

**City of Carpinteria**  
**City Council Regular Meeting Agenda**  
**Monday, October 26, 2015**  
Council Chamber, 5775 Carpinteria Avenue

**5:30 p.m. Regular Session**

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**INFORMATION ABOUT CITY COUNCIL MEETINGS:**

- The time at which an item on the agenda is scheduled to be heard is an estimate only. The City Council may consider and act on an agenda item in any order it deems appropriate. In addition, an item may be considered earlier or later than the Estimated Time, depending on the length of time which is devoted to other agenda items. All persons interested in an item listed on the agenda are advised to be present throughout the meeting to ensure that they are present when the item is called.
- The regular meeting will be broadcast live over Government Access Television Channel 21. The City Council meetings will be rebroadcast on Wednesdays at 8:00 p.m. and Saturdays at 5:00 p.m.
- Materials related to an Agenda item submitted to the City Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 5775 Carpinteria Avenue, Carpinteria, during normal business hours. Such documents are also available on the City of Carpinteria website at [www.carpinteria.ca.us](http://www.carpinteria.ca.us) subject to staff's ability to post the documents before the meeting.
- Any written or printed material and/or exhibits presented at a City Council meeting or work session become the property of the City.
- Any information presented to the City Council by the public on any agenda item and during Public Comment using electronic media to be displayed on the overhead projector must be arranged with staff for review of materials in advance of the meeting and no later than close of business Wednesday prior to the Council meeting.
- As a courtesy to others and to avoid interference with the public address system, please refrain from using cell phones in the Council Chambers and please turn off all audible pagers and rings.
- If you wish to speak on a matter scheduled for consideration in a closed session, you will have an opportunity to address the City Council before the Council retires to its closed session deliberations.

**ESTIMATED  
TIME:**

5:30 p.m.      **CALL TO ORDER**

5:30 p.m.      **ROLL CALL**

5:31 p.m.      **PLEDGE OF ALLEGIANCE**

5:32 p.m.      **INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS**

5:32 p.m.      **PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS**

5:35 p.m.      **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.

5:40 p.m.      **PRESENTATIONS BY CITIZENS / PUBLIC COMMENT**

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 Public Comment period is limited to 15 minutes and divided among those persons desiring to speak. No person shall speak longer than three minutes; however, the Mayor may establish shorter periods based on the time available and/or the number of persons waiting to speak. Persons wishing to speak on a specific item will be recognized at the time the agenda item is considered.

Please be aware that items on the consent calendar are considered to be routine and are normally enacted by one unanimous vote of the Council. If you wish to speak on a consent calendar item, or on a matter scheduled for consideration in a closed session at the end of the agenda, please do so during the Presentations by Citizens/Public Comment portion of the meeting.

***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.***



5:55 p.m.      **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.

5:55 p.m.      **CONSENT CALENDAR (to be approved by roll call vote on one motion with all resolutions and ordinances as read by title only).** Individual items may be removed and considered separately at the request of a Councilmember. Any item, which is removed from the Consent Calendar, will be added to the end of the agenda under Other Business.

1.      Expenditures for the period beginning October 7, 2015 and ending October 21, 2015.
2.      Minutes of the regular meeting held September 28, 2015 and October 12, 2015.
3.      Quarterly Review of Investment Results and Certifications Concerning Compliance with Investment Policy and Cash Flow Needs for the Next Six Months.
4.      Adopt Resolution No. 5630, Receiving and Filing the Annual Statement of Investment Policy.
5.      Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension, South Coast HOV Lanes and Coast Route Bike Path Local Coastal Program Amendments – Project 09-1522-LCPA/ORD.

Second reading of Ordinance No. 703 amending Title 14 of the Carpinteria Municipal Code to add chapter 14.41 (Whitney Site Agricultural Overlay District), add chapter 14.45 (Transportation Corridor Wetland Overlay District), amend Chapter 14.42 (Development standards [wetland]) and remove the agricultural zoning designation (A-5) from the southern portion of the Whitney Site (APN 001-070-012).

6.      Release of Cash Bond in the amount of \$176,000 for the Chevron Soil Remediation Project.

**OTHER BUSINESS:**

- 5:57 p.m.      7.      Status Report on the Installation of a Skate Park

Recommendation: Consider the recommendation of the Public Facility Site Acquisition/Development Committee to initiate memorandum of understanding negotiations and pursue creation of a skate park design for the eastern most portion of the City Hall campus.

Staff Presenter: Matt Roberts, Parks and Recreation Director

Staff Report  
Public Comment  
City Council Determination

- 6:25 p.m      8.      Preparation for the 2015/2016 Storm Season

Recommendation: Receive and file report and provide direction as appropriate.

Staff Presenter: Brian Barrett, Management Analyst

Staff Report  
Public Comment  
City Council Determination

- 6:40 p.m      9.      Authorization and Award to Granite Construction for Construction of City Maintenance Project Number 15078-2015 Street Rehabilitation Project.

Recommendation: 1) Find Granite construction's bid responsive and authorize the Mayor to sign the contract with Granite, the lowest responsible bidder, subject to meeting all mandatory contract document requirements for the construction of City Maintenance project 15078, 2015 Street Rehabilitation Project; and 2) Approve a Construction Budget of \$555,520.21.

Staff Presenter: Matt Meachler, Civil Engineer

Staff Report  
Public Comment  
City Council Determination

- 6:55 p.m      10.      Adoption of Interim Urgency Ordinance No. 705, Establishing a Temporary Moratorium on Short Term Rental Use in the City of Carpinteria

Recommendation: Adopt Ordinance No 705, as read by title only, establishing a temporary moratorium on Short Term Rental use in the City of Carpinteria.

Staff Presenter: Dave Durflinger, City Manager

Staff Report  
Public Comment  
City Council Determination

7:20 p.m.      11.      Bob Hanson Creeks Preservation Program Annual Report

Recommendation: Receive a presentation on City efforts to protect and restore City creek resources as part of the Bob Hansen Creeks Preservation Program.

Staff presenter: Nick Bobroff, Associate Planner and Erin Maker, Environmental Coordinator

a. Staff Report  
b. Public Comment  
c. City Council Determination

7:35 p.m.      12.      A Letter of Support Concerning Senate Bill 593 (McGuire), a Proposed State Law that would Establish Regulations Applying to Operators on Online Vacation Rental Hosting Platforms

Recommendation: Approve the letter of support for SB 593, authorizing the letter to be signed by the Mayor and transmitted to the bill's author, and for the City of Carpinteria to be listed along with other supporters of the bill.

Staff Presenter: Dave Durflinger, City Manager

Staff Report  
Public Comment  
City Council Determination

7:50 p.m.      **COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS  
PRESENTED BY COUNCILMEMBERS**

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

1. Representatives to Regional Agencies and Committees
  - a. Beach Erosion Authority for Clean Oceans and Nourishment (BEACON) (Shaw/Alt. Carty)
  - b. California Joint Powers Insurance Authority (CJPIA) (Clark/Alt. Shaw)
  - c. Channel Counties Division, League of California Cities (Nomura/Alt. Shaw)
  - d. Santa Barbara County Association of Governments (SBCAG)(Clark/Alt. Nomura)
  - e. Santa Barbara County Air Pollution Control District (APCD)(Clark/Alt. Nomura)
  - f. Santa Barbara Joint Housing Task Group (Carty & Shaw)
  - g. Central Coast Collaborative on Homelessness (C3H) (Clark)
  - h. South Coast Task Force on Youth Gangs Leadership and Executive Council (Carty & Clark)
2. Joint and Standing Committees
  - a. City Council/Chamber of Commerce Board of Directors Committee (Carty & Nomura)
  - b. City Council/Public Safety Committee (Clark & Shaw)
  - c. City Council/School Board Committee (Stein & Carty)
  - d. City Council/Utilities Committee (Stein & Nomura)
  - e. City Council/First District Supervisor Committee (Stein & Carty)
  - f. City Council Finance/Budget Committee (Stein & Clark)
  - g. 50<sup>th</sup> Anniversary Committee (Carty & Nomura)
3. Ad Hoc Committees
  - a. Public Facility Site Acquisition/Development Committee (Carty & Nomura)
  - b. Transportation Committee (Stein & Shaw)
  - c. Labor Relations Committee (Nomura & Shaw)
  - d. Joint City Council / Planning Committee General Plan and Coastal Plan Update Committee (Stein & Clark)
4. City Representatives on other Committees
  - a. Community Media Access Center (Gary Dobbins)
  - b. Santa Barbara Coastal Vector Control District (Ronald Hurd)
  - c. Santa Barbara Metropolitan Transit District (Chuck McQuary)

**ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS**

**ADJOURNMENT**

The next regular meeting to be held on **Monday, November 9, 2015** at **5:30** P.M., in the Council Chamber, City Hall, 5775 Carpinteria Avenue, Carpinteria, California.

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 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 Wednesday, October 21, 2015, in the City Clerk's Office, on the City Hall Public Notices Board, and on the Internet.



# City of Carpinteria

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## COUNCIL AGENDA STAFF REPORT October 26, 2015

### **ITEM FOR COUNCIL CONSIDERATION**

Expenditures for the period beginning October 7, 2015 and ending October 21, 2015.

### **STAFF RECOMMENDATION**

Action Item \_\_\_\_ ; Non-Action Item X

**Motion:** That the City Council accept this report concerning the current list of warrants pursuant to Carpinteria Municipal Code 2.08.150(F).

### **DISCUSSION**

As part of each regular City Council agenda, a list of all checks (attached) dispersed since the last reporting period is presented to the City Council pursuant to C.M.C. 2.08.150(F). The report is provided for City Council and public information and serves as Staff's verification that the expenditures have been reviewed and are within budgeted appropriations.

### **FINANCIAL CONSIDERATIONS**

The warrant register included as an attachment is designed to communicate fiscal activity since the prior reporting period. No action is requested as part of this report.

### **ATTACHMENTS**

Attachment A: Warrant Register for the period beginning October 7, 2015 and ending October 21, 2015.

Staff contact: Monique Epley, Finance Supervisor  
(805) 684-5405 ext. 406  
[moniquee@ci.carpinteria.ca.us](mailto:moniquee@ci.carpinteria.ca.us)

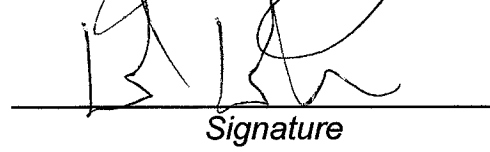
  
Signature

Reviewed by: John Thornberry, Admin. Services Director



Signature

Reviewed by: Dave Durflinger, City Manager



Signature

9:15 AM

10/21/15

**CITY OF CARPINTERIA**  
**Warrant Register**  
**October 7 - 21, 2015**

| Date     | Name                                | Source Name       | Memo                                 | Account                            | Paid Amount |
|----------|-------------------------------------|-------------------|--------------------------------------|------------------------------------|-------------|
| 10/07/15 | SHAW, FRED                          | SHAW, FRED        | REIMBURSEMENT                        | 1000101 · Operating Cash 10        |             |
| 09/22/15 |                                     | SHAW, FRED        | MEETING REIMBURSEMENT                | 1051306 · Meetings & Travel 51     | (880.50)    |
| TOTAL    |                                     |                   |                                      |                                    | (880.50)    |
| 10/07/15 | A T & T MOBILITY                    | A T & T MOBILITY  | ACCOUNT 337015224648                 | 1000101 · Operating Cash 10        |             |
| 09/23/15 |                                     | A T & T MOBILITY  | PW SUPERVISOR                        | 2531301 · Telephone 31             | (56.48)     |
|          |                                     | A T & T MOBILITY  | PW CREW                              | 1013308 · Supplies & Materials ... | (43.98)     |
|          |                                     | A T & T MOBILITY  | PW CREW                              | 3332308 · Supplies & Materials ... | (98.24)     |
|          |                                     | A T & T MOBILITY  | PW CREW                              | 2531308 · Supplies & Materials ... | (18.24)     |
| TOTAL    |                                     |                   |                                      |                                    | (216.94)    |
| 10/07/15 | AERIOCONNECT                        | AERIOCONNECT      | 785910                               | 1000101 · Operating Cash 10        |             |
| 10/01/15 |                                     | AERIOCONNECT      | DSL MONTHLY SERVICE CHARGE - NOVE... | 1018222 · Equipment Maintena...    | (66.06)     |
| TOTAL    |                                     |                   |                                      |                                    | (66.06)     |
| 10/07/15 | AT & T MOBILITY                     | AT & T MOBILITY   | ACCOUNT 832685259                    | 1000101 · Operating Cash 10        |             |
| 09/23/15 |                                     | AT & T MOBILITY   | CODE ENFORCEMENT                     | 1047213 · Animal Sheltering        | (13.65)     |
|          |                                     | AT & T MOBILITY   | CODE ENFORCEMENT                     | 1047213 · Animal Sheltering        | (88.52)     |
| TOTAL    |                                     |                   |                                      |                                    | (102.17)    |
| 10/07/15 | CARAWAN ARCHITECTURE                | CARAWAN ARCHI...  |                                      | 1000101 · Operating Cash 10        |             |
| 07/01/15 |                                     | CARAWAN ARCHI...  | PARK IMPROVEMENT DIF                 | 3100242 · Park Improvements ...    | (2,808.59)  |
| 09/01/15 |                                     | CARAWAN ARCHI...  | GENERAL FACILITIES DIF               | 3100231 · DIF Gen'l Facilities     | (961.46)    |
| 09/01/15 |                                     | CARAWAN ARCHI...  | COMMUNITY GARDEN GRANT               | 2000261 · Deferred Revenue 20      | (4,687.00)  |
| TOTAL    |                                     |                   |                                      |                                    | (8,457.05)  |
| 10/07/15 | CARDENAS, JOSEPH II                 | CARDENAS, JOS...  | UMPIRE FEES SOFTBALL 215             | 1000101 · Operating Cash 10        |             |
| 10/01/15 |                                     | CARDENAS, JOS...  | UMPIRE FEES                          | 4863302 · Softball League Expe...  | (912.00)    |
| TOTAL    |                                     |                   |                                      |                                    | (912.00)    |
| 10/07/15 | CARPINTERIA VETERINARY HOSPITAL ... | CARPINTERIA VE... |                                      | 1000101 · Operating Cash 10        |             |
| 09/04/15 |                                     | CARPINTERIA VE... | DOG LICENSE                          | 1047213 · Animal Sheltering        | (15.00)     |
| 09/11/15 |                                     | CARPINTERIA VE... | DOG LICENSE                          | 1047213 · Animal Sheltering        | (15.00)     |



9:15 AM  
10/21/15

**CITY OF CARPINTERIA**  
**Warrant Register**  
**October 7 - 21, 2015**

| Date     | Name                            | Source Name        | Memo                          | Account                            | Paid Amount |
|----------|---------------------------------|--------------------|-------------------------------|------------------------------------|-------------|
| TOTAL    |                                 |                    |                               |                                    | (30.00)     |
| 10/07/15 | CENTRAL COAST IMAGING SOLUTIONS | CENTRAL COAST...   | AR31229                       | 1000101 · Operating Cash 10        |             |
| 09/30/15 |                                 | CENTRAL COAST...   | COMPUTER MAINTENANCE          | 1018222 · Equipment Maintena...    | (142.63)    |
| TOTAL    |                                 |                    |                               |                                    | (142.63)    |
| 10/07/15 | COAST AUTO PARTS, INC.          | COAST AUTO PA...   | SEPTEMBER 2015 BILLING        | 1000101 · Operating Cash 10        |             |
| 09/30/15 |                                 | COAST AUTO PA...   | VEHICLE MAINTENANCE           | 2531307 · Vehicle Oper & Maint...  | (50.35)     |
|          |                                 | COAST AUTO PA...   | VEHICLE MAINTENANCE           | 1013307 · Vehicle Oper & Maint...  | (13.29)     |
|          |                                 | COAST AUTO PA...   | VEHICLE MAINTENANCE           | 1013307 · Vehicle Oper & Maint...  | (143.51)    |
|          |                                 | COAST AUTO PA...   | VEHICLE MAINTENANCE           | 2531307 · Vehicle Oper & Maint...  | (101.67)    |
|          |                                 | COAST AUTO PA...   | VEHICLE MAINTENANCE           | 2531307 · Vehicle Oper & Maint...  | (50.25)     |
|          |                                 | COAST AUTO PA...   | VEHICLE MAINTENANCE           | 2531307 · Vehicle Oper & Maint...  | (68.72)     |
|          |                                 | COAST AUTO PA...   | VEHICLE MAINTENANCE           | 2531307 · Vehicle Oper & Maint...  | (53.85)     |
|          |                                 | COAST AUTO PA...   | VEHICLE MAINTENANCE           | 2531307 · Vehicle Oper & Maint...  | (20.60)     |
|          |                                 | COAST AUTO PA...   | VEHICLE MAINTENANCE           | 2531307 · Vehicle Oper & Maint...  | (22.20)     |
|          |                                 | COAST AUTO PA...   | VEHICLE MAINTENANCE           | 4866308 · Supplies & Materials ... | (16.05)     |
| TOTAL    |                                 |                    |                               |                                    | (540.49)    |
| 10/07/15 | COASTAL VIEW NEWS               | COASTAL VIEW ...   |                               | 1000101 · Operating Cash 10        |             |
| 09/23/15 |                                 | COASTAL VIEW N...  | GOLDEN JUBILEE                | 1051310 · Public Relations 51      | (2,682.00)  |
| 10/01/15 |                                 | COASTAL VIEW N...  | PET ADS                       | 1047303 · Printing & Advertisin... | (40.00)     |
| TOTAL    |                                 |                    |                               |                                    | (2,722.00)  |
| 10/07/15 | DIVERSIFIED INSPECTIONS         | DIVERSIFIED INS... | INVOICE #254999               | 1000101 · Operating Cash 10        |             |
| 09/18/15 |                                 | DIVERSIFIED INS... | EQUIPMENT SAFETY INSPECTION   | 2531307 · Vehicle Oper & Maint...  | (271.63)    |
| TOTAL    |                                 |                    |                               |                                    | (271.63)    |
| 10/07/15 | DURFLINGER, DAVID               | DURFLINGER, DA...  | CELL PHONE REIMBURSEMENT      | 1000101 · Operating Cash 10        |             |
| 10/01/15 |                                 | DURFLINGER, DA...  | CELL PHONE REIMBURSEMENT      | 1012308 · Supplies & Materials ... | (65.00)     |
| TOTAL    |                                 |                    |                               |                                    | (65.00)     |
| 10/07/15 | EASY LIFT TRANSPORTATION        | EASY LIFT TRAN...  | INVOICE 6279                  | 1000101 · Operating Cash 10        |             |
| 10/01/15 |                                 | EASY LIFT TRAN...  | CLAIM PER CONTRACT FOR AUGUST | 2734221 · Easy Lift/CART 27        | (1,000.00)  |
| TOTAL    |                                 |                    |                               |                                    | (1,000.00)  |

9:15 AM

10/21/15

**CITY OF CARPINTERIA**  
**Warrant Register**  
**October 7 - 21, 2015**

| Date     | Name                             | Source Name        | Memo                   | Account                            | Paid Amount |
|----------|----------------------------------|--------------------|------------------------|------------------------------------|-------------|
| 10/07/15 | FIDELITY SECURITY LIFE INSURANCE | FIDELITY SECURI... | INVOICE #7025777       | 1000101 · Operating Cash 10        |             |
| 09/25/15 |                                  | FIDELITY SECURI... | OCTOBER 2015           | 1016194 · Wellness 16              | (8.78)      |
|          |                                  | FIDELITY SECURI... | OCTOBER 2015           | 1041194 · Wellness 41              | (8.78)      |
|          |                                  | FIDELITY SECURI... | OCTOBER 2015           | 1030194 · Wellness 30              | (8.78)      |
|          |                                  | FIDELITY SECURI... | OCTOBER 2015           | 1030194 · Wellness 30              | (25.81)     |
|          |                                  | FIDELITY SECURI... | OCTOBER 2015           | 1022194 · Wellness 22              | (17.56)     |
|          |                                  | FIDELITY SECURI... | OCTOBER 2015           | 2531194 · Wellness 31              | (25.81)     |
|          |                                  | FIDELITY SECURI... | OCTOBER 2015           | 1069194 · Wellness 69              | (8.78)      |
|          |                                  | FIDELITY SECURI... | OCTOBER 2015           | 1051194 · Wellness 51              | (16.68)     |
|          |                                  | FIDELITY SECURI... | OCTOBER 2015           | 1011194 · Wellness 11              | (8.78)      |
|          |                                  | FIDELITY SECURI... | OCTOBER 2015           | 1069194 · Wellness 69              | (25.81)     |
|          |                                  | FIDELITY SECURI... | OCTOBER 2015           | 1044194 · Wellness 44              | (16.68)     |
|          |                                  | FIDELITY SECURI... | OCTOBER 2015           | 2531194 · Wellness 31              | (8.78)      |
| TOTAL    |                                  |                    |                        |                                    | (181.03)    |
| 10/07/15 | FIRST BANKCARD                   | FIRST BANKCARD     |                        | 1000101 · Operating Cash 10        |             |
| 09/28/15 |                                  | FIRST BANKCARD     | WATER BOTTLES          | 2531308 · Supplies & Materials ... | (466.47)    |
|          |                                  | FIRST BANKCARD     | PW SUPPLIES            | 2531308 · Supplies & Materials ... | (241.96)    |
|          |                                  | FIRST BANKCARD     | TRIATHLON              | 4863300 · Triathlon Expense        | (55.93)     |
|          |                                  | FIRST BANKCARD     | GFO SUBMITTAL          | 1014305 · Dues & Subscription...   | (150.00)    |
|          |                                  | FIRST BANKCARD     | POOL                   | 4866308 · Supplies & Materials ... | (119.99)    |
| 09/28/15 |                                  | FIRST BANKCARD     | TRIATHLON              | 4863300 · Triathlon Expense        | (116.45)    |
|          |                                  | FIRST BANKCARD     | TRIATHLON              | 4863300 · Triathlon Expense        | (265.38)    |
|          |                                  | FIRST BANKCARD     | TRIATHLON              | 4863300 · Triathlon Expense        | (135.00)    |
|          |                                  | FIRST BANKCARD     | TRIATHLON              | 4863300 · Triathlon Expense        | (258.36)    |
|          |                                  | FIRST BANKCARD     | TRIATHLON              | 4863300 · Triathlon Expense        | (60.19)     |
|          |                                  | FIRST BANKCARD     | TRIATHLON              | 4863300 · Triathlon Expense        | (111.57)    |
|          |                                  | FIRST BANKCARD     | TRIATHLON              | 4863300 · Triathlon Expense        | (60.08)     |
|          |                                  | FIRST BANKCARD     | PARK SIGNAGE           | 2361221 · Miscellaneous Contr...   | (580.04)    |
|          |                                  | FIRST BANKCARD     | TRIATHLON              | 4863300 · Triathlon Expense        | (99.00)     |
|          |                                  | FIRST BANKCARD     | TRIATHLON              | 4863300 · Triathlon Expense        | (97.04)     |
| 09/28/15 |                                  | FIRST BANKCARD     | POOL SUPPLIES          | 4866308 · Supplies & Materials ... | (108.00)    |
|          |                                  | FIRST BANKCARD     | CITY 50TH              | 1016308 · Supplies & Materials ... | (27.81)     |
|          |                                  | FIRST BANKCARD     | CITY 50TH              | 1051310 · Public Relations 51      | (520.56)    |
|          |                                  | FIRST BANKCARD     | BREAKROOM REFRIGERATOR | 1013224 · Interior Maintenance     | (2,153.82)  |
|          |                                  | FIRST BANKCARD     | CITY 50TH              | 1051310 · Public Relations 51      | (133.96)    |
|          |                                  | FIRST BANKCARD     | CJPIA RESERVATIONS     | 1030306 · Meetings & Travel 30     | (486.74)    |
|          |                                  | FIRST BANKCARD     | CJPIA RESERVATIONS     | 1030306 · Meetings & Travel 30     | (486.74)    |
|          |                                  | FIRST BANKCARD     | CJPIA RESERVATIONS     | 1051306 · Meetings & Travel 51     | (486.74)    |
|          |                                  | FIRST BANKCARD     | CJPIA RESERVATIONS     | 1030306 · Meetings & Travel 30     | (61.56)     |
|          |                                  | FIRST BANKCARD     | CJPIA RESERVATIONS     | 1016306 · Meetings & Travel 16     | (30.78)     |
| 09/28/15 |                                  | FIRST BANKCARD     | CJPIA RESERVATIONS     | 1051306 · Meetings & Travel 51     | (30.78)     |
|          |                                  | FIRST BANKCARD     | LUNCH MEETING          | 1047306 · Meetings & Travel 47     | (50.76)     |
| TOTAL    |                                  |                    |                        |                                    | (7,395.71)  |

9:15 AM  
10/21/15

**CITY OF CARPINTERIA**  
**Warrant Register**  
**October 7 - 21, 2015**

| Date     | Name                                | Source Name       | Memo                              | Account                            | Paid Amount |
|----------|-------------------------------------|-------------------|-----------------------------------|------------------------------------|-------------|
| 10/07/15 | FORD OF VENTURA                     | FORD OF VENTU...  |                                   | 1000101 · Operating Cash 10        |             |
| 09/15/15 |                                     | FORD OF VENTU...  | VEHICLE MAINTENANCE               | 2531307 · Vehicle Oper & Maint...  | (85.53)     |
| 09/30/15 |                                     | FORD OF VENTU...  | VEHICLE MAINTENANCE               | 1022308 · Supplies & Materials ... | (38.73)     |
| TOTAL    |                                     |                   |                                   |                                    | (124.26)    |
| 10/07/15 | GOVERNMENT FINANCE OFFICERS AS...   | GOVERNMENT FI...  | 2015-2016 MEMBERSHIP              | 1000101 · Operating Cash 10        |             |
| 09/28/15 |                                     | GOVERNMENT FI...  | 2015-2016 MEMBERSHIP - THORNBERRY | 1014305 · Dues & Subscription...   | (190.00)    |
| TOTAL    |                                     |                   |                                   |                                    | (190.00)    |
| 10/07/15 | GRAINGER                            | GRAINGER          | 9840445218                        | 1000101 · Operating Cash 10        |             |
| 09/11/15 |                                     | GRAINGER          | CITY HALL REPAIRS                 | 1013224 · Interior Maintenance     | (150.13)    |
| TOTAL    |                                     |                   |                                   |                                    | (150.13)    |
| 10/07/15 | GRANICUS                            | GRANICUS          | INVOICE #68250                    | 1000101 · Operating Cash 10        |             |
| 09/14/15 |                                     | GRANICUS          | OCT - DEC 2016                    | 1018224 · Software Maintenance     | (1,797.00)  |
| TOTAL    |                                     |                   |                                   |                                    | (1,797.00)  |
| 10/07/15 | HAZEN, MARLENE *                    | HAZEN, MARLEN...  | PROJECT 1756 REFUND               | 1000101 · Operating Cash 10        |             |
| 10/05/15 |                                     | HAZEN, MARLEN...  | PROJ 1756 REFUND                  | 1000251 · Development Deposits     | (150.00)    |
| TOTAL    |                                     |                   |                                   |                                    | (150.00)    |
| 10/07/15 | HUGO'S AUTO DETAIL                  | HUGO'S AUTO D...  | AUGUST 2015 SERVICES              | 1000101 · Operating Cash 10        |             |
| 08/31/15 |                                     | HUGO'S AUTO DE... | AUGUST 2015 SERVICES              | 1013307 · Vehicle Oper & Maint...  | (48.00)     |
| TOTAL    |                                     |                   |                                   |                                    | (48.00)     |
| 10/07/15 | INTERNATIONAL LEAGUE OF CITIES, INC | INTERNATIONAL ... | 2016 MEMBERSHIP                   | 1000101 · Operating Cash 10        |             |
| 09/01/15 |                                     | INTERNATIONAL ... | 2016 MEMBERSHIP                   | 1011305 · Dues & Subscription...   | (225.00)    |
| TOTAL    |                                     |                   |                                   |                                    | (225.00)    |
| 10/07/15 | JEFF POLAN                          | JEFF POLAN        | SOFTBALL UMPIRE FEES 2015         | 1000101 · Operating Cash 10        |             |
| 10/01/15 |                                     | JEFF POLAN        | SOFTBALL UMPIRE FEES 2015         | 4863302 · Softball League Expe...  | (744.00)    |

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| TOTAL    |                            |                    |                          |                                   | (744.00)    |
| 10/07/15 | LARSON, RON                | LARSON, RON        | INVOICE 2015-004         | 1000101 · Operating Cash 10       |             |
| 09/27/15 |                            | LARSON, RON        | 2015 TRIATHLON           | 4863300 · Triathlon Expense       | (803.97)    |
| TOTAL    |                            |                    |                          |                                   | (803.97)    |
| 10/07/15 | LAS PALMAS RANCH           | LAS PALMAS RA...   | INVOICE #10066           | 1000101 · Operating Cash 10       |             |
| 09/08/15 |                            | LAS PALMAS RA...   | CITY TREES               | 3332220 · Public Tree Maintena... | (2,063.00)  |
| TOTAL    |                            |                    |                          |                                   | (2,063.00)  |
| 10/07/15 | LESLIE'S POOL SUPPLIES INC | LESLIE'S POOL S... | 308-281897               | 1000101 · Operating Cash 10       |             |
| 09/16/15 |                            | LESLIE'S POOL S... | CITY POOL                | 4866338 · Chemicals               | (155.28)    |
| TOTAL    |                            |                    |                          |                                   | (155.28)    |
| 10/07/15 | MAKER, ERIN                | MAKER, ERIN        | TRAVEL PER DIEM          | 1000101 · Operating Cash 10       |             |
| 10/07/15 |                            | MAKER, ERIN        | TRAVEL PER DIEM          | 1030306 · Meetings & Travel 30    | (648.50)    |
| TOTAL    |                            |                    |                          |                                   | (648.50)    |
| 10/07/15 | MARANTETTE, WALLY          | MARANTETTE, W...   | TRIATHLON 2015           | 1000101 · Operating Cash 10       |             |
| 09/30/15 |                            | MARANTETTE, W...   | 2015 CARP TRIATHLON      | 4863300 · Triathlon Expense       | (1,950.00)  |
| TOTAL    |                            |                    |                          |                                   | (1,950.00)  |
| 10/07/15 | MENDEZ, ROCIO*             | MENDEZ, ROCIO*     | VETS HALL REFUND         | 1000101 · Operating Cash 10       |             |
| 09/30/15 |                            | MENDEZ, ROCIO*     | SECURITY SERVICES REFUND | 4848352 · VETS HALL RENTALS       | (7.50)      |
|          |                            | MENDEZ, ROCIO*     | CLEANING DEPOSIT REFUND  | 1000231 · Veterans Building De... | (300.00)    |
| TOTAL    |                            |                    |                          |                                   | (307.50)    |
| 10/07/15 | MISSION UNIFORM SERVICE    | MISSION UNIFOR...  | SEPTEMBER 2015 UNIFORM   | 1000101 · Operating Cash 10       |             |
| 09/30/15 |                            | MISSION UNIFOR...  | UNIFORM EXPENSE          | 2531198 · Uniform Rental 31       | (131.64)    |
|          |                            | MISSION UNIFOR...  | UNIFORM EXPENSE          | 3332198 · Uniform Rental 32       | (131.62)    |
|          |                            | MISSION UNIFOR...  | UNIFORM EXPENSE          | 1013198 · Uniform Rental 13       | (65.82)     |
|          |                            | MISSION UNIFOR...  | UNIFORM EXPENSE          | 2361198 · Uniform Rental 61       | (65.82)     |
| TOTAL    |                            |                    |                          |                                   | (394.90)    |

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| 10/07/15 | MNS ENGINEERS INC               | MNS ENGINEERS...  |                         | 1000101 · Operating Cash 10        |             |
| 08/13/15 |                                 | MNS ENGINEERS...  | PROJ 5436               | 1000251 · Development Deposits     | (750.00)    |
| 08/13/15 |                                 | MNS ENGINEERS...  | DIF STORM DRAIN         | 3100234 · DIF Storm Drain          | (1,230.00)  |
|          |                                 | MNS ENGINEERS...  | DIF STORM DRAIN         | 3179611 · Storm Drains 31          | (1,230.00)  |
| 09/17/15 |                                 | MNS ENGINEERS...  | SSV GRANT               | 2000261 · Deferred Revenue 20      | (2,120.00)  |
|          |                                 | MNS ENGINEERS...  | SSV GRANT               | 2079275 · Public Work Grants       | (2,120.00)  |
| 09/23/15 |                                 | MNS ENGINEERS...  | ARBOR TRAILER PARK      | 2779623 · Ped Facilities Improv... | (4,470.00)  |
| TOTAL    |                                 |                   |                         |                                    | (11,920.00) |
| 10/07/15 | ROCKWELL PRINTING               | ROCKWELL PRIN...  | INVOICE #26977          | 1000101 · Operating Cash 10        |             |
| 09/28/15 |                                 | ROCKWELL PRIN...  | DOG LICENSE FORMS       | 1047303 · Printing & Advertisin... | (340.97)    |
| TOTAL    |                                 |                   |                         |                                    | (340.97)    |
| 10/07/15 | SO CA EDISON                    | SO CA EDISON      |                         | 1000101 · Operating Cash 10        |             |
| 09/26/15 |                                 | SO CA EDISON      | 9TH STREET BTHRM        | 2923220 · Street Lighting          | (41.23)     |
| 09/26/15 |                                 | SO CA EDISON      | 1 CARP TC               | 2923220 · Street Lighting          | (58.50)     |
| TOTAL    |                                 |                   |                         |                                    | (99.73)     |
| 10/07/15 | STAPLES ADVANTAGE               | STAPLES ADVAN...  |                         | 1000101 · Operating Cash 10        |             |
| 09/11/15 | STAPLES ADVANTAGE               | STAPLES ADVAN...  | 3277526222              | 1000211 · Accounts Payable         | 0.00        |
| 09/11/15 |                                 | STAPLES ADVAN...  | PW SUPPLIES             | 2531308 · Supplies & Materials ... | (204.58)    |
| 09/11/15 |                                 | STAPLES ADVAN...  | OFFICE SUPPLIES         | 1013308 · Supplies & Materials ... | (254.21)    |
| 09/12/15 |                                 | STAPLES ADVAN...  | OFFICE SUPPLIES         | 1013308 · Supplies & Materials ... | (63.99)     |
| TOTAL    |                                 |                   |                         |                                    | (522.78)    |
| 10/07/15 | STP SCREEN PRINTING             | STP SCREEN PRI... | INVOICE 2717            | 1000101 · Operating Cash 10        |             |
| 08/17/15 |                                 | STP SCREEN PRI... | SOFTBALL SHIRTS         | 4863302 · Softball League Expe...  | (587.52)    |
| TOTAL    |                                 |                   |                         |                                    | (587.52)    |
| 10/07/15 | STRADLING YOCCA CARLSON & RAUTH | STRADLING YOC...  | 301090-0001             | 1000101 · Operating Cash 10        |             |
| 09/29/15 |                                 | STRADLING YOC...  | MISC EMPLOYMENT MATTERS | 1072211 · Personnel Services       | (197.50)    |
| TOTAL    |                                 |                   |                         |                                    | (197.50)    |
| 10/07/15 | THE BOTTOM LINE                 | THE BOTTOM LINE   | INVOICE #8805           | 1000101 · Operating Cash 10        |             |

