helmet in front of CVS Pharmacy located at 1036 Casitas Pass Road. The estimated value of the stolen items was \$1,836.

2043 Incident 5100 Blk Cambridge Ln (CARP) Cole

The reporting party's ex-girlfriend showed up to his residence and banged on his front door, entered the side yard, yelled at him through the windows, and even threw rocks at his window. The female subject had left before deputies arrived. The reporting party did not desire prosecution but wanted the female subject admonished for trespassing. I was unable to make contact with the female subject at this time. I authored an incident report in case of future incident.

Saturday June 6

2118 647(f)PC 1018 Casitas Pass (To Rear) Brady

Deputies responded to a suspect being intoxicated and making suicidal statements. The suspect's parents went looking for her and found her on the carp creek bike path. They tried to take her home and she refused. Her mother and father tried to force her to go with them, but in her intoxicated state refused and began to attack her father. Her father sustained some minor injuries including a hematoma to the forehead. The suspect also received an injury to her lip. Neither desired prosecution for the battery with injury that they both were suspects and victims of, but the suspect was intoxicated to the point she was arrested, due to her suicidal statements and agitated state she was booked at SBJ and not taken to the sobering center.

Commander's Recap

Coastal Patrol Bureau

June 7, 2026 – June 13, 2026

Sunday June 7

2005 HS 11364 6000 Blk Jacaranda Wy (CARP) Sanabria

Deputies responded to the above address and contacted the subject who was causing a disturbance with his mother and father. The subject is nearly 45 and lives at home. No crime was committed, however during a consent search of subjects belongings, a meth pipe was found. Case forwarded to DA's office.

Monday June 8

2012 11351 HS 4401 Via Real (CARP) Roberts

Vehicle was stopped for having false registration tabs. [REDACTED] was the driver and was arrested for CVC 4452.5 - False registration tabs. During an inventory search, approximately 1 oz of Fentanyl was found in the engine compartment of the vehicle. [REDACTED] was booked for possession for sales.

Tuesday June 9

2112 415F 1018 Casitas Pass (CARP) Pyle

Deputies responded to Albertsons for the report of two males fighting. Upon arrival, deputies located a juvenile, and his mother near Starbucks. Both were uncooperative and stated the juvenile had injured himself by falling and hitting his head. Fire and Medics were called, and the juvenile was medically assessed, but did not want to go to the hospital.

1600 Incident Only 1000 Blk Linden (CARP) Villegas

Deputies responded to a reporting party saying they had moved to Florida on Nov 2025 from the residence. The RP stated they had gone online to the US post office website to change their address to the Florida address. The address was never changed to their new address and all their mail continued going to the residence in Carpinteria. Their neighbor was gathering the mail and stated they would mail it to them but eventually stop all communications with the reporting party and is now missing crucial mail including their tax return refund. I will be conducting follow up in attempting to contact the old neighbor.

Wednesday June 10

0953 Narc Carp. / Bailard Av. (carp) Villegas

[REDACTED] was found lying on the ground near the dirt parking lot yelling while a deputy drove by. Deputies conducted a check the welfare of [REDACTED] and found that [REDACTED] was 647(f)-drugs. [REDACTED] was also in possession of drug paraphernalia and a usable amount of suspected meth. [REDACTED] was arrested and taken to jail without incident.

1910 647(f) PC Elm & Ninth St (CARP) Wreede

██████████ was found to be intoxicated to the point he was no longer able to care for himself or others. He was arrested and booked at SBJ without incident.

Friday June 12

1143 415D 4700 Blk Fourth St Sanabria

Deputies responded to a reporting party coming into the station to report she was a victim of domestic violence which occurred a week prior. Speaking with the reporting party, she was intoxicated and had difficulty maintaining topic of conversation and recollecting incidents that took place. Based on the reporting parties inconsistent statements, coupled with photographs she took of her injuries claiming they were taken a week prior which were later found to have been taken in early April, I was unable to determine if a physical domestic dispute occurred. Report forwarded to the DA for review.

2054 273.6 4800 Blk Eighth St (Carp) Schoenneman

The victim's estranged ex-husband, who is the restrained person in a served criminal protective order. On Sunday, 6/7/26, the ex-husband began texting the victim, which violated the restraining order and continued texting the victim from Tuesday, 06/09/26, to Friday, 06/12/26. The restrained party did not make any threats in the text messages, only harassing messages like calling her "Sexy" and "Mamasita," and "I miss you."

1811 11377/11364 HS 4000 Blk Foothill Rd Trujillo

Deputies responded to a subject being stopped while riding their bicycle with what was believed to be a stolen potted plant from a local nursery. Upon further investigation he was found with a meth pipe and usable quantity of methamphetamine. The plant was a freebie from the nursery.

Commander's Recap

Coastal Patrol Bureau

June 14, 2026 – June 20, 2026

Monday June 15

0606 CMC 9.70.10 1114 Casitas Pass Rd (CARP) Cole

██████████ was seen defecating in public and subsequently cited for Carpinteria Municipal Code CMC 9.70.010- Public Nuisance.

1253 Inc 5775 Carp Ave Villegas

Deputies contacted the subject who had come over to 39 to surrender a firearm due to a protective order in which he was required to turn in his firearm. This case is related to an incident that occurred in 2024 regarding subject being arrested for 242 PC.

2108 488 PC 1300 Blk Santa Monica Rd (CARP) Pyle

Deputies contacted the reporting party who had called to report a theft from her unlocked vehicle. The unknown suspect(s) took approximately \$600 worth of personal items belonging to the reporting party. Security cameras installed at the residence did not capture the theft.

0311 CMC 8.20.020 5th / Linden (CARP) Boggess

██████████ was found sleeping on the ground in front of the public restroom and was issued a citation.

Tuesday June 16

1248 065 5050 Carp Ave (CARP) Centeno

Deputies contacted ██████████ in front of Jacks Bagels and was subsequently arrested for his two misdemeanor warrants.

0714 CMC 8.20.020 Linden Beach Cole

██████████ was found sleeping/camping by the ping pong tables and was issued a citation.

0945 INC 4800 Blk Eighth Street(CARP) Cole

Deputies responded to a reporting party stating a subject keeps showing up at their house intoxicated. The reporting party and her husband have asked the subject to not come back, but the subject has returned demanding to speak with the reporting party on about three different occasions over the last few months. This may devolve into a stalking case. The subject has priors for 273.5 and 236 with other women.

1216 VC 20002 900 Blk Holy AV (CARP) Cole

A vehicle exited the Brass Bird parking lot from Holly Ave and struck a parked vehicle, then fled the scene.

1216 VC 20002 Cactus Ln/ Seventh Street Cole

Deputies responded to a victim's vehicle being parked on Cactus Lane behind Third Window Brewery. The victim's vehicle was struck sometime between 0730 and 1130 hours. Transfer paint from the suspect's vehicle was seen. The property manager is working on getting surveillance video.

2245 SBCO36-3 1090 Casitas Pass Rivera

Deputies observed a male subject later identified as [REDACTED] sitting near a business while holding an open container of alcohol. The container was identified as a Corona beer. Contact with [REDACTED] made and explained the reason for the contact. [REDACTED] stated he was doing laundry and had decided to drink a beer while waiting for his laundry to finish. Based on my observations and [REDACTED]'s admission, he was found to be in possession of an open container of alcohol in a public place, in violation of Santa Barbara County Code Section 36-3. [REDACTED] was issued a citation for the violation and was released at the scene.

Thursday June 18

0659 488 PC 700 Blk Calle Rey Mar Mendez

On 6/18/26 at approximately 0100 hours, the victim parked his vehicle on the street. On 6/18/26 at approximately 0650 hours, he went out to his vehicle and noticed a Milwaukee Toolbox and a pair of cowboy boots were taken from his unlocked camper shell. The area where the vehicle was parked was checked for surveillance cameras. Neither the residence did not have cameras, or the cameras did not cover the area the truck was parked. Case closed pending any further leads.

Friday June 19

1805 537 892 Linden Av (Carp) Schoenneman

Deputies responded to an employee at the Nugget, calling to report that a subject had purchased approximately \$70.85 in food and left without paying his tab. The employee was able to provide his name because the subject had left his PayPal card at the scene. The employee said she did not have the authority to determine whether the Nugget desired prosecution and was unable to reach her manager for clarification. Report to follow.

2131 647(f), 241(c) 4954 Carp Av (Carp) Schoenneman

Deputies were dispatched to Brew and Cue for a subject who was seen kicking his small white dog before leaving without paying. In addition, the subject was heard making suicidal statements. Upon checking the area, the subject was located traveling northbound on the Santa Ynez Av overpass. When deputies contacted the subject, he was agitated.

The subject let his dog go, swung his leg over the guardrail of the overpass, and prepared to jump over the side. Deputies quickly grabbed the subject, and while doing so, he attempted to punch one of the deputies in the face. The subject was arrested and identified as [REDACTED]. [REDACTED] repeatedly said he was trying to kill himself and wanted to kill himself. [REDACTED] was booked into SBJ, and his dog was taken to the Carpinteria City Hall atrium. Brew and Cue did not seek prosecution for [REDACTED]'s failure to pay his tab.

Saturday June 20

2127 20002 CVC 501 Linden Ave(CARP) Oliver

Deputies responded to the driver, [REDACTED] (V1) driving southbound on Linden Avenue. As she slowed V2 to turn westbound on 5th Street, an unknown vehicle caused a rear-end

collision with V2. V1 fled the scene without exchanging information. D2 declined medical attention and there was little to no damage to V2. Deputies were unable to locate V1.

0037 CMC 8.20.020 Carpinteria Avenue/ Casitas Pass Boggess

██████████ was found sleeping on a public bench located at Casitas Pass Road and Carpinteria Avenue. ██████████ was sleeping inside a sleeping bag and had all of her personal belongings on the ground next to her. ██████████ was cited for the violation of CMC 8.20.020 and she signed without incident.

Commander's Recap

Coastal Patrol Bureau

June 21, 2026 -June 27, 2026

Sunday June 21

0138 14601.2 CVC 5585 Carpinteria Av (CARP) Rodriguez

A vehicle was pulled over for CVC 24601. The driver of the vehicle was found to have an expired driver's license from a previous DUI, in violation of 14601.2 CVC. He was issued a citation.

1033 065/NARC Lomita Ln / Via Real (CARP) Goodwin

I responded to the location above for a 084, subj was code 4. He was found with a small amount of Methamphetamine and paraphernalia. Subject also had a warrant out of Ventura County for violations of HS 11550(a) and PC 978.5. He was arrested and transported to SBJ for the warrant and aforementioned violations.

1340 5.60 CMC Linden / Malibu (CARP) Villegas

I responded to a report of an illegal fruit vender at the corner of Linden and Malibu. Upon arrival I noticed the vender selling fruit to the community. I asked if he had a permit to sell fruit in the city of Carpinteria and he told me he did not. I explained that he needed to obtain a permit from the city in order to be selling fruit on the city street. He was cited for not obtaining a city permit prior to conducting business.

1412 647f 5500 Carpinteria Ave Sandu

██████████ was intoxicated, walked in the middle of Carpinteria Avenue and began swinging at cars driving by. ██████████ then sat down on the concrete guard rail of the Carpinteria Creek bridge and fell into the creek. ██████████ sustained some scrapes to his arms and walked out the creek on his own. ██████████ was arrested per 647(f)-PC and booked into SBCJ pending sobriety.

2303 166 PC 3300 Blk Foothill Road(CARP) Pyle

The reporting party called to report the party had violated a civil harassment order when she leaned over a balcony and began yelling various things at him. The order prevents all contact and stated that the party must stay 20 yards away from the reporting party. Case forwarded to DA's Office for review.

2352 OAA Padaro Lane North/ Via Real(CARP) Roberts

██████████ was observed driving on the freeway, unable to maintain his lane and driving with an expired registration sticker. An enforcement stop was conducted, and it was determined that he was likely under the influence of alcohol. CHP was requested and he was ultimately arrested by CHP for CVC 23152.

Monday June 22

0804 VC 12500A 4290 Via Real (CARP) Goodwin

The subject was stopped for vehicle violations and was found to have an expired license. He was issued a citation for the offense and called a licensed driver to drive his vehicle.

0853 594(b)(1) 4074 Via Real (carp city) Villegas

The victim found the rear window of his vehicle broken at 0600 this morning. There was nothing taken from inside the vehicle. I contacted residents near the parking lot and had a witness who saw an angry individual wearing dark clothing walk up to the vehicle, hit the window, and walk away. Will be following up with property management to see if they caught any surveillance of the crime.

1316 019 1018 Casitas Pass Rd (CARP) Goodwin

RP lives in Georgia and called to report threats and fraudulent charges to his credit cards in Carpinteria. RP was requested to provide information about the threats and wait for it to be sent over to the Deputy. Deputy contacted his local PD and was provided with the report he reported to them. It was the same situation, and case number was pulled to document the incident.

0853 594 Felony 4074 Via Real Villegas

On Monday, 06/22/2026, at approximately 0600 hours, the victim found the rear window of his vehicle broken while parked on its assigned parking spot. There were no items missing from inside the vehicle. The unknown suspect is in violation of California Penal Code Section 594(b)(1) – Vandalism over \$400 in value.

0913 166(a)(4) 3300 Blk Foothill Rd Centeno

The reporting party called to report that the restrained party had violated the civil harassment order once again this morning. She stopped her vehicle, smiled at him with a “cocky” smile, and flipped him off as she was driving out of the complex. Forwarded to DA.

1236 015 5775 Carpinteria Ave Villegas

Local Carp resident turned in old ammo, primers, spent shells, and a metal can of smokeless powder to be destroyed. The powder was turned over to a Sheriff's EOD detective, and the rest was booked for destruction.

Tuesday June 23

0510 8.20.020CMC Carp City Hall Boggess

██████████ was cited for illegal camping in front of Carpinteria City Hall.

1507 12500 vc 5454 Carp Ave. (carp city) Villegas

A vehicle was pulled over for making a left on the double yellow lines. The driver was unlicensed and was cited. The vehicle was left parked on the street where it was stopped.

2246 23222VC/11357(b)HS 4677 Carpinteria Ave Oliver

Deputies noticed a vehicle idling in a red zone near 4677 Carpinteria Ave. After approaching the vehicle, deputies immediately smelled a strong odor of burnt marijuana and observed a marijuana pipe containing burnt marijuana residue, violation of 23222(a) CVC. When speaking with the driver, she pulled out a plastic bag containing approximately ½ lb of marijuana, violation of 11357(b) CVC. The marijuana was seized and the subject was cited for the above-mentioned violations.

Wednesday June 24

1632 5150/166A4 6039 Jacaranda Wy (CARP) Goodwin

██████████ called 9-1-1 three times throughout the day and made illogical statements. On the third phone call he wanted to report an assault that occurred approximately 4 years ago. While on scene ██████████ advised deputies that he is schizophrenic and has not taken his medication for several months. He has been self-medicating with an 8th of marijuana daily. ██████████ was arrested for 166 violations.

Thursday June 25

2201 065 1018 Casitas Pass Rd (Carp) Schoenneman

Deputies were dispatched to Albertsons for a female subject who was refusing to leave. Upon arrival at the scene, a female subject matching the description provided by dispatch was contacted at the intersection of Casitas Pass Rd and Carpinteria Av. The female subject was identified as ██████████. ██████████ admitted to eating a banana and drinking a soda inside the store without paying, but Albertsons did not desire prosecution. However, upon conducting a records check through dispatch, it was learned ██████████ had an in-county misdemeanor warrant for her arrest. ██████████ was subsequently arrested and booked into SBJ without issue.

Commander's Recap

Coastal Patrol Bureau

June 28, 2026 – July 4, 2026

Sunday, 06-28-2026

City of Carpinteria

1902 243(d)/245(a)(4) PC 778 Linden Ave (CARP) Oliver

Deputies responded to a bar fight at 778 Linden Avenue. Upon arrival, multiple witnesses knew the main aggressor, [REDACTED], and one of the other aggressors. A few hours later, deputies returned to the bar to review camera footage of the incident. After reviewing camera footage, deputies spotted [REDACTED] walking down the street with several other males. [REDACTED] was identified by his attire and tattoos. After [REDACTED] was arrested, his brother, [REDACTED], was nearby and appeared to be one of the unknown individuals involved with the fight. Deputies reviewed the footage of the fight and identified [REDACTED] by his clothing and tattoos as one of the aggressors. [REDACTED] was also arrested. [REDACTED] and [REDACTED] were transported and booked to the main jail without further incident.

Monday, 06-29-2026

City of Carpinteria

0155 CVC 23222(a) 4600 Blk Seventh Street (CARP) Boggess

Deputies responded to reports of two subjects drinking and screaming in a parked vehicle located at Seventh Street and Ash Avenue. Deputies arrived and contacted the two subjects who were sitting in the front seats of a vehicle. Several 24-ounce open containers of Alcohol were located in the vehicle, and both subjects were later cited for open containers.

2058 CVC 12500(a) 1088 Casitas Pass(CARP) Boggess

A traffic enforcement stop was conducted for an unreadable rear license plate, a violation of CVC 5201(a). The driver was contacted and found to be driving without a license, a violation of CVC 12500(a). They were later cited for violations of CVC 5201(a) and CVC 12500(a). The vehicle was removed from the scene by his friend who possessed a valid license.

Tuesday, 06-30-2026

City of Carpinteria

1007 022 5100 Carp Ave (CARP) Goodwin

Deputies located [REDACTED] sitting on a bench near the above location with a 4LOKOS can of alcohol. He was issued a citation for violation of CMC 9.08.030(b).

1433 022 5100 Carp Ave (CARP) Goodwin

Deputies located [REDACTED] sitting on a tree stump near the above location with a Bud Light can of alcohol. He was issued a citation for violation of CMC 9.08.030(b).

Wednesday, 07-01-2026

City of Carpinteria

0143 CMC 8.20.020 Linden/ 5th street (CARP) Boggess

██████████ was found sleeping inside a sleeping bag on the ground in front of a public restroom located at Linden and 5th Street. She was cited for a violation of CMC 8.20.020 and she signed without incident.

0153 CMC 8.20.020 Carp Ave/ Walnut Ave (CARP) Boggess

██████████ was found sleeping inside a sleeping bag on a public bench located at Carpinteria Avenue and Walnut Avenue. She was cited for a violation of CMC 8.20.020 and she signed without incident.

Thursday, 07-02-2026

City of Carpinteria

2205 hrs 065 Amtrak Kammer/Wreede

██████████ was contacted and identified herself again as ██████████. Deputies checked her real name and discovered she had outstanding warrants. She was booked into SBJ.

CARPINTERIA LIBRARY BOARD OF TRUSTEES
5775 Carpinteria Avenue
Carpinteria, CA 93013

REGULAR MEETING AGENDA
MONDAY, JULY 13, 2026
5:30 P.M.

1. Call to order and roll call.
2. Confirmation of legal noticing and procedural requirements of meeting.
3. Public Comment – This is the time for public comments on matters not otherwise on the agenda but within the subject matter of the Carpinteria Library Board of Trustees.
4. Approval of minutes of the regular meeting held June 8, 2026.
5. Carpinteria Community Library Monthly Report – July 2026.

Recommendation: Receive and file the report.
6. New Business & Discussion.
7. Adjournment.

The Carpinteria Library Board of Trustees agenda and any associated staff reports will be available on Thursday, July 9, 2026 on the City's Website: <https://carpinteriaca.gov/city-hall/agendas-meetings/>. The Carpinteria Library Board of Trustees agenda and staff reports are part of the City Council agenda for its regular meeting of July 13, 2026. Please see ["TEMPORARY ADJOURNMENT FOR THE PURPOSE OF HOLDING THE MONTHLY MEETING OF THE CARPINTERIA LIBRARY BOARD OF TRUSTEES."](#) Details and procedures on how to provide public comment and participate in the meeting through telephonic means are available on the posted City Council agenda at <https://carpinteriaca.gov/city-hall/agendas-meetings/>.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Brian Barrett, City Clerk at brianb@carpinteriaca.gov or (805) 755-4403. Notification two business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting. This agenda was posted on Thursday, July 9, 2026, in the City Clerk's Office, on the City Hall Public Notices Board, and on the Internet.

CARPINTERIA LIBRARY BOARD OF TRUSTEES
5775 Carpinteria Avenue
Carpinteria, CA 93013

REGULAR MEETING MINUTES
MONDAY, JUNE 8, 2026

1. Call to order and roll call.

President Alarcon called the meeting to order at 5:46 pm.

Boardmembers present:	Boardmember Al Clark Boardmember Julia Mayer Boardmember Wade T. Nomura Vice President Mónica J. Solórzano President Natalia Alarcon
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Staff members present:	Michael Ramirez, Chief Executive Officer Jena Shoaf Acos, Legal Counsel Eric Castro, City Librarian Brian C. Barrett, Secretary
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2. Confirmation of legal noticing and procedural requirements of meeting.

Secretary Barrett acknowledged that all legal noticing and procedural requirements have been met.

3. Public Comment

Speakers in-person: Danielle Manriquez-Osborn, Rogelio Delgado, and Fred Shaw

Legal Counsel Acos responded to Mr. Delgado's question on why the Library Board of Trustees is a separate meeting from the City Council meeting.

4. Approval of minutes of the regular meeting held May 11, 2026.

There was no public comment.

Motion by Boardmember Mayer, seconded by Boardmember Nomura, to approve the minutes of the regular meeting held May 11, 2026. Upon voice vote, the motion carried unanimously.

5. Carpinteria Community Library Monthly Report – June 2026.

Recommendation: Receive and file the report.

City Librarian Castro presented the staff report.

There was no public comment.

Motion by Vice President Solórzano, seconded by Boardmember Nomura, to receive and file the report. Upon voice vote, the motion carried unanimously.

6. New Business & Discussion.

There was no new business nor discussion.

7. Adjournment.

President Alarcon adjourned the meeting at 6:07 pm.

Brian C. Barrett, MMC, CPMC, Secretary



City of Carpinteria

LIBRARY BOARD OF TRUSTEES AGENDA STAFF REPORT July 13, 2026

ITEM FOR LIBRARY BOARD OF TRUSTEES CONSIDERATION

Carpinteria Community Library Monthly Report – July 2026

STAFF RECOMMENDATION

Receive and file the report.

Sample Motion: I move to receive and file the Carpinteria Community Library report.

BACKGROUND

The Carpinteria Community Library was established by Ordinance No. 747 on June 14, 2021, and codified in Chapter 2.38 of the Carpinteria Municipal Code. That ordinance also established a Library Board of Trustees, which is required to meet at least once per month.

The purpose of this agenda item is to provide the Library Board of Trustees an update on the Library's programs, outreach efforts, operations, and staff changes, if any.

DISCUSSION

Program and Collection Updates:

The following programs and collaborative activities were offered during June 2026:

- **June 15 – Summer Reading Program Launch**

The Library launched its 2026 Summer Reading Program, **License to Read**, featuring themes of spies, mystery-solving, and adventure. Summer reading programs are a core service of public libraries and are recognized by the American Library Association as an effective strategy for promoting literacy, reducing summer learning loss, encouraging lifelong reading habits, and strengthening community engagement. The program offers reading incentives, educational activities, and family-friendly events throughout the summer.

- **June 22 – Magic Workshop and Magic Show**

The Library hosted a magic workshop for participants ages 9 and older, where attendees learned the techniques behind a variety of magic tricks and illusions. The workshop was led by master magician Shawn McMasters, who also presented an all-ages magic show featuring a blend of illusion, comedy, and audience participation. The two programs attracted a combined attendance of 125 participants representing a wide range of ages.

- **June 29 – Chumash Stories**

The Library welcomed Alan Salazar, Chumash storyteller, educator, cultural advocate, and author of *Tata*, *The Tataviam Towhee: A Tribal Story*, *A Tataviam Creation Story*, and *Coyote Rescues Hawk*. Mr. Salazar shared traditional stories highlighting Indigenous history, culture, resilience, and the importance of preserving ancestral traditions and the natural environment. The presentation supported the Library's commitment to cultural education and community enrichment and was attended by 36 participants.

- **Ongoing Library Programs**

The Library continued to offer a variety of recurring educational, recreational, and community programs, including: English Conversation Group, Preschool Storytime, Carp Writers Group, Songwriters Workshop, Babies Are the Best, Carp Knitters Group, Dementia Caregivers Support Group, Carpinteria Birdwatchers Group, Dungeons & Dragons Playtime, and Friday Fun sessions.

Additional information about upcoming programs and events is available on the Library's online events calendar at:

<https://carpinterialibrary.org/events/month/>.

- **Collection Space Improvements**

The installation of additional book shelving and the reconfiguration of existing shelving increased available space for several high-demand collections, including Adult Fiction, Adult Nonfiction, Spanish-language materials, Children's Graphic Novels, and Young Adult collections. These improvements enhance browsing opportunities and provide additional capacity for future collection growth.

Library Outreach:

- **June 2 – Canalino Elementary School Visit**

The Library welcomed 58 second-grade students from Canalino Elementary School's Dual Immersion and English-language classrooms. Students toured the Library,

explored the children's collections, participated in literacy activities, learned about the 2026 Summer Reading Program, and registered for library cards. These school partnerships strengthen early literacy, encourage library use, and help reduce summer learning loss by connecting students and families with Library resources.

Partnerships and Grants:

- **Zip Books Program**

The California State Library has announced that the recently adopted State Budget does not include funding for the Zip Books Program. As a result, the program has been discontinued indefinitely.

The Zip Books Program allowed participating libraries to provide patrons with timely access to books that were not available in the local collection by purchasing and shipping requested titles directly to patrons. After use, the materials were returned to the Library and added to the collection for future circulation.

Although state funding for the program has been eliminated, the funding allocated to California library systems directly may provide an opportunity for regional support. The City Librarian will be meeting with Black Gold Cooperative Library System directors to discuss potential funding options, including whether a portion of those funds could be used to continue the Zip Books Program. The Library will also explore other funding opportunities, as appropriate.

- **2026-2027 California Library Literacy Services Grant**

The Library received an Intent to Fund Notice from the California State Library indicating its intent to award the Carpinteria Community Library a 2026–2027 California Library Literacy Services (CLLS) Adult Literacy Services grant. The projected award amount is \$25,000, subject to final state budget approval. Grant funding will support the continued expansion of the Library's Adult Literacy Program, providing one-on-one tutoring and literacy services for adult learners in the Carpinteria community.

- **The New York Times Online**

Through a partnership with the California State Library, the Library now offers patrons complimentary digital access to The New York Times. Carpinteria Community Library cardholders can access the online edition through the Library's website, expanding the Library's collection of digital resources available to the community.

Staff Updates:

City Librarian: The City Librarian attended the 2026 American Library Association Annual Conference in Chicago, Illinois, from June 25–29. Participation provided opportunities to exchange best practices with library professionals from across the country, learn about emerging trends in library services, and identify innovative ideas that may benefit the Carpinteria Community Library and its patrons.

Part-time Library Technician Recruitment: Recruitment for a part-time Library Technician position opened in June 2026, with the first review of applications scheduled for July 2026. The recruitment is intended to fill the vacancy created by the retirement of Pauline Nelson, effective July 29, 2026.

Fiscal Year 2025–2026 Library Data Highlights

The Library is currently compiling preliminary statistical data for Fiscal Year 2025–2026 from its circulation, program, and patron databases. This data provides an overview of the Library's services, community engagement, and operational performance during the fiscal year. Final statistics will be submitted to the California State Library as part of the annual Public Library Survey in the coming weeks.

Preliminary highlights include:

- **5,512** registered library cardholders
- **1,053** new library cardholders
- **80,011** in-person visits
- **163,022** website visits
- **15,096** print materials
- **61,521** physical materials circulated
- **710** programs offered
- **10,205** total program attendees
- Library service delivered by **4.0 FTE** dedicated staff members

POLICY CONSISTENCY

The Library programs and resources are consistent with the actions of the City Council concerning the establishment of a municipal library.

FINANCIAL CONSIDERATIONS

All resources and activities are budgeted in the FY2025-2026 Library budget.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

As determined necessary and appropriate, staff consults with the City Attorney's Office and risk managers of its insurance entity, the California Joint Powers Insurance Authority, in order to ensure compliance with legal requirements and best practices.

OPTIONS

1. Receive and file.
2. Direct staff as appropriate.

PRINCIPAL PARTIES EXPECTED AT MEETING

None

ATTACHMENTS

Attachment A: Fiscal Year 2025–2026 Library Data Infographic

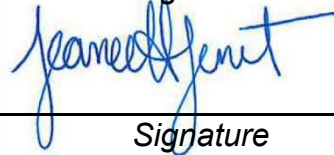
Staff contact:

Eric Castro, City Librarian
(805) 684-4314, ericc@carpinteriaca.gov



Signature

Staff contact: Jeanette Gant, Director of Parks,
Recreation and Community Services
(805) 755-4449, jeanetteg@carpinteriaca.gov



Signature

Reviewed by: Michael Ramirez, City Manager
(805) 755-4450, michaelr@carpinteriaca.gov



Signature



OUR LIBRARY

by the Numbers

A look at our impact this year compared to last fiscal year.



		FY 2025-26	FY 2024-25
	REGISTERED LIBRARY CARDHOLDERS	5,512	4,432
	NEW LIBRARY CARD REGISTRATIONS	1,053	887
	IN-PERSON VISITS	80,011	71,280
	WEBSITE VISITS	163,022	124,511
	PRINT MATERIALS IN THE COLLECTION	15,096	13,785
	PHYSICAL MATERIALS CIRCULATED	61,521	62,181
	PROGRAMS OFFERED	710	647
	PROGRAM ATTENDEES	10,205	9,761



LIBRARY SERVICES PROVIDED BY
4.0 FULL-TIME EQUIVALENT (FTE)
 STAFF MEMBERS



Thank you for supporting our library and our community!

MEMORANDUM



Council Meeting Date: July 13, 2026

To: Honorable Mayor and City Council

From: Michael Ramirez, City Manager

Subject: City Manager's Report

CITY EMPLOYEE UPDATES

Recruitments

Below are the current open recruitments and recruitment statuses. Additional information on City job openings is available online at <https://carpinteriaca.gov/city-hall/human-resources/>.

- Building Official
 - To be considered for first review, apply by Sunday, August 2.
- Engineering Technician
 - To be considered for first review, apply by Sunday, August 2.
- Management Analyst I/II
 - To be considered for first review, apply by Sunday, August 2.

UPDATES ON CAPITAL IMPROVEMENT PROJECTS

None.

UPDATES ON DEVELOPMENT APPLICATIONS

The Farm Project at 5885 Carpinteria Avenue

The 30-day public comment period on the Notice of Preparation (NOP) on the scope and content of the Environmental Impact Report (EIR) to be prepared for the proposed Farm Project residential development wrapped up on July 10. The City held a well-attended public scoping meeting on June 30, with approximately 75 individuals tuning in either in person or via Zoom, and received verbal comments on the EIR from approximately 35 speakers. During the NOP comment period, the City of Carpinteria (City) also received written comments from members of the public, community organizations, and public agencies. Comments received will be used to inform the scope and content of the EIR, which is currently underway. Once the Draft EIR is prepared, it will be released to the public for additional review and comments. City staff thanks the public for their interest and participation in this important first step in the EIR process.

Project-related information, updates, and documents can be found on the project website at: <https://carpinteriaca.gov/city-hall/community-development/housing/5885carpinteriaave/>

Community members and stakeholders interested in receiving project updates are encouraged to join the interested parties list by emailing TheFarmProject@carpinteriaca.gov.

Chevron Oil Processing Facility Decommissioning Project

The initial phase of offshore pipeline removal work associated with the Chevron Decommissioning Project concluded the week of June 29, and the vessels have been demobilized and sent back to port. As part of this initial phase of pipeline removal work, offshore portions of the former Hazel/Hilda pipeline bundle were removed to a depth of just over 30 feet and approximately 1,400 feet offshore, with the remainder of the previously abandoned and grouted pipeline secured with mechanical plugs, and the former marketing and marine terminal pipeline bundle was removed in its entirety. All told, approximately 7,000 linear feet and ~800,000 cumulative tons of pipeline material were recovered and transited back to port for proper recycling.

Remaining phases of the pipeline removal work, including removal of the pipeline bundle segments from nearshore waters and across the sandy beach, and removal of the former Santa Clara Unit pipeline bundle (Gail/Grace), are tentatively scheduled to occur later this fall and summer 2027, respectively.

OTHER CITY/COMMUNITY UPDATES

Fourth of July Holiday Enforcement

Over the Fourth of July holiday weekend, the City worked in close coordination with the Santa Barbara County Sheriff's Office to significantly increase enforcement efforts related to illegal fireworks. This included the addition of four deputies specifically dedicated to fireworks patrol. As a result of these enhanced measures, law enforcement issued three citations and confiscated multiple illegal fireworks.

The City extends its sincere appreciation to the many residents and visitors who celebrated responsibly and complied with all fireworks laws and safety guidelines. This cooperation plays an important role in helping ensure a safe and enjoyable holiday for the entire community.



Congressional Visit to City Hall

On July 2, 2026, Congressman Salud Carbajal and members of his staff visited City Hall to meet with City Manager Michael Ramirez, Vice Mayor Monica Solorzano, and Emergency Manager Juliza Briones. The meeting provided an opportunity to discuss a variety of federal, state, and local matters, including updates on FEMA reimbursement efforts, current and future grant opportunities, emerging policies that may impact the City, and local challenges specific to the Carpinteria community.

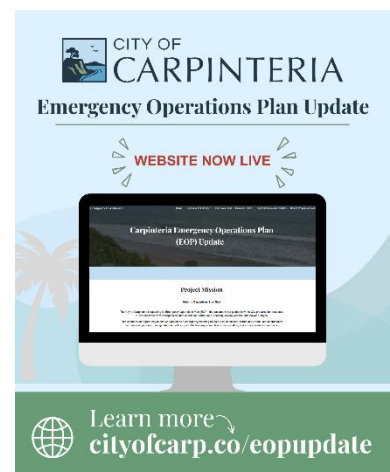
The City appreciates Congressman Carbajal and his team's continued engagement and partnership in supporting local priorities. We are grateful for the opportunity to discuss issues important to our community and welcome future visits and continued collaboration.



City Emergency Operations Plan Webpage Launch

The City of Carpinteria has launched a new webpage for the update of its Emergency Operations Plan (EOP), which guides how the City prepares for, responds to, and recovers from emergencies such as earthquakes, fires, flooding, severe weather, and power outages. Last updated in 2014, the EOP is undergoing a comprehensive revision to reflect current best practices, local hazards, and the community's evolving needs.

The project webpage at cityofcarp.co/eopupdate will serve as a central resource for updates, preparedness information, and public engagement opportunities. The City will also host community events this September to share information and gather public input as part of the planning process. More details will be shared in the coming weeks.



2026 Household Goods & Hazardous Waste Day

On Saturday, June 13, the Public Works Department hosted the City's annual Household Goods & Hazardous Waste Day, providing residents with a safe and convenient way to dispose of unwanted household items and hazardous materials. In partnership with EJ Harrison & Sons and Clean Harbors, the event served 335 unique households through 446 vehicle drop-offs and collected 22.66 tons of waste for proper disposal.

Participation was strong and geographically diverse, with residents from more than 100 streets across Carpinteria taking part. While 39% of participants used only the household goods collection service and 34% used only the household hazardous waste service, 26% utilized both, underscoring the community's continued need for convenient, comprehensive waste disposal options.

To view full event statistics, participation data, and neighborhood distribution, please see the [2026 Household Goods & Hazardous Waste Day Collection Impact Summary](#).

Summer Creek Cleanup with Carpinteria Beautiful

On Friday, June 26, the Sustainability & Environment Division partnered with Carpinteria Beautiful to host a Summer Creek Cleanup. Volunteers removed approximately eight bags of trash and an estimated 200 pounds of litter from Santa Monica Creek, Franklin Creek, and Carpinteria Creek. The cleanup helped improve local waterways, protect wildlife, and prevent debris from reaching the ocean. The City extends its sincere appreciation to Carpinteria Beautiful and all of the volunteers who dedicated their time to keeping Carpinteria's creeks clean and healthy.

Residents interested in participating in future creek cleanups are encouraged to contact Carpinteria Beautiful at carpinteriabeautiful@gmail.com.

AgeWell: Ice Cream & Cards Party

Join AgeWell for an Ice Cream & Cards Party on Thursday, July 16, from 1:00 to 2:00 p.m. in the Veterans Hall Meeting Room. Enjoy ice cream, socialize with friends, and play a variety of fun card games in a welcoming atmosphere.

AgeWell: Lecture Series

Join AgeWell for the next Lecture Series on Thursday, July 30, from 1:00 to 2:00 p.m. in the Veterans Hall Meeting Room, featuring City Manager Michael Ramirez. Michael will provide an update on the City's current budget challenges, discuss how they may affect local services and programs, and outline potential revenue measures the City Council may consider to help address the City's financial needs.

Community Garden

Throughout June, the Community Garden's composting systems successfully diverted 317.2 pounds of food and garden scraps from the landfill.

**City of Carpinteria
City Council Minutes
Regular Meeting
Monday, June 22, 2026
Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013
In-Person and Virtual**

CALL TO ORDER

Mayor Alarcon called the meeting to order at 5:32 pm.

ROLL CALL

Councilmembers present: Councilmember Al Clark (District No. 5)
 Councilmember Julia Mayer (District No. 3)
 Councilmember Wade T. Nomura (District No. 4)
 Vice Mayor Mónica J. Solórzano (District No. 1)
 Mayor Natalia Alarcon (District No. 2)

Staff members present: Michael Ramirez, City Manager
 Mack Carlson, on behalf of Brownstein Hyatt Farber
 Schreck, LLP acting as City Attorney of the City
 of Carpinteria
 Brian C. Barrett, City Clerk
 John L. Ilasin, Public Works Director
 Francisco Morales, Maintenance Worker I
 Tatianna Suriel, Environmental Program Specialist
 Nick Bobroff, Community Development Director
 Torrie Cutbirth, Program Manager
 DeLayni Millar, Environmental Program Manager
 Teresa Ilasin, Management Analyst II

PLEDGE OF ALLEGIANCE

Mayor Alarcon led those present in the salute to the flag.

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449

There were no Councilmember requests for remote participation under AB 2449.

AGENDA MODIFICATIONS: NONE

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS:

1. Introduction of Francisco Morales, Maintenance Worker I.

Public Works Director Ilasin introduced Francisco Morales, Maintenance Worker I who provided remarks.

There was no public comment.

2. A Proclamation Recognizing June as “Pride Month” in the City of Carpinteria and Celebrating Pacific Pride Foundation’s 51st Anniversary. *(Requires taking public comment and approval of the proclamation prior to the City Council reading and presenting the proclamation.)*

There was no public comment.

Speakers via Zoom: Proclamation recipient Deja Hartley, Director of Programs for Pacific Pride Foundation

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to approve the Proclamation Recognizing June as “Pride Month” in the City of Carpinteria and Celebrating Pacific Pride Foundation’s 51st Anniversary. Upon voice vote, the motion carried unanimously.

Since Ms. Hartley was not physically present to accept the proclamation, the proclamation would be mailed to her.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS:

3. Sheriff’s Recap

This item was postponed to the next meeting.

4. First District Supervisor’s Report

This item was heard immediately after the City Manager’s Report.

CITY MANAGER’S REPORT

5. City Manager’s Report

- a. City Employee Updates

City Manager Ramirez reported on City recruitments.

Environmental Program Specialist Suriel presented the 2026 Fix-It Fair Impact Report.

b. Updates on Capital Improvement Projects

None.

c. Updates on Development Applications

Community Development Director Bobroff mentioned the Notice of Preparation for the Farm Project at 5885 Carpinteria Avenue inviting public input on the scope and content of the project Environmental Impact Report and the Scoping Meeting on June 30, 2026 at 5:30 pm in the City Hall Council Chambers.

d. Other City/Community Updates

City Manager Ramirez and Public Works Director Ilasin addressed the updated flood insurance rate maps.

Program Manager Cutbirth covered AgeWell and Community Garden events.

Speakers in-person: Alan Koch

4. First District Supervisor's Report

Daisy Weber, District Director, on behalf of First District Supervisor Roy Lee, provided an update on the following:

- Van Wingerden 1 and 2, Cravens Lane Project, and the Bailard Project
- Cannabis Updates
- Unincorporated Road Updates
- County Budget FY 2026-2027
- Upcoming Board of Supervisors Meeting on June 23rd – Truth Act Forum
- Opportunities/Upcoming Board of Supervisors Meetings

In regards to the Bailard Project, there was Council consensus to seek compensation from the County and/or the project applicant to pay for the project development's impact on City streets and roadways, especially since the project egress is solely in the City limits. Community Development Director Bobroff noted that City discussions with the applicant and the County are at a preliminary level and the intention is for the City Council to discuss this item at a Closed Session meeting once enough information has been gathered.

Speakers via Zoom: Lorraine McIntire and Karl Sonkin

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Speakers in-person: Jim Campos representing Carpinteria Cultural Foundation and Amrita Salm

In response to Mr. Campos' comments regarding the installation of historical murals at the Seal Fountain, there was Council consensus for staff to add to an upcoming Council agenda the Art in Public Places Policy, bring back information on the project, and Council could have a full discussion at that time. Mayor Alarcon and Vice Mayor Solórzano noted they had both served on the board of the Carpinteria Cultural Foundation.

City Manager Ramirez responded to Ms. Salm's comments regarding the \$24 million in deferred maintenance.

Documents distributed: David Powdrell, Danielle & Ricky Escalera, Jamaica Jones, Stacy Loyal, Leland Walmsley, Jennifer Reinish, Patricia Houghton Clarke, Diana Jaynes, L. Johanna Israel, Libby Hansen, Mary Scott, Leanne Patterson, Meg Ricks, Melanja Jones, Bart Dickens, Lisa Starr, Kristin Van Der Kar, and Victor Garza

CONSENT CALENDAR:

There was no public comment.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to approve the Consent Calendar Item Nos. 6 through 10. Upon voice vote, the motion carried unanimously.

Consent Calendar Item No. 10 was re-opened for public comment and heard immediately after Item No. 11.

6. Approve the minutes of the regular meetings held May 26, 2026 and June 8, 2026.
7. Receive and file the Warrant Register for the period of June 1, 2026 through June 12, 2026, pursuant to Carpinteria Municipal Code Section 2.08.150(F).
8. Receive and file the Report on Contracts Executed by the City Manager for the Period of May 5, 2026 through June 1, 2026.
9. Adopt Resolution No. 6484, approving the Capital Asset Policy.
10. Adopt Resolution No. 6483, amending the Conditions of Employment between the City of Carpinteria and Management and Miscellaneous Personnel for the

period of July 1, 2026 through June 30, 2027, and authorize the City Manager to implement the changes effective July 1, 2026.

ADMINISTRATIVE MATTERS:

11. Agreement with Clean Harbors Environmental Services, Inc. for Household Hazardous Waste Collection and Hazardous Waste Emergency Response Services.

Recommendation: Authorize the City Manager to execute an Agreement with Clean Harbors Environmental Services, Inc. for household hazardous waste collection and hazardous waste emergency response services in an amount not-to-exceed \$140,000. *(Requires a roll call vote.)*

Environmental Program Manager Millar presented the staff report and PowerPoint presentation.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to authorize the City Manager to execute an Agreement with Clean Harbors Environmental Services, Inc. for household hazardous waste collection and hazardous waste emergency response services in an amount not to exceed \$140,000. The roll call vote on the motion was as follows:

AYES: Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES: None
ABSENT: None
ABSTAIN: None

The motion carried unanimously.

City Clerk Barrett requested the Council re-open Consent Calendar Item No. 10 as a speaker slip had been turned in prior to the approval of the Consent Calendar.

Legal Counsel Carlson asked for a motion to reconsider Agenda Item No. 10 and pull it off the Consent Calendar since the item is on the Consent Calendar and the Consent Calendar has already been approved.

Motion by Councilmember Mayer, seconded by Councilmember Clark, to pull Agenda Item No. 10 from the Consent Calendar to discuss. Upon voice vote, the motion carried unanimously.

Legal Counsel Carlson stated that the Council needed to also reconsider Agenda Item No. 10 and he requested a motion to pull the item and reconsider it.

Councilmember Mayer amended the motion to pull Agenda Item No. 10 from the Consent Calendar and reconsider it. Councilmember Clark seconded the amended motion. Upon voice vote, the amended motion carried unanimously.

10. Adopt Resolution No. 6483, amending the Conditions of Employment between the City of Carpinteria and Management and Miscellaneous Personnel for the period of July 1, 2026 through June 30, 2027, and authorize the City Manager to implement the changes effective July 1, 2026.

Speakers in-person: Alan Koch

City Manager Ramirez and Management Analyst II Ilasin responded to Mr. Koch's comments.