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|-------------|-------------------------------------|--------------------|------------------------------|-----------------------------------|--------------------|
| 09/30/15    |                                     | THE BOTTOM LINE    | QUICKBOOKS CONSULTING        | 1018220 · System Administration   | (1,175.00)         |
| TOTAL       |                                     |                    |                              |                                   | (1,175.00)         |
| 10/07/15    | TOM WATTS AUTOMOTIVE                | TOM WATTS AUT...   | INVOICE 034576               | 1000101 · Operating Cash 10       |                    |
| 09/11/15    |                                     | TOM WATTS AUT...   | VEHICLE REPAIR               | 1013307 · Vehicle Oper & Maint... | (24.95)            |
| TOTAL       |                                     |                    |                              |                                   | (24.95)            |
| 10/07/15    | USA TRIATHLON                       | USA TRIATHLON      | 2015 CARPINTERIA TRIATHLON   | 1000101 · Operating Cash 10       |                    |
| 09/27/15    |                                     | USA TRIATHLON      | CARPINTERIA TRIATHLON 2015   | 4863300 · Triathlon Expense       | (380.00)           |
| TOTAL       |                                     |                    |                              |                                   | (380.00)           |
| 10/07/15    | VAN ATTA ASSOCIATES INC             | VAN ATTA ASSO...   | INVOICE #5225                | 1000101 · Operating Cash 10       |                    |
| 07/01/15    |                                     | VAN ATTA ASSO...   | COMMUNITY GARDEN GRANT       | 2000261 · Deferred Revenue 20     | (1,006.25)         |
| TOTAL       |                                     |                    |                              |                                   | (1,006.25)         |
| 10/07/15    | WEST GROUP                          | WEST GROUP         | 565-139-500                  | 1000101 · Operating Cash 10       |                    |
| 09/01/15    |                                     | WEST GROUP         | SUBSCRIPTION PRODUCT CHARGES | 1051305 · Dues & Subscription...  | (132.68)           |
| TOTAL       |                                     |                    |                              |                                   | (132.68)           |
| 10/07/15    | C3 INTELLIGENCE, INC                | C3 INTELLIGENC...  | INVOICE 7225                 | 1000101 · Operating Cash 10       |                    |
| 10/01/15    |                                     | C3 INTELLIGENC...  | RECRUITMENT                  | 1016320 · Pre-placement Healt...  | (38.50)            |
| TOTAL       |                                     |                    |                              |                                   | (38.50)            |
| 10/07/15    | CARPINTERIA VETERINARY HOSPITAL ... | CARPINTERIA VE...  | 243742                       | 1000101 · Operating Cash 10       |                    |
| 09/25/15    |                                     | CARPINTERIA VE...  | DOG LICENSE                  | 1047213 · Animal Sheltering       | (100.00)           |
| TOTAL       |                                     |                    |                              |                                   | (100.00)           |
| 10/07/15    | COLSON'S TOWING INC                 | COLSON'S TOWI...   | INVOICE #2109                | 1000101 · Operating Cash 10       |                    |
| 09/15/15    |                                     | COLSON'S TOWI...   | UNIT 250 REPAIRS             | 2531307 · Vehicle Oper & Maint... | (124.15)           |
| TOTAL       |                                     |                    |                              |                                   | (124.15)           |
| 10/07/15    | HD SUPPLY FACILITIES MAINTENANCE... | HD SUPPLY FACI...  | INVOICE #9140376484          | 1000101 · Operating Cash 10       |                    |

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| 09/14/15 |                                      | HD SUPPLY FACI...  | PW SHOP                      | 1013224 · Interior Maintenance     | (105.35)    |
| TOTAL    |                                      |                    |                              |                                    | (105.35)    |
| 10/07/15 | HILLYARD                             | HILLYARD           | INVOICE 601781465            | 1000101 · Operating Cash 10        |             |
| 09/17/15 |                                      | HILLYARD           | POOL RESTROOM SUPPLIES       | 4866308 · Supplies & Materials ... | (282.36)    |
| TOTAL    |                                      |                    |                              |                                    | (282.36)    |
| 10/07/15 | INTERNATIONAL INSTITUTE OF MUNICI... | INTERNATIONAL ...  | ANNUAL MEMBERSHIP 2016       | 1000101 · Operating Cash 10        |             |
| 09/15/15 |                                      | INTERNATIONAL I... | CITY CLERK ANNUAL MEMBERSHIP | 1011305 · Dues & Subscription...   | (155.00)    |
| TOTAL    |                                      |                    |                              |                                    | (155.00)    |
| 10/07/15 | MAILFINANCE                          | MAILFINANCE        | INVOICE #H5530980            | 1000101 · Operating Cash 10        |             |
| 09/17/15 |                                      | MAILFINANCE        | OCT - JAN 2016               | 1018308 · Supplies & Materials ... | (630.18)    |
| TOTAL    |                                      |                    |                              |                                    | (630.18)    |
| 10/07/15 | RISDON'S AUTO CARE CENTER            | RISDON'S AUTO ...  | INVOICE 41081                | 1000101 · Operating Cash 10        |             |
| 09/17/15 |                                      | RISDON'S AUTO ...  | VEHICLE MAINTENANCE          | 1013307 · Vehicle Oper & Maint...  | (445.78)    |
| TOTAL    |                                      |                    |                              |                                    | (445.78)    |
| 10/07/15 | SO CA EDISON                         | SO CA EDISON       |                              | 1000101 · Operating Cash 10        |             |
| 09/29/15 |                                      | SO CA EDISON       | 100 LINDEN                   | 2923220 · Street Lighting          | (31.28)     |
| 09/29/15 |                                      | SO CA EDISON       | 101 ASH                      | 2923220 · Street Lighting          | (148.37)    |
| 09/30/15 |                                      | SO CA EDISON       | SEASIDE BUILDING             | 4865309 · Misc Operating Expe...   | (108.96)    |
| 09/30/15 |                                      | SO CA EDISON       | PROJ 4865                    | 1000251 · Development Deposits     | (1,297.41)  |
|          |                                      | SO CA EDISON       | VETS HALL                    | 4865309 · Misc Operating Expe...   | (639.01)    |
| 10/01/15 |                                      | SO CA EDISON       | STREET LIGHTING              | 2923210 · Traffic Signals          | (27.27)     |
| TOTAL    |                                      |                    |                              |                                    | (2,252.30)  |
| 10/07/15 | SPARKLETS                            | SPARKLETS          | INVOICE #14144939 092615     | 1000101 · Operating Cash 10        |             |
| 09/26/15 |                                      | SPARKLETS          | TRIATHLON WATER              | 4863300 · Triathlon Expense        | (206.08)    |
| TOTAL    |                                      |                    |                              |                                    | (206.08)    |
| 10/07/15 | STAPLES ADVANTAGE                    | STAPLES ADVAN...   |                              | 1000101 · Operating Cash 10        |             |
| 09/16/15 |                                      | STAPLES ADVAN...   | OFFICE SUPPLIES              | 1013308 · Supplies & Materials ... | (63.49)     |

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| 09/16/15 |                               | STAPLES ADVAN...   | PARKS & REC SUPPLIES  | 2361221 · Miscellaneous Contr...   | (25.90)     |
| 09/17/15 |                               | STAPLES ADVAN...   | OFFICE SUPPLIES       | 1013308 · Supplies & Materials ... | (107.98)    |
| TOTAL    |                               |                    |                       |                                    | (197.37)    |
| 10/07/15 | VENCO WESTERN INC             | VENCO WESTER...    | INVOICE #0149019-IN   | 1000101 · Operating Cash 10        |             |
| 09/24/15 |                               | VENCO WESTER...    | ROW                   | 3332221 · Miscellaneous Contr...   | (1,793.19)  |
|          |                               | VENCO WESTER...    | CITY HALL             | 1013225 · Grounds Maintenance      | (742.10)    |
|          |                               | VENCO WESTER...    | PROJ 4865             | 1000251 · Development Deposits     | (221.26)    |
|          |                               | VENCO WESTER...    | VETS HALL             | 4865220 · Grounds Maintenanc...    | (108.66)    |
|          |                               | VENCO WESTER...    | POOL                  | 4866220 · Grounds Maintenanc...    | (221.73)    |
|          |                               | VENCO WESTER...    | ROW                   | 3323220 · Parking Lot Landscape    | (422.38)    |
|          |                               | VENCO WESTER...    | PARKS                 | 2361225 · Park Maintenance 61      | (4,523.56)  |
| TOTAL    |                               |                    |                       |                                    | (8,032.88)  |
| 10/07/15 | VERIZON CALIFORNIA            | VERIZON CALIFO...  |                       | 1000101 · Operating Cash 10        |             |
| 09/22/15 |                               | VERIZON CALIFO...  | ASH AVE               | 1013301 · Telephone 13             | (88.95)     |
| 09/25/15 |                               | VERIZON CALIFO...  | OUTSIDE PD            | 1013301 · Telephone 13             | (177.90)    |
| TOTAL    |                               |                    |                       |                                    | (266.85)    |
| 10/07/15 | WINSOR FIREFORM LLC           | WINSOR FIREFO...   | INVOICE 9875          | 1000101 · Operating Cash 10        |             |
| 09/10/15 |                               | WINSOR FIREFO...   | PARK IMPROVEMENT DIF  | 3100242 · Park Improvements ...    | (870.84)    |
| TOTAL    |                               |                    |                       |                                    | (870.84)    |
| 10/14/15 | 76 FLEET SERVICES             | 76 FLEET SERVIC... | INVOICE 42114126      | 1000101 · Operating Cash 10        |             |
| 10/07/15 |                               | 76 FLEET SERVIC... | VEHICLE FUEL          | 1013307 · Vehicle Oper & Maint...  | (25.23)     |
|          |                               | 76 FLEET SERVIC... | VEHICLE FUEL          | 2531307 · Vehicle Oper & Maint...  | (148.55)    |
|          |                               | 76 FLEET SERVIC... | VEHICLE FUEL          | 3332307 · Vehicle Oper & Maint...  | (355.86)    |
|          |                               | 76 FLEET SERVIC... | VEHICLE FUEL          | 4868308 · Supplies & Materials ... | (71.68)     |
| TOTAL    |                               |                    |                       |                                    | (601.32)    |
| 10/14/15 | ACCESS CONTROL SECURITY, INC. | ACCESS CONTR...    | INVOICE 0022194       | 1000101 · Operating Cash 10        |             |
| 09/22/15 |                               | ACCESS CONTR...    | VETS HALL SECURITY    | 4848352 · VETS HALL RENTALS        | (149.25)    |
| TOTAL    |                               |                    |                       |                                    | (149.25)    |
| 10/14/15 | ALL AROUND LANDSCAPE SUPPLY   | ALL AROUND LA...   | INVOICE #S1829147.001 | 1000101 · Operating Cash 10        |             |
| 09/18/15 |                               | ALL AROUND LA...   | POOL                  | 4866308 · Supplies & Materials ... | (119.51)    |



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| TOTAL    |                                  |                   |                              |                                    | (119.51)    |
| 10/14/15 | ARYA ICE CREAM                   | ARYA ICE CREAM    | 3915091811                   | 1000101 · Operating Cash 10        |             |
| 09/18/15 |                                  | ARYA ICE CREAM    | POOL RESALE ITEMS            | 4866350 · Supplies for Resale      | (154.72)    |
| TOTAL    |                                  |                   |                              |                                    | (154.72)    |
| 10/14/15 | BENGAL ENGINEERING               | BENGAL ENGINE...  |                              | 1000101 · Operating Cash 10        |             |
| 07/01/15 |                                  | BENGAL ENGINE...  | RINCON TRAIL MEASURE A GRANT | 2000261 · Deferred Revenue 20      | (7,800.00)  |
| 10/06/15 |                                  | BENGAL ENGINE...  | RINCON TRAIL MEASURE A GRANT | 2000261 · Deferred Revenue 20      | (2,100.00)  |
| TOTAL    |                                  |                   |                              |                                    | (9,900.00)  |
| 10/14/15 | BIG GREEN CLEANING COMPANY       | BIG GREEN CLEA... | 465643                       | 1000101 · Operating Cash 10        |             |
| 09/18/15 |                                  | BIG GREEN CLEA... | ROW                          | 3332221 · Miscellaneous Contr...   | (265.14)    |
|          |                                  | BIG GREEN CLEA... | ASH AVE                      | 2861225 · Marsh Park Maintena...   | (132.58)    |
|          |                                  | BIG GREEN CLEA... | PARKS                        | 2361221 · Miscellaneous Contr...   | (530.28)    |
| TOTAL    |                                  |                   |                              |                                    | (928.00)    |
| 10/14/15 | BOB TRAUTZ LAND DEV CO, INC      | BOB TRAUTZ LA...  |                              | 1000101 · Operating Cash 10        |             |
| 07/01/15 |                                  | BOB TRAUTZ LAN... | LIFE GUARD TOWER RACKS       | 2862308 · Supplies & Materials ... | (268.85)    |
| 09/11/15 |                                  | BOB TRAUTZ LAN... | SWIM PLATFORM REMOVAL        | 2862308 · Supplies & Materials ... | (329.80)    |
| 09/18/15 |                                  | BOB TRAUTZ LAN... | TAMARAC TREE REMOVAL         | 2361306 · Bluffs Park Expense      | (4,080.48)  |
| 10/05/15 |                                  | BOB TRAUTZ LAN... | REMOVAL OF TREX BOARDWALK    | 2862308 · Supplies & Materials ... | (622.85)    |
| 10/06/15 |                                  | BOB TRAUTZ LAN... | BEACH STORE RELOCATION       | 4864308 · Supplies & Materials ... | (621.42)    |
| TOTAL    |                                  |                   |                              |                                    | (5,923.40)  |
| 10/14/15 | BROWNSTEIN HYATT FARBER SCHRE... | BROWNSTEIN HY...  |                              | 1000101 · Operating Cash 10        |             |
| 09/08/15 |                                  | BROWNSTEIN HY...  | PROJ 1734                    | 1000251 · Development Deposits     | (972.00)    |
| 09/08/15 |                                  | BROWNSTEIN HY...  | PROJ 1733                    | 1000251 · Development Deposits     | (702.00)    |
| 09/08/15 |                                  | BROWNSTEIN HY...  | PROJ 1543                    | 1000251 · Development Deposits     | (35.00)     |
| 09/08/15 |                                  | BROWNSTEIN HY...  | CITY ATTY RETAINER           | 1017220 · City Attorney Retainer   | (34,959.82) |
| TOTAL    |                                  |                   |                              |                                    | (36,668.82) |
| 10/14/15 | CA DEPT CONSERVATION             | CA DEPT CONSE...  | SMIP REPORT: JUL - SEP 2015  | 1000101 · Operating Cash 10        |             |
| 10/08/15 |                                  | CA DEPT CONSE...  | SMIP REPORT: JUL - SEP 2015  | 1000202 · SMIP Payable             | (1,016.30)  |
| TOTAL    |                                  |                   |                              |                                    | (1,016.30)  |

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| 10/14/15 | CALIFORNIA BUILDING STANDARDS C... | CALIFORNIA BUI...  | 2015 FEES QUARTER 3                    | 1000101 · Operating Cash 10        |             |
| 10/08/15 |                                    | CALIFORNIA BUIL... | STATE BUILDING STANDARDS FUND JUL -... | 1000226 · SB1473 State Buildin...  | (189.00)    |
| TOTAL    |                                    |                    |                                        |                                    | (189.00)    |
| 10/14/15 | CARPINTERIA-SUMMERLAND FIRE DIS... | CARPINTERIA-SU...  | JUL - SEP 2015 FEES                    | 1000101 · Operating Cash 10        |             |
| 09/30/15 |                                    | CARPINTERIA-SU...  | PROJ 1776                              | 1000261 · Fire District Fees       | (205.00)    |
|          |                                    | CARPINTERIA-SU...  | PRO 1781                               | 1000261 · Fire District Fees       | (205.00)    |
|          |                                    | CARPINTERIA-SU...  | BP 11462                               | 1000261 · Fire District Fees       | (205.00)    |
|          |                                    | CARPINTERIA-SU...  | BP 11464                               | 1000261 · Fire District Fees       | (205.00)    |
|          |                                    | CARPINTERIA-SU...  | BP 11453                               | 1000261 · Fire District Fees       | (205.00)    |
|          |                                    | CARPINTERIA-SU...  | PROJ 1782                              | 1000261 · Fire District Fees       | (205.00)    |
|          |                                    | CARPINTERIA-SU...  | PROJ 1777                              | 1000261 · Fire District Fees       | (205.00)    |
|          |                                    | CARPINTERIA-SU...  | PROJ 1786                              | 1000261 · Fire District Fees       | (205.00)    |
|          |                                    | CARPINTERIA-SU...  | PROJ 1787                              | 1000261 · Fire District Fees       | (205.00)    |
|          |                                    | CARPINTERIA-SU...  | PROJ 1788                              | 1000261 · Fire District Fees       | (205.00)    |
|          |                                    | CARPINTERIA-SU...  | PROJ 1789                              | 1000261 · Fire District Fees       | (205.00)    |
|          |                                    | CARPINTERIA-SU...  | PROJ 1793                              | 1000261 · Fire District Fees       | (205.00)    |
|          |                                    | CARPINTERIA-SU...  | PROJ 1791                              | 1000261 · Fire District Fees       | (205.00)    |
|          |                                    | CARPINTERIA-SU...  | BP 11518                               | 1000261 · Fire District Fees       | (205.00)    |
|          |                                    | CARPINTERIA-SU...  | BP 1795                                | 1000261 · Fire District Fees       | (205.00)    |
| TOTAL    |                                    |                    |                                        |                                    | (3,075.00)  |
| 10/14/15 | CHANNEL ISLANDS DO IT BEST         | CHANNEL ISLAN...   | 10001                                  | 1000101 · Operating Cash 10        |             |
| 09/30/15 |                                    | CHANNEL ISLAN...   | CODE ENF SUPPLIES                      | 1047308 · Supplies & Materials     | (11.62)     |
|          |                                    | CHANNEL ISLAN...   | TRIATHLON                              | 2862308 · Supplies & Materials ... | (55.72)     |
|          |                                    | CHANNEL ISLAN...   | STREETS                                | 2923220 · Street Lighting          | (15.51)     |
|          |                                    | CHANNEL ISLAN...   | POOL                                   | 4866308 · Supplies & Materials ... | (25.25)     |
|          |                                    | CHANNEL ISLAN...   | POOL                                   | 4866308 · Supplies & Materials ... | (45.21)     |
|          |                                    | CHANNEL ISLAN...   | PW SHOP                                | 3332308 · Supplies & Materials ... | (25.71)     |
|          |                                    | CHANNEL ISLAN...   | TRIATHLON                              | 4866308 · Supplies & Materials ... | (16.01)     |
|          |                                    | CHANNEL ISLAN...   | POOL                                   | 4866308 · Supplies & Materials ... | (6.80)      |
|          |                                    | CHANNEL ISLAN...   | POOL                                   | 4866308 · Supplies & Materials ... | (27.65)     |
|          |                                    | CHANNEL ISLAN...   | TRIATHLON                              | 4863300 · Triathlon Expense        | (34.95)     |
|          |                                    | CHANNEL ISLAN...   | TRIATHLON                              | 4863300 · Triathlon Expense        | (18.45)     |
|          |                                    | CHANNEL ISLAN...   | CITY HALL DECORATIONS                  | 1013224 · Interior Maintenance     | (2.91)      |
|          |                                    | CHANNEL ISLAN...   | POOL                                   | 4866308 · Supplies & Materials ... | (15.50)     |
|          |                                    | CHANNEL ISLAN...   | CITY HALL BREAKROOM                    | 1013224 · Interior Maintenance     | (4.36)      |
|          |                                    | CHANNEL ISLAN...   | CITY HALL BREAKROOM                    | 1013224 · Interior Maintenance     | (9.02)      |
| TOTAL    |                                    |                    |                                        |                                    | (314.67)    |
| 10/14/15 | COASTAL VIEW NEWS                  | COASTAL VIEW ...   |                                        | 1000101 · Operating Cash 10        |             |

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|----------|---------------------------------|-------------------|---------------------------------------|------------------------------------|-------------|
| 09/23/15 |                                 | COASTAL VIEW N... | CREEK WEEK                            | 1037201 · Supplies & Materials ... | (314.00)    |
| 10/07/15 |                                 | COASTAL VIEW N... | TRIATHLON THANK YOU                   | 4863300 · Triathlon Expense        | (578.00)    |
| TOTAL    |                                 |                   |                                       |                                    | (892.00)    |
| 10/14/15 | COM3 CONSULTING INC             | COM3 CONSULTI...  | INVOICE NO. CIP-0915                  | 1000101 · Operating Cash 10        |             |
| 09/06/15 |                                 | COM3 CONSULTI...  | PROJECT MANAGEMENT SERVICES           | 1030221 · Contract Services 30     | (38,182.64) |
| TOTAL    |                                 |                   |                                       |                                    | (38,182.64) |
| 10/14/15 | COX COMMUNICATIONS              | COX COMMUNIC...   | 001-3011-022093901                    | 1000101 · Operating Cash 10        |             |
| 10/01/15 |                                 | COX COMMUNIC...   | INTERNET SERVICES                     | 1018222 · Equipment Maintena...    | (132.00)    |
| TOTAL    |                                 |                   |                                       |                                    | (132.00)    |
| 10/14/15 | DRAKE HAGLAN & ASSOCIATES, INC. | DRAKE HAGLAN ...  | INVOICE #12034-37                     | 1000101 · Operating Cash 10        |             |
| 10/05/15 | 15016                           | DRAKE HAGLAN ...  | HBR GRANT                             | 2000261 · Deferred Revenue 20      | (5,523.64)  |
|          | 15016                           | DRAKE HAGLAN ...  | HBR GRANT                             | 2079614 · FHWA HBR 20              | (5,523.65)  |
|          | 15016                           | DRAKE HAGLAN ...  | DIF PROGRAM HIGHWAY BRIDGES & INTE... | 3100232 · DIF Highway Interch...   | (715.65)    |
|          | 15016                           | DRAKE HAGLAN ...  | DIF PROGRAM HIGHWAY BRIDGES & INTE... | 3179616 · FHWA HBR 31              | (715.65)    |
| TOTAL    |                                 |                   |                                       |                                    | (12,478.59) |
| 10/14/15 | DURFLINGER, DAVID               | DURFLINGER, DA... | REIMBURSEMENT                         | 1000101 · Operating Cash 10        |             |
| 10/06/15 |                                 | DURFLINGER, DA... | CITY MANAGERS MEETING BREAKFAST       | 1012306 · Meetings & Travel 12     | (73.34)     |
| TOTAL    |                                 |                   |                                       |                                    | (73.34)     |
| 10/14/15 | FIRST BANKCARD                  | FIRST BANKCARD    |                                       | 1000101 · Operating Cash 10        |             |
| 09/28/15 |                                 | FIRST BANKCARD    | FIRST COMMITTEE DECORATIONS           | 1044302 · Marketing Materials      | (105.85)    |
|          |                                 | FIRST BANKCARD    | PW SUPPLIES                           | 3332308 · Supplies & Materials ... | (29.14)     |
| 09/28/15 |                                 | FIRST BANKCARD    | PW WATER                              | 3332308 · Supplies & Materials ... | (19.08)     |
|          |                                 | FIRST BANKCARD    | CONFERENCE - EBELING                  | 1030306 · Meetings & Travel 30     | (469.91)    |
|          |                                 | FIRST BANKCARD    | TRAVEL EXPENSE - EBELING              | 1030306 · Meetings & Travel 30     | (7.34)      |
|          |                                 | FIRST BANKCARD    | SAFETY DAY BBQ                        | 3332308 · Supplies & Materials ... | (57.71)     |
|          |                                 | FIRST BANKCARD    | SAFETY DAY BBQ                        | 3332308 · Supplies & Materials ... | (150.46)    |
|          |                                 | FIRST BANKCARD    | PW SUPPLIES                           | 3845222 · Marketing/Project Ca...  | (638.00)    |
|          |                                 | FIRST BANKCARD    | SAFETY DAY BBQ                        | 3332308 · Supplies & Materials ... | (12.94)     |
|          |                                 | FIRST BANKCARD    | PW WATER                              | 3332308 · Supplies & Materials ... | (19.32)     |
|          |                                 | FIRST BANKCARD    | TRAVEL EXPENSE - EBELING              | 1030306 · Meetings & Travel 30     | (46.36)     |
|          |                                 | FIRST BANKCARD    | TRAVEL EXPENSE - EBELING              | 1016306 · Meetings & Travel 16     | (24.83)     |
|          |                                 | FIRST BANKCARD    | TRAVEL EXPENSE - EBELING              | 1030306 · Meetings & Travel 30     | (36.00)     |

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| 09/28/15 |                   | FIRST BANKCARD    | TRAVEL EXPENSE - EBELING     | 1030306 · Meetings & Travel 30     | (145.44)    |
|          |                   | FIRST BANKCARD    | TRAVEL EXPENSE - EBELING     | 1030306 · Meetings & Travel 30     | (26.27)     |
|          |                   | FIRST BANKCARD    | TRAVEL EXPENSE - EBELING     | 1051306 · Meetings & Travel 51     | (25.97)     |
|          |                   | FIRST BANKCARD    | TRAVEL EXPENSE - EBELING     | 1030306 · Meetings & Travel 30     | (277.99)    |
|          |                   | FIRST BANKCARD    | MEETINGS & TRAVEL            | 1012306 · Meetings & Travel 12     | (29.00)     |
|          |                   | FIRST BANKCARD    | CM MEETING                   | 1012306 · Meetings & Travel 12     | (106.52)    |
|          |                   | FIRST BANKCARD    | COUNCIL SUPPLIES             | 1051308 · Supplies & Materials ... | (371.93)    |
|          | TOTAL             |                   |                              |                                    | (2,600.06)  |
| 10/14/15 | GARCIA, FIDELA    | GARCIA, FIDELA    | TRAVEL REIMBURSEMENT         | 1000101 · Operating Cash 10        |             |
| 10/13/15 |                   | GARCIA, FIDELA    | TRAVEL REIMBURSEMENT         | 1011306 · Meetings & Travel 11     | (328.38)    |
| TOTAL    |                   |                   |                              | (328.38)                           |             |
| 10/14/15 | HELIX MEDICAL     | HELIX MEDICAL     | PROJ 1678 REFUND             | 1000101 · Operating Cash 10        |             |
| 09/10/15 |                   | HELIX MEDICAL     | PROJ 1678 REFUND             | 1000251 · Development Deposits     | (714.17)    |
| TOTAL    |                   |                   |                              | (714.17)                           |             |
| 10/14/15 | LAFCO             | LAFCO             | 2015-2016 LAFCO BUDGET SHARE | 1000101 · Operating Cash 10        |             |
| 07/01/15 |                   | LAFCO             | 2015-2016 LAFCO BUDGET SHARE | 1051305 · Dues & Subscription...   | (2,130.00)  |
| TOTAL    |                   |                   |                              | (2,130.00)                         |             |
| 10/14/15 | LINCOLN AQUATICS  | LINCOLN AQUATI... | INVOICE #SI274850            | 1000101 · Operating Cash 10        |             |
| 08/31/15 |                   | LINCOLN AQUATI... | POOL SUPPLIES                | 4867308 · Supplies & Materials ... | (4,617.00)  |
| TOTAL    |                   |                   |                              | (4,617.00)                         |             |
| 10/14/15 | MCCORMIX CORP     | MCCORMIX CORP     | INVOICE #907874              | 1000101 · Operating Cash 10        |             |
| 09/30/15 |                   | MCCORMIX CORP     | PW VEHICLE FUEL              | 3332307 · Vehicle Oper & Maint...  | (152.74)    |
| TOTAL    |                   |                   |                              | (152.74)                           |             |
| 10/14/15 | MNS ENGINEERS INC | MNS ENGINEERS...  |                              | 1000101 · Operating Cash 10        |             |
| 09/23/15 |                   | MNS ENGINEERS...  | PROJ 5436                    | 1000251 · Development Deposits     | (2,450.00)  |
| 09/23/15 |                   | MNS ENGINEERS...  | CIP ADMIN SUPPORT            | 1030221 · Contract Services 30     | (300.00)    |
| 09/23/15 |                   | MNS ENGINEERS...  | ENGINEERING SERVICES         | 2536226 · Engineering Retainer     | (500.00)    |
| 09/23/15 |                   | MNS ENGINEERS...  | 8TH ST BRIDGE                | 2734223 · Civil Engineering Ret... | (2,465.00)  |
| 10/07/15 |                   | MNS ENGINEERS...  | ASH AVE                      | 2000261 · Deferred Revenue 20      | (640.00)    |
|          |                   | MNS ENGINEERS...  | ASH AVE                      | 2079275 · Public Work Grants       | (640.00)    |

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| TOTAL    |                            |                   |                            |                                  | (6,995.00)  |
| 10/14/15 | PEOPLE'S SELF HELP HOUSING | PEOPLE'S SELF ... | LANDSCAPE BOND REFUND      | 1000101 · Operating Cash 10      |             |
| 10/08/15 |                            | PEOPLE'S SELF ... | LANDSCAPE BOND REFUND      | 3100261 · Bonds Landscape        | (1,158.00)  |
| TOTAL    |                            |                   |                            |                                  | (1,158.00)  |
| 10/14/15 | REAL GREEN GARDENING       | REAL GREEN GA...  |                            | 1000101 · Operating Cash 10      |             |
| 07/01/15 |                            | REAL GREEN GA...  | BAILARD                    | 2361306 · Bluffs Park Expense    | (540.00)    |
|          |                            | REAL GREEN GA...  | CARP CREEK                 | 2361225 · Park Maintenance 61    | (540.00)    |
|          |                            | REAL GREEN GA...  | PROJ 4865                  | 1000251 · Development Deposits   | (75.00)     |
|          |                            | REAL GREEN GA...  | PALM TO LINDEN TRAIL GRANT | 2000261 · Deferred Revenue 20    | (540.00)    |
|          |                            | REAL GREEN GA...  | MARSH                      | 2861225 · Marsh Park Maintena... | (450.00)    |
|          |                            | REAL GREEN GA...  | MONTE VISTA                | 2361225 · Park Maintenance 61    | (1,375.00)  |
|          |                            | REAL GREEN GA...  | SEASIDE                    | 4865220 · Grounds Maintenanc...  | (275.00)    |
|          |                            | REAL GREEN GA...  | COASTAL VISTA              | 2861225 · Marsh Park Maintena... | (360.00)    |
|          |                            | REAL GREEN GA...  | TAR PITS                   | 2861225 · Marsh Park Maintena... | (450.00)    |
|          |                            | REAL GREEN GA...  | PROJ 4865                  | 1000251 · Development Deposits   | (120.60)    |
|          |                            | REAL GREEN GA...  | VETS HALL                  | 4865309 · Misc Operating Expe... | (59.40)     |
| 07/31/15 |                            | REAL GREEN GA...  | VIOLA                      | 2361306 · Bluffs Park Expense    | (720.00)    |
|          |                            | REAL GREEN GA...  | BAILARD                    | 2361306 · Bluffs Park Expense    | (540.00)    |
|          |                            | REAL GREEN GA...  | CARP CREEK                 | 2361225 · Park Maintenance 61    | (540.00)    |
|          |                            | REAL GREEN GA...  | PROJ 4865                  | 1000251 · Development Deposits   | (75.00)     |
|          |                            | REAL GREEN GA...  | PALM TO LINDEN TRAIL GRANT | 2000261 · Deferred Revenue 20    | (540.00)    |
|          |                            | REAL GREEN GA...  | MARSH                      | 2861225 · Marsh Park Maintena... | (450.00)    |
|          |                            | REAL GREEN GA...  | MONTE VISTA                | 2361225 · Park Maintenance 61    | (1,375.00)  |
|          |                            | REAL GREEN GA...  | SEASIDE                    | 4865220 · Grounds Maintenanc...  | (275.00)    |
|          |                            | REAL GREEN GA...  | COASTAL VISTA              | 2861225 · Marsh Park Maintena... | (360.00)    |
|          |                            | REAL GREEN GA...  | TAR PITS                   | 2861225 · Marsh Park Maintena... | (450.00)    |
|          |                            | REAL GREEN GA...  | PROJ 4865                  | 1000251 · Development Deposits   | (120.60)    |
|          |                            | REAL GREEN GA...  | VETS HALL                  | 4865309 · Misc Operating Expe... | (59.40)     |
|          |                            | REAL GREEN GA...  | VIOLA                      | 2361306 · Bluffs Park Expense    | (720.00)    |
| TOTAL    |                            |                   |                            |                                  | (11,010.00) |
| 10/14/15 | SANSUM CLINIC              | SANSUM CLINIC     | INVOICE 116265-003         | 1000101 · Operating Cash 10      |             |
| 09/29/15 |                            | SANSUM CLINIC     | SMITH                      | 1016320 · Pre-placement Healt... | (26.00)     |
| TOTAL    |                            |                   |                            |                                  | (26.00)     |
| 10/14/15 | SB TIMING LLC              | SB TIMING LLC     | 2015 TRIATHLON TIMING      | 1000101 · Operating Cash 10      |             |
| 09/27/15 |                            | SB TIMING LLC     | TRIATHLON TIMING           | 4863300 · Triathlon Expense      | (2,800.00)  |

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| TOTAL    |                           |                   |                           |                                    | (2,800.00)  |
| 10/14/15 | SIMON, MATT               | SIMON, MATT       | TRAVEL PERDIEM            | 1000101 · Operating Cash 10        |             |
| 10/05/15 |                           | SIMON, MATT       | CONFERENCE TRAVEL PERDIEM | 2862306 · Meetings & Travel 62     | (203.05)    |
| TOTAL    |                           |                   |                           |                                    | (203.05)    |
| 10/14/15 | SO CA GAS COMPANY         | SO CA GAS COM...  | VOID:                     | 1000101 · Operating Cash 10        |             |
| TOTAL    |                           |                   |                           |                                    | 0.00        |
| 10/14/15 | SOLID WASTE SOLUTIONS INC | SOLID WASTE S...  | INVOICE #119              | 1000101 · Operating Cash 10        |             |
| 10/01/15 |                           | SOLID WASTE S...  | AB949 COORDINATION        | 3937221 · Solid Waste              | (331.25)    |
| TOTAL    |                           |                   |                           |                                    | (331.25)    |
| 10/14/15 | STAPLES ADVANTAGE         | STAPLES ADVAN...  |                           | 1000101 · Operating Cash 10        |             |
| 09/18/15 |                           | STAPLES ADVAN...  | OFFICE SUPPLIES           | 1013308 · Supplies & Materials ... | (88.38)     |
| 09/18/15 |                           | STAPLES ADVAN...  | PARKS                     | 2361221 · Miscellaneous Contr...   | (60.28)     |
|          |                           | STAPLES ADVAN...  | PARKS                     | 2361221 · Miscellaneous Contr...   | (93.10)     |
|          |                           | STAPLES ADVAN...  | PW SUPPLIES               | 2531308 · Supplies & Materials ... | (93.09)     |
| 09/19/15 |                           | STAPLES ADVAN...  | PW SUPPLIES               | 2531308 · Supplies & Materials ... | (172.76)    |
| TOTAL    |                           |                   |                           |                                    | (507.61)    |
| 10/14/15 | TORRES, ALBERT            | TORRES, ALBERT    | REIMBURSEMENT             | 1000101 · Operating Cash 10        |             |
| 10/13/15 |                           | TORRES, ALBERT    | REIMBURSEMENT             | 1022169 · Uniform Allowance        | (80.00)     |
| TOTAL    |                           |                   |                           |                                    | (80.00)     |
| 10/14/15 | VENCO POWER SWEEPING INC  | VENCO POWER ...   | INVOICE 002832-IN         | 1000101 · Operating Cash 10        |             |
| 09/30/15 |                           | VENCO POWER ...   | TRIATHLON                 | 4863300 · Triathlon Expense        | (315.00)    |
| TOTAL    |                           |                   |                           |                                    | (315.00)    |
| 10/14/15 | VERIZON CALIFORNIA        | VERIZON CALIFO... | 011711114329800406        | 1000101 · Operating Cash 10        |             |
| 09/28/15 |                           | VERIZON CALIFO... | CIVIC CENTER              | 1013301 · Telephone 13             | (908.46)    |
|          |                           | VERIZON CALIFO... | PW                        | 2531301 · Telephone 31             | (40.50)     |
|          |                           | VERIZON CALIFO... | BEACH                     | 2862301 · Telephone 62             | (120.80)    |
|          |                           | VERIZON CALIFO... | POOL                      | 4866301 · Telephone 66             | (235.25)    |

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|          |                              | VERIZON CALIFO... | CONCESSION         | 2864308 · Supplies & Materials ... | (113.71)    |
| TOTAL    |                              |                   |                    |                                    | (1,418.72)  |
| 10/14/15 | WISSING, ALICE               | WISSING, ALICE    | 9-28-15 CC MEETING | 1000101 · Operating Cash 10        |             |
| 09/28/15 |                              | WISSING, ALICE    | CC MINUTES         | 1011221 · Contract Services 11     | (400.00)    |
| TOTAL    |                              |                   |                    |                                    | (400.00)    |
| 10/14/15 | CARPINTERIA VALLEY LUMBER CO | CARPINTERIA VA... | ACCOUNT 164        | 1000101 · Operating Cash 10        |             |
| 09/30/15 |                              | CARPINTERIA VA... | SAFETY - MENDOZA   | 3332197 · Indiv Equip Reimburs...  | (32.39)     |
|          |                              | CARPINTERIA VA... | SIDEWALK REPAIR    | 2531308 · Supplies & Materials ... | (23.21)     |
|          |                              | CARPINTERIA VA... | SEASIDE            | 4865309 · Misc Operating Expe...   | (26.99)     |
|          |                              | CARPINTERIA VA... | PROJ 4865          | 1000251 · Development Deposits     | (53.98)     |
|          |                              | CARPINTERIA VA... | VEHICLE REPAIR     | 2531307 · Vehicle Oper & Maint...  | (6.14)      |
|          |                              | CARPINTERIA VA... | SAFETY - BAILEY    | 2361197 · Indiv Equip Reimburs...  | (329.37)    |
|          |                              | CARPINTERIA VA... | PARKS              | 2361221 · Miscellaneous Contr...   | (30.00)     |
|          |                              | CARPINTERIA VA... | ROW                | 3332308 · Supplies & Materials ... | (1.32)      |
|          |                              | CARPINTERIA VA... | TRIATHLON          | 4863300 · Triathlon Expense        | (8.35)      |
|          |                              | CARPINTERIA VA... | CITY HALL          | 1013224 · Interior Maintenance     | (25.57)     |
|          |                              | CARPINTERIA VA... | BOUYS              | 2862308 · Supplies & Materials ... | (72.19)     |
|          |                              | CARPINTERIA VA... | PARKS              | 2361221 · Miscellaneous Contr...   | (4.53)      |
|          |                              | CARPINTERIA VA... | TRIATHLON          | 4863300 · Triathlon Expense        | (10.33)     |
|          |                              | CARPINTERIA VA... | TRIATHLON          | 4863300 · Triathlon Expense        | (20.37)     |
|          |                              | CARPINTERIA VA... | ROW                | 3332308 · Supplies & Materials ... | (8.60)      |
|          |                              | CARPINTERIA VA... | PW SUPPLIES        | 3332308 · Supplies & Materials ... | (8.16)      |
|          |                              | CARPINTERIA VA... | TRIATHLON          | 4863300 · Triathlon Expense        | (16.18)     |
|          |                              | CARPINTERIA VA... | TRIATHLON          | 4863300 · Triathlon Expense        | (52.76)     |
|          |                              | CARPINTERIA VA... | TRIATHLON          | 4863300 · Triathlon Expense        | (49.79)     |
|          |                              | CARPINTERIA VA... | TRIATHLON          | 4863300 · Triathlon Expense        | (44.64)     |
|          |                              | CARPINTERIA VA... | ROW                | 3332308 · Supplies & Materials ... | (29.13)     |
|          |                              | CARPINTERIA VA... | SIDEWALK REPAIR    | 2531308 · Supplies & Materials ... | (23.21)     |
|          |                              | CARPINTERIA VA... | SEASIDE            | 4865309 · Misc Operating Expe...   | (32.37)     |
|          |                              | CARPINTERIA VA... | POOL               | 4866308 · Supplies & Materials ... | (6.03)      |
| TOTAL    |                              |                   |                    |                                    | (915.61)    |
| 10/14/15 | FLAG FACTORY, THE            | FLAG FACTORY, ... |                    | 1000101 · Operating Cash 10        |             |
| 09/21/15 |                              | FLAG FACTORY, ... | PROJ 1756          | 1000251 · Development Deposits     | (641.52)    |
| 09/22/15 |                              | FLAG FACTORY, ... | TRIATHLON          | 4863300 · Triathlon Expense        | (48.60)     |
| TOTAL    |                              |                   |                    |                                    | (690.12)    |
| 10/14/15 | SO CA EDISON                 | SO CA EDISON      | PROJECT 4836       | 1000101 · Operating Cash 10        |             |

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| 10/07/15 |                                  | SO CA EDISON       | RPOJ 4836                | 1000251 · Development Deposits     | (917.28)    |
| TOTAL    |                                  |                    |                          |                                    | (917.28)    |
| 10/14/15 | STAPLES ADVANTAGE                | STAPLES ADVAN...   |                          | 1000101 · Operating Cash 10        |             |
| 09/20/15 |                                  | STAPLES ADVAN...   | POOL                     | 4866308 · Supplies & Materials ... | (378.52)    |
| 09/24/15 |                                  | STAPLES ADVAN...   | CITY'S 50TH SUPPLIES     | 1051310 · Public Relations 51      | (78.20)     |
| 09/24/15 |                                  | STAPLES ADVAN...   | OFFICE SUPPLIES          | 1013308 · Supplies & Materials ... | (120.18)    |
| TOTAL    |                                  |                    |                          |                                    | (576.90)    |
| 10/14/15 | THE STORAGE PLACE                | THE STORAGE P...   | STORAGE OCTOBER 2015     | 1000101 · Operating Cash 10        |             |
| 10/03/15 |                                  | THE STORAGE P...   | OFFSITE STORAGE RENTAL   | 1013221 · Miscellaneous Contr...   | (325.00)    |
| TOTAL    |                                  |                    |                          |                                    | (325.00)    |
| 10/14/15 | TRI-CO BLUE PRINT & SUPPLY       | TRI-CO BLUE PRI... | 31499                    | 1000101 · Operating Cash 10        |             |
| 09/24/15 |                                  | TRI-CO BLUE PRI... | TRI MAPS                 | 4863300 · Triathlon Expense        | (149.04)    |
| TOTAL    |                                  |                    |                          |                                    | (149.04)    |
| 10/14/15 | WESTERN EXTERMINATOR COMPANY     | WESTERN EXTE...    | SEPTEMBER 2015 BILLING   | 1000101 · Operating Cash 10        |             |
| 09/30/15 |                                  | WESTERN EXTE...    | PROJ 4865 MEDICAL CLINIC | 1000251 · Development Deposits     | (48.50)     |
| TOTAL    |                                  |                    |                          |                                    | (48.50)     |
| 10/14/15 | BROWNSTEIN HYATT FARBER SCHRE... | BROWNSTEIN HY...   | INVOICE #617392          | 1000101 · Operating Cash 10        |             |
| 10/09/15 |                                  | BROWNSTEIN HY...   | CITY ATTY RETAINER       | 1017220 · City Attorney Retainer   | (30,747.39) |
| TOTAL    |                                  |                    |                          |                                    | (30,747.39) |
| 10/14/15 | BROWNSTEIN HYATT FARBER SCHRE... | BROWNSTEIN HY...   | INVOICE #616832          | 1000101 · Operating Cash 10        |             |
| 10/09/15 |                                  | BROWNSTEIN HY...   | PROJ 5436                | 1000251 · Development Deposits     | (602.00)    |
| TOTAL    |                                  |                    |                          |                                    | (602.00)    |
| 10/14/15 | SO CA GAS COMPANY                | SO CA GAS COM...   |                          | 1000101 · Operating Cash 10        |             |
| 09/28/15 |                                  | SO CA GAS COM...   | CIVIC CENTER             | 1013314 · Utility - Natural Gas    | (43.45)     |
| 10/06/15 |                                  | SO CA GAS COM...   | POOL                     | 4866314 · Utility - Natural Gas 66 | (531.62)    |
| 10/06/15 |                                  | SO CA GAS COM...   | PROJ 4865                | 1000251 · Development Deposits     | (43.18)     |
|          |                                  | SO CA GAS COM...   | UTILITIES VETS HALL      | 4865309 · Misc Operating Expe...   | (21.26)     |



9:15 AM

10/21/15

**CITY OF CARPINTERIA**  
**Warrant Register**  
**October 7 - 21, 2015**

| Date     | Name                               | Source Name       | Memo                                 | Account                      | Paid Amount  |
|----------|------------------------------------|-------------------|--------------------------------------|------------------------------|--------------|
| TOTAL    |                                    |                   |                                      |                              | (639.51)     |
| 10/14/15 | CALIFORNIA STATE DISBURSEMENT U... | CALIFORNIA STA... | CASE NUMBER 0850182383-01            | 1000101 · Operating Cash 10  |              |
| 10/09/15 |                                    | CALIFORNIA STA... | PAYROLL WITHHOLDING 10-15-15         | 1000105 · ICMA Cash          | (330.46)     |
| TOTAL    |                                    |                   |                                      |                              | (330.46)     |
| 10/14/15 | EDD-SDI                            | EDD-SDI           | 776-5147-9                           | 1000101 · Operating Cash 10  |              |
| 10/09/15 |                                    | EDD-SDI           | PAYROLL 10-15-15                     | 1000223 · SDI Withheld       | (742.07)     |
| TOTAL    |                                    |                   |                                      |                              | (742.07)     |
| 10/14/15 | EDD-SIT                            | EDD-SIT           | 932-0283-6                           | 1000101 · Operating Cash 10  |              |
| 10/09/15 |                                    | EDD-SIT           | PAYROLL 10-15-15                     | 1000221 · SIT Withheld       | (3,887.08)   |
| TOTAL    |                                    |                   |                                      |                              | (3,887.08)   |
| 10/14/15 | SEUI LOCAL 620                     | SEUI LOCAL 620    | PAYROLL 10-15-15                     | 1000101 · Operating Cash 10  |              |
| 10/09/15 |                                    | SEUI LOCAL 620    | PAYROLL 10-15-15                     | 1000229 · SEIU Local 620     | (181.93)     |
| TOTAL    |                                    |                   |                                      |                              | (181.93)     |
| 10/14/15 | T. ROWE PRICE                      | T. ROWE PRICE     | PAYROLL CONTRIBUTION - ANTHONY VE... | 1000101 · Operating Cash 10  |              |
| 10/09/15 |                                    | T. ROWE PRICE     | PAYROLL 10-15-15 - ANTHONY VEGA      | 1000105 · ICMA Cash          | (50.00)      |
| TOTAL    |                                    |                   |                                      |                              | (50.00)      |
| 10/14/15 | UNITED WAY OF SANTA BARBARA CO...  | UNITED WAY OF ... | PAYROLL 10-15-15                     | 1000101 · Operating Cash 10  |              |
| 10/09/15 |                                    | UNITED WAY OF ... | PAYROLL 10-15-15                     | 1000224 · United Way Payable | (24.00)      |
| TOTAL    |                                    |                   |                                      |                              | (24.00)      |
| 10/14/15 | VANTAGEPOINT TRANSFER AGENTS - ... | VANTAGEPOINT ...  | PAYROLL 10-15-15                     | 1000101 · Operating Cash 10  |              |
| 10/09/15 |                                    | VANTAGEPOINT ...  | PAYROLL 10-15-15                     | 1000105 · ICMA Cash          | (1,100.00)   |
| TOTAL    |                                    |                   |                                      |                              | (1,100.00)   |
|          |                                    |                   |                                      | TOTAL                        | \$251,342.20 |

**City of Carpinteria  
City Council Minutes  
Regular Meeting  
Monday, September 28, 2015**

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**CALL TO ORDER**

Mayor Carty called the meeting to order at 5:30 p.m.

**ROLL CALL**

Councilmembers present:

Councilmember Al Clark  
Councilmember Wade Nomura  
Councilmember J. Bradley Stein  
Vice Mayor Fred Shaw  
Mayor Gregg Carty

Staff members present:

Dave Durlinger, City Manager  
Peter Brown, City Attorney  
Fidela Garcia, City Clerk  
Jackie Campbell, Community Development Director  
Brian C. Barrett, Management Analyst

**PLEDGE OF ALLEGIANCE**

Carpinteria Boy Scout Troop 50 presented the colors and led the flag salute.

**INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS**

1. 50<sup>th</sup> Anniversary Presentations from the Carpinteria Unified School District, Mayor Paula Perotte on behalf of the City of Goleta, Senator Hannah-Beth Jackson, Congresswoman Lois Capps, and others honoring the City's 50<sup>th</sup> Anniversary.

Mayor Carty read a letter from Senator Barbara Boxer offering Carpinteria best wishes on its Golden Jubilee; Wendy Motta, representing Congresswoman Lois Capps office, presented a video of the congresswoman giving a special speech about Carpinteria; Stanley Tzankov extended a congratulations on behalf of Senator Hannah-Beth Jackson and presented a framed resolution; Mayor Carty called on Vice Mayor Shaw to read a letter received from the City of San Buenaventura recognizing and congratulating

the City of Carpinteria on its 50<sup>th</sup> Anniversary; Councilman Michael Bennett from the City of Goleta read a proclamation honoring Carpinteria on its 50<sup>th</sup> Anniversary; Carpinteria Unified School District Board President Andy Sheaffer presented a resolution in commemoration of the 50<sup>th</sup> Anniversary of Carpinteria's incorporation; First District Supervisor Salud Carbajal congratulated Carpinteria on 50 years of extraordinary work; Norma Gonzales and Al Orozco of the Carpinteria Water District read a resolution; Mike Damron, representing the Carpinteria Sanitary District, congratulated the City; Ann Drake and Jim Harrison of EJ Harrison congratulated the City and noted the community's exemplary recycling record; and Bob Lingl, Mayor of the City of Lompoc read a letter congratulating and recognizing the City's 50<sup>th</sup> Anniversary.

2. Adoption and Reading of Resolution No. 5627 of the City Council of the City of Carpinteria Congratulating the People of Carpinteria on Achieving 50 Years of Successful Local Self-Government and Thanking the 50<sup>th</sup> Anniversary Committee and Those Individuals and Organizations that Contributed to Making the City's 50<sup>th</sup> Anniversary Celebration a Community Success.

Vice Mayor Shaw read Resolution No. 5627 of the City Council of the City of Carpinteria Congratulating the People of Carpinteria on Achieving 50 Years of Successful Local Self-Government and Thanking the 50<sup>th</sup> Anniversary Committee and Those Individuals and Organizations that Contributed to Making the City's 50<sup>th</sup> Anniversary Celebration a Community Success.

Motion by Councilmember Stein, seconded by Councilmember Nomura, to adopt Resolution 5627. Upon voice vote, motion carried unanimously.

3. Presentations of 50<sup>th</sup> Anniversary Commendations to various individuals and organizations.

City Manager Dave Durlinger and Mayor Carty presented 50<sup>th</sup> Anniversary Commendations to the following agencies, individuals and organizations: HELP of Carpinteria, HopeNet of Carpinteria, Boys and Girls Club, Carpinteria Girls, Inc., Community Action Commission, Santa Barbara Rape Crisis Center, Catholic Charities, Carpinteria Public Library, John Wullbrandt, Eydie Kaufmann, Robert Perez, Keona Gross, Larry Nimmer, Rena Hennen, Mike Lozaro, Roxanne Nomura, Joyce Donaldson, Lynda Lang, Coastal View News, Plaza Playhouse Theatre, Carpinteria Avocado Festival, Carpinteria Valley Chamber of Commerce, Carpinteria Valley Historical Society, Carpinteria Arts Center, Carpinteria Rotary Club and Carpinteria Beautiful.

4. Presentation of 50<sup>th</sup> Anniversary Gift by Carpinteria Beautiful.

The meeting adjourned at 6:22 p.m. and relocated to the steps of City Hall where Carpinteria Beautiful presented the City with a 50<sup>th</sup> Anniversary Gift. At 6:50 p.m. the Council meeting was reconvened at in the Council Chambers.

**PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS: None.**

**CITY MANAGER'S REPORT**

City Manager Dave Durflinger congratulated the mayor, City Council and the community of Carpinteria on its 50<sup>th</sup> Anniversary.

**PRESENTATIONS BY CITIZENS / PUBLIC COMMENT**

Peter Bonning of the Carpinteria Skate Foundation said a promise had been made at the previous City Council meeting for a progress report on the Skate Park, yet nothing was received. He said his organization had a rendering drawn for a park in the hockey rink area and spoke about how there has been confusion as to the chosen location. He asked for an update.

Kathleen Reddington stated that the Preservation Committee reported concerns about trucks parking in residential neighborhoods overnight and asked that the item be agendaized and promoted for public discussion. She said ignoring the problem promotes a subtle form of redlining by only allowing it in some neighborhoods, and it affects home values. Regarding the Skate Park, she asked for a timeline and that the project get done. With respect to the pesticide, she said it gets into water supplies, affects cats and dogs, and has been banned by many cities.

Daniel Hart said many who donated money for the Thunderbowl feel it is not right that it is currently being used as a public storage facility. He asked if a date can be set to receive a report from the City about the Skate Park. Councilmember Stein responded and said that Council cannot take action right now but could direct staff to look at setting a time for providing Council with a background and then at that point a date for a public hearing could be set. Mr. Hart thanked the Council.

Lisa Thomas, representing Dia De Los Muertos Carpinteria, asked that a request for street closures for its second annual parade appear on the agenda (6<sup>th</sup>-8<sup>th</sup> Streets and from the Railroad to the Arts Center). She spoke about how the schools participate in the event and she reviewed a schedule of related upcoming events.

Riccardo Morrison, Artistic Director of the Santa Barbara Solstice Parade, expressed support for the Dia De Los Muertos Parade.

Lark Batteau, Children's Festival Director for Solstice, expressed support for the parade, as well.

Diane Cardenas, owner of Reynaldo's Bakery, also expressed support for the parade.

Iver Peterson expressed support for the parade.

Vera Bensen, spoke about the upcoming update of the General Plan and stressed that we retain the goal of protecting our small beach town charm.

Donnie Nair, representing Carpinteria Alzheimer's Caregiver Support Group, announced that a senior expo will be held on Saturday, October 17<sup>th</sup> from 2:00-4:00 p.m. at Faith Lutheran Church. She said 25 organizations and businesses serving seniors will be present.

Dr. Bill Otto, a veterinarian at Carpinteria Veterinary Hospital for 32 years, expressed concern about the ordinance requiring early mandatory spaying/neutering. He cited various reasons, such as concerns about government intrusion, the current commitment by local veterinarians to educate customers, and the fact that early spaying/neutering is not entirely harmless and has been a hot topic of discussion at pet conferences. He explained how he is not comfortable supporting a mandate that requires spaying/neutering at four months due to every breed, situation and owner being different. He complained that local veterinarians were not contacted before the initial draft of the ordinance was prepared.

Jeane Tutor, employee of the Carpinteria Veterinary Clinic, expressed opposition to the section about sale or disposition of animals in a public space. She said it is too inclusive and as an employee of the clinic, she would need a permit to adopt out animals. She spoke about how people's lives change every day and she is often asked to find owners for customers' pets, which she has been able to do with much success. She said the ordinance would result in more animals being pushed into shelters and asked for a re-wording.

Janet Mitchell, Channel City Kennel Club, expressed concerns about the ordinance and explained that it was based on statistics that were not current. She noted the many articles regarding the health effects of early spaying/neutering. She described the ordinance as a solution for a problem that we do not have. She said owners should have the right to decide health risks for their own dogs.

Dr. Laura Putnam of Carpinteria Veterinary Hospital said it should be the owner's decision to spay or neuter. She said the ordinance will primarily affect law abiding owners of animals. She said the decision should be between the veterinarian and the pet owner, and she provided extensive information on disease risks.

Dr. Ian Holworth, specialist in small animal surgery spoke about medical risks of early spaying/neutering and how pediatric removal of sex organs can lead to excessive barking and aggression, among other things. He said more discussion with the veterinarian community is needed.

Kathleen Reddington encouraged the Council to consider what has been said and suggested formation of a committee of professionals to help find a solution.

Kathy Dolge, member of various dog clubs, said the ordinance would lead to no domestic animals and that PETA is often behind such ordinances. She noted how leash laws make it hard for dogs to breed indiscriminately and she does not see many loose dogs around Carpinteria. She said the parts of the ordinance related to the breeder permit and warrantless search bother her.

Gail Marshall expressed support for the mandatory spaying/neutering but said she believes in collaboration and, if there is a way to compromise regarding the timeline for the altering, it should be considered.

Susan Allen expressed support for the spaying/neutering but said perhaps we need the Council to take a step back and look closer at the ordinance.

Dr. Justin Fischer of Carpinteria Veterinary Hospital presented the question of whether the mandatory spaying and neutering even works. He stated that every community who has implemented it has failed in its mandates, and he cited increases in death intake rates, decreases in licensing, and losses in revenue of other counties. He suggested a focus on education and community low-cost spay/neuter clinics.

Susan Hunnum of Channel City Kennel Club said there is already a county ordinance and a lot of Carpinteria's ordinance is redundant. She said it targets responsible dog owners and noted many of the animals in shelters, such as pit bulls and Chihuahuas, have never been to veterinarians.

Mayor Carty said the City Council has received a lot of conflicting information and more information and facts are needed.

Councilmember Stein said points made two weeks ago were opposite of what was heard tonight. He commented that it is a small percentage of animal owners who are irresponsible and he believes we don't have as bad a problem as other communities. He suggested tabling the item and asked Dr. Otto to lead the charge. He said he would like to see a more reasonable timeline regarding the spaying/neutering, as well as a consensus from the veterinary community.

Motion by Councilmember Clark, seconded by Councilmember Stein, to pull the ordinance (Item 6) off the Consent Agenda. Upon voice vote, motion passed unanimously.

Upon staff's request, Councilmember Stein provided direction. He asked that local veterinarians collaborate and find what fits for Carpinteria. Additional comments followed, with Councilmember Clark stating more medical evidence is needed and Vice Mayor Shaw expressing support for a collaborative approach.

Mayor Carty asked if the ordinance would return as a first or second reading, and Attorney Peter Brown explained that there would probably be enough changes to

require a first reading and, if not, it would be brought back to the Council for further action. He said it should be tabled now.

Motion by Vice Mayor Shaw, seconded by Councilmember Stein, to table Item 6 (Ordinance 704). Upon voice vote, motion carried unanimously.

**AGENDA MODIFICATION:** No additional modifications made.

Councilmember Stein moved, and Councilmember Clark seconded, to approve Item 5 of the Consent Calendar. Upon voice vote, motion carried unanimously.

### **CONSENT CALENDAR**

5. Expenditures for the period beginning September 3, 2015 and ending September 23, 2015.
6. Adopt Ordinance No. 704 (second reading), amending Title 6 of the Carpinteria Municipal Code to include a spay/neuter requirement (with exemptions) for dogs and cats living in the City and updates to other animal control sections of the Code.

Agenda Item 6 was pulled from Consent Calendar and heard under Public Comment.

**ADMINISTRATIVE MATTERS:** None.

**PUBLIC HEARINGS:** None.

### **OTHER BUSINESS:**

7. Sustainable Funding for State and Local Transportation Infrastructure

Recommendation: Adopt Resolution No. 5573, urging the State to provide new sustainable funding for State and local transportation infrastructure and join the "Fix Our Roads Coalition".

Brian Barrett, Management Analyst, presented the staff report.

Dave Mullinax of League of California Cities presented an update on legislation affecting transportation funding and encouraged adoption of the resolution. He said Vice Mayor Shaw will be voted in as vice president at the League's annual conference. He thanked staff for its efforts in lobbying legislation.

There was no public comment.



Motion by Vice Mayor Shaw, seconded by Councilmember Nomura, to adopt Resolution 5573, as read by title only, urging the State to provide new sustainable funding for State and local transportation infrastructure and join the "Fix Our Roads Coalition". Upon voice vote, motion carried unanimously.

8. Work Outline for the General Plan/Local Coastal Land Use Plan Update and Creation of a City Council/Planning Commission General Plan Committee.

Recommendation: Approve the work outline for the General Plan update and appoint a City Council/Planning Commission General Plan Committee.

City Manager Dave Durflinger provided background information about the update, explaining that the plan is updated every twenty years and requires a lot of community involvement. Jackie Campbell, Community Development Director, presented an overview of potential land use changes and modifications to the Master Plan.

City Manager Dave Durflinger suggested that the City Council approve the work outline and appoint a joint City Council and Planning Commission committee to discuss the items. He suggested it request that the Planning Commission appoint committee members at its next meeting.

Councilmembers Stein and Clark volunteered to serve on the committee.

Susan Allen, requested a hard copy of the GP/LCP. She said in recent years there have been phenomenal events, such as the purchase of the Bluffs, the results of Measure J and people expressing support for open space. She said we need to look at the oil industry as being located in a more urbanized area.

Kathleen Reddington asked that in re-working the General Plan, the Bluffs be pursued as recreation and open space and that there be a rezone of oil and gas facilities at Dump Road to ensure less environmental impacts in residential neighborhoods. She also suggested creation of an historic overlay district (bungalows are being lost) and to look at protection of old growth trees.

Maggie Hall, staff attorney at the Environmental Defense Center, speaking on behalf of the California Valley Association, Get Oil Out and Sierra Club Los Padres Forest Chapter urged the City to rezone the oil facility site. She said the action is within the City's authority and is an opportunity for a new vision for the site.

Mike Wondolowski, President of Carpinteria Valley Association, said there would be no better way to celebrate our birthday than to embark on a General Plan update. He strongly urged that the current vision as stated in Goal 1 of the plan be maintained.

Motion by Vice Mayor Shaw, seconded by Stein, to approve the work outline, establish a joint City Council and Planning Commission General Plan/Coastal Plan Update



Committee, appoint City Councilmembers Clark and Stein to serve as City Council representatives to the General Plan/Coast Plan Update Committee and request the Planning Commission appoint two of its members to the committee. Upon voice vote, motion carried unanimously.

**COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS**

Vice Mayor Shaw thanked staff for decorating the Council Chamber and organizing the celebration.

**ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS**

**ADJOURNMENT**

The meeting was adjourned at 8:39 p.m. by Mayor Carty.

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Gregg A. Carty, Mayor

ATTEST:

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Fidela Garcia, CMC, City Clerk

**City of Carpinteria  
City Council Minutes  
Regular Meeting  
Council Chambers  
Monday, October 12, 2015**

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**CALL TO ORDER**

Mayor Carty called the meeting to order at 5:30 p.m.

**ROLL CALL**

Councilmembers present:

Councilmember Al Clark  
Councilmember Wade Nomura  
Councilmember J. Bradley Stein  
Vice Mayor Fred Shaw  
Mayor Gregg Carty

Staff members present:

Dave Durflinger, City Manager  
Dylan Johnson, Brownstein Hyatt Farber Schreck  
Fidela Garcia, City Clerk  
Jackie Campbell, Community Services Director  
Matt Roberts, Parks and Recreation Director

**PLEDGE OF ALLEGIANCE**

All present were led in the salute to the flag by Mayor Carty.

**INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS:**

Mayor Carty noted the recent passing of Jim Drain and David Noble, and stated he would adjourn the meeting in their honor.

**PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS:** None.

**CITY MANAGER'S REPORT**

- The "City Hall Advance" monthly report is available on the website at [www.ci.carpinteria.ca.us](http://www.ci.carpinteria.ca.us). The report provides information on current and upcoming projects/news from City Hall. People may subscribe to receive "City Hall Advance" by email by contacting Linda at City Hall. Upcoming events include

the Homeless Advisory Committee Meeting scheduled on October 15, 2015, at 2:00 p.m. at City Hall, and a ribbon-cutting at Casa de Las Flores.

- Update on bankruptcy declaration by Haggen's, which operates a grocery store in Carpinteria. Smart and Final Extra has expressed an interest in taking over the leased space. The City Council previously adopted retail store size regulations to encourage smaller sized stores in the city to better serve the community. Because Smart and Final is not a traditional grocery store, City staff will monitor very carefully with the federal regulators and remind them of the City's continued interest in having two competitive retail grocery stores in the city. Staff is unaware of Haggen's store closure date. Trader Joe's has not expressed an interest in coming to Carpinteria due to their desire to focus on larger urban areas.
- Congratulated Community Development Director Jackie Campbell on the announcement of her upcoming retirement from the City. She has worked for the City for 10 years, and her last day will be November 25, 2015.

#### **AGENDA MODIFICATIONS:**

City Manager Dave Durflinger noted the following corrections to the agenda: Minutes of September 14, 2015, Closed Session was corrected to reflect Dylan Johnson providing the Closed Session report; Item 3 correction to the resolution number which should be Resolution No. 5628 and referencing Resolution No. 5589; and Item 5 attachment missing, Resolution No. 5574, Exhibit C. A copy of the attachment was provided to the City Council at the dais.

#### **PRESENTATIONS BY CITIZENS/PUBLIC COMMENT**

Susan Allen spoke in support of Item 3 on the Consent Calendar. She suggested the City Council consider a new small pocket park at the end of Calle Corta, and she noted this idea has been discussed since the 1990's. Councilmember Clark noted that this area is used for residential parking and he questioned where these residents would park if a new park were to be placed at this location. Mrs. Allen noted there are five parking places in the circle between the two driveways and she suggested that removable bollards could be used for Fire Truck access. She commented that there was unused parking available at the rear of the apartment building, and if parking could not be accommodated she suggested the City look into overcrowding issues in the apartment units. Councilmember Clark spoke in support of exploring a pocket park at this location. It was the consensus of the City Council to have staff explore this option.

Jessie Perez III, resident on Santa Monica Road, expressed concern with speeding vehicles in his neighborhood. He inquired whether the City would consider installing a speed bump. He also expressed concern with visibility when backing out of his driveway due to traffic from Foothill Road. Mayor Carty asked to have this reviewed by the Traffic Safety Committee. City Manager Dave Durflinger noted that he referred Mr. Perez to

Public Works Director Charles Ebeling, and he had also referred this to the Sheriff's Department for possible enforcement efforts.

Miguel Checa wished Community Development Director Jackie Campbell the best on her impending retirement. He referred to the General Plan Update and the Local Coastal Land Use Plan. He asked the City Council to consider Phase 2 to hold an initial General Plan Committee Meeting to provide formal documents. He referred to Item 4 where it references including the Chamber of Commerce, and he suggested the City Council consider inviting other entities involved in environmental matters such as Carpinteria Valley Association, Carpinteria Bluffs, and Carpinteria Creek Watershed Coalition. He noted that Phase 3 committee work mentions four review data sources; however, environment was not mentioned. He encouraged the City Council to add this as a fifth item. Councilmember Stein noted he had received Mr. Checa's email with these suggestions and he would ask staff to include these suggestions. It was the consensus of the City Council to include Mr. Checa's suggestions.

## **CONSENT CALENDAR**

Motion by Councilmember Stein, seconded by Vice Mayor Shaw, to approve the Consent Calendar with the changes presented by staff.

Upon voice vote, motion carried unanimously.

1. Expenditures for the period beginning September 24, 2015 and ending October 6, 2015.
2. Minutes of the regular meeting held September 14, 2015 and Joint City Council and Planning Commission special meeting held September 21, 2015.
3. Adoption of Resolution No. 5628 amending Resolution No. 5589 concerning the Housing-Related Parks grant amount and authorizing submittal to the State Department of Housing and Community Development.
4. Selection of City's Representative to the County Library Advisory Committee.

## **ADMINISTRATIVE MATTERS:**

5. Adoption of Resolution No. 5574 conveying a nonexclusive easement on City owned property (APN 001-070-026) for the benefit of Carpinteria Sanitary District subject to terms and conditions in the Grant of Sewer Easement and Agreement Thereon.

City Manager Dave Durflinger presented a brief summary of the staff report.

Motion by Vice Mayor Shaw, seconded by Councilmember Stein, to adopt Resolution No. 5574 conveying a nonexclusive easement on City owned property (APN 001-070-026) for the benefit of Carpinteria Sanitary District subject to terms and conditions in the Grant of Sewer Easement and Agreement Thereon.

Upon vote, Councilmember Clark, Councilmember Nomura, Councilmember Stein, Vice Mayor Shaw, and Mayor Carty were in favor. Motion carried.

#### **PUBLIC HEARING:**

6. Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension  
Local Coastal Program Amendments – Project 09-1522-LCPA/ORD

Consider the California Coastal Commission's suggested modifications to the Local Coastal Program Amendment LCP-4-CPN-15-0018-1 adding chapter 14.41 to the Carpinteria Municipal code (Whitney Site Agricultural Overlay District), adding chapter 14.45 to the Carpinteria Municipal Code (Transportation Corridor Wetland Overlay District), amending Chapter 14.42 of the Carpinteria Municipal Code (Development standards [wetland]), adding Policies OSC-9m, OSC-3e and OSC-15e to the Coastal Land Use Plan, and amending Coastal Land Use Plan Implementation Policy 12 (policy 9-4 of the 1980 CLUP). The modifications amend the LCPA recommended for approval by the City Council in association with conceptual approval of the Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension on June 22 and the amendments to Chapter 14.45 of the Carpinteria Municipal Code reviewed by the City Council on July 27, 2015.

#### **Recommendation:**

1. Introduce Ordinance No. 703, as read by title only (first reading), incorporating and accepting the Coastal Commission suggested modifications to amend the City's Local Coastal Program, thereby creating Chapter 14.41 and 14.45 of the Carpinteria Municipal Code and amending Chapter 14.42 of the Carpinteria Municipal Code, and continue consideration of Ordinance 703, as read by title only, to the City Council's meeting of October 26, 2015 for passage of the Ordinance on second reading.
2. Adopt Resolution No. 5629 accepting the Coastal Commission suggested modifications to amend the City's Local Coastal Program, adding Policies OSC-9m, OSC-3e and OSC-15e to the Coastal Land Use Plan; amending Coastal Land Use Plan Implementation Policy 12 (policy 9-4 of the 1980 CLUP); and taking appropriate actions to effectuate Local Coastal

Program Amendment LCP-4-CPN-15-0018-1 as modified by the California Coastal Commission.