Motion by Councilmember Clark, seconded by Councilmember Nomura to adopt Resolution No. 6483, as read by title only. Upon voice vote, the motion carried unanimously.

Mayor Alarcon recessed to a break at 7:15 pm and reconvened the meeting at 7:36 pm.

PUBLIC HEARING:

12. Resolution No. 6481, Declaring the Intention to Vacate a Portion of Olive Avenue.

Recommendation: Adopt Resolution No. 6481, declaring the intention to vacate a portion of Olive Avenue.

Public Works Director Ilasin presented the staff report.

Mayor Alarcon opened the public hearing at 7:46 pm and being there was no public comment, closed the public hearing at 7:46 pm.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to adopt Resolution No. 6481, as read by title only. Upon voice vote, the motion carried unanimously.

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED: NONE

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

13. Transactions and Use Tax Measure for the November 3, 2026 General Municipal Election.

Recommendation: (1) Adopt Resolution No. 6472 Ordering the Submission to the Qualified Electors of the City a Measure Relating to the Establishment of a General Transaction and Use Tax at the Consolidated General Municipal Election to be Held on November 3, 2026; Requesting That the County Clerk-Recorder/ Registrar of Voters Provide Specific Election Administration Services; Setting Priorities for Filing Written Arguments and Rebuttals Regarding the Ballot Measure and Directing Preparation of an Impartial Analysis; (2) Introduce and waive further reading of Ordinance No. 796 establishing a Transactions and Use Tax, contingent upon voter approval; and (3) Direct staff to proceed with all actions necessary to place the measure before voters at the November 3, 2026 General Municipal Election. *(Requires reading of Ordinance title, a roll call vote, and a two-thirds vote to pass.)*

City Manager Ramirez provided the staff report.

There was no public comment.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to adopt Resolution No. 6472, introduce Ordinance No. 796, and direct staff to proceed with all actions necessary to place the measure before voters at the November 3, 2026 General Municipal Election, and authorize the Finance Committee (Mayor Alarcon and Councilmember Clark) to file the Argument in Favor of the Measure.

City Clerk Barrett read aloud the title of Ordinance No. 796 into the record.

The roll call vote on the motion was as follows:

AYES: Councilmember Clark, Councilmember Mayer, Councilmember Nomura,
Vice Mayor Solórzano, and Mayor Alarcon
NOES: None
ABSENT: None
ABSTAIN: None

The motion carried unanimously.

There was Council consensus to direct staff to add the creation of a long-term stability plan as an item on the upcoming Council retreat.

14. Downtown Carpinteria Parking Management Plan.

Recommendation: Approve the parking management strategies as recommended by the Public Facility Site Acquisition/Development Committee.

Public Works Director Ilasin introduced Consultants Tania Schleck and Chrissy Mancini Nichols both with Walker Parking Consultants who provided the PowerPoint presentation.

Speakers in-person: Alan Koch

Speakers via Zoom: Lorraine McIntire

There was Council consensus to direct staff to present the Downtown Carpinteria Parking Management Plan before the Downtown "T" Business Advisory Board or the Economic Vitality Committee and report back to the Council on comments received.

Motion by Councilmember Clark, seconded by Vice Mayor Solórzano, to receive and file the parking management strategies as recommended by the Public Facility Site Acquisition/Development Committee. Upon voice vote, the motion carried unanimously.

15. Memorandum of Understanding with the California Department of Transportation for the Rincon Multi-Use Trail Project.

Recommendation: Authorize the Mayor to execute the Memorandum of Understanding with the California Department of Transportation for the Rincon Multi-Use Trail Project. *(Requires a roll call vote.)*

City Clerk Barrett presented the staff report and Public Works Director Ilasin, Community Development Director Bobroff, and City Manager Ramirez responded to questions.

Speakers in-person: Alan Koch (did not speak)

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to authorize the Mayor to execute the Memorandum of Understanding with the California Department of Transportation for the Rincon Multi-Use Trail Project. The roll call vote on the motion was as follows:

AYES: Councilmember Clark, Councilmember Mayer, Councilmember Nomura, Vice Mayor Solórzano, and Mayor Alarcon
NOES: None
ABSENT: None
ABSTAIN: None

The motion carried unanimously.

LEGISLATIVE UPDATE:

16. Legislative Update

Legal Counsel Carlson reported on Senate Bill 1013.

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Councilmember Nomura reported on the following:

- His attendance at the Cal Cities Channel Counties Dinner held on June 19 where the keynote speaker was Dr. Peter Rupert who provided an economic study.
- This Thursday will be the second Community Matters Program at 6 pm at the museum which will focus on roads, sidewalks and public rights-of-way.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers are expected to be in attendance at the July 13, 2026 regular City Council meeting.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 10:11 pm.

Natalia Alarcon, Mayor

ATTEST:

Brian C. Barrett, MMC, CPMC
City Clerk



City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

Expenditure Report (Warrant Register) for the Period of June 15, 2026 through July 03, 2026

STAFF RECOMMENDATION

Receive and file the Warrant Register for the period of June 15, 2026, through July 03, 2026, pursuant to Carpinteria Municipal Code 2.08.150(F).

DISCUSSION

As part of each regular City Council agenda, a list of all payments disbursed since the last reporting period is presented to the City Council pursuant to Carpinteria Municipal Code Section 2.08.150(F). The Warrant Register (Attachment A) is provided for the City Council and public information and serves as staff verification that the expenditures have been reviewed and are within budgeted appropriations.

FINANCIAL CONSIDERATIONS

The Warrant Register summarizes the City's fiscal activity since the prior reporting period and confirms that expenditures are within the adopted budget.

ATTACHMENTS

Attachment A: Warrant Register for the period beginning June 15, 2026, and ending July 3, 2026.

Staff contact: Kelly Guevara-Cortez, Accounting Specialist
(805) 755-4442, KellyG@carpinteriaca.gov


Signature

Staff contact: Licette Maldonado, Admin Services Dir.
(805) 755-4448, LicetteM@carpinteriaca.gov


Signature

Reviewed by: Michael Ramirez, City Manager
(805) 755-4450, michaelr@carpinteriaca.gov


Signature

ATTACHMENT A

**Warrant Register for the period beginning
June 15, 2026, and ending July 3, 2026**



Warrant Register

Carpinteria, CA

Date Range: 06/15/2026 - 07/03/2026

Vendor Number	Vendor Name	Payment Date	Payment Amount	Number
Payable #	Payable Type	Payable Description		
Bank Code: AP Bank-AP Bank				
Payment Type: Regular				
	RICHARD & LISA SHATTUCK	06/15/2026	(422.58)	107583
	SANTA BARBARA COUNTY EHS / CUPA	06/15/2026	(550.00)	107979
	MICHAEL STROH	06/30/2026	(22,438.35)	108086
	CAL COAST RECREATION	06/18/2026	24,901.65	108111
INV0009395	Invoice	POLARIS RANGER FOR EMERGENCY OPERATIONS		
	19SIX ARCHITECTS	06/18/2026	14,660.25	108112
5985	Invoice	MAY26 COMMUNITY POOL RENOVATION		
	ALEJANDRO MARTINEZ	06/18/2026	300.00	108113
INV0009397	Invoice	VETS HALL DEPOSIT REFUND		
	AMERITAS LIFE INSURANCE CORP	06/18/2026	5,939.52	108114
JUN26 010-67704-00001	Invoice	JUN26 DENTAL PREMIUMS		
JUN26 010-67704-00002	Invoice	JUN26 VISION PREMIUMS		
	AT&T MOBILITY	06/18/2026	680.68	108115
287303896883X06102026	Invoice	JUNE26 CITY HALL CELL PHONES		
	ATLAS PLANNING SOLUTIONS	06/18/2026	7,013.33	108116
1900	Invoice	MAY26 EMERGENCY OPERATIONS PLAN SERVICES		
	BIG GREEN CLEANING COMPANY	06/18/2026	17,561.00	108117
695071	Invoice	MAY26 CONTRACTED CLEANING SUPPLIES		
	BUREAU VERITAS NORTH AMERICA INC	06/18/2026	9,850.52	108118
26027859	Invoice	MAY26 MONTHLY PERMIT TECH-SERVICES		
26027860	Invoice	MAY26 PLAN CHECK SERVICES		
	CA DEPT OF JUSTICE LLC	06/18/2026	448.00	108119
050974	Invoice	JUN26 FINGERPRINT APPLICATIONS		
	CALIFORNIA ASSOCIATION OF PUBLIC PROCUREMENT OFFICIALS	06/18/2026	145.00	108120
300018238	Invoice	MEMBERSHIP FY26/27		
	CALIFORNIA CONSULTING INC.	06/18/2026	12,000.00	108121
8057	Invoice	GRANT WRITING SERVICES		
	CARPINTERIA VALLEY WATER DISTRICT	06/18/2026	26,960.23	108122
CARP CITY MAY26 SERVICE	Invoice	MAY26 WATER FOR MULTIPLE LOCATIONS		
	COX BUSINESS	06/18/2026	135.99	108123
JUN26 001 3011 028450702	Invoice	JUN26 VETS HALL INTERNET-PHONE SERVICES		
	HINDERLITER DE LLAMAS	06/18/2026	1,650.39	108124
SIN063448	Invoice	CONTRACT & AUDI SERVICES-SALES TAX Q4/2025		
	JOSEFINA MIGUEL FRANCISCO	06/18/2026	100.00	108125
INV0009396	Invoice	PARK DEPOSIT REFUND		
	LINDE GAS & EQUIPMENT INC	06/18/2026	37.89	108126
56825025	Invoice	O2 FOR BEACH LIFEGUARDS		
	MRS ENVIRONMENTAL INC	06/18/2026	14,289.64	108127
600-2026-05	Invoice	MAY26 OIL & GAS ON CALL ENVIROMENTAL SERVICES		
	ODP BUSINESS SOLUTIONS LLC	06/18/2026	148.29	108128
472082766001	Invoice	COPY PAPER FOR CITY HALL		
	RISDON'S 76 SERVICE	06/18/2026	140.00	108129
MAY26 CITY	Invoice	MAY26 CAR WASHES FOR CITY VEHICLES		
	ROCKWELL PRINTING	06/18/2026	483.46	108130
49862	Invoice	500 COLORING BOOKS FOR HOST KIOSK		
49938	Invoice	500 MAPS OF DOWNTOWN-T FOR HOST KIOSK		

81039	ROGERS ANDERSON MALODY & SCOTT LLP (RAMS)	06/18/2026	12,500.00	108131
	Invoice FY 25/26 AUDIT SERVICES PROGRESS BILLING			
	SALINA REYES	06/18/2026	100.00	108132
INV0009399	Invoice PARK DEPOSIT RETURN			
	SANTA BARBARA COUNTY CLERK OF THE BOARD	06/18/2026	50.00	108133
INV0009441	Invoice CEQA NOTICE OF EXEMPTION FEE 26-2377-DPR/CDP/ARB			
	SHOWSCAPES	06/18/2026	22,575.00	108134
388345678	Invoice MAY26 LANDSCAPE MAINTENANCE			
388345679	Invoice MAY26 MONTHLY CHEMICAL CHARGE			
	SO CA EDISON	06/18/2026	30.09	108135
MAY 700474689651	Invoice MAY26 ELECTRICITY-4683 9TH ST			
	SOLO REPROGRAPHICS	06/18/2026	21.83	108136
V52067	Invoice DIGITAL SETUP MONTE VISTA DOG PARK			
	THE LINCOLN FINANCIAL GROUP	06/18/2026	5,071.07	108137
JUN26 1312207-BL-1819804	Invoice JUN26 PREMIUMS			
MAY26 1312207-BL-1819804	Invoice MAY26 PREMIUMS			
	TRUE NORTH COMPLIANCE SERVICES INC	06/18/2026	1,954.74	108138
26-05-039	Invoice MAY26 PLAN CHECK/INSPECTIONS SERVICES			
	TWO TRUMPETS COMMUNICATIONS	06/18/2026	6,000.00	108139
1608	Invoice MAY26 COMMUNICATIONS			
	TYLER BUSINESS FORMS	06/18/2026	1,080.94	108140
112669	Invoice A/P AND PAYROLL CHECKS 1000 EA.			
	UNIFIRST CORPORATION	06/18/2026	1,197.85	108141
2210280655	Invoice MAT REPLACEMENT. UNIFORM CLEANING 3/3/26			
2210294922	Invoice TOWEL & MAT REPLACEMENT POOL 4/21/26			
2210294930	Invoice MAT REPLACEMENT. UNIFORM CLEANING 4/21/26			
2210297316	Invoice TOWEL & MAT REPLACEMENT LIBRARY 4/28/26			
2210297317	Invoice TOWEL & MAT REPLACEMENT VETS HALL 4/28/26			
2210297327	Invoice MAT REPLACEMENT. UNIFORM CLEANING 4/28/26			
2210297330	Invoice TOWEL & MAT REPLACEMENT CITY HALL 4/28/26			
2210304991	Invoice TOWEL & MAT REPLACEMENT LIBRARY 5/26/26			
2210304992	Invoice TOWEL & MAT REPLACEMENT VETS HALL 5/26/26			
2210304993	Invoice TOWEL & MAT REPLACEMENT POOL 5/26/26			
2210305006	Invoice TOWEL & MAT REPLACEMENT CITY HALL 5/26/26			
2210307171	Invoice TOWEL & MAT REPLACEMENT LIBRARY 6/02/26			
2210307174	Invoice TOWEL & MAT REPLACEMENT VETS HALL 6/2/26			
2210307175	Invoice TOWEL & MAT REPLACEMENT POOL 6/2/26			
2210307182	Invoice MAT REPLACEMENT. UNIFORM CLEANING 6/2/26			
2210307185	Invoice TOWEL & MAT REPLACEMENT CITY HALL 6/02/26			
2210309147	Invoice TOWEL & MAT REPLACEMENT LIBRARY 6/09/26			
2210309149	Invoice TOWEL & MAT REPLACEMENT VETS HALL 6/9/26			
2210309150	Invoice TOWEL & MAT REPLACEMENT POOL 6/9/26			
2210309163	Invoice MAT REPLACEMENT. UNIFORM CLEANING 6/9/26			
2210309166	Invoice TOWEL & MAT REPLACEMENT CITY HALL 6/09/26			
221305002	Invoice MAT REPLACEMENT. UNIFORM CLEANING 5/26/26			
	Void	06/18/2026	-	108142
	WAXIE SANITARY SUPPLY	06/18/2026	3,015.70	108143
83898216	Invoice TOILET PAPER, PAPER TOWEL, AND HAND TOWELS			
	WSP USA INC	06/18/2026	3,625.00	108144
40382321	Invoice GENERAL PLAN UPDATE THROUGH 5/29/26			
	ZWORLD GIS	06/18/2026	1,860.00	108145
30000064	Invoice 2026 AERIAL IMAGERY REGIONAL COLLABORATIVE			
	LICETTE MALDONADO	06/18/2026	219.62	108146
INV0009442	Invoice REIMBURSE 2026 CMTA CONFERENCE			

INV0009456	MISSIONSQUARE		06/25/2026	15,523.27	108147
INV0009457	Invoice	MISSIONSQUARE Employee Contributions			
INV0009458	Invoice	Deferred Compensation Contribution-Part Time Emp			
INV0009459	Invoice	MissionSquareEmployee Contributions			
INV0009460	Invoice	MissionSquareEmployee Contributions			
		MISSIONSQUARE Employee Contributions			
INV0009461	SEIU LOCAL 620		06/25/2026	239.20	108148
	Invoice	Employee Union Dues Contribution			
15140948	4IMPRINT INC		06/25/2026	704.27	108149
	Invoice	BANNERS FOR SUSTAINABILITY			
INV0009443	ADAN FLORES		06/25/2026	100.00	108150
	Invoice	PARK DEPOSIT REFUND			
EM082341	AGILE OCCUPATIONAL MEDICINE PC		06/25/2026	540.00	108151
	Invoice	MAY26 PRE-HEALTH SCREENING FOR POOL			
1136-FMT7-KXMM	AMAZON CAPITAL SERVICES INC		06/25/2026	4,171.65	108152
1136-FMT7-N7M4	Invoice	TEA TREE OIL AND CRICUT VINYL FOR LIBRARY			
1144-R3R4-KF34	Invoice	LIBRARY ACTIVITY SUPPLIES AND OFFICE SUPPLIES			
11XN-QNPR-CC1L	Credit Memo	BOOKS FOR LIBRARY RETURNED			
14YR-VYMD-4WTG	Invoice	PADDING FOR SWEEPER ARMRESTS			
19QT-1QFP-PR73	Invoice	TONER FOR CITY HALL			
1CLY-LQ9C-DFDP	Invoice	OUTREACH SUPPLIES AND MATERIALS CITY WIDE			
1CLY-LQ9C-DLMV	Invoice	BOOKS FOR LIBRARY			
1CLY-LQ9C-MHLH	Invoice	BOOKS FOR LIBRARY			
1D1R-69LV-61PX	Invoice	NINTENDO SWITCH GAME FOR LIBRARY OF THINGS			
1FJ3-WTPC-4GY1	Invoice	A FRAME SIDEWALK SIGN ABOP			
1HY7-4MGR-MGR4	Invoice	BOOKS FOR LIBRARY			
1KFP-9PP1-7Q1P	Invoice	BOOKS FOR LIBRARY			
1MGF-FKML-W7CY	Invoice	BOOKS FOR LIBRARY			
1MHJ-16TN-43NC	Credit Memo	ENVELOPES RETURNED			
1MQX-RRCH-RXQX	Invoice	BOOKS FOR LIBRARY			
1N7X-TVQD-K97F	Invoice	WATERPROOF CASES FOR LIFEGUARD WALKIE TALKIES			
1NP3-JXVK-W1Y7	Invoice	BOOKS FOR LIBRARY			
1NP3-JXVK-WTN3	Invoice	BOOK REPAIR TAPE & CARDSTOCK FOR LIBRARY			
1PNT-913P-LKWP	Invoice	BOOKS FOR LIBRARY			
1PX1-H3QH-7W1K	Invoice	VARIOUS MATERIALS FOR SUMMER READING PROGRAM			
1QDV-TPQN-X4R1	Invoice	BOOKS FOR LIBRARY			
1QGQ-9TJ4-TD1Q	Invoice	BOOKS FOR LIBRARY			
1QH7-TRRT-66YC	Invoice	SOAP DISPENSER FOR VETS HALL			
1QMW-TL94-CJ7C	Invoice	BOOKS FOR LIBRARY			
1TFD-QMCL-KR1G	Invoice	CURTAIN ROD, CURTAIN, FILE BOX FOR LIBRARY			
1X13-M6RF-3JYF	Invoice	BOOKS FOR LIBRARY			
1XP1-W4YJ-43JD	Invoice	BOOKS FOR LIBRARY			
1YX3-C6YV-MPG4	Invoice	BOOKS FOR LIBRARY			
	Void	ZIP BOOKS: J.GROVES			
I500-01385191			06/25/2026	-	108153
	ASBURY ENVIRONMENTAL SVCS		06/25/2026	153.00	108154
	Invoice	DISPOSAL OF USED/MIXED OILS 5/22/26			
23028880	BAY ALARM		06/25/2026	186.75	108155
	Invoice	SECURITY/FIRE MONITORING 7/1/26-7/30/26 POOL			
697067	BIG GREEN CLEANING COMPANY		06/25/2026	17,704.77	108156
698068	Invoice	JUN26 CONTRACTED CLEANING SUPPLIES			
	Invoice	WATERLESS URNIAL CARTRIDGE			
26027861	BUREAU VERITAS NORTH AMERICA INC		06/25/2026	2,970.00	108157
	Invoice	MAY26 ON-SITE INSPECTIONS			
1039580	CAL-COAST MACHINERY INC		06/25/2026	651.28	108158
	Invoice	BEACH TRACTOR REPAIR			
25023618	CALIFORNIA JPIA		06/25/2026	3,612.87	108159
	Invoice	WORKERS COMPENSATION D.HUFF			
96155	CANNON		06/25/2026	10,582.00	108160
	Invoice	MAY26 ROAD SAFETY PLAN COST			

43385175	CANON FINANCIAL SERVICES INC Invoice	JUN26 MAINT & SERVICES CANON PRINTERS	06/25/2026	1,330.25	108161
592037 592812 592871 593253	CARPINTERIA VALLEY LUMBER CO Invoice Invoice Invoice Invoice	TOOLS AND HARDWARE FOR BEACH PLATFORMS STAPLES FOR HANGING NO PARKING SIGNS HARDWARE FOR LIBRARY SHELF TOOLS AND GLOVES	06/25/2026	166.36	108162
63619 63620 63625 63627 63633	COASTAL VIEW NEWS Invoice Invoice Invoice Invoice Invoice	SUMMER READING AD 6/11/26 WASTE DAY ADD 6/11/26 NOTICE OF PREP. OF ENVIROMENTAL IMPACT REPORT NOTICE OF PUBLIC HEARING AD 6/11/26 AND 6/18/26 ARCHITECTURAL REVIEW BOARD VACANCY AD 6/18/26	06/25/2026	1,691.00	108163
JUN26 E6382758	COLONIAL LIFE & ACCIDENT INSURANCE COMPANY Invoice	JUN26 PREMIUMS	06/25/2026	1,322.84	108164
INV1352978	DASH MEDICAL GLOVES Invoice	BLACK NITRILE GLOVES FOR PUBLIC WORKS SHOP	06/25/2026	331.36	108165
194854	DATA TICKET INC Invoice	MAY26 COLLECTION SERVICES	06/25/2026	266.00	108166
INV-SP-116526	DONAHUE TRUCK CENTERS Invoice	SWEeper REPAIR	06/25/2026	1,089.89	108167
INV0009466	ELVIA DOMINGUEZ Invoice	PARK DEPOSIT REFUND	06/25/2026	100.00	108168
INV0009467	EMMA CONTRERAS Invoice	PARK DEPOSIT REFUND	06/25/2026	100.00	108169
122306	EMPATHIA PACIFIC INC Invoice	JUL26-SEP26 EAP SERVICES	06/25/2026	600.00	108170
219727 219953	ENVIRONMENTAL SCIENCE ASSOCIATES Invoice Invoice	MAY26 PROFESSIONAL SERVICES MAY26 PROFESSIONAL SERVICES	06/25/2026	48,464.79	108171
INV0009444	ESPERANZA VAZQUEZ Invoice	PARK DEPOSIT REFUND	06/25/2026	100.00	108172
11637	EVERSHADE EXTERIOR CLEANING SOLUTIONS Invoice	MAY26 CLEANING OF TRASH CANS AT CARP & LINEN AVE	06/25/2026	475.00	108173
30190618 30738726	EWING IRRIGATION PRODUCTS INC Invoice Invoice	MARKING CHALK FOR VIOLA FIELDS MARKING CHALK FOR VIOLA FIELDS	06/25/2026	827.28	108174
9932236301 9935396136 9937213719 9940311377 9949187471 9949406335 9955479739 9955479747 9956021365	GRAINGER Invoice Invoice Invoice Invoice Invoice Invoice Invoice Invoice Invoice	STREET LIGHT REPAIR SUPPLIES TOOLS AND SUPPLIES FOR MAINTANCE SHOP STREET LIGHT REPAIR SUPPLIES BRIDGE LIGHT REPAIR PARTS FOR STREET LIGHT REPAIR PARTS FOR POOL REPAIR MATERIALS FOR POOL REPAIR BREAKER REPAIR FOR POOL TOOLS AND MATERIALS FOR SHOP, TRUCK, AND POOL	06/25/2026	905.24	108175
SIN064485	HINDERLITER DE LLAMAS Invoice	APR-JUN26 TRANSACTION TAX	06/25/2026	300.00	108176
90156771	HILLYARD Invoice	SOAP FOR CITY HALL, POOL, VETS HALL AND FLEET CARS	06/25/2026	1,099.89	108177
6456JUN26	INFOARMOR INC Invoice	JUN26 IDENTITY THEFT EMPLOYEE PREMIUMS	06/25/2026	75.70	108178
P167771	JOHNSTONE SUPPLY Invoice	SUPPLIES FOR POOL HEATER	06/25/2026	70.48	108179

460	JUAN O'S MOBILE REPAIR	06/25/2026	4,162.27	108180
470	Invoice TRACTOR SERVICE/MAINTENANCE			
	Invoice SERVICE STREET SWEEPER REPAIR			
000350	KYLE STEFFEN TAPIA	06/25/2026	280.76	108181
	Invoice KEY COPEES AND LOCK REPAIR FOR LIBRARY			
INV0009468	LILIANA RAMIREZ	06/25/2026	300.00	108182
	Invoice VETS HALL DEPOSIT REFUND			
216594	MAR CO EQUIPMENT COMPANY	06/25/2026	5,745.50	108183
	Invoice SWEEPER REPAIR			
6871832	MARBORG INDUSTRIES	06/25/2026	290.00	108184
	Invoice HHW DAY RESTROOM RENTAL			
468743520001	ODP BUSINESS SOLUTIONS LLC	06/25/2026	253.78	108185
471939369001	Invoice BUSINESS CARDS			
	Invoice COPY PAPER, ENVELOPES, AND BINDER DIVIDERS			
403807	POLICORE INC.	06/25/2026	7,188.75	108186
	Invoice IT SERVICES-CITY HALL MAY26			
WO010085768	QUINN COMPANY	06/25/2026	2,808.17	108187
	Invoice WINDSHIELD WIPER FOR BACKHOE			
RD-003235	RECDESK LLC	06/25/2026	543.00	108188
	Invoice VARIABLE SURCHARGE			
INV0008883	RICHARD & LISA SHATTUCK	06/25/2026	422.58	108189
	Invoice PROJECT CLOSE OUT PL-22-2191			
22947	ROADLINE PRODUCTS INC USA	06/25/2026	6,335.96	108190
	Invoice YIELD FOR PED SIGNS			
50006	ROCKWELL PRINTING	06/25/2026	1,006.03	108191
50011	Invoice POOL SUMMER ACTIVITIES PRINTS FOR HOST KIOSK			
	Invoice HAZARDOUS WASTE FLYER			
68190	SANTA BARBARA PEST CONTROL	06/25/2026	70.00	108192
	Invoice MAY26 PEST CONTROL AT VETS HALL			
INV0009445	SELENE PEREZ	06/25/2026	100.00	108193
	Invoice PARKS DEPOSIT REFUND			
166880573-001	SITEONE LANDSCAPE SUPPLY (ALL AROUND)	06/25/2026	107.59	108194
167314980-001	Invoice BROKEN IRRIGATION REPAIR ON CARP. AVE			
167377017-001	Invoice IRRIGATION REPAIR AT EL CARRO PARK			
	Invoice IRRIGATION REPAIR AT EL CARRO PARK			
6066007208	STAPLES ADVANTAGE	06/25/2026	233.02	108195
6066007209	Invoice TONER FOR PUBLIC WORKS SHOP			
	Invoice TONER FOR PUBLIC WORKS SHOP			
CA C003340307	STATE OF CALIFORNIA DEPT OF TOXIC SUBSTANCE CONTROL	06/25/2026	75.00	108196
	Invoice HAZARDOUS WASTE REPORTING			
93541	THE WHARF	06/25/2026	228.88	108197
96510	Invoice SAFETY BOOTS AND SOCKS M,GONZALEZ			
	Invoice WORK SHIRTS M.GONZALEZ			
1611	TWO TRUMPETS COMMUNICATIONS	06/25/2026	500.00	108198
	Invoice DTBAB NEWSLETTER PRODUCTION			
25-263886	UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA	06/25/2026	659.48	108199
520260183	Invoice JUN26 CA STATE REGULATORY FEE			
	Invoice JUN26 NEW TICKET CHARGES & DATABASE			
6160163	UNIQUE MANAGEMENT SERVICES INC	06/25/2026	88.65	108200
	Invoice MAY26 LOST LIBRARY BOOKS			
52747	VILLAGE POOL SUPPLY	06/25/2026	589.95	108201
	Invoice CLORINE. ACID FOR COMMUNITY POOL 6/11/26			
97609088	WESTERN EXTERMINATOR COMPANY	06/25/2026	103.44	108202
	Invoice JUN26 PEST CONTROL VETS HALL 6/9/26			

	WEX BANK (CHEVRON)		06/25/2026	2,053.93	108203
113266520	Invoice	JUN26 FUEL FOR CITY VEHICLES			
	ZWORLD GIS		06/25/2026	3,200.00	108204
30000058	Invoice	MAY26 MAPPING/GIS SERVICES			
	ALL LANGUAGES INTERPRETING & TRANSLATING INC.		06/30/2026	1,875.00	108205
32560	Invoice	2 INTERPRETERS FOR CC MTGS 6/8/26, 6/22/26			
	AMAZON CAPITAL SERVICES INC		06/30/2026	2,328.74	108206
137K-9W96-KK1R	Credit Memo	ENVELOPES RETURNED			
13JT-96XL-69LO	Invoice	BOOKS FOR LIBRARY			
17XD-LYJT-Q7FM	Invoice	STICKY NOTES, CLOROX WIPES, AND DOCUMENT SORTER			
1FD7-TL64-C7R9	Invoice	BOOKS FOR LIBRARY			
1GJT-J4JN-NRN3	Invoice	OFFICE CHAIRS FOR AGEWELL STAFF			
1J39-3KMG-W9WD	Invoice	TISSUE, CRAYONS, PENS, AND TAPE FOR HOST KIOSK			
1KDM-XFTV-97RL	Invoice	BOOKS FOR LIBRARY			
1KYH-1J6C-K37R	Invoice	GAMES FOR AGEWELL PROGRAMMING			
1LDT-R6T3-7KMQ	Invoice	BOOKS FOR LIBRARY			
1LVX-9XX3-4NT7	Invoice	TAPE, HOOKS, COMMAND STRIPS, AND CURTAINS			
1M6T-QL73-KHLH	Invoice	FOOD SERVING TRAYS FOR GIRLS INC PROGRAM			
1NFG-Y9Q9-7RTT	Invoice	BOOKS FOR LIBRARY			
1NPK-NJCX-DKXG	Invoice	PICKLEBALLS FOR HOLIDAY PARADE			
1NTK-Q9JR-HWNX	Invoice	BOOKS FOR LIBRARY			
1PT7-6166-V39R	Invoice	BOOKS FOR LIBRARY			
1RMN-6XRN-4R9R	Invoice	BOOKS FOR LIBRARY			
	Void		06/30/2026	-	108207
	BIE & BIE PRODUCTIONS INC		06/30/2026	500.00	108208
409	Invoice	2026 DTBAB MERCHANTS MAP REVISIONS			
	CHT LLC C/O KING ASSET MANAGMENT CORPORATIONS		06/30/2026	22,438.35	108209
INV0009489	Invoice	PROJECT CLOSEOUT EP-21-6978-2255			
	COASTAL VIEW NEWS		06/30/2026	690.00	108210
63652	Invoice	KAYAK, SUP, AND BOOGIE BOARD RENTAL AD 6/25/26			
	COM3 CONSULTING INC		06/30/2026	7,000.00	108211
COM3-PM-0626	Invoice	FEB26-JUN26 PROJECT MANAGEMENT CARP BRIDGE			
	DEMCO INC		06/30/2026	260.29	108212
7820420	Invoice	SUPPLIES FOR BOOK PROCESSING AT LIBRARY			
	ELITE GENERAL ENGINEERING		06/30/2026	8,500.00	108213
26056	Invoice	STORM DRAIN REPAIR ON SANDYLAND			
	FRONTIER COMMUNICATIONS		06/30/2026	444.76	108214
JUN26 805-684-4314-063022-5	Invoice	JUN26 PHONE-INTERNET FOR LIBRARY			
JUN26 805-684-7613-042205-5	Invoice	JUN26 PHONE-INTERNET FOR LG TOWERS			
	ID WORKS LLC		06/30/2026	4,672.19	108215
E 43059	Invoice	SHIRT AND HAT FOR NEW EMPLOYEE			
E 43100	Invoice	POLO SHIRTS, HATS, AND JACKETS FOR EMPLOYEES			
	M KASER AND ASSOCIATES INC		06/30/2026	4,000.00	108216
202644	Invoice	SHORELINE SIGN PROJECT			
	MCCORMIX CORP		06/30/2026	285.99	108217
41088	Invoice	FUEL FOR CITY VEHICLES			
	NOAH ALVARA		06/30/2026	97.10	108218
INV0009487	Invoice	REPLENISH PETTY CASH			
	ODP BUSINESS SOLUTIONS LLC		06/30/2026	1,727.78	108219
468192298001	Invoice	OFFICE CHAIRS FOR S.SOUTER AND J.GUTIERREZ			
468399721001	Invoice	OFFICE CHAIRS FOR D.HERNANDEZ AND K.GUEVARA-CORTEZ			
	ONE STOP WATER INC		06/30/2026	37.50	108220
2096126	Invoice	HHW DAY WATER FOR STAFF			
	POLICORE INC.		06/30/2026	607.50	108221
403808	Invoice	IT SERVICES-LIBRARY MAY			
	SANTA BARBARA COUNTY SHERIFFS DEPT		06/30/2026	541,676.00	108222
2880	Invoice	JUN26 CONTRACTED LAW ENFORCEMENT SERVICES			

JUN26 70016377874	SO CA EDISON		06/30/2026	543.61	108223
JUN26 700827247063	Invoice	JUN26 ELECTRICITY-6145 CARPINTERIA AVE			
	Invoice	JUN26 ELECTRICITY-5781 CARPINTERIA AVE PED PED			
INV0009475	SONIA CARACHURE		06/30/2026	100.00	108224
	Invoice	PARK DEPOSIT REFUND			
SO19498004	SPIRALEDGE		06/30/2026	1,116.16	108225
	Invoice	GOGGLES FOR RESALE AT COMMUNITY POOL			
97543	THE WHARF		06/30/2026	548.82	108226
99742	Invoice	WORK BOOTS, PANTS AND JACKET FOR F.MORALES			
	Invoice	SAFETY VEST AND SHIRT FOR T.GRAY			
INV0009476	VERENICE MONTEJANO		06/30/2026	100.00	108227
	Invoice	PARK DEPOSIT REFUND			
1-12201	WEST COAST ARBORISTS INC		06/30/2026	696.00	108228
	Invoice	TREE MAINTENANCE EL CARRO PARK 5/27-6/2/26			
EM079669	AGILE OCCUPATIONAL MEDICINE PC		07/02/2026	655.00	108229
	Invoice	APR26 PRE-HEALTH SCREENING FOR POOL			
1FCD-LLTW-P9Y7	AMAZON CAPITAL SERVICES INC		07/02/2026	207.50	108230
1HWN-G4FP-C9HJ	Invoice	SUMMER READING PROGRAM T-SHIRTS			
	Invoice	SUMMER READING PROGRAM T-SHIRTS			
500605513 FY27	ASCAP		07/02/2026	464.50	108231
	Invoice	FY26-27 LICENSE FEE			
27-01-0006	B.E.A.C.O.N.		07/02/2026	38,143.00	108232
	Invoice	FY 26-27 BEACON MEMBERSHIP			
1093947	BROWNSTEIN HYATT FARBER SCHRECK		07/02/2026	120,773.32	108233
1093948	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 5/31/26			
1093949	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 5/31/26			
1093950	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 5/31/26			
1093951	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 5/31/26			
1093952	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 5/31/26			
1093953	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 5/31/26			
1093954	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 5/31/26			
1093955	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 5/31/26			
1093956	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 5/31/26			
27762	CALIFORNIA ASSOCIATION OF PUBLIC INFORMATION OFFICIALS		07/02/2026	300.00	108234
	Invoice	FY26/27 MEMBERSHIP J.BRIONES			
PRIM-00148	CALIFORNIA JPIA		07/02/2026	503,725.00	108235
	Invoice	FY26/27 WORKERS COMPENSATION LIABILITY POLICY			
593681	CARPINTERIA VALLEY LUMBER CO		07/02/2026	67.68	108236
	Invoice	LIBRARY SHELF EARTHQUAKE REINFORCEMENT			
6087	CITY COUNTY COMMUNICATIONS & MARKETING ASSOCIATION		07/02/2026	400.00	108237
	Invoice	FY26/27 MEMBERSHIP J.BRIONES			
370909	CIVICPLUS		07/02/2026	3,384.62	108238
	Invoice	SUPPLEMENT SUBSCRIPTION 7/1/26-6/30/27			
2024057-IN	COLORADO TIME SYSTEM		07/02/2026	3,183.56	108239
	Invoice	SWIM MEET TIMING SUPPLIES			
1428	DERRICK DUNTEN		07/02/2026	425.00	108240
	Invoice	SUMMER READING PROGRAM 7/31/26			
INV0009491	ERIC CASTRO		07/02/2026	409.72	108241
	Invoice	REIMBURSE TRAVEL JUN26 AMERICAN LIBRARY CONFERENCE			
JUL26 805-566-3374-042524-5	FRONTIER COMMUNICATIONS		07/02/2026	59.99	108242
	Invoice	JUL26 PHONE-INTERNET FOR BEACH STORE			
INV0009490	GLADWELL GOVERNMENTAL SERVICES INC		07/02/2026	350.00	108243
	Invoice	ELECTION MANAGEMENT SERVICES			

916793 FY26/27	ICMA MEMBERSHIP RENEWALS	07/02/2026	1,200.00	108244
	Invoice FY26/27 ICMA MEMBERSHIP RENEWAL FEE M.RAMIREZ			
INV0009501	JAYNE DIAZ	07/02/2026	890.89	108245
	Invoice JUL26 MEDICAL REIMBURSEMENT			
INV0009502	LARRY DRIGGERS	07/02/2026	890.89	108246
	Invoice JUL26 MEDICAL REIMBURSEMENT			
324402	LIEBERT CASSIDY WHITMORE	07/02/2026	5,280.00	108247
	Invoice FY26/27 ERC MEMBERSHIP			
INV0009500	MARY ANN COLSON	07/02/2026	890.89	108248
	Invoice JUL26 MEDICAL REIMBURSEMENT			
JUN26 7900 0440 811 0954	QUADIENT FINANCE USA INC	07/02/2026	1,500.00	108249
	Invoice POSTAGE FOR CITY HALL 6/03/26, 6/12/26 AND 6/17/26			
50109	ROCKWELL PRINTING	07/02/2026	1,087.97	108250
	Invoice DTBAB MAP PRINTING			
TCFOE5473	THE CENTRE FOR ORGANIZATION EFFECTIVENESS	07/02/2026	2,398.00	108251
	Invoice 2026 SUPERVISORS ACADEMY T.CUTBIRTH AND D.HERENDEZ			
1-12194	WEST COAST ARBORISTS INC	07/02/2026	41,594.00	108252
1-12211	Invoice ARBORIST SERVICES FOR VARIOUS SITES 5/20-5/30/26			
1-12215	Invoice ARBORIST SERVICES FOR VARIOUS SITES 5/21-6/3/26			
245205	Invoice ARBORIST SERVICES FOR VARIOUS SITES 5/27-6/5/26			
245219	Invoice TREE MAINTENANCE 5/16-5/31/26			
	Invoice TREE MAINTENANCE 5/16-5/31/26 SANTA MONICA BIKE			
112915004 -	WEX BANK (76)	06/17/2026	75.00	DFT0003707
	Invoice JUN26 FUEL FOR CITY VEHICLES			
100000018331372	CalPERS HEALTH	07/02/2026	68,501.28	DFT0003708
	Invoice JUL26 HEALTH PREMIUMS			
100000018331374	CalPERS HEALTH	07/02/2026	9,537.88	DFT0003709
	Invoice JUL26 HEALTH PREMIUMS COUNCIL			
PR13 6/25/26	INTERNAL REVENUE SERVICE	06/25/2026	26,338.88	DFT0003710
	Invoice PR13 6/25/26 FEDERAL TAX PAYMENT			
PR13 6/25/26	EDD-SIT	06/25/2026	8,333.66	DFT0003711
	Invoice PR13 6/25/26 EDD PIT TAX DEPOSIT			
PR13 6/25/26	EDD-SDI	06/25/2026	3,051.87	DFT0003712
	Invoice PR13 6/25/26 EDD SDI TAX DEPOSIT			
6/6/26-6/19/26 PEPRA	CalPERS	06/25/2026	13,023.99	DFT0003713
	Invoice CALPERS PEPRA CONTRIBUTIONS 6/6/26-6/19/26			
6/6/26-6/19/26 CLASSIC	CalPERS	06/25/2026	17,534.29	DFT0003714
	Invoice CALPERS CLASSIC CONTRIBUTIONS 6/6/26-6/19/26			
6/6/26-6/19/26 PEPRA RETRO	CalPERS	06/25/2026	98.46	DFT0003715
	Invoice CALPERS PEPRA RETRO CONTRIBUTIONS 6/6/26-6/19/26			



City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

Monthly City Treasurer's Report on Compliance with the Statement of Safekeeping and Investment of Public Funds.

STAFF RECOMMENDATION

Receive and file the report.

Sample Motion: I move to receive and file the report.

BACKGROUND / DISCUSSION

The City Council of Carpinteria serves as the trustee of the City of Carpinteria's (City) public funds and is authorized to make investment decisions in accordance with the Prudent Investor Standard. The Prudent Investor Standard of the California Government Code Section 53600.3 states:

"When investing, reinvesting, purchasing, acquiring, exchanging, selling or managing public funds, a trustee shall act with care, skill, prudence and diligence under circumstances then prevailing, including, but not limited to, the general economic conditions and the anticipated need of the City that a prudent person in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the City."

The standard of prudence to be used by investment officials shall be applied in the context of managing the overall portfolio.

Trustees are those persons authorized to make investment decisions on behalf of a local agency. Trustees or City Investment Officials, acting in accordance with investment policy and exercising due diligence, shall be relieved of personal responsibility for an individual security's credit risk changes or market price changes, provided deviations from expectations are reported in a timely manner, and appropriate action is taken to address adverse developments.

The purpose of this agenda item is to provide the City Council with the required monthly Treasurer's Report (Attachment A).

POLICY CONSISTENCY

The investment portfolio is in compliance with the City's adopted Statement of Safekeeping and Investment of Public Funds, and the City has sufficient liquidity to meet its expenditure requirements for the next six months.

FINANCIAL CONSIDERATIONS

Cash Statement: On May 31, 2026, the City held cash and cash investments as shown in Table 1 below.

Table 1	
<u>CASH ACTIVITY FOR THE MONTH:</u>	
Cash and Investment Beginning of the Month	\$ 17,491,407.71
Cash Receipts	(6,432,094.06)
Cash Disbursements	7,801,942.77
Cash and Investment End of the Month	<u>\$ 18,861,256.42</u>

Investments:

Changes in the market value of treasury securities are inversely proportional to changes in interest rates demanded in the open market (i.e., when rates rise, market values fall, when rates fall, market values rise). The sensitivity of a portfolio's market value to these changes in market rates is a function of its days to maturity and coupon rate. Securities with longer maturities and/or lower coupon rates are more sensitive to changes in market interest rates. As a security matures, changes in its value become less sensitive to market rate fluctuations.

As of May 31, 2026, the portfolio's average days to maturity was 2.59 years, the average coupon rate was 3.52%, the average yield to maturity was 4.013%, the par value was \$11,000,000, and the market value was \$11,040,663.82.

The City does not intend, nor does it have any foreseeable need, to sell its securities. The City's investment policy provides that all securities will be held to maturity, and securities so held are redeemed at par value, resulting in no net market gain or loss.

Attachment A provides the City Council with the Treasurer's Report, detailing all investments and cash activity for the month.

The City of Carpinteria can meet all expenditure obligations that may reasonably be anticipated for the next six-month period from June 1, 2026, to December 1, 2026.

LEGAL

This report has been prepared in compliance with California Government Code Sections 53600 and 53646.

PRINCIPAL PARTIES EXPECTED AT MEETING

None.

ATTACHMENTS

Attachment A: City of Carpinteria Monthly Treasurer's Report

Prepared by:

Noah Alvara, Accounting Technician

noaha@carpinteriaca.gov; (805) 755-4422



Signature

Staff contact:

Licette Maldonado, Administrative Services Director

licettem@carpinteriaca.gov; (805) 755-4448



Signature

Reviewed by:

Michael Ramirez, City Manager

michaelr@carpinteriaca.gov; (805) 755-4450



Signature

ATTACHMENT A
City Treasurer's Monthly Report

CITY OF CARPINTERIA TREASURER'S REPORT
For the Month Ended May 2026

CASH ACTIVITY FOR THE MONTH:

Cash and Investment Beginning of the Month	\$ 17,491,407.71
Cash Receipts	(6,432,094.06)
Cash Disbursements	7,801,942.77
Cash and Investment End of the Month	<u><u>\$ 18,861,256.42</u></u>

CASH AND INVESTMENT PORTFOLIO:

<u>Type of Investment/Coupon/CUSIP #</u>	<u>Institution/Issuer</u>	<u>Yield to Maturity</u>	<u>Maturity Date</u>	<u># Days to Maturity</u>	<u>Par Value</u>	<u>Market Value (1)</u>	<u>Book Value (2)</u>
Demand Deposit - General Checking	Montecito Bank	N/A	N/A	N/A	1,680,771.27	1,680,771.27	1,680,771.27
Demand Deposit - Premier Public Money Market	Montecito Bank	N/A	6/1/2026	2	3,254,577.95	3,254,577.95	3,254,577.95
Demand Deposit - Section 125 Checking	Montecito Bank	N/A	N/A	N/A	6,494.55	6,494.55	6,494.55
Demand Deposit - Payroll Checking	Montecito Bank	N/A	N/A	N/A	15,000.00	15,000.00	15,000.00
Local Agency Investment Fund	State of California	0.22%	6/1/2026	2	1,613,758.66	1,613,758.66	1,613,758.66
Demand Deposit - Money Market	Charles Schwab	N/A	6/1/2026	2	1,456,759.72	1,456,759.72	1,456,759.72
Treasury Note, 0.75%, (91282CCF6)	U.S. Government	1.34%	5/31/2026	1	250,000.00	250,000.00	243,702.50
Treasury Note, 0.875%, (91282CCJ8)	U.S. Government	1.35%	6/30/2026	31	250,000.00	249,423.83	244,821.96
Treasury Note, 1.625%, (91282YQ7)	U.S. Government	4.00%	10/31/2026	154	250,000.00	247,773.43	227,869.30
Treasury Note, 2%, (91282U24)	U.S. Government	4.31%	11/15/2026	169	250,000.00	247,988.28	228,317.27
Treasury Note, 1.25%, (91282CDK4)	U.S. Government	1.28%	11/30/2026	184	250,000.00	246,894.53	249,602.02
Treasury Note, 1.5%, (912828Z78)	U.S. Government	3.64%	1/31/2027	246	250,000.00	246,210.93	231,040.31
Treasury Note, 2.25%, (912828V98)	U.S. Government	4.29%	2/15/2027	261	250,000.00	247,236.33	229,819.14
Treasury Note, 2.5%, (91282CEF4)	U.S. Government	3.97%	2/16/2027	262	250,000.00	247,314.45	235,031.06
Treasury Note, 2.75%, (91282CEN7)	U.S. Government	3.71%	4/30/2027	335	250,000.00	347,509.75	241,094.62
Treasury Note, 3.25%, (91282CEW7)	U.S. Government	3.70%	6/30/2027	396	250,000.00	248,271.48	245,668.13
Treasury Note, 3.125%, (91282CFH9)	U.S. Government	4.19%	8/31/2027	458	250,000.00	247,558.58	238,232.21
Treasury Note, 4.125%, (91282CFU0)	U.S. Government	4.03%	10/31/2027	519	250,000.00	250,546.88	250,962.10
Treasury Note, 2.25%, (9128283F5)	U.S. Government	4.02%	11/15/2027	534	250,000.00	243,955.08	232,267.50
Treasury Note, 3.875%, (91282CGC9)	U.S. Government	4.01%	12/31/2027	580	250,000.00	249,580.08	248,750.00
Treasury Note, 4%, (91282CGPO)	U.S. Government	4.00%	2/29/2028	640	250,000.00	250,019.53	249,990.24
Treasury Note, 3.625%, (91282CGT2)	U.S. Government	4.16%	2/29/2028	640	250,000.00	248,349.60	244,990.00
Treasury Note, 4%, (91282CHK0)	U.S. Government	4.14%	3/31/2028	671	250,000.00	249,941.40	248,593.75
Treasury Note, 4.125%, (91282CHQ7)	U.S. Government	4.13%	7/31/2028	793	250,000.00	250,546.88	249,920.00
Treasury Note, 4.375%, (91282CHX2)	U.S. Government	4.23%	8/31/2028	824	250,000.00	251,865.23	251,445.00
Treasury Note, 4.625%, (91282CJA0)	U.S. Government	4.52%	9/30/2028	854	250,000.00	253,291.00	251,015.00
Treasury Note, 4.875%, (91282CJF9)	U.S. Government	4.52%	10/31/2028	885	250,000.00	254,775.38	253,583.99
Treasury Note, 4.375%, (91282CJN2)	U.S. Government	4.21%	11/30/2028	915	250,000.00	252,001.95	251,775.00
Treasury Note, 3.75%, (91282CJR3)	U.S. Government	4.50%	12/31/2028	946	250,000.00	248,222.65	242,177.50
Treasury Note, 4.25%, (91282CKD2)	U.S. Government	4.48%	2/28/2029	1005	250,000.00	251,298.83	247,505.21

CITY OF CARPINTERIA TREASURER'S REPORT
For the Month Ended May 2026

Treasury Note, 4.125%, (91282CKG5)	U.S. Government	4.37%	3/31/2029	1036	250,000.00	250,468.75	247,724.61
Treasury Note, 4.5%, (91282CKT7)	U.S. Government	4.37%	5/31/2029	1097	250,000.00	253,056.63	251,259.77
Treasury Note, 4.25%, (91282CKX8)	U.S. Government	4.38%	6/30/2029	1127	250,000.00	251,347.65	248,750.00
Treasury Note, 3.625%, (91282CLK5)	U.S. Government	3.56%	8/31/2029	1189	250,000.00	246,601.55	250,556.41
Treasury Note, 3.5%, (91282CLN9)	U.S. Government	3.56%	9/30/2029	1219	250,000.00	245,537.10	249,433.47
Treasury Note, 4.125%, (91282CLR0)	U.S. Government	4.34%	10/31/2029	1250	250,000.00	250,312.50	247,675.78
Treasury Note, 4.125%, (91282CMA6)	U.S. Government	4.37%	11/30/2029	1280	250,000.00	250,351.55	247,333.99
Treasury Note, 4.375%, (91282CMD0)	U.S. Government	4.34%	12/31/2029	1311	250,000.00	252,373.03	250,341.80
Treasury Note, 3.5%, (91282CGJ4)	U.S. Government	3.78%	1/31/2030	1342	250,000.00	244,980.45	247,451.17
Treasury Note, 3.625%, (91282CGS4)	U.S. Government	3.79%	3/31/2030	1401	250,000.00	245,820.30	248,417.97
Treasury Note, 3.7%, (91282CHF1)	U.S. Government	3.75%	5/31/2030	1462	250,000.00	246,738.28	251,025.39
Treasury Note, 3.75%, (91282CHJ3)	U.S. Government	3.75%	6/30/2030	1492	250,000.00	246,572.25	250,996.09
Treasury Note, 3.875%, (91282CNN7)	U.S. Government	3.88%	7/31/2030	1523	250,000.00	247,734.38	252,226.56
Treasury Note, 3.625%, (91282CNX5)	U.S. Government	3.70%	8/31/2030	1554	250,000.00	245,195.30	249,218.75
Treasury Note, 3.625%, (91282CPA3)	U.S. Government	3.70%	9/30/2030	1584	250,000.00	245,136.70	249,140.63
Treasury Note, 3.625%, (91282CPD7)	U.S. Government	3.71%	10/31/2030	1615	250,000.00	244,970.70	249,060.63
Treasury Note, 3.75%, (91282CJQ5)	U.S. Government	3.72%	12/31/2030	1676	250,000.00	246,015.63	250,322.27
Treasury Note, 3.75%, (91282CPW5)	U.S. Government	3.84%	1/31/2031	1707	250,000.00	245,927.73	248,955.08
Treasury Note, 4.25%, (91282CKC4)	U.S. Government	3.93%	2/28/2031	1735	250,000.00	251,171.88	253,564.46
Treasury Note, 4.125%, (91282CKF7)	U.S. Government	3.92%	3/31/2031	1766	250,000.00	249,775.38	252,265.63
					19,027,362.15	19,068,025.97	18,861,256.42

REPORT ON COMPLIANCE WITH STATEMENT OF SAFEKEEPING AND INVESTMENT OF PUBLIC FUNDS

The City is in compliance with the adopted Statement of Safekeeping and Investment of Public Funds.

REPORT OF ABILITY TO MEET REQUIRED EXPENDITURES FOR THE NEXT SIX MONTHS

Based upon currently budgeted revenues and expenditures, the City currently has sufficient liquid financial resources to meet anticipated expenditures during the period 6/01/26 through 12/01/26.

WEIGHTED AVERAGE MATURITY OF PORTFOLIO

As May 31, 2026 the weighted average days to maturity of the City's investment portfolio is 2.59 years.

FOOTNOTES TO REPORT/DEFINITION OF TERMS:

(1) The market value of U.S. Government Securities was provided by the custodial agent, Charles Schwab.

For the Local Agency Investment Fund the market value represents the contract value.

For all other investments, the market value is equal to book value.

(2) Book value of demand deposits equals the bank balance minus outstanding checks plus deposits-in-transit.

Yield to Maturity (YTM): The percentage rate of return for the note assuming that the City holds the asset until its maturity date. It is the sum of all its remaining coupon payments.

Par Value: Equals face value of security (value of the security when it reaches maturity).

Market Value: The last price for which a security was bought or sold. In this case, the value as of the last day of the month of this report.

Book Value: The amount at which the security is carried in the City's accounting records (adjusted at year-end for GASB 40 reporting purposes).



City of Carpinteria

COUNCIL AGENDA STAFF REPORT July 13, 2026

ITEM FOR COUNCIL CONSIDERATION

First Amendment to the Agreement with Showscapes, Inc. (dba Treescapes) to Provide Landscape Maintenance Services.

STAFF RECOMMENDATION

Authorize the City Manager to execute the First Amendment to the Agreement with Showscapes, Inc. (dba Treescapes) to provide landscape maintenance services in an amount not-to-exceed \$111,250.

Sample Motion: I move to authorize the City Manager to execute the First Amendment to the Agreement with Showscapes, Inc. (dba Treescapes) to provide landscape maintenance services in an amount not-to-exceed \$111,250.

(The motion requires a roll call vote.)

BACKGROUND

On April 12, 2021¹, the City Council authorized the City Manager to execute a Maintenance Agreement with Showscapes, Inc. (dba Treescapes), hereinafter called Showscapes, for a three-year term to provide landscape maintenance services. Pursuant to the Maintenance Agreement, landscape maintenance includes the grounds of City bike paths/trails, facilities, parks/open spaces, parking lots, and right-of-way (parkways and medians, not including street trees). The Maintenance Agreement sets term limits at an initial three years with two one-year term extensions if mutually agreed upon in writing for a possible contract total term of five years. On April 1, 2024, the Maintenance Agreement finished its third year of the three-year term. On April 22, 2024², the City Council authorized the City Manager to execute Amendment No. 1 with Showscapes for a one-year term extension to provide landscape maintenance services in an amount not-to-exceed \$267,600 for a total amended agreement amount of \$961,410. On May 27, 2025³, the City Council authorized the City Manager to execute Amendment No. 2 to the Maintenance Agreement with Showscapes for a one-year term extension in an amount

¹ https://carpinteria.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=783

² https://carpinteria.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=1429

³ https://carpinteria.granicus.com/GeneratedAgendaViewer.php?view_id=2&clip_id=1638

not-to-exceed \$267,600 for a total amended agreement amount of \$1,229,010. This extension fulfilled the term of the Maintenance Agreement, including the initial term and (2) 1-year extensions.

On May 19, 2026, the City Manager executed an agreement with Showscapes in an amount not to exceed \$44,500 to provide citywide landscape maintenance services through June 30, 2026. The agreement was intended to ensure continuity of services while staff prepared and advertised a Request for Proposals (RFP) for a long-term contract.

Staff subsequently issued an RFP for citywide landscape maintenance services and received proposals from several qualified firms. Due to unforeseen staffing changes, including the departure of key personnel responsible for administering the procurement, the evaluation and selection process has been delayed. Staff now anticipates completing the competitive selection process and returning to City Council with a recommendation for award of a long-term maintenance agreement in late August 2026.

The purpose of this agenda item is to authorize the City Manager to execute an amendment to the temporary agreement with Showscapes increasing the contract by \$66,750 for a new total contract amount not to exceed \$111,250 to provide landscape maintenance services while the competitive procurement process is completed.

DISCUSSION

Staff recommends executing a three-month amendment to the existing agreement with Showscapes to maintain uninterrupted landscape maintenance services while the competitive procurement process is completed. The additional term will provide sufficient time to complete proposal evaluations, conduct interviews and reference checks, negotiate a final agreement with the selected proposer, and return to City Council for award of a long-term contract.

Because the competitive procurement process is ongoing, staff is not yet in a position to recommend or enter into an agreement with a new contractor. Executing a short-term amendment with the incumbent contractor provides continuity of service during the evaluation process and avoids any interruption to routine landscape maintenance operations throughout the City.

Showscapes has agreed to continue providing services at the current monthly contract rate of \$22,250. The proposed amendment extends services three additional months, increasing the contract by \$66,750 for a new total amount not to exceed \$111,250. If the competitive procurement process is completed sooner, staff intends to return to City Council with a recommendation for award of the long-term agreement and terminate the temporary amendment as appropriate.

POLICY CONSISTENCY

The recommendation may be found consistent with the following goals, objectives, and/or policies of the General Plan and Local Coastal Land Use Plan:

Circulation Element

Objective C-2: To designate scenic routes so as to provide for the scenic enjoyment of and maintain and enhance the natural beauty of the lands and views along the roadways of the Carpinteria Valley.

Open Space, Recreation & Conservation Element

Objective OSC-1: Protect, preserve and enhance local natural resources and habitats.

Objective OSC-14: Provide for adequate park and recreation facilities to meet the needs of the community and visitors.

Objective OSC-15: Maintain the existing trail system and provide additional recreation and access opportunities by expanding the trail system.

Public Facilities & Services Element

Objective PF-5: To provide a high quality and broad range of public services, facilities, and utilities to meet the needs of all present and future residents of the Carpinteria Planning Area.

Policy PF-5e: The City will improve and extend services and facilities to the extent possible within the limits of available funding.

Policy PF-5f: Carpinteria will focus City funds on service and facilities improvements to meet existing needs prior to committing funds to the extension of services and facilities to new areas.

Policy PF-5h: The City will coordinate with the various public agencies providing services and facilities to encourage the joint use of sites, where feasible, and to otherwise improve the economy of operations.

FINANCIAL CONSIDERATIONS

No additional funding requested for Fiscal Year 2026-2027. There is sufficient budget in 209-441-5350 [Landscape Maintenance] and 204-405-5350 [Landscape Maintenance].

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

The recommendation is consistent with Carpinteria Municipal Code Chapter 3.32 (Purchasing System).

OPTIONS

1. Authorize the City Manager to execute Amendment No. 1 to the Temporary Maintenance Agreement with Showscapes, Inc. (dba Treescapes) for a three-month

extension to provide landscape maintenance services, increasing the contract by \$66,750 for a new total contract amount not to exceed \$111,250.

2. Decline to approve recommendations and direct staff as determined appropriate.

PRINCIPAL PARTIES EXPECTED AT MEETING

There are no principal parties expected at the meeting.

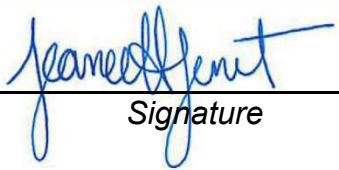
ATTACHMENTS

Attachment A: First Amendment to Temporary Maintenance Agreement

Attachment B: Temporary Maintenance Agreement No. 2026-014

Staff Contact:

Jeanette Gant, Parks, Recreation &
Community Services Director
(805) 755-4449; jeanetteg@carpinteriaca.gov



Signature

Reviewed by:

Licette Maldonado, Administrative Services Director
(805) 755-4448; licettem@carpinteriaca.gov



Signature

Reviewed by:

Ryan Kintz, Assistant City Manager
(805) 755-4400; ryank@carpinteriaca.gov



Signature

Reviewed by:

Michael Ramirez, City Manager
(805) 755-4450; michaelr@carpinteriaca.gov



Signature

ATTACHMENT A

Amendment No. 1 to Temporary Maintenance Agreement

FIRST AMENDMENT TO THE AGREEMENT BETWEEN SHOWSCAPES, INC. DBA TREESCAPES AND THE CITY OF CARPINTERIA FOR LANDSCAPE MAINTNEANCE SERVICES

THIS FIRST AMENDMENT to the Agreement Between Showscapes, Inc. dba Treescapes (Showscapes) and the City of Carpinteria for Landscape Maintenance Services (“**First Amendment**”) is dated as of _____ (the “**Effective Date**”) and is entered into by and between the SHOWSCAPES, INC., (“**CONTRACTOR**”), and the CITY OF CARPINTERIA, a municipal corporation of the State of California (“**CITY**”) (each, a “**Party**” and collectively, the “**Parties**”), with reference to the following facts:

A. The parties entered into an Agreement dated May 19, 2026 for landscape maintenance services (“Agreement”).

B. The Agreement provides citywide landscape maintenance services through June 30, 2026.

C. The City has issued a Request for Proposals for long-term landscape maintenance services. The procurement process has been delayed and additional time is needed to complete the evaluation and return to City Council with a recommendation for award.

D. The Parties desire to amend the Agreement to extend the term on a temporary basis and increase the total compensation to allow Contractor to continue providing uninterrupted landscape maintenance services while the competitive procurement process is completed.

NOW, THEREFORE, the Parties hereby agree as follows:

1. Term. The Agreement is extended for an additional period not to exceed three (3) months, through September 30, 2026, unless terminated sooner in accordance with the Agreement or upon execution of a long-term agreement approved by the City Council.

2. Compensation. The compensation under the agreement is increased by an amount of \$66,750, totaling a not-to exceed amount of \$111,250.

3. No Other Changes. Except as expressly amended by this First Amendment, the Agreement remains unchanged and in full force and effect.

IN WITNESS WHEREOF, the undersigned have duly executed this First Amendment as of the date of last signature set forth below.

“**CITY**”

Date: _____

CITY OF CARPINTERIA,
a political subdivision of the State of California

By: _____
Michael Ramirez, City Manager

APPROVED AS TO FORM:

Date: _____

By: _____
Jena Shoaf Acos, on behalf of
Brownstein Hyatt Farber Schreck, LLP
Acting as City Attorney of the City of Carpinteria

ATTEST:

Date: _____

By: _____
Brian C. Barrett, MMC, CPMC, City Clerk

“Contractor”

Date: _____

Showscapes, Inc. (dba Treescapes)

By: _____
Jerry Monahan, CEO

ATTACHMENT B

Temporary Maintenance Agreement No. 2026-014

AGREEMENT FOR CONSULTANT SERVICES

Landscape Maintenance Services

THIS AGREEMENT FOR CONSULTANT SERVICES (“Agreement”) is made and effective as of the 19 of May, 2026 by and between the City of Carpinteria, a municipal corporation (“**City**”), and the Showscapes, Inc (“**Consultant**”) (collectively, the “**Parties**”) at Carpinteria, California, with reference to the following facts:

- A. City has determined that it is necessary and appropriate to engage a non-design professional to carry out the services described herein; and
- B. Consultant has represented itself as being fully qualified and available to perform the consultant services required or necessary under this Agreement in a fully competent, professional and timely manner; and
- C. City desires to contract with Consultant and Consultant is willing to perform the consultant services, subject to the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and conditions set forth herein, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. SERVICES.

- 1.1 **Basic Services.** City hereby retains Consultant to perform the services described and set forth in the attached Exhibit A (“**Basic Services**”), which is incorporated by this reference as though set forth in full. Consultant hereby agrees to perform said services within the designated time frames and accepts this retention. Consultant shall complete the Basic Services according to a schedule of performance which is also set forth in Exhibit A. The Parties agree and acknowledge that time is of the essence in performance of this Agreement.
- 1.2 **Additional Services.** In addition to the Basic Services, City may elect to have Consultant perform additional services that are beyond the current scope of the Basic Services, but within the expertise of Consultant (“**Additional Services**”). Such Additional Services shall be mutually agreed to in advance and specified in a writing, which shall also specify the basis for the Consultant’s fee for such additional services. Basic Services and Additional Services are referenced collectively as “**Services.**”

2. PERFORMANCE.

- 2.1 **Standard of Performance.** Consultant shall faithfully, competently and diligently perform the obligations and responsibilities required by this Agreement, applying best management practices and the same standards of care utilized by persons commonly engaged in providing similar services as are required of Consultant hereunder in meeting

its obligations under this Agreement. Consultant shall not engage the assistance of subcontractors for performance of the Services unless previously agreed to in writing by the City.

- 2.2 **Labor and Materials.** Consultant shall furnish, at its own expense, all labor, materials, equipment, tools, transportation and services necessary for the successful completion of the Services. Consultant shall give its attention and supervision to the fulfillment of the provisions of this Agreement by its employees and subcontractors and shall be responsible for the timely performance of the Services required by this Agreement. Consultant is an independent contractor of City. Any and all employees of the Consultant engaged by the Consultant in the performance of any work or services required of the Consultant under this Agreement, shall be considered employees or agents of the Consultant only and not of the City, and any and all claims that may or might arise under any workers compensation or other law or contract on behalf of said employees while so engaged shall be the sole obligation and responsibility of the Consultant. Consultant is solely responsible for the professional quality, accuracy and timely completion and/or submission of all work related to the Basic Services.
- 2.3 **Review of Service.** Consultant shall furnish City with reasonable opportunities from time to time to ascertain whether the Services of Consultant are being performed in accordance with this Agreement. All work done and materials furnished shall be subject to final review and approval by City; Consultant is not providing final approval or review, which is solely City's function and role. City review and approval of such work and Services shall not, however, relieve Consultant of any of its obligations under this Agreement.
- 2.4 **Contract Administration.** The City Manager or his/her designee shall represent the City in all matters relating to the administration of this Agreement. The City Manager or his/her designee shall have the authority to act on the City's behalf to review and approve all products submitted by Consultant and may execute all necessary documents to authorize Consultant to perform Additional Services as provided for herein. The City Manager or his/her designee shall have the authority to render decisions within guidelines established by the City Council and shall be available during working hours as often as may be reasonably required to render decisions and to furnish information. The following individual(s) will serve as the primary contact(s) for Consultant in the administration of this Agreement:

Ryan Ayerle, Public Works Manager

- 2.5 **Representations and Warranties.** Consultant represents and warrants to City that: (i) its fulfillment of its obligations and, as applicable, performance the Services under this Agreement, will not violate any applicable or breach any contracts with third parties and (ii) it has the right, power and authority to fulfill its obligations, and, as applicable perform the Services, and enter into this Agreement; (iii) the Services contemplated hereunder will be performed by adequately trained, competent personnel, in a professional manner, with such personnel having the requisite skill and expertise necessary to perform and complete the Services in accordance with industry standards and in accordance with the terms and

conditions of this Agreement; and (iv) the Services and all deliverables provided hereunder will conform to the specifications agreed-to by the parties.

3. **TERM.** This Agreement shall be effective as of the date first above written and shall continue until all June 30, 2026 unless terminated earlier as provided for herein.

4. **COMPENSATION.**

- 4.1 **Basic Services.** For Basic Services, City shall pay Consultant on a time and materials basis, not to exceed amount of \$44,500 as full compensation for all labor, materials, equipment, tools, transportation, and Services. This compensation shall be paid in accordance with the payment rates and schedule as set forth in Exhibit B, attached hereto and incorporated herein by this reference as though set forth in full, based on the actual time spent on the tasks and the actual price of the necessary materials. In the event a term or condition in any document or attachment conflicts with a term or condition of this Agreement the term or condition in this Agreement shall control. Should such conflict arise the priority of documents shall be as follows: This Agreement, the City's Request For Proposal together with attachments, Consultant's proposal together with attachments.
- 4.2 **Additional Services.** Consultant shall not be compensated for any services rendered in connection with its performance of this Agreement which are in addition to the Basic Services, unless such services are authorized Additional Services agreed to in advance and in writing in the method provided for herein. Consultant will submit fee estimates for such Additional Services upon request of City.
- 4.3 **Invoices.** Should City reasonably determine that Consultant has not fulfilled any services or met the timelines established in Exhibit A, City shall notify Consultant of the failure in writing of deficiencies believed to be substantially inadequate within thirty (30) days after receipt of product or performance of Services. The City, at its discretion may provide the Consultant five (5) days to cure the breach. City may withhold the accompanying payment without penalty until such time as Consultant cures the breach. In the alternative, upon Consultant's failure to meet any deadlines the City may modify the Services schedule. Should Consultant or its representatives fail to cure the breach within five (5) days, or fail to reasonably agree to such modified schedule, City may immediately terminate this Agreement in writing, without penalty or incurring further obligation to Consultant.
- 4.4 **Withholding.** City reserves the right to withhold future payment to Consultant if any aspect of the Consultant's work or performance of Services is found to be substantially inadequate. City shall notify Consultant in writing of deficiencies believed to be substantially inadequate within thirty (30) days after receipt of product or performance of Services.
- 4.5 **Taxes/Insurance/Licenses.** Consultant shall be solely responsible for the payment of any federal, state, or local income tax, social security tax, workers' compensation insurance, state disability insurance, and any other taxes or insurance which Consultant is responsible for paying as an independent contractor under federal, state or local law. At all times during the term of this Agreement, Consultant and any approved subcontractors performing

Services under this Agreement shall have in full force and effect all licenses necessary for the performance of Services hereunder, including without limitation, business licensing from City, all at the sole cost of Consultant.

5. RECORDS.

- 5.1 **Financial Records.** Consultant shall maintain complete and accurate records with respect to sales, costs, expenses, receipts and other such information required by City that relate to the performance of Services under this Agreement. Consultant shall also maintain adequate records of Services provided in sufficient detail to permit an evaluation of Services. All such records shall be maintained in accordance with generally accepted accounting principles and shall be clearly identified and readily accessible.
- 5.2 **Access to Records.** Consultant shall (i) provide free access to the representatives of City or its designees at reasonable times to books and records as set forth in section 5.1; (ii) shall give City the right to examine and audit said books and records; (iii) shall permit City to make transcripts therefrom as necessary; and (iv) shall allow inspection of all work, data, documents, proceedings and activities related to this Agreement. Such records, together with supporting documents, shall be maintained for a period of four (4) years after receipt of final payment.
- 5.3 **Original Records.** All original agreements, data, documents, designs, drawings, exhibits, maps, models, computer files, reports, studies, surveys, notes, and other work, materials or documents prepared or used to prepare Consultant's work product in the course of providing the Services pursuant to this Agreement shall be referred to as "**Consultant Work Product**". Upon completion of, or in the event of termination or suspension of this Agreement, all completed and incomplete Consultant Work Product shall become the sole property of City once the Consultant has received payment. City may duplicate, disclose, disseminate, use, reuse or otherwise dispose of Consultant Work Product in whole or in part in any manner it deems appropriate, without the permission of Consultant. With respect to computer files, Consultant shall make available to the City, at Consultant's office and upon reasonable written request by City, the necessary computer software and hardware for purposes of accessing, compiling, transferring and printing computer files. Consultant may retain copies of such Consultant Work Product as a part of its record of professional activity, except for Consultant Work Product marked as "DRAFT" or "CONFIDENTIAL".

6. TERMINATION.

- 6.1 **Termination Without Cause.** This Agreement may be terminated by either party for any reason upon ten (10) days prior written notice by the terminating party to the other party. In the event of a termination, the date of termination shall be deemed to be the first business day occurring after the expiration of the notice period. Upon receipt of said notice, Consultant shall immediately cease all work under this Agreement, unless the notice provides otherwise.

6.2 **Termination With Cause.** Either party may terminate this Agreement with cause, effective immediately upon written notice of such termination to the other party and failure of the breaching party to correct within five (5) days of receiving such notice, based upon the occurrence of any of the following events:

- Material breach of this Agreement;
- Cessation of Consultant to be licensed, as required by applicable law;
- Failure to substantially comply with any applicable federal, state or local law or regulation;
- Filing by or against Consultant of any petition under any law for the relief of debtors; and,
- Filing of a criminal complaint against Consultant for any crime, other than minor traffic offenses.

6.3 **Performance Upon Termination.** In the event this Agreement is terminated pursuant to this Section, City shall pay Consultant for the outstanding balance owed for work performed up to the time of termination. Upon termination of the Agreement, Consultant shall submit an invoice to City as provided for herein and shall submit to the City all of its files for any billable or non-billable matters in which the Consultant is involved under the scope of this Agreement.

6.4 **Termination Upon Mutual Consent.** This agreement may also be terminated by mutual consent of the parties and in accordance with the terms and conditions of any plan of termination established by the parties. In the event of a termination by mutual consent, the date of termination shall be such date as is agreed upon by the parties. The parties may agree to suspend or terminate a portion of this Agreement and such suspension or termination shall not make void or invalidate the remainder of this Agreement.

7. **DISPUTE RESOLUTION.** Except as explicitly provided in Exhibit C relating to claims by Consultant, if any dispute, claim or disagreement shall arise relative to the interpretation or enforcement of this Agreement, the parties shall use commercially reasonable efforts to settle the dispute, claim or disagreement. To this end, they shall consult and negotiate with each other in good faith and, recognizing their mutual interests, attempt to reach a just and equitable solution satisfactory to both parties. If they do not reach such a solution within a period of thirty (30) days, then, upon notice by either party to the other, the dispute, claim or disagreement shall be submitted to final, binding arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules. The arbitrator shall have the authority to assess arbitration costs and expenses against either or both parties. The decision in the arbitration shall be binding on all parties, and judgment on any arbitration award may be entered in any court of competent jurisdiction.

8. **INSURANCE.** Consultant shall maintain prior to the beginning of and for the duration of this Agreement insurance coverage as specified in the attached Exhibit D, which is incorporated by this reference as though set forth in full.

9. **INDEMNIFICATION.** To the fullest extent permitted by law, Consultant shall indemnify, defend and hold harmless City and any of its officials, directors, employees and agents

("Indemnified Parties") from and against any and all losses, liabilities, damages, costs, charges, payments, claims, and expenses, including attorney's fees and costs of defense, which arise out of, are a consequence of, or are in any way attributable to, in whole or in part, this Agreement, including but not limited to any activities associated with carrying out the agreed to Services by Consultant, its agents, employees, subcontractors, consultants, assigns or by any individual or entity for whom Consultant is legally liable.

10. RELEASE OF INFORMATION.

10.1 **Confidentiality**. All information gained by Consultant in performance of this Agreement shall be considered confidential and shall not be released except to the City, directly or indirectly, by Consultant without City's prior written authorization. Consultant, its officers, employees, subcontractors or sub-consultants shall not voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the Services performed under this Agreement unless requested by the City Attorney or authorized in writing by the City Manager. Response to a subpoena or court order shall not be considered "voluntary" provided that Consultant shall give City prompt written notice of any such court order or subpoena. The provisions of this Paragraph shall survive the termination of this Agreement.

10.2 **Notice and Cooperation**. Consultant shall promptly notify the City Manager and City Attorney in writing if Consultant, its officers, employees, agents, subcontractors or subconsultants are served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any person or party related to this Agreement and/or Consultant's related Services. City has no obligation to, but may exercise discretion to represent Consultant and/or be present at any deposition, hearing or similar proceeding. Consultant agrees to cooperate fully with City and to provide the City an opportunity to review any response to discovery requests provided by Consultant. However, City's right to review any such response does not grant or imply a right of City to control, direct, dictate or rewrite said response.

11. RELATIONSHIP TO CITY.

11.1 **Independent Contractor**. Consultant is and shall at all times remain as to the City a wholly independent contractor. The personnel performing the services under this Agreement on behalf of Consultant shall at all times be under Consultant's exclusive direction and control. Neither City nor any of its officers, employees or agents shall have control over the conduct of Consultant or any of Consultant's officers, employees or agents, except as set forth in this Agreement. Consultant shall not at any time or in any manner represent that it or any of its officers, employees or agents are in any manner officers, employees or agents of City. Consultant shall not incur or have the power to incur any debt, obligation or liability whatever against City, or bind City in any manner.

11.2 **No Employee Privileges**. No City employee benefits shall be available to Consultant in connection with the performance of this Agreement. Except for the fees paid to Consultant as provided in the Agreement, City shall not pay salaries, wages or other compensation to Consultant for performing Services hereunder for City. City shall not be liable for

compensation or indemnification to Consultant for injury or sickness arising out of performing Services hereunder.

- 11.3 **Consultant Duty to City.** Consultant understands and agrees that its responsibility to provide complete and accurate Services is owed solely to City and that its accountability under this contract shall likewise be solely to City and not to any City applicants or any other third person or entity.
- 11.4 **Interest of Consultant.** Consultant represents and warrants to City that it presently has no interests, and covenants that it shall not acquire any interests, direct or indirect, financial or otherwise, which would conflict with the performance of the services to be provided by Consultant under this Agreement. Consultant further covenants that, in the performance of this Agreement, no subcontractor or employee having such an interest shall be employed by Consultant. Consultant certifies that no one who has or will have any financial interest under this Agreement is: (a) an officer or employee of City, or (b). an officer or employee of the applicant and any of its consultants. Consultant agrees to comply with any applicable conflict of interest code.
- 11.5 **Undue Influence.** Consultant declares and warrants that no undue influence or pressure is used against or in concert with any officer or employee of City in connection with the award, terms or implementation of this Agreement, including any method of coercion, confidential financial arrangement or financial inducement. No officer or employee of City will receive compensation, directly or indirectly, from Consultant or any officer, employee or agent of Consultant, in connection with the award of this Agreement or any work to be conducted as a result of this Agreement. Violation of this Section shall be a material breach of this Agreement entitling City to any and all remedies at law or in equity.
- 11.6 **Third Party Beneficiaries.** This Agreement is entered into solely for the benefit of the City and the Consultant and will not confer any rights upon any person not expressly a party to this Agreement.

12. **GENERAL PROVISIONS.**

- 12.1 **Assignment of Rights.** Contractor agrees to assign City all rights, title, and interest in and to all causes of action it may have under Section 4 of the Clayton Act or under the Cartwright Act arising from purchases of goods, services, or materials pursuant to this Agreement.
- 12.2 **Further Assurances.** City and Consultant each agree to cooperate with one another, to use their best efforts, to act in good faith, and to promptly perform such acts and execute such documents or instruments as are reasonably necessary and proper to consummate the transactions contemplated by this Agreement.
- 12.3 **Notices.** All notices, requests, demands and other communications under this Agreement shall be in writing and shall be deemed to have been duly given on the date of service if personally served or on the second day after mailing if mailed by first-class mail, registered or certified, return receipt requested, postage prepaid and properly addressed as follows:

To City:
Michael Ramirez, City Manager
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013-2698
P: (805) 684-5405

To Consultant:
Jerry Monahan, President
Showscapes, Inc.
1200 Paseo Camarillo, Suite #255
Camarillo, CA 93010
P: (805) 484-5849

Any party may change their address for the purpose of this paragraph by giving the other party written notice of the new address in the above manner.

- 12.4 **Legal Responsibilities.** Consultant shall keep itself informed of state, federal and laws and regulations which in any manner affect those employed by it or in any way affect the performance of its Service pursuant to this Agreement. The Consultant shall reasonably observe and comply with such laws and regulations. The City and its officers and employees shall not be liable at law or in equity occasioned by failure of the Consultant to comply with this Section.
- 12.5 **Licenses.** At all times during the term of this Agreement, Consultant shall have in full force and effect, all licenses, certifications, or related credentials required by law for the performance of Services described in this Agreement. Consultant represents that it and/or its employees, agents and subcontractors engaged in such activities possess such licenses, certifications, or credentials and that such licenses certifications, or credentials are current, active, and not in a state of suspension or revocation.
- 12.6 **Labor Conditions.** City is a public entity in the state of California, and therefore, City and Consultant are subject to the provisions of the Government Code and the Labor Code of the state of California. All provisions of law applicable to public contracts and/or this Agreement are incorporated herein by this reference and are made a part of this Agreement to the same extent as if they were fully stated in the Agreement and shall be complied with by Consultant.
- 12.7 **Labor Requirements.** Consultant shall abide by all federal and California laws and regulations regarding wages, including, without limitation, the Fair Labor Standards Act and the California Labor Code, which, in part, mandate that 8 hours' labor constitutes a legal days' work, and require Consultant to pay the general prevailing wage rates. The California statutory provisions for penalties for failure to pay prevailing wages will be enforced and the statutory provisions for penalties for failure to comply with California's wage and hour laws will be enforced. In addition, Consultant is required to comply with the statutory requirements relating to employment of apprentices. Consultant also must secure the payment of workers' compensation to its employees as provided by California law. Consultant acknowledges its obligation to secure payment of Workers' Compensation before beginning work as set forth in the attached Exhibit E (together, "Acknowledgement of Workers' Compensation Obligation" and "Declaration of Exemption from Workers' Compensation") which is incorporated by this reference as though set forth in full. Additionally, Consultant is required to comply with all statutory requirements relating to certified payroll records, including the maintenance of the records, their certification, and their availability for inspection.

- 12.8 **Discrimination.** No person shall be excluded from employment in the performance of this Agreement on the grounds of race, creed, color, sex, age, marital status, sexual orientation or place of national origin. Consultant shall comply with all local, state, and federal laws relating to equal employment opportunity rights.
- 12.9 **Assignment.** Consultant shall not assign the performance of this Agreement, nor any part thereof, nor any monies due hereunder, without prior written consent of City, which shall have the sole discretion to consent to any proposed assignment. Because of the personal nature of the Services to be rendered pursuant to this Agreement, only Consultant shall perform the services described in this Agreement.
- 12.10 **Waiver.** No waiver of a provision of this Agreement shall constitute a waiver of any other provision, whether or not similar. No waiver shall constitute a continuing waiver. No waiver shall be binding unless executed in writing by the party making the waiver.
- 12.11 **Force Majeure.** Neither Consultant nor City shall be liable for any delays resulting from circumstances or causes beyond its reasonable control, including, without limitation, fire or other casualty, act of God, strike or labor dispute, war or other violence, or any law, order or requirement of any governmental agency or authority.
- 12.12 **Construction of Terms.** All parts of this Agreement shall in all cases be construed according to their plain meaning and shall not be construed in favor or against either of the parties. If any term, provision, covenant or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, in whole or in part, the remainder of this Agreement shall remain in full force and effect and shall not be affected, impaired or invalidated thereby. In the event of any provision shall be adjudged invalid, void or unenforceable, the parties hereto agree to enter into a supplemental agreement to effectuate the intent of the parties and the purposes of this Agreement.
- 12.13 **Controlling Law.** The City and Consultant understand and agree that the laws of the State of California shall govern the rights, obligations, duties and liabilities of the parties to this Agreement and also govern the interpretation of this Agreement, with venue proper only in the County of Santa Barbara, State of California.
- 12.14 **Authorization.** All officers and individuals executing this and other documents on behalf of the respective parties hereby certify and warrant that they have the capacity and have been duly authorized to execute said documents on behalf of the entities indicated.
- 12.15 **Entire Agreement.** This Agreement, along with its attached exhibits, which are incorporated herein by this reference, constitutes the entire Agreement between the parties and supersedes all prior and contemporaneous agreements, representations and understandings of the parties. This Agreement may be altered, amended or modified only by a supplemental writing executed by the parties to this Agreement and by no other means. Each party waives any future right to claim, contest, or assert that this Agreement was modified, canceled, superseded, or changed by any oral agreement, course of conduct, waiver or estoppel.

12.16 **Counterparts.** This Agreement may be executed in counterparts, each of which shall remain in full force and effect as to each party.

12.17 **Severability.** In the event that any term or provision of this Agreement shall be held to be invalid, void or unenforceable, then the remainder of this Agreement shall not be affected, impaired or invalidated, and each such term and provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the parties have executed this Agreement at the place and as of the date first written above.

"CITY"
City of Carpinteria

"CONSULTANT"
Showscales, Inc.

By: Michael Ramirez
Michael Ramirez (May 19, 2026 09:57:53 PDT)
Michael Ramirez, City Manager

By: Jerry Monahan
Jerry Monahan (May 18, 2026 15:04:17 PDT)
Jerry Monahan, President

APPROVED AS TO FORM:
City of Carpinteria

ATTEST:
City of Carpinteria

By: Jena Shoaf
Jena Shoaf (May 19, 2026 17:36:59 PDT)
Jena Shoaf Acos, on behalf of
Brownstein Hyatt Farber Schreck, LLP
Acting as City Attorney of the City of Carpinteria

By: Brian C. Barrett
Brian C. Barrett, MMC, CPMC
City Clerk



EXHIBIT A

BASIC SERVICES TO BE PERFORMED

Exhibit A

CARPINTERIA LANDSCAPE MAINTENANCE SPECIFICATIONS

The purpose of Park and Landscape Maintenance is to deliver parks, and public facilities that are attractive, clean, accessible and provide positive experiences.

Success is measured by customer satisfaction, and quality stewardship that meets the values and needs of our citizens and visitors.

The following tasks shall be provided by the Contractor:

Basic Services:

Site inspection:

Inspect all park and trail areas under contract and report any noticeable deficiencies to City within 24 hours. Any deficiency causing a hazard shall cause the area to be closed or the equipment taken out of service immediately. Contractor has the authority to delineate and close a park area or remove dangerous equipment to protect public safety. Any such action must be reported to the City immediately. Any illegal camping shall be reported to the City immediately.

Graffiti Removal/Vandalism Repair. Amenities shall be kept free of graffiti and vandalism. Before removal, graffiti must be photographed and reported to the City in a timely manner. Locations where vandalism may cause a safety hazard shall be closed or taken out of service immediately. Any such action must be reported to the City immediately.

Inspection of area Lighting in Parks (buildings, landscape, pole): Inspect and report any damage to lights within Carpinteria parks or parkways at least monthly. Lights shall be checked during operating period. Report any outages to the City immediately. Graffiti and stickers on light poles shall be removed.

Amenities:

Litter Removal: Remove all noticeable litter and dispose of properly.

Park and Trail Trash Receptacles: Wash trash receptacle and liners monthly or when receptacle has a strong odor with biodegradable soap and water. If liner needs replacement, report it to the City. Maintain area around the trash receptacle clear of litter.

Picnic Table, Grill and Bench Maintenance: Picnic Tables, Grills and Benches shall be washed and kept clean. Debris, graffiti and litter shall be removed. Grill boxes shall be emptied weekly. Any hot embers must be completely extinguished before removal.

Drinking Fountains: Fountains shall be cleaned and sanitized weekly and their operation checked. Any malfunction shall be reported to the City within 24 hours. Plumbing maintenance is to be performed by City.

Sign Maintenance: Park identification, interpretive, traffic, and rules signs shall be inspected for proper fastening. Signs shall be kept clean, legible, visible, and free of any protrusions, graffiti, stickers or obscuring vegetation. Immediately report any repairs needed in writing to the City.

Structure Maintenance: Fences, gates and park structures shall be checked to be operational and attractive. Fabric, posts, post tops and rails are securely fastened, free of holes, gaps, sharp edges and rust. Report and deficiencies to the City within 24 hours.

Playground Maintenance: On locations with a Playground and a Fall Zone, the Fall Zone Material shall be maintained so it is not compacted and at a consistent level. No weeds or grass intrusion shall be allowed to establish within the fall zone area. Any litter or foreign debris, sticks, and twigs shall be removed from the fall area weekly. Any graffiti shall be removed from the playground equipment when discovered. Playground equipment shall be washed with biodegradable soap and water monthly or more frequently if needed. Any equipment failure or breakage shall be reported in writing to the City immediately. Any equipment breakage causing a dangerous condition shall cause the Contractor to close the area or have the equipment taken out of service immediately. Wood chips in use area should be replenished annually to top of curb. Chips will be provided by City.

Pest Control and Weed Control:

The City adheres to a written IPM plan. Early detection and action are of primary importance to implementation.

Contractor will first use least toxic methods to control and manage weeds. The objective is to remove weeds, by hand, by implement or by string trimmer before becoming an infestation and before going to seed. Mulching any bare soil is also a preferred management tool. Contractor will aim to keep turf at less than 10% weed content, planter beds 95-99.9% weed free and all hardscape areas (including baseball infields) weed free. Edges and fence lines will be kept weed free. Trails and pathways shall be kept weed free.

Gopher/ burrowing pests. Contractor must keep destructive animals under control. Gophers, moles, rats and mice shall be controlled using traps. Soil disturbances such as mounds and holes shall be leveled and filled. Report any problematic feral animal activity

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to the City in a timely manner. Traps are the only method allowed unless written authorization from the City is provided.

Use of Pesticides and Herbicides: Weed infestation, insect infestation or disease will be reported immediately, along with recommended action. Herbicides, insecticides or other regulated chemicals will be permitted to be used only with written authorization of the City. Contractor will continually inspect, report, advise and, upon approval, treat for issues.