Councilmember Nomura recused himself from this item due to the proximity of his property to this location. He stepped down from the dais and exited the Council Chambers at 6:04 p.m.

Jackie Campbell, Director of Community Development, presented the report.

Councilmember Clark noted that language regarding development of a permanent maintenance plan was stricken. He inquired regarding the maintenance cost and the likelihood that the City would be responsible for maintenance. Ms. Campbell responded that maintenance would be negotiated among the City, Santa Barbara County Association of Governments, Caltrans, and the County of Santa Barbara because the Rincon Trail and the Santa Claus Lane Trail cross city and county jurisdictions. She stated that the language was stricken because there is a more appropriate place to include this language in the permits for those facilities.

Mayor Carty opened the Public Hearing at 6:09 p.m.

There were no Public Comments.

Mayor Carty closed the Public Hearing at 6:09 p.m.

Motion by Councilmember Stein, seconded by Vice Mayor Shaw, to introduce Ordinance No. 703, as read by title only (first reading), incorporating and accepting the Coastal Commission suggested modifications to amend the City's Local Coastal Program, thereby creating Chapter 14.41 and 14.45 of the Carpinteria Municipal Code and amending Chapter 14.42 of the Carpinteria Municipal Code, and continue consideration of Ordinance 703, as read by title only, to the City Council's meeting of October 26, 2015 for passage of the Ordinance on second reading; and adopt Resolution No. 5629 accepting the Coastal Commission suggested modifications to amend the City's Local Coastal Program, adding Policies OSC-9m, OSC-3e and OSC-15e to the Coastal Land Use Plan; amending Coastal Land Use Plan Implementation Policy 12 (policy 9-4 of the 1980 CLUP); and taking appropriate actions to effectuate Local Coastal Program Amendment LCP-4-CPN-15-0018-1 as modified by the California Coastal Commission.

Upon voice vote, Councilmember Carty, Councilmember Stein, Vice Mayor Shaw, and Mayor Carty were in favor. Councilmember Nomura was absent. Motion carried.

Councilmember Nomura returned to the Council Chambers at 6:12 p.m. and took his seat at the dais.

**OTHER BUSINESS:**

7. An Agreement between the Santa Barbara Metropolitan Transit District and the City of Carpinteria for Facility Support for Carpinteria Electric Shuttle Service on Property Located at 5775 Carpinteria Avenue

Recommendation: Approve the agreement between the Santa Barbara Metropolitan Transit District and the City of Carpinteria for Facility support for Carpinteria electric shuttle service.

City Manager Dave Durflinger presented the staff report. He noted that Jerry Estrada, General Manager from Santa Barbara Metropolitan Transit District (MTD), and Chuck McQuary, City Representative on MTD, were present to answer questions.

Mr. Estrada acknowledged the City Council and staff for their continued support. He responded to a question regarding expanded shuttle service to City Hall and hotels by stating that MTD's growth plan was currently focused on Goleta; however, they have identified Carpinteria for their 2016 growth plan.

Motion by Councilmember Stein, seconded by Vice Mayor Shaw, to approve the agreement between the Santa Barbara Metropolitan Transit District and the City of Carpinteria for Facility support for Carpinteria electric shuttle service.

Upon voice vote, motion carried unanimously.

8. Selection of a City Representative to the Community Choice Energy Feasibility Study Work Group

Recommendation: Approve as discussed the nomination of a City Representative to the Community Choice Energy Feasibility Study Work Group.

City Manager Dave Durflinger presented the staff report.

There were no Public Comments.

Councilmember Clark suggested Vice Mayor Shaw serve on this group. Vice Mayor Shaw accepted the nomination.

Motion by Councilmember Stein, seconded by Councilmember Nomura, to approve the nomination of Vice Mayor Shaw as a City Representative to the Community Choice Energy Feasibility Study Work Group.

Upon voice vote, motion carried unanimously.

**COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS**

Vice Mayor Shaw reported on his attendance at the League of California Cities Conference where he attended several sessions and where the attendees voted on resolutions pertaining to election of the LOCC President, over-concentration of substance abuse facilities, and support for SB 593 relating to Air B and B and vacation rentals.

Councilmember Nomura commended the 50<sup>th</sup> Anniversary Committee for their efforts on the City's Golden Jubilee. He asked staff for an update on the current homelessness situation in the city. City Manager Dave Durflinger stated that an update on efforts to assist the homeless would be included on a future agenda.

Mayor Carty noted that the 50<sup>th</sup> Anniversary Committee was continuing to work on the time capsule and they hope to bury it either before or after the Holiday Parade.

Councilmember Stein also acknowledged the 50<sup>th</sup> Anniversary Committee on their hard work.

#### **ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS**

#### **ADJOURNMENT**

The meeting was adjourned at 6:29 p.m. by Mayor Carty in honor and memory of Jim Drain and David Noble.

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Gregg Carty, Mayor

ATTEST:

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Fidela Garcia, CMC, City Clerk







# City of Carpinteria

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## COUNCIL AGENDA STAFF REPORT October 26, 2015

### **ITEM FOR COUNCIL CONSIDERATION**

Quarterly Review of Investment Results and Certifications Concerning Compliance with Investment Policy and Cash Flow Needs for the next six months

### **STAFF RECOMMENDATION**

Action Item ☐; Non-Action Item ☒

Receive and file the report

Motion: None required

### **BACKGROUND / DISCUSSION**

California Government Code Section 53600 states that "all governing bodies of local agencies or persons authorized to make investment decisions on behalf of those local agencies are trustees and therefore fiduciaries subject to the "prudent investor standard"

The prudent investor standard states that "a trustee shall act with the care, skill, prudence and diligence that a prudent person acting in a like capacity 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 agency. When investing public funds, the primary objective of a trustee shall be to safeguard the principal of the funds under its control. The secondary objective shall be to meet the liquidity needs of the depositor. The third objective shall be to achieve a return on the funds under its control."

California Government Code Section 53646 mandates that cities annually adopt a written investment policy and that quarterly reports be prepared concerning the City's financial holdings, a statement of compliance with the policy and a statement concerning the City's ability to meet its cash flow needs in the ensuing six months.

This report is no longer mandatory but is provided each quarter because it is informative for the Council and the public, and because the cost of preparation is minimal. However, because the City chooses to prepare the report, copies of the second and

fourth calendar quarter reports must be submitted to the California Debt and Investment Advisory Commission within 60 days after the close of the second and fourth calendar quarters.

### **POLICY CONSISTENCY**

All portfolio investment transactions for the quarter ended September 30, 2015, have been made in full compliance with the Statement of Investment Policy adopted October 26, 2015.

As a part of the City's 2004 work program, the Council directed staff to investigate alternative investment practices that could yield better returns while maintaining security. The first step in this process was the change in the investment policy. On December 27, 2004 the City Council, by adoption of Resolution 4898, modified the City's investment policy, expanding the list of 'Authorized Investments'. Now, in addition to investment in the Local Agency Investment Fund and other FDIC insured accounts, the City can invest in 'Other investments authorized and governed by California Government Code 53601.

On November 22, 2004 the City Council adopted Resolution No. 4910 authorizing investments in the Treasury Direct program whereby Treasury Securities would be purchased directly from the United States Treasury.

### **FINANCIAL CONSIDERATIONS**

**Cash Statement:** At September 30, 2015, the City held cash investments as shown in the table below.

Table I

|                        | Bank Balance at<br>09/30/15 | Quarterly<br>Earnings | Avg.<br>Annualized<br>Return |
|------------------------|-----------------------------|-----------------------|------------------------------|
| Treasury Direct/Schwab | \$12,970,880.96             | \$33,344.64           | 1.04%                        |
| LAIF                   | 20,691.46                   | 16.66                 | 0.15%                        |
| MB&T Checking          | 788,833.54                  | 0                     | 0.00%                        |
| MB&T Money Market      | 248,912.14                  | 489.31                | 0.20%                        |
| <b>Total</b>           | <b>\$14,029,318.10</b>      | <b>\$33,850.61</b>    | <b>0.94%</b>                 |

## **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 its 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 changes.

At September 30 the portfolio's average days to maturity was 731 days or 2.00 years, the average coupon rate was 1.00%, the average yield to maturity was 1.09% and the par value was \$12,995,300. The portfolio had a net positive cash flow of \$240,097.67 during the quarter.

Staff estimates the market value of the portfolio at \$13,160,086. This represents a net unrealized gain of \$189,205 or 1.46% of the net investment of \$12,970,881. In other words, if the City were to sell all of its holdings, the proceeds from the sale would be approximately this much more than what was paid for them. The City does not intend to sell nor does it have any foreseeable need to sell any securities. The intention of the City's investment policy is to hold all securities to maturity; and securities so held are redeemed at par value resulting in no net market gain or loss.

Attached for your review are statements from Treasury Direct, Charles Schwab, LAIF, and Montecito Bank & Trust as of September 30, 2015. Also attached is a recap of investment activity during the quarter, a subsidiary ledger listing showing the various yields and maturities of securities in the Treasury Direct/Charles Schwab portfolio, a Treasury Note portfolio segment analysis and a market value estimate calculation.

The City of Carpinteria will meet all expenditure obligations that might reasonably be anticipated for the six-month period ending March 31, 2016.

## **LEGAL**

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

## **PRINCIPAL PARTIES EXPECTED AT MEETING**

Unknown

## **ATTACHMENTS**

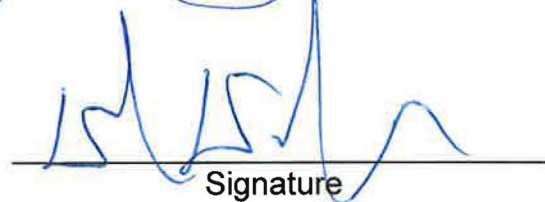
- A. Treasury Direct Statement
- B. Charles Schwab Statement
- C. LAIF Statement
- D. Montecito Bank & Trust Bank Statement
- E. Investment Activity Recap
- F. Treasury Direct/Charles Schwab Subsidiary Ledger Listing
- G. Treasury Direct/Charles Schwab Portfolio Segment Analysis
- H. Market Value Estimate Calculation

Staff contact: John Thornberry  
Administrative Services Director  
[JohnT@ci.carpinteria.ca.us](mailto:JohnT@ci.carpinteria.ca.us)  
805-755-4448



Signature

Reviewed by: Dave Durflinger, City Manager



Signature

Attachment A  
Treasury Direct Statement

000472

**Legacy Treasury Direct®**  
Treasury Retail Securities  
PO Box 9150  
Minneapolis, MN 55480-9150

**STATEMENT OF ACCOUNT**

Page 1 of 3

CITY OF CARPINTERIA CA  
5775 CARPINTERIA AVENUE  
CARPINTERIA, CA 93013

**RECEIVED****OCT 14 2015****CITY OF CARPINTERIA****Servicing Site**

TREASURY RETAIL SECURITIES  
PO BOX 9150  
MINNEAPOLIS, MN 55480-9150

www.treasurydirect.gov  
1-800-722-2678

Telephone Number:

Legacy Treasury Direct Account Number: **4800-770-3487**

Total Par as of 10/02/2015

**\$771,300.00****ACCOUNT HOLDINGS**

| SECURITY  |                 |            |            |               |                             |                | NEXT PAYMENT |                        |
|-----------|-----------------|------------|------------|---------------|-----------------------------|----------------|--------------|------------------------|
| CUSIP     | Description     | Par Amount | Issue Date | Maturity Date | Purchase Price/\$100 of Par | Yield/Rate (%) | Date         | Type<br>Amount         |
| 912828PE4 | 1 1/4 NOTE S 15 | 143,500    | 11/01/10   | 10/31/15      | 99.614                      | 1.3300         | 10/31/15     | Maturity<br>143,500.00 |
| 912828PJ3 | 1 3/8 NOTE T 15 | 140,500    | 11/30/10   | 11/30/15      | 99.827                      | 1.4110         | 11/30/15     | Maturity<br>140,500.00 |
| 912828PM6 | 2 1/8 NOTE U 15 | 95,700     | 12/31/10   | 12/31/15      | 99.887                      | 2.1490         | 12/31/15     | Maturity<br>95,700.00  |
| 912828PS3 | 2 NOTE T 16     | 94,400     | 01/31/11   | 01/31/16      | 99.806                      | 2.0410         | 01/31/16     | Maturity<br>94,400.00  |
| 912828QA1 | 2 1/4 NOTE V 16 | 96,300     | 03/31/11   | 03/31/16      | 99.953                      | 2.2600         | 03/31/16     | Maturity<br>96,300.00  |
| 912828QF0 | 2 NOTE X 16     | 92,300     | 05/02/11   | 04/30/16      | 99.415                      | 2.1240         | 10/31/15     | Interest<br>923.00     |
| 912828QJ2 | 2 1/8 NOTE U 16 | 108,600    | 02/28/11   | 02/29/16      | 99.694                      | 2.1900         | 02/29/16     | Maturity<br>108,600.00 |

IF YOU HAVE QUESTIONS CONCERNING THIS STATEMENT, PLEASE CONTACT YOUR TREASURY RETAIL SECURITIES SITE AND PROVIDE YOUR ACCOUNT NUMBER.



Attachment B

Charles Schwab Statement





## Account Statement

Retain for Your Records

Schwab One® Account  
Account Number: 8975-8685

Statement Period: September 1, 2015 to September 30, 2015  
Page 1 of 8

*Protect your privacy and the environment.  
Switch to eStatements at [schwab.com/lesspaper](http://schwab.com/lesspaper).  
Questions? Call 1-800-435-4000*

Last Statement: August 31, 2015

### Mail To

CITY OF CARPINTERIA  
5775 CARPINTERIA AVE  
CARPINTERIA CA 93013-2603

### Account Of

CITY OF CARPINTERIA  
5775 CARPINTERIA AVE  
CARPINTERIA CA 93013-2603

### Account Value Summary

|                                 |                         |
|---------------------------------|-------------------------|
| Cash & Sweep Money Market Funds | \$ 0.01                 |
| Total Investments Long          | \$ 12,079,446.66        |
| Total Investments Short         | \$ 0.00                 |
| <b>Total Account Value</b>      | <b>\$ 12,079,446.67</b> |

### Change in Account Value

|                                           |                         |
|-------------------------------------------|-------------------------|
| Starting Account Value                    | \$ 11,858,674.46        |
| Transactions & Income                     | \$ 179,480.47           |
| Income Reinvested                         | \$ 0.00                 |
| Change in Value of Investments            | \$ 41,291.74            |
| <b>Ending Account Value</b>               | <b>\$ 12,079,446.67</b> |
| Year-to-Date Change in Value Since 1/1/15 | \$ 1,745,718.99         |

### Rate Summary

|                          |       |
|--------------------------|-------|
| Value Adv Money Fd SWVXX | 0.01% |
| Sch Investor Money Fund  | 0.01% |

Please see "Endnotes For Your Account" section for an explanation of the endnote codes and symbols on this statement.

Attachment C  
LAIF Statement



BETTY T. YEE

California State Controller

LOCAL AGENCY INVESTMENT FUND  
REMITTANCE ADVICE

|                |             |
|----------------|-------------|
| Agency Name    | CARPINTERIA |
| Account Number | 98-42-142   |

As of 10/15/2015, your Local Agency Investment Fund account has been directly credited with the interest earned on your deposits for the quarter ending 09/30/2015.

|                               |    |                    |
|-------------------------------|----|--------------------|
| Earnings Ratio                |    | .00000875275068308 |
| Interest Rate                 |    | 0.32%              |
| Dollar Day Total              | \$ | 1,903,409.64       |
| Quarter End Principal Balance | \$ | 20,691.46          |
| Quarterly Interest Earned     | \$ | 16.66              |

Attachment D

Montecito Bank & Trust Bank Statement

H

City of Carpinteria

30-0

23

\* HOLD AT BRANCH \*

207

Five local nonprofit organizations are vying to become the 2016 nonprofit beneficiary of the Santa Barbara Triathlon, and they need your help! Visit [montecito.com/swimbikerun](http://montecito.com/swimbikerun) by September 30 to cast your vote and help one of these deserving community organizations reach the finish line!

## SUMMARY OF ACCOUNTS

| ACCOUNT TYPE                  | ACCOUNT<br>NUMBER | CURRENT<br>BALANCE | MATURITY<br>DATE |
|-------------------------------|-------------------|--------------------|------------------|
| Business Money Market ACCOUNT | 195020078         | 248,912.14         |                  |
| Analysis Checking ACCOUNT     | 195024588         | 788,833.54         |                  |
| *TOTAL CURRENT BALANCE*       |                   | 1,037,745.68       |                  |

## Analysis Checking ACCOUNT 195024588

|                       |            |                         |              |
|-----------------------|------------|-------------------------|--------------|
| MINIMUM BALANCE       | 305,942.16 | LAST STATEMENT 08/31/15 | 776,541.45   |
| AVG AVAILABLE BALANCE | 525,426.07 | 98 CREDITS              | 1,912,619.09 |
| AVERAGE BALANCE       | 544,961.57 | 319 DEBITS              | 1,900,327.00 |
|                       |            | THIS STATEMENT 09/30/15 | 788,833.54   |

## - - - - - DEPOSITS - - - - -

| REF #      | TRACE # | DATE      | AMOUNT | REF #      | TRACE # | DATE      | AMOUNT |
|------------|---------|-----------|--------|------------|---------|-----------|--------|
| 0195562556 | 09/01   | 4,170.85  |        | 0195356102 | 09/15   | 3,276.00  |        |
| 0195611504 | 09/02   | 1,994.97  |        | 0195356083 | 09/15   | 3,894.11  |        |
| 0195723622 | 09/03   | 2,362.81  |        | 0195425562 | 09/16   | 5,726.34  |        |
| 0195966004 | 09/08   | 69,277.98 |        | 0195500571 | 09/17   | 1,589.30  |        |
| 0195012139 | 09/09   | 455.35    |        | 0195689258 | 09/21   | 73,563.05 |        |
| 0195012137 | 09/09   | 1,022.06  |        | 0195762057 | 09/22   | 3,916.85  |        |
| 0195012146 | 09/09   | 6,316.00  |        | 0195782564 | 09/22   | 83,045.84 |        |
| 0195254603 | 09/14   | 1,313.21  |        | 0195811508 | 09/23   | 8,557.47  |        |
| 0195254619 | 09/14   | 1,850.00  |        | 0195883664 | 09/24   | 3,487.60  |        |
| 0195254593 | 09/14   | 10,913.42 |        | 0195973631 | 09/25   | 11,744.63 |        |

\* \* \* C O N T I N U E D \* \* \*

Attachment E

Investment Activity Recap

September 30, 2015

# Investment Activity Recap

| Month                               | Average Daily Investment | Return      | ROI % | Ending Balance  | % Portfolio |
|-------------------------------------|--------------------------|-------------|-------|-----------------|-------------|
| Treasury Direct                     |                          |             |       |                 |             |
| 7                                   | \$12,798,841.29          | \$11,077.78 | 1.04% | \$12,891,929.54 | 91.76%      |
| 8                                   | 12,891,929.54            | 11,112.16   | 1.03% | 12,971,111.64   | 88.96%      |
| 9                                   | 12,971,111.64            | 11,154.70   | 1.03% | 12,970,880.96   | 92.46%      |
| Total / Average                     | \$12,886,383.10          | \$33,344.64 | 1.04% |                 |             |
| LAIF                                |                          |             |       |                 |             |
| 7                                   | \$20,674.80              | \$16.66     |       | \$20,691.46     | 0.15%       |
| 8                                   | 20,691.46                |             |       | 20,691.46       | 0.14%       |
| 9                                   | 20,691.46                |             |       | 20,691.46       | 0.15%       |
| Total / Average                     |                          | \$16.66     |       |                 |             |
| Montecito Bank & Trust Checking     |                          |             |       |                 |             |
| 7                                   | \$530,184.97             |             |       | \$408,735.45    | 2.91%       |
| 8                                   | 507,216.30               |             |       | 776,541.45      | 5.33%       |
| 9                                   | 544,961.57               |             |       | 788,833.54      | 5.62%       |
| Total / Average                     | \$527,263.98             |             |       |                 |             |
| Montecito Bank & Trust Money Market |                          |             |       |                 |             |
| 7                                   | \$1,494,551.86           | \$253.87    | 0.20% | \$727,676.70    | 5.18%       |
| 8                                   | 889,805.73               | 151.15      | 0.20% | 811,827.85      | 5.57%       |
| 9                                   | 521,761.18               | 84.29       | 0.19% | 248,912.14      | 1.77%       |
| Total / Average                     | \$973,564.36             | \$489.31    | 0.20% |                 |             |
| Recap                               |                          |             |       |                 |             |
| 7                                   | \$14,844,252.92          | \$11,348.31 | 0.92% | \$14,049,033.15 | 100.00%     |
| 8                                   | 14,309,643.03            | 11,263.31   | 0.94% | 14,580,172.40   | 100.00%     |
| 9                                   | 14,058,525.85            | 11,238.99   | 0.96% | 14,029,318.10   | 100.00%     |
| Total / Average                     | \$14,387,211.44          | \$33,850.61 | 0.94% |                 |             |

Attachment F

Treasury Direct/Charles Schwab Subsidiary Ledger Listing



City of Carpinteria  
Treasury Direct Subsidiary Ledger Listing  
Portfolio

September 30, 2015

|        |              |
|--------|--------------|
| Amount | 169,857.37   |
|        | 0.05000      |
|        | 169857.32000 |

| Line | Type | Issue Date | CUSIP     | Maturity Date | Net        | Discount   | Par Value  | Coupon \$ | Coupon % | Yield % | Days to Maturity | Accrued Interest \$/\$1,000 | Price per \$100 | Modified Duration | Next Coupon Date | Line |
|------|------|------------|-----------|---------------|------------|------------|------------|-----------|----------|---------|------------------|-----------------------------|-----------------|-------------------|------------------|------|
| 1    | 2    | 09/30/2013 | 912828VY3 | 09/30/2015    | 998.05     | 1.95       | 1,000.00   | 1.25      | 0.2500%  | 0.3480% | *                | *                           | 99.804850       | *                 | 09/30/2015       | 1    |
| 2    | 5    | 09/30/2010 | 912828WZ9 | 09/30/2015    | 179,713.14 | 86.86      | 179,800.00 | 1,123.75  | 1.2500%  | 1.2600% | *                | *                           | 99.951690       | *                 | 09/30/2015       | 2    |
| 3    | 2    | 10/31/2013 | 912828WB2 | 10/31/2015    | 146,786.24 | 213.76     | 147,000.00 | 183.75    | 0.2500%  | 0.3230% | 31               | *                           | 99.854588       | 0.0833            | 10/31/2015       | 3    |
| 4    | 5    | 10/31/2010 | 912828PE4 | 10/31/2015    | 142,946.71 | 553.29     | 143,500.00 | 896.88    | 1.2500%  | 1.3300% | 31               | 0.03453                     | 99.614432       | 0.0833            | 10/31/2015       | 4    |
| 5    | 2    | 11/30/2013 | 912828A26 | 11/30/2015    | 137,862.89 | 137.11     | 138,000.00 | 172.50    | 0.2500%  | 0.2999% | 61               | 0.01374                     | 99.900644       | 0.1667            | 11/30/2015       | 5    |
| 6    | 5    | 11/30/2010 | 912828PJ3 | 11/30/2015    | 140,256.64 | 243.36     | 140,500.00 | 965.94    | 1.3750%  | 1.4110% | 61               | *                           | 99.826792       | 0.1667            | 11/30/2015       | 6    |
| 7    | 2    | 12/31/2013 | 912828A67 | 12/31/2015    | 136,740.82 | 259.18     | 137,000.00 | 171.25    | 0.2500%  | 0.3450% | 92               | *                           | 99.810817       | 0.2500            | 12/31/2015       | 7    |
| 8    | 5    | 12/31/2010 | 912828PM6 | 12/31/2015    | 95,591.66  | 108.34     | 95,700.00  | 1,016.81  | 2.1250%  | 2.1490% | 92               | *                           | 99.886797       | 0.2500            | 12/31/2015       | 8    |
| 9    | 2    | 01/31/2014 | 912828B41 | 01/31/2016    | 147,985.26 | 14.74      | 148,000.00 | 277.50    | 0.3750%  | 0.3800% | 123              | *                           | 99.990041       | 0.3333            | 01/31/2016       | 9    |
| 10   | 5    | 01/31/2011 | 912828PS3 | 01/31/2016    | 94,216.91  | 183.09     | 94,400.00  | 944.00    | 2.0000%  | 2.0410% | 123              | *                           | 99.806052       | 0.3333            | 01/31/2016       | 10   |
| 11   | 2    | 02/28/2014 | 912828B82 | 02/28/2016    | 145,738.31 | 261.69     | 146,000.00 | 182.50    | 0.2500%  | 0.3400% | 151              | *                           | 99.820762       | 0.4111            | 02/28/2016       | 11   |
| 12   | 5    | 02/28/2011 | 912828QJ2 | 02/28/2016    | 108,267.41 | 332.59     | 108,600.00 | 1,153.88  | 2.1250%  | 2.1900% | 151              | *                           | 99.693745       | 0.4111            | 02/28/2016       | 12   |
| 13   | 2    | 03/31/2014 | 912828C40 | 03/31/2016    | 143,730.86 | 269.14     | 144,000.00 | 270.00    | 0.3750%  | 0.4690% | 183              | *                           | 99.813097       | 0.5000            | 03/31/2016       | 13   |
| 14   | 5    | 03/31/2011 | 912828QA1 | 03/31/2016    | 96,254.71  | 45.29      | 96,300.00  | 1,083.38  | 2.2500%  | 2.2600% | 183              | *                           | 99.952972       | 0.5000            | 03/31/2016       | 14   |
| 15   | 2    | 04/30/2014 | 912828C81 | 04/30/2016    | 146,789.50 | 210.50     | 147,000.00 | 275.63    | 0.3750%  | 0.4470% | 213              | *                           | 99.856800       | 0.5824            | 10/31/2015       | 15   |
| 16   | 5    | 04/30/2011 | 912828QF0 | 04/30/2016    | 91,760.24  | 539.76     | 92,300.00  | 923.00    | 2.0000%  | 2.1239% | 213              | 0.10870                     | 99.415214       | 0.5784            | 10/31/2015       | 16   |
| 17   | 2    | 05/31/2014 | 912828WM8 | 05/31/2016    | 147,950.05 | 49.95      | 148,000.00 | 277.50    | 0.3750%  | 0.3920% | 244              | 0.02049                     | 99.966250       | 0.6657            | 11/30/2015       | 17   |
| 18   | 5    | 05/31/2011 | 912828QP8 | 05/31/2016    | 100,098.95 | 301.05     | 100,400.00 | 878.50    | 1.7500%  | 1.8130% | 244              | *                           | 99.700152       | 0.6623            | 11/30/2015       | 18   |
| 19   | 2    | 06/30/2014 | 912828WQ9 | 06/30/2016    | 145,968.08 | 31.92      | 146,000.00 | 365.00    | 0.5000%  | 0.5110% | 274              | *                           | 99.978140       | 0.7488            | 12/31/2015       | 19   |
| 20   | 5    | 06/30/2011 | 912828QR4 | 06/30/2016    | 104,024.42 | 575.58     | 104,600.00 | 784.50    | 1.5000%  | 1.6150% | 274              | *                           | 99.449734       | 0.7463            | 12/31/2015       | 20   |
| 21   | 2    | 07/31/2014 | 912828WX4 | 07/31/2016    | 150,868.02 | 131.98     | 151,000.00 | 377.50    | 0.5000%  | 0.5440% | 305              | *                           | 99.912595       | 0.8321            | 01/31/2016       | 21   |
| 22   | 5    | 07/31/2011 | 912828QX1 | 07/31/2016    | 96,218.76  | (3,218.76) | 93,000.00  | 697.50    | 1.5000%  | 0.7926% | 305              | 2.32333                     | 103.461030      | 0.8296            | 01/31/2016       | 22   |
| 23   | 2    | 08/31/2014 | 912828D64 | 08/31/2016    | 140,916.18 | 83.82      | 141,000.00 | 352.50    | 0.5000%  | 0.5299% | 336              | 0.02762                     | 99.940552       | 0.9154            | 02/29/2016       | 23   |
| 24   | 5    | 08/31/2011 | 912828RF9 | 08/31/2016    | 93,617.58  | (617.58)   | 93,000.00  | 465.00    | 1.0000%  | 0.8640% | 336              | 0.71430                     | 100.664060      | 0.9142            | 02/29/2016       | 24   |
| 25   | 2    | 09/30/2014 | 912828F47 | 09/30/2016    | 138,754.39 | 245.61     | 139,000.00 | 347.50    | 0.5000%  | 0.5890% | 366              | *                           | 99.823303       | 0.9988            | 03/31/2016       | 25   |
| 26   | 5    | 09/30/2011 | 912828RJ1 | 09/30/2016    | 92,932.16  | 67.84      | 93,000.00  | 465.00    | 1.0000%  | 1.0150% | 366              | *                           | 99.927052       | 0.9975            | 03/31/2016       | 26   |
| 27   | 2    | 10/31/2014 | 912828F88 | 10/31/2016    | 999.00     | 1.00       | 1,000.00   | 1.88      | 0.3750%  | 0.4253% | 397              | *                           | 99.900000       | 1.0805            | 10/31/2015       | 27   |
| 28   | 5    | 10/31/2011 | 912828RM4 | 10/31/2016    | 239,358.75 | 641.25     | 240,000.00 | 1,200.00  | 1.0000%  | 1.0550% | 397              | *                           | 99.732813       | 1.0759            | 10/31/2015       | 28   |
| 29   | 2    | 11/30/2014 | 912828Q46 | 11/30/2016    | 999.17     | 0.83       | 1,000.00   | 2.50      | 0.5000%  | 0.5419% | 427              | 0.01374                     | 99.916676       | 1.1629            | 11/30/2015       | 29   |
| 30   | 5    | 11/30/2011 | 912828RU6 | 11/30/2016    | 241,268.77 | 731.23     | 242,000.00 | 1,058.75  | 0.8750%  | 0.9370% | 427              | *                           | 99.697840       | 1.1601            | 11/30/2015       | 30   |
| 31   | 2    | 12/31/2014 | 912828H29 | 12/31/2016    | 998.45     | 1.55       | 1,000.00   | 3.13      | 0.6250%  | 0.7030% | 458              | *                           | 99.845361       | 1.2453            | 12/31/2015       | 31   |
| 32   | 5    | 12/31/2011 | 912828RX0 | 12/31/2016    | 241,940.96 | 59.04      | 242,000.00 | 1,058.75  | 0.8750%  | 0.8800% | 458              | 0.07212                     | 99.975602       | 1.2435            | 12/31/2015       | 32   |
| 33   | 2    | 01/31/2015 | 912828H78 | 01/31/2017    | 1,998.41   | 1.59       | 2,000.00   | 5.00      | 0.5000%  | 0.5399% | 489              | 0.02762                     | 99.920700       | 1.3296            | 01/31/2016       | 33   |
| 34   | 5    | 01/31/2012 | 912828SC5 | 01/31/2017    | 262,692.06 | 307.94     | 263,000.00 | 1,150.63  | 0.8750%  | 0.8990% | 489              | *                           | 99.882914       | 1.3268            | 01/31/2016       | 34   |
| 35   | 2    | 02/28/2015 | 912828J35 | 02/28/2017    | 128,736.95 | 263.05     | 129,000.00 | 322.50    | 0.5000%  | 0.6027% | 517              | 0.02717                     | 99.796087       | 1.4129            | 02/29/2016       | 35   |
| 36   | 5    | 02/28/2012 | 912828SJ0 | 02/28/2017    | 279,658.51 | 341.49     | 280,000.00 | 1,225.00  | 0.8750%  | 0.9000% | 517              | *                           | 99.878039       | 1.4101            | 02/29/2016       | 36   |
| 37   | 2    | 03/31/2015 | 912828J92 | 03/31/2017    | 124,756.82 | 243.18     | 125,000.00 | 312.50    | 0.5000%  | 0.5980% | 548              | *                           | 99.805456       | 1.4963            | 03/31/2016       | 37   |
| 38   | 5    | 03/31/2012 | 912828SM3 | 03/31/2017    | 270,473.67 | 526.33     | 271,000.00 | 1,355.00  | 1.0000%  | 1.0400% | 548              | 0.05464                     | 99.805782       | 1.4925            | 03/31/2016       | 38   |
| 39   | 2    | 04/30/2015 | 912828K66 | 04/30/2017    | 104,916.56 | 83.44      | 105,000.00 | 262.50    | 0.5000%  | 0.5400% | 578              | *                           | 99.920537       | 1.5759            | 10/31/2015       | 39   |
| 40   | 5    | 04/30/2012 | 912828SM3 | 04/30/2017    | 270,841.30 | 158.70     | 271,000.00 | 1,185.63  | 0.8750%  | 0.8870% | 578              | *                           | 99.941438       | 1.5703            | 10/31/2015       | 40   |
| 41   | 2    | 05/31/2015 | 912828SY7 | 05/31/2017    | 111,948.96 | 51.04      | 112,000.00 | 350.00    | 0.6250%  | 0.6480% | 609              | 0.01708                     | 99.954426       | 1.6573            | 11/30/2015       | 41   |
| 42   | 5    | 05/31/2012 | 912828SY7 | 05/31/2017    | 285,270.72 | 1,729.28   | 287,000.00 | 896.88    | 0.6250%  | 0.7480% | 609              | *                           | 99.397464       | 1.6573            | 11/30/2015       | 42   |
| 43   | 2    | 06/30/2015 | 912828KJ4 | 06/30/2017    | 114,847.22 | 152.78     | 115,000.00 | 359.38    | 0.6250%  | 0.6920% | 639              | *                           | 99.867151       | 1.7407            | 12/31/2015       | 43   |
| 44   | 5    | 06/30/2012 | 912828TB6 | 06/30/2017    | 297,970.79 | 29.21      | 298,000.00 | 1,117.50  | 0.7500%  | 0.7520% | 639              | 0.04076                     | 99.990200       | 1.7388            | 12/31/2015       | 44   |
| 45   | 2    | 07/31/2015 | 912828XP0 | 07/31/2017    | 100,869.83 | 130.17     | 101,000.00 | 315.63    | 0.6250%  | 0.6900% | 670              | *                           | 99.871114       | 1.8240            | 01/31/2016       | 45   |
| 46   | 5    | 07/31/2012 | 912828TG5 | 07/31/2017    | 296,768.27 | 1,231.73   | 298,000.00 | 745.00    | 0.5000%  | 0.5840% | 670              | *                           | 99.586667       | 1.8259            | 01/31/2016       | 46   |
| 47   | 2    | 08/31/2015 | 912828TM2 | 08/31/2017    | 96,926.89  | 73.11      | 97,000.00  | 303.13    | 0.6250%  | 0.6630% | 701              | *                           | 99.924626       | 1.9073            | 02/29/2016       | 47   |
| 48   | 5    | 08/31/2012 | 912828TM2 | 08/31/2017    | 293,799.25 | 1,200.75   | 295,000.00 | 921.88    | 0.6250%  | 0.7080% | 701              | *                           | 99.592967       | 1.9073            | 02/29/2016       | 48   |
| 49   | 2    | 09/30/2015 | 912828F47 | 09/30/2017    | 94,860.61  | 139.39     | 95,000.00  | 296.88    | 0.6250%  | 0.6990% | 731              | *                           | 99.853270       | 1.9907            | 03/31/2016       | 49   |
| 50   | 5    | 09/30/2012 | 912828TS9 | 09/30/2017    | 284,692.16 | 307.84     | 285,000.00 | 890.63    | 0.6250%  | 0.6470% | 731              | 0.01717                     | 99.891985       | 1.9907            | 03/31/2016       | 50   |
| 51   | 5    | 10/31/2012 | 912828TW0 | 10/31/2017    | 274,676.92 | 323.08     | 275,000.00 | 1,031.25  | 0.7500%  | 0.7740% | 762              | *                           | 99.882515       | 2.0647            | 10/31/2015       | 51   |
| 52   | 5    | 11/30/2012 | 912828UA6 | 11/30/2017    | 282,777.54 | 222.46     | 283,000.00 | 884.38    | 0.6250%  | 0.6410% | 792              | *                           | 99.921392       | 2.1511            | 11/30/2015       | 52   |
| 53   | 5    | 12/31/2012 | 912828UE8 | 12/31/2017    | 280,738.61 | 261.39     | 281,000.00 | 1,053.75  | 0.7500%  | 0.7690% | 823              | *                           | 99.906978       | 2.2314            | 12/31/2015       | 53   |
| 54   | 5    | 01/31/2013 | 912828UJ7 | 01/31/2018    | 291,800.51 | 199.49     | 292,000.00 | 1,277.50  | 0.8750%  | 0.8890% | 854              | *                           | 99.931681       | 2.3116            | 01/31/2016       | 54   |
| 55   | 5    | 02/28/2013 | 912828UR9 | 02/28/2018    | 301,600.88 | 399.12     | 302,000.00 | 1,132.50  | 0.7500%  | 0.7770% | 882              | *                           | 99.867840       | 2.3980            | 02/29/2016       | 55   |
| 56   | 5    | 03/31/2013 | 912828UJ2 | 03/31/2018    | 281,861.96 | 138.04     | 282,000.00 | 1,057.50  | 0.7500%  | 0.7600% | 913              | 0.02049                     | 99.951048       | 2.4814            | 03/31/2016       | 56   |
| 57   | 5    | 04/30/2013 | 912828UZ1 | 04/30/2018    | 280,824.57 | 1,175.43   | 282,000.00 | 881.25    | 0.6250%  | 0.7100% | 943              | *                           | 99.583182       | 2.5600            | 10/31/2015       | 57   |
| 58   | 5    | 05/31/2013 | 912828VEZ | 05/31/2018    | 295,352.75 | 647.25     | 296,000.00 | 1,480.00  | 1.0000%  | 1.0450% | 974              | *                           | 99.781333       | 2.6296            | 11/30/2015       | 58   |