Hardscape:

Hardscape Maintenance (park roads, parking lots, sidewalks, patios, paved trails). Surfaces shall be maintained free of glass, litter, debris, and slip or trip hazards. Report any deficiencies to the City within 24 hours. Walkway/Trail Sweeping/Cleaning. Walkways shall be clear of litter, debris, leaf litter, and slip or trip hazards.

Planted Areas:

Many City landscaped areas are planted with California native shrubs, grasses and plants. Pruning and maintenance of these will be to standards according to species. Beds will be kept in an attractive and managed, yet natural manner. Shrubs will be pruned for the health and vigor of the plant. Shrubs shall be kept healthy and thriving. Individual plants shall be free of dead limbs. When pruning is specified, crossing, rubbing and crowded branches should be reduced or eliminated. Shrubs will be pruned for clearance from walkways, amenities, signs and lighting. Shrubs will be lightly deadheaded when appropriate. (City will provide a document with pruning specifications by species) Planting beds shall be mulched to prevent weeds and conserve water. (City will provide mulch material to be picked up at City Hall).

Street Planters, Sidewalk Planters and Median Strips:

Street planters, sidewalk planters and median strips maintenance includes removing dead plant material, trash, replacing plants, maintaining irrigation, use of soil amendments and seasonal plantings of annual flowers. City will provide soil amendments and annual flowers for use in these areas. Contractor shall provide labor.

Trees:

Trees under 12 feet tall: Contractor will keep trees free of dead or broken limbs shall be kept healthy and thriving. Limbs below 8' will be correctly pruned to International Society of Arboriculture (ISA) standards if they create a hazard or for clearance. When pruning is specified, crossing, rubbing and crowded branches should be reduced or eliminated. Lower sucker or water sprouts will be kept pruned/ removed. Stakes on young trees will be checked regularly and stakes shall be removed, following ISA standards, after one year.

Trees over 12 feet tall. Contractor will correctly prune limbs below 8' to ISA standards if they create a hazard or for clearance. Lower sucker or water sprouts will be kept pruned/removed.

Trees and shrub beds shall be mulched to prevent weeds and conserve water. Trees with less than a 4-inch caliper will be mulched in a minimum of 2-foot radius from the trunk. Trees with greater than a 4-inch caliper will be mulched in a 2 to 4-foot radius of trunk. Mulch shall not be placed immediately against the trunk of trees. Mulch shall be applied no less than 3 inches deep. Mulch materials will be supplied by the City to be picked up at City Hall.

Any insect or disease infestations observed shall be reported to the City with 24 hours. Any hazards or broken limbs shall be reported immediately.

Turf Maintenance:

Turf areas shall be maintained healthy and thriving.

Turf height (recreational fields) will be mowed to 3 inches in all turf areas each mowing.

Sports fields will be mowed to 1½ inches when required for sports play as determined by the City.

All grass clipping may be mulched into the turf.

Mower and cutting blades shall be kept sharp to avoid tearing grass blades or damaging plants.

Walkways, driveways, and other hardscape areas are free of grass clippings after mowing

Baseball infields shall be kept free of grass or weeds. Infields will be kept level, smooth and free of holes, depressions or ruts. The transition from earthen infield to grass outfield shall be kept level and free of uneven ground to ensure quality and safety of play.

Turf edges will be kept trimmed, neat and weed free.

Included in turf maintenance:

Clover and broad leaf control shall be included in the contract price for sports fields (Viola Fields and El Carro Park).

Fertilization: Apply up to three pounds of nitrogen per 1000 square feet annually. Applications will be based on turf needs for health and to minimize competition from turf weeds. Applications are normally one pound per 1000 square feet per application. Higher rates can be used when using high-grade slow release nitrogen products. Follow

manufacturer instructions and safety protocols at all times. City will provide the Fertilizer material at City Hall.

Aeration: Aeration shall be routinely performed on all turf areas twice each year using hollow tine aerator to promote increased porosity in the soil to increase oxygen, water, and nutrient uptake in turf areas. Aeration shall consist of no less than two passes with penetration being at least three or more inches in depth.

Overseeding: Areas with noticeable bare spots in a contiguous area shall be over-seeded with the appropriate seed mix for consistency and sustainability. Over-seeding materials shall be provided by the Contractor.

Topdressing: When requested by the City, Contractor will top-dress the turf areas up to once per year. Topdressing material is to be provided by the City.

Trails and Pathways:

Designated trails with natural vegetation will be maintained to have a one to two-foot (where space is available) recovery zone (shoulder) on both sides of the trail mowed or trimmed to 4" or less. All over-arching branches or shrubs will be kept pruned for no less than 8 foot high clearance. Holes in the trail shall be filled with compatible material. Trails and Pathways will be kept weed-free. Trails and Pathways shall be kept clear of litter, debris and slip or trip hazards.

Irrigation:

Summary irrigation audit with recommended repairs required on each site within 90 days of commencing new contract work.

Irrigation systems shall be observed monthly, in operation, to ensure complete and efficient coverage, that there are no water line or sprinkler breaks or other malfunctions including valves, controllers and back flow preventors.

Irrigation systems and all irrigated areas (turf, planter beds, trees) shall be observed weekly for dry spots, underwatered or overwatered plants, obvious breaks, leaks or runoff. Sprinklers will be adjusted and controllers programmed to avoid runoff or ponding that would be detrimental to plant health, public health (mosquito abatement), conservation efforts, or the enjoyment of the public. Water conservation best management practices shall be observed. Controllers will be programmed to run between 9:00 pm and 6:00 am.

All repairs under \$200 shall be completed immediately. Parts and labor will be billed according to preset pricing.

All repairs over \$200 will require approval from the City. Approval requires a proposal detailing all parts and labor costs and shall be submitted in a timely manner.

Standards:

Maintenance Worker Dress Code: When actively engaged in maintenance activities workers shall wear appropriate clothing including all PPE. Clothing shall be in good condition. Workers shall wear a shirt with the words "LANDSCAPE MAINTENANCE" in 1.5" tall letters on the back and the contractor's business name and phone number on the front. Other wording may be approved by the City at the City's sole discretion. No product advertising or logos should appear on workers clothing.

Vehicles will be clean, safe and in good operating order.

Power Equipment: All outdoor power equipment must be kept in good condition, operated within state and local standards, and equipped with OEM mufflers. String trimmers, chainsaws, blowers and hedge trimmers will be electric/ battery powered when possible.

Staffing:

Contractor will provide a list of all company personnel involved in providing service to the City including the Company owner(s), management, supervisory and field labor. This list shall be updated as necessary. List shall include personnel contact information including phone numbers and email addresses. List shall include descriptions of the qualifications and roles of staff. Crew size present at each site shall never be less than two personnel.

Contractor shall certify that each of Contractor's employees who renders services under this Contract has NOT been convicted of a felony.

Work Schedule:

Contractor shall furnish in advance, a quarterly Work Plan that shall include staffing and supervision of each site, schedule, and the estimated hours needed to maintain each area. Work Plan shall include a monthly calendar indicating staffing and work strategies throughout all seasons of the year.

Contractor shall furnish a description of account supervisor's role and responsibility in delivery of contract services. Contractor shall furnish descriptions of the qualifications and roles of staff.

Green waste disposal

Green waste may be brought to the City Hall for disposal at no cost to the contractor.

Reports:

Contractor will furnish weekly summary reports for each site, with workhours, tasks completed and observational notes.

Contractor will prepare a monthly report detailing:

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1. Work completed including fertilization or treatments.
2. Irrigation issues, repairs and controller adjustments.
3. Site safety issues and follow through.
4. Pest or weed issues and follow through.
5. Outstanding proposals.
6. Enhancement suggestions (i.e. replanting or turf management).

Contractor will join a quarterly walk through of each site (rotational monthly; i.e. eight sites per month) for site inspections with City staff.

Each site is unique and requires varying levels of service. While the Park Maintenance Standards provide general instructions on the level of service required. The following information is site specific.

Urban Parks

Carpinteria Community Garden

The community garden is staffed with a coordinator that handles inspection and plant health matters. No routine monthly service is required for this park. The City may request assistance from the Service Provider occasionally on a time and materials basis.

Carpinteria Creek Park

This neighborhood park requires Basic Service. This park has a playground with wood chips that *require annual replenishment*. A stainless steel fish sculpture is a center piece of the park. The planter there should be kept highly presentable with vegetation maintained and trimmed artfully to present the sculpture well. Notably, the park has three interpretive signs, picnic sites, decomposed granite trails and extensive native plantings.

El Carro Park

This sports field requires basic service with particular attention to turf care for sports fields. The park has play structures. Three bar-b-cues, picnic tables, drinking fountains, and currently *programmed hours for off leash dogs*. The park has two parking lots.

Franklin Creek Park

This park requires basic service. Oak trees should be formative pruned on a *quarterly basis* to ensure proper park tree shape and health. In addition, spreading of up to 100 cu.yds. of City of supplied wood chips in the park's non-turf areas shall be done annually. Notably, the park has a swing set with a wood chip fall zone, picnic tables, DG trail and benches.

Heath Ranch Park

This park requires basic service. In addition, spreading of up to 100 cu. yds. of City supplied wood chips in the park's grove of trees shall be done annually. The park has one drinking fountain. The park has large trees that may drop branches requiring removal. The park also has a historical structure that is fenced in to protect it from weather and vandalism, a drinking fountain, benches and picnic tables.

Memorial Marker Park (La Concha Park)

This park requires basic service. The city may add park amenities to this location in the near future.

Memorial Park

This park requires basic service. The play area has a rubberized use area. The rubberized play surface is to be inspected monthly. In addition, spreading of up to 100 cu. yds. of City supplied wood chips in the park's non-turf areas shall be done annually. The park has one drinking fountain, three bar-b-ques, benches and picnic tables. The two memorial markers require particular attention to be exceptional and presentable. Planter areas are to be allowed to grow native wildflowers (mostly California Poppies) and the western redbud trees are to be appropriately pruned when dormant to optimize form and spring flowering.

Mills Corner

This park requires basic service. The area has a pergola that requires pruning. The acknowledgment marker and planter should be kept in highly presentable form.

Monte Vista Park

This park requires basic service. In addition, spreading of up to 100 cu. yds. of City supplied wood chips in the park's grove of trees shall be done once annually, the restroom trellis must be kept pruned for safety and aesthetics. The park has one drinking fountain, picnic tables, bar-b-ques, play structures, and wood chip fall area. The park has a lighted parking area.

Tomol Interpretive Play Area and Trail

This park requires basic service. In addition, spreading of up to 100 cu. yds. of City supplied wood chips in the park's plantings shall be done once annually, playground wood chips must be topped off annually with City supplied certified wood chips. The play area also has a rubberized use area. *The rubberized play surface should be inspected monthly for defects.* The park has one drinking fountain requiring cleaning weekly. Solar lights and interpretive signage are to be wiped down monthly to keep free of dust and spider webs. Vegetation near solar panels is to be pruned back to optimize sun exposure. This park is owned by the State of California and the City maintains it under an agreement with California Parks and Recreation. The State has retained all law enforcement authority for the park. Report any criminal activity to the City and the State.

Version 2-3-21

Viola Fields

This sports field with two softball infields. An asphalt parking area has planters. This area *requires basic service with particular attention to turf care for sports fields.* Irrigation efficiency is critical for this thirsty turf area. Infields require specific care as defined. The park has drinking fountains, benches, and signage. This park has a parking area.

Open Space Parks / Natural Areas

Carpinteria Bluffs Nature Preserve

This Nature Preserve has improved trails, trash cans, earthen parking lot, trash cans, signage and low fencing. Routine maintenance here requires particular attention to keeping vegetation from impeding trails and repairing holes in trails caused by storm water rutting or burrowing animals. The site has a history of illicit camping. All such activity observed shall be reported to the City immediately.

Rincon Bluffs Nature Preserve

This Nature Preserve has no improvements at this time. The City may request assistance from the Service Provider occasionally on a time and materials basis. No routine monthly service is required for this park.

Lagunitas Park

This park land has improvements including an improved trail, but is mostly unimproved. Trail safety inspection and vegetation maintenance is required for the improved trail. Routine maintenance here requires particular attention to keeping vegetation from impeding trails and *repairing holes in trails caused by storm water rutting or burrowing animals.* The City may request assistance from the Service Provider occasionally on a time and materials basis for additional work.

Carpinteria Salt Marsh Park

This Nature Preserve has improved trails, trash cans, interpretive signs, benches, trash cans, signage and low fencing. Routine maintenance in this park includes Basic Service with particular attention to keeping vegetation from impeding trails and repairing holes in trails caused by storm *water rutting or burrowing animals.* The interpretive signs are to be cleaned monthly. Undesirable or invasive weeds are to be removed in areas near park access features and trails. There is no active irrigation system. The park has one drinking fountain requiring cleaning weekly.

Tar Pits Park

This Nature Park has earthen trails, an entrance sign, and coastal access. The park has natural tar seeps and culturally significant native plants. Routine maintenance in this park includes Basic

Service with installation of 100 cu. yds annually of wood chips provided by the City at City Hall to maintain a wood chip surface on main trails. Contractor shall removal of any eucalyptus saplings that sprout before reaching 2" caliper truck. Additional services for this park includes removal of any castor bean or fennel plants that emerge. Removal must be before the invasive plants go to seed.

Bike and Multiuse Trails

Carpinteria Creek Bike Path

This area has a paved bike path that connects Via Real Avenue with Carpinteria Avenue and passes under the freeway. The area is prone to illicit camping, litter and graffiti problems. Bike path lighting and clear path of travel maintenance is primary here. The area is newly landscaped and plant establishment is ongoing.

Franklin Creek Bike Path

This bike path connects Sterling Avenue to Foothill Road. Bike path lighting and clear path of travel maintenance is primary here.

Santa Monica Bike Path

This bike path connects Via Real to El Carro lane. Clear path of travel maintenance is primary here.

Tar Pits Park to Harbor Seal Rookery

This bike path runs behind the pier parking lot and crosses Dump Road. This decomposed granite paved trail requires routine maintenance with particular attention to keeping vegetation from impeding trails and repairing holes in trails caused by storm water rutting or burrowing animals. Bicycle traffic signage must be maintained free of graffiti including stickers. Trash can on dump road requires routine cleaning.

Street Planters

All street planters and landscaped areas listed in this section shall receive basic service. For street planters on Linden Avenue (500 thru 900 block) and for those on Carpinteria Avenue (4800 thru 5300 block) Contractor will install annual flowers as directed. Live plants will be provided to Contractor by City.

Public Facilities

Carpinteria City Hall

This public facility requires basic service. Plant care should be done to eliminate any dead leaves from palms under 12 feet high. Maintenance includes interior courtyard. City may require Contractor to pick up mulch for spreading at other City sites from this site.

Version 2-3-21

Carpinteria Community Pool

This park requires basic service. Plant care should be done to eliminate any dead leaves from palms under 12 feet high and dead leaves from the existing agave plants. Landscape maintenance includes the 120 foot long planter along the pool's parking lot. Turf area here must be kept to 99% coverage to prevent mud tracking to deck and pool. This site has a parking area.

Carpinteria Veteran's Building

This public facility requires basic service. Plant care should be done to eliminate any dead leaves from palms under 12 feet high. Landscape lighting requires inspection for operation. Maintenance includes all interior courtyards. Library monument sign requires monthly cleaning.

Seaside Park

This public facility requires basic service. Decorative water fountain shall be kept filled with water. Landscape lighting requires inspection for operation. Grapes on vines must be removed before ripe to prevent concrete staining and tracking into building. Native bent grass at this site requires specific care. This site has a concession to a third party for a produce cart. The City also rents a building here to a nonprofit organization to run a used book store. This site has a parking area.

UnImproved Areas

City Lot No.4

This park land has no improvements at this time. The City may request assistance from the Service Provider occasionally on a time and materials basis. No routine monthly service is required for this park. City may require Contractor to pick up mulch for spreading at other City sites from this site.

Farmer Parcel

This park land has no improvements at this time. The City may request assistance from the Service Provider occasionally on a time and materials basis. No routine monthly service is required for this park.

Parking Lots

All City parking lots are to receive basic service.

Exhibit B



Environmentally Friendly



CITY OF CARPINTERIA



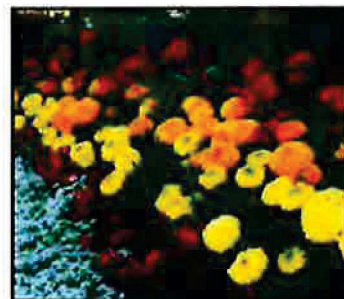
PROPOSED ZERO EMISSIONS LANDCARE PLAN



LANDCARE MANAGEMENT



WATER MANAGEMENT



LANDSCAPE ENHANCEMENT



Environmentally Friendly



March 1, 2021

City of Carpinteria
5775 Carpinteria Ave
Carpinteria, Ca 93013

RE: ZERO EMISSIONS... ENVIRONMENT FRIENDLY LANDCARE PLAN

Showscapes is pleased to provide an Environment Friendly Landcare Plan for the City of Carpinteria. We are an American Green Zone Alliance Certified Service Pro, and we are proposing a zero emissions eco friendly plan that will utilize 100% battery powered equipment: all mowers, handheld equipment, backpack blowers, electrostatic backpack sprayers for sanitizing playground equipment, electric Club car utility vehicle and managers electric/hybrid vehicles.

An on-site inspection (ground level survey) was completed at your request. The purpose was to evaluate the current landscape conditions and provide information on how ShowScapes can improve the health of your urban landscape while enhancing the aesthetic beauty and its long-term preservation.

Zero Emissions Landcare Plan: Our Landcare specialists have determined what type of Landcare Management Plan is best to improve the health and appearance of your landscape. Our analysis and conclusions for this proposal have been prepared according to commonly accepted horticulture and arboricultural practices.

Your contract will include our priority one management team... Kimberly Monahan will be your senior Account Manager, Armando Rivera will be your Account Manager, Jose' Guisa will be your Crew Supervisor, Jerry Monahan will be your Operations Manager and Certified Arborist, Gloria Toraya will be your Account Administrator, Victor Guzman will be your Irrigation tech and Jose Ramirez will be your Plant Health Care tech. Our Managers will have boots on the ground if anyone has questions or concerns.

I have no doubt you will be extremely pleased with our Management Team that we have handpicked to help manage your account. These individuals are the best of the best.

Thank you for the time and opportunity to submit a proposal for the Landcare Management at the City of Carpinteria. Should you have any questions or wish to discuss the contents of this bid in further detail, please feel welcome to contact our office. Thank you.

Respectfully,

Jerry Monahan
CEO | Operations Manager
Certified Arborist WE-2213A | CSL #797240 ~ QAL #101984
Independent Consulting Arborist

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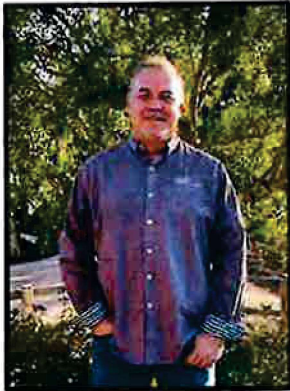


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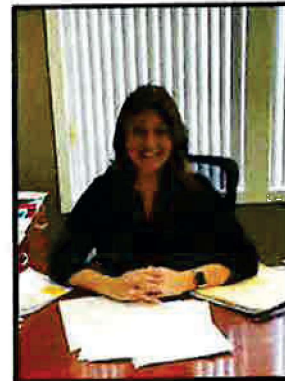
I. MEET YOUR LANDCARE MANAGEMENT TEAM



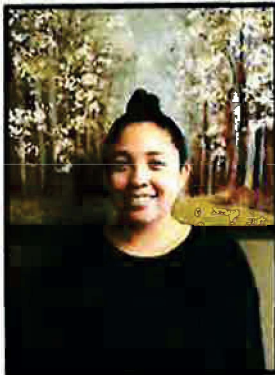
Jerry Monahan
CEO & Landcare Specialist
Certified Arborist WE-2213A
CSL #797240 – QAL #101984



Armando Rivera
Account Manager



Kimberly Monahan
COO | Senior Account Manager



Gloria Toraya
Admin. Account Manager



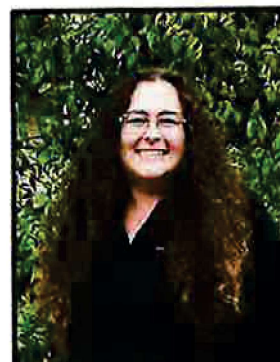
Jissel
Admin. Account Manager



Janelle Chairez
Admin. Account Manager



Juan Marquez
CONTRACT PAGE 25 Plant Health Care Tech



Brittney du Preez-Monahan
Tree Division Manager



Our team is committed to your complete satisfaction. We have the knowledge and experience to handle all your Landcare needs.



Javier Gutierrez
Area Supervisor



Jose Guisa
Crew Supervisor



Victor Guzman
Certified Irrigation Tech



Jose Luis Ramirez
Plant Health Care Tech



II. SHOWSCAPES INTRODUCTION

Showscapes has been in business for the past 40 years and we specialize in sustainable Landcare practices, water management and landscape enhancements. We are very proud of our Eco-friendly Landcare Program which is a greener way to care for and enhance our urban landscapes by providing you with an environment friendly approach.

The following items are a big part of our Environment friendly program:

1. *Zero emissions Battery powered equipment*
2. *Managers drive electric and hybrid vehicles*
3. *Nontoxic gopher and ground squirrel control with compressed CO₂ gas*
4. *grass recycling with state-of-the-art battery powered mulching mowers*
5. *green waste recycling*
6. *organic/bridge fertilizer programs*
7. *water management*
8. *mulching to increase soil fertility, reduce water usage and weed management*
9. *integrated Pest Management*

Efficient and Environment Friendly:

- Our goal and commitment is to provide you with a Landcare team that is efficient and environment friendly.
- We are committed to consistently exceeding our customer's expectations.

Communication:

- We understand the importance of communication with our clients; and as Owners and managers we will be available for walk-thrus and inspections at your convenience. Our landcare team can be reached by cell phone or email 24/7.
- We submit digital landscape reports weekly. Complete with photos, gps mapping of work locations and work notes (*see attached sample report*).

Professionalism & Safety:

- All of our trucks and trailers are designed for efficiency and are equipped with state-of-the-art battery powered equipment.
- We have knowledgeable and uniformed crews with bi-lingual crew leaders.
- All of our trucks and trailers are clearly identified with eco-friendly colors and Showscapes placards. All equipment and work areas are coned off and safety beacons are used for increased safety.



III. HERE'S WHAT WE DO

Eco Friendly Landscape Maintenance: We provide an environment friendly approach to urban Landcare. In addition to meeting the Green Factor criteria (zero emissions, reduced carbon footprint, green waste recycling & Integrated Pest Management) our landscape plans are developed and designed to:

- *Provide an eco-friendly, enjoyable outdoor environment and an aesthetic amenity for the community.*
- *Protect the health of residents, as well as the environment, by minimizing the use of pesticides. Disease, pest and weed problems that arise are managed through "Integrated Pest Management" (IPM)*

IPM Definition: is an approach to pest control that uses regular monitoring to determine if and when treatments are needed and employs physical, mechanical, cultural, and biological tactics to keep pest numbers low enough to prevent intolerable damage or annoyance. We use the least-toxic chemical controls as a last resort."

Landscape Enhancements: We provide on-going landscape enhancements to improve the quality and value of your property.

Our landscape enhancements include: Colorsclapes around monument areas, landscaped pots along streets, around club house and pool areas, turf & bed renovation, mulching of beds and tree wells, erosion control and irrigation upgrades.

Water Management: Water conservation is not only a responsibility but is now a mandate in California. Showsclapes is committed to providing our clients with every opportunity available to meet their water responsibilities through the water management services we provide.

Using our advanced water management techniques and state of the art equipment we will budget and manage your water usage and provide water reductions for you throughout the year.



IV. LANDCARE EFFICIENCY PLAN

Our Landcare efficiency plan has been tailored to the City of Carpinteria's specific needs for quality control:

TURF AREAS	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	BID APPROVAL
Mulch/Mow (Weekly)		•	•	•	•	•	•	•	•	•			
Mulch/Mow (Bi-Weekly)	•										•	•	
Edge & Trim (Weekly)		•	•	•	•	•	•	•	•	•			
Edge & Trim (Bi-Weekly)	•										•	•	
Blow Off Hardscape	•	•	•	•	•	•	•	•	•	•	•	•	
Fertilize (Organic, Bridge)			•		•		•			•			•
IPM Gopher Abatement CO2	•	•	•	•	•	•	•	•	•	•	•	•	
Aeration/Dethatching/Reseed ¹			•			•			•				•
SHRUBS & GROUND COVER	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	BID APPROVAL
Prune & Detail (Weekly)			•	•	•	•	•	•	•	•	•		
Prune & Detail (Bi-Weekly)	•	•										•	
Weeding	•	•	•	•	•	•	•	•	•	•	•	•	
Mulching	•			•			•			•			
Integrated Pest Management			•			•			•			•	•
Fertilize (Organic, Bridge)				•				•				•	
Debris Clean Up	•	•	•	•	•	•	•	•	•	•	•	•	
TREES	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	BID APPROVAL
Prune up to 12' vertical clearance	•			•			•			•			
Tree Well Detail	•			•			•			•			
Tree Well Mulching	•			•			•			•			
Arborist Inspection	•				•				•				
Tree Stake Adjustment	•	•	•	•	•	•	•	•	•	•	•	•	
IRRIGATION	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	BID APPROVAL
Check & Adjust Where Necessary	•	•	•	•	•	•	•	•	•	•	•	•	
Spring Start Up			•										
System Upgrades ¹													•
QUALITY CONTROL INSP.	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	BID APPROVAL
On-Site Inspection	•	•	•	•	•	•	•	•	•	•	•	•	

System Upgrades¹

Performed at additional costs.

Aeration/Dethatching/Reseed¹

Performed at additional costs.



V. STAFF AND EQUIPMENT PLAN

Management Team

- ✂ **Senior Account Manager** – monthly visit. **Operations Manager** – monthly visit. **Account manager** – biweekly visit. **Area Supervisor** – 3 days per week. **Irrigation Tech** – weekly visit. **Plant Health Care Tech** – As Needed. **Certified Arborist** – quarterly visits.

*City T Team (2) Man Crew

- ✂ **Crew Leader** – 5 daily visits. **Crew Member** – 5 daily visits.

Job Sites (includes the labor to spread mulch on an ongoing basis at all areas-as needed)

- ✂ Downtown T, Parking Lots, Mills Corner, Salt Marsh, Palm to Linden Trail, Casitas Pass Median, the Carp Creek Bike Path and City Hall, Rincon bluffs, Carpinteria Bluffs and Tar Pits Park. Crew will visit the other two Bike paths on a monthly basis. All job sites will be serviced with battery powered Club cart and battery powered equipment.

Equipment

- ✂ Battery Powered Club Cart
- ✂ Battery Powered Push Mower
- ✂ Battery Powered Handheld Equipment
- ✂ Battery Powered Backpack Blower
- ✂ Battery Powered Electrostatic Backpack Sprayer (playground sanitation equipment)

*Parks Team (2) Man Crew

- ✂ **Crew Leader** – 5 daily visits. **Crew Member** – 5 daily visits.

Job Sites (includes the labor to spread mulch on an ongoing basis at all areas-as needed)

- ✂ Viola Fields, Monte Vista Park, Creek Park, El Carro Park, Heath Ranch Park, Franklin Creek Park, Memorial Park, Tomol Park, Seaside Park/ Library/ Veterans Hall, Community Pool and Historical Marker Park.

Equipment

- ✂ Eco Friendly Utility Van
- ✂ Eco Friendly Solar Powered Equipment Trailer
- ✂ Battery Powered Zero Turn Mower
- ✂ Battery Powered Handheld Equipment
- ✂ Battery Powered Backpack Blower
- ✂ Battery Powered Electrostatic Backpack Sprayer (playground sanitation equipment)



VI. IRRIGATION MANAGEMENT

Water Management All Areas

- ✧ Monitor the moisture levels around all ornamental plants including, but not limited to trees, lawn, shrubs, perennials, groundcovers and annuals. Report problems (including hot spots or saturated areas) to ShowScapes irrigation manager during normal maintenance visits.
- ✧ Fix irrigation system leaks and broken or misdirected heads as needed on every site visit.

Spring start-up

- ✧ Open the main valve(s), inspect and adjust all sprinkler heads, re-program and check battery backup in controller, and troubleshoot the entire system.
- ✧ Test sensors (rain, soil moisture, weather) and zone coverage while running.
- ✧ Set ET-based, seasonal, or weather-based manual or automatic programs. Post Spring, Summer, Fall and Winter schedules (runtimes x days/zone) and monitor throughout season.

Checks and repairs

Once per month inspect irrigation system. Irrigation inspections shall include the following:

- ✧ Activation of zones to inspect for valve function, lateral breaks, damaged heads, coverage or anything else that would indicate any malfunction of the irrigation system.
- ✧ Adjust irrigation heads for proper coverage.
- ✧ Adjust automatic controller to establish frequency and length of given watering cycles for seasonal requirements and water restrictions.
- ✧ Over spray of water from irrigation systems onto streets, sidewalks and or stairs, will be adjusted to minimize runoff.
- ✧ Use multiple-start times and shorter run times to prevent runoff. Drip systems will be left on for sufficient time to allow for saturation of the root zone. Shorter runs with drip irrigation do not provide sufficient water penetration for healthy root development.
- ✧ Annually submit recommendations for changes to system that will improve water efficiency while meeting the plants' needs.



VII. Shrubs, Bed, Slopes Detail & Mulching

- ✎ Prune shrubs to allow them to grow in their natural form, we will prune shrubs to develop into the natural shapes expected of the plant variety. We will not shear shrubs into topiary (shapes) unless its species specific to shearing. Plant species separation and detail
- ✎ Detail beds and blow parking areas
- ✎ Remove dead or declining shrubs. Provide any enhancement proposals should the Board be interested in landscape enhancements. Options: Entry enhancements
- ✎ Complementary repurposed mulch from our tree division – as needed
- ✎ Provide enhancement proposals

ShowScapes Property



Example: *Detailed tree rings observed at a Showscapes property.* Mulch insulates the soil helping to provide a buffer from heat and cold temperatures. It retains water helping to keep the roots moist and helps keep weeds out to help prevent root competition. Lastly, mulch prevents soil compaction & reduces lawn mower damage.

Landscape enhancement options: *Mulching and planting sustainable, low maintenance perennial plants can instantly improve visual impact at a minimal cost to the customer. Being consistent with plant material throughout your landscape will greatly improve the beauty of your property.*



VIII. 90 DAY ENHANCEMENT PLAN *(Included in contract)*

We are committed to giving you visible results in the first 90 days of our service. We have conducted an onsite inspection and created a punch list for our Landcare team to complete in the first 90 days based on priorities in the following areas of concern.

**The following items are to be completed at no charge to the City of Carpinteria.*

Trees *(Risk Reduction)*

- ✎ *Risk reduction pruning at Viola Park and El Carro Park to mitigate safety concerns over target areas *(see attached tree risk reduction pruning recommendations)*.
- ✎ Prune in accordance with accepted ANSI A300 standards for proper pruning. All pruning will be supervised by one of our Certified Arborist.
- ✎ Recycle all tree trimmings at city yard.
- ✎ Remove tree stakes from trees where necessary.
- ✎ All sucker growth from trunk and base of trees shall be removed.
- ✎ Maintain a vertical clearance of 8' above all parking spaces, walkways and a vertical clearance of 12'-15' above streets.

Gophers *(Nontoxic Treatments)*

- ✎ *Weekly subsurface inoculations of (Compressed CO₂ gas) to achieve an acceptable level of gopher control.

Sports field Turf *(Weed Control)*

- ✎ *Weekly broadleaf weed control at Viola Park and El Carro Park to achieve an acceptable level of control. *(materials not included)*.

Planter Beds Along City T *(weed removal & mulch)*

- ✎ *Weed removal in all city and parking lot planter beds. Top dress all bare areas with city supplied mulch.

Tree Rings in Turf *(Mulch)*

- ✎ *Establish detailed tree rings in all turf areas. Top dress with city supplied mulch.

Irrigation System *(Audit and Assessment Report)*

- ✎ *Turn on irrigation system, run and visually inspect for proper zone coverage. Adjust Irrigation heads and nozzles for proper coverage.
- ✎ Perform check on water meters, flow sensors, or any related infrastructure for any leak detection
- ✎ Adjust automatic controller to establish frequency and length of watering periods for seasonal requirements and water restrictions.
- ✎ Update management with recommendations for improvements or repairs, and supply irrigation audit form for approval.

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IX. PERFORMANCE GUARANTEE

Our goal is to not only enhance the health and beauty of your landscape, but to provide you with a team that is committed to consistently exceeding your expectations.

- ⌘ If for any reason you are not completely satisfied with our services in the first ninety days, you may cancel our service contract with a thirty-day written notice. Showscapes is committed to your complete satisfaction.
- ⌘ We based our proposal on the labor hours necessary to provide you with a job that exceeds your expectations. Should we determine additional man hours are necessary to achieve this goal, we will provide additional labor at no cost.

We pride ourselves with providing you with the best land care team in the green industry and we guarantee 100% satisfaction.

EXHIBIT B

PAYMENT RATES AND SCHEDULE

City of Carpinteria					
Parks and Landscape Maintenance					
Urban Parks		Acres	Sq Ft.	Turf Area	Monthly Service Cost
Carpinteria Community Garden		0.6	26,136		Upon Request
Carpinteria Creek Park		1.03	44,867	11,720	\$845
El Carro Park		9.75	424,710	278,550	\$1,873
Franklin Creek Park		0.95	41,382		\$402
Heath Ranch Park		2.4	104,544	72,710	\$819
Historical Marker Park		0.05	2,178		\$201
Memorial Park		2.1	91,476	73,950	\$819
Mills Corner		0.06	2,614		\$98
Monte Vista Park		3.66	159,430	101,800	\$845
Tomol Interpretive Play Area and Trail		2.2	95,832	1,411	\$628
Viola Fields		6	261,360	226,360	\$1,873
Open Space / Natural Areas					
Carpinteria Bluffs Preserve		39	1,698,840		\$608
Lagunitas Park		2.56	111,514		Included
Rincon Bluffs Preserve		21.65	943,074		\$906
Salt Marsh Nature Park		8.6	374,616		\$989
Tar Pits Park		9	392,040		\$906
Bike / Multiuse Trails					
Carpinteria Creek Bike Path		3	130,680		\$494
Franklin Creek Bike Path		0.5	21,780		\$144
Santa Monica Bike Path		1	43,560		\$144
Tar Pits Park to Harbor Seal Rookery		0.85	37,026		\$227
Street Planters					
Carpinteria Avenue - east bound		0.1	4,214		Included
Carpinteria Avenue - west bound		0.52	22,707		Included
Casitas Pass Road - center median		0.06	2,460		Included
Linden Avenue-south bound		0.03	1,400		Included
Linden Avenue- north bound		0.02	782		Included
Linden Avenue- center median		0.02	880		Included

Linden Avenue- seal fountain plaza		0	115		Included
Linden Avenue- north of Carp Avenue		3.91	170,250		Included
Total Downtown Tee- Linden & Carp Ave					\$2,982
Linden to Holly Path					\$732
Casitas Pass & Via Real Triangle (Cal Trans Landscape)					\$1,273
Public Facilities					
Carpinteria City Hall		4.65	202,554		\$742
Skate Park (Daily Service)					\$1,236
Carpinteria Community Pool		0.85	37,026		\$660
Seaside Park		0.45	19,602		\$494
Veterans Hall Campus		0.7	30,492		\$556
Unimproved/ Future Maint Areas					
City Lot #4		1.4	60,984		Included
Farmer Parcel		1.54	67,082		Included
Parking Lots					
Parking Lot No. 1		1	43,560		\$201
Parking Lot No. 2		0.45	19,602		\$201
Parking Lot No. 3		1.4	60,984		\$201
Wullbrandt Way Parking		0.15	6,534		\$201
Total Turf Area			17.6	766,501	
Total Parkland Acreage		<u>132.2058</u>			
TOTAL MONTHLY SERVICE COST					\$22,300
Additional Services					
Clover / Broadleaf Control in turf	per sq. ft	0.005			
Top Dressing (labor)	per sq. ft	0.004			
Aeration	per sq. ft	0.006			
Sprinkler Nozzle Replacement	Material only	4" \$15 6" \$20	Completed by crew		
Rotor Popup Repair/ Replacement	Material only	\$40	Completed by crew		
Lateral Line Repair	each	\$175	\$ Includes tech		

1" Valve Repair/ Replacement	each	\$335	\$ Includes tech		
1.5" Valve Repair/ Replacement	each	\$409	\$ Includes tech		
2" Valve Repair/ Replacement	each	\$419	\$ Includes tech		
Valve Solenoid Replacement	each	\$135	\$ Includes tech		
Valve Diaphragm Replacement	each	\$145	\$ Includes tech		
1" Main Line Repair	each	\$349	\$ Includes tech		
1.5" Main Line Repair	each	\$569	\$ Includes tech		
2" Main Line Repair	each	\$579	\$ Includes tech		
Planting Labor Per Flat (seasonal)	each	Included			
Planting Labor Per One Gallon	each	\$65 per/hr			
Planting Labor Per 5 Gallon	each	\$65 per/hr			
Planting Labor Per 15 Gallon	each	\$65 per/hr			
Gopher Control - all improved areas		*Regular Included	*Infestation \$75/hr		
Mulch Distribution Labor	Included	\$65 per/hr. for			

EXHIBIT C

RESOLUTION OF CONSTRUCTION CLAIMS

The following pertains to Public Contract Code Sections 20104 through 20104.6 (Resolution of Construction Claims)

1. This article applies to all public works claims of three hundred seventy-five thousand dollars (\$375,000) or less which arise between a contractor and a local agency.
2. This article shall not apply to any claims resulting from a contract between a contractor and a public agency when the public agency has elected to resolve any disputes pursuant to Article 7.1 (commencing with Section 10240) of Chapter 1 of Part 2.
3. "Public work" means "public works contract" as defined in Section 1101 but does not include any work or improvement contracted for by the state or the Regents of the University of California.
4. "Claim" means a separate demand by the contractor for (a) a time extension, (b) payment of money or damages arising from work done by, or on behalf of, the contractor pursuant to the contract for a public work and payment of which is not otherwise expressly provided for or the claimant is not otherwise entitled to, or (c) an amount the payment of which is disputed by the local agency.
5. The provisions of this article or a summary thereof shall be set forth in the plans or specifications for any work which may give rise to a claim under this article.
6. This article applies only to contracts entered into on or after January 1, 1991.
7. For any claim subject to this Agreement, the following requirements apply:
 - a. The claim shall be in writing and include the documents necessary to substantiate the claim. Claims must be filed on or before the date of final payment. Nothing in this subdivision is intended to extend the time limit or supersede notice requirements otherwise provided by contract for the filing of claims.
 - b. (1) For claims of less than fifty thousand dollars (\$50,000), the City shall respond in writing to any written claim within 45 days of receipt of the claim, or may request, in writing, within 30 days of receipt of the claim, any additional documentation supporting the claim or relating to defenses to the claim the City may have against the claimant.

(2) If additional information is thereafter required, it shall be requested and provided pursuant to this subdivision, upon mutual agreement of the City and the claimant.

- (3) The City's written response to the claim, as further documented, shall be submitted to the claimant within 15 days after receipt of the further documentation or within a period of time no greater than that taken by the claimant in producing the additional information, whichever is greater.
- c. (1) For claims of over fifty thousand dollars (\$50,000) and less than or equal to three hundred seventy-five thousand dollars (\$375,000), the City shall respond in writing to all written claims within 60 days of receipt of the claim, or may request, in writing, within 30 days of receipt of the claim, any additional documentation supporting the claim or relating to defenses to the claim the City may have against the claimant.
- (2) If additional information is thereafter required, it shall be requested and provided pursuant to this subdivision, upon mutual agreement of the City and the claimant.
- (3) The City's written response to the claim, as further documented, shall be submitted to the claimant within 30 days after receipt of the further documentation, or within a period of time no greater than that taken by the claimant in producing the additional information or requested documentation, whichever is greater.
- d. If the claimant disputes the City's written response, or the City fails to respond within the time prescribed, the claimant may so notify the City, in writing, either within 15 days of receipt of the City's response or within 15 days of the City's failure to respond within the time prescribed, respectively, and demand an informal conference to meet and confer for settlement of the issues in dispute. Upon a demand, the City shall schedule a meet and confer conference within 30 days for settlement of the dispute.
- e. Following the meet and confer conference, if the claim or any portion remains in dispute, the claimant may file a claim as provided in Chapter 1 (commencing with Section 900) and Chapter 2 (commencing with Section 910) of Part 3 of Division 3.6 of Title 1 of the Government Code. For purposes of those provisions, the running of the period of time within which a claim must be filed shall be tolled from the time the claimant submits his or her written claim pursuant to subdivision (a) until the time that claim is denied as a result of the meet and confer process, including any period of time utilized by the meet and confer process.
- f. This article does not apply to tort claims and nothing in this article is intended nor shall be construed to change the time periods for filing tort claims or actions specified by Chapter 1 (commencing with Section 900) and Chapter 2 (commencing with Section 910) of Part 3 of Division 3.6 of Title 1 of the Government Code.

The following procedures are established for all civil actions filed to resolve claims subject to this article:

8. Within 60 days, but no earlier than 30 days, following the filing or responsive pleadings, the court shall submit the matter to nonbinding mediation unless waived by mutual stipulation of both parties. The mediation process shall provide for the selection within 15 days by both

parties of a disinterested third person as mediator, shall be commenced within 30 days of the submittal, and shall be concluded within 15 days from the commencement of the mediation unless a time requirement is extended upon a good cause showing to the court or by stipulation of both parties. If the parties fail to select a mediator within the 15-day period, any party may petition the court to appoint the mediator.

9. (a) If the matter remains in dispute, the case shall be submitted to judicial arbitration pursuant to Chapter 2.5 (commencing with Section 1141.10) of Title 3 of Part 3 of the Code of Civil Procedure, notwithstanding Section 1141.11 of that code. The Civil Discovery Act (Title 4 (commencing with Section 2016.010) of Part 4 of the Code of Civil Procedure) shall apply to any proceeding brought under this subdivision consistent with the rules pertaining to judicial arbitration.

(b) Notwithstanding any other provision of law, upon stipulation of the parties, arbitrators appointed for purposes of this article shall be experienced in construction law, and, upon stipulation of the parties, mediators and arbitrators shall be paid necessary and reasonable hourly rates of pay not to exceed their customary rate, and such fees and expenses shall be paid equally by the parties, except in the case of arbitration where the arbitrator, for good cause, determines a different division. In no event shall these fees or expenses be paid by state or county funds.

(c) In addition to Chapter 2.5 (commencing with Section 1141.10) of Title 3 of Part 3 of the Code of Civil Procedure, any party who after receiving an arbitration award requests a trial de novo but does not obtain a more favorable judgment shall, in addition to payment of costs and fees under that chapter, pay the attorney's fees of the other party arising out of the trial de novo.

10. The court may, upon request by any party, order any witnesses to participate in the mediation or arbitration process.
11. The City shall not fail to pay money as to any portion of a claim which is undisputed except as otherwise provided in the contract.
12. In any suit filed under Section 20104.4, the City shall pay interest at the legal rate on any arbitration award or judgment. The interest shall begin to accrue on the date the suit is filed in a court of law.
13. Pursuant to California Public Contract Code Section 7201, the City may not retain greater than five (5%) percent of contract price.

EXHIBIT D

INSURANCE REQUIREMENTS

Prior to the beginning of and throughout the duration of the Work, Consultant will maintain insurance in conformance with the requirements set forth below. Consultant will use existing coverage to comply with these requirements. If that existing coverage does not meet the requirements set forth here, Consultant agrees to amend, supplement or endorse the existing coverage to do so. Consultant acknowledges that the insurance coverage and policy limits set forth in this section constitute the minimum amount of coverage required. Any insurance proceeds available to City in excess of the limits and coverage required in this agreement and which is applicable to a given loss, will be available to City.

Consultant shall provide the following types and amounts of insurance:

Commercial General Liability Insurance using Insurance Services Office “Commercial General Liability” policy form CG 00 01 or the exact equivalent. Defense costs must be paid in addition to limits. There shall be no cross liability exclusion for claims or suits by one insured against another. Limits are subject to review but in no event less than \$1,000,000 per occurrence.

Business Auto Coverage on ISO Business Auto Coverage form CA 00 01 including symbol 1 (Any Auto) or the exact equivalent. Limits are subject to review, but in no event to be less than \$1,000,000 per accident. If Consultant owns no vehicles, this requirement may be satisfied by a non-owned auto endorsement to the general liability policy described above. If Consultant or Consultant’s employees will use personal autos in any way on this project, Consultant shall provide evidence of personal auto liability coverage for each such person.