|        |              |  |
|--------|--------------|--|
| Amount | 169,857.37   |  |
|        | 0.05000      |  |
|        | 169857.32000 |  |

| Line | Type | Issue Date | CUSIP     | Maturity Date | Net        | Discount | Par Value  | Coupon \$ | Coupon % | Yield % | Days to Maturity | Accrued Interest \$/\$1,000 | Price per \$100 | Modified Duration | Next Coupon Date | Line |
|------|------|------------|-----------|---------------|------------|----------|------------|-----------|----------|---------|------------------|-----------------------------|-----------------|-------------------|------------------|------|
| 59   | 5    | 06/30/2013 | 912828VK3 | 06/30/2018    | 303,404.37 | 1,595.63 | 305,000.00 | 2,096.88  | 1.3750%  | 1.4839% | 1004             | 0.03736                     | 99.476843       | 2.6992            | 12/31/2015       | 59   |
| 60   | 5    | 07/31/2013 | 912828VQ0 | 07/31/2018    | 292,506.59 | 493.41   | 293,000.00 | 2,014.38  | 1.3750%  | 1.4100% | 1035             | *                           | 99.831599       | 2.7826            | 01/31/2016       | 60   |
| 61   | 5    | 08/31/2013 | 912828RE2 | 08/31/2018    | 291,264.43 | 1,735.57 | 293,000.00 | 2,197.50  | 1.5000%  | 1.6238% | 1066             | 0.12431                     | 99.407655       | 2.8613            | 02/29/2016       | 61   |
| 62   | 5    | 09/30/2013 | 912828RH5 | 09/30/2018    | 286,158.25 | 841.75   | 287,000.00 | 1,973.13  | 1.3750%  | 1.4360% | 1096             | *                           | 99.706706       | 2.9492            | 03/31/2016       | 62   |
| 63   | 5    | 10/31/2013 | 912828WD8 | 10/31/2018    | 133,676.67 | 323.33   | 134,000.00 | 837.50    | 1.2500%  | 1.3000% | 1127             | *                           | 99.758710       | 3.0187            | 10/31/2015       | 63   |
| 64   | 5    | 11/30/2013 | 912828A34 | 11/30/2018    | 125,453.87 | 546.13   | 126,000.00 | 787.50    | 1.2500%  | 1.3399% | 1157             | 0.06868                     | 99.566562       | 3.1020            | 11/30/2015       | 64   |
| 65   | 5    | 12/31/2013 | 912828A75 | 12/31/2018    | 124,401.64 | 598.36   | 125,000.00 | 937.50    | 1.5000%  | 1.6000% | 1188             | *                           | 99.521314       | 3.1726            | 12/31/2015       | 65   |
| 66   | 5    | 01/31/2014 | 912828B33 | 01/31/2019    | 134,534.37 | 465.63   | 135,000.00 | 1,012.50  | 1.5000%  | 1.5720% | 1219             | *                           | 99.655089       | 3.2560            | 01/31/2016       | 66   |
| 67   | 5    | 02/28/2014 | 912828C24 | 02/28/2019    | 132,808.64 | 191.36   | 133,000.00 | 997.50    | 1.5000%  | 1.5300% | 1247             | *                           | 99.856123       | 3.3394            | 02/29/2016       | 67   |
| 68   | 5    | 03/31/2014 | 912828C65 | 03/31/2019    | 130,437.37 | 562.63   | 131,000.00 | 1,064.38  | 1.6250%  | 1.7150% | 1278             | *                           | 99.570515       | 3.4163            | 03/31/2016       | 68   |
| 69   | 5    | 04/30/2014 | 912828D23 | 04/30/2019    | 133,316.06 | 683.94   | 134,000.00 | 1,088.75  | 1.6250%  | 1.7320% | 1308             | *                           | 99.489600       | 3.4720            | 10/31/2015       | 69   |
| 70   | 5    | 05/31/2014 | 912828WL0 | 05/31/2019    | 134,915.80 | 84.20    | 135,000.00 | 1,012.50  | 1.5000%  | 1.5130% | 1339             | 0.08197                     | 99.937629       | 3.5640            | 11/30/2015       | 70   |
| 71   | 5    | 06/30/2014 | 912828WS5 | 06/30/2019    | 132,714.05 | 285.95   | 133,000.00 | 1,080.63  | 1.6250%  | 1.6700% | 1369             | *                           | 99.784997       | 3.6388            | 12/31/2015       | 71   |
| 72   | 5    | 07/31/2014 | 912828WW6 | 07/31/2019    | 136,379.00 | 621.00   | 137,000.00 | 1,113.13  | 1.6250%  | 1.7200% | 1400             | *                           | 99.546716       | 3.7220            | 01/31/2016       | 72   |
| 73   | 5    | 08/31/2014 | 912828D80 | 08/31/2019    | 127,871.54 | 128.46   | 128,000.00 | 1,040.00  | 1.6250%  | 1.6460% | 1431             | 0.08978                     | 99.899637       | 3.8056            | 02/29/2016       | 73   |
| 74   | 5    | 09/30/2014 | 912828F39 | 09/30/2019    | 125,700.04 | 299.96   | 126,000.00 | 1,102.50  | 1.7500%  | 1.8000% | 1461             | *                           | 99.761940       | 3.8805            | 03/31/2016       | 74   |
| 75   | 5    | 10/31/2014 | 912828F62 | 10/31/2019    | 996.79     | 3.21     | 1,000.00   | 7.50      | 1.5000%  | 1.5670% | 1492             | *                           | 99.678995       | 3.9514            | 10/31/2015       | 75   |
| 76   | 5    | 11/30/2014 | 912828G61 | 11/30/2019    | 995.45     | 4.55     | 1,000.00   | 7.50      | 1.5000%  | 1.5950% | 1522             | 0.04121                     | 99.545300       | 4.0346            | 11/30/2015       | 76   |
| 77   | 5    | 12/31/2014 | 912828G95 | 12/31/2019    | 994.56     | 5.44     | 1,000.00   | 8.13      | 1.6250%  | 1.7390% | 1553             | *                           | 99.456337       | 4.1072            | 12/31/2015       | 77   |
| 78   | 5    | 01/31/2015 | 912828H52 | 01/31/2020    | 1,996.33   | 3.67     | 2,000.00   | 12.50     | 1.2500%  | 1.2880% | 1584             | 0.06906                     | 99.816712       | 4.2230            | 01/31/20         |      |

Attachment G

Treasury Direct/Charles Schwab Portfolio Segment Analysis

September 30, 2015

Portfolio Segment Analysis

| Month           | Average Daily Investment | Return      | ROI %   | Net Cash Flow |
|-----------------|--------------------------|-------------|---------|---------------|
| 7               | \$12,798,841.29          | \$11,077.78 | 1.0386% | \$110,494.64  |
| 8               | 12,891,929.54            | 11,112.16   | 1.0343% | 117,453.27    |
| 9               | 12,971,111.64            | 11,154.70   | 1.0320% | 12,149.76     |
| Total / Average | \$12,886,383.10          | \$33,344.64 | 1.0350% | \$240,097.67  |

| ALL NOTES / BILLS |                 |
|-------------------|-----------------|
| Net Investment    | \$12,970,880.96 |
| Discount          | 24,419.04       |
| Par Value         | \$12,995,300.00 |
| Coupon %          | 1.0002%         |
| Yield to Maturity | 1.0944%         |
| Annual Yield \$   | \$142,224.33    |
| Days to Maturity  | 731             |
| Years to Maturity | 2.0028          |
| Modified Duration | 1.9743          |

| 5 YEAR NOTES      |                 |             |              |            |
|-------------------|-----------------|-------------|--------------|------------|
|                   | All             | Most Recent | Maximum      | Minimum    |
| Net               | \$10,357,931.49 | \$85,619.90 | \$303,404.37 | \$994.56   |
| Discount          | 21,368.51       | 380.10      | 1,735.57     | (3,218.76) |
| Par               | 10,379,300.00   | 86,000.00   | 305,000.00   | 1,000.00   |
| Coupon \$         | 59,196.97       | 591.25      | 2,197.50     | 7.50       |
| Coupon %          | 1.1407%         | 1.3750%     | 2.2500%      | 0.5000%    |
| Yield %           | 1.3586%         | 1.4670%     | 2.2600%      | 0.5840%    |
| Years to Maturity | 2.31            | 5.01        | 5.01         |            |

| 2 YEAR NOTES      |                |             |              |          |
|-------------------|----------------|-------------|--------------|----------|
|                   | All            | Most Recent | Maximum      | Minimum  |
| Net               | \$2,612,949.47 | \$94,860.61 | \$150,868.02 | \$998.05 |
| Discount          | 3,050.53       | 139.39      | 269.14       | 0.83     |
| Par               | 2,616,000.00   | 95,000.00   | 151,000.00   | 1,000.00 |
| Coupon \$         | 5,789.41       | 296.88      | 377.50       | 1.25     |
| Coupon %          | 0.4426%        | 0.6250%     | 0.6250%      | 0.2500%  |
| Yield %           | 0.5739%        | 0.6990%     | 0.7030%      | 0.2999%  |
| Years to Maturity | 0.93           | 2.00        | 2.00         |          |

Attachment H

Market Value Estimate Calculation

September 30, 2015

Market Value Estimate Calculation

| Years/Days | Portfolio<br>Weighted<br>Average<br>Duration Date | CUSIP     | Issue Date | Maturity Date | Coupon<br>% | Market<br>Price per \$100 | Market<br>Yield |
|------------|---------------------------------------------------|-----------|------------|---------------|-------------|---------------------------|-----------------|
| 5          | 01/01/2018                                        | 912828UE8 | 12/31/2012 | 12/31/2017    | 0.7500%     | 100.1480                  | 0.6835%         |
| 2          | 08/31/2016                                        | 912828D64 | 08/31/2014 | 08/31/2016    | 0.5000%     | 100.1790                  | 0.3042%         |

| Years/Days | A<br>Actual<br>Yield | B<br>Market<br>Yield | C<br>Duration<br>in years | D<br>Estimated<br>Market Value | E<br>Par<br>Value | F<br>Net<br>Value | G<br>Unrealized<br>Gain / (Loss) |
|------------|----------------------|----------------------|---------------------------|--------------------------------|-------------------|-------------------|----------------------------------|
| 5          | 1.3586%              | 0.6835%              | 2.2591                    | \$10,537,586                   | \$10,379,300      | \$10,357,931      | \$179,654                        |
| 2          | 0.5739%              | 0.3042%              | 0.9213                    | 2,622,501                      | 2,616,000         | 2,612,949         | 9,551                            |
| All        |                      |                      | 1.9851                    | \$13,160,086                   | \$12,995,300      | \$12,970,881      | \$189,205                        |

Percent of Par 1.46%

$$D=(1+(A-B)*C)*E$$

$$G=D-F$$



# City of Carpinteria

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## COUNCIL AGENDA STAFF REPORT October 26, 2015

### **ITEM FOR COUNCIL CONSIDERATION**

Annual Review of the City's Investment Policy

### **STAFF RECOMMENDATION**

Action Item ☒ Non-Action Item ☐

Adopt Resolution No. 5630, as read by title only, receiving and filing the annual statement of investment policy.

Motion: **I move adoption of Resolution No. 5630 as read by title only.**

### **BACKGROUND / DISCUSSION**

California Government Code (CGC) Section 53646 mandates cities and other local agencies to adopt a written investment policy. This policy and any changes must be considered at least annually by the Council at a public meeting. In addition, the government code calls for quarterly reports concerning the City's financial holdings, a statement of compliance with the policy and a statement concerning the City's ability to meet its cash flow needs in the ensuing six months.

SB 866 (Chapter 784, Statutes of 1995) added to CGC 53600: subsection 53600.3, the "prudent investor" standard, subsection 53600.5 mandating and prioritizing the three objectives of investing public funds (i.e. safety, liquidity and yield), and subsection 53600.6, declaring the deposit and investment practices of local agencies to be an issue of statewide concern.

California Government Code Section 53600 states that "all governing bodies of local agencies or persons authorized to make investment decisions on behalf of those local agencies are trustees and therefore fiduciaries subject to the "prudent investor standard".

"When investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence under the circumstances then prevailing, including, but not limited



to, the general economic conditions and the anticipated needs of the agency, that a prudent person acting 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 agency.

When investing public funds,

1. The primary objective of a trustee shall be to safeguard the principal of the funds under its control.
2. The secondary objective shall be to meet the liquidity needs of the depositor.
3. The third objective shall be to achieve a return on the funds under its control.

### **POLICY CONSISTENCY**

The City's investment policy was last reviewed and adopted per Resolution 5557 on October 27, 2014.

### **FINANCIAL CONSIDERATIONS**

**Cash Statement:** At September 30, 2015, the City held cash investments as shown in the table below.

Table I

|                        | Bank Balance at<br>09/30/15 | Quarterly<br>Earnings | Avg.<br>Annualized<br>Return |
|------------------------|-----------------------------|-----------------------|------------------------------|
| Treasury Direct/Schwab | \$12,970,880.96             | \$33,344.64           | 1.04%                        |
| LAIF                   | 20,691.46                   | 16.66                 | 0.15%                        |
| MB&T Checking          | 788,833.54                  | 0                     | 0.00%                        |
| MB&T Money Market      | 248,912.14                  | 489.31                | 0.20%                        |
| <b>Total</b>           | <b>\$14,029,318.10</b>      | <b>\$33,850.61</b>    | <b>0.94%</b>                 |

The table above shows how much is in each of the accounts of the City and the interest earned for the quarter ending September 30, 2015.

The Local Agency Investment Fund (LAIF) is a large (\$52 billion), well diversified, professionally managed fund overseen by the State Treasurers' Office in compliance with all Federal and State laws. The City has 24 hour access to all of its deposits via electronic funds transfer. Interest is earned from day of deposit to day of withdrawal and is paid quarterly. There are about 2,000 State and local agency depositors in the fund.



It has long been the practice of the City of Carpinteria to invest excess funds in LAIF and in FDIC insured, interest bearing checking accounts. CGC section 53646 (e) allows the submission of LAIF's quarterly report in lieu of the quarterly information otherwise required. This provision minimizes staff time in preparing this quarterly information.

In addition to investments in LAIF, as a result of a change in the investment policy in September 2004, the City began purchasing Treasury Notes and Bills directly from the United States Treasury through their Treasury Direct program. Effective July 2011 Treasury Direct made a determination that municipalities could no longer participate the Treasury Direct program. Since that time the City has instead purchased Notes through a Charles Schwab account. As of September, 2015 the City's portfolio included Notes with a par value of \$12,995,300, an average yield to maturity of 1.09% and an average days to maturity of 731 days or 2.00 years.

The policy includes the "prudent investor" standard which calls out and prioritizes three criteria in managing the City's portfolio of investments, namely, safety, liquidity and yield. The number one priority, safety, is achieved by making investments only in those investment vehicles permitted by the government code.

## **LEGAL**

All quarterly reports required by law have been made in a timely manner and the investment policy includes the "prudent investor" standard also required by law.

## **PRINCIPAL PARTIES EXPECTED AT MEETING**

Unknown

## **ATTACHMENTS**

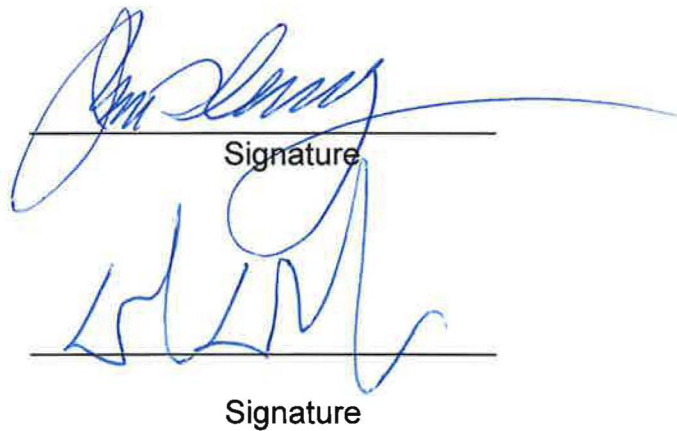
A. Resolution 5630

Staff contact John Thornberry

Phone: 805-755-4448

Email: JohnT@ci.carpinteria.ca.us

Reviewed by: Dave Durflinger, City Manager



Signature

Signature

Attachment A

Resolution 5630

## **RESOLUTION NO. 5630**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA, CALIFORNIA, ACKNOWLEDGING THE REVIEW, RECEIPT AND FILING OF THE ANNUAL STATEMENT OF INVESTMENT POLICY**

**WHEREAS**, The Legislature of the State of California has declared that the deposit and investment of public funds by local officials and local agencies is an issue of statewide concern (California Government Code sections 53600.6 and 53630.1; and

**WHEREAS**, the legislative body of a local agency may invest surplus monies not required for the immediate necessities of the local agency in accordance with the provisions of California Government Code Sections 5920 et seq. and 53601 et seq.; and

**WHEREAS**, the Administrative Services Director of the City of Carpinteria shall annually prepare and submit a statement of investment policy and such policy, and any changes thereto, shall be considered by the legislative body at a public meeting; (CGC 53646(a)); and

**WHEREAS**, the Annual Statement of Investment Policy was last reviewed and adopted per Resolution 5557 on 2014; and

**WHEREAS**, the Administrative Services Director of the City of Carpinteria declares the Annual Statement of Investment Policy to be as follows:

#### **POLICY**

It shall be the policy of the City of Carpinteria to invest funds in a manner which will provide the highest investment return possible consistent with maximum security while meeting daily cash flow demands and conforming to all other statutes governing the investment of City funds.

#### **SCOPE**

This investment policy shall apply without exception to any and all financial assets and funds of the City of Carpinteria. These funds are accounted for in the Comprehensive Annual Financial Report.

#### **PRUDENCE**

The standard of prudence to be used by investment officials shall be the "prudent investor" standard (CGC 53600.3):

When investing, reinvesting, purchasing, acquiring, exchanging, selling and managing public funds, a trustee shall act with care, skill prudence and diligence under circumstances then prevailing, that a prudent person acting 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 agency.

Investment officers acting in accordance with the investment policy and exercising due diligence shall not be held personally responsible for an individual security's credit risk or market price changes, provided that the reporting requirements of this policy are made in a timely manner and appropriate action is taken to control adverse developments.

## OBJECTIVES

When investing, reinvesting, purchasing, acquiring, exchanging, selling and managing public funds, the primary objectives of investment activities, in absolute priority order, shall be:

1. **Safety:** Safety of principal is the foremost objective of the investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio.
2. **Liquidity:** The investment portfolio will remain sufficiently liquid to enable the City to meet all operating requirements which might reasonably be anticipated.
3. **Yield:** The investment portfolio shall be designed with the objective of attaining the highest investment return consistent with safety and liquidity objectives. Yield should become a consideration only after the basic requirements of safety and liquidity have been met.

## DELEGATION OF AUTHORITY

Management responsibility for the investment program is hereby delegated to the City Manager or the Administrative Services Director.

The City Manager and the Administrative Services Director are trustees and fiduciaries subject to the prudent investor standard.

No person may engage in an investment transaction except as provided under the terms of this policy

## ETHICS AND CONFLICTS OF INTEREST

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with the proper execution of the investment program, or which could impair their ability to make impartial investment decisions.

## AUTHORIZED INVESTMENTS

1. FDIC Insured Accounts. Monies required for immediate cash flow needs shall be deposited in an interest bearing FDIC insured checking account at a bank in Carpinteria.
2. Local Agency Investment Fund(LAIF), a special fund in the California State Treasury
3. Other investments authorized and governed by CGC 53601

## PUBLIC TRUST

All participants in the investment process shall act as custodians of the public trust. Investment officials shall recognize that the investment portfolio is subject to public review and evaluation. The overall program shall be designed and managed with a degree of professionalism that is worthy of the public trust. In a diversified portfolio it must be recognized that occasional measurement losses are inevitable, and must be considered within the context of the overall portfolio's investment return, provided that adequate diversification has been implemented.

## DIVERSIFICATION

The City of Carpinteria will diversify its investments in keeping with the objectives enunciated in this Statement of Investment Policy.

#### REPORTING

The Administrative Services Director shall submit to the City Council a quarterly investment report.

The report shall include a complete description of the portfolio, the type of investments, the issuers, maturity dates, par values and the current market values of each component of the portfolio, including funds managed for City of Carpinteria by third party contracted managers. The report will include the source of the portfolio valuation.

The report shall include a certification that:

(1) all investment actions executed since the last report have been made in full compliance with the Investment Policy and that,

(2) the City of Carpinteria will meet all expenditure obligations which might reasonably be anticipated for the next six months.

#### INVESTMENT POLICY ADOPTION

The Investment Policy and modifications, if any, shall be adopted at least annually by resolution of the City Council at a public meeting.

**NOW, THEREFORE, THE CARPINTERIA CITY COUNCIL HEREBY RESOLVES** that the foregoing be received and filed as the Annual Statement of Investment Policy for the City of Carpinteria.

**PASSED, APPROVED AND ADOPTED** this 26th day of October, 2015, by the following called vote:

|         |                 |
|---------|-----------------|
| AYES:   | COUNCILMEMBERS: |
| NOES:   | COUNCILMEMBERS: |
| ABSENT: | COUNCILMEMBERS: |

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MAYOR, CITY OF CARPINTERIA

ATTEST:

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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 this 26th day of October 2015.

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CITY CLERK, CITY OF CARPINTERIA

APPROVED AS TO FORM:

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Peter N. Brown, on behalf of  
Brownstein Hyatt Farber Schreck, LLP  
acting as City Attorney of the City of Carpinteria



# City of Carpinteria

## COUNCIL AGENDA STAFF REPORT OCTOBER 26, 2015

### **ITEM FOR COUNCIL CONSIDERATION**

#### **Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension, South Coast HOV Lanes and Coast Route Bike Path Local Coastal Program Amendments – Project 09-1522-LCPA/ORD**

Second reading of Ordinance No. 703 amending Title 14 of the Carpinteria Municipal Code to add chapter 14.41 (Whitney Site Agricultural Overlay District), add chapter 14.45 (Transportation Corridor Wetland Overlay District), amend Chapter 14.42 (Development standards [wetland]) and remove the agricultural zoning designation (A-5) from the southern portion of the Whitney Site (APN 001-070-012).

### **STAFF RECOMMENDATION**

Action Item   X  ; Non-Action Item       

Staff recommends that the Council adopt Ordinance No. 703 amending the City's Local Coastal Program by creating Chapter 14.41 and 14.45 and amending Chapter 14.42 of the Carpinteria Municipal Code and removing the agricultural zoning designation of A-5 from the southern portion of the Whitney Site (APN 001-070-012).

Motion: I move to approve and adopt Ordinance No. 703, as read by title only (second reading), to amend Title 14 of the Carpinteria Municipal Code: Zoning.

### **BACKGROUND**

On October 12, 2015 the City Council considered this item on first reading and continued the matter to October 26<sup>th</sup> for a second reading and adoption of the ordinance. The Council voted unanimously in support of the Ordinance at its October 12<sup>th</sup> meeting.

### **DISCUSSION**

Ordinance No. 703 (Attachment 1) amends Carpinteria's existing Zoning Code in the following areas:

#### **Agriculture Resources**

Ordinance No. 703 includes the addition of Zoning Code §14.41, establishing the Whitney Site Overlay District. The overlay applies only to the remainder portion of the original 8.95-acre Whitney Site (APN 001-070-012) that is not dedicated to public roadway purposes.

Development Standards contained in §14.41 are summarized below.



1. New development shall be sited and designed to avoid impacts to agricultural land. If there is no feasible alternative that can eliminate all impacts, then the alternative development location and design that would result in the fewest or least significant impacts shall be selected. Impacts to agricultural land that cannot be avoided through the implementation of siting and design alternatives shall be fully mitigated as outlined in this Section. The portion of the parcel to be converted from agriculture to public roadway shall not exceed five acres, encompassing the southern portion of the parcel adjacent to US 101.
2. In order to prevent conversion of the approximately four-acre remainder parcel out of agriculture, ownership of the property shall be transferred to the City of Carpinteria. The remainder parcel shall be restricted to agricultural uses including organic farming, community gardening or agricultural education. Transfer of the property from Caltrans to the City would occur at the conclusion of project construction, and in concert with the transfer of the completed Via Real roadway and right-of-way. An agricultural conservation easement shall be placed on the property prior to transfer of ownership of the remainder parcel to the City which will prohibit non-agricultural uses on the property in perpetuity. The holder of the agricultural conservation easement shall be a public resources agency or private land trust with agricultural resource preservation experience, acceptable to the City of Carpinteria. Portions of the parcel that lie within the Carpinteria Creek channel, associated environmentally sensitive habitat area (ESHA) or riparian corridor buffer shall be excluded from the agricultural conservation easement to protect environmentally sensitive resources from disturbance associated with agricultural activities.
3. To address the long-term loss of agricultural productivity in Carpinteria associated with the conversion of five acres of agricultural land to transportation uses, a community garden system and gardening education program shall be established in the City of Carpinteria that includes:
  - a. Installation and maintenance of physical infrastructure to support community gardening at a minimum of three identified facilities.
  - b. Creation of a lease agreement for community garden plots.
  - c. Funding of a half-time position with the City for five years to initiate the community garden system, and setting of a fee structure for continuation of the administration of the garden system.
  - d. Provision of funding to CUSD to develop adult-education workshops in the community gardens covering plant cultivation and food preparation involving fresh vegetables.
  - e. Provision of funding to CUSD for development of grade-specific curriculum, focusing on vegetable cultivation using on-campus gardens.
4. To further offset the project-related direct loss of five acres of agricultural land within the City of Carpinteria, the City shall apply to the Local Agency Formation Commission (LAFCO) to remove two agricultural parcels which are currently included in the City's Sphere of Influence on Via Real (APN 001-080-033 and APN 001-180-026).

### **Wetland Resources**

Ordinance No. 703 includes the addition of Zoning Code §14.45 establishing the Transportation Corridor Wetland Overlay District. The overlay applies only to the project area encompassed by the Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension, South Coast High Occupancy Vehicle (HOV) Lanes, and Santa Claus Lane Bike Path projects.



Development Standards contained in §14.45 are summarized below.

- Area of impact to wetland and wetland buffer for each of the three transportation projects, along with identification of project elements responsible for encroachment shall be identified in the final project designs for the purpose of mitigation quantification.
- Encroachment shall only be permitted after avoidance and minimization; a 100-foot buffer shall be created between wetland and new development, or where not feasible, the widest buffer practical shall be established; full mitigation in the form of restoration shall be provided for impacts caused to wetland from wetland encroachment or reduction of buffer areas. Mitigation shall be provided for direct impacts to wetlands (e.g., fill) and indirect impacts to wetlands (e.g., new development in wetland buffers). Mitigation measures shall include, at a minimum, creation or substantial restoration of habitats equal or similar to the impacted habitat type. Direct impacts shall be mitigated at a ratio of 4:1 for natural wetland areas, including salt marsh and wetlands associated with creeks. Direct impacts to riparian habitats shall be mitigated at a ratio of 3:1. Direct impacts to created wetlands (low functioning wetlands associated with freeway infrastructure) shall be mitigated at a ratio of 3:1. Indirect impacts to wetlands, such as development in wetland buffer areas, shall be mitigated by enhancing (e.g., invasive species removal, native screening vegetation, planting appropriate native species, water quality improvement, sound reduction) all portions of the remaining (undeveloped) wetland buffer area within 100 feet of the impacted wetland. Temporary impacts to wetlands and riparian habitat shall be mitigated at a ratio of 1:1.
- Post-construction coastal water quality standards apply to the three transportation projects, including:
  - a. Early site planning to minimize run-off through permeable paving, reduced lane widths or sub-grade stormwater retention.
  - b. Low impact development strategies with measures to infiltrate, evapotranspire, filter, detain and retain run-off.
  - c. Stormwater to be filtrated, retained or infiltrated onsite; BMPs shall include, but not be limited to, grading to create or modify topographic depressions to maximize the capture, detention or retention of run-off, amending onsite soils to increase infiltration and detain run-off, adding or replacing vegetation in areas that receive road run-off with native plants, and constructing bioswales and biostrips.
  - d. Water treatment BMPs shall accommodate all storms up to 85<sup>th</sup> percentile 24-hour storm event.
  - e. Minimum infiltration or treatment volumes shall be calculated based on the impervious surface area added by the project.
  - f. Where site conditions make it infeasible to infiltrate or treat the minimum volume of run-off onsite, infiltration or treatment offsite can occur where off-site infiltration or treatment will result in a greater benefit to coastal water quality and beneficial uses.
  - g. Treatment BMPs shall prioritize the use of soil-based biofilter techniques, such as bio-swales, and shall infiltrate, retain or detain the maximum possible volume of stormwater run-off.
  - h. A post-construction run-off management plan shall include maps, figures, supporting design calculations and a narrative explaining the methods and approach to protect or enhance coastal water quality.

- In order to achieve a regionally important improvement to alternative transportation modes for the purpose of increasing access to coastal resources for all members of the public, two bike path/trail segments shall be constructed, including
  - a. Rincon Trail – Proposed bike path extending from the eastern terminus of Carpinteria Avenue to Rincon County Park. This path would link the bikeway along Carpinteria Avenue with the new Class I Bike Path constructed as part of the Ventura/Santa Barbara HOV Lane project, eliminating the need for cyclists to use the shoulder of US 101 in this segment. The Rincon Trail shall be completed and open to the public prior to completion of the Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension Improvements.
  - b. Santa Claus Lane Bike Path – Proposed bike path extending from the eastern terminus of Santa Claus Lane and connecting to the western terminus of Carpinteria Avenue. This segment would link to Santa Claus Lane, closing a substantial gap in the California Coastal Trail system. The Santa Claus Lane Bike Path shall be completed and open to the public no later than completion of the adjacent phase of construction for the South Coast HOV Lanes.

### **Encroachment Into Wetlands**

Ordinance No. 703 also establishes a specific allowance for encroachment of cited transportation improvement project components into wetland and buffer, as presented below.

*14.42.040 - Development standards.*

*Definitions of terms used in this chapter are contained in Section 3.9 of the Coastal Land Use Plan and are incorporated herein by reference.*

#### *Wetland*

3. *For the following projects: 1) Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension; 2) South Coast High Occupancy Vehicle (HOV) Lanes; and 3) Santa Claus Lane Bike Path, a reduced wetland buffer may be permitted in accordance with the provisions of Policy OSC-3e and the specific standards described in the Transportation Corridor Wetland Overlay District, in Chapter 14.45 of the Zoning Code.*

### **Transportation Corridor**

Ordinance No. 703 includes revision of the Carpinteria Zoning map to change the designation to "unzoned" for the portion of the original 8.95-acre Whitney Site (APN 001-070-012) to be dedicated to public roadway purposes.

### **ENVIRONMENTAL**

There are no changes to Ordinance No. 703 since its first reading by the Council on October 12, 2015. At that time, the Council found that the Final Mitigated Negative Declaration (June 2015) would continue to adequately address the proposed changes to the zoning code and zoning map. No further environmental review is necessary.

## **POLICY CONSISTENCY**

### **Agriculture**

#### **Land Use Element**

**LU-5a.** *The City shall continue to give priority to agriculture, coastal-dependent industry and visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation over residential, general industrial, or general commercial development.*

The future Via Real extension would improve vehicular access from existing residences to coastal resources and recreation opportunities, as well as enhance bicycle and pedestrian access to coastal resources via inclusion of a Class I bike path. With regard to prioritizing agriculture, the ordinance includes an agriculture preservation program that would: permanently preserve the remaining 3.95-acre portion of the agriculture parcel for agriculture and education; establish and maintain community garden facilities; and, enhance agriculture and gardening education in the local school system. Finally, there is a requirement to complete construction of the Rincon Trail and opening this trail to the public before completing construction of the future Via Real extension. The Rincon Trail would close a gap in the Coastal Bikeway system allowing cyclists to ride from Ventura to Carpinteria on a dedicated bike path with nearly uninterrupted ocean views, constituting a substantial public coastal recreation opportunity for both local and regional cyclists.

To achieve compliance with the requirement to preserve agricultural land, the ordinance includes a comprehensive Agriculture Preservation Program. The basic elements of the proposed Agriculture Preservation Program include the following.