When applicable, Workers Compensation on a state-approved policy form providing statutory benefits as required by law with employer’s liability limits no less than \$1,000,000 per accident or disease.

Excess or Umbrella Liability Insurance (Over Primary) if used to meet limit requirements, shall provide coverage at least as broad as specified for the underlying coverages. Any such coverage provided under an umbrella liability policy shall include a drop down provision providing primary coverage above a maximum \$25,000 self-insured retention for liability not covered by primary but covered by the umbrella. Coverage shall be provided on a “pay on behalf” basis, with defense costs payable in addition to policy limits. Policy shall contain a provision obligating insurer at the time insured’s liability is determined, not requiring actual payment by the insured first. There shall be no cross liability exclusion precluding coverage for claims or suits by one insured against another. Coverage shall be applicable to City for injury to employees of Consultant, subconsultants or others involved in the Work. The scope of coverage provided is subject to approval of City following receipt of proof of insurance as required herein. Limits are subject to review but in no event less than \$1,000,000 per occurrence.

Professional Liability or Errors and Omissions Insurance as appropriate shall be written on a policy form coverage specifically designed to protect against acts, errors or omissions of the consultant and “Covered Professional Services” as designated in the policy must specifically include work performed under this agreement. The policy limit shall be no less than \$1,000,000 per claim and in the aggregate. The policy must “pay on behalf of” the insured and must include a provision establishing the insurer’s duty to defend. The policy retroactive date shall be on or before the effective date of this agreement.

Insurance procured pursuant to these requirements shall be written by insurers that are admitted carriers in the state of California and with an A.M. Bests rating of A- or better and a minimum financial size VII.

General conditions pertaining to provision of insurance coverage by Consultant. Consultant and City agree to the following with respect to insurance provided by Consultant:

1. Consultant agrees to have its insurer endorse the third party general liability coverage required herein to include as additional insureds City, its officials, employees, volunteers and agents, using standard ISO endorsement No. CG 2010-0413. Consultant also agrees to require all contractors and subcontractors to do likewise.
2. No liability insurance coverage provided to comply with this Agreement shall prohibit Consultant, or Consultant's employees or agents, from waiving the right of subrogation prior to a loss. Consultant agrees to waive subrogation rights against City regardless of the applicability of any insurance proceeds, and to require all contractors and subcontractors to do likewise.
3. All insurance coverage and limits provided by Contractor and available or applicable to this agreement are intended to apply to the full extent of the policies. Nothing contained in this Agreement or any other agreement relating to the City or its operations limits the application of such insurance coverage.
4. None of the coverages required herein will be in compliance with these requirements if they include any limiting endorsement of any kind that has not been first submitted to City and approved of in writing.
5. No liability policy shall contain any provision or definition that would serve to eliminate so-called "third party action over" claims, including any exclusion for bodily injury to an employee of the insured or of any contractor or subcontractor.
6. All coverage types and limits required are subject to approval, modification and additional requirements by the City, as the need arises. Consultant shall not make any reductions in scope of coverage (e.g., elimination of contractual liability or reduction of discovery period) that may affect City's protection without City's prior written consent.
7. Proof of compliance with these insurance requirements, consisting of certificates of insurance evidencing all of the coverages required and an additional insured endorsement to Consultant's general liability policy, shall be delivered to City at or prior to the execution of this Agreement. In the event such proof of any insurance is not delivered as required, or in the event such insurance is canceled at any time and no replacement coverage is provided, City has the right, but not the duty, to obtain any insurance it deems necessary to protect its interests under this or any other agreement and to pay the premium. Any premium so paid by City shall be charged to and promptly paid by Consultant or deducted from sums due Consultant, at City option.
8. Certificate(s) are to reflect that the insurer will provide 30 (thirty) days notice to City of any cancellation of coverage. Consultant agrees to require its insurer to modify such certificates to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, or that any party will "endeavor" (as opposed to being required) to comply with the requirements of the certificate.

9. It is acknowledged by the parties of this agreement that all insurance coverage required to be provided by Consultant or any subcontractor, is intended to apply first and on a primary, non-contributing basis in relation to any other insurance or self insurance available to City.
10. Consultant agrees to ensure that subcontractors, and any other party involved with the project who is brought onto or involved in the project by Consultant, provide the same minimum insurance coverage required of Consultant. Consultant agrees to monitor and review all such coverage and assumes all responsibility for ensuring that such coverage is provided in conformity with the requirements of this section. Consultant agrees that upon request, all agreements with subcontractors and others engaged in the project will be submitted to City for review.
11. Consultant agrees not to self-insure or to use any self-insured retentions or deductibles on any portion of the insurance required herein and further agrees that it will not allow any contractor, subcontractor, Architect, Engineer or other entity or person in any way involved in the performance of work on the project contemplated by this agreement to self-insure its obligations to City. If Consultant's existing coverage includes a deductible or self-insured retention, the deductible or self-insured retention must be declared to the City. At that time the City shall review options with the Consultant, which may include reduction or elimination of the deductible or self-insured retention, substitution of other coverage, or other solutions.
12. The City reserves the right at any time during the term of the contract to change the amounts and types of insurance required by giving the Consultant ninety (90) days advance written notice of such change. If such change results in substantial additional cost to the Consultant, the City will negotiate additional compensation proportional to the increased benefit to City.
13. For purposes of applying insurance coverage only, this Agreement will be deemed to have been executed immediately upon any party hereto taking any steps that can be deemed to be in furtherance of or towards performance of this Agreement.
14. Consultant acknowledges and agrees that any actual or alleged failure on the part of City to inform Consultant of non-compliance with any insurance requirement in no way imposes any additional obligations on City nor does it waive any rights hereunder in this or any other regard.
15. Consultant will renew the required coverage annually as long as City or its employees or agents face an exposure from operations of any type pursuant to this Agreement. This obligation applies whether or not the Agreement is canceled or terminated for any reason. Termination of this obligation is not effective until City executes a written statement to that effect.
16. Consultant shall provide proof that policies of insurance required herein expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Proof that such coverage has been ordered shall be submitted prior to expiration. A coverage binder or letter from Consultant's insurance agent to this effect is acceptable. A certificate of insurance and/or additional insured endorsement as required in these specifications applicable to the renewing or new coverage must be provided to City within five days of the expiration of the coverages.
17. The provisions of any workers' compensation or similar act will not limit the obligations of Consultant under this Agreement. Consultant expressly agrees not to use any statutory immunity defenses under such laws with respect to City, its employees, officials and agents.

18. Requirements of specific coverage features or limits contained in this section are not intended as limitations on coverage, limits or other requirements nor as a waiver of any coverage normally provided by any given policy. Specific reference to a given coverage feature is for purposes of clarification only as it pertains to a given issue and is not intended by any party or insured to be limiting or all-inclusive.
19. These insurance requirements are intended to be separate and distinct from any other provision in this agreement and are intended by the parties here to be interpreted as such.
20. The requirements in this Section supersede all other sections and provisions of this Agreement to the extent that any other section or provision conflicts with or impairs the provisions of this Section.
21. Consultant agrees to be responsible for ensuring that no contract used by any party involved in any way with the project reserves the right to charge City or Consultant for the cost of additional insurance coverage required by this agreement. Any such provisions are to be deleted with reference to City. It is not the intent of City to reimburse any third party for the cost of complying with these requirements. There shall be no recourse against City for payment of premiums or other amounts with respect thereto.
22. The City's failure to comply with reporting requirements should not affect coverage required under the Agreement.
23. The consultant's insurance is primary to that of any insurance claimed by the City.

Consultant agrees to provide immediate notice to City of any claim or loss against Consultant arising out of the work performed under this agreement. City assumes no obligation or liability by such notice, but has the right (but not the duty) to monitor the handling of any such claim or claims if they are likely to involve City.



TREESCA-02

APAIVA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/25/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Assured Partners of CA Insurance Services, LLC dba: Wateridge Insurance Services 9655 Granite Ridge Drive, Ste 450 San Diego, CA 92123	CONTACT NAME: PHONE (A/C, No, Ext): (858) 452-2200 FAX (A/C, No): (858) 452-6004 E-MAIL ADDRESS:
	INSURER(S) AFFORDING COVERAGE INSURER A: Greenwich Insurance Company INSURER B: XL Specialty Insurance Company INSURER C: Carolina Casualty Insurance Company INSURER D: INSURER E: INSURER F:
INSURED Showscapes, Inc. dba Treescapes 1200 Paseo Camarillo, Suite #255 Camarillo, CA 93010	NAIC # 22322 37885 10510

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR ☒ Include E&O GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PROJECT ☐ LOC OTHER:	X	X	NPC100662803	11/30/2025	11/30/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 ARBORIST AND LA \$ 1,000,000
B	☒ AUTOMOBILE LIABILITY ☒ ANY AUTO OWNED AUTOS ONLY ☒ HIRED AUTOS ONLY ☐ SCHEDULED AUTOS ☒ NON-OWNED AUTOS ONLY	X	X	NBA100662603	11/30/2025	11/30/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE DED RETENTION \$			NEC700029301	11/30/2025	11/30/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000
C	☒ WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	BNET963970069	7/1/2025	7/1/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B	Equipment Floater			NIM100662703	11/30/2025	11/30/2026	Scheduled Equipment 831,554

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: Insureds operations performed under written contract

City of Carpinteria, its officials, employees, volunteers, and agents, are named additional insured with respects to general and auto liability. Coverage is Primary and Non Contributory. GL/AUTO waivers apply.

CERTIFICATE HOLDER

CANCELLATION

CITY OF CARPINTERIA 5775 Carpinteria Avenue Carpinteria, CA 93013	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	---

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

XL PLUS BUSINESS AUTO EXTENSION ENDORSEMENT

This endorsement modifies insurance provided under the following:

BUSINESS AUTO COVERAGE FORM

COVERAGE DESCRIPTION

- A. Temporary Substitute Auto Physical Damage**
- B. Who Is An Insured**
 - 1. Broad Form Insured**
 - 2. Employees As Insureds**
 - 3. Additional Insured By Contract, Agreement or Permit**
 - 4. Employee Hired Autos**
- C. Supplementary Payments**
- D. Amended Fellow Employee Exclusion**
- E. Physical Damage Coverage**
 - 1. Rental Reimbursement**
 - 2. Extra Expense – Broadened Coverage**
 - 3. Personal Effects Coverage**
 - 4. Lease Gap**
 - 5. Glass Repair – Waiver Of Deductible**
- F. Physical Damage Coverage Extensions**
 - 1. Additional Transportation Expense**
 - 2. Hired Auto Physical Damage**
- G. Business Auto Conditions**
 - 1. Notice Of Occurrence**
 - 2. Waiver Of Subrogation**
 - 3. Unintentional Failure To Disclose Hazards**
 - 4. Primary Insurance**
- H. Bodily Injury Redefined**
- I. Extended Cancellation Condition**

A. Temporary Substitute Auto Physical Damage

SECTION I – COVERED AUTOS, C. Certain Trailers, Mobile Equipment And Temporary Substitute Autos is changed by adding the following:

If Physical Damage coverage is provided by this Coverage Form, the following types of vehicles are also covered “autos” for Physical Damage coverage:

1. Any “auto” you do not own while used with the permission of its owner as a temporary substitute for a covered “auto” you own that is out of service because of its:
 - a. Breakdown;
 - b. Repair;
 - c. Servicing;
 - d. “Loss”; or
 - e. Destruction.

B. Who Is An Insured

SECTION II – COVERED AUTOS LIABILITY COVERAGE, A. Coverage, 1. Who Is An Insured is changed by adding the following:

1. Broad Form Insured

For any covered “auto”, any subsidiary, affiliate or organization, other than a partnership or joint venture, as may now exist or hereafter be constituted over which you assume active management or maintain ownership or majority interest, provided that you notify us within ninety (90) days from the date that any such subsidiary or affiliate is acquired or formed and that there is no similar insurance available to that organization. However, coverage does not apply to “bodily injury” or “property damage” that occurred before you acquired or formed the organization.

2. Employees As Insureds

Any “employee” of yours is an “insured” while using a covered “auto” you don’t own, hire or borrow, in your business or your personal affairs.

3. Additional Insured By Contract, Agreement Or Permit

Any person or organization with whom you have agreed in writing in a contract, agreement or permit, to provide insurance such as is provided under this policy, provided that the “bodily injury” or “property damage” occurs subsequent to the execution of the written contract, agreement or permit.

4. Employee Hired Autos

An “employee” of yours is an “insured” while operating an “auto” hired or rented under a contract or agreement in that “employee’s” name, with your permission, while performing duties related to the conduct of your business.

SECTION IV – BUSINESS AUTO CONDITIONS, B. General Conditions, 5. Other Insurance, b. is replaced with the following:

b. For Hired Auto Physical Damage Coverage, the following are deemed to be covered "autos" you own:

- (1)** Any covered "auto" you lease, hire, rent or borrow; and
- (2)** Any covered "auto" hired or rented by your "employee" under a contract in that individual "employee's" name, with your permission, while performing duties related to the conduct of your business.

However, any "auto" that is leased, hired, rented or borrowed with a driver is not a covered "auto".

C. Supplementary Payments

SECTION II – COVERED AUTOS LIABILITY COVERAGE, A. Coverage, 2. Coverage Extensions, a. Supplementary Payments is changed as follows:

Item **(2)** is deleted and replaced by the following:

- (2)** Up to \$3,500 for cost of bail bonds (including bonds for related traffic law violations) required because of an "accident" we cover. We do not have to furnish these bonds.

Item **(4)** is deleted and replaced by the following:

- (4)** All reasonable expenses incurred by the "insured" at our request, including actual loss of earnings up to \$500 a day because of time off from work.

D. Amended Fellow Employee Exclusion

SECTION II – COVERED AUTOS LIABILITY COVERAGE, B. Exclusions, 5. Fellow Employee does not apply.

The insurance provided under this Provision **D.** is excess over any other collectible insurance.

E. Physical Damage Coverage

SECTION III – PHYSICAL DAMAGE COVERAGE, A. Coverage is changed by adding the following:

1. Rental Reimbursement

- a.** We will pay for rental reimbursement expenses incurred by you for the rental of an "auto" because of "loss" to a covered "auto". Payment applies in addition to the otherwise applicable amount of each coverage you have on a covered "auto". No deductibles apply to this coverage.
- b.** We will pay only for those expenses incurred during the policy period beginning twenty-four (24) hours after the "loss" and ending, regardless of the policy's expiration, with the lesser of the following number of days:

- (1) The number of days reasonably required to repair or replace the covered "auto". If "loss" is caused by theft, this number of days is added to the number of days it takes to locate the covered "auto" and return it to you.
 - (2) Thirty (30) days.
- c. Our payment is limited to the lesser of the following amounts:
 - (1) Necessary and actual expenses incurred.
 - (2) \$50 any one day per private passenger "auto";
\$100 any one day per truck;
\$1,500 any one period per private passenger "auto";
\$3,000 any one period per truck; or
Higher limits if shown elsewhere in this policy.
- d. This coverage does not apply while there are spare or reserve "autos" available to you for your operations.
- e. If "loss" results from the total theft of a covered "auto" of the private passenger type, we will pay under this coverage only that amount of your rental reimbursement expenses which is not already provided for under the Physical Damage Coverage Extension.

2. Extra Expense – Broadened Coverage

We will pay for the expense of returning a stolen covered "auto" to you.

3. Personal Effects Coverage

If you have purchased Comprehensive Coverage on this policy for an "auto" you own and that "auto" is stolen, we will pay, without application of a deductible, up to \$500 for "personal effects" stolen from the "auto".

As used in this endorsement, "personal effects" means tangible property that is worn or carried by an "insured". "Personal effects" does not include tools, jewelry, money or securities.

4. Lease Gap

In the event of a total "loss" to a covered "auto" shown in the Declarations, we will pay any unpaid amount due on the lease or loan for a covered "auto", less:

- a. The amount paid under the Physical Damage Coverage Section of the policy; and
- b. Any:
 - (1) Overdue lease/loan payments at the time of the "loss";
 - (2) Financial penalties imposed under a lease for excessive use, abnormal wear and tear or high mileage;
 - (3) Security deposits not returned by the lessor;
 - (4) Costs for extended warranties, Credit Life Insurance, Health, Accident or Disability Insurance purchases with the loan or lease; and
 - (5) Carry-over balances from previous loans or leases.

5. Glass Repair – Waiver Of Deductible

No deductible applies to glass damage if the glass is repaired rather than replaced.

F. Physical Damage Coverage Extensions

SECTION III – PHYSICAL DAMAGE COVERAGE, A. Coverage, 4. Coverage Extensions is amended by the following:

1. Additional Transportation Expense

Sections a. and b. are amended to provide a limit of \$50 per day and a maximum limit of \$1,000.

2. Hired Auto Physical Damage

The following section is added:

Any "auto" you lease, hire, rent or borrow is deemed to be a covered "auto" for physical damage coverage. The most we will pay for each covered "auto" is the lesser of:

- (1) the actual cash value;
- (2) the cost for repair or replacement; or
- (3) \$50,000, or higher limit if shown on the Declarations for Hired Auto Physical Damage Coverage.

For each covered "auto" a deductible of \$100 for Comprehensive Coverage and \$1,000 for Collision Coverage will apply.

G. Business Auto Conditions

SECTION IV – BUSINESS AUTO CONDITIONS, A. Loss Conditions is changed by the following:

1. Notice Of Occurrence

Section 2. – Duties In The Event Of Accident, Claim, Suit Or, Loss, a. is changed by adding the following:

If you report an injury to an "employee" to your workers' compensation carrier and if it is subsequently determined that the injury is one to which this insurance may apply, any failure to comply with this condition will be waived if you provide us with the required notice as soon thereafter as practicable after you know or reasonably should have known that this insurance may apply.

2. Waiver Of Subrogation

Section 5. Transfer Of Rights Of Recovery Against Others To Us is changed by adding the following:

However, this Condition does not apply to any person(s) or organization(s) with whom you have a written contract, but only to the extent that subrogation is waived prior to the "accident" or the "loss" under such contract with that person or organization.

ENDORSEMENT

This endorsement, effective 12:01 a.m., forms part of
Policy No. NPC100662803 issued to Showscapes Inc
by Greenwich Insurance Co

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

XL PLUS ENDORSEMENT

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE FORM

GENERAL DESCRIPTION OF COVERAGE - This endorsement broadens coverage. The following listing is a general coverage description only. Limitations and exclusions may apply to these coverages. Read this endorsement carefully to determine rights, duties, and what is and is not covered.

- A. Reasonable Force – Bodily Injury or Property Damage
- B. Damage To Premises Rented To You Extension
 - Perils of fire, lightning, explosion, smoke, aircraft or vehicles, riot or civil commotion, vandalism, leakage from fire extinguishing equipment or water damage
 - Limit increased to \$300,000
- C. Aircraft Chartered with Crew
- D. Non-Owned Watercraft
- E. Personal and Advertising Injury – Assumed by Insured Contract
- F. Increased Supplementary Payments
 - Cost for bail bonds increased to \$5,000
 - Loss of earnings increased to \$1,000 per day
- G. Resulting Damage to Your Work or Your Product
- H. Broadened Named Insured
- I. In Rem
- J. Additional Insured – Automatic Status When Required in Written Contract or Agreement
- K. Blanket Additional Insured – Managers or Lessors of Premises
- L. Blanket Additional Insured – Lessor of Leased Equipment
- M. Blanket Additional Insured – Controlling Interest

- N.** Blanket Additional Insured – Mortgagee, Assignee or Receiver
- O.** Blanket Additional Insured – State or Governmental Agency
- P.** Blanket Additional Insured – Vendors
- Q.** Blanket Additional Insured – Grantor of Franchise
- R.** Primary Insurance Clause Endorsement
- S.** Injury to Co-Employees and Co-Volunteer Workers
- T.** Knowledge and Notice of Occurrence or Offense
- U.** Unintentional Omission
- V.** Unintentional Failure to Notify or Report
- W.** Liberalization
- X.** Blanket Waiver of Subrogation
- Y.** Extension of Coverage – Bodily Injury
- Z.** Coverage Territory

A. REASONABLE FORCE – BODILY INJURY OR PROPERTY DAMAGE

1. Exclusion **a. Expected Or Intended Injury** of Paragraph 2., **Exclusions of COVERAGE A. - BODILY INJURY AND PROPERTY DAMAGE LIABILITY** of **SECTION I – COVERAGES** is deleted in its entirety and replaced by the following:

This insurance does not apply to:

Expected Or Intended Injury Or Damage

- a. “Bodily injury” or “property damage” expected or intended from the standpoint of the insured. This exclusion does not apply to “bodily injury” or “property damage” resulting from the use of reasonable force to protect persons or property.

B. DAMAGE TO PREMISES RENTED TO YOU EXTENSION

1. The last Paragraph of 2. **Exclusions of COVERAGE A.- BODILY INJURY AND PROPERTY DAMAGE LIABILITY** of **SECTION I – COVERAGES** is deleted in its entirety and replaced by the following:

Exclusions **c.** through **n.** do not apply to damages to premises while rented to you, or temporarily occupied by you with permission of the owner, caused by fire, lightning, explosion, smoke, aircraft or vehicles, riot or civil commotion, vandalism, leakage from fire extinguishing equipment or water damage. A separate limit of insurance applies to this coverage as described in **SECTION III – LIMITS OF INSURANCE**.

2. This insurance does not apply to damage to premises while rented to you, or temporarily occupied by you with permission of the owner, caused by:

- a. Rupture, bursting, or operation of pressure relief devices;
- b. Rupture or bursting due to expansion or swelling of the contents of any building or structure, caused by or resulting from water; or
- c. Explosion of steam boilers, steam pipes, steam engines, or steam turbines.

3. Paragraph 6. of **SECTION III- LIMITS OF INSURANCE** is deleted in its entirety and replaced by the following:

6.a. Subject to Paragraph 5. above, the Damage To Premises Rented To You Limit is the most we will pay under Coverage **A** for damages because of “property damage” to any one premises while rented to you, or temporarily occupied by you with permission of the owner, caused by fire, explosion, lightning, smoke, aircraft or vehicle, riot or civil commotion, vandalism, leakage from fire extinguishing equipment or water damage. The Damage To Premises Rented To You Limit will apply to all damage proximately caused by the same “occurrence”, whether such damage results from fire, explosion, lightning, smoke, aircraft or vehicle or riot or civil commotion, vandalism, leakage from fire extinguishing equipment or water damage or any combination of any of these.

- b. The Damage to Premises Rented to You Limit will be the higher of:

(1) \$300,000; or

(2) The amount shown on the Declarations for Damage to Premises Rented to You Limit.

4. Paragraph **9.a.** of the definition of “insured contract” under **SECTION V - DEFINITIONS**, is deleted in its entirety and replaced by the following:

“Insured contract” means:

- a. A contract for a lease of premises. However, that portion of the contract for a lease of premises that indemnifies any person or organization for damage by fire, lightning, explosion, smoke, aircraft or vehicle, riot or civil commotion, vandalism, leakage from fire extinguishing equipment or water damage to premises while rented to you, or temporarily occupied by you with the permission of the owner is not an “insured contract”.
5. This Article **B.** does not apply if coverage for Damage to Premises Rented to You of **COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY** of **SECTION I – COVERAGES** is excluded by endorsement.

C. AIRCRAFT CHARTERED WITH CREW

1. The following is added to the exceptions contained in exclusion **g., Aircraft, Auto Or Watercraft** in Paragraph 2., **Exclusions** of **COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY** of **SECTION I - COVERAGES**:

This exclusion does not apply to:

Aircraft chartered with crew to any insured.

2. This Article **C.** does not apply if the chartered aircraft is owned by any insured.
3. The insurance provided by this Article **C.** shall be excess over any valid and collectible insurance available to the insured, whether primary, excess, contingent or on any other basis, except for insurance purchased specifically by you to be excess of this policy.

D. NON-OWNED WATERCRAFT

1. The exception contained in Subparagraph (2) of exclusion **g. Aircraft, Auto Or Watercraft** in Paragraph 2., **Exclusions** of **COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY** of **SECTION I - COVERAGES** is deleted in its entirety and replaced by the following:

(2) A watercraft you do not own that is:

- (a) 50 feet long or less; and
- (b) Not being used to carry persons or property for a charge;

2. This Article **D.** applies to any person who, with your expressed or implied consent, either uses or is responsible for the use of the watercraft.
3. This insurance provided by this Article **D.** shall be excess over any other valid and collectible insurance available to the insured, whether primary, excess, contingent or on any other basis, except for insurance purchased specifically by you to be excess of this policy.

E. PERSONAL AND ADVERTISING INJURY – ASSUMED BY INSURED CONTRACT

1. Exclusion **e. Contractual Liability** in Paragraph 2., Exclusions of **COVERAGE B – PERSONAL AND ADVERTISING INJURY LIABILITY** of **SECTION I – COVERAGES** is deleted in its entirety and replaced by the following:

This insurance does not apply to:

e. Contractual Liability

“Personal and advertising injury” for which the insured has assumed liability in a contract or agreement. This exclusion does not apply to liability for damages:

- (1) That the insured would have in the absence of the contract or agreement; or
- (2) Assumed in a written contract or agreement that is an “insured contract”; provided the “personal and advertising injury” is caused by an offense which occurs subsequent to the execution of the contract or agreement.

2. Subparagraph **f.** of the definition of “insured contract” **SECTION V – DEFINITIONS** is deleted in its entirety and replaced by the following:

- f.** That part of any other contract or agreement pertaining to your business, including an indemnification of a municipality in connection for work performed for a municipality, under which you assume the tort liability of another party to pay for “bodily injury”, “property damage” or “personal and advertising injury” to a third party or organization. Tort liability means a liability that would be imposed by law in the absence of any contract or agreement.

3. This Article **E.** does not apply if Coverage **B. Personal And Advertising Injury Liability** is excluded by endorsement.

F. INCREASED SUPPLEMENTARY PAYMENTS

Subparagraphs **1. b.** and **d.** of **SUPPLEMENTARY PAYMENTS – COVERAGES A AND B** of **SECTION I – COVERAGES** are amended as follows:

1. In Subparagraph **b.**, the amount we will pay for the cost of bail bonds is increased up to \$5,000.
2. In Subparagraph **d.**, the amount we will pay for a loss of earnings is increased up to \$1,000 a day.

G. RESULTING DAMAGE TO YOUR WORK OR YOUR PRODUCT

The following is added to Paragraph **1. Insuring Agreement** under **COVERAGE A – BODILY INJURY AND PROPERTY DAMAGE LIABILITY** of **SECTION I – COVERAGES**

Subject to all terms and conditions of the policy but most particularly **SECTION I – COVERAGES** Paragraph **2. Exclusions, a. Expected Or Intended Injury, j. Damage To Property, k. Damage To Your Product and l. Damage To Your Work**, “property damage” resulting from faulty workmanship shall be deemed to be caused by an “occurrence”.

H. BROADENED NAMED INSURED

1. The Named Insured in Item 1. of the Declarations is as follows:

The person or organizations named in Item 1. of the Declarations and any organization, other than a partnership or joint venture, over which you maintain ownership or majority interest on the effective date of the policy. However, coverage for any such organization will cease as of the date that you no longer maintain ownership of, or majority interest in, such organization.

2. This Article G. does not apply to any person or organization for which coverage is excluded by endorsement.

I. IN REM

We agree that any action *in rem* against any vessel owned, operated by or for, or chartered by or for you shall in all respects be treated in the same manner as though the action was *in personam* against you.

J. ADDITIONAL INSURED – AUTOMATIC STATUS WHEN REQUIRED IN WRITTEN CONTRACT OR AGREEMENT

1. **SECTION II – WHO IS AN INSURED** is amended to include as an additional insured any person(s) or organization(s) for whom you have agreed in writing in a contract or agreement that such person(s) or organization(s) be added as an additional insured on your policy. Such person(s) or organization(s) is an additional insured only with respect to liability for:

- a. "Bodily injury" or "property damage" not included in the "products-completed operations hazard"; or

- b. "Personal and advertising injury";

caused by, in whole or in part, your acts or omissions or the acts or omissions of those acting on your behalf in the performance of your operations.

2. The insurance afforded to such additional insured described in Paragraph 1. of this endorsement:

- a. Only applies to the extent permitted by law; and

- b. Will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

3. With respect to insurance afforded to these additional insureds, the following additional exclusion applies:

This insurance does not apply to "bodily injury", "property damage" or "personal and advertising injury" due to rendering of or failure to render any professional service. This includes but is not limited to:

- a. Legal, accounting or advertising services;

- b. Preparing, approving, or failing to prepare or approve, maps, shop drawings, opinions, reports, surveys, field orders, change orders or drawings or specifications;

- c. Inspection, supervision, quality control, architectural or engineering activities done by or for you on a project on which you serve as construction manager;

- d. Engineering services, including related supervisory or inspection services;

- e. Medical, surgical, dental, X-ray or nursing services treatment, advice or instruction;
- f. Any health or therapeutic service treatment, advice or instruction;
- g. Any service, treatment, advice or instruction for the purpose of appearance or skin enhancement, hair removal or replacement, or personal grooming or therapy;
- h. Any service, treatment, advice or instruction relating to physical fitness, including service, treatment, advice or instruction in connection with diet, cardiovascular fitness, bodybuilding or physical training programs;
- i. Optometry or optical or hearing aid services including the prescribing, preparation, fitting, demonstration or distribution of ophthalmic lenses and similar products or hearing aid devices;
- j. Body piercing services;
- k. Services in the practice of pharmacy;
- l. Law enforcement or firefighting services; and
- m. Handling, embalming, disposal, burial, cremation or disinterment of dead bodies.

This exclusion applies even if the claims against any insured allege negligence or other wrongdoing in the supervision, hiring, employment, training or monitoring of others by that insured, if the "occurrence" which caused the "bodily injury" or "property damage", or the offense which caused the "personal and advertising injury", involved the rendering of or failure to render any professional service.

4. With respect to the insurance afforded to these additional insureds, the following is added to **SECTION III – LIMITS OF INSURANCE**:

The most we will pay on behalf of the additional insured is the amount of insurance:

- a. Required by the contract or agreement described in Paragraph 1.; or
- b. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

K. BLANKET ADDITIONAL INSURED – MANAGERS OR LESSORS OF PREMISES

1. **SECTION II – WHO IS AN INSURED** is amended to include as an insured any person or organization with whom you have agreed in a written contract executed prior to loss (an "additional insured"), but only with respect to liability arising out of the ownership, maintenance or use of that part of any premises leased to you, subject to the following provisions:

- a. **Limits of Insurance.** The Limits of Insurance afforded to the "additional insured" shall be the limits you agreed to provide, or the limits shown on the Declarations, whichever is less.
- b. The insurance afforded to the "additional insured" does not apply to:
 - (1) Any "occurrence" that takes place after you cease to be a tenant in that premises;
 - (2) Any premises for which coverage is excluded by endorsement; or

- (3) Structural alterations, new construction or demolition operations performed by or on behalf of such "additional insured".
- 2. The insurance afforded to the "additional insured" is excess over any valid and collectible insurance available to such "additional insured", unless you have agreed in a written contract for this insurance to apply on a primary or contributory basis.

L. BLANKET ADDITIONAL INSURED – LESSOR OF LEASED EQUIPMENT

- 1. **SECTION II – WHO IS AN INSURED** is amended to include an "additional insured" (as defined in Article H. above), but only with respect to their liability arising out of maintenance, operation or use by you of equipment leased to you by such "additional insured", subject to the following provisions:
 - a. Limits of Insurance. The Limits of Insurance afforded to the "additional insured" shall be the limits which you agreed to provide, or the limits shown on the Declarations, whichever is less.
 - b. The insurance afforded to the "additional insured" does not apply to:
 - (1) Any "occurrence" that takes place after the equipment lease expires; or
 - (2) "Bodily injury" or "property damage" arising out of the sole negligence of such additional insured.
- 2. The insurance provided to the "additional insured" is excess over any valid and collectible insurance available to such "additional insured", unless you have a written contract for this insurance to apply on a primary or contributory basis.

M. BLANKET ADDITIONAL INSURED – CONTROLLING INTEREST

- 1. **SECTION II – WHO IS AN INSURED** is amended to include as an additional insured ANY person(s) or organization(s), but only with respect to their liability arising out of:
 - a. Their financial control of you; or
 - b. Premises they own, maintain or control while you lease or occupy these premises.

However:

- c. The insurance afforded to such additional insured only applies to the extent permitted by law; and
 - d. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.
- 2. This insurance does not apply to structural alterations, new construction and demolition operations performed by or for that person or organization.
- 3. With respect to the insurance afforded to these additional insureds, the following is added to **SECTION III – LIMITS OF INSURANCE**:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- a. Required by the contract or agreement; or

- b. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

N. BLANKET ADDITIONAL INSURED – MORTGAGEE, ASSIGNEE OR RECEIVER

- 1. **SECTION II – WHO IS AN INSURED** is amended to include as an additional insured ANY person(s) or organization(s), but only with respect to their liability as mortgagee, assignee or receiver and arising out of the ownership, maintenance or use of the premises by you and shown in the Schedule.

However:

- a. The insurance afforded to such additional insured only applies to the extent permitted by law; and
 - b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.
- 2. This insurance does not apply to structural alterations, new construction and demolition operations performed by or for that person or organization.
 - 3. With respect to the insurance afforded to these additional insureds, the following is added to **SECTION III – LIMITS OF INSURANCE**:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- a. Required by the contract or agreement; or
- b. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

O. BLANKET ADDITIONAL INSURED – STATE OR GOVERNMENTAL AGENCY

- 1. **SECTION II – WHO IS AN INSURED** is amended to include as an additional insured any state or governmental agency or subdivision or political subdivision, subject to the following additional provision:

This insurance applies only with respect to the following hazards for which the state or governmental agency or subdivision or political subdivision has issued a permit or authorization in connection with premises you own, rent or control and to which this insurance applies:

- a. The existence, maintenance, repair, construction, erection or removal of advertising signs, awnings, canopies, cellar entrances, coal holes, driveways, manholes, marquees, hoist away openings, sidewalk vaults, street banners or decorations and similar exposures; or
- b. The construction, erection or removal of elevators; or
- c. The ownership, maintenance or use of any elevators covered by this insurance.

However:

- d. The insurance afforded to such additional insured only applies to the extent permitted by law; and
 - e. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.
2. With respect to the insurance afforded to these additional insureds, the following is added to **SECTION III – LIMITS OF INSURED**:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- a. Required by the contract or agreement; or
- b. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

P. BLANKET ADDITIONAL INSURED - VENDORS

1. **SECTION II – WHO IS AN INSURED** is amended to include as an additional insured any person(s) or organization(s) (referred to throughout this endorsement as vendor), but only with respect to liability for "bodily injury" or "property damage" arising out of "your products" shown in the Schedule of this endorsement which are distributed or sold in the regular course of the vendor's business.

However:

- a. The insurance afforded to such vendor only applies to the extent permitted by law; and
 - b. If coverage provided to the vendor is required by a contract or agreement, the insurance afforded to such vendor will not be broader than that which you are required by the contract or agreement to provide for such vendor.
2. With respect to the insurance afforded to these vendors, the following additional exclusions apply:
- a. The insurance afforded the vendor does not apply to:
 - (1) "Bodily injury" or "property damage" for which the vendor is obligated to pay damages by reason of the assumption of liability in a contract or agreement. This exclusion does not apply to liability for damages that the vendor would have in the absence of the contract or agreement;
 - (2) Any express warranty unauthorized by you;
 - (3) Any physical or chemical change in the product made intentionally by the vendor;
 - (4) Repackaging, except when unpacked solely for the purpose of inspection, demonstration, testing, or the substitution of parts under instructions from the manufacturer, and then repackaged in the original container;

- (5) Any failure to make such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products;
 - (6) Demonstration, installation, servicing or repair operations, except such operations performed at the vendor's premises in connection with the sale of the product;
 - (7) Products which, after distribution or sale by you, have been labeled or relabeled or used as a container, part or ingredient of any other thing or substance by or for the vendor; or
3. "Bodily injury" or "property damage" arising out of the sole negligence of the vendor for its own acts or omissions or those of its employees or anyone else acting on its behalf. However, this exclusion does not apply to:
- a. The exceptions contained in Subparagraphs (4) or (6); or
 - b. Such inspections, adjustments, tests or servicing as the vendor has agreed to make or normally undertakes to make in the usual course of business, in connection with the distribution or sale of the products.

This insurance does not apply to any insured person or organization, from whom you have acquired such products, or any ingredient, part or container, entering into, accompanying or containing such products.

4. With respect to the insurance afforded to these vendors, the following is added to **SECTION III – LIMITS OF INSURANCE:**

If coverage provided to the vendor is required by a contract or agreement, the most we will pay on behalf of the vendor is the amount of insurance:

- a. Required by the contract or agreement; or
- b. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

Q. BLANKET ADDITIONAL INSURED – GRANTOR OF FRANCHISE

1. **SECTION II – WHO IS AN INSURED** is amended to include as an additional insured ANY person(s) or organization(s), but only with respect to their liability as grantor of a franchise to you.

However:

- a. The insurance afforded to such additional insured only applies to the extent permitted by law; and
- b. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

2. With respect to the insurance afforded to these additional insureds, the following is added to **SECTION III – LIMITS OF INSURANCE:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

- a. Required by the contract or agreement; or
 - b. Available under the applicable limits of insurance;
- whichever is less.

This endorsement shall not increase the applicable limits of insurance.

R. PRIMARY INSURANCE CLAUSE ENDORSEMENT

It is agreed that to the extent that insurance is afforded to any Additional Insured under this policy, this insurance shall apply as primary and not contributing with any insurance carried by such Additional Insured, if so required by written contract.

S. INJURY TO CO-EMPLOYEES AND CO-VOLUNTEER WORKERS

1. **SECTION II – WHO IS AN INSURED** is amended to include your “employees” as insureds solely with respect to “bodily injury” to a co-“employee” in the course of the co-“employee’s” employment by you, or to your “volunteer workers” while performing duties related to the conduct of your business, provided that this coverage for your “employees” does not apply to acts outside the scope of their employment by you or while performing duties unrelated to the conduct of your business.
2. **SECTION II – WHO IS AN INSURED** is amended to include your “volunteer workers” as insureds with respect to “bodily injury” to a co-“volunteer worker” while performing duties related to the conduct of your business, or to your “employees” employment by you, provided that this coverage for your “volunteer workers” does not apply while performing duties unrelated to the conduct of your business.

T. KNOWLEDGE AND NOTICE OF OCCURRENCE OR OFFENSE

1. The following is added to Paragraph 2., **Duties In The Event Of Occurrence, Offense, Claim Or Suit** of the **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

Notice of an “occurrence” or of an offense which may result in a claim under this insurance shall be given as soon as practicable after knowledge of the “occurrence” or offense has been reported to any insured listed under Paragraph 1. of **SECTION II – WHO IS AN INSURED** or any “employee” (such as insurance, loss control, risk manager or administrator) designated by you to give such notice.

Knowledge of any other “employee(s)” of an “occurrence” or of an offense does not imply that you also have such knowledge.

Notice shall be deemed prompt if given in good faith as soon as practicable to your workers compensation insurer. This applies only if you subsequently give notice to us as soon as practicable after any insured listed under Paragraph 1. of **SECTION II – WHO IS AN INSURED** or an “employee” (such as an insurance, loss control, or risk manager or administrator) designated by you to give such notice discovers that the “occurrence”, offense or claim may involve this policy.

U. UNINTENTIONAL OMISSION

1. The following is added to Paragraph 6., **Representations**, of **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

The unintentional omission of, or unintentional error in, any information provided by you shall not prejudice your rights under this insurance. However, this Article L. does not affect our right to collect

additional premium or to exercise our right of cancellation or nonrenewal in accordance with applicable state insurance laws or regulations.

V. UNINTENTIONAL FAILURE TO NOTIFY OR REPORT ENDORSEMENT

1. **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS, 2.a. Duties In The Event Of Occurrence, Offense, Claim Or Suit** is amended to add the following:

In the event that an insured reports an injury to its Workers Compensation carrier or handles the injury as a qualified workers compensation self-insurer, and you do not notify us of such injury or the accident out of which such injury arose, and this injury or accident later develops into a claim covered by this policy, the unintentional failure by you to report such injury or accident to us as soon as practicable as an "occurrence" which may result in a claim, shall not be deemed a violation of this condition. You must, however, give us written notice as soon as possible after becoming aware that the injury or accident could develop into a liability claim.

W. LIBERALIZATION

1. The following is added to **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

Liberalization

After the issuance of this policy, if we adopt a change in our forms or rules which would broaden the coverage provided by any form that is a part of this policy without a premium charge, the broader coverage will apply to this policy. This extension is effective upon the approval of such broader coverage in your state.

X. BLANKET WAIVER OF SUBROGATION

1. The following is added to **SECTION IV – COMMERCIAL GENERAL LIABILITY CONDITIONS**:

Waiver of Subrogation

We waive any right of recovery we may have against any person or organization because of payments we make for injury or damage arising out of premises owned or occupied or rented or loaned to you; ongoing operations performed by you or on your behalf, done under a contract with that person or organization; "your work"; or "your products". We waive this right where you have agreed to do so as part of a written contract, executed by you prior to loss.

Y. EXTENSION OF COVERAGE – BODILY INJURY

The definition of "bodily injury" in **SECTION V – DEFINITIONS**, Item 3. is deleted in its entirety and replaced by the following:

3. "Bodily injury" means bodily injury, sickness, or disease sustained by a person. This includes mental anguish, mental injury, shock, fright, or death resulting from the bodily injury.

Z. COVERAGE TERRITORY

The definition of "coverage territory" **SECTION V – DEFINITIONS**, Item 4. is deleted in its entirety and replaced by the following:

4. "Coverage territory" means anywhere in the world with the exception of any country or jurisdiction which is subject to trade or other economic sanction or embargo by the United States of America.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

PRIMARY AND NONCONTRIBUTORY – OTHER INSURANCE CONDITION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
LIQUOR LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

The following is added to the **Other Insurance** Condition and supersedes any provision to the contrary:

Primary And Noncontributory Insurance

This insurance is primary to and will not seek contribution from any other insurance available to an additional insured under your policy provided that:

- (1) The additional insured is a Named Insured under such other insurance; and

- (2) You have agreed in writing in a contract or agreement that this insurance would be primary and would not seek contribution from any other insurance available to the additional insured.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – COMPLETED OPERATIONS

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location And Description Of Completed Operations
Blanket as required by written contract.	Blanket as required by written contract.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury" or "property damage" caused, in whole or in part, by "your work" at the location designated and described in the Schedule of this endorsement performed for that additional insured and included in the "products-completed operations hazard".

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following is added to Section III – Limits Of Insurance:

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or
2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

ADDITIONAL INSURED – OWNERS, LESSEES OR CONTRACTORS – SCHEDULED PERSON OR ORGANIZATION

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART

SCHEDULE

Name Of Additional Insured Person(s) Or Organization(s)	Location(s) Of Covered Operations
Blanket as required by written contract.	Blanket as required by written contract.
Information required to complete this Schedule, if not shown above, will be shown in the Declarations.	

A. Section II – Who Is An Insured is amended to include as an additional insured the person(s) or organization(s) shown in the Schedule, but only with respect to liability for "bodily injury", "property damage" or "personal and advertising injury" caused, in whole or in part, by:

1. Your acts or omissions; or
2. The acts or omissions of those acting on your behalf;

in the performance of your ongoing operations for the additional insured(s) at the location(s) designated above.

However:

1. The insurance afforded to such additional insured only applies to the extent permitted by law; and
2. If coverage provided to the additional insured is required by a contract or agreement, the insurance afforded to such additional insured will not be broader than that which you are required by the contract or agreement to provide for such additional insured.

B. With respect to the insurance afforded to these additional insureds, the following additional exclusions apply:

This insurance does not apply to "bodily injury" or "property damage" occurring after:

1. All work, including materials, parts or equipment furnished in connection with such work, on the project (other than service, maintenance or repairs) to be performed by or on behalf of the additional insured(s) at the location of the covered operations has been completed; or
2. That portion of "your work" out of which the injury or damage arises has been put to its intended use by any person or organization other than another contractor or subcontractor engaged in performing operations for a principal as a part of the same project.

- C. With respect to the insurance afforded to these additional insureds, the following is added to **Section III – Limits Of Insurance:**

If coverage provided to the additional insured is required by a contract or agreement, the most we will pay on behalf of the additional insured is the amount of insurance:

1. Required by the contract or agreement; or

2. Available under the applicable limits of insurance;

whichever is less.

This endorsement shall not increase the applicable limits of insurance.

EXHIBIT E

WORKERS' COMPENSATION REQUIREMENTS

The Consultant is required to sign and file either a statement acknowledging its obligation to secure payment of Workers' Compensation before beginning work, or a declaration confirming that as a sole proprietor consultant is exempt from Workers' Compensation Requirements.

ACKNOWLEDGEMENT OF WORKERS' COMPENSATION OBLIGATION

I, Jerry Monahan, hereby acknowledge my obligation to secure payment of Workers' Compensation before beginning work.

Consultant

By:  _____
Jerry Monahan, President

Dated: 05/18/2026 _____

Showscapes Two Month Extension Agreement-compressed

Final Audit Report

2026-05-20

Created:	2026-05-05
By:	Brian Barrett (brianb@carpinteriaca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAM4fkA9looMPUHzXpU3j8AG-_kWyqDSE8

"Showscapes Two Month Extension Agreement-compressed" History

-  Document created by Brian Barrett (brianb@carpinteriaca.gov)
2026-05-05 - 8:30:30 PM GMT
-  Document emailed to Jerry Monahan (jerry@showscapes.net) for signature
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-  Email viewed by Jerry Monahan (jerry@showscapes.net)
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2026-05-20 - 0:37:42 AM GMT



Document e-signed by Brian Barrett (brianb@carpinteriaca.gov)

Signature Date: 2026-05-20 - 0:38:02 AM GMT - Time Source: server - Signature Appearance Selected: IMAGE



Agreement completed.

2026-05-20 - 0:38:02 AM GMT





City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

Request for waiver of rental and associated fees by Lions Club of Carpinteria for use of the Veterans Memorial Building, Veterans Hall.

STAFF RECOMMENDATION

Staff does not have a specific recommendation and is seeking direction from the City Council.

Sample Motion: I move to (approve / approve with modifications / deny) the request for waiver of rental and associated fees for use of the Veterans Memorial Building, Veterans Hall.

BACKGROUND

On June 8, 2026 members of the Lions Club of Carpinteria (Lions Club) requested City Council to waive the associated facility rental fees for use of the Veterans Hall within the Veterans Memorial Building for three blood drives per year.

The Parks, Recreation and Community Services Department routinely rents the Veterans Hall for an hourly non-profit rate of \$62 and for-profit rate of \$103, which includes an hourly staffing fee of \$26 per hour for a City staff member to be onsite during the entire rental. All rentals are required to pay a refundable per-event deposit of \$300. City staff set up and break down all tables and chairs, and clean the venue afterwards.

Staff is seeking Council's approval, approval with modifications, or denial of the request.

DISCUSSION

The Lions Club originally requested use of the Veterans Hall to host three blood drives annually. During discussions with staff, staff identified potential operational impacts associated with hosting multiple Saturday events at the facility, including conflicts with existing rentals and the busy spring and summer rental season. Staff also noted that blood drives had historically been conducted by Vitalant in coordination with the City

using a blood mobile in City parking lots. As a compromise, the Lions Club revised its request to conduct two annual blood drives at the Veterans Hall and one annual blood drive using a blood mobile in a City parking lot.

The Lions Club has requested a waiver of the Veterans Hall rental and required staffing fees for the two annual blood drives conducted in partnership with Vitalant. According to the Lions Club, these blood drives have been held in the Carpinteria community for approximately 40 years and currently generate approximately 100 pints of blood, potentially saving up to 300 lives.

The organization anticipates using the Veterans Hall approximately two times per year on an ongoing basis. The preferred rental time is Saturday from 8:00 a.m. to 3:00 p.m., on a weekend within November and March each year. The Lions Club has indicated it will provide the required certificates of insurance, does not require use of the kitchen, and will utilize City tables and chairs for donor registration, waiting areas, and blood donation stations. As with all Veterans Hall rentals, City staff would be responsible for facility setup, breakdown, and post-event cleaning.

Under the adopted Master Fee Schedule, nonprofit organizations are charged \$36 per hour for use of the Veterans Hall plus a required staffing fee of \$26 per hour, for a total of \$62 per hour. Based on a seven-hour rental, the estimated fees eligible for waiver total approximately \$434 per event, excluding the refundable \$300 security deposit.

If approved, the City would also incur staffing costs associated with providing required onsite personnel during each event.

If the events are scheduled on Saturdays, there is potential for displacement of existing rentals and programming. Saturdays are generally the highest-demand day for private rentals, including weddings, celebrations, and other community events that typically utilize the full facility. An 8:00 a.m. rental would also displace the regularly scheduled Jazzercise program.

Based on 2026 rental data, the average Saturday Veterans Hall rental generated approximately \$1,582 in facility revenue. Jazzercise generates approximately \$62 from their Saturday facility rental, for a combined average of approximately \$1,644 per Saturday. Based on two Saturday events annually, the potential foregone rental revenue is approximately \$3,288 before accounting for associated staffing costs.

Historical rental data indicates Saturday demand varies throughout the year. In March and November, the requested months for the proposed blood drives, the facility has not been fully booked every weekend. While Saturday events could reduce future rental opportunities, the actual fiscal impact would depend on whether another rental request is received for the same date.

If blood drives are instead scheduled on weekdays, use of the Veterans Hall would require temporary relocation, modification, or cancellation of existing City programs.

Regular weekday uses include Jazzercise, the Senior Nutrition Program, Foodbank distribution, Homeless Outreach services, and AgeWell programming.

As with all Veterans Hall reservations, the facility remains designated as the City's Emergency Operations Shelter. The City reserves the right to cancel facility reservations if needed to support emergency response or other operational requirements.

Should the Council approve the request, it may also provide direction regarding the duration of the fee waiver (such as one year, a specified term, or ongoing) and whether the waiver applies to rental fees, staffing fees, or both.

POLICY CONSISTENCY

Pursuant to Section 2.04.640 of the Carpinteria Municipal Code, the City Council serves as the City's final decision-making and policy-making authority. The City's Master Fee Schedule establishes rental and staffing fees for Veterans Hall use but does not specifically address fee waivers. Therefore, this request has been presented to the City Council for consideration.

FINANCIAL CONSIDERATIONS

Approval of the request would result in an estimated direct fee waiver of approximately \$434 per event, or approximately \$868 annually for two events, excluding the refundable \$300 security deposit.

The City would also incur staffing costs of approximately \$182 per seven-hour event for required onsite personnel, totaling approximately \$364 annually for two events.

If the events are scheduled on Saturdays, there is also potential opportunity cost associated with displaced rentals and programming. Based on current utilization, the estimated maximum foregone Saturday rental revenue is approximately \$3,288 annually for two events. Actual revenue impacts would depend on whether another rental request is received for the requested dates.

No additional appropriations are requested. Staff time associated with preparation of this report is included in the Adopted FY 2025-26 General Fund Budget.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

There are no known legal or risk management concerns associated with this request. Consistent with City policy, the City of Carpinteria would be required to be named as an additional insured on the applicant's certificate of insurance and endorsement.

OPTIONS

1. Approve the requested fee waiver.
2. Deny the requested fee waiver.
3. Approve the request with conditions, including the duration of the waiver or the specific fees to be waived.

PRINCIPAL PARTIES EXPECTED AT MEETING

Members of the Lions Club of Carpinteria.

ATTACHMENTS

None.

Staff contact:

Jeanette Gant, Director – Parks, Recreation
& Community Services
(805-755-4449, jeanetteg@carpinteriaca.gov)



Signature

Reviewed by: Ryan Kintz, Assistant City Manager
(805) 755-4400, ryank@carpinteriaca.gov)



Signature

Reviewed by: Michael Ramirez, City Manager
(805) 755-4450, michaelr@carpinteriaca.gov)



Signature



City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

Consideration of Resolution No. 6486, Approving an Appointment to the Architectural Review Board.

STAFF RECOMMENDATION

Adopt Resolution No. 6486, approving an appointment to the Architectural Review Board.

Sample Motion: I move to adopt Resolution No. 6486, as read by title only, approving the appointment of _____ to the Architectural Review Board.

BACKGROUND

The Architectural Review Board (ARB) was formed under Carpinteria Municipal Code Chapter 2.36. The ARB consists of five members who are residents of the city of Carpinteria. The members shall be lay and professional citizens skilled in the interpretation of architectural and landscaping drawings and able to evaluate the effects of the proposed development upon surrounding areas. The City Council may waive the residence requirement for members with verified professional qualifications.

The duties of the ARB include evaluating the architectural merit of commercial, residential, and public building projects. The Board also advises City staff and the Planning Commission on design standards, architectural and landscape design, and site planning. Board goals are 1) harmonious, aesthetic development within the City and 2) preservation of the City's natural beauty and visual resources.

The purpose of this agenda item is for the Council to consider appointing a member to the Architectural Review Board via the adoption of Resolution No. 6486 (see Attachment A).

DISCUSSION

Due to the retirement of long-time member Richard E. Johnson, there is currently one vacancy on the Architectural Review Board. The City has received applications and supplemental questionnaires from six applicants (see Attachment B). All applicants are City residents.

The current Council Advisory Group term is through January 31, 2027 and staff will begin the biennial (every two year) recruitment effort for all Council Advisory Groups in December 2026 for the next two-year term. All current appointees will be required to re-apply for their positions at that time. Notice of the current vacancies on all Council Advisory Groups has been posted online and at City Hall in accordance with the Maddy Act.

Under the Council Advisory Group Appointment Process¹ adopted by Council via Resolution No. 6346, when the number of applicants exceeds the number of open positions on a Council Advisory Group, the Council will fill out ranking forms to narrow down the list of applicants to the number of open positions. In this case, the City received six applications for one open position on the Architectural Review Board. The forms will be submitted to the City Clerk who will tabulate the results and announce the top-ranked applicant(s) for Council consideration.

Below is a more detailed explanation of the current membership composition, responsibilities, meeting schedule, and funding for the Architectural Review Board:

Board Member Composition/Qualifications

Carpinteria Municipal Code Chapter 2.36² outlines the membership and qualifications of the five-member Architectural Review Board. The City Council last made appointments to the ARB on February 3, 2025 via adoption of Resolution No. 6358. See table below for currently filled and vacant positions on the Architectural Review Board.

Current Membership of ARB
Patrick O'Connor
Amy Blakemore
Richard Little
Lisa Woolf
VACANT

¹ <https://carpinteriaca.gov/wp-content/uploads/2024/12/6346.pdf>.

²

https://library.municode.com/ca/carpinteria/codes/code_of_ordinances?nodeId=TIT2ADPE_CH2.36ARRE_BO.

Board Duties

The Architectural Review Board is responsible for reviewing architectural and landscaping plans for most projects that require a building permit. Key responsibilities include reviewing the design, landscaping, architecture, signs, and, when appropriate, screening for projects requiring building permits and reviewing architectural elevations, street trees, and landscaping for all homes in proposed single-family subdivisions. The elements of design consideration shall include, but is not limited to, the exterior appearance of buildings, structures, signs, lighting, street furniture, landscape planting, site development, and other outdoor appurtenances. Carpinteria Municipal Code Chapter 2.36 also spells out the architectural review standards, design criteria, and architectural review process that the Architectural Review Board shall follow.

Meeting Schedule

The Architectural Review Board is set to meet twice a month on Thursdays at the City Council Chambers at 5:30 pm. Oftentimes, one of the two monthly meetings is cancelled due to lack of agenda matters being ready for ARB consideration.

Attendance and Removal

Per 12.28 of CMC, *"In the event a member of the board shall not attend two consecutive regular meetings, unless excused by the chairman of the board for good cause, the position of such member shall be deemed to be vacant, and the term of such member terminated, and the mayor notified immediately by the chairman of such termination."*

POLICY CONSISTENCY

Appointments to the Architectural Review Board are compliant with Carpinteria Municipal Code Chapter 2.36. The City Council has the authority to determine the makeup of the board.

FINANCIAL CONSIDERATIONS

No Additional Funding Requested. Minimal staff time to prepare the report is included in the Adopted FY 2026-27 General Fund Budget.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

Per Carpinteria Municipal Code Chapter 2.36, each boardmember shall serve at the pleasure of the City Council.

OPTIONS

1. Adopt Resolution No. 6486, approving an appointment to the Architectural Review Board,
2. Decline to adopt Resolution No. 6486 and defer the appointment to the biennial appointment process for all Council Advisory Groups and continue the recruitment.

PRINCIPAL PARTIES EXPECTED AT MEETING

Architectural Review Board Applicants

ATTACHMENTS

Attachment A: Resolution No. 6486
Attachment B: Received Applications

Staff contact:

Brian C. Barrett, City Clerk
(805) 755-4403; brianb@carpinteriaca.gov


Signature

Reviewed by:

Michael Ramirez, City Manager
(805) 755-4450; michaelr@carpinteriaca.gov


Signature

ATTACHMENT A
Resolution No. 6486

RESOLUTION NO. 6486

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
CARPINTERIA, APPROVING AN APPOINTMENT TO THE
ARCHITECTURAL REVIEW BOARD FOR THE TERM ENDING
JANUARY 31, 2027**

WHEREAS, under the provisions of Carpinteria Municipal Code Chapter 2.36 an Architectural Review Board, composed of five members, exists to advise City staff, the Planning Commission and City Council on architectural design and landscape matters; and

WHEREAS, one vacancy exists on the Architectural Review Board, due to the retirement of long-time member Richard E. Johnson; and

WHEREAS, said vacancies have been duly noticed and advertised as required, and all interested persons have been invited to submit an application for consideration for appointment to fill said vacancy; and

WHEREAS, the City Council has considered persons who have indicated an interest in serving and has recommended that certain persons be appointed to the Architectural Review Board.

NOW, THEREFORE BE IT RESOLVED as follows:

SECTION 1. The above recitals are true and correct.

SECTION 2. The Carpinteria City Council hereby resolves that the following appointment is approved and confirmed effective July 13, 2026, and that such appointment is to continue in effect at the pleasure of the City Council for the term ending January 31, 2027.

APPOINTED TO THE ARCHITECTURAL REVIEW BOARD

SECTION 3. Any appointed Board member who fails to attend two consecutive regular meetings of the Board without excuse acceptable to the City Council shall be deemed to have resigned from said Board and the position declared vacant.

PASSED, APPROVED AND ADOPTED this 13th day of July 2026 by the following called vote:

AYES: COUNCIL MEMBER:

NOES: COUNCIL MEMBER:

ABSENT: COUNCIL MEMBER:

ABSTAIN: COUNCILMEMBER:

ATTEST:

Mayor, City of Carpinteria

Brian C. Barrett, MMC, CPMC
City Clerk, City of Carpinteria

I hereby certify that the foregoing resolution was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held the 13th day of July 2026.

Brian C. Barrett, MMC, CPMC
City Clerk, City of Carpinteria

APPROVED AS TO FORM:

Jena Shoaf Acos, on behalf of
Brownstein Hyatt Farber Schreck, LLP
Acting as City Attorney of the City of Carpinteria

ATTACHMENT B
Received Applications



**CITY OF CARPINTERIA
APPLICATION FOR APPOINTMENT
TO A CITY BOARD, COMMISSION OR
COMMITTEE**

Please return to: City Clerk's Office
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013

RECEIVED
CITY OF CARPINTERIA

MAY 13 2026

BRIAN C. BARRETT
CITY CLERK

BOARD, COMMISSION OR COMMITTEE APPLYING FOR:

Arch Review Board

APPLICANT: Leland Walmsley

Name

Home Address

Business Address

Email

Phone Number(s)

Are you a resident of the City of Carpinteria? yes

EXPERIENCE/BACKGROUND:

USC undergraduate degree; UCLA graduate certificate (Landscape Architecture)

Education

Landscape Architect 30-yrs, LEED AP 20-yrs (1st LEED AP landscape architect in SB county, LEED educator & author)

Present Occupation (Please describe any relevant past work experience.)

ASLA, AIA - SB chapter,

Memberships in Organizations

Reasons why you believe you should be appointed (attach additional sheets if needed.):

My family (Greene & Greene) has been involved in architecture & landscape architecture for 125-yrs in California.

I care for not just the constructed environment, but the natural, unspoiled environment (bluffs, beach, salt marsh, trails, parks, etc. Our firm focuses on historic projects, hospitality, some institutional & parks - ALL with a component of sustainability.

Please list City Commission/Committee/Board (including dates) you are currently serving on or have served on: StreetTreeAdvisoryBoard(2004-2018?)

PLEASE ALSO FILL OUT AND SUBMIT A SUPPLEMENTAL QUESTIONNAIRE FOR THE BOARD, COMMISSION, OR COMMITTEE IN WHICH YOU ARE INTERESTED IN SERVING - SEE <https://carpinteriaca.gov/city-hall/city-clerk/>.

I, the undersigned, hereby certify that all the statements contained herein above, are true and correct to the best of my knowledge and belief. I understand that false statements in my application will disqualify me from service on any Commission/Committee/Board of the City of Carpinteria. **If appointed, I understand I will be responsible for filing an annual Statement of Economic Interests and fulfilling ethics training, and failure to do so in a timely manner may be cause for termination of position.** This application is a public document and is available for review. You are strongly encouraged to attend the Council meeting when appointment is being made.

THIS APPLICATION MUST BE SIGNED AND DATED

Signature

May 13, 2026

Date



**CITY OF CARPINTERIA
SUPPLEMENTAL QUESTIONNAIRE TO APPLICATION FOR
APPOINTMENT TO A CITY BOARD, COMMISSION OR
COMMITTEE**

Please return to: City Clerk's Office
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013

RECEIVED
CITY OF CARPINTERIA

MAY 13 2026

BRIAN C. BARRETT
CITY CLERK

BOARD, COMMISSION OR COMMITTEE APPLYING FOR:
Architectural Review Board

APPLICANT: Leland Walmsley - ASLA, LEED AP

Name

Are you a current incumbent on a City Board, Commission or Committee? Yes___ No^X___; if so, which Board, Commission or Committee do you serve on? _____

Please respond to the following questions (attach additional sheets as needed):

What skills and experience do you bring to make you a successful board/commission/committee member? I care for, not just the built environment, but also the natural, unspoiled environment (bluffs, beach, salt marsh, trails, parks, active & passive public spaces. My family has practiced architecture (Greene & Greene) and landscape architecture for over 125-yrs and have been instrumental to the Southern California vernacular & lifestyle. I am the 1st LEED Accredited Professional Landscape Architect in SB county (2007) and have served on the local US Green Bldg Council Board of Director and served as a LEED educator for building professionals during that time, as well as a contributing author to Sustainabilitybooks, the City of SB Creeks guidelines, and Firesefety boards. I served on the Carpinteria Tree Advisory Board from 2004 - 2018, including 6 years as Chair.

What ideas do you have to improve Carpinteria? FIRST, consider how development, public works improvements, design decisions, guidelines and ordinances affect local homeowners, business, our natural environment & historic context BEFORE tourists and corporate development. We must sustain local interests. Too often, others come here because they love it, then often want to change it to reflect where they came from. IMPORTANTLY, design guidelines must be followed, NOT personal "opinions" of board members AND without FAVORITISM - all decisions should reflect a democratic "level playing field" that represents the best interests of local citizenry.

What would an effective tenure on this Board/Commission/Committee look like to you? How would you measure the group's success? I would think it best that each Council member appointed (1) at-large local professional member to each board. In that way, the appointed board members are accountable to the Council member & the Council member accountable to the public. In the past, many believe the board members have not been acountable & some do not live in Carpinteria, but dictate policy to those of us who do. That is NOT democratic. Yet, the appointments seem to be UNending. Board members must be held to account. And best that ,when possible, positions be filled by local citizens, preferrably professionals. Success looks like a thriving community, yes with creative variation, AND within the context of a small beloved beach community (that seldom exist anymore).

In your opinion, what would the core duties be for a member of this Board/Commission/Committee? Intimate knowledge of the Design Guidelines & objective adherence to them, NOT subjective opinion. When variations fall outside the Guidelines, have the creative ability to weigh the variations and remain flexible to consider how a specific variation can better & build upon the existing Guidelines. Additionally, as professionals WITH immense design experience, help steer applicants toward a solution rather than create a road block, with excessive financial & time investment..

1/31/23

How would you take an active role on this Board/Commission/Committee, both as a member of the larger group, and as an individual? Provide my decades of problem solving to reach equitable solutions for both applicants, neighbors, the public AND city at large. I have been a recipient of the ARB's subjectivity. My architect & general contractor have vowed to NOT work in Carpinteria again based on their poor experience - both are highly reared in Santa Barbara. I'd like to regain the faith of well-respected professionals to again return & contribute to the Carpinteria story.

Can you give us an example of a time when you worked collaboratively with a team on a common goal? All of my residential projects. On a larger scale with more stakeholders, the recent El Roblar hotel (Ojai) in order to get "buy in" from (4) different owners, the Architect, Engineers, aTrans, City Planning & Architectural Review Board. Since opening last summer, it is now THE destination (& a success story) in the heart of Ojai.

Describe your knowledge of the functions, regulations and procedures of the Architectural Review Board and the Neighborhood Design Guidelines. Guidelines are objective. Opinions of whether a board members (& public) like or dislike are subjective. The Guidelines were a big investment by the city, and while not set in stone, decision making is based on Guideline objectivity. If Guidelines are outdated, then they should be reviewed periodically for refinement.

Please describe your interests in design review and what you believe is the role of design review in this community. My occupation speaks for itself. See www.evergreen-sb.com/projects/ Our projects embrace California's history with a component of sustainability. Sustainability is a 3-legged stool - Social, Economic & Health. Without one, the stool collapses. ALL (3) must be given equal consideration. In Carpinteria, we still cling to a healthy lifestyle, but I see that diminishing, be it an overburdened sewage treatment plant, renewed oil drilling interests, loss of valuable farmland, etc. Socially, too, I do not see an acceptable solution to work force housing. There are so many vacant commercial bldgs that are not zoned for housing. "Adaptive re-use" would give these structures a new life on already developed property that has existing infrastructure. PLANNING, I know.. Re-zoning would create a boon of architectural design AND needed housing.

Non-design professional candidates: Please describe your experience in reading site, building, floor and landscape plans. Does not apply.



**CITY OF CARPINTERIA
APPLICATION FOR APPOINTMENT
TO A CITY COUNCIL ADVISORY GROUP**

Please return to: City Clerk's Office
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013

RECEIVED
CITY OF CARPINTERIA

MAY 18 2026

BRIAN C. BARRETT
CITY CLERK

CITY COUNCIL ADVISORY GROUP (BOARD, COMMISSION OR COMMITTEE) APPLYING FOR:

ARCHITECTURAL REVIEW BOARD

APPLICANT: MICHAEL AHN

N [REDACTED]

Home Address

Email

Business Address

Phone Number(s)

Are you a resident of the City of Carpinteria? YES

EXPERIENCE/BACKGROUND:

Education

CORNELL UNIVERSITY: BS (CIVIL ENG.), MRP, MENG.
RETIRED

Present Occupation (Please describe any relevant past work experience.)

RETIRED, SEE "BOARD MEMBER APPLICATION"

Memberships in Organizations

Reasons why you believe you should be appointed (attach additional sheets if needed.):

SEE "BOARD MEMBER APPLICATION"

Please list City Council Advisory Groups (including dates) you are currently serving on or have served

on:

NONE

PLEASE ALSO FILL OUT AND SUBMIT A SUPPLEMENTAL QUESTIONNAIRE FOR THE CITY COUNCIL ADVISORY GROUP IN WHICH YOU ARE INTERESTED IN SERVING – SEE [https://carpinteriaca.gov/city-hall/city-clerk/#Council Advisory Groups](https://carpinteriaca.gov/city-hall/city-clerk/#Council%20Advisory%20Groups).

I, the undersigned, hereby certify that all the statements contained herein above, are true and correct to the best of my knowledge and belief. I understand that false statements in my application will disqualify me from service on any City Council Advisory Group of the City of Carpinteria. If appointed, I understand I will be responsible for filing an annual Statement of Economic Interests and fulfilling ethics training, and failure to do so in a timely manner may be cause for termination of position. This application is a public document and is available for review. You are strongly encouraged to attend the Council meeting when appointment is being made.

THIS APPLICATION MUST BE SIGNED AND DATED

Signature

M/A

Date

5/18/26

RECEIVED
CITY OF CARPINTERIA

MAY 18 2026

BRIAN C. BARRETT
CITY CLERK

Michael C. Ahn

Cell: [REDACTED]

Email: [REDACTED]

Date: May 18, 2026

Brian Barrett,
Carpinteria City Clerk

Dear Mr. Barrett,

I am enclosing an application for a position on the Architectural Review Board. If you require additional information, please let me know. I've sent you the application through an email as well. Thank you.



Michael Ahn

CITY OF CARPINTERIA SUPPLEMENTAL QUESTIONNAIRE TO APPLICATION FOR APPOINTMENT TO A CITY BOARD, COMMISSION OR COMMITTEE Please return to: City Clerk's Office City of Carpinteria 5775 Carpinteria Avenue Carpinteria, CA 93013 1/31/23

RECEIVED
CITY OF CARPINTERIA

MAY 18 2026

BRIAN C. BARRETT
CITY CLERK

BOARD, COMMISSION OR COMMITTEE APPLYING FOR:

Architectural Review Board

APPLICANT: **Michael Ahn**

Please respond to the following questions (attach additional sheets as needed): What skills and experience do you bring to make you a successful board/commission/committee member?

My education includes graduate degrees in civil engineering as well city planning from Cornell University. My experience includes working for Deleuw Cather Architects and Engineers, the National Capital Planning Commission, and the Urban Land Institute. I had also worked many years as a consultant to the US Dept. of Housing and Urban Development in their Title VII New Communities as well as their Public Indian Housing. I had taught engineering concepts courses to architecture students at Cornell and I had taught city planning courses for many years at the University of the District of Columbia. I had also worked for the Center for Applied Research and Urban Policy in Washington, DC.

What ideas do you have to improve Carpinteria?

In my sixteen years of residence in Carpinteria, the one comment from the public which I have heard continually is the time required to complete an ARB process. I do not presume to have any ideas to improve Carpinteria, but I would like to examine and understand the critical time elements required, assuming a position on the ARB. In the past, I was a lead author in studying and recommending Washington DC government's building permit process.

What would an effective tenure on this Board/Commission/Committee look like to you? How would you measure the group's success?

There are over 15,000 small communities in the United States, and only a very small number are beach communities like Carpinteria. I believe it is of paramount obligation for the members of the ARB to maintain and sustain this gift by ensuring "the small-town beach community" is protected culturally and aesthetically.

In your opinion, what would the core duties be for a member of this Board/Commission/Committee?

The core duties of the members of the Architectural Review Board as set forth by the city of Carpinteria are to maintain and protect the design sensibility requirements as well as visual identity and compliance standards as set by the city.

How would you take an active role on this Board/Commission/Committee, both as a member of the larger group, and as an individual?

The role of members of the Architectural Review Board advises to the city's staff and the Planning Commission on design standards, site planning, and preservation of the city's inherent beauty and resources. As a member of the larger group, I would be required to work as a team to provide consensual and unified deliberation. As an individual, I would work towards providing my considerations and thoughts.

Can you give us an example of a time when you worked collaboratively with a team on a common goal?

I have over forty years of professional experience in working collaboratively with a team on common goals in business, government and academic settings. (See above under professional experience).

Describe your knowledge of the functions, regulations and procedures of the Architectural Review Board and the Neighborhood Design Guidelines

Sixteen years ago, I had submitted plans for my house in Carpinteria to the Architectural Review Board, and thus I had received first hand knowledge of the role of ARB. The focus of the Board is to protect and maintain its architectural and cultural character of the city.

Please describe your interests in design review and what you believe is the role of design review in this community.

The city's Architectural Review Board (ARB) design review is a formal process where the board evaluates proposed building projects to make sure they fit the community's architectural standards, appearance goals, and zoning rules. The design review must ensure that new projects and changes in city's existing structures conform to aesthetic style, compatibility, and visual impact continue to maintain and enhance the small beach town environment.

Non-design professional candidates: Please describe your experience in reading site, building, floor and landscape plans.

My experience in reading plans has been primarily with engineering drawings. During my years of consulting experience for HUD's New Communities Program, I had worked on my many large-scale development plans and landscape plans for both small and large towns.



**CITY OF CARPINTERIA
APPLICATION FOR APPOINTMENT
TO A CITY COUNCIL ADVISORY GROUP**

Please return to: City Clerk's Office
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RECEIVED
CITY OF CARPINTERIA

JUN 23 2026

BRIAN C. BARRETT
CITY CLERK

CITY COUNCIL ADVISORY GROUP (BOARD, COMMISSION OR COMMITTEE) APPLYING FOR:

APPLICANT: ILDEFONSO "JOJO" FANTONE

Name

Home Address

Business Address

Email

Phone Number(s)

Are you a resident of the City of Carpinteria? YES

EXPERIENCE/BACKGROUND:

Education

Present Occupation (Please describe any relevant past work experience.)

Memberships in Organizations

Reasons why you believe you should be appointed (attach additional sheets if needed.):

1. I HAVE BEEN IN THE ARCHITECTURAL FIELD FOR 31+ YEARS -
2. MY WIFE WAS BORN & RAISED IN CARPINTERIA & MOVED HERE
WITH HER & OUR TWO CHILDREN FOR 27 YEARS TO DATE.

Please list City Council Advisory Groups (including dates) you are currently serving on or have served

on: I CANNOT RECALL THE YEAR BUT I THINK IT WAS AROUND
MID OR LATE 2000 - I WAS A FULL-TIME ARB MEMBER FOR ONE YEAR.

PLEASE ALSO FILL OUT AND SUBMIT A SUPPLEMENTAL QUESTIONNAIRE FOR THE CITY COUNCIL ADVISORY GROUP IN WHICH YOU ARE INTERESTED IN SERVING - SEE [https://carpinteriaca.gov/city-hall/city-clerk/#Council Advisory Groups](https://carpinteriaca.gov/city-hall/city-clerk/#Council%20Advisory%20Groups).

I, the undersigned, hereby certify that all the statements contained herein above, are true and correct to the best of my knowledge and belief. I understand that false statements in my application will disqualify me from service on any City Council Advisory Group of the City of Carpinteria. **If appointed, I understand I will be responsible for filing an annual Statement of Economic Interests and fulfilling ethics training, and failure to do so in a timely manner may be cause for termination of position.** This application is a public document and is available for review. You are strongly encouraged to attend the Council meeting when appointment is being made.

THIS APPLICATION MUST BE SIGNED AND DATED

Signature

Date



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BRIAN C. BARRETT
CITY CLERK

BOARD, COMMISSION OR COMMITTEE APPLYING FOR:

Architectural Review Board

APPLICANT: ILDEFONSO "JOJO" FANTONE

Name

Are you a current incumbent on a City Board, Commission or Committee? Yes No X; if so, which Board, Commission or Committee do you serve on? N/A

Please respond to the following questions (attach additional sheets as needed):

What skills and experience do you bring to make you a successful board/commission/committee member? I HAVE BEEN IN THE ARCHITECTURAL PROFESSION FOR 31+ YEARS. I HAVE BEEN INVOLVED IN ALL ASPECTS OF DEVELOPMENT OF LARGE SCALE PROJECTS: MASTER PLANNING, CONCEPTUAL DESIGN, SCHEMATIC DESIGN OR DESIGN DEVELOPMENT. I HAVE ALSO BEEN A PART OF OUR INTERIOR OR GRAPHICS DESIGN STUDIO.

What ideas do you have to improve Carpinteria? CARPINTERIA IS NON-PRETENTIOUS. HENCE, WE NEED TO CONTINUE TO CREATE OR DEVELOP A NON-CONTRIVED BUT EVOLVED ENVIRONMENT WHICH POSSESS ELEMENTS THAT ARE COMPLEMENTARY, HARMONIOUS and APPROPRIATE — NOT NECESSARILY CONSERVATIVE BUT CAN BE PROGRESSIVE!

What would an effective tenure on this Board/Commission/Committee look like to you? How would you measure the group's success? HAVING AN APPROPRIATE and/or COMPARABLE BACKGROUND and UNDERSTANDING TO BE A PART OF ANY ADVISORY GROUP IS ALWAYS A "PLUS". HOWEVER, "LEARN BY DOING" and HAVING THE PASSION/COMMITMENT and IMPARTIAL/OBJECTIVE POINT OF VIEW GOES ALONG WAY AS WELL!

In your opinion, what would the core duties be for a member of this Board/Commission/Committee? SAME AS ABOVE. IN ADDITION, ARB DESIGN REVIEW SHOULD NOT BE LIMITED TO EXTERIOR AESTHETICS ONLY BUT SHOULD ALSO LOOK AT INTERIOR PLAN REVIEW AS IT DOES AFFECT and RELATES TO THE LOOK OF THE BUILDING ALONG WITH ITS INTERNAL HARMONY.

How would you take an active role on this Board/Commission/Committee, both as a member of the larger group, and as an individual? CONTINUE TO CONTRIBUTE - WHOLE HEARTEDLY -
MY PROFESSIONAL EXPERIENCES TO THE BOARD & FOR CARPINTERIA.

Can you give us an example of a time when you worked collaboratively with a team on a common goal? MY PROFESSION IS ALWAYS BEEN ABOUT COLLABORATION & BEING ABLE
TO WORK WITH DIFFERENT GROUPS. HAVING CLEAR COMMUNICATION
& GOOD UNDERSTANDING AMONGST CLIENTS, CONSULTANTS, COMMUNITY,
GOVERNMENT, ET CETERA ALLOWS US TO ACHIEVE A STRONG &
COMPETING PROJECT THAT'S APPROPRIATE & DESIRABLE.

Describe your knowledge of the functions, regulations and procedures of the Architectural Review Board and the Neighborhood Design Guidelines. I DEFINITELY NEED A REFRESHER COURSE
ON THIS. IT HAS BEEN QUITE AWHILE SINCE I'VE READ UP ON THE
ARB PROCEDURES & DESIGN GUIDELINES.

Please describe your interests in design review and what you believe is the role of design review in this community. MY INTEREST IS TO MAKE CERTAIN THAT ANY PROJECT
SUBMISSION TO THE BOARD ARE REVIEWED WITH GREAT OBJECTIVITY.
... AND THAT THESE PROJECTS FIT WELL IN ITS NEIGHBORHOOD
AND IN CARPINTERIA AS A WHOLE.

Non-design professional candidates: Please describe your experience in reading site, building, floor and landscape plans. N/A.



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JUN 30 2026

BRIAN C. BARRETT
CITY CLERK

CITY COUNCIL ADVISORY GROUP (BOARD, COMMISSION OR COMMITTEE) APPLYING FOR:

ARB

APPLICANT: STEVEN C. ZICK

Name

Home Address

Email

Business Address

Phone Number(s)

Are you a resident of the City of Carpinteria? YES

EXPERIENCE/BACKGROUND: SEE RESUME

Education SEE RESUME

Present Occupation (Please describe any relevant past work experience.)
II

Memberships in Organizations AIA

Reasons why you believe you should be appointed (attach additional sheets if needed.):

I AM RETIRED NOW AND HAVE THE TIME, KNOWLEDGE, AND EXPERIENCE TO FOCUS ON THE UNIQUE TOWN WE HAVE. BY COMPLYING WITH THE "CITY OF CARPINTERIA GENERAL PLAN AND THE NDG I HOPE TO HELP CARRY OUR ICONIC TOWN INTO A SUSTAINABLE FUTURE.

Please list City Council Advisory Groups (including dates) you are currently serving on or have served

on: NA

PLEASE ALSO FILL OUT AND SUBMIT A SUPPLEMENTAL QUESTIONNAIRE FOR THE CITY COUNCIL ADVISORY GROUP IN WHICH YOU ARE INTERESTED IN SERVING - SEE [https://carpinteriaca.gov/city-hall/city-clerk/#Council Advisory Groups](https://carpinteriaca.gov/city-hall/city-clerk/#Council%20Advisory%20Groups).

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THIS APPLICATION MUST BE SIGNED AND DATED

Steven C. Zick
Signature

30 JUNE 2026
Date



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BRIAN C. BARRETT
CITY CLERK

BOARD, COMMISSION OR COMMITTEE APPLYING FOR:
Architectural Review Board

APPLICANT: Steven Zick
Name

Are you a current incumbent on a City Board, Commission or Committee? Yes ___ No^x ___; if so, which Board, Commission or Committee do you serve on? _____

Please respond to the following questions (attach additional sheets as needed):

What skills and experience do you bring to make you a successful board/commission/committee member? My professional life has been Design, Architecture, Landscape Architecture, Site design, Interiors, Urban Design and Master Planning

I am a retired Architect and Landscape Architect and LEED AP BD+C I was licensed in the State of California in both professions for over 30 years.

I have been a resident of Carpinteria since December 1986 but have also lived and worked overseas off and on for the last 30 years.

SEE ATTACHED RESUME

What ideas do you have to improve Carpinteria? I would like to use my 50 years of professional experience to insure that Carpinteria maintains the uniqueness of a small coastal town by maintaining the character that makes it a special town in the State of CA.

What ever the projects might be I will seek to improve the living standards for everyone through good design.

What would an effective tenure on this Board/Commission/Committee look like to you? How would you measure the group's success? _____

That we are able to clearly discuss the pros and cons of projects put forth to us which will help to facilitate the best outcome for our town.

That we are able in protecting the character and uniqueness of our coastal town.

In your opinion, what would the core duties be for a member of this Board/Commission/Committee?

To listen to all parties

To work together as a team to evaluate project designs in finding the right solution for both residential, commercial, as well as landscaping for commercial properties.

How would you take an active role on this Board/Commission/Committee, both as a member of the larger group, and as an individual? _____

I would get involved with all parties to find a solution in accomplishing the goals we are tasked with.

I would hope that with 50 years of experience that I could use that knowledge to assist in moving our town forward to make sure that our children have the opportunity to put roots down if they so choose.

Can you give us an example of a time when you worked collaboratively with a team on a common goal? _____

I was the Senior Project Manager for the UCLA Student Housing project which involved the city, the University, and multiple contractors.

This project took over three years to complete with the common goal to supply housing for University students.

I was the Director of Design Management building resorts for Marriott west of the Rocky Mountains and as far west as Hawaii.

SEE ATTACHED RESUME

Describe your knowledge of the functions, regulations and procedures of the Architectural Review Board and the Neighborhood Design Guidelines. _____

To preserve the city's "small beach town" image and natural beauty.

I have read the neighborhood guidelines and would be very comfortable following to ensure the harmony of our neighborhoods.

Please describe your interests in design review and what you believe is the role of design review in this community. _____

"By advising City staff and the Planning Commission on design standards, landscaping, and site planning that the board ensures harmonious development while preserving Carpinteria's cherished natural beauty and visual resources."

I am also very much into protecting our environment so the next generation can enjoy what intelligent planning can accomplish.

Non-design professional candidates: Please describe your experience in reading site, building, floor and landscape plans. ^{NA} _____

JUN 29 2026

BRIAN C. BARRETT
CITY CLERK

Profile

Domestic and International experience as a LEED AP BD+C, Architect, Landscape Architect, Director of Design Management, and Senior Project Manager. Project experience in Mixed-Use Urban Infill, Resort Development, Skilled Nursing / Assisted Living communities, Master Planning, Site Planning, Concept/Schematic-Design, Design Development, Construction Administration, Custom Residential and Interiors. Particular experience in communicating with clients, design professionals, and government agencies, along with developing and managing staff, consultants, budgets, and schedules.

Professional Experience

Zickscapes International –Consulting / Design Management / Construction Admin. (Feb 2009 to Oct 2022)

Van Tilburg, Banvard & Soderbergh, AIA – Santa Monica, California (2002-2009)

April-2008 / Director of Business Development -
Developed marketing strategies and process in diversifying companies portfolio

January 2005 - Senior Project Manager –
Planning / Entitlements / Design Development / Construction Documentation

Village at Los Caneros – Goleta, CA – Planned Urban Development

Bldv. 6200 – Hollywood, CA - Mixed-Use / Multi-Family Urban Infill Project –
Over 1 million square feet of residential, 175,000 sq ft of Commercial, Subterranean Garages,
One thousand thirty (1,030) - 3 / 2 / 1 bedroom units and studios
Construction budget - \$400 million

Ontario Town Center – Ontario, CA - Mixed Use / Multi-Family Housing Project
Construction Budget - \$180 million

January 2002 – Project Manager - Value Engineering & Construction Administration

University of California, Los Angeles – 840 Graduate Student Housing Units w/
Construction Budget - \$110 million

Marriott Vacation Club International, Newport Beach, CA (2000-2002)

Director of Design Management - Western Region – Resort Development
Oversee design management for \$100 million yearly construction budget

Marriott International - Senior Living Services, Newport Beach, CA (1998-1999)

Senior Design Manager – Architecture & Construction Department
Oversee Design and Construction of Skilled Nursing, Assisted Living, and Independent Living
Communities in the western region (California, Nevada, Arizona & Washington)

Smart & Final Stores, Los Angeles, CA (1996-1998)

Senior Construction Manager – Corporate office relocation; interior design,
Developed new design prototype (brand) for retail stores. Warehouse grocery supplies/ refrigerated warehouses

Pilhatsch & Partner Architects, Bonn, Germany

(1992-1996)

Computer aided design proficiency - Spirit

Architect/Production Coordination/Designer – site planning, schematic/design development and construction docs
High & mid- rise Type I office buildings, mixed-use commercial / residential housing, medical offices & labs

Till von Hasselbach Architects, Bonn, Germany

(1990-1992)

Architect / Design Manager of Type II / Type IV office buildings, city hall retrofit and mixed-use buildings

Grant, Pedersen and Philips Architects, Santa Barbara, CA

(1987-1990)

Computer aided design proficiency – Data Cad

Intern Architect / Designer of institutional buildings / educational facilities - (Elementary through University), elderly housing, convalescent hospital, and hospital remodels;
Project manager - bank interiors

Designworks - Architects, Santa Barbara, CA

(1985-1987)

Intern Architect / Designer / Landscape Architect - Pedestrian zones, Site planning specialization
Design of Resort Hotels, Restaurants, Custom & Multi-Family Housing, Interiors and Commercial Office Buildings

Louis Manzano and Associates, Westlake Village, CA

(1984-1985)

Designer - Land planning and golf course design, earth grading / cut and fill calculations

Raderschall - Möhrer - Peters, Bonn, Germany

(1981-1983)

Landscape Architect – Planning, Master planning, Urban Design and Sport Facilities design

Herman - Zick Associates, Los Angeles and San Diego, CA

(1978-1980)

Landscape architecture, master planning / custom residential design (Beverly Hills California).
Foreign project: Ibiza, Spain. Master plan for Marina Vacation Village

Licenses / Accredited professional

- **Architect** - California State License No. C 26090
- **Landscape Architect** - California State License No. 2713
- **LEED AP BD+C** – June 2009

Education

- **Graduate Studies - Architecture Program**, SCI-ARC, Vico Morcote, Switzerland
- **Bachelor of Architecture**, Southern California Institute of Architecture (SCI-ARC), Santa Monica, CA
- **Bachelor of Science in Landscape Architecture**, California Polytechnic State University, San Luis Obispo, CA
- **Bachelor of Arts in Environmental / Urban Design**, San Diego State University, CA
- **Freshman year** – Interior Design / Photography, Brigham Young University, Utah



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CITY OF CARPINTERIA

JUN 30 2026

BRIAN C. BARRETT
CITY CLERK

CITY COUNCIL ADVISORY GROUP (BOARD, COMMISSION OR COMMITTEE) APPLYING FOR:

Architectural Review Board

APPLICANT: Lucretia (Lucy) Graham

Name

Home Address

Email

Business Address

Phone Number(s)

Are you a resident of the City of Carpinteria? Yes

EXPERIENCE/BACKGROUND:

UC Berkeley, B.A. (Geography); University of Southern California, M.S. (Geographic Information Science & Technology)

Education

Housing Analyst, City of Goleta; (previously) Housing Planner/City of Santa Barbara, Associate Planner/City of Carp., Associate Planner/County of SB

Present Occupation (Please describe any relevant past work experience.)

American Institute of Certified Planners, League of Women Voters, North American Cartographic Information Society

Memberships in Organizations

Reasons why you believe you should be appointed (attach additional sheets if needed.):

I am a public servant in a nearby local jurisdiction (Goleta), as well as a longtime resident of the City of Carpinteria. I am motivated to see Carpinteria succeed and grow in a way that is sustainable, equitable, and respectful of the City's unique past.

Please list City Council Advisory Groups (including dates) you are currently serving on or have served

on: N/A

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THIS APPLICATION MUST BE SIGNED AND DATED

Lucretia Graham
Signature

6/30/2026

Date



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CITY CLERK

BOARD, COMMISSION OR COMMITTEE APPLYING FOR:
Architectural Review Board

APPLICANT: Lucretia (Lucy) Graham
Name

Are you a current incumbent on a City Board, Commission or Committee? Yes ___ No X; if so, which Board, Commission or Committee do you serve on? N/A

Please respond to the following questions (attach additional sheets as needed):

What skills and experience do you bring to make you a successful board/commission/committee member? I am a public servant in a nearby local jurisdiction (Goleta), with experience reviewing project plans for conformity with current regulations and interfacing with decisionmakers, staff, and members of the public. In addition, I am a longtime Carpinteria resident, and as such, I am motivated to see Carpinteria succeed and grow in a way that is sustainable, equitable, and respectful of the City's unique past.