1. New development shall be sited and designed to avoid impacts to agricultural land. The portion of the parcel to be converted from agriculture to public roadway facility shall not exceed five acres, encompassing the southerly portion of the parcel adjacent to US 101.
2. In order to prevent conversion of the approximately four-acre remainder parcel out of agriculture, an agricultural conservation easement shall be placed on the property prior to transfer of ownership of the remainder parcel to the City which will prohibit non-agricultural uses on the property in perpetuity. The holder of the agricultural conservation easement shall be a public resources agency or private land trust with agricultural resource preservation experience, acceptable to the City of Carpinteria.
3. To address the long-term loss of agricultural productivity in Carpinteria associated with the conversion of five acres of agricultural land to transportation uses, establish a community garden system and gardening education program within the City of Carpinteria.
4. To further offset the project-related direct loss of five acres of agricultural land within the City of Carpinteria, the City shall apply to the Local Agency Formation Commission (LAFCO) to remove two agricultural parcels which are currently included in the City's Sphere of Influence on Via Real (APN 001-080-033 and APN 001-180-026).

### **Wetlands / Environmentally Sensitive Habitat Area (ESHA)**

#### **Land Use Element**

**Land Use Element Objective LU-2:** *Protect the natural environment within and surrounding Carpinteria.*

***Policy LU-2b:*** *Regulate all development, including agriculture, to avoid adverse impacts on habitat resources. Standards for habitat protection are established in the Open Space, Recreation & Conservation Element policies.*

Ordinance No. 703 includes the establishment of a Transportation Corridor Wetland Overlay (TCWO) District, within which project elements associated with three specific transportation projects would be permitted to encroach into wetland, wetland buffers and ESHA, after completing all attempts to design the projects to avoid such resources. Development standards contained in the proposed TCWO require encroachment to be the minimum feasible for each of the three projects, and mandate that resource impacts be fully mitigated via wetland and habitat restoration and mandatory stormwater best management practices to avoid indirect impacts to wetland and habitat resources from deleterious water quality.

### **California Coastal Act Policy Conflict Resolution**

**Coastal Act §30007.5.** *The Legislature further finds and recognizes that conflicts may occur between one or more policies of the division. The Legislature therefore declares that in carrying out the provisions of this division such conflicts be resolved in a manner which on balance is the most protective of significant coastal resources. In this context, the Legislature declares that broader policies which, for example, serve to concentrate development in close proximity to urban and employment centers may be more protective, overall, than specific wildlife habitat and other similar resource policies.*

Complete mitigation for direct and indirect impacts of the Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension, the South Coast HOV Lanes and the Santa Claus Lane Bike Path on wetland, riparian and ESHA resources is required under the development standards of the proposed TCWO. However, despite mitigation to reduce physical project impacts on these resources, conflicts with coastal resource protection policies remain. Such conflicts must be weighed against benefits delivered by the projects. In the case of these projects, conflicts with wetland and agricultural protection policies are to be balanced against policies addressing coastal public access and recreation opportunities.

### **FINANCIAL CONSIDERATIONS**

The LCP Amendments include an Agriculture Preservation Program with provisions for conserving the remainder of the Whitney site, a community garden program and gardening education programming. Caltrans is required to deed the remainder Whitney parcel to the City, accompanied by an agriculture conservation easement, and to provide funding to the City which would address initiation of the community garden and garden education programming. The creation of a participation fee schedule is one of the identified tasks to be funded, in order to ensure long-term maintenance of the programs with little or no cost to the City.

The LCP Amendments also include as integral components the development of the Coast Route Bike Path (Santa Claus Lane to Carpinteria Avenue) and Rincon Coastal Trail (from SR 150/Carpinteria Avenue to Rincon County Park). SBCAG is leading efforts to obtain grant funding for the design and construction of these trail projects, and the potential is very good that such grant funding can be secured. The long-term maintenance of these two facilities would need to be provided. Depending on the outcome of negotiations with the County, SBCAG and Caltrans, there could be some level of maintenance obligation for the City.

## **LEGAL ISSUES**

The process for amending Title 14 (Zoning) of the Carpinteria Municipal Code is explained in Sections 65853 and 65854 through 65857 of the Government Code. The process for amending the City's Local Coastal Program is explained in Title 14, Division 5.5 (California Coastal Commission Regulations) of the California Coastal Act. Pursuant to that authority, the City submitted its proposed amendment to the Coastal Commission as an amendment that requires formal local government adoption after the Coastal Commission approval. The Coastal Commission has certified the coastal plan amendment with modifications. That certification will not become effective until all of the following occur:

- a. The City: (1) acknowledges receipt of the Commission's resolution of certification including any modifications suggested for final certification; (2) accepts and agrees to any such modifications; and (3) agrees to issue coastal development permits for the total area included in the certified Local Coastal Program. These determinations and actions were included in Resolution No. 5629 approved by the City Council on October 12<sup>th</sup> and submitted to the Coastal Commission for Executive Director approval at the Coastal Commission meeting in November.
- b. The Executive Director of the Commission: (1) determines in writing that the City's action and notification procedures are legally adequate to satisfy the specific requirements of the CCC's certification order; (2) reports that determination to the Commission and the Commission does not object to the Executive Director's determination; and (3) notice of the certification is filed with the Secretary of Resources Agency. (14 CCR § 13544) These actions will occur at and after the Coastal Commission meeting scheduled for November 4 – 6, 2015.

Ordinance No. 703 will become effective upon the later of: (a) thirty (30) days following second reading of Ordinance 703 by the City Council or (b) immediately following notice of the certification being filed with the Secretary of the California Natural Resources Agency.

## **OPTIONS**

1. Adopt the ordinance and allow the California Coastal Commission Executive Director to complete his check-off so that the ordinance can become effective (staff's recommendation).
2. Reject the ordinance. This action would require a new ordinance and Local Coastal Program Amendment (LCPA) and a new application to the Coastal Commission for processing or abandonment of the LCPA altogether. Without the ordinance, Coastal Development Permits for the inter-related transportation projects (Linden Avenue – Casitas Pass Road Interchanges and Via Real Extension, South Coast 101 HOV Lanes and Santa Claus Lane Bike Path) could not be approved.

## **PRINCIPAL PARTIES EXPECTED AT MEETING**

None

## **ATTACHMENT**

Attachment 1 Ordinance No. 703

Staff Contact: Jackie Campbell, Community Development Director  
(805) 755-4451

  
\_\_\_\_\_  
Signature

Reviewed by: Dave Durflinger, City Manager

  
\_\_\_\_\_  
Signature

# **ATTACHMENT 1**

**Ordinance No. 703**





## **ORDINANCE NO. 703**

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA, CALIFORNIA, AMENDING TITLE 14 (ZONING) OF THE CARPINTERIA MUNICIPAL CODE TO CREATE THE TRANSPORTATION CORRIDOR WETLAND OVERLAY AND THE WHITNEY SITE AGRICULTURE OVERLAY DISTRICTS AND TO MODIFY THE ZONING MAP TO REMOVE THE AGRICULTURE ZONING FROM THE SOUTHERN PORTION OF THE WHITNEY SITE**

**WHEREAS**, the Carpinteria City Council has considered an application for a Local Coastal Program Amendment to change the Zoning Code, Coastal Land Use Plan and Land Use Map to allow for consideration of permits for replacement of the Linden Avenue and Casitas Pass Road interchanges, reconfiguration of the northbound on and offramps at Casitas Pass Road, extension of the northbound Linden Avenue onramp and replacement of the southbound Linden Avenue offramp, replacement of the US 101 freeway bridges over Carpinteria Creek and extension of Via Real to Casitas Pass Road and to Linden Avenue (the Project); and

**WHEREAS**, the City reviewed the environmental impacts of the Project in accord with the California Environmental Quality Act (Public Resources Code §§ 21000, *et seq.*, "CEQA"), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000, *et seq.*, the "CEQA Guidelines"); and

**WHEREAS**, a Mitigated Negative Declaration (MND) was prepared for the project and was subject to a 30-day review period from August 29, 2013 to September 27, 2013; and

**WHEREAS**, the Environmental Review Committee reviewed the Draft MND on September 19, 2013 and recommended approval of the document to the Planning Commission with comments; and

**WHEREAS**, the Planning Commission conducted a special hearing on May 18, 2015 and received evidence in favor of the Local Coastal Program Amendments and recommended approval of the project to the City Council; and

**WHEREAS**, on June 22, 2015 the City Council adopted the Final MND, considered comments received during the public review process, and directed the City Manager to submit the LCPA to the California Coastal Commission for certification; and

**WHEREAS**, the California Coastal Commission determined the City's submittal to be complete on September 1, 2015; and

**WHEREAS**, on October 6, 2015 the California Coastal Commission considered and recommended by unanimous vote Amendment LCP-4-CPN-15-0018-1 to the City's Local Coastal Program with suggested modifications; and

**WHEREAS**, the City Council conducted a noticed public hearing on October 12, 2015 and received testimony related to Ordinance No. 703 and approved the ordinance on first reading; and

**WHEREAS**, the City of Carpinteria, pursuant to its police powers has the authority to enact laws and policies which promote the public health, safety and general welfare of its residents; and

**WHEREAS**, the City Council has determined, consistent with applicable policies of the General Plan/Coastal Plan and the Zoning Code standards, that the creation of the Whitney Site Overlay District, the Transportation Corridor Overlay District and the removal of agricultural zoning from the southern portion of the Whitney Site (APN 001-070-012) are appropriate and this action promotes the public health, safety and welfare.

**NOW, THEREFORE, THE CITY COUNCIL HEREBY ORDAINS AS FOLLOWS:**

**SECTION 1. INCORPORATION OF RECITALS**

The City Council finds and determines that the above recitals are incorporated herein and are each relied upon independently by the City Council for its adoption of this Ordinance.

**SECTION 2. AMENDMENT OF TITLE 14 OF THE CARPINTERIA MUNICIPAL CODE**

Title 14 of the Carpinteria Municipal Code shall hereby be amended and shall read as follows:

**WHITNEY SITE OVERLAY DISTRICT**

A new Chapter 14.41, Whitney Site Overlay District, will be inserted in the Code as follows:

***Sections:***

*14.41.010 - Purpose and Intent*

*14.41.020 - Applicability*

*14.41.030 – Development Standards*

***14.41.010 – Purpose and Intent***

*The purpose of the Whitney Site overlay district is to provide for specific standards to ensure preservation of the remainder of the Whitney Site for agricultural use through an agricultural easement and to provide for the establishment and maintenance of programs for sustainable agriculture in the Carpinteria Valley. Therefore, this overlay district establishes specific standards related to open field agriculture resource protection and mitigation.*

***14.41.020 - Applicability***

*The provisions of this district shall apply only to the remainder portion of the original 8.95-acre Whitney Site (APN 001-070-012) not dedicated to public roadway purposes, as depicted in Figure 1 and shown on the city's official zoning maps.*

***14.41.030 – Development Standards***

*All applicable Local Coastal Program policies and provisions shall apply to the Whitney Site Overlay District unless specifically modified by standards detailed in this section. Development*

*of any portion of the Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension on the Whitney Site shall comply with all of the following requirements:*

- 1. New development shall be sited and designed to avoid impacts to agricultural land. If there is no feasible alternative that can eliminate all impacts, then the alternative development location and design that would result in the fewest or least significant impacts shall be selected. Impacts to agricultural land that cannot be avoided through the implementation of siting and design alternatives shall be fully mitigated as outlined in this Section. The portion of the parcel to be converted from agriculture to public roadway facility shall not exceed five acres, encompassing the southern portion of the parcel adjacent to US 101.*
- 2. In order to prevent conversion of the approximately four-acre remainder parcel out of agriculture, ownership of the property shall be transferred to the City of Carpinteria. The remainder parcel shall be restricted to agricultural uses including organic farming, community gardening or agriculture education. Transfer of the property from Caltrans to the City would occur at the conclusion of project construction, and in concert with the transfer of the completed Via Real roadway and right-of-way. An agricultural conservation easement shall be placed on the property prior to transfer of ownership of the remainder parcel to the City which will prohibit non-agricultural uses on the property in perpetuity. The holder of the agricultural conservation easement shall be a public resources agency or private land trust with agricultural resource preservation experience, acceptable to the City of Carpinteria. Portions of the parcel that lie within the Carpinteria Creek channel, associated environmentally sensitive habitat area (ESHA) or riparian corridor buffer shall be excluded from the agricultural conservation easement to protect environmentally sensitive resources from disturbance associated with agricultural activities.*
- 3. Mitigation shall be provided for the direct loss of agricultural land via implementation of an Agriculture Preservation Program as set forth below. The developer shall contribute funds such that the City of Carpinteria can accomplish the following (at a minimum):*
  - A. Installation of physical infrastructure for community garden plots at three or more properties in various locations to permit convenient public access. The following properties have been identified to fulfill the above goals; in the event that it is determined to be infeasible to operate a community garden on one or more of the properties detailed in subsection i or iii below, a substitute property(ies) may be enrolled.*
    - i) Carpinteria Children's Project (formerly Main School campus of the Carpinteria Unified School District). Infrastructure and development may include:*
      - a. Tilling to prepare planting area*
      - b. Grid layout for plots*
      - c. Perimeter fencing*
      - d. Water source for irrigation*
      - e. Small shed for tool/implement storage, not larger than 12' x 12'*

- ii) *Four-acre Whitney Site remainder parcel. Infrastructure and development may include:*
  - a. *Tilling to prepare planting area within a portion of the site*
  - b. *Grid layout for plots*
  - c. *Preservation of a portion of the existing avocado orchard*
  - d. *Split-rail or similar perimeter fencing on the east, west and south boundaries*
  - f. *Water source for irrigation*
  - g. *Small shed for tool/implement storage, not larger than 12' x 12'*
- iii) *Fifth Street 0.62-acre City-owned parcel between Holly Avenue and Elm Avenue. Infrastructure and development may include:*
  - a. *Tilling to prepare planting area*
  - b. *Grid layout for plots*
  - c. *Split-rail or similar perimeter fencing*
  - d. *Water source for irrigation*
  - e. *Small shed for tool/implement storage, not larger than 12' x 12'*
- B. *Construction of a solid, grout-filled, masonry wall, or an alternative wall of same or better noise attenuating value, approximately six to eight feet in height, on the northern boundary of the remainder Whitney Site (abutting APNs 001-252-001 through -010 and APN 001-253-006) shall be completed prior to opening a community garden on the property.*
- C. *Development of a uniform agreement or lease template for use of individual garden plots by members of the community.*
- D. *Drafting of an agreement(s) between the City and Carpinteria Unified School District (CUSD) for the Carpinteria Children's Project garden to be maintained and operated by the CUSD for children and families participating in onsite programs.*
- E. *Funding of one City of Carpinteria half-time staff position, for a period of five years from the date of final approval of the Linden Avenue – Casitas Pass Road and Via Real Extension project, to initiate the community garden system, and to create a fee structure (participation fee or plot lease) to subsidize the continuation of this staff position. In the event funding from the fee structure for community garden participation is not adequate following the five-year subsidy period to sustain a half-time position for administration of the community garden system, the City of Carpinteria will do one or more of the following.*
  - i. *Either restructure the participation fees or commit to providing funds for the difference between participation revenues and the position costs;*
  - ii. *Investigate administration of the community garden system by another agricultural education entity such as 4H or Future Farmers of America;*
  - iii. *Pursue grant funding to perpetuate the program; or*

- iv. *Assume administration of the community garden system in perpetuity.*
- F. *Provide funding to CUSD for development of an adult education program to be delivered via offering workshops in plant cultivation at the community gardens and cooking with fresh garden produce (at the Carpinteria High School Culinary Kitchen). Once established, participation fees could fund perpetuation of the program.*
- G. *Provide funding to CUSD for development of grade-specific curriculum focusing on vegetable cultivation using on-campus gardens at each school facility in Grades 1-8. The lesson plans would increase knowledge and appreciation for fresh produce, supporting interest in both community gardening and the importance of local agriculture resources.*
- H. *Program administration and access for residents to at least one property enrolled in the community garden system shall be established within one year from approval of a Coastal Development Permit for the Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension. The Agriculture Preservation Program shall be substantially implemented within one year following completion of construction of the Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension.*
- I. *To further offset the project-related direct loss of five acres of agricultural land within the City of Carpinteria, the City shall apply to the Local Agency Formation Commission (LAFCO) to remove two agricultural parcels which are currently included in the City's Sphere of Influence on Via Real (APN 001-080-033 and APN 001-180-026). The application to LAFCO to remove these parcels from the Sphere of Influence shall be completed within one year from approval of a Coastal Development Permit for the Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension Improvements. Successful removal of the parcels from the Sphere of Influence shall be accomplished prior to completion of construction of the public roadway improvements.*

## **TRANSPORTATION CORRIDOR WETLAND OVERLAY DISTRICT**

A new Chapter 14.45, Transportation Corridor Wetland Overlay District, will be inserted in the Code as follows:

### ***Sections:***

- 14.45.010 - Purpose and Intent*
- 14.45.020 - Applicability*
- 14.45.030 – Development Standards*

### ***14.45.010 – Purpose and Intent***

*The purpose of the Transportation Corridor Wetland overlay district is to provide for specific standards of development for the Linden Avenue and Casitas Pass Road Interchanges and Via*

*Real Extension, and for the portions located within the City of Carpinteria, the South Coast High Occupancy Vehicle (HOV) Lanes and Santa Claus Lane Bike Path projects. The intent is to ensure a more precise level of planning than ordinarily possible under the local implementation plan. Therefore, this overlay establishes specific standards related to fill or other impacts to wetland or reduction of wetland buffers, mitigation measures, drainage and stormwater management, and coastal access and recreation enhancements.*

#### **14.45.020 - Applicability**

*The provisions of this district shall apply only to the project area encompassed by the Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension, South Coast High Occupancy Vehicle (HOV) Lanes, and Santa Claus Lane Bike Path projects, as depicted in Figure 2 and shown on the city's official zoning maps.*

#### **14.45.030 – Development Standards**

*All applicable LCP policies and provisions shall apply to development that is part of the Transportation Corridor Wetland Overlay (TCWO), unless specifically modified by the standards detailed in this section. Two general classes of wetlands have been identified within the TCWO: natural wetlands and created wetlands. Natural wetlands include components of Carpinteria Marsh, wetlands associated with native creeks and wetlands that are fragmented but are of high value. Created wetlands are relatively low functioning wetlands related to freeway and/or railroad infrastructure that have formed in drainage ditches, basins, water quality Best Management Practices (BMPs) features and/or topographic depressions, and were originally constructed out of dry land. The area abutting a wetland is the wetland buffer and provides a transition between development and the wetland resource. For the purpose of these development standards, wetland buffer only includes undeveloped areas between the wetland and the first line of development; thus, the road median is not a wetland buffer. Each wetland class has been assigned specific mitigation criteria to best facilitate the balance and protection of coastal resources in the TCWO.*

*All development for the Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension, and all development for the portions of the South Coast High Occupancy Vehicle (HOV) Lanes and Santa Claus Lane Bike Path projects located within the City of Carpinteria, shall comply with the following:*

- 1. For the Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension, the following project components may result in permanent and temporary direct wetland impacts (e.g., fill) and indirect wetland impacts (e.g., development in wetland buffer):*
  - *Carpinteria Creek bridge foundation components;*
  - *Slope retaining elements for the southbound US 101, northbound US 101, northbound Casitas Pass offramp and the Via Real extension;*
  - *Fill and retaining structures for the Via Real extension travel lanes, sidewalks and bike path;*



- *Drainage improvements;*
  - *Soundwalls;*
  - *Fill and retaining structures for the Carpinteria Creek bike trail; and*
  - *Structural foundation elements, travel lane, sidewalk and bikeway, shoulder, fill and retaining structures for the northern end of the Linden Avenue overcrossing.*
2. *For the South Coast HOV Lanes, the following project components may result in permanent and temporary direct wetland impacts (e.g., fill) and indirect wetland impacts (e.g., development in wetland buffer):*
- *Drainage improvements and soundwall along the northern shoulder of northbound 101 immediately east (south) of Santa Ynez Avenue;*
  - *Drainage improvements, soundwall, roadway, shoulder and fill in the immediate vicinity of Santa Monica Road onramp/offramp;*
  - *Drainage improvements and soundwall along the northern shoulder of northbound 101 in the vicinity of Taranto Circle; and*
  - *Drainage improvements and soundwall along the southern shoulder of southbound 101 immediately west (north) of Plum Street to just east of the western terminus of Carpinteria Avenue.*
3. *For the Santa Claus Lane Bike Path, the following project components may result in permanent and temporary direct wetland impacts (e.g., fill) and indirect wetland impacts (e.g., development in wetland buffer) between the existing US 101 southern shoulder and the UPRR railroad alignment which borders the north side of the Carpinteria Salt Marsh:*
- *Fill;*
  - *Retaining structures;*
  - *Bike path; and*
  - *Drainage improvements.*
4. *Fill or other impacts to wetland or reduction of wetland buffers resulting from new development detailed in items 1 - 3 above, may be approved only in conformance with the following:*
- a. *New development shall be sited and designed to avoid fill or other impacts to wetland. If there is no feasible alternative that can eliminate all impacts, then the alternative that would result in the fewest or least significant impacts shall be selected. Impacts to wetland that cannot be avoided through the implementation of siting and design alternatives shall be fully mitigated, with priority given to onsite mitigation. Offsite mitigation measures shall only be approved when it is not feasible to fully mitigate impacts onsite. Mitigation shall not substitute for implementation of the project alternative that would avoid impacts to wetland.*

- b. New development shall be sited and designed to provide a minimum 100-foot setback/buffer strip in a natural condition along the upland limits of wetlands. If there is no feasible alternative that can provide a buffer of 100 feet, then the alternative that would provide the widest buffer shall be selected. Mitigation shall not substitute for implementation of the project alternative that would provide the required wetland buffer.*
- c. Mitigation shall be provided for direct impacts to wetlands (e.g., fill) and indirect impacts to wetlands (e.g., new development in wetland buffers). Mitigation measures shall include, at a minimum, creation or substantial restoration of habitats equal or similar to the impacted habitat type. Adverse direct impacts shall be mitigated at a ratio of 4:1 for natural wetland areas, including salt marsh and wetlands associated with creeks. Adverse direct impacts to riparian habitats shall be mitigated at a ratio of 3:1. Adverse direct impacts to created wetlands (low functioning wetlands associated with freeway infrastructure) shall be mitigated at a ratio of 3:1. Indirect impacts to wetlands, such as development in wetland buffer areas, shall be mitigated by enhancing (e.g., invasive species removal, native screening vegetation, planting appropriate native species, water quality improvement, sound reduction) all portions of the remaining (undeveloped) wetland buffer area within 100 feet of the impacted wetland. Temporary direct and indirect impacts to wetlands and riparian habitat shall be mitigated at a ratio of 1:1.*
- d. Wetland enhancement, restoration or creation plans shall be prepared by a qualified biologist for all areas where mitigation is required by Sections 4.a, b and c, above. Plans shall include details of appropriate wetland enhancement, restoration or creation acreage and location including the following:*
  - i. Introduction. Including a purpose statement, existing site resource description and inventory, proposed wetland mitigation site plan and map comparing existing and future site conditions.*
  - ii. Mitigation Goals. A clear statement of the wetland mitigation goals including the desired wetland habitat type(s), major vegetation components, water quality improvements and hydrologic regime, and wildlife support functions.*
  - iii. Planting Plan. Description of the desired relative abundance of particular wetland plant species in desired habitat type(s). Based on these goals, identify the species to be planted (plant "palette"), provide a rationale for and describe the size and number of container plants and/or the rate and method of seed application, and a site plan with planting location and planting guidelines for prescribed species. Seeds and propagules shall come from local native stock.*



- iv. *Grading Plan.* If wetland enhancement, restoration or creation requires topographic alterations, a formal grading plan shall be included.
  - v. *Best Management Practices (BMPs).* Erosion control, irrigation and weed eradication plans as necessary.
  - vi. *Success Criteria.* Selection and rationale of quantifiable success criteria. There must be an empirical basis for the selection of each success criterion (e.g., peer-reviewed literature, reference site data).
  - vii. *Monitoring.* Monitoring program that includes a detailed description of quantitative sampling design (e.g., sample sizes and sampling techniques such as quadrats, transects, photo plots), statistical procedures proposed for judging if success criteria are achieved, provisions for a five-year monitoring period, annual reporting and contingency measures should the mitigation efforts fail to achieve quantitative success criteria.
  - viii. *Final Report.* A final monitoring report prepared by a qualified biologist that evaluates whether the required wetland enhancement, restoration or creation has achieved the goals and success criteria set forth in the approved mitigation plan.
5. For each project listed in 1 through 3 above, all of the following post-construction coastal water quality standards shall be met:
- a. Early site design planning shall emphasize run-off management and shall prioritize the minimization of run-off by reducing lane and shoulder pavement widths, using permeable pavements and incorporating sub-grade stormwater retention, and shall use structural and operational Source Control BMPs to control pollutant sources, keep pollutants segregated from stormwater and minimize tainted run-off to the extent feasible. Minimization of impermeable surfaces shall be emphasized in freeway design where it is infeasible to infiltrate or treat freeway run-off that flows directly to high quality wetlands.
  - b. Low impact development strategies shall be preferentially used to treat run-off. Low impact development strategies use small scale control measures to infiltrate, evapo-transpire, filter, detain and retain run-off. These practices shall be maximized where they will pre-treat run-off that flows to wetlands. Earthen- (soil) based and/or bioengineered Caltrans-approved National Pollution Discharge Elimination System (NPDES) BMPs shall be allowed to be located and maintained within wetland buffers where there is no feasible alternative location available to locate the BMPs and where they support wetland protection.
  - c. To maximize the treatment and infiltration of run-off from the greatest area of freeway surfaces, post-development BMPs shall include, in addition to Caltrans-certified NPDES BMPs, alternative water quality BMPs. Alternative BMPs shall include, but not be limited to, grading to create or modify topographic depressions to

*maximize the capture, detention or retention of run-off, amending onsite soils to increase infiltration and detain run-off, adding or replacing vegetation in areas that receive freeway run-off with native plants, and constructing bioswales and biostrips that either do not require mowing or only require infrequent mowing or woody vegetation removal. These alternative BMPs shall be considered for use in areas that receive freeway run-off and wherever Caltrans-certified NPDES BMPs cannot be feasibly installed, including placement within wetland buffers where they support wetland protection.*

- d. Created wetlands as defined in this chapter shall be enhanced wherever feasible by increasing the depth and areal extent of the wetland, removing invasive exotic vegetation and planting with native wetland plants. Maintenance of these enhanced created wetlands shall be limited to trimming vegetation that impacts the normal operation of the freeway, clearing drain inlets and trash removal, using non-mechanical methodologies (e.g., manual labor and no heavy equipment).*
- e. Stormwater run-off shall be infiltrated, retained or detained onsite, in accordance with the site hydrology and geotechnical considerations. Infiltration BMPs shall be designed, at a minimum, to handle run-off from all storms up to and including the 85th percentile, 24-hour storm event onsite, to avoid negative effects of hydromodification. If it is not practical to retain the 85th percentile, 24-hour storm event onsite, the limitations preventing this practice shall be stated and an equal volume of run-off shall be infiltrated elsewhere within the project limits with preference given to sites within the same watershed.*
- f. Where treatment control BMPs (or suites of BMPs) are used, they shall be designed to infiltrate and/or treat the amount of run-off produced by all storms up to and including the 85th percentile, 24-hour storm event for volume-based BMPs, and/or no less than 0.26 inches/hour for flow-based BMPs.*
- g. Minimum infiltration or treatment volumes for treatment control BMPs shall be calculated based on the impervious surface area added by the project, in addition to the existing untreated freeway surface. Where it is infeasible to treat the volume of run-off from the existing freeway surface in addition to the new freeway surface, low impact development strategies shall be used to the maximum extent feasible to infiltrate, evapo-transpire, filter, detain and retain run-off from the existing freeway surface.*
- h. Where site conditions make it infeasible to infiltrate or treat the stipulated minimum volume of run-off onsite, infiltration or treatment offsite within existing right-of-way can be substituted where it can be demonstrated that offsite infiltration or treatment will result in an equal or greater benefit to coastal water quality.*

- i. *Treatment BMPs shall prioritize the use of soil-based biofilter techniques, such as bioswales, and shall infiltrate, retain, or detain the maximum possible volume of stormwater run-off in accordance with the site hydrology and geotechnical considerations. Biofilters shall not use invasive plant materials; plants shall be collected locally and/or propagated in a certified nursery with oversight by a qualified plant ecologist. A biofilter/bioswale design plan, including the native wetland plant palette and the source of plant material, shall be submitted to the City for review and approval.*
  - j. *A post-construction run-off management plan shall be submitted to the City and shall include maps, figures, supporting design calculations, and a narrative explaining the methods and approach proposed to protect or enhance coastal water quality. Maps shall be cross-referenced to grading, drainage and landscaping project plans. The run-off management plan shall include supporting information including but not limited to the infiltration and retention properties of the native or engineered BMP substrate, depth to groundwater, and the hydraulic design and pollutant treatment/removal capability of the proposed BMPs adequate to ensure that water quality will be protected to the maximum extent feasible. The post-construction run-off plan shall be certified by a qualified professional with appropriate credentials, education and training.*
  - k. *Where site or project conditions constrain any of the minimum requirements or practices in a. through j. above, the qualified professional shall document the nature and extent of the limitations and justify the alternative measures proposed to protect or enhance water quality.*
- 6. *To the extent allowed by the "Repair, Maintenance and Utility Hook-up Exclusions from Permit Requirements" (document adopted by the Coastal Commission on September 5, 1978 and incorporated herein by reference), repair and maintenance of the projects listed in 1 through 3 above are excluded from permit requirements. However, such exclusions shall not apply where such repair and maintenance would occur within riparian and wetland habitat or will cause direct impacts to wetland or other resources.*
- 7. *In order to achieve a regionally important improvement to alternative transportation modes for the purpose of increasing access to coastal resources for all members of the public, two bike path/trail segments shall be constructed, including:*
  - a. *Coast Route Bike Path (Santa Claus Lane to Carpinteria Avenue) - a Class I bike path from the eastern terminus of Santa Claus Lane to the western terminus of Carpinteria Avenue. Construction of this path will close a gap in the coastal bike trail through Santa Barbara County. The Coast Route Bike Path shall be completed and open to the public no later than the completion of the adjacent phase of construction for the South Coast HOV Lanes.*

- b. Rincon Coastal Trail (SR 150/Carpinteria Avenue to Rincon County Park) - a Class I bike path/trail from the eastern terminus of Carpinteria Avenue (at State Route 150) to Rincon County Park. Construction of this path will close a gap between Carpinteria Avenue and the new Class I bike path along US 101 which has a northern terminus at Bates Road. The Rincon Coastal Trail shall be completed and open to the public no later than the completion of the Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension construction.*
- 8. *To enhance educational and recreational opportunities, and to increase awareness of sensitive resources within the coastal environment, the following permanent displays are required:*
  - a. In conjunction with the Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension, an educational or interpretive display shall be installed within Carpinteria Creek Park and/or at the entrance to the proposed Carpinteria Creek / US 101 bike path undercrossing which explains the importance of Carpinteria Creek, its riparian habitat and associated wetland resources.*
  - b. In conjunction with the Santa Claus Lane Bike Path, an educational or interpretive display shall be installed which explains the importance of the Carpinteria Salt Marsh.*
  - c. In conjunction with the Rincon Coastal Trail, an educational or interpretive display shall be installed which describes the nearby harbor seal rookery.*

## **REDUCED WETLAND BUFFER**

Chapter 14.42.040 Development standards will be amended to add the following new language:

### ***14.42.040 - Development standards***

*3. For the following projects: 1) Linden Avenue and Casitas Pass Road Interchanges and Via Real Extension; 2) South Coast High Occupancy Vehicle (HOV) Lanes; and 3) Santa Claus Lane Bike Path, a reduced wetland buffer may be permitted in accordance with the provisions of Policy OSC-3e and the specific standards described in the Transportation Corridor Wetland Overlay District, in Chapter 14.45 of the Zoning Code.*

## **SECTION 3: AMENDMENT OF CITY'S OFFICIAL ZONING MAPS.**

### **WHITNEY SITE TRANSPORTATION CORRIDOR**

The city's official zoning maps are amended to remove any zoning designation from the portion of the original 8.95-acre Whitney Site (APN 001-070-012) dedicated to public roadway purposes, as depicted in Figure 3.

**SECTION 4: EFFECTIVE DATE.**

This Ordinance shall be in full force and effect upon the later of: (a) thirty (30) days following second reading by the City Council or (b) immediately following notice of the certification being filed with the Secretary of the Resources Agency for posting and inspection as provided in Public Resources Code §21080.5(d)(2)(v). Before the expiration of fifteen (15) days following passage, this Ordinance shall be published once with the names of the members of the City Council voting for and against the same in The Coastal View News, a newspaper of general circulation, published in the City of Carpinteria.

**SECTION 5: SEVERABILITY.**

If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decisions shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and adopted this Ordinance, and each and all provisions hereof, irrespective of the fact that one or more provisions may be declared invalid.

**SECTION 6: CEQA EXEMPTION.**

Pursuant to section 15162 of the California Environmental Quality Act Guidelines, no additional environmental review is necessary for a project when there is a previously adopted EIR or Negative Declaration and there have been no substantial changes to the scope of the project, the project's potential impacts or any project mitigation measures/project alternatives. The City Council adopted a Mitigated Negative Declaration (MND) on June 22, 2015 in conjunction with adoption of the Local Coastal Program Amendment Project No. 09-1522-LCPA, and the City Council has determined that no further environmental review is required in accordance with CEQA Guidelines section 15162.

**PASSED, APPROVED, AND ADOPTED** this 26<sup>th</sup> day of October 2015, by the following called vote:

**AYES: COUNCILMEMBERS:**

**NOES: COUNCILMEMBER(S):**

**ABSENT: COUNCILMEMBER(S):**

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Gregg A. Carty, Mayor of the City of Carpinteria

**ATTEST:**

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City Clerk, City of Carpinteria

***I hereby certify that the foregoing Ordinance was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held the 26<sup>th</sup> day of October 2015.***

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\_\_\_\_\_  
City Clerk, City of Carpinteria

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Peter N. Brown, on behalf of  
Brownstein Hyatt Farber Schreck, LLP  
acting as City Attorney of the City of Carpinteria





# City of Carpinteria

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## COUNCIL AGENDA STAFF REPORT October 26, 2015

### **ITEM FOR COUNCIL CONSIDERATION**

Release of Cash Bond in the Amount of \$176,100 for the Chevron Soil Remediation Project

### **STAFF RECOMMENDATION**

Action Item   X   ; Non-Action Item       

Release the cash bond in the amount of \$176,100.

**Motion:** I move to authorize the Administrative Services Director to release the cash bond in the amount of \$176,100 for the Chevron Soil Remediation Project.

### **BACKGROUND**

In 2011, the Public Works Department issued Engineering Permit 5086 to Chevron for the Chevron Soil Remediation Project. The project included grading, drainage and frontage improvements (curb, gutter, sidewalk and a landscaped parkway) at 5675 Carpinteria Avenue. In conjunction with this permit, a cash bond in the amount of \$176,100 was required to be posted with the City per Carpinteria Municipal Code Section 8.36.130.

The Public Works Department confirmed that all work described in Engineering Permit 5086, was substantially complete to the satisfaction of the City Engineer. The developer submitted the necessary documentation for the final acceptance of the grading, frontage and drainage improvements. The work was reviewed by the City Engineer and found to be in substantial compliance with the plans and specifications. On July 23, 2012, the City Council authorized the release of the performance bonds associated with this project; however, the cash bond was not released.