What ideas do you have to improve Carpinteria? I believe strongly that cities must decide how they want to grow into the future, because staying exactly the same is not possible. Residents of the City have demonstrated that they value the bluffs and open space, as well as the beach areas and nearby agricultural lands. That being the case, any growth that occurs in the City should ideally be focused near the downtown core, adjacent or within existing development, and where transit routes exist currently or make sense for the future.

What would an effective tenure on this Board/Commission/Committee look like to you? How would you measure the group's success? To be effective in this role, a board member should attend all meetings except when it's not possible, read the provided materials completely and in advance of the meetings, and provide an honest opinion on behalf of themselves (and their professional opinion) as well as for the greater good of the community long term.

In your opinion, what would the core duties be for a member of this Board/Commission/Committee? First and foremost, it is the duty of an ARB member to read the staff report for items before the board and to be familiar with the site, even if that requires a site visit. It is also important for board members to listen to public comments submitted before and delivered at the public meeting. As far as the design and aesthetics component, board members should be sensitive to the history of the city and to the desired future of the area, in the context of the city's adopted policies and guidelines as well as state law.

1/31/23

How would you take an active role on this Board/Commission/Committee, both as a member of the larger group, and as an individual? If I were appointed to the ARB, I would take my role seriously, and I would begin by reading the City documents applicable to the types of projects that come before the board. Prior to the public meetings for specific projects, I would read the staff reports and ensure that I understood the project proposal, the current condition of the site and surrounding area, and considered any public comment received. At the meeting, I would listen to the attendees as well as my fellow board members before sharing my thoughts and reasons for voting a certain way.

Can you give us an example of a time when you worked collaboratively with a team on a common goal? As a housing specialist at the County of Santa Barbara, I was tasked with leading an interdepartmental team to clear outstanding federal audit findings. The participants were high-level representatives from numerous County departments, with busy schedules and competing interests. The stakes were high as unresolved findings would require the County to pay back hundreds of thousands of dollars to HUD. I created a structured framework for discussing and responding to each audit finding, and ultimately the findings were cleared with only minimal funds needing to be repaid.

Describe your knowledge of the functions, regulations and procedures of the Architectural Review Board and the Neighborhood Design Guidelines. I have read the City's Neighborhood Design Guidelines, and I have attended past Architectural Review Board meetings. The Design Guidelines are guidelines, not adopted regulations like the City's Zoning Code or even the various elements of the General Plan, but they are provide an important framework to guide appropriate, context-sensitive development and redevelopment throughout the City.

Please describe your interests in design review and what you believe is the role of design review in this community. Design review can improve both the aesthetics and function of proposed projects. It is important that design review not constitute a barrier to appropriate development, but I believe appearing before the ARB in Carpinteria provides applicants with a valuable opportunity to hear preliminary feedback from their neighbors as well as from a knowledgeable group of individuals who are skilled in project review.

Non-design professional candidates: Please describe your experience in reading site, building, floor and landscape plans. I am not a design professional, per se, but I have years of experience as an urban planner. In such roles, I have reviewed plans of all types for conformity with applicable regulations, e.g., site plans for building envelopes and height; building plans and elevations for building height and visual impacts; landscape plans for approved plant varieties and permeable surface calculations.



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JUN 30 2026

BRIAN C. BARRETT
CITY CLERK

CITY COUNCIL ADVISORY GROUP (BOARD, COMMISSION OR COMMITTEE) APPLYING FOR:

APPLICANT: DANA ROSENBERG

Name

RosenbergLegal@cox.net

Home Address

Email

P.O. BOX 1317, Carpinteria, CA 93014

Office: 805.745-1717; Cell: [REDACTED]

Business Address

Phone Number(s)

Are you a resident of the City of Carpinteria? Yes.

EXPERIENCE/BACKGROUND:

Real Estate attorney with extensive experience in development planning.

Education

Along with my J.D., I have graduate degrees in English, Critical Theory, Composition, and Publishing Procedures.

Present Occupation (Please describe any relevant past work experience.)

Attorney, Rosenberg Legal --General relevant past work experience is described in the Suppl. Application.

Memberships in Organizations

American Bar Assoc.; CA Lawyers' Association, Santa Barbara County Bar Assoc.

Reasons why you believe you should be appointed (attach additional sheets if needed.):

Those stated on my supplemental application. I want to serve the community.

Please list City Council Advisory Groups (including dates) you are currently serving on or have served on: _____

PLEASE ALSO FILL OUT AND SUBMIT A SUPPLEMENTAL QUESTIONNAIRE FOR THE CITY COUNCIL ADVISORY GROUP IN WHICH YOU ARE INTERESTED IN SERVING – SEE [https://carpinteriaca.gov/city-hall/city-clerk/#Council Advisory Groups](https://carpinteriaca.gov/city-hall/city-clerk/#Council%20Advisory%20Groups).

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Signature

6/30/26

Date



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BRIAN C. BARRETT
CITY CLERK

BOARD, COMMISSION OR COMMITTEE APPLYING FOR:
Architectural Review Board

APPLICANT: Dana Rosenberg
Name

Are you a current incumbent on a City Board, Commission or Committee? Yes ___ No X; if so, which Board, Commission or Committee do you serve on? _____

Please respond to the following questions (attach additional sheets as needed):

What skills and experience do you bring to make you a successful board/commission/committee member? I am a real estate and business attorney who greatly values living in Carpinteria. I have extensive experience reading and interpreting plans and permitting requirements, understanding local plans, and with code compliance in general. My concerns are always how a structure or proposed business will affect the immediate community, while listening openly to the project's proponent. I am skilled at suggesting compromises and revisions that make a project palatable or workable, as well as making clear why such revisions would be necessary, or, why the project is or is not acceptable for a particular community. I would be able to articulate a recommendation to the City Council in clear, non-ambiguous language.

What ideas do you have to improve Carpinteria? Frankly, I think Carpinteria government has done great so far with regard to difficult development issues, with few exceptions. I do believe that vacation rentals are out of control and hurting the City's environment and livability in a serious way, and I have workable suggestions for improving that, but I do not see this as a matter for the ARB, unless, for instance, it was something like apartments proposed for short term use only (ie, 30-120 days). I feel it is imperative to preserve open spaces and the coastal beach-town environment, and to support local small businesses as well as local residents, especially those that are civil servants, teachers, hospitality workers, health care professionals, and others who really make this community what it is.

What would an effective tenure on this Board/Commission/Committee look like to you? How would you measure the group's success? First, to listen with an open mind. I have plenty of experience working with developers architects, and business owners who do not necessarily have realistic expectations about projects or who do not even consider the effect that project will have on the local community before putting it before a planning department. I believe that many projects simply need the right amount of mediation, compromise, and/or reconceptualizing to feasible, beneficial to the community, and consistent with local aesthetics. Landscaping, scale and parking seem critical to me, and I would like to ensure controlled analysis of this on all projects. I would measure success by community feedback, but am aware that the most vocal parties are usually those who are against a project, or not pleased with a project's outcome.

In your opinion, what would the core duties be for a member of this Board/Commission/Committee? I feel there is an obligation to approach projects without bias. I would expect core duties to include review not only plans for large commercial or housing developments, but also small remodels or ADUs and other such projects, including new driveways, new landscaping, etc. I also believe that an ARB must make useful, fact driven advisories to the City, not opinionated assessments of a project. I think an ARB must be conscious that its written recommendations are available to the general public.

How would you take an active role on this Board/Commission/Committee, both as a member of the larger group, and as an individual? Mostly in the ways described above: be unbiased, listen openly, articulate reasoned conclusions to my fellow ARB members and discuss their various perceptions about a project in a way that allows us all to work together toward a helpful recommendation. As an individual, I enjoy interacting with locals and business owners. I am willing to do that if required. As an attorney, I know how much compromise, cooperation and civility means, and how it works to resolve disputes, and to gain the respect of those with whom you are working on a team.

Can you give us an example of a time when you worked collaboratively with a team on a common goal? I do that on a daily basis with my colleagues and my clients, whether we are working on the same side of a case or not -- or at least I try to do it with opposing counsel, and I am usually successful in resolving disputes prior to full blown litigation. I am involved in lobbying for and against various laws that affect common interest developments, so I work with my colleagues on such projects regularly to support our area of law's CA Legislative Action Committee. (CLAC).

Describe your knowledge of the functions, regulations and procedures of the Architectural Review Board and the Neighborhood Design Guidelines. The Carpinteria Municipal Code states clearly, in plain language, what the ARB's structure, obligations, and processes are. In my mind, those are the guidelines and standards that need to be considered at each step of a review process. Anything applicable needs to be considered and checked off.

Please describe your interests in design review and what you believe is the role of design review in this community. Hopefully that has been well stated above. My main interest in this Board is benefit to the community as a whole, and that is what I hope to achieve by participating. If there is a different board that could make use of my skills, I would also consider that.

Non-design professional candidates: Please describe your experience in reading site, building, floor and landscape plans. As mentioned above, I work on a daily basis with business owners and their contractors: developers, architects, landscape architects, construction contractors. This is often in the context of common interest developments, whether commercial or residential, which means I am either representing the board of directors or presenting to them. Such work necessarily involves site plans, architectural plans, landscape plans, and as-built submissions.



City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

Review of 2025 Carpinteria home sales prices and setting of the 2026 in-lieu affordable housing fees pursuant to Carpinteria Municipal Code Chapter 14.75, Inclusionary Housing Requirement, and, if desired, adopt Resolution No. 6485, as read by title only, adjusting the 2026 affordable housing in-lieu fee for single-family dwellings.

STAFF RECOMMENDATION

Receive and file the report on the City's home sales prices for the 2025 calendar year and the 2026 affordable housing in-lieu fees for condominiums and single-family dwellings, and adopt Resolution No. 6485 to adjust the 2026 affordable housing in-lieu fee for single-family dwellings.

Sample Motion: I move to receive and file the report on the City's home sales prices for the 2025 calendar year and the 2026 affordable housing in-lieu fees for condominiums and single-family dwellings, and adopt Resolution No. 6485, as read by title only, adjusting the 2026 affordable housing in-lieu fee single-family dwellings.

BACKGROUND

In June 2004, the City Council adopted the Inclusionary Housing Ordinance (Ord. 590) and approved an In-lieu Fee Program (Program) codified in Carpinteria Municipal Code Chapter 14.75 (Code). The Code indicates that as a condition of approval, all residential development projects of five or more housing units involving a subdivision map for the purpose of creating individual ownership units or parcels shall construct 12% of the total units for a target sales price set at a price affordable to "above-moderate" income households earning at least 121% and no more than 200% of the area median income (AMI). The program does not apply to rental apartments, although, as part of the implementation of the City's current Housing Element, the Code may be expanded or amended to include them.

The in-lieu fee amounts are set annually based on a formula specified in the Program that considers the median sales prices of single-family dwellings and condominiums for the prior year, the median household income for the County of Santa Barbara, and the

current mortgage interest rate. The current in-lieu fees were originally established in July 2023 by Resolution No. 6260, at \$973,500 for Single Family Dwellings and \$316,600 for Condominiums, respectively. The Inclusionary Housing Ordinance states that the City Council may update the in-lieu fees annually to allow the fees to stay current with median housing prices, median incomes, and mortgage interest rates. Because the City has an interest in ensuring that in-lieu fees collected over time are adequate to facilitate affordable housing projects and programs, it has been the City's practice to adopt annual adjustments. However, in 2024 and 2025, the calculated fees decreased from the prior year, so the City Council opted to instead leave the fees at the 2023 adopted rates.

DISCUSSION

In-lieu Fees: The City's Inclusionary Housing Requirements include a preference for developers to construct the required number of income-restricted residential for-sale units as a part of their projects. Paying the in-lieu fee is an alternative to constructing the on-site affordable units and in order to authorize payment of the in-lieu fee, the City Council must first determine that the construction of the units is infeasible. The Inclusionary Requirements establish the in-lieu fees as an amount sufficient to make up the monetary gap between the median sales price of a unit and the housing price affordable to a household earning 121% of the AMI.

Median Sales Prices: To determine the median sales price of units sold in 2025, Community Development Department staff accessed the County of Santa Barbara Assessor's records. The data showed the sales of 51 single-family dwellings and 49 condominiums recorded in 2025 within the City of Carpinteria, not including gift or inheritance transfers. The median sale price was \$1,645,000 for single-family dwellings and \$850,000 for condominiums (see [Attachment B](#) and [Attachment C](#) for details).

For reference, in 2024, there were 31 single family dwellings sold with a median sales price of \$1,519,500 and 49 condominiums sold at a median sales price of \$825,000.

Interest Rate: The mortgage interest rate used as an average is 6.47%, taken from the 30-year fixed-rate mortgage average in the United States as calculated by Freddie Mac.

County Area Median Income: The Santa Barbara County annual area median income (AMI) remained the same in 2026 at \$119,100 for a household of four. The City's Inclusionary Housing Requirements provide that in-lieu housing fees should be set for an "above-moderate" income household of four persons that earns between 121% and 200% of the AMI.

Using the adopted in-lieu fee formula with the updated figures described above, the 2026 in-lieu fees for single-family dwellings and condominiums are calculated as shown below:

2026 Single Family Dwelling (SFD) In-lieu Fee

\$1,645,000 (median 2025 SFD sales price) minus \$602,900 (max. sales price for an income of 121% of the AMI) equals **\$1,042,100 In-lieu Fee**, which is \$68,600 above the adopted 2023 In-lieu Fee of \$973,500.

2026 Condominium In-lieu Fee

\$850,000 (median 2025 condominium sales price) minus \$533,600 (max. sales price for an income of 121% of AMI) equals **\$316,400 In-lieu Fee**, which is \$200 below the adopted 2023 In-lieu Fee of \$316,600.

The 2026 Single-Family Dwelling In-lieu Fee is higher than the adopted 2023 In-lieu fee, and the 2026 Condominium In-lieu Fee is slightly less than the currently adopted 2023 In-lieu Fee, as shown above. As such, to ensure that in-lieu fees remain adequate to facilitate affordable housing projects and programs, staff recommends the Council adopt the 2026 Single-Family Dwelling In-lieu fee and retain the currently adopted 2023 Condominium In-lieu Fee specified in Resolution No. 6260.

City Council Resolution No. 6485 (Attachment A, Exhibit 1) and Attachment B show these calculations in more detail.

POLICY CONSISTENCY

Government Code Section 65580 et. seq. mandates that cities implement programs to ensure there are sufficient sites to address the community's housing needs, offset the demand on housing created by new development, and protect the economic diversity of housing stock by promoting the development of affordable housing. The City's Housing Element further mandates that it adopt an inclusionary housing ordinance, which has been established in Carpinteria Municipal Code Chapter 14.75 – Inclusionary Housing Requirement. Setting the in-lieu fees annually is consistent with these laws and policies.

FINANCIAL CONSIDERATIONS

Consideration of an annual adjustment of the fees ensures that the City has sufficient revenue to meet program objectives. There is no anticipated significant financial impact to the City as a result of updating the Inclusionary Housing In-lieu Fees. There is no fund balance in the In-lieu Fee Fund as no projects have yet been authorized to pay an in-lieu fee. Historically, the City has opted for the construction of affordable units over the payment of the In-lieu Fee.

ENVIRONMENTAL

Adoption of the In-lieu Fees is statutorily exempt from the provisions of the California Environmental Quality Act pursuant to Title 14 of the California Code of Regulations, Section 15378(b)(4) as the adoption of the fees does not involve a commitment to any specific project or course of action that may result in a potentially significant impact on the environment and constitutes a governmental fiscal activity that does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

OPTIONS

1. Receive and file the report on the City's home sales prices for the 2025 calendar year and the calculated 2026 affordable housing in-lieu fee amounts for condominiums and single-family dwellings. By selecting this option, the Council would be electing to not make any changes to the currently adopted in-lieu fees amounts established in 2023.
2. Direct staff to prepare a Resolution to adjust the affordable housing in-lieu fees for condominiums and single-family dwellings to the 2026 calculated amounts and return to a future City Council meeting.

PRINCIPAL PARTIES EXPECTED AT MEETING

None.

ATTACHMENTS

- Attachment A: Resolution No. 6485 2026 Single-Family Dwelling In-lieu Affordable Housing Fee
Exhibit 1 – 2026 Single Family Dwelling In-lieu Fee Calculation
- Attachment B: 2026 Condominium Unit In-lieu Fee Calculation
- Attachment C: 2025 Single Family Dwelling Sales Data
- Attachment D: 2025 Condominium Sales Data

Staff contact: Syndi Souter, Senior Planner
(805) 755-4405, syndis@carpinteriaca.gov



Signature

Reviewed by: Nick Bobroff, Community Development Director
(805) 755-4407, nickb@carpinteriaca.gov



Signature

Reviewed by: Michael Ramirez, City Manager
(805) 755-4450, michaelr@carpinteriaca.gov



Signature

Attachment A

City Council Resolution No. 6485 2026 Single-Family Dwelling In-Lieu Affordable Housing Fee

*City Council Meeting
July 13, 2026*

RESOLUTION NO. 6485

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA UPDATING THE SINGLE-FAMILY DWELLING IN-LIEU HOUSING FEE FOR 2026 PURSUANT TO THE INCLUSIONARY HOUSING REQUIREMENTS OF CHAPTER 14.75 OF THE CARPINTERIA MUNICIPAL CODE

WHEREAS, the City of Carpinteria adopted Ordinance No. 590 adding Chapter 14.75 to the Carpinteria Municipal Code, which establishes an inclusionary housing requirement for all new residential development of five or more units that requires a subdivision map; and

WHEREAS, the City's inclusionary housing program focuses on the creation of new residential units that are affordable to above-moderate income households earning between 121% and 200% of the Santa Barbara County Area Median Income ("AMI"); and

WHEREAS, the inclusionary program requires that all new residential development that falls within the requirements of Chapter 14.75 of the Carpinteria Municipal Code provide 12% of the total residential units at a price affordable to a household earning 121% of the AMI, or if the City Council finds that the provision of onsite inclusionary housing is infeasible, the applicant may pay an in-lieu fee; and

WHEREAS, the amount of the in-lieu fee is intended to equal the cost difference between the median sale price of a residential unit in the City and the sale price of a unit affordable to a household earning 121% of the AMI; and

WHEREAS, Carpinteria Municipal Code Section 14.75.090 requires that the City Council adopt an in-lieu fee for new residential development projects that are subject to Chapter 14.75 of the Carpinteria Municipal Code but cannot otherwise provide on-site inclusionary housing based on a finding by the City Council; and

WHEREAS, Carpinteria Municipal Code Section 14.75.090 requires that the in-lieu fee be based on a calculation using the median sale price of single-family dwellings and the median sale price of condominiums in the City for the prior year; and

WHEREAS, the in-lieu fee authorized under Carpinteria Municipal Code Chapter 14.75 constitutes a traditional land use or zoning enactment regulating the use of property, rather than the imposition of an exaction upon property owners; and

WHEREAS, Carpinteria Municipal Code Chapter 14.75 specifies that the City Council may annually review the median sale price for single-family dwellings and condominiums and based on that review, adjust the in-lieu fee; and

WHEREAS, the City Council has reviewed data from the Santa Barbara County Clerk-Recorder/Assessor for calendar year 2025 and determined that the median sale price of single-family dwellings in the City should be adjusted; and

WHEREAS, the City Council recognizes that the City's ownership housing stock comprises detached single-family dwellings and condominiums and that there is a cost difference between developing single-family units and condominium units; and

WHEREAS, the City Council has considered in-lieu fee calculations for single-family dwellings (Exhibit 1) that reflect the appropriate cost of providing offsite housing that is affordable to households earning 121% of the AMI; and

WHEREAS, a properly noticed regularly scheduled meeting of the City Council was held on July 13, 2026 at 5:30 p.m., at City Hall, 5775 Carpinteria Avenue, Carpinteria, California 93013.

NOW, THEREFORE, it is hereby resolved by the City Council of the City of Carpinteria as follows:

SECTION 1. Findings.

The City Council hereby finds as follows:

- A. All provisions set forth above are true and correct and are hereby incorporated by reference as findings.
- B. The purpose of the fee adopted by this Resolution is to assist the City in providing affordable housing to meet its housing requirements as set forth in its General Plan, Housing Element, and state Regional Housing Needs Assessment.
- C. The fees collected pursuant to this Resolution and Ordinance No. 590 shall be deposited in a separate account and used exclusively to fund the development, maintenance, and oversight of housing affordable to households earning less than 200% of the AMI.
- D. City staff and independent consultants have presented evidence through staff reports, studies, and oral testimony at public hearings that the City cannot provide the requisite number of affordable units without some intervention and City-imposed requirements.
- E. Under the City's Housing Element, new residential development is required to provide a percentage of the total units at an affordable level and is allowed to satisfy such requirement by payment of an in-lieu fee if the City Council finds that the applicant is unable to provide such units onsite.

- F. The in-lieu fee constitutes a traditional land use or zoning enactment regulating the use of property, rather than the imposition of an exaction upon property owners.
- G. The price estimates and cost calculations set forth in the fee adopted by this Resolution are reasonable estimates based on the best available data.
- H. The fee set forth and adopted herein is consistent with the City's General Plan/Coastal Plan, and the Council has considered the effects of the fee with respect to the City's housing needs (as established in the Housing Element of the General Plan) and regional housing needs.
- I. The fee imposed by this Resolution bears a reasonable relationship to the burden imposed upon the City by new residential development that does not include onsite inclusionary housing units.

SECTION 2. In-lieu Fee for Single-Family Residential Development. The amount of the in-lieu fee created and imposed by this Resolution and pursuant to Ordinance No. 590 for development projects including single-family dwelling units is hereby established as One Million Forty-Two Thousand One Hundred Dollars (\$1,042,100) per required inclusionary unit. The schedule of in-lieu fees that the City Council hereby adopts is attached hereto as Exhibit 1 dated July 13, 2026, and incorporated herein by reference as though set forth in full. The fee amount set forth in Exhibit 1 shall be imposed on those new residential developments that include single-family residential development, as defined in Ordinance No. 590, and for which the City Council determines that the applicant cannot provide the necessary inclusionary housing onsite.

SECTION 3. Condominium In-lieu Fee. The in-lieu fee for condominium development projects shall remain at the amount previously established by Resolution No. 6260, adopted in 2023, until such time as the City Council adopts an updated fee for condominium developments.

SECTION 4. Resolution Subject to Underlying Ordinances. The provisions of this Resolution are subject and subordinate to the provisions of Carpinteria Municipal Code Chapter 14.75 and shall at all times be construed and applied consistent therewith as the same presently exists or may from time-to-time hereafter be amended.

SECTION 5. Effective Date. This Resolution shall be in full force and effect thirty (30) days after its adoption.

SECTION 6. Exemption from Environmental Review. Adoption of the fee set forth herein is exempt from the provisions of the California Environmental Quality Act ("CEQA") pursuant to Title 14 of the California Code of Regulations, Section 15378(b)(4), because the adoption of said fee does not involve a commitment to any specific project or course of action that may result in a potentially significant impact on the environment and constitutes a governmental fiscal activity that does

not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment.

SECTION 7. Severability. If any section, subsection, sentence, clause, phrase or portion of this Resolution is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Resolution. The City Council hereby declares that it would have adopted this Resolution, and each section, subsection, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases or portions be declared invalid or unconstitutional.

NOW, THEREFORE, BE IT RESOLVED that the Carpinteria City Council hereby adopts the 2026 Single-Family Dwelling In-lieu Fee associated with the Inclusionary Housing Requirements of Chapter 14.75, using the best available 2025 data, as One Million Forty-Two Thousand One Hundred Dollars (\$1,042,100) for a single-family dwelling as shown in Exhibit 1 attached hereto, and this Resolution supersedes all previously adopted Single-Family Dwelling In-Lieu Fee Resolutions.

PASSED, APPROVED AND ADOPTED this 13th day of July, 2026 by the following called vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBER(S):
ABSENT: COUNCILMEMBER(S):
ABSTAIN: COUNCILMEMBER(S):

Mayor, City of Carpinteria

ATTEST:

Brian C. Barrett, MMC, City Clerk
City of Carpinteria

I hereby certify that the foregoing resolution was adopted at a regular meeting of the City Council of the City of Carpinteria held on July 13, 2026.

Brian C. Barrett, MMC, City Clerk
City of Carpinteria

APPROVED AS TO FORM:

Jena Shoaf Acos, on behalf of
Brownstein Hyatt Farber Schreck, LLP acting as
City Attorney of the City of Carpinteria

Exhibit 1

July 13, 2026

**2026 In-lieu Fee Calculation
Single Family Dwelling**

Median Income: \$119,100 (2026)

**Median Sale Price for a Single-Family Dwelling
Sold in Carpinteria in 2025**

\$1,645,000

Minus

-

Max. Affordable Sale Price

\$602,900

In-lieu Fee

\$1,042,100

Sale Price Factors

Unit Size Multiplier* 1.05

Housing Cost to Income Ratio.....30%

Interest Rate.....6.47%

PMI..... 1.0%

Target Income for Affordability* \$151,317

Maximum Payment for Housing \$3,783

Amount of Loan this will Amortize \$542,629

Plus 10% Down Payment..... \$60,292

Maximum Sale Price \$602,900

*121% of median income, four-person household, three bedrooms

Attachment B

2026 Condominium Unit In-lieu Fee Calculation

*City Council Meeting
July 13, 2026*

Attachment B

July 13, 2026

**2026 In-lieu Fee Calculation
Condominium Unit**

Median Income: \$119,100 (2026)

Median Sale Price for a Condominium Unit Sold in Carpinteria in 2025	\$850,000
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Minus	-
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Max. Affordable Sale Price	<u>\$533,600</u>
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In-lieu Fee	\$316,400
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Sale Price Factors

Unit Size Multiplier*	1.05
Housing Cost to Income Ratio	30%
Interest Rate	6.47%
PMI	1.0%
HOA Fee	\$435
Target Income for Affordability*	\$151,317
Maximum Payment for Housing	\$3,783

Amount of Loan this will Amortize	\$480,233
Plus 10% Down Payment	\$53,359
Maximum Sale Price	\$533,600

*121% of median income, four-person household, three bedrooms

Attachment C

2025 Single Family Dwelling Sales Data

*City Council Meeting
July 13, 2026*

2025 Single-Family Residence Sales in the City of Carpinteria

APN	Address	SalePrice	SaleDate	Bedrooms	BathRoom	SqFootag	YearBuilt	Acreage	LotSize	PropUse	SitusUnitNum	SitusCity	SitusZip	Location	DocType
003-436-001	4707 DORRANCE WAY CARPINTERIA, CA 93013	\$1,525,000	01/03/2025	2	1	700	1947	0.1	4356	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
003-322-003	5161 SEVENTH ST CARPINTERIA, CA 93013	\$1,550,500	01/16/2025	3	2	1001	1906	0.09	3920.4	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
004-017-018	4155 VENICE LN CARPINTERIA, CA 93013	\$1,775,000	01/21/2025	4	2	2143	1939	0.23	10018.8	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
003-291-015	755 CALLE REY MAR CARPINTERIA, CA 93013	\$2,000,000	01/24/2025	3	2	1162	1958	0.19	8276.4	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
004-008-045	4416 LA TIERRA LN CARPINTERIA, CA 93013	\$1,515,000	02/04/2025	3	2	1761	1971	0.22	9583.2	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
004-006-053	1555 MEADOW CIR CARPINTERIA, CA 93013	\$1,760,000	02/28/2025	4	2.5	1821	1987	0.11	4791.6	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
003-481-004	4849 THIRD ST CARPINTERIA, CA 93013	\$2,860,000	03/21/2025	3	2	1503	1992	0.106	4617.36	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
001-251-008	1291 BYRNES LN CARPINTERIA, CA 93013	\$1,980,000	03/28/2025	3	2	1607	1964	0.22	9583.2	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
003-292-018	954 CONCHA LOMA DR CARPINTERIA, CA 93013	\$1,655,000	04/04/2025	4	2	1428	1958	0.19	8276.4	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
001-280-010	1492 ANDREA ST CARPINTERIA, CA 93013	\$1,275,000	04/14/2025	3	1.75	1040	1963	0.18	7840.8	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
004-026-002	4970 MALIBU DR CARPINTERIA, CA 93013	\$1,550,000	04/23/2025	3	2	1170	1958	0.17	7405.2	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
003-590-001	1426 CAMELLIA CIR CARPINTERIA, CA 93013	\$1,650,000	05/06/2025	4	2	1537	1969	0.16	6969.6	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
003-212-038	4311 CARPINTERIA AVE CARPINTERIA, CA 93013	\$1,110,000	05/09/2025	3	2	1272	1920	0.14	6098.4	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
003-436-023	4765 DORRANCE WAY CARPINTERIA, CA 93013	\$3,150,000	05/12/2025	3	2.5	1271	2016	0.06198	2699.8488	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
003-542-016	1313 STERLING AVE CARPINTERIA, CA 93013	\$1,140,000	05/22/2025	3	2	1069	1962	0.31	13503.6	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
003-340-031	5538 CANALINO DR CARPINTERIA, CA 93013	\$2,166,500	06/10/2025	3	1.5	1500	1950	0.26	11325.6	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
003-333-013	615 CONCHA LOMA DR CARPINTERIA, CA 93013	\$4,000,000	06/13/2025	4	3	2559	1957	0.86	37461.6	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
004-026-026	1405 LIMU DR CARPINTERIA, CA 93013	\$1,230,000	06/13/2025	3	2	1200	1958	0.15	6534	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
003-382-005	5529 CALLE ARENA CARPINTERIA, CA 93013	\$4,287,000	06/16/2025	2	2	2643	1987	0.18	7840.8	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
003-600-028	4655 ARAGON DR CARPINTERIA, CA 93013	\$1,525,000	06/16/2025	4	1.75	1640	1970	0.14	6098.4	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
004-027-004	4937 NIPOMO DR CARPINTERIA, CA 93013	\$1,175,000	06/17/2025	3	2	1530	1958	0.32	13939.2	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
003-291-019	780 CALLE REY MAR CARPINTERIA, CA 93013	\$1,750,000	07/08/2025	3	2	1212	1958	0.14	6098.4	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
004-007-017	5150 CONCORD PL CARPINTERIA, CA 93013	\$1,350,000	07/08/2025	2	2	1253	1985	0.1	4356	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
003-193-013	1138 VALLECITO RD CARPINTERIA, CA 93013	\$2,291,000	08/15/2025	2	2	1845	1920	0.21	9147.6	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
003-381-008	5545 CANALINO DR CARPINTERIA, CA 93013	\$2,280,000	08/15/2025	3	2	1902	1950	0.16	6969.6	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
004-009-020	4565 CHAPPARAL DR CARPINTERIA, CA 93013	\$1,825,000	08/20/2025	3	2	1600	1972	0.16	6969.6	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
003-543-020	4781 STERLING WAY CARPINTERIA, CA 93013	\$1,175,000	08/22/2025	3	1.75	1144	1962	0.3	13068	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
003-383-005	5596 CALLE OCHO CARPINTERIA, CA 93013	\$2,500,000	08/28/2025	3	1.75	1080	1960	0.18	7840.8	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
004-008-047	4436 LA TIERRA LN CARPINTERIA, CA 93013	\$1,500,000	08/28/2025	3	2	1012	1971	0.16	6969.6	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
001-470-028	1128 CALLE LAGUNITAS CARPINTERIA, CA 93013	\$1,825,000	09/02/2025	4	3.5	2680	2012	0.11	4791.6	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
003-303-014	4756 FIFTH ST CARPINTERIA, CA 93013	\$3,320,000	09/04/2025	3	2	1564	1949	0.18	7840.8	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED
004-006-067	1559 MEADOW CIR CARPINTERIA, CA 93013	\$1,580,000	09/05/2025	3	3	1758	1987	0.13	5662.8	Single Family Residence		CARPINTERIA	93013	City of Carpinteria	DEED

001-470-011	6360 LAGUNITAS CT CARPINTERIA, CA 93013	\$2,250,000	09/24/2025	4	3.5	2423	2013	0.16	6969.6	Single Family Residence	CARPINTERIA	93013	City of Carpinteria	DEED
004-009-024	4525 CHAPPARAL DR CARPINTERIA, CA 93013	\$1,587,500	10/03/2025	4	2.75	2213	1972	0.14	6098.4	Single Family Residence	CARPINTERIA	93013	City of Carpinteria	DEED
003-352-007	5664 CALLE PACIFIC CARPINTERIA, CA 93013	\$2,285,000	10/07/2025	3	2	1190	1957	0.15	6534	Single Family Residence	CARPINTERIA	93013	City of Carpinteria	DEED
004-008-025	4485 MESA LN CARPINTERIA, CA 93013	\$1,645,000	10/08/2025	6	3	2074	1971	0.14	6098.4	Single Family Residence	CARPINTERIA	93013	City of Carpinteria	DEED
003-353-002	572 ARBOL VERDE ST CARPINTERIA, CA 93013	\$1,795,000	10/10/2025	4	1.75	1190	1957	0.15	6534	Single Family Residence	CARPINTERIA	93013	City of Carpinteria	DEED
003-230-019	4621 SEVENTH ST CARPINTERIA, CA 93013	\$995,000	10/23/2025	1	1	480	1940	0.13	5662.8	Single Family Residence	CARPINTERIA	93013	City of Carpinteria	DEED
001-400-057	5404 GRANADA WAY CARPINTERIA, CA 93013	\$1,678,000	10/24/2025	3	2	1680	1974	0.23	10018.8	Single Family Residence	CARPINTERIA	93013	City of Carpinteria	DEED
001-263-005	5413 EL CARRO LN CARPINTERIA, CA 93013	\$1,200,000	10/30/2025	2	2	1009	1963	0.18	7840.8	Single Family Residence	CARPINTERIA	93013	City of Carpinteria	DEED
001-293-001	1524 JAY ST CARPINTERIA, CA 93013	\$1,100,000	11/04/2025	4	2	1470	1964	0.15	6534	Single Family Residence	CARPINTERIA	93013	City of Carpinteria	DEED
003-600-004	1436 CARNATION PL CARPINTERIA, CA 93013	\$1,599,000	11/07/2025	3	1.75	1755	1970	0.14	6098.4	Single Family Residence	CARPINTERIA	93013	City of Carpinteria	DEED
003-340-003	5533 CALLEJON DR CARPINTERIA, CA 93013	\$2,750,000	11/10/2025	3	1.5	2260	1955	0.45	19602	Single Family Residence	CARPINTERIA	93013	City of Carpinteria	DEED
003-353-012	420 ARBOL VERDE ST CARPINTERIA, CA 93013	\$2,275,000	11/19/2025	3	2	1203	1957	0.15	6534	Single Family Residence	CARPINTERIA	93013	City of Carpinteria	DEED
001-253-006	1240 LA BREA LN CARPINTERIA, CA 93013	\$1,770,000	12/03/2025	3	2.5	1618	1963	0.21	9147.6	Single Family Residence	CARPINTERIA	93013	City of Carpinteria	DEED
003-243-030	4617 NINTH ST CARPINTERIA, CA 93013	\$1,300,000	12/09/2025	3	2	1280	1985	0.13	5662.8	Single Family Residence	CARPINTERIA	93013	City of Carpinteria	DEED
003-590-030	4595 ARAGON DR CARPINTERIA, CA 93013	\$1,250,000	12/10/2025	5	3	2099	1969	0.16	6969.6	Single Family Residence	CARPINTERIA	93013	City of Carpinteria	DEED
004-006-015	5004 ALVARADO RD CARPINTERIA, CA 93013	\$1,132,000	12/11/2025	3	2	1304	1977	0.14	6098.4	Single Family Residence	CARPINTERIA	93013	City of Carpinteria	DEED
003-552-030	1330 POST AVE CARPINTERIA, CA 93013	\$1,560,000	12/12/2025	4	2.5	1952	1964	0.16	6969.6	Single Family Residence	CARPINTERIA	93013	City of Carpinteria	DEED
004-009-049	1478 EUCALYPTUS ST CARPINTERIA, CA 93013	\$1,150,000	12/23/2025	4	2	1335	1972	0.15	6534	Single Family Residence	CARPINTERIA	93013	City of Carpinteria	DEED
004-026-026	1405 LIMU DR CARPINTERIA, CA 93013	\$1,550,000	12/23/2025	3	2	1200	1958	0.15	6534	Single Family Residence	CARPINTERIA	93013	City of Carpinteria	DEED

2025 MEDIAN SALES PRICE \$1,645,000

2025 AVERAGE SALES PRICE \$1,826,402

(51 total SFD sales in 2025)

Attachment D

2025 Condominium Sales Data

*City Council Meeting
July 13, 2026*

2025 Condominium Sales in the City of Carpinteria

APN	Address	SalePrice	SaleDate	Bedrooms	BathRoom	SqFootag	YearBuilt	Acreage	LotSize	PropUse	SitusUnit#	SitusCity	SitusZip	Location	DocType
004-015-072	1231 FRANCISCAN CT CARPINTERIA, CA 93013	\$990,000	01/07/2025	3	2.5	1550	1986	0	0	Condominium	6	CARPINTERIA	93013	City of Carpinteria	DEED
003-920-042	4525 CARPINTERIA AVE CARPINTERIA, CA 93013	\$925,000	01/10/2025	2	2.5	1428	1987	0	0	Condominium	A	CARPINTERIA	93013	City of Carpinteria	DEED
003-640-016	5455 EIGHTH ST CARPINTERIA, CA 93013	\$900,000	01/21/2025	3	2	1314	1971	0	0	Condominium	16	CARPINTERIA	93013	City of Carpinteria	DEED
003-830-009	4975 SANDYLAND RD CARPINTERIA, CA 93013	\$3,200,000	01/23/2025	2	1	683	1964	0	0	Condominium	109	CARPINTERIA	93013	City of Carpinteria	DEED
001-321-066	5965 HICKORY ST CARPINTERIA, CA 93013	\$625,000	01/24/2025	2	1	840	1972	0	0	Condominium	2	CARPINTERIA	93013	City of Carpinteria	DEED
003-780-059	4407 CATLIN CIR CARPINTERIA, CA 93013	\$799,000	01/29/2025	2	1.5	1024	1977	0	0	Condominium	C	CARPINTERIA	93013	City of Carpinteria	DEED
004-122-001	4000 GREEN HERON SPRING DR CARPINTERIA, CA 93013	\$1,525,000	02/07/2025	3	2.5	1992	2020	0.02	871.2	Condominium		CARPINTERIA	93013	City of Carpinteria	DEED
004-015-019	1240 FRANCISCAN CT CARPINTERIA, CA 93013	\$800,000	02/11/2025	2	2	847	1986	0	0	Condominium	3	CARPINTERIA	93013	City of Carpinteria	DEED
004-102-022	4692 CARPINTERIA AVE CARPINTERIA, CA 93013	\$751,000	02/11/2025	2	1.5	1056	1996	0	0	Condominium	22	CARPINTERIA	93013	City of Carpinteria	DEED
001-313-003	5926 BIRCH ST CARPINTERIA, CA 93013	\$545,000	02/21/2025	2	1	840	1972	0	0	Condominium	3	CARPINTERIA	93013	City of Carpinteria	DEED
004-119-004	4009 GREEN HERON SPRING DR CARPINTERIA, CA 93013	\$1,740,000	02/24/2025	4	3	2396	2020	0.02	871.2	Condominium		CARPINTERIA	93013	City of Carpinteria	DEED
003-890-024	4956 SAWYER AVE CARPINTERIA, CA 93013	\$777,000	03/14/2025	2	1	910	1984	0	0	Condominium		CARPINTERIA	93013	City of Carpinteria	DEED
003-650-014	5455 EIGHTH ST CARPINTERIA, CA 93013	\$808,000	03/17/2025	2	1.75	1096	1971	0	0	Condominium	42	CARPINTERIA	93013	City of Carpinteria	DEED
001-321-007	5956 VIA REAL CARPINTERIA, CA 93013	\$679,000	03/18/2025	2	1	840	1972	0	0	Condominium	3	CARPINTERIA	93013	City of Carpinteria	DEED
003-730-024	130 ASH AVE CARPINTERIA, CA 93013	\$876,000	04/15/2025	1	1	576	1974	0	0	Condominium	24	CARPINTERIA	93013	City of Carpinteria	DEED
003-780-050	4411 CATLIN CIR CARPINTERIA, CA 93013	\$937,500	04/18/2025	3	1.5	1390	1977	0	0	Condominium	A	CARPINTERIA	93013	City of Carpinteria	DEED
003-920-024	4515 CARPINTERIA AVE CARPINTERIA, CA 93013	\$875,000	04/23/2025	2	2.5	1428	1987	0	0	Condominium	A	CARPINTERIA	93013	City of Carpinteria	DEED
003-650-022	5455 EIGHTH ST CARPINTERIA, CA 93013	\$885,000	05/08/2025	2	2	1096	1971	0	0	Condominium	50	CARPINTERIA	93013	City of Carpinteria	DEED
001-312-060	5915 BIRCH ST CARPINTERIA, CA 93013	\$680,000	05/15/2025	2	1	945	1972	0	0	Condominium	4	CARPINTERIA	93013	City of Carpinteria	DEED
001-323-018	5966 BIRCH ST CARPINTERIA, CA 93013	\$610,000	05/16/2025	2	1	840	1972	0	0	Condominium	2	CARPINTERIA	93013	City of Carpinteria	DEED
001-313-004	5926 BIRCH ST CARPINTERIA, CA 93013	\$715,000	05/20/2025	2	1	945	1972	0	0	Condominium	4	CARPINTERIA	93013	City of Carpinteria	DEED
003-890-009	4932 SAWYER AVE CARPINTERIA, CA 93013	\$1,000,000	05/20/2025	2	2	1570	1984	0	0	Condominium		CARPINTERIA	93013	City of Carpinteria	DEED
003-920-020	4515 CARPINTERIA AVE CARPINTERIA, CA 93013	\$876,000	05/30/2025	2	1.5	1420	1987	0	0	Condominium	C	CARPINTERIA	93013	City of Carpinteria	DEED
003-690-014	231 LINDEN AVE CARPINTERIA, CA 93013	\$850,000	06/17/2025	1	1	698	1972	0	0	Condominium	14	CARPINTERIA	93013	City of Carpinteria	DEED
001-480-012	1149 CALLE LAGUNITAS CARPINTERIA, CA 93013	\$1,250,000	06/25/2025	4	3	2135	2012	0	0	Condominium		CARPINTERIA	93013	City of Carpinteria	DEED
004-016-009	1220 FRANCISCAN CT CARPINTERIA, CA 93013	\$757,500	06/27/2025	2	1	803	1986	0	0	Condominium	2	CARPINTERIA	93013	City of Carpinteria	DEED
003-780-059	4407 CATLIN CIR CARPINTERIA, CA 93013	\$900,000	06/30/2025	2	1.5	1024	1977	0	0	Condominium	C	CARPINTERIA	93013	City of Carpinteria	DEED
003-920-046	4525 CARPINTERIA AVE CARPINTERIA, CA 93013	\$885,000	07/11/2025	2	2.25	1460	1987	0	0	Condominium	C	CARPINTERIA	93013	City of Carpinteria	DEED
001-312-029	5946 HICKORY ST CARPINTERIA, CA 93013	\$692,000	07/16/2025	2	1	837	1972	0	0	Condominium	1	CARPINTERIA	93013	City of Carpinteria	DEED
004-016-022	1240 FRANCISCAN CT CARPINTERIA, CA 93013	\$775,000	07/24/2025	2	1.75	876	1986	0	0	Condominium	8	CARPINTERIA	93013	City of Carpinteria	DEED
003-920-009	4519 CARPINTERIA AVE CARPINTERIA, CA 93013	\$1,250,000	07/30/2025	3	2.5	1626	1987	0	0	Condominium	B	CARPINTERIA	93013	City of Carpinteria	DEED

003-680-010	220 ELM AVE CARPINTERIA, CA 93013	\$670,000	08/15/2025	1	1	579	1972	0	0	Condominium	10	CARPINTERIA	93013	City of Carpinteria	DEED
003-700-016	4950 SANDYLAND RD CARPINTERIA, CA 93013	\$735,000	08/27/2025	1	1	436	1962	0	0	Condominium	126	CARPINTERIA	93013	City of Carpinteria	DEED
003-780-037	4430 CATLIN CIR CARPINTERIA, CA 93013	\$850,000	08/28/2025	2	1.5	1024	1977	0	0	Condominium	B	CARPINTERIA	93013	City of Carpinteria	DEED
003-990-008	4297 CARPINTERIA AVE CARPINTERIA, CA 93013	\$1,252,000	09/17/2025	3	2.5	1633	1990	0	0	Condominium	8	CARPINTERIA	93013	City of Carpinteria	DEED
001-312-052	5925 BIRCH ST CARPINTERIA, CA 93013	\$710,000	09/19/2025	2	1	945	1972	0	0	Condominium	4	CARPINTERIA	93013	City of Carpinteria	DEED
001-350-030	1035 PALMETTO WAY CARPINTERIA, CA 93013	\$810,000	09/23/2025	2	1.5	897	1973	0	0	Condominium	J	CARPINTERIA	93013	City of Carpinteria	DEED
003-920-031	4527 CARPINTERIA AVE CARPINTERIA, CA 93013	\$950,000	09/23/2025	2	2.5	1460	1987	0	0	Condominium	H	CARPINTERIA	93013	City of Carpinteria	DEED
004-016-021	1240 FRANCISCAN CT CARPINTERIA, CA 93013	\$779,000	10/10/2025	2	2	876	1986	0	0	Condominium	6	CARPINTERIA	93013	City of Carpinteria	DEED
003-730-010	130 ASH AVE CARPINTERIA, CA 93013	\$787,000	10/14/2025	1	1	599	1974	0	0	Condominium	10	CARPINTERIA	93013	City of Carpinteria	DEED
001-311-055	5921 HICKORY ST CARPINTERIA, CA 93013	\$639,000	10/15/2025	2	1	840	1972	0	0	Condominium	3	CARPINTERIA	93013	City of Carpinteria	DEED
003-990-014	4297 CARPINTERIA AVE CARPINTERIA, CA 93013	\$981,000	10/15/2025	2	2.5	1084	1990	0	0	Condominium	14	CARPINTERIA	93013	City of Carpinteria	DEED
004-015-010	1220 FRANCISCAN CT CARPINTERIA, CA 93013	\$899,000	10/15/2025	3	2	1055	1986	0	0	Condominium	7	CARPINTERIA	93013	City of Carpinteria	DEED
003-700-002	4902 SANDYLAND RD CARPINTERIA, CA 93013	\$855,500	10/24/2025	1	1	462	1968	0	0	Condominium	134	CARPINTERIA	93013	City of Carpinteria	DEED
003-920-013	4517 CARPINTERIA AVE CARPINTERIA, CA 93013	\$1,200,000	10/30/2025	3	2	1626	1987	0	0	Condominium	D	CARPINTERIA	93013	City of Carpinteria	DEED
001-311-019	5930 VIA REAL CARPINTERIA, CA 93013	\$675,000	11/06/2025	2	1	840	1972	0	0	Condominium	3	CARPINTERIA	93013	City of Carpinteria	DEED
001-312-030	5946 HICKORY ST CARPINTERIA, CA 93013	\$685,000	11/07/2025	2	1	840	1972	0	0	Condominium	2	CARPINTERIA	93013	City of Carpinteria	DEED
003-200-018	4258 CARPINTERIA AVE CARPINTERIA, CA 93013	\$900,000	12/04/2025	3	2.5	1565	1989	0	0	Condominium	1	CARPINTERIA	93013	City of Carpinteria	DEED
001-323-026	5976 BIRCH ST CARPINTERIA, CA 93013	\$680,000	12/12/2025	2	1	840	1972	0	0	Condominium	2	CARPINTERIA	93013	City of Carpinteria	DEED

2025 MEDIAN SALES PRICE \$850,000

2025 AVERAGE SALES PRICE \$917,051

(49 total condo sales in 2025)

2026 In-Lieu Housing Fees



In-Lieu Fee Calculations

- Single Family Dwelling

2025 Median Sale Price	\$1,645,000
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- Maximum Affordable Price	<u>- 602,900</u>
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2026 In-Lieu Fee	\$1,042,100
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- Condominium

2025 Median Sale Price	\$850,000
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- Maximum Affordable Price	<u>- 533,600</u>
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2026 In-Lieu Fee	\$316,400
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Current Adopted Fees

(2023 In-Lieu Fees)

Single Family Dwelling	\$973,500
Condominium	\$316,600

2026 In-Lieu Fees

Single Family Dwelling	\$1,042,100
	↑\$68,600
Condominium	\$316,400
	↓\$200

Reasons for Changes

1. Area Median Income (AMI) remained the same for 2026 (\$119,100),
2. Interest rates decreased from 6.85% to 6.47%,
3. Affordable unit pricing increased by ~\$20,000 due to lower interest rates to meet the 30% income to housing expense ratio, but
4. Median sales prices continue to increase, especially for single-family dwellings (up \$25K for condos & up \$125.5K for SFDs).