### **DISCUSSION**

Recently, the City received a request from Chevron inquiring about any funds the City may have in suspense. The City has determined that there are funds held in suspense from Chevron for the Chevron Soil Remediation Project. On July 23, 2012, the City

Council accepted the public and private improvements associated with this project and authorized the release of the performance bonds.

### **POLICY CONSISTENCY**

The release of the cash bond for the Chevron Soil Remediation Project is consistent with Carpinteria Municipal Code Section 2.17.110.

### **FINANCIAL CONSIDERATIONS**

Approval of this request would be revenue neutral to the General Fund and Public Works Department budgets. The release of these funds is from the bond cash deposits made previously by the developer. Chevron's cash bond has since accrued interest and as of June 30, 2015, the total cash bond amount including interest is \$179,508.93.

### **LEGAL**

There are no legal issues associated with this item.

### **OPTIONS**

The City Council could choose not to release the cash bond and provide further direction to staff.

### **PRINCIPAL PARTIES EXPECTED AT MEETING**

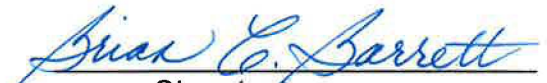
There are no principal parties expected at the meeting.

### **ATTACHMENTS**

There are no attachments.

Staff contact:

Brian C. Barrett, Management Analyst  
(805) 684-5405, ext. 446  
[brianb@ci.carpinteria.ca.us](mailto:brianb@ci.carpinteria.ca.us)

  
Signature

Reviewed by:

Charles W. Ebeling, P.E., Public Works Director

  
Signature

Reviewed by: Dave Durlinger, City Manager

  
Signature





# City of Carpinteria

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## COUNCIL AGENDA STAFF REPORT October 26, 2015

### **ITEM FOR COUNCIL CONSIDERATION**

Status Report on the installation of a skate park.

### **STAFF RECOMMENDATION**

Action Item   X   Non-Action Item       

Consider the recommendation of the Public Facility Site Acquisition/Development Committee to initiate MOU negotiations and pursue creation of a skate park design for the eastern most portion of the City Hall campus.

Motion: I move to direct staff to work with the Carpinteria Skate Park Foundation to negotiate terms of an MOU for City Council approval and to proceed with a concept design for a skate park at the easternmost area of the City Hall site.

### **BACKGROUND**

On January 24, 2011, the City Council approved a City Hall Needs Assessment and conceptual site plan that includes a number of site and building additions to the City Hall Campus.

On January 13, 2014, the City Council directed staff to prepare a Skate Park Feasibility Study to analyze the benefits and costs of including a skate park in the Carpinteria park system. City Staff prepared this report that looked at a variety of issues pertaining to the suitability of a skate park. The report then considered skate park design options, operational concerns and possible locations.

The Study concluded that a skate park would be a desirable addition to the Carpinteria City Park system because of the activity's popularity and the lack of a local facility. The study also concluded that the liability exposure and cost of maintenance is similar to or less than other typically provided public park amenities such as a baseball field or basketball court.

The City Council received the report on December 14, 2014. On a motion by Vice Mayor Shaw, seconded by Councilmember Nomura, the City Council instructed the City Clerk to receive and file the Skate Park Feasibility Study. Staff was further instructed to analyze the City Hall site, consider site design alternatives, funding, and operational agreements for a skate park with the Carpinteria Skate Park Foundation.

Also in the Study was a recommendation that operational goals be adopted by the City Council whereby a formally organized local advocacy group partners with the City and takes the lead role in fund raising for design, construction and operational costs. The study recommended that the group also has responsibility in daily management of the facility.

Consideration of a Sheriff's substation and Emergency Operations Center east of the existing City Hall building, storage and parking needs, area land use planning, and the proposed size of the skate park has been subsequently included in discussions with the Community Development Department and the Skate Park Foundation.

Since that time, staff has met with representatives of the Carpinteria Skate Park Foundation and the Public Facility Site Acquisition/Development Committee (Carty / Nomura). The meetings included discussion to define project responsibilities and goals for each party including how to proceed with design, permitting, fundraising, construction and operations.

On May 21, 2015 Staff met with Foundation members to discuss the need for a site planner to evaluate options in locating a skate park at the City Hall campus, especially the need to reconcile the 2011 concept plan with the addition of a skate park. It was concluded that consultation with a professional site plan designer with skate park experience was desirable.

On August 5<sup>th</sup> 2015, Parks and Planning Staff, an independent planner with RRM Design Group, and Skate Park Foundation Representatives met to discuss alternatives sites at the City Hall campus as well as seeking a proposal from RRM to prepare skate park concepts. The meeting concluded with an expectation that RRM would prepare a proposal to consider.

On September 28, 2015, after receiving public testimony, the City Council requested a status report on the skate park effort.

On October 8, 2015, the Public Facility Site Acquisition/Development Committee, City Staff and Skate Park Foundation Representatives met. A discussion regarding the status of site planning effort led to a recommendation from the Committee to the City Council on how to prioritize the envisioned improvements for the City Hall campus. The Committee voted to recommend that the City Council prioritize the skate park site planning at the east City Hall campus location, make any necessary adjustment to the City Hall campus plan at a later date, and direct staff to initiate MOU discussions with the Skate Park Foundation representatives.

## **DISCUSSION**

The efficient use of the City Hall campus to meet the reasonable needs and expectations of the community to provide government administration services is now and will continue to be of great importance. While the campus seems large and with ample space to include new uses, the footprint of a large neighborhood/small regional skate park of 15,000 to 20,000 square feet of skating surface creates challenges for meeting all of the space needs.

The City Council adopted the City Hall campus concept and the Skate Park concept at different meetings several years apart. In the opinion of Staff, meeting all of the space needs is possible but the time and effort required to prepare the plans would be significant and would still be speculative because needs change over time.

At the meeting held on September 29, 2015, the Public Facility Site Acquisition/Development Committee discussed that it would be rational to proceed with a skate park concept design in the absence of such an analysis. The Committee agreed to make a recommendation to the City Council to pursue a skate park project at the roller hockey rink site now, and then as needed in the future additional City Hall Campus site analysis and improvement plan could be developed.

Given this direction, the project path still has a significant number of milestones to achieve. The development of a Memorandum of Understanding between the City and the Foundation will define the roles of each party including design, construction, operations and funding responsibilities. A draft outline for an MOU is attached to this report.

A design professional is required to study the site constraints and design a high quality park in the eastern most portion of the City Hall site that meets the needs and expectations of the City, the Foundation and the community and is of sufficient detail to be used in the project's permit application. Once a workable design is developed, City staff will bring it to the City Council for permission to prepare and make application for a development permit.

The development permit process will follow that includes the Community Development Department's internal review, and then Architectural Review Board and Planning Commission hearings. If the Planning Commission grants the project permits, they are subject to appeal to both the City Council and to the California Coastal Commission. After permits are granted, project funding, public contract bidding, construction management and a park operational plan will need to be in place before the park could open.

## **POLICY CONSISTENCY**

The City's General Plan supports new park and recreation projects.

### **Open Space, Recreation & Conservation Element**

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

**Implementation Measure 61.** *Support development of new or expanded park and recreation facilities as demand/need dictates. When latent demand for parks and recreation facilities is identified, adequate parkland and facilities shall be identified and pursued.*

## **FINANCIAL CONSIDERATIONS**

No financial considerations are presented as a part of this report.

## **LEGAL**

The proposed Memorandum of Understanding will be presented to the City Council for approval subsequent to a review by the City Attorney.

## **OPTIONS**

The City Council could request Staff pursue a complete site analysis or deprioritize the project until a future time.

## **PRINCIPAL PARTIES EXPECTED AT MEETING**

Representative from the Skate Park Foundation  
Jason Lesh

## **ATTACHMENTS**

Draft outline for MOU and Development Review

Staff contact: Matthew Roberts Director, Parks and Recreation

(805) 755-4449 Mattr@ci.carpinteria.ca.us

Reviewed by: Dave Durlinger, City Manager

  
Signature  
  
Signature

**Carpinteria Skate Park Project  
Draft MOU Outline  
A publically owned facility funded by the Carpinteria Skate  
Foundation**

**Design Phase**

Selection of a design professional to be hired by City

Design Attributes and Operational Plan agreed upon by City and Foundation

Term / Insurance / hours of operation / site control / daily and non  
routine maintenance / other

City provides site land survey, project management and design input

Foundation provides design profession selection recommendation,  
design input and design funding.

Public Facility Site Acquisition/Development Committee reviews concept plan as  
needed.

Makes recommendation to City Council on size, site plan, operations, etc.

City Council authorizes project to proceed to permit phase.

**Project Permit Application Phase**

Detailed Project description

Environmental Review

Funding for Environmental Review / consultants

Community Development Department charges

Public meeting: Architectural review

Public Hearing: Planning Commission

Appeal Periods /Appeal expenses

**Construction Phase**

Final approval of construction plans / Building Permit

Funding for Construction Phase

City provides Project Management

Public bidding pursuant to Public Contract Code

Construction Management

**Operation Phase**

Funding for annual Operations and Maintenance  
Insurance  
Special Events  
Other



# City of Carpinteria

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## COUNCIL AGENDA STAFF REPORT October 26, 2015

### **ITEM FOR COUNCIL CONSIDERATION**

Preparation for the 2015/2016 Storm Season

### **STAFF RECOMMENDATION**

Action Item \_\_\_\_ ; Non-Action Item X

Receive and file report and provide direction as appropriate.

**Motion:** I move to receive and file the report on the City's efforts to prepare for the 2015/2016 storm season.

### **BACKGROUND**

For the past several months, climatologists have been measuring an ocean warming trend near the equator that is consistent with a strong El Niño type pattern. The National Oceanic and Atmospheric Administration recently issued an advisory warning that predicts a 95% chance of El Niño this winter; however, what exactly will happen remains to be seen. Similar El Niño weather occurred back in the winter of 1997-1998, and resulted in above average rainfall and much storm related damage on the south coast of Santa Barbara County.

At the end of January and beginning of February 1998, severe flooding occurred on local streets, Linden Field, and 90% of the beach berm was lost between Holly Avenue and Ash Avenue. The storm intensified and culminated in continued erosion of the berm, substantial flooding of local streets, highway closures and the loss of many large trees as a result of high winds. The worst part of the winter storm occurred on February 3 when the berm was completely destroyed between Holly and Ash streets and a severe rain storm flooded Linden Avenue, south of the railroad tracks, Third Street at Holly, Elm and Ash Streets. Ash Avenue sustained heavy flooding from Dorrance to halfway past Third Street with several flooded homes, garages, and yards. The City received reports of flooded homes in several areas including Ninth Street, Vallecito and areas north of the freeway.

The most severe drain on the City's resources both in terms of staff and financial resources, was the need to reconstruct the berm along the City's beach front. Due to

the severity of the storm and its effects on local resources, a Proclamation of a Local Emergency was issued on February 4, 1998.

The potential weather pattern could have comparable effects on the City this time around. There is a possibility that certain roads might be impassable due to flooding or debris (e.g. fallen trees/branches) and power loss might occur. The City is preparing City staff and the community for what could be a very wet season.

## **DISCUSSION**

The threat of flooding depends on a complex combination of conditions, including the amount, intensity, and distribution of rainfall, previous moisture conditions, and drainage patterns. The primary effect of flooding is the threat to life and property. Floods may also create health hazards due to the discharge of raw sewage from damaged sewer lines or due to toxic materials carried off by flood waters. In addition, vital public services may be disrupted. In November 2014, the City Council adopted the City's Emergency Operations Plan which addresses the City's planned response to extraordinary emergency situations associated with natural disasters, technological and intentional incidents, and national security emergencies in or affecting the City. This Plan assists the City in preparing for the threat of flooding at various emergency readiness stages ranging from a minimal "Watch Stage" for light to moderate rain all the way to "Stage IV" when there is a strong threat to private property and persons.

The Departments of Public Works and Parks and Recreation are currently working on several tasks to prepare for the potential wet winter.

### **Department of Public Works Preparations:**

In addition to the procedures addressed in the City's Emergency Operations Plan, Public Works will do the following in anticipation of the wet winter:

- Clear roadway drainage systems.
- Empty Continuous Deflective Separation (CDS) units.
- Clean out the Malibu Channel.
- Perform tree trimming activities until a tree trimming contractor is awarded a contract.
- Purchase four pallets of sand bags and two bunkers of sand (double the quantity of a normal year).
- Provide sand bags and sand for the public.
- Make sure equipment is in ready condition.
- Setup a contract that pays a contractor to work during an emergency and keep certain equipment available on hand in case of an emergency.
- Track staff time spent on preparations and responses to damage of City facilities. Should the Governor and President declare States of Emergency, the Federal government may reimburse the City for costs incurred due to storm debris removal and repairs.



- Organize storm preparation meetings between the City, Santa Barbara County Flood Control, Carpinteria Valley Water District, and Carpinteria Sanitary District and Carpinteria-Summerland Fire Protection District.

**Department of Parks and Recreation Preparations:**

The Parks and Recreation Department handles the beach berm's winter preparations every year. The purpose of the berm is to provide a measure of protection to the houses on Carpinteria City Beach during a severe winter storm and reduce any damage. Historically, powerful waves have been known to overrun and flood local beaches and coastal structures. The berm is built along the entire City Beach from the City's western-most boundary to the eastern limit of Linden Avenue during the second half of November. It is built to an approximate height of sixteen feet above sea level or higher depending on field conditions and sand inventories. Even though there is a strong potential for heavy storms this winter, the berm will not be constructed any larger than in the past. The berm must comply with the specifications outlined in the annual Coastal Commission permit. The City's winter protection berm is an important public safety project that protects public and private property improvements along the City Beach. The level of protection provided by the berm is not intended to serve as a substitute for any private storm protection improvements or private flood insurance. Even with the winter protection berm in place, the possibility of damage to adjacent private structures by winter storms is still present.

**Public Outreach:**

Public Outreach on the storm preparation will include the following:

- Public Works placed a "Living the Green Life" article in the October 8, 2015 edition of the Coastal View Newspaper explaining how residents could prepare their homes for the potential wet winter, such as adding mulch to areas of bare soil to reduce erosion, placing sandbags in areas prone to flooding, clearing properties of any improperly stored materials so any toxic materials don't enter the watershed, and ensuring drainage systems are cleared to reduce the risk of flooding.
- Placing an ad in the Coastal View Newspaper informing residents that sandbags are available at the Public Works Yard next to City Hall (maximum 20 sandbags per household).
- Presentation of this staff report relaying the City's storm preparation and outreach efforts at the public City Council meeting of October 26, 2015.
- Posting available resources and information on the City's website and City Scroll.
- Placing storm preparation article & information in the City's Fall Newsletter.

The City is asking residents to prepare now. Flood preparation resources and information are available at the City's Emergency Preparedness website at [http://carpinteria.ca.us/emergency\\_preparedness/index.shtml](http://carpinteria.ca.us/emergency_preparedness/index.shtml).

## **POLICY CONSISTENCY**

The City's aforementioned storm preparation efforts are consistent with the goals adopted in the City's Emergency Operations Plan.

## **FINANCIAL CONSIDERATIONS**

The Public Works Department has budgeted for storm preparation. Costs the City may incur from storm damage repair may be reimbursable by the Federal government, depending on the magnitude of the pending winter storm and whether or not the Governor and President declare a State of Emergency in this area.

## **LEGAL**

There are no legal issues regarding this item at this time.

## **OPTIONS**

At this time, the Department of Public Works is only requesting that the City Council receive this report and give further direction to staff as appropriate.

## **PRINCIPAL PARTIES EXPECTED AT MEETING**

There are no principal parties expected at the meeting.

## **ATTACHMENTS**

There are no attachments.

Staff contact:

Brian C. Barrett, Management Analyst  
(805) 684-5405, ext. 446  
[brianb@ci.carpinteria.ca.us](mailto:brianb@ci.carpinteria.ca.us)

  
Signature

Reviewed by:

Charles W. Ebeling, P.E., Public Works Director

  
Signature

Reviewed by: Dave Durflinger, City Manager

  
Signature



# City of Carpinteria

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## COUNCIL AGENDA STAFF REPORT October 26, 2015

### **ITEM FOR COUNCIL CONSIDERATION**

Authorization and Award to Granite Construction for Construction of City Maintenance Project Number 15078 - 2015 Street Rehabilitation Project

### **STAFF RECOMMENDATION**

Action Item   X   ; Non-Action Item       

1. Find Granite Construction's bid responsive and authorize the Mayor to sign the contract with Granite, the lowest responsible bidder, subject to meeting all mandatory contract document requirements for the construction of City Maintenance Project 15078, 2015 Street Rehabilitation Project.
2. Approve a Construction Budget of \$555,520.21.

Motion: I move to:

1. Find Granite Construction's bid responsive and authorize the Mayor to sign the contract with Granite, the lowest responsible bidder, subject to meeting all mandatory contract document requirements for the construction of City Maintenance Project 15078, 2015 Street Rehabilitation Project and
2. Approve a Construction Budget of \$555,520.21.

### **BACKGROUND**

The City of Carpinteria owns and maintains approximately 28 centerline miles of roadways with approximately 5,411,915 square feet of pavement. The roadway pavement alone (not including other infrastructure such as curb, gutter, and sidewalks) represents an asset with a replacement value of approximately \$70,000,000. A well maintained transportation infrastructure is important to the local economy as well as public safety.

Pavement Management Programs (PMP) are a way of tracking past, present and future pavement conditions and maintenance projects in a database. All states and most local agencies now have some form of PMP. To best track data and repair work, many

agencies now also implement pavement maintenance plans. A maintenance plan ensures that a city, county or state is prioritizing roadway and street repairs to best serve the community with proposed pavement maintenance projects. Typically, these projects consist of pothole repair, crack sealing, overlays and slurry seals and in extreme cases, roadway reconstructions.

Pavement management programs consist of performing Visual Condition Ratings (VCRs), non-destructive testing and core sampling on selected street segments. The collected data is then entered into a PMP database that will calculate a Pavement Condition Index (PCI) for each roadway segment and for the entire system.

Since 2010, the City of Carpinteria Department of Public Works has been performing visual and non-destructive testing approximately every two to three years. The information is then inputted into a proprietary subscription based online database software system. The software database system not only tracks the condition of the City's pavement, but it is also a maintenance and budgeting planning tool. As pavement maintenance projects are completed, the new pavement condition is added to the database and a new PCI is calculated by the system. Since 2010 the Department of Public Works has completed the following pavement projects:

- Santa Ynez Avenue from Carpinteria Avenue to northern end – 2010 Overlay
- Casitas Pass Road from US 101 to northern end – 2010 Overlay
- El Carro Lane from west end Sterling Ave (eastbound lane only) – 2012 Slurry
- El Carro Lane adjacent to sidewalk project near El Carro Park – 2012 Slurry
- Santa Ynez Avenue adjacent to sidewalk projects south of Via Real – 2014 Slurry
- Carpinteria Avenue from Linden Avenue to Carpinteria Creek – 2014 Overlay
- Casitas Pass Road from Carpinteria Avenue to US 101 – 2014 Overlay

As shown in the above list, Public Works often includes a pavement maintenance component with adjacent projects when possible. Although the Department has completed two major overlay projects and several smaller projects since 2010, overall the City's system-wide PCI has continued to decline from a "very good" starting point of 74 to a "good" 65. Due to limited funding, the City has followed a strategy of keeping the main roadway arterial, Carpinteria Avenue, in good condition. However, this strategy has not addressed the larger system needs and so the PCI has continued to decline.

On May 26, 2015, City Council authorized Public Works to include a \$500,000 Pavement Rehabilitation Project to the FY 2015-2016 City of Carpinteria Budget. The Department directed Pavement Engineering Inc. to prepare a plans, specifications and estimates package to satisfy a \$500,000 pavement project with street location selections based on City Council guidance from the August 10, 2015 Council Meeting.

## **DISCUSSION**

Bids from qualified contractors were solicited using the formal bid process required by California Public Contract Code, and the Uniform Construction Cost Accounting Commission Manual, as adopted by the City of Carpinteria. Requests for bids were issued on September 10, 2015 and a notice was posted in the Coastal View newspaper. Bids were received from three contractors and the lowest responsive bid was provided by Granite Construction.

## **POLICY CONSISTENCY**

The Circulation Element of the City's General Plan discusses implementing a PMP to help establish baselines and improvement strategies to repair and replace aging street infrastructure over time. It also mentions road surface rehabilitation along segments of Carpinteria Avenue and Casitas Pass Road. A Pavement Maintenance Project is also listed in the City's Annual Work Program.

## **FINANCIAL CONSIDERATIONS**

The project construction costs amount (including contingencies) is \$555,520.21. Measure A funding was used for the design and construction phases of this project.

| <u>Project Costs:</u>    |               | <u>Project Funding:</u> |               |
|--------------------------|---------------|-------------------------|---------------|
| Construction Contract    | \$ 483,061.05 | Measure A               | \$ 83,495.21  |
| Design Consultants       | \$ 27,975.00  | General Fund            | \$ 500,000.00 |
| Const. Contingency (15%) | \$ 72,459.16  |                         |               |
| Total:                   | \$ 583,495.21 | Total:                  | \$ 583,495.21 |

## **LEGAL**

There are no legal issues that pertain to this item.

## **OPTIONS**

The City Council could choose not to authorize awarding of the project to Granite Construction and give further direction to staff.

## **PRINCIPAL PARTIES EXPECTED AT MEETING**

There are no principal parties expected at the meeting.

## **ATTACHMENTS**

Attachment A – Bid Schedule

Award CIP 15078  
October 26, 2015

Staff contact: Matt Maechler, P.E.  
805-684-5405 x441, MattM@ ci.carpinteria.ca.us



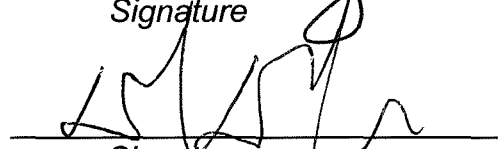
Signature

Reviewed by: Charles W. Ebeling, P.E., T.E.  
805-684-5405 x402, CharlesE@ ci.carpinteria.ca.us



Signature

Reviewed by: Dave Durflinger, City Manager



Signature

Award CIP 15078  
October 26, 2015

**Attachment A**  
**Bid Schedule**

CITY OF CARPINTERIA  
2015 STREET REHABILITATION PROJECT  
ENGINEER'S ESTIMATE - ADDENDUM 2

BIDDER: GRANITE CONSTRUCTION COMPANY

| ITEM NO. | BID ITEMS                                                 | PAYMENT REFERENCE | UNIT | TOTAL QUANTITIES | UNIT PRICE | TOTAL COST |
|----------|-----------------------------------------------------------|-------------------|------|------------------|------------|------------|
| 1        | Mobilization, Bonds & Insurance                           | D-1.08            | LS   | 1                | 40,832     | 40,832     |
| 2        | Traffic Control                                           | D-2.04            | LS   | 1                | 20,500     | 20,500     |
| 3        | Storm Water Pollution Control Program                     | D-3.03            | LS   | 1                | 7500       | 7500       |
| 4        | Crack Seal & Micro Surfacing (Type II)                    | D-8.18            | TN   | 182              | 388        | 70,616     |
| 5        | Crack Seal & Slurry Seal (Type II)                        | D-9.03            | TN   | 281              | 304        | 85,424     |
| 6        | Hot Mix Asphalt HMA Type A (PG 64-10) (3/8" Max.)         | D-4.04            | TN   | 49               | 150        | 7,350      |
| 7        | Hot Mix Asphalt HMA Type A (PG 64-10) (1/2" Max.)         | D-4.04            | TN   | 1,159            | 125.00     | 145,875    |
| 8        | Cold Plane & Remove 6-1/2" Existing Section               | D-6.04            | SF   | 24,543           | 1.40       | 34,360.20  |
| 9        | 6" Deep Lift Stabilization (Allowance)                    | D-7.05            | SF   | 1,227            | 5.50       | 6,748.50   |
| 10       | Crack Fill & Seal Coat                                    | D-12.04           | SF   | 3,761            | 1          | 3,761      |
| 11       | Digout or Remove & Replace 4" HMA                         | D-7.05            | SF   | 3,194            | 6          | 19,164     |
| 12       | Skin Patch                                                | D-4.04            | SF   | 202              | 1          | 202        |
| 13       | Keycut A (6')                                             | D-6.04            | LF   | 866              | 2          | 1,732      |
| 14       | Keycut B (15')                                            | D-6.04            | LF   | 28               | 35         | 980        |
| 15       | Prune & Remove Roots Under HMA/PCC Repairs                | D-14.03           | SF   | 167              | 2          | 334        |
| 16       | Shoulder Backing                                          | D-17.04           | LF   | 915              | 4          | 3,660      |
| 17       | Remove & Replace PCC Spandrel                             | D-15.04           | SF   | 12               | 160        | 1,920      |
| 18       | Remove & Replace PCC Curb & Gutter                        | D-15.04           | LF   | 52               | 105        | 5,460      |
| 19       | Blue RPM @ Hydrant                                        | D-18.04           | EA   | 23               | 10         | 230        |
| 20       | Adjust Manhole Covers to Finish Grade                     | D-13.03           | EA   | 1                | 600        | 600        |
| 21       | Adjust Water Valve Covers to Finish Grade                 | D-13.03           | EA   | 5                | 350        | 1,750      |
| 22       | Lower Water Valve Covers                                  | D-13.03           | EA   | 5                | 200        | 1,000      |
| 23       | Monument Perpetuation - Construct New Surface Monument    | D-13.03           | EA   | 1                | 950        | 950        |
| 24       | Adjust Survey Monument Covers to Finish Grade             | D-13.03           | EA   | 1                | 400        | 400        |
| 25       | Adjust Utility Covers to Finish Grade (Telephone Manhole) | D-13.03           | EA   | 2                | 800        | 1,600      |
| 26       | Lower Utility Covers (Telephone Manhole)                  | D-13.03           | EA   | 1                | 300        | 300        |
| 27       | Install 12" White Crosswalk / Limit Line (Thermo)         | D-18.04           | LF   | 453              | 3          | 1,359      |
| 28       | Repaint Red Curb (Paint)                                  | D-18.04           | LF   | 2,092            | 2          | 4,184      |
| 29       | Install White Curb (Loading & Unloading)                  | D-18.04           | LF   | 22               | 2          | 44         |
| 30       | White Continental Crosswalk (Thermo)                      | D-18.04           | EA   | 1                | 1200       | 1200       |
| 31       | Install Caltrans Striping Detail #2 (Thermo)              | D-18.04           | LF   | 3,026            | 0.85       | 2,572.10   |
| 32       | Install Caltrans Striping Detail #21 (Thermo)             | D-18.04           | LF   | 325              | 2          | 650        |
| 33       | Install Caltrans Striping Detail #22 (Thermo & Markers)   | D-18.04           | LF   | 1,298            | 2          | 2,596      |
| 34       | Install Caltrans Striping Detail #27 (Thermo)             | D-18.04           | LF   | 238              | 6          | 1,428      |
| 35       | Install Caltrans Striping Detail #29 (Thermo & Markers)   | D-18.04           | LF   | 500              | 4          | 2,000      |
| 36       | Install Caltrans Striping Detail #32 (Thermo & Markers)   | D-18.04           | LF   | 447              | 4          | 1,788      |
| 37       | Install Caltrans Striping Detail #38 (Thermo & Markers)   | D-18.04           | LF   | 476              | 1.25       | 595        |
| 38       | Install Caltrans Striping Detail #38A (Thermo)            | D-18.04           | LF   | 31               | 1.25       | 38.75      |
| 39       | Install Caltrans Striping Detail #39 (Thermo)             | D-18.04           | LF   | 2,502            | 0.75       | 1,876.50   |
| 40       | Install Caltrans Striping Detail #39A (Thermo)            | D-18.04           | LF   | 141              | 1          | 141        |
| 41       | Install Type IV (R/L) Arrow (Thermo)                      | D-18.04           | EA   | 9                | 85         | 765        |
| 42       | Install Type VIII (R/L) Arrow (Thermo)                    | D-18.04           | EA   | 1                | 100        | 100        |
| 43       | Install "25" Legend (Thermo)                              | D-18.04           | EA   | 1                | 85         | 85         |
| 44       | Install "40" Legend (Thermo)                              | D-18.04           | EA   | 4                | 85         | 340        |
| 45       | Install "STOP" Legend (Thermo)                            | D-18.04           | EA   | 17               | 125        | 2,125      |
| 46       | Install "AHEAD" Legend (Thermo)                           | D-18.04           | EA   | 2                | 150        | 300        |
| 47       | Install "YIELD" Legend (Thermo)                           | D-18.04           | EA   | 1                | 125        | 125        |
| 48       | Trim Vegetation from Work Zone                            | D-19.03           | LS   | 1                | 1500       | 1500       |

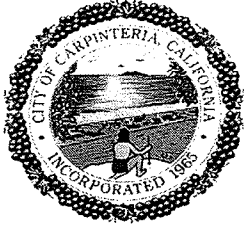
TOTAL

BASE BID TOTAL AMOUNT IN FIGURES: 144,875.00 483061.05

BASE BID TOTAL AMOUNT IN WORDS: Four Hundred Eighty Three Thousand and Sixty One Dollars and Five Cents

\*NOTE: In case of error in extension of price into the total price column, the unit price will govern.





# City of Carpinteria

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## COUNCIL AGENDA STAFF REPORT October 26, 2015

### ITEM FOR COUNCIL CONSIDERATION

Adoption of Interim Urgency Ordinance No. 705, establishing a temporary moratorium on Short Term Rental use in the City of Carpinteria.

### STAFF RECOMMENDATION

Action Item X Non-Action Item \_\_\_\_

Adopt Ordinance No. 705, establishing a temporary moratorium on Short Term Rental use in the City of Carpinteria.

Motion: I move to approve and adopt Ordinance No. 705, as read by title only, to go into effect immediately.

### BACKGROUND

The growth in short-term rentals ("STR")<sup>1</sup> across the country has raised important public health, safety and welfare concerns and policy issues that are being widely studied and that have resulted in many cities adopting regulations, including limiting location and number of STRs, and establishing permitting and operating regulations.

At its August 10, 2015 meeting, the City Council considered a Staff Report (attached) and public testimony that, in part, addressed issues STRs are creating in Carpinteria. After deliberating on the matter, the Council directed staff to initiate the process of amending the City's zoning regulations pertaining to STRs in response to the growth in STRs in Carpinteria and concern over the potential negative ramifications of that growth on the City's neighborhoods and housing stock.

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<sup>1</sup> **Short-Term Rental (STR):** Generic term for residential units rented for 30 consecutive days or less and which can therefore be subject to applicable city or county land use regulations, permit/licensing requirements, fees and/or taxes. STRs include both Vacation Rentals and Home Stays.

Based on the direction provided by the City Council on August 10<sup>th</sup>, City staff is in the process of drafting an ordinance that would amend Chapter 14, Zoning, of the Carpinteria Municipal Code by establishing a definition of STR uses, regulating the location and density of STRs, and, where allowed, establishing permitting and operating standards. The matter is expected to come before the Planning Commission for a public hearing and recommendation before the end of the year.

The purpose of this report is to present information to assist the City Council in considering whether an interim urgency ordinance establishing a temporary moratorium on STRs in Carpinteria is necessary in order to protect the public health, safety and welfare of the City's residents and prevent establishment of STRs that may conflict with zoning standards ultimately adopted by the City.

## **DISCUSSION**

The City currently limits STRs to its multi-family residential zone districts. In order for a property owner to legally establish and operate an STR use in Carpinteria, a City business license, with related zoning clearance, and a Transient Occupancy Tax certificate must be acquired. STR use is allowed only in multi-family residential zones and commercial zones where lodging facilities are permitted.

The City of Carpinteria began tracking STRs in 2012 in order to ensure they were located in zoning districts where they could be allowed and to gain compliance with City Business License and Transient Occupancy Tax requirements. At that time it was estimated that the City had between 100-150 STR units. Currently the City estimates that there are over 200 units that fall under existing licenses and approximately 50 unlicensed units, some in zones where such use is prohibited.

This year, to date, the City has licensed 15 vacation rentals, five of which have been received since the Council's hearing on the matter in August. This is believed to be the greatest number of STRs licensed in any single year in the City's history and reflective of an upward trend. The City is also receiving a greater number of complaints about STRs, indicating a need both for additional regulation of the use and for increased enforcement of current regulations that prohibit STRs in single family neighborhoods.

As a part of its consideration of the matter, the City Council received information that STR use has been growing exponentially in many visitor serving communities across the country and that this has resulted in the loss of housing that would otherwise be available in the long-term rental and ownership market. Information was shared about the number and location of STRs in the City of Carpinteria.

The Council also received information and testimony about the compatibility of STR use in residential neighborhoods and impacts on quality of life. The City Council was referred to the City's latest Economic Profile that discusses the inherent conflict

between the economic benefits of growth in STRs and the affordability and availability of workforce housing in support of the local economy. The Council also received a letter from the Santa Barbara Housing Authority summarizing its July 2015 meeting on the subject of STRs and related concerns about housing affordability and availability in the region including Carpinteria.

City Council members expressed concern that the unregulated growth of STRs in the City's multi-family residential areas would result in higher cost and lower availability of housing for workers and others seeking permanent housing in Carpinteria, as well as negative effects unregulated STR use could have on neighborhood character and quality of life.

It is well understood in Carpinteria and the greater south coast of Santa Barbara county that long-term rental housing rates continue to rise and vacancy rates are at or near all-time lows. A second quarter 2015 Radius Real Estate group update states that "Apartment rents continue to rise in Santa Barbara County with a typical 1BR renting at \$1750/Mo. And a 2BR/1BA \$2500/mo. The vacancy rate is still at an astonishing low of .99%. As many are shifting from home ownership to renting, the demand for apartments is out growing available rentals." The City's 2015 Economic Profile estimates the City's multi-family vacancy rate at 0.29%. The Profile report also concludes that homeownership opportunities in the City are being limited by low levels of inventory and rising prices.

Existing non-STR lodging accommodations in Carpinteria include 594 hotel/motel rooms in six lodging properties and a 140 space State Beach campground. The hotel/motel average daily rental rates in Carpinteria tend to be 10-15% lower than Santa Barbara rental rates and range from approximately \$100 - \$250. Carpinteria also currently has over 200 legally licensed STR units available as accommodation options for visitors. Neither non-STR lodging accommodations nor legally licensed STR units would be affected by adoption of the recommended urgency ordinance. Staff believes that the level of lodging accommodations available in Carpinteria is sufficient to meet demand during the period while the City considers and adopts new regulations relating to STRs.

An interim ordinance establishing a temporary moratorium on new STRs in Carpinteria is being recommended by City staff in order to ensure that, while the City studies, develops, and considers regulations, that STRs are not established that could conflict with the regulations ultimately adopted by the City. The effect of the recommended temporary moratorium would be to prohibit, effective immediately upon adoption, the City from issuing business licenses and Transient Occupancy Tax certificates for STR use.

The initial urgency ordinance has a 45-day term and may be extended under certain circumstances for an additional 22 months and 15 days. The temporary moratorium, if adopted, would likely be in effect until such time as it is replaced by a permanent

ordinance that establishes the City's new STR regulations. Additional discussion on the legal requirements for establishing an urgency ordinance are discussed in the Legal section below.

### **POLICY CONSISTENCY**

Establishing a temporary moratorium can be found to be consistent with the City's interest in protecting the public health, safety and welfare of its residents, specifically in terms of maintaining neighborhood integrity/character, quality of life, and the City's housing stock.