Recommendation

Receive and file the report on the City's home sales prices for the 2025 calendar year and the 2026 affordable housing in-lieu fees for condominiums and single-family dwellings, and adopt Resolution No. 6485 to adjust the 2026 affordable housing in-lieu fee for single-family dwellings.





City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

Conceptual review of a contemplated adaptive reuse project (Project 26-2404-CON) to convert the existing office building located at 6185 Carpinteria Avenue (APN 001-180-028) into a mixed-use development containing 20 live-work units and 11 housing units. The conceptual project is proposed by Peter Lewis, potential purchaser of the property.

STAFF RECOMMENDATION

Receive public comment, and provide comments on the development proposal.

Sample Motion: None required.

PURPOSE OF CONCEPT REVIEW

City staff recommends that applicants request a conceptual review for proposed projects that are large in scope, involve unique policy or site constraints, and/or may otherwise be of particular interest to City decisionmakers and the public. The purpose of the conceptual review process is to allow an applicant to submit tentative plans, prior to the submittal of a formal project application, in order to receive early feedback from the public, and advisory comments and suggestions from the City's decision makers. These advisory comments shall constitute a conceptual review only—a conceptual review is not binding upon the City Council or advisory bodies as to any further determinations to be made with respect to the project. No action will be taken by any government body on the project at the conceptual review hearing. Input received at this meeting will be considered at future Architectural Review Board, Planning Commission or City Council meetings. The City decision makers shall be wholly free to render a different determination and/or decision upon formal review of the project. Since only limited information regarding the project is provided at this time, the analysis in this report is preliminary and tentative.

Following the conceptual review, as with any development project in the City, the applicant could submit a formal project application. The feedback received from this conceptual review will assist the applicant team in further developing and refining their project design should they choose to move forward with a formal application. Once the City has deemed the formal application complete, environmental review would be

conducted pursuant to the California Environmental Quality Act (CEQA), followed by formal review by the Architectural Review Board, Planning Commission, and City Council, and California Coastal Commission, if appealed.

PROJECT DESCRIPTION

This is a conceptual review of a proposal to pursue an adaptive reuse project that would convert the two existing office buildings at 6185 Carpinteria Ave into a mixed-use development consisting of 20 live-work units and 11 residential-only units. Each live-work unit would feature an adjacent office space, accessible to visitors or clients independently from the private residential space. The unit breakdown is proposed as follows:

	Studio	One-bedroom	Two-bedroom	Total
Live-Work	14	3	3	20
Residential only	-	9	2	11

All 20 of the live-work units are proposed in the front (north) building. The front building would also have two shared conference rooms, two visitor restrooms, and four one-bedroom residential-only units. The rear (south) building would contain the remaining seven residential-only units. The total residential floor area would be approximately 23,407 square feet, and the office/work area would be approximately 3,912 square feet total. All units are proposed as market-rate rentals.

The exterior appearance of the buildings and site layout would remain substantially unchanged. The existing buildings have a maximum height of approximately 34 feet, and combined are approximately 33,346 square feet of interior space (not including decks and patios). The buildings are three stories: the ground floor/podium level provides parking beneath the buildings, and the second and third floors would be converted to the above-described residential and live-work spaces. Because the lot slopes downward from Carpinteria Avenue, the parking below the offices is partially subterranean as viewed from the front of the lot, and the overall development appears two-story as seen from the street. The two buildings are connected by a breezeway on the second story. Exterior work on the building would be limited to cosmetic upgrades (e.g., paint)—the overall shape and form would not change. The project proposes to maintain the existing on-site parking to provide a total of 102 parking spaces for residents and visitors/clients. Landscaping and open space would be maintained as approved in the Development Plan for the existing office buildings (97-807-DP).

Project Setting

The project site is a 3.58-acre parcel located on the south side of Carpinteria Avenue, approximately one-third mile east of Bailard Avenue. It is bordered to the west by a vacant parcel and the S&S Seeds warehouse, to the east by another office building and parking lot, to the north by Carpinteria Avenue and U.S. 101, and to the south by the

railroad tracks. The site is located on the Carpinteria Bluffs, within the area presently occupied by professional offices and business parks. The northwestern portion of the parcel is occupied by the two office buildings (currently vacant) and on-site parking, and the remainder is occupied by the Lagunitas Creek riparian corridor and coastal bluff habitat. A public pedestrian easement and trail exist on the site, serving as a segment of the City's Coastal Vista Trail, and includes pedestrian connections to both the office buildings and Carpinteria Avenue. The trail includes a small pedestrian bridge over Lagunitas Creek.

The two existing office buildings were permitted in 1997 and issued certificates of occupancy in 2004. PlanMember Financial Corporation, an investment and retirement firm, most recently occupied the buildings and was the primary tenant since the buildings' construction.

The property is zoned Industrial/Research Park District (M-RP), with a Research Development Industrial (RDI) Land Use Designation. The site is subject to the Coastal Appeals (CA) overlay district due to its location between the ocean and first public road. The Carpinteria Bluffs are also subject to the City's Environmentally Sensitive Habitat Area (ESH) overlay district.

The contemplated adaptive reuse project would require a Coastal Development Permit, to allow development within the Coastal Zone, and a Development Plan, as required by Carpinteria Municipal Code (CMC) Chapter 14.26. Approval of the project would be discretionary and subject to review and approval by the Planning Commission, and the City Council and California Coastal Commission upon appeal.

DISCUSSION

The following discussion provides an overview analysis of relevant issue areas pertaining to the conceptual proposal and identifies applicable City regulations and policies from the Carpinteria Municipal Code (CMC) and General Plan/Coastal Land Use Plan (GP/CLUP).

Issue Area 1 – Residential Use in the M-RP Zone District

The subject property is zoned M-RP and is subject to the use and development standards in CMC Chapter 14.26 - M-RP Industrial/Research Park District.

The M-RP zone district's permitted uses (subject to development plan approval) include:

1. Research, development, and testing laboratories and facilities;
2. Administrative offices required in conjunction with the uses permitted in this district and executive headquarters of business firms that are compatible with uses permitted in this district;
3. Professional offices of a scale appropriate to a business park setting;

4. Buildings, structures, and uses accessory and customarily incidental to any of the above uses; and
5. Mixed residential/industrial use pursuant to CMC Sections 14.26.120, 14.26.130 and 14.26.140.¹ (emphasis added)

Historically, uses in the M-RP zone have primarily consisted of large corporate headquarters with on-site research, development, and office uses, professional office park uses, and a variety of light industrial or warehouse uses typical of a professional business park setting. However, beginning in the late 1990s and early 2000s, the City began amending zoning standards to allow opportunities for residential development within the M-RP district in limited circumstances, first by amending CMC section 14.26 in 2003 to allow for mixed-use developments, and then in 2005 to allow opportunities for residential-only development within the district through application of a Residential (R) Overlay (CMC §14.49). More recently, as part of the 2023-2031 Housing Element Update rezone efforts, several properties on the inland side of U.S. 101 were rezoned from M-RP to Residential / Mixed Use (RMU) district (CMC §14.19) to create additional residential capacity within the City.

To date, the Lagunitas Mixed-Use development is the only project that has been approved under the mixed-use provisions of the M-RP district. The current Via Real Townhomes project seeks to now replace the approved office park portion of the Lagunitas Mixed-Use development with additional residential units. No project has applied to add the residential overlay to a M-RP zoned property.

In order to approve a Development Plan for a mixed-use development in the M-RP district, CMC Section 14.26.140 requires the City to make all of the Development Plan Permit findings pursuant to CMC §14.68, and the following additional findings:

1. *The mixed use development encourages rehabilitation of important existing housing stock, or would result in the production of affordable housing and that the mixed use would assist the city in maintaining an appropriate balance between jobs and housing;*
2. *The mixed use development is compatible with existing and anticipated uses in the area surrounding the site;*
3. *Industrial use of the site is the primary use and residential use is secondary. The industrial use shall be found to be the primary use if it is greater in area than the residential component and/or is situated and designed such that it appears and functions as the primary use of the parcel from its primary street frontage.*

Likewise, Land Use Policy LU-6a of the City's General Plan/Coastal Land Use Plan supports allowances for mixed-use development in commercial or industrial areas if certain criteria are met:

¹ Additional allowed uses in the M-RP zone include residential-only development if the R-Overlay has been applied to the site, and cannabis-related uses.

The City may consider and permit mixed use (i.e., residential/commercial or residential/industrial) on parcels designated on Figure LU-1 for commercial or industrial use. Such mixed use may be considered if the City has found that either the allowance would encourage rehabilitation of important existing housing stock, or the residential use of the subject parcel(s) would result in the production of affordable housing in the community, and that mixed use on the site would assist the City in maintaining an appropriate balance between jobs and housing. Mixed-use development shall not be permitted on parcels designated for commercial or industrial use unless it is found by the City to be compatible with existing and anticipated uses in the area surrounding the site.

Land Use Element Implementation Policy 2 provides further guidance on how appropriate residential density for such a mixed-use development should be determined:

When residential development is proposed on parcels designated for commercial or industrial use, the residential density shall not exceed the highest residential density permitted in the city's land use categories; i.e., 20 units/acre including any bonus density allowances. The City shall determine the appropriate residential density for a commercial/industrial-designated parcel proposed for residential use on all or a portion of the parcel and shall consider, but not be limited to, the following factors:

- a. Availability and cost of providing local services and infrastructure; e.g., sewer, water, and schools, and transportation and parking availability.*
- b. Unique site characteristics such as size, shape, topography, and easements*
- c. The existence on site or adjacent to the site of Environmentally Sensitive Habitat area.*
- d. The need for protection or enhancement of other coastal resources; e.g., viewsheds, coastal access, recreation, visitor-serving commercial and other coastal dependent or coastal related uses.*

When mixed-use development is proposed in a common building, determination of the allowable density shall include, in addition to the criteria above, consideration of the intensity of the commercial/industrial use including characteristics such as parking demand, vehicle trip generation, noise and vibration, that could affect compatibility of the residential use with the commercial/industrial component.

In all cases, commercial or industrial use shall be the primary use of a site designated for mixed-use development. A commercial or industrial use of a developed site shall be found by the City to be the primary use if it is greater in area than the residential component and/or is situated and designed such that it both appears and functions as the primary use of the parcel from its primary street frontage.

Due to the conceptual nature of this review, an in-depth analysis of the contemplated proposal's consistency with the above-noted findings and criteria has not been completed at this time. However, staff offers the following initial considerations:

- The project would not rehabilitate existing housing stock, nor, at this time, would it offer or include any deed-restricted affordable housing units. The project would, however, offer a unique type of live-work unit that could be attractive to a certain demographic of the workforce. The project could support the jobs-housing balance by creating both work and living spaces at the same location. However, the existing office buildings supported approximately 180 employees when used by PlanMember Financial, compared to the 20 live-work units the project contemplates.²
- The project would essentially present as an interior remodel—it would preserve and utilize existing commercial office buildings with minimal exterior alterations, maintaining visual compatibility with surrounding uses. There appears to be plenty of onsite parking for tenants and guests/clients, and direct access to the Coastal Vista Trail and nearby public open space areas. The site is connected to all utilities and is near a bus stop served by Santa Barbara Metropolitan Transit District. While the site is near Viola Fields, no onsite recreational amenities are proposed for residents, particularly those with children. If the proposed project were to be built, it could establish an “island” of residential use in an otherwise non-residential area.
- The residential use proposed would be unlikely to interfere with the on-site commercial use given the scale of the work spaces, but introducing residential use to the Bluffs area may pose concerns. As conceptualized, the project would have a density of 8.7 units per acre (medium density). The site contains significant ESHA outside of the developed area, which would not be directly affected or altered by the project, but could be indirectly affected by the introduction of residential use, such as increased light, noise, pedestrian activity, and vehicle access earlier and later in the day/on weekends. Additional discussion concerning the introduction of residential use to the Bluffs area is provided below.
- The buildings would still “appear” commercial, but residential square footage and use would dominate (the current proposal depicts an approximate 6:1 residential area to work space ratio), and the commercial work spaces would be located at the interior of the northern building, not directly accessible from or facing the street. However, even in the current office configuration, the building is not designed to be directly accessible from the sidewalk. In this regard, the proposed work spaces would not greatly differ from this layout.

² Employment data from 2023 Carpinteria Economic Profile.

Staff propose the following prompts for Council discussion and feedback:

- Proposal's consistency with required findings for approval of a mixed-use project in the M-RP district:
 - Affordability component and job-housing balance
 - Compatibility with use and characteristics of surroundings
 - Commercial/industrial as primary use

In the event the Council is supportive of the introduction of residential use to the subject property, but does not find the mixed-use concept to be supportable in this context, the applicant could explore options to pursue a residential-only development through, for example, an application to add a residential overlay to the property, or through a rezone.

Issue Area 2 – Consistency with Allowed Commercial Uses in the M-RP Zone District

As summarized above in the Issue Area 1 discussion, and as further described in CMC section 14.26.030 (Uses permitted subject to development plan approval) and CMC section 14.26.040 (Uses permitted subject to conditional use permit), only a relatively narrow range of commercial uses are allowed in the M-RP district without approval of a Conditional Use Permit (CUP).

The proposed concept design contemplates the work spaces associated with each of the 20 live-work units as being used for small offices and design studios for tech, engineering, software, professional services, and similar industries. In a live-work development, each of the tenants of a live-work unit would be required to obtain a Certificate of Occupancy and Business License demonstrating that the proposed commercial use is consistent with applicable zoning requirements in order to sign a lease and occupy a unit. For such Business Licenses to be approved, the workspaces and the businesses/tenants occupying them would need to fall within an allowed use in the M-RP zone as enumerated above.³

Staff notes that the contemplated size of the workspaces assigned to each live-work unit may make it difficult to accommodate the typical types of allowed M-RP uses—R&D and testing laboratories, administrative/executive headquarters, or professional offices of a scale appropriate for a business park setting—or find tenants that would fall under these categories. While software and tech companies have been present in the M-RP district for years, the scale of such uses have traditionally fit within the categories of the larger executive and professional office park settings described in the zone district. Creating professional office work spaces scaled to a one- or two-person operation would be a new direction for the M-RP district, although perhaps not one without potential appeal.

³ If the project were constructed, individual uses/tenants of the work spaces could also seek to obtain a Conditional Use Permit to conduct a use listed in CMC 14.26.040 (conditional uses in the M-RP zone) or 14.62.030 (conditional uses in any zone district).

Staff acknowledges that many jobs in the tech or professional office sectors have been trending away from occupying traditional large suites or office buildings, and this trend is reflected in an overall decline in demand for large corporate centers and executive offices, particularly since 2020. Instead, staff have received inquiries on several recent occasions from businesses or property managers seeking professional office or light industrial space that can be divided into much smaller individual tenant spaces to better meet the needs of small start-ups, independent small businesses, and the like. Multiple properties in the M-RP zone district continue to offer office or warehouse space on the scale of entire buildings or larger leasable warehouse or office spaces, but small business or incubator spaces are not currently well-represented or readily available in the M-RP district.

Staff propose the following prompts for Council discussion and feedback:

- The compatibility of the proposed workspaces with the permitted uses in the M-RP zone district.
- Appropriateness and need for smaller workspaces in the M-RP zone district.

Issue Area 3 – Residential Use on the Bluffs

The concept proposal contemplates a mix of new rental and live-work housing units on the Carpinteria Bluffs, an area of the City which does not currently contain housing.

Housing, however, is a permissible use on several significant portions of the Bluffs, through either M-RP or PUD zoning districts, subject to development plan approval and applicable zone district development standards.⁴ Objective LU-6 in the GP/CLUP reflects efforts made to expand opportunities for housing in previously designated commercial and industrial areas:

Create flexible land use and zoning standards for general commercial and industrial parcels that allow opportunities for residential use to expand, as determined appropriate by the City, in response to changing needs relative to the jobs/housing balance locally and in the region, and as incentive toward the development of affordable housing.

This objective supports opportunities for residential use in the M-RP zone district, if a particular project and its setting are appropriate and conducive to such a use. In considering such a project on the bluffs, the sensitive character of the setting and the nature of the proposed use play a critical role in determining what can be found appropriate. The Community Design Element of the City's GP/CLUP contains objectives and policies that provide guidance to the City's efforts to maintain the scenic, natural qualities of the Bluffs, while acknowledging private land ownership in the area and the opportunities for development those lands present. Policy CDS6-a states:

⁴ See discussion in Issue Area 1, above, as it relates to allowances for residential use in the M-RP district.

Provide a clear direction for the future development of the Carpinteria Bluffs that:

- 1. Protects unique and sensitive environmental resources within the Bluffs.*
- 2. Is compatible with the small town character of Carpinteria, enhances the community's image, and contributes to a pleasant visual experience for travelers entering Carpinteria on U.S. 101 from the south.*
- 3. Provides appropriate development opportunities for landowners within the Carpinteria Bluffs.*

City decisionmakers and public sentiment have generally not been in support of past proposals to place housing on the Bluffs due to the sensitive and unique nature of this area of the City. Generally, past concerns with siting housing on the Bluffs have included impacts to visual and habitat resources; increased 24/7 activity (the current business park is essentially a daytime-only use); creating a precedent for more housing on the Bluffs; and shifting away from the generally quiet, low-impact nature of current recreational and office uses.

In 2013, the Council and Planning Commission conceptually reviewed a mixed-use proposal on the adjacent vacant parcel at 6175 Carpinteria Avenue. This proposal involved a 14,000 square foot R&D office building and 18 for-sale residential units, ranging from 2,500 to 4,000 square feet each. At the time, City decisionmakers expressed concern that the project was too heavily skewed toward residential to make the mixed-use findings, and felt that a rezone or residential overlay would be a more appropriate tool to pursue the design proposed. Several decisionmakers noted that affordable residential units would be a more complimentary use to the commercial component, such that local employees could more feasibly live there. The applicant later presented City staff with a revised conceptual project design featuring fewer residences, but ultimately did not move forward with the mixed-use project.

More recently, the Planning Commission, and later the City Council, opted not to pursue a request from the property owner for a rezone of the parcels at 6155 and 6175 Carpinteria Avenue from M-RP to Residential / Mixed Use (RMU) when the property owner proposed to transition the existing warehouse (S&S Seeds) and vacant parcel to residential-only use. The owner's rezone proposal contemplated a residential-only development containing 178 rental units ranging from studios to two-bedroom, and included 36 low-income units (20%). While the Council appreciated the affordable component, some Councilmembers noted their concern with the intensification of use, and the potential for one residential project on the Bluffs to encourage additional future residential use in the area. The Council voted 4-1 not to initiate the rezone.

The current conceptual project at 6185 Carpinteria Ave differs from both of these past proposals, namely by proposing no new structures and instead reutilizing an existing vacant building. An adaptive reuse project is likely to have fewer construction and environmental impacts because it does not involve demolition and reconstruction of entire structures. Considering the habitat and visual sensitivity of the Bluffs, this adaptive reuse concept could present a new method of accommodating housing in a

less impactful way. The project proposes significantly smaller units than the 2013 proposal (studio to compact two-bedroom units, versus single-family dwellings over 2,000 square feet), and at a much lower density than the recent rezone proposal (8.7 units/acre versus 28 units/acre). The adaptive reuse format of the project could prevent some of the issues raised at prior hearings for housing on the Bluffs, such as architectural compatibility, or massing and scale. However, other previously-stated concerns such as impacts to ESHA from increased activity, changes to the low intensity character of the setting, and/or triggering a gradual transformation of the area from commercial to residential may still remain.

Given this history and the unique adaptive reuse format of the conceptual proposal, **staff propose the following prompts for Council discussion and feedback:**

- The siting of residential uses on the Bluffs.
- The compatibility of the proposed residential use at this location with existing uses on the Bluffs.

Issue Area 4 –Housing Supply

The City is nearly halfway through its 2023-2031 Regional Housing Needs Assessment (RHNA) Cycle. The RHNA allocation indicates the amount of housing in each income category that the City must accommodate to address affordability, overcrowding and/or availability of housing. This table provides a snapshot of the City's progress, excerpted from the 2025 Annual Progress Report:

**Table III: Regional Housing Needs Allocation (RHNA) Progress
 (Based on Building Permit Issuance Date)**

Income Group	2023-2031 RHNA	Units Added 6/30/22-2/14/23	Units Added 2023	Units Added 2024	Units Added 2025	Units Added 2026	Units Added 2027	Units Added 2028	Units Added 2029	Units Added 2030	Units Added 2031	Total Units Approved
Very Low	286	0	0	4	0	-	-	-	-	-	-	4
Low	132	0	0	4	3	-	-	-	-	-	-	7
Moderate	135	0	0	0	0	-	-	-	-	-	-	0
Above Moderate	348	1	10	34	17	-	-	-	-	-	-	62
TOTAL	901	1	10	42	20	-	-	-	-	-	-	73

In addition to the units shown in the table, which are only counted once a building permit has been issued, more residential projects are currently being processed throughout the City which, if approved, would result in over 400 additional dwelling units, including about 75 deed-restricted affordable units. These pending projects include:

- Via Real Townhomes: 96 for-sale townhome-style units (10 would be moderate-income category).

- The Farm Project: 94 townhomes and 97 detached single-family dwellings (19 townhomes and 20 single-family dwellings would be low-income category).
- 5115 Ogan Road: 130 apartment units (26 would be low-income category).
- Approximately 20 additional units proposed as smaller projects, such as ADUs, small condominium complexes, or single-family homes.

The concept proposal includes 31 market rate rental housing units that would fall into the “above moderate” income category and could further contribute towards meeting the City’s RHNA goals. The units are proposed as a mix of studio, one-, and two-bedrooms, which would provide opportunities for a range of household sizes. Because the units are proposed as rentals, the project is not required to follow the City’s Inclusionary Housing requirement (mandatory only for new for-sale units). While the proposed concept does not provide designated affordable units at this time, the live-work units represent a unique housing type in the City that could support businessowners who live and work in Carpinteria.

Staff propose the following prompts for Council discussion and feedback:

- Proposed mix and type of housing units, as it relates to the City’s housing needs and RHNA progress.

FINANCIAL CONSIDERATIONS

The applicant has submitted a conceptual project review deposit, to which staff time to prepare this report has been billed.

SUMMARY OF ISSUES

The City Council should comment on the following issue areas:

- Consistency with applicable City regulations;
- Adaptive reuse of existing office space for residential units;
- Compatibility with Carpinteria’s “small beach town” character;
- Compatibility with other existing development and open spaces on the Bluffs; and
- Mix of unit types and the “live-work” unit concept.

OPTIONS

The City Council should receive public comment and provide conceptual feedback to the applicant team and City staff. No motion is needed.

PRINCIPAL PARTIES EXPECTED AT MEETING

- Members of the project applicant team
- Interested members of the public

ATTACHMENTS

Attachment A – Conceptual Plans and Proposal

Staff contact: Megan Musolf, Assistant Planner
meganm@carpinteriaca.gov / 805-755-4438



Signature

Reviewed by: Nick Bobroff, Community Development Director
nickb@carpinteriaca.gov / 805-755-4450



Signature

Reviewed by: Michael Ramirez, City Manager
michaelr@carpinteriaca.gov / 805-755-4450



Signature

Attachment A.

Conceptual Plans & Proposal

6185 Carpinteria Avenue Adaptive Reuse Project

July 13, 2026 City Council Meeting

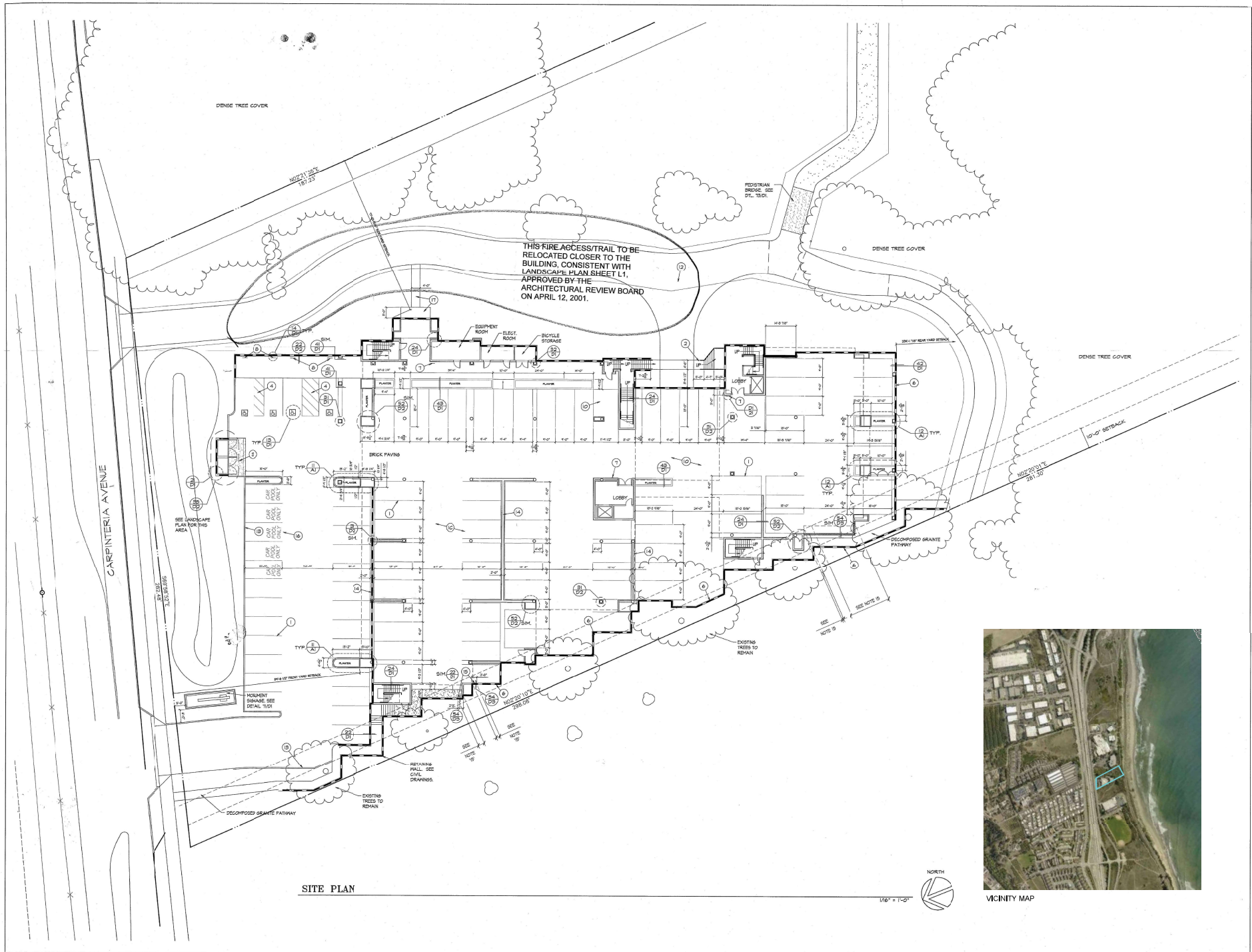


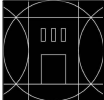
NOT FOR
CONSTRUCTION

CARPINTERIA AVENUE
6185 CARPINTERIA AVENUE

NUMBER	Project Number
TITLE	DEBT
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CARPINTERIA AVENUE
6185 CARPINTERIA AVENUE

USE SCHEDULE

DATE: 08/11/2010

PROJECT: 08/11/2010

REVISION: 08/11/2010

REVISION: 08/11/2010

REVISION: 08/11/2010

REVISION: 08/11/2010

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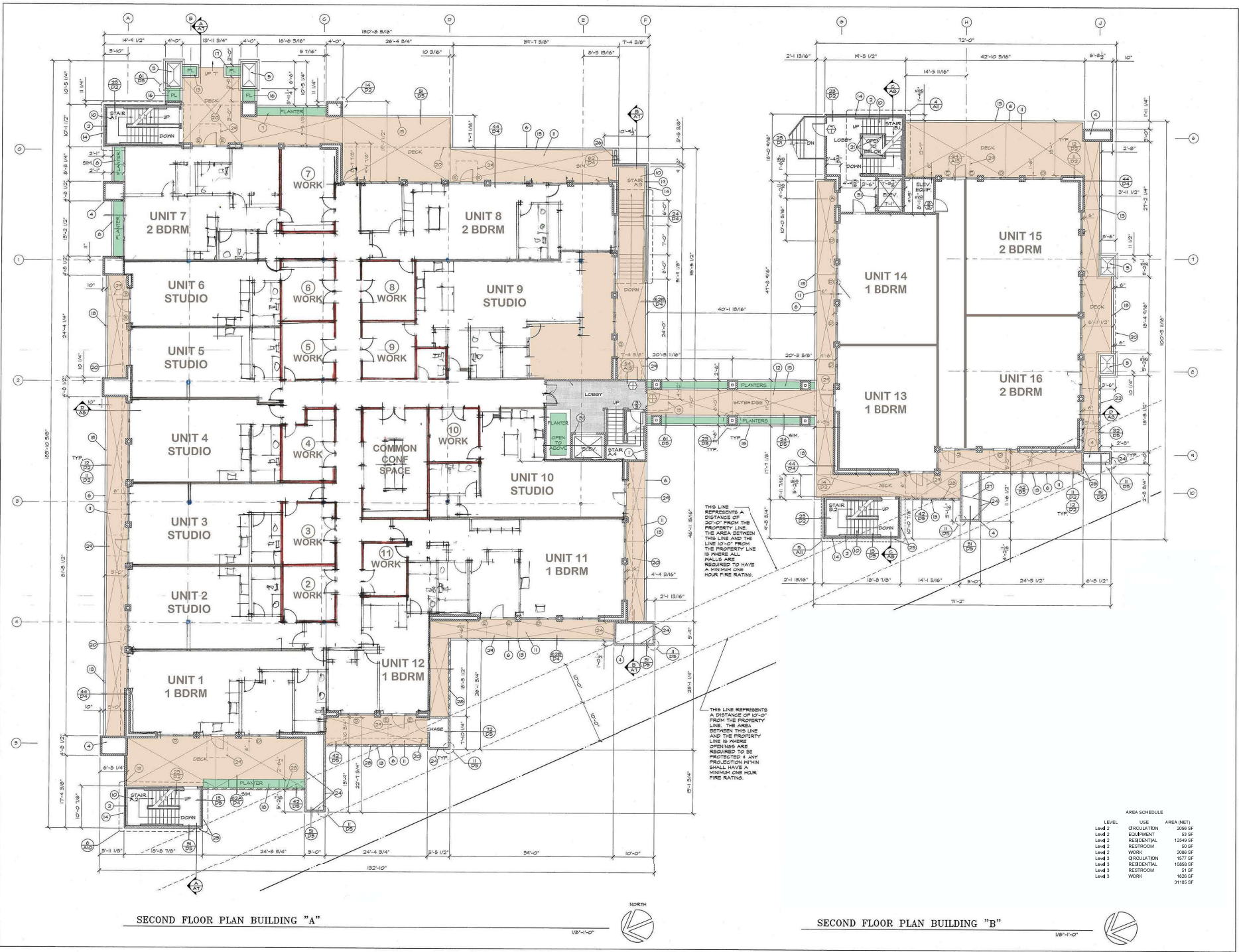
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SECOND FLOOR PLAN BUILDING "A"

SECOND FLOOR PLAN BUILDING "B"

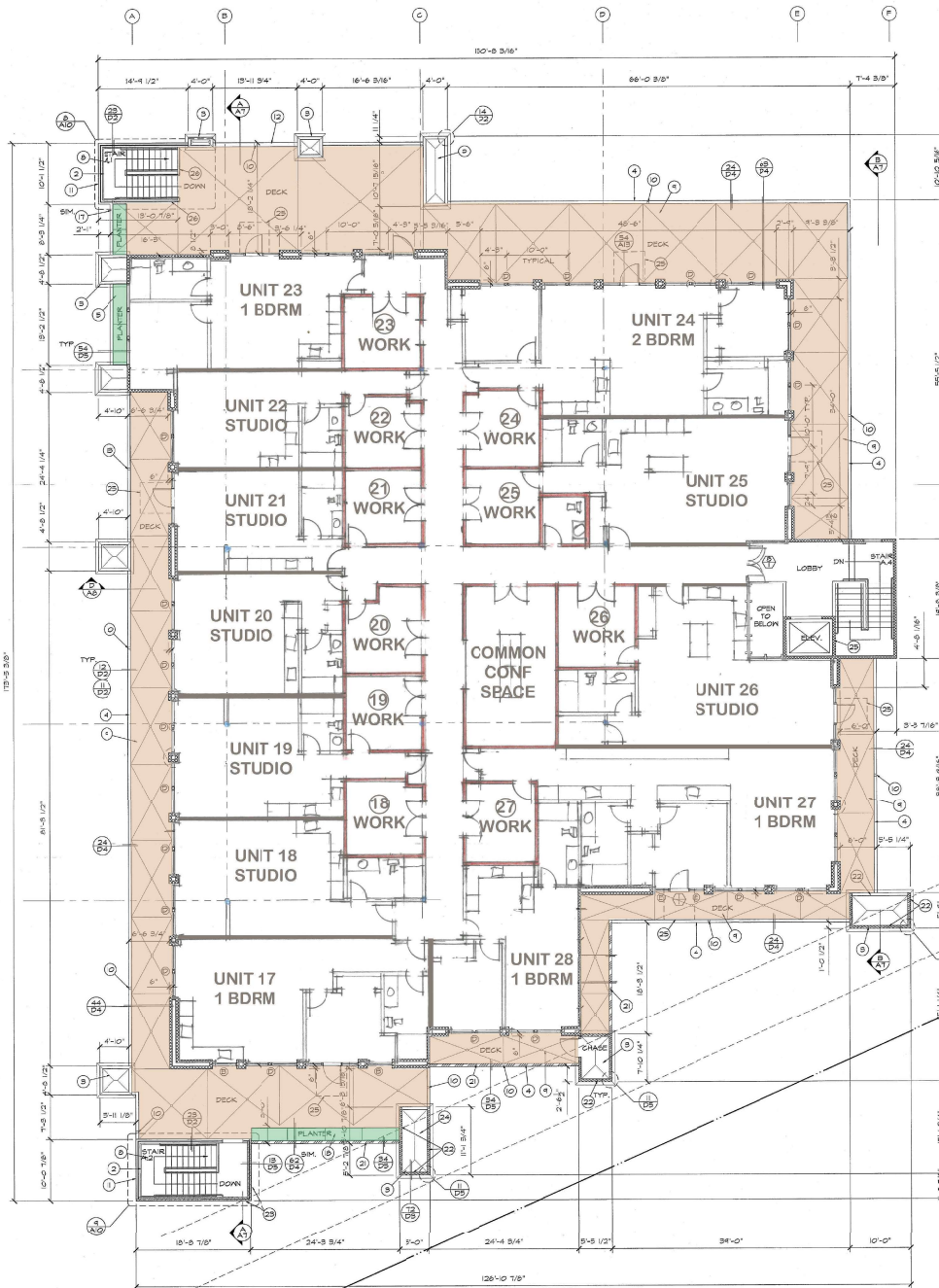
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CARPINTERIA AVENUE
6185 CARPINTERIA AVENUE

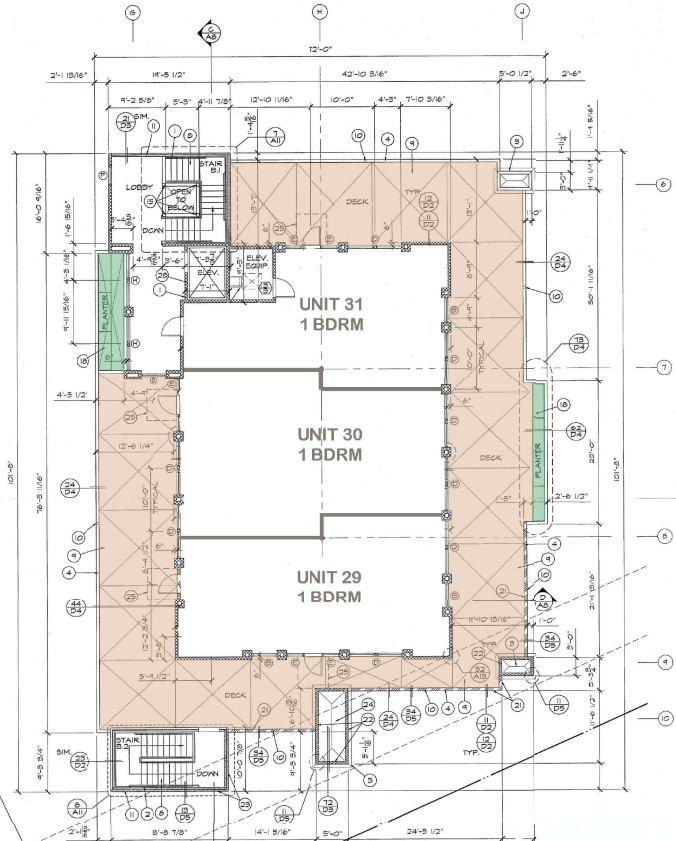
JOB NUMBER	Project Number
DATE	08/01/2020
PROJECT	18020000
PROJECT	18020000
PROJECT	18020000

LEVEL	USE	AREA (NET)
Level 2	CIRCULATION	2086 SF
Level 2	EQUIPMENT	53 SF
Level 2	RESIDENTIAL	12968 SF
Level 2	RESTROOM	50 SF
Level 2	WORK	2086 SF
Level 3	CIRCULATION	1577 SF
Level 3	RESIDENTIAL	10855 SF
Level 3	RESTROOM	51 SF
Level 3	WORK	1826 SF
Level 3	WORK	31155 SF



THIS LINE REPRESENTS A DISTANCE OF 10'-0" FROM THE PROPERTY LINE. THE AREA BETWEEN THIS LINE AND THE PROPERTY LINE IS REQUIRED TO BE PROTECTED BY A MINIMUM ONE HOUR FIRE RATING.

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RECEIVED

JUN 22 2026

COMMUNITY DEVELOPMENT
DEPARTMENT

6185 Carpinteria Avenue Project Description and Application for Adaptive Reuse

Carpinteria thoughtfully tracks and considers the employment and housing balance in its effort to analyze and plan for appropriate housing production in the City. In many respects 6185 Carpinteria Ave is an ideal candidate to create living and work space that helps the current housing deficit. Our proposal creates 31 new residential units in a vacant office building without any modification to the exterior outside of cosmetic upgrades to the building. The benefit Adaptive Reuse brings to a site is that if office space shortages surface in the future the building remains a candidate for a re-conversion back to office seamlessly.

As noted in the City of Carpinteria Coastal Land Use Plan and General Plan, "The jobs/housing ratio currently exceeds the average number of workers per household. This indicates that the City has a jobs surplus, which draws employees from outside the City, and additional local housing units could improve the jobs/housing balance. Additionally, the jobs/employed residents ratio also indicates a jobs surplus in the City. The City's jobs/employed residents ratio is 1.1, where an estimated 640 surplus jobs are filled by employees commuting into the City from the surrounding region." As noted on page 20 of the City document Research and development (R & D) and light industrial areas in the eastern side of the City where additional development could support housing and employment. This is further detailed on page 27 where RDI Land Uses account for as much as 1205 of potential Dwellings.

In our proposal 31 units are generated with minimal environmental impact as the structure already exists and ready to accommodate residents simply by devising the existing premises. In addition to the 31 residential units the proposal creates 22 work spaces for residents that are designed not only as nice workspaces but excellent spaces for clients, customers and advisors accessed without entering live spaces.

Remote and hybrid work remain approximately 27% of the labor force (WSJ 6/16/26) and this building lends itself to nice workspace to be used by full time and part time remote work and accommodate conference and meeting space when larger group meetings are required. The economic benefit of these contiguous uses of living and working in the same building reduces occupancy costs, saves commuting time, and leaves a reduced personal carbon footprint. This site is ideal for live/work lifestyle with great natural light a connection to nature and all the beauty and peace offered in Carpinteria. The design on this building is readily converted to housing with its open structure, reasonable dimensions for dividing, and abundant light and decks outside all units. The current parking allocation

is 102 spaces which generously fulfills the requirement for the parking demand the use will generate. This re-imagined building creates new housing, supports budding small businesses and entrepreneurs, and if we can house some existing commuters generate net reduction of the City of Carpinteria's carbon footprint. It is nearly impossible to find housing production that produces net positive environmental results and this project will achieve that outcome.