### **FINANCIAL CONSIDERATIONS**

STR uses that are permitted and licensed are required to remit Transient Occupancy Taxes to the City and are contributors to an important revenue source for delivery of public services. It is not expected that a temporary moratorium on establishment of new STRs will have a substantive effect on City revenues or its ability to deliver necessary services.

### **LEGAL**

It is a well-established legal principle that a public agency's police power has broad application to protect the public health, safety and welfare of its residents. Further, Section 65858 of the California Government Code authorizes a city or a county to adopt an urgency ordinance to temporarily prohibit certain land uses, including particular types of businesses in the community upon a finding that the ordinance is necessary to address a current and immediate threat to public health, safety, or welfare.

Under Section 65858 of the Government Code, a City can adopt an urgency ordinance without following the typical procedures that it would use to amend its municipal code. As a result, an urgency ordinance can be passed without advance notice to the public and can be immediately effective. California law requires that an urgency ordinance be approved by a four-fifths vote of the local legislative body. An urgency ordinance may remain in effect for only 45 days, unless it is extended by another four-fifths vote. After notice and a hearing, a local government can extend the ordinance for either ten months and 15 days, with the option of an additional one-year extension, or 22 months and 15 days. Any extension requires a four-fifths vote of the local legislative body.

### **OPTIONS**

- A. Adopt the proposed urgency ordinance thereby establishing a temporary moratorium concerning STRs.
- B. Direct modification to the proposed urgency ordinance and approve or schedule for reconsideration at a future meeting.

C. Decline to enact an urgency ordinance.

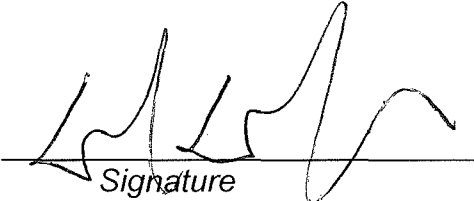
**PRINCIPAL PARTIES EXPECTED AT MEETING**

N/A

**ATTACHMENTS**

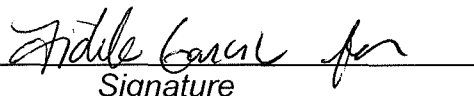
- A. Ordinance No. 705
- B. Staff Report, City Council meeting of August 10, 2015

Staff contact: Dave Durflinger, City Manager  
(805 755-4400, daved@ci.carpinteria.ca.us)



Signature

Reviewed by: Legal Counsel



Signature

## ATTACHMENT A

**ORDINANCE NO. 705**

**AN URGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
CARPINTERIA, CALIFORNIA ESTABLISHING A MORATORIUM ON THE  
ISSUANCE OF BUSINESS LICENSES AND/OR TRANSIENT OCCUPANCY TAX  
CERTIFICATES OR ANY OTHER ENTITLEMENT FOR THE OPERATION OF  
SHORT-TERM RENTALS WITHIN RESIDENTIAL ZONES.**

**WHEREAS**, pursuant to the City of Carpinteria's ("City") police power, as granted broadly under Article XI, Section 7 of the California Constitution, the City Council of the City ("City Council") has the authority to enact and enforce ordinances and regulations for public health, safety and welfare; and

**WHEREAS**, the City's Zoning Ordinance currently allows rentals of residential units for periods of thirty (30) consecutive days or less ("short-term rentals") in the City's Planned Residential Development Districts ("PRD District") and all of the City's Central Business District ("CB District") and Commercial Plan Development Districts ("CPD District") and prohibits short-term rentals in all Single-Family Residential Districts ("R-1 District"), Planned Unit Development Districts ("PUD District"), and Mobile Home Park Plan Development Districts ("MHP District"); and

**WHEREAS**, legal operation of a short-term rental requires issuance of both a business license and transient occupancy tax ("TOT") certificate from the City; and

**WHEREAS**, the City currently offers a wide variety of options for overnight visitors, ranging from campground spaces to motel and hotel rooms to bed and breakfasts to legally operating licensed and certificated short-term rental units, which are not affected by this urgency ordinance ("Ordinance"); and

**WHEREAS**, online host sites increasingly have become a popular marketing technique to advertise residential units that are available for short-term rental use; and

**WHEREAS**, the City has recently experienced a sharp increase in the number of residential units being converted to short-term rentals; and

**WHEREAS**, the City's character as a classic California beach town and its reputation as a desirable vacation destination substantially increases the likelihood that residential units will continue to be converted to short-term rentals at a fast pace within the City's boundaries; and

**WHEREAS**, both the availability and affordability of housing is already very low in the City, making it extremely challenging for first time home buyers to enter the housing purchase market, for renters seeking other than short-term rentals to find available housing, and for business owners to meet the housing needs of their employees; and

**WHEREAS**, residents living in close proximity to the locations of short-term rentals have expressed concerns to the City regarding the excessive noise, disorderly conduct, overcrowding, traffic congestion, illegal vehicle parking and the accumulation of refuse attributable to short-term rentals which have required an escalation in responses from police, code enforcement, and other City services; and

**WHEREAS**, the City Council finds that the above conditions create substantial health, safety and welfare problems for the City, its residents and its businesses; and

**WHEREAS**, on August 10, 2015 the City Council directed City staff to prepare a proposal to adopt zoning regulations for short-term rentals within the City, including but not limited to consideration of designation of zone district boundaries in which such uses should be allowed, quantitative numeric caps on the number of such uses, and required operational restrictions; and

**WHEREAS**, City staff is currently studying and drafting comprehensive regulations governing short-term rentals pursuant to the City Council's direction; and

**WHEREAS**, a temporary moratorium is necessary to allow City staff time to study possible revisions to the City's zoning ordinance and other regulations to address the matters set forth above, which regulations when completed will be brought back for City Council consideration within a reasonable time; and

**WHEREAS**, California Government Code Section 65858 provides that for the purpose of protecting the public safety, health and welfare and without following the procedures otherwise required prior to adoption of a zoning ordinance, the City Council may adopt, as an urgency measure, an urgency ordinance prohibiting any uses which may be in conflict with "a contemplated general plan, specific plan, or zoning proposal that the [City Council], planning commission or the planning department is considering or studying or intends to study within a reasonable time"; and

**WHEREAS**, in the absence of an urgency moratorium, the City's ability to effectively address in a timely manner the negative impacts caused by short-term rentals on the public health, safety and welfare will be seriously compromised; and

**WHEREAS**, the City Council has determined, by at least a four-fifths (4/5) vote, that this Ordinance is adopted pursuant to the requirements of Government Code section 65858, is a matter of City-wide importance, is a reasonable and necessary measure designed for immediate preservation and protection of the public health, safety and welfare of the community, and is in accord with the public purposes and provisions of applicable State and local laws and regulations.

**NOW, THEREFORE, THE CITY COUNCIL HEREBY ORDAINS AS FOLLOWS:**

**SECTION 1. Recitals Incorporated.**

The above recitals are incorporated herein and are each relied upon independently by the City Council in its adoption of this Ordinance.

**SECTION 2. Declaration of Urgency.**

The City Council of the City hereby finds and declares that, for the reasons set forth in the above Recitals, there is a need to enact an urgency ordinance establishing a moratorium on the issuance of all business licenses and/or TOT certificates or any other entitlement for the operation of short-term rentals within the City's residential zones, subject to the findings and conditions contained in this Ordinance. Prior to the issuance of further entitlements for short-term rentals within residential areas, the City staff needs time to study the Carpinteria Municipal Code



("CMC"), including the Zoning Ordinance, and other regulations to ensure that the provisions of the Zoning Code and other regulations regarding short-term rentals are compatible with and support the City's General Plan, insure consistency with surrounding land uses, are in compliance with evolving state and federal law, and adequately insure that the effects of such land use on the health, safety and welfare of the residents and businesses of Carpinteria are adequately addressed.

### **SECTION 3. Moratorium.**

Notwithstanding any other provisions of the CMC or any other ordinances or regulations of the City to the contrary, no business license and/or TOT certificate or any other entitlement which has as its result the approval or allowance of the operation of a short-term rental within the City's residential zones shall be granted or approved by any employee, department or commission of the City for a period of forty-five (45) days immediately succeeding the effective date of this Ordinance.

### **SECTION 4. Immediate Threat.**

Based on the findings herein, this Ordinance is adopted pursuant to California Government Code Section 65858; adoption of such Ordinance is required in order to address the current and immediate threat identified by the City Council to the public health, safety and welfare of residents and businesses that would result from the grant of new business licenses and/or TOT certificates for the operation of short-term rentals within the City's residential zones.

### **SECTION 5. Hardship Exception/Waiver.**

The City of Carpinteria, on a case-by-case basis, shall have the authority, upon a showing of good cause by an applicant, to waive the interim prohibition/moratorium imposed by this Ordinance and allow for the granting of a business license and/or TOT certificate to said applicant. Good cause shall mean a factual and evidentiary showing by the applicant that the interim prohibition/moratorium, if not waived, will deprive the applicant of substantially all reasonable economic use of his/her property. All such applications for waiver shall be filed with the City Community Development Department. Fees for waiver applications and associated appeals shall be the same as those charged for issuance of a business license and/or TOT certificate.

### **SECTION 6. Definition of Short-Term Rental**

For the purposes of this Ordinance, "short-term rental" is defined as the rental of residential units for a period of 30 consecutive calendar days or less, subject to applicable city and/or county land use regulations, permitting and licensing requirements, and payment of applicable fees and/or tax, including TOT.

### **SECTION 7: Effective Date.**

This Ordinance shall be in effect for a period of forty-five (45) days immediately following the date of adoption; provided, however, that after notice pursuant to California Government Code Section 65090 and a public hearing, the City Council members, by the affirmative vote of at least four-fifths (4/5) of the voting members, may extend this Ordinance for an initial period of time up to 10 months and 15 days pursuant to California Government Code Section 65858. Thereafter, a further extension of one (1) year is also permitted.

## **SECTION 8: Property Transfers and Existing Short-Term Rentals.**

If a property that has been issued a valid business license and TOT certificate authorizing operation of a short-term rental use undergoes a change in ownership during the moratorium enacted pursuant to this Ordinance, the new owner may amend the existing business license and TOT certificate to reflect the change in ownership and may continue such use in compliance with all conditions and requirements.

## **SECTION 9: Amendment of Ordinance.**

The City Council by ordinance after notice of public hearing and by the affirmative vote of at least four-fifths (4/5) of the City Councils may modify, amend, delete or add to this Ordinance upon a finding that such action will implement and enforce the goals, policies, and purposes of this Ordinance.

## **SECTION 10: Severability.**

If any section, subsection, sentence, clause, phrase or word of this Ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decisions shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed and adopted this Ordinance, and each and all provisions hereof, irrespective of the fact that one or more provisions may be declared invalid.

## **SECTION 11: CEQA Exemption.**

The City Council finds that this Ordinance is not subject to the California Environmental Quality Act ("CEQA") pursuant to Title 14 of the California Code of Regulations, CEQA Guidelines Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378); the Ordinance prevents changes in the environment pending completion of the contemplated Carpinteria Municipal Code review and thus has no potential for resulting in physical change to the environment, directly or indirectly.

**PASSED, APPROVED, AND ADOPTED** this 26th day of October, 2015, by the following called vote:

**AYES: COUNCILMEMBERS:**

**NOES: COUNCILMEMBERS:**

**ABSENT: COUNCILMEMBERS:**

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Mayor of the City of Carpinteria

**ATTEST:**

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City Clerk, City of Carpinteria

*I hereby certify that the foregoing Ordinance was duly and regularly introduced and adopted at a regular meeting of the City Council of the City of Carpinteria held the this 26th day of October, 2015.*

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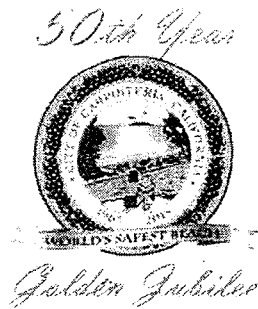
City Clerk, City of Carpinteria

**APPROVED AS TO FORM:**

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Peter N. Brown, on behalf of Brownstein  
Hyatt Farber Schreck, LLP acting as City  
Attorney of the City of Carpinteria

## ATTACHMENT B



# City of Carpinteria

## COUNCIL AGENDA STAFF REPORT August 10, 2015

### ITEM FOR COUNCIL CONSIDERATION

Initiation of changes to City regulations concerning short-term residential rental use.

### STAFF RECOMMENDATION

Action Item   X  ; Non-Action Item       

Initiate amendment to the Carpinteria Municipal Code pertaining to short-term residential rental use.

**Motion:** I move to direct staff to prepare a draft ordinance amending the Carpinteria Municipal Code, as discussed, pertaining to short-term residential rental use.

### DEFINITIONS

**Home Stays:** A type of STR where the permanent resident remains onsite during the rental period. Does not include bed and breakfast inns or hosting of guests.

**Short-Term Rental (STR):** Generic term for residential units rented for 30 consecutive days or less and which can therefore be subject to applicable city or county land use regulations, permit/licensing requirements, fees and/or taxes. STRs include both Vacation Rentals and Home Stays.

**Tourism Business Improvement District (TBID):** Special assessment or taxing district that applies to visitor serving uses.

**Transient Occupancy Tax (TOT):** Local tax that applies to all rentals of 30 days or less under California law. Also known as a hotel bed tax.

**Vacation Rentals:** A type of STR where the permanent resident does not remain onsite during the rental period. Does not include time shares or house swapping.

## **BACKGROUND**

Many communities across the state and country are experiencing a growth in the number of residential units being converted for short-term rental use.<sup>1</sup> In Carpinteria this is also the case, where it is estimated that 271 short-term rentals now exist.

Short-term rental (STR) is a generic term for residential units rented for 30 consecutive days or less and which can therefore be subject to applicable city or county land use regulations, permit/licensing requirements, fees and/or taxes. STRs include both Vacation Rentals and Home Stays. Home Stays involve the permanent resident remaining onsite during the rental period. With Vacation Rentals, the permanent resident does not remain onsite during the rental period.<sup>2</sup>

STRs do not include lodging accommodations such as hotels (including bed & breakfast inns), hostels and time-shares. STRs are also distinct from other non-rental shared use of residences such as house swapping or hosting of guests, none of which appears to be included in the current discussions that cities are having concerning STRs as there is typically no monetary payment for such stays.

Home Stays and Vacation Rentals have been around for decades, historically advertised in magazines, newspapers or by word of mouth. In seasonal resort areas, property management companies often specialize in the marketing and maintenance of vacation rental properties. In recent years, a number of web-based, sharing economy businesses have been created that provide short-term services in a manner that takes advantage of the attributes of the internet (e.g., Uber, Airbnb, etc.).

The online STR industry provides access to a wider audience, making it easier to comparison shop, and generally making the process of entering into a rental agreement more efficient. For property owners, STRs can provide supplemental income and even business opportunities. For visitors, STRs are often less expensive, provide amenities not typically available in a standard hotel or motel room, and are generally located outside of commercial centers more appropriate for traditional short-term lodging.

STRs can also be an important resource for resort communities, providing an expandable lodging inventory available virtually on-demand and leading to increased revenue from tourism for local businesses. For local governments, STRs have created the potential for growth in visitorship and associated revenues such as transient occupancy tax.

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<sup>1</sup> "7 Hot Trends in the Real Estate Market: Hotel, Condo and Vacation Rental Boom and More," Jeff Collins, Orange County Register, July 3, 2015, "Inside Airbnb.com reports it had nearly 27,500 listings in New York this past spring, 14,520 in Los Angeles and 5,426 in San Francisco. There are at least 800 in Orange County, according to an Airbnb search."

<sup>2</sup> "San Diego Is Still a House Divided on Vacation Rentals," Zoe Schaver, Voice of San Diego, July 14, 2015

Growth in STRs, however, has also brought a variety of issues that communities across the country and even internationally are grappling with. An October 2014 report from the New York State Office of the Attorney General summarized the situation this way:<sup>3</sup>

*Where supporters of Airbnb and other rental sites see a catalyst for entrepreneurship, critics see a threat to the safety, affordability, and residential character of local communities. Are the new platforms fueling a black market for unsafe hotels? By bidding up the price of apartments in popular areas, do short-term rentals make metropolitan areas like New York City less affordable? Is the influx of out-of-town visitors upsetting the quiet of longstanding residential neighborhoods?*

In California, the issue is getting enough attention that the League of California Cities is providing links to reference material, including sample ordinances, studies and news articles, in an attempt to help local cities address these concerns.<sup>4</sup>

Common issues being identified by cities include challenges in ensuring compliance with licensing, permitting and payment of fees and taxes, compliance with land use and zoning policies and regulations, compliance with housing, building and fire codes, increased housing cost and decreased availability of rental units, property owner rights, scams targeting people seeking Vacation Rentals, and an increase in litigation between cities and online vacation rental services and between cities and residents/property owners.

**Private vs. Public Interest.** A fundamental issue that cities address when evaluating current and/or proposed local regulation of STRs is the appropriate balance between private property interests and the broader public interest. It is apparent that the establishment by cities of land use policies and zoning regulations specific to STRs aim to balance property owner expectations concerning use of their homes with broader public interests such as available and affordable workforce housing, a sustainable local economy, community and neighborhood character, quality of life and property values.

**Licensing, Permitting and Payment of Fees/Taxes.** Operating an STR in most cities is considered a commercial activity and, if allowed, requires a business license. Most cities have a transient occupancy tax (TOT), also known as a hotel bed tax, which, under California law, applies to all rentals of 30 days or less. Some areas also have a tourism business improvement district (TBID) or similar special assessment or taxing district that applies to visitor-serving uses. Cities that permit STRs often also require an application for a permit to be filed with an associated fee.

Cities are finding that operators of STR properties often are not in compliance with one or more local license, permit, fee and/or tax requirements, that STRs can be disruptive to neighborhoods and cause public nuisances, and that enforcement can be

<sup>3</sup> "Airbnb in the City," New York State Office of the Attorney General, Eric T. Schneiderman, October 2014

<sup>4</sup> The referenced material can be found at <https://www.cacities.org/Policy-Advocacy/Hot-Issues/Vacation-Rentals>.

difficult and expensive. Senate Bill 593 (McGuire) would require online reservation services, such as Airbnb.com, to provide data, including location, to cities about STRs using the service. The bill is currently pending before the Senate Governance and Finance Committee.

**Land Use and Zoning Consistency.** Many cities are also finding that their regulations, processes and procedures associated with STRs are out of step with current practices and no longer adequate to address trends in the conduct of STR use. Cities have found the need to better define STR types in order to appropriately develop and apply local regulations. In particular, differentiating Home Stays from other STRs is a common change made by cities wishing to distinguish the way the use is regulated.

In many communities, STR use has greatly expanded and intensified, with a greater number and frequency of STRs occurring in non-traditional areas such as single-family neighborhoods. This trend has resulted in many cities updating zoning regulations in order to clarify or establish appropriate limits on STR use.

**Neighborhood Compatibility and Service Demands.** As STR use has expanded and intensified in residential neighborhoods, cities have experienced myriad complaints in neighborhoods where such complaints are rare or non-existent. Complaints include: overcrowded units; numerous vehicles overwhelming available onsite parking and impacting availability of neighborhood on-street parking; short-term tenants being inconsiderate of neighbors, e.g., blocking driveways with cars, leaving trash on street and yard areas, and having loud parties late into the night. These trends in complaints to city government officials impact both law enforcement services, which typically respond to acute complaints about noise, etc., and also zoning enforcement services, which typically respond to complaints about cumulative impacts and chronic nuisances.

**Effects on Rental and Ownership Housing Markets Affordability and Availability.** The growth in the STR market is occurring in many places where housing availability and affordability is already low. This drives up the cost of housing, making it challenging for first time homebuyers to enter into the market, for renters to find housing, and for business owners to meet the housing needs of their employees. Many cities have identified the commercialization of residential units for STR use as a factor exacerbating housing availability and affordability<sup>5</sup>.

**Compliance with applicable non-discrimination, Uniform Housing, Building and Fire Code Standards and Insurance.** Operators of traditional lodging facilities must comply with the Federal Housing Act (FHA) and the American's with Disabilities Act (ADA). Special construction, exiting and fire safety standards also apply to lodging facilities. As STRs have become a popular alternative lodging choice, many cities are

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<sup>5</sup> The impact of STRs on the Santa Barbara region housing market was the topic of discussion at the July 2015 meeting of the Santa Barbara Joint Cities/County Housing Task Group and at a May 2015 meeting of the City of Santa Barbara Housing Authority Commission. A letter summary of the Commission meeting, dated May 21, 2015, is attached to this report.



concerned that adequate protections for the public using these facilities are not being provided. Questions are being raised about adequacy of homeowner's insurance policy coverage to protect guests injured due to homeowner negligence, and compliance with state and federal laws that require public accommodations to be accessible to persons with physical disabilities.

In some communities the owners/operators of traditional lodging facilities, e.g., hoteliers, have asked cities to ensure that STR operators comply with the same standards that hotels are expected to meet with regard to permitting, licensing and taxes, and compliance with accessibility standards and other building and fire code requirements in order to ensure a level playing field.

**Law Enforcement.** The lack of adequate oversight of internet based rental services has allowed scams to proliferate where the public is victimized. A typical scam involves consumers putting down deposits for rental properties that don't exist. The Santa Barbara County Sheriff's Department reports that this activity has been occurring in Santa Barbara County and at least one incident has been reported in Carpinteria to date.

**Litigation.** Cities have been involved in litigation concerning STRs. Examples include where property owners violate zoning or other regulations associated with the establishment and/or operation of an STR property, where online rental services have refused to cooperate in providing information about STR properties to cities for enforcement purposes, and where a disabled person claimed cities that regulate STRs have an obligation to ensure compliance with accessibility standards.

The purpose of this agenda matter is to review STR trends and issues, including local, state and national trends, to review regulatory examples from other cities, to receive public input on the matter, and to provide the City Council the opportunity to initiate any changes to existing City regulations that are determined appropriate for its consideration.

In preparation for this agenda matter, notice was provided via press release and news articles in the Coastal View News, other news outlets, the City Newsletter and direct emailing to local realtors and TOT remitters registered with the City.

## **DISCUSSION**

As discussed in the Background section of this Staff Report, cities all over the country are studying STRs and many have decided to establish or update local regulations. Some have also temporarily prohibited establishment of STRs by adopting moratoriums in order to provide time to study the issues and develop an appropriate response. In preparing this Staff Report, reports and regulations from the Cities of San Diego, Santa Monica, Laguna Beach, San Luis Obispo, Goleta and Santa Barbara were reviewed. (Attached is a table comparison of regulations established by some cities in

the region). A number of studies on STRs were also reviewed.<sup>6</sup> A compendium of these reports, regulations, studies and news article samples has been provided to the City Council and is available for review at the City Clerk's office.

**Regulatory Approaches in Other Cities.** In researching regulations established by other cities throughout the region and state, staff has determined that there are three common approaches: (1) establishing geographic restrictions, i.e., prohibiting or allowing STRs in certain areas of a city, usually based on zoning; (2) establishing quantitative restrictions, i.e., limiting the number or density of STRs; (3) establishing operating restrictions, i.e., licensing, permitting and standards.

In the cities surveyed, all are defining Vacation Rentals and Home Stays as distinct and different uses, and are applying different restrictions to them. The issues associated with Vacation Rentals are not being associated with Home Stays. Cities that have distinguished Home Stay from Vacation Rental often also require permits for Home Stay use and compliance with certain operating standards such as requiring the owner to be onsite and limiting guest occupancy to a single room.

These approaches are not mutually exclusive, and some agencies have included all three approaches in their response to STR growth. For example, a city may expressly prohibit Vacation Rental use in certain zone districts, limit the overall number allowed in the city, exclude Home Sharing from that prohibition, and establish permit requirements and regulations for all STRs. The following paragraphs provide additional details of how each of the three approaches has been put into practice in other jurisdictions.

**Geographic Restrictions.** Some cities have elected to not allow Vacation Rentals in residential zone districts but to permit Home Stays. Cities have banned Vacation Rentals use in residential zone districts by either concluding that Vacation Rentals are commercial uses and therefore not allowed in residential zone districts, or by acting to establish explicit prohibitions within zoning district regulations. The City of Santa Monica is an example of a city that has prohibited Vacation Rental use in residential zone districts.

**Quantitative Restrictions.** There are two types of quantitative restrictions that have been identified: ratio or cap restrictions and density restrictions. Staff has identified examples of cities having quantitative restrictions applying to Vacation Rentals but, where defined separately, not Home Stays. Some cities that have identified the growth of Vacation Rentals as an issue for local housing availability and affordability have established minimum ratios between long-term rentals and

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<sup>6</sup> Studies reviewed include: "Overview of Sharing Economy and Short-Term Rentals," State of California, Legislative Analyst's Office, March 18, 2015, "Airbnb, Rising Rent, and the Housing Crisis in Los Angeles," Samaan, Roy, Laane, March 2015, "Airbnb in the City", Schneiderman, Eric T., New York State Office of the Attorney General, October 2014, "Vacation Home Rentals: Issues, Emerging Trends and Best Practices," Colorado Association of Ski Towns, June 2015

Vacation Rentals or caps on the total number of Vacation Rentals permitted, in order to protect their stocks of rental housing<sup>7</sup>. Some cities that have associated issues of degradation of neighborhood character and quality of life with the growth in Vacation Rental use, have established minimum separation standards in order to avoid clustering of Vacation Rentals in any particular area.<sup>8</sup>

**Operating Restrictions.** Many cities in resort areas have had Vacation Rental programs in place for a long time and permit Vacation Rentals in residential zone districts. In light of the growth in this use type and related issues, some cities, such as Laguna Beach, have initiated changes to the regulation and permitting of this use. These cities have typically identified that Vacation Rental uses generate issues unique or different than long-term residential rental use and therefore require special operating standards.

The City of Goleta has recently adopted regulations that establish a permit process and operating standards for Vacation Rentals in residential zone districts. Regulations reviewed include standards which discourage neighborhood nuisances, establish tools for effectively dealing with non-compliance, and provide procedures for permit revocation when necessary. The type of permit requirements and operating standards found in staff's research include the following:

**Permit and/or license requirements.** Requiring a permit and/or license for uses and activities affords cities a regulatory path to establish and enforce operating standards. Written permit conditions are established and contact information for the owner/operator is available for noticing should issues arise over the course of operating the use. Modifications to operating standards can be made if unique problems arise, or permits may be revoked if violations persist. Cities establish and collect fees as determined necessary to offset costs associated with the permitting process.

**Owner Occupancy requirements.** Fundamental to Home Stays, some cities have determined that the owner's presence onsite during rentals is a prerequisite to the operation of an STR in certain areas, e.g., single-family residential zone districts. Where applied, such a requirement would prohibit Vacation Rentals, i.e., whole house rentals, and subletting by tenants.

**Payment of taxes and assessments.** Cities allowing STRs require payment of applicable taxes and/or assessments. TOT is most common and applicable tax to short-term stays of 30 consecutive days or less. Many cities also apply tourism and/or parking business improvement district assessments to this use type.

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<sup>7</sup> Mendocino County, CA

<sup>8</sup> City of San Luis Obispo, CA

**Minimum insurance requirements.** This requirement is established in order to ensure that guests are adequately protected from homeowner negligence in case of injury or death. The type and coverage amounts may vary from a typical homeowner's policy.

**Inspection requirements for Uniform Housing, Building and Fire Code compliance.** This requirement is aimed at ensuring that units rented comply with minimum standards of occupancy safety, e.g., having smoke and carbon monoxide detectors. The City of Carpinteria currently operates a single-family rental inspection program that addresses similar interests related to long-term rental properties in single-family zone districts. Inspections are conducted every three years.

**Surety Bonds or Similar Guarantee for Payment of Fines.** Effectively a type of security deposit required to be made by the property owner and held by the city, a surety bond is another tool to motivate owner responsibility and allow for effective and efficient enforcement by a city when necessary.

**Requirement for a City-issued Registration Number with Online Listing.** This is an enforcement tool that allows cities to more easily identify online property listings that are registered and allows for efficiency in ensuring compliance. This requirement can also help consumers to avoid scams by providing a reference that can be checked.

**Unit Occupancy Rules.** Cities that establish general program requirements, as listed above, will typically also establish rules for the onsite conduct of the STR activity. These rules can include:

- Minimum length of stays and maximum number of annual stays per dwelling unit
- Limit on number of occupants
- Trash/recycling collection and receptacle requirements
- Noise standards, e.g., no loud music after 9:00 p.m.
- Parking standards, e.g., maximum number of vehicles allowed and restrictions on where they can be parked
- Sign standards, e.g., prohibition on advertising signs and requirements for management contact information
- Nuisance/Complaint response plan filed with the city that describes house rules, how the owner communicates house rules to tenants, and how the owner responds to issues and complaints concerning the rental use of the property
- Designated local/nearby emergency contact, 24 hours/7 days per week
- Posting of permit and conditions in unit to ensure that house rules and regulations are communicated effectively to tenants

**Code Compliance.** As the number and frequency of use of STRs has increased, cities are receiving more complaints from neighbors. Not surprisingly, in response, cities are engaging in more proactive enforcement of regulations concerning STRs. As discussed previously, this has proven challenging given that property listing and other activities associated with the STR are typically conducted through internet-based companies. Property location and property owner information is generally not made available through websites such as Airbnb and Homestay, and these companies have generally not been cooperative in providing such information to cities. Some website Terms of Use agreements prohibit activities necessary for cities to conduct enforcement, such as gathering information about unit rental histories. Some cities have experienced employees being barred from access to websites for this reason.

In this context, some cities have established minimal regulations-- e.g., requiring a business license and payment of taxes -- due to concerns that the regulation of STRs, as discussed above, could have the unintended consequence of driving these uses underground, where the use and impacts would continue without any oversight or tax revenue. This is already being experienced in some cities where property owners and/or investors in residential property have been found to be willfully violating local STR restrictions.

Cities are approaching code enforcement penalty provisions in two ways: applying generally applicable enforcement provisions and establishing enforcement provisions unique to STRs. General provisions are those already in place in most cities to address code enforcement matters and have procedures and penalty amounts established for violations. Where cities have established special penalty provisions for STRs, the penalty amounts are typically greater than those established in the general provisions.

**Short-Term Rentals in Carpinteria.** Carpinteria has been a visitor destination for over 100 years. The Beach Neighborhood, in particular, was the location of camping and seasonal bungalows dating back to the early 20<sup>th</sup> century. At the time of the City's incorporation in 1965, Vacation Rental use was well established with residential units in the Beach Neighborhood being rented out to visitors for short-term stays<sup>9</sup>.

By the late 1970s the City's rental housing market had become extremely tight<sup>10</sup> and the City had identified a number of conditions that threatened to exacerbate the affordability and availability of rental units locally. These conditions included the conversion of rental housing to condominium ownership and the demolition of rental housing in favor of owner-occupied units. The City's 1981 General Plan states, in part, that "[c]onversions of existing rental units to condominiums or community apartments,

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<sup>9</sup> Prior to 1981, the City's multi-family zone district permitted "lodging houses." It is not clear whether residential properties used for short-term rental were considered by the City to be lodging houses and therefore expressly permitted in multi-family zones, or simply represented a type of use/activity not regulated and potentially also conducted in other residential districts.

<sup>10</sup> An April 1980 residential vacancy rate of less than 1% is cited in the City's 1981 Housing Element as being indicative of the broader housing affordability and supply problem in Carpinteria.

while providing a potential for homeownership...can further restrict affordable rental housing opportunities..." The City determined that this type of development should be regulated in order to protect the City's rental housing stock, and in 1981 the City's zoning regulations were updated to include Condominium Conversion and Residential Rental Unit Demolition standards that remain a part of the code to this day<sup>11</sup>.

Similarly, today the growing use of residential units (both rental and ownership) as STRs raises a number of issues, not the least of which is the potential for this activity to negatively affect the affordability and availability of permanent workforce housing in Carpinteria.

The City zoning code's only reference to short-term occupancy use is the allowance for hotels/motels in certain commercial zones. The zoning code does not specifically address STRs in the City's residential zone districts, nor does it differentiate between Vacation Rentals and Home Stays.

The City's practice has been to prohibit STRs in the single-family residential zone district while allowing STRs in multi-family residential zone districts. The basis for the allowance in multi-family residential zone districts is based on the City's long history of allowing STRs in multi-family residential zone districts such as the Beach Neighborhood. The basis for not allowing STRs in the single-family residential zone districts is that such use is a commercial activity inconsistent with single-family land uses.

As indicated previously, it is difficult to determine the number and trend for STRs in any city, including Carpinteria, because unlicensed STRs can be difficult to identify. However, it is reasonable to conclude that, as a vacation destination and based on anecdotal information, Carpinteria is experiencing significant growth in this type of use.

Attachment 2 to this Report is a map illustrating currently licensed STRs in the City of Carpinteria. The map illustrates that of the 271 licensed STR units, most are concentrated in the Beach and Downtown Neighborhoods. Also, 187 of the units are part of multi-family developments with onsite management, e.g., Sunset Shores. Onsite management is an important tool for addressing tenant issues that may arise concerning Vacation Rentals and which can create neighborhood nuisances. Also, Homeowners Association Covenants, Conditions and Restrictions (CC&Rs), are often the most effective compliance tool concerning activities by an owner that negatively affect other residents and owners. The City receives a low number of nuisance type complaints concerning Vacation Rentals in the Beach and Downtown Neighborhoods.

The City has recently received complaints concerning unlicensed STRs in the single-family residential zone district within the Concha Loma neighborhood. In response, the City has recently sent all property owners a letter to remind them of the

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<sup>11</sup> Carpinteria Municipal Code Chapter 14.73, Residential Rental Unit Demolition, and Chapter 14.74, Condominium/Cooperative Conversion.

City's long-standing prohibition on STR use in the single-family residential zone district. Additional internet research was conducted to attempt to determine if and where a violation(s) may be occurring and specific letters were sent to two R-1 property owners whose rental information was found on the internet.

In 2005, after receiving complaints from neighbors about an illegal STR in a single-family residential zone district and issuing citations, the City settled a case with the owner who agreed to stop operating the STR and to pay \$25,000 in penalties and reimbursement charges for City expenses.

Based on internet searches and complaints received, staff believes it is very likely that there are currently unlicensed STRs operating in both single and multi-family zone districts; however, the bulk of STRs remain, as the map indicates, in multi-family areas of the Beach Neighborhood, Downtown District and Carpinteria Avenue corridor. Unlike in some communities where unpermitted STR use in single-family areas has become well established, STRs in single family areas of Carpinteria appear to be the exception. Likewise, there are very few STRs in multi-family zones outside of the Beach and Downtown Neighborhoods.

**General Plan/Local Coastal Land Use Plan Policy Review.** Local land use policies and zoning schemes aim, in part, to keep uses that have been determined to be incompatible from negatively affecting one another. One of the ways cities accomplish this is to establish land use categories and zoning districts that, through the development approval processes, function to separate residential and commercial uses and ensure that activities typical to commercial use do not undermine the health, safety and welfare of residential areas.

The proliferation of STRs in residential zone districts of cities across the state and country has resulted in many cities affirming this fundamental purpose of land use regulation and those policies and regulations that support and implement that purpose. In many cases, cities have determined that regulations concerning STRs are needed or, where already established, need to be amended, in order to allow STR use to be located and conducted in a manner that can be found consistent with local land use policies.

The City of Carpinteria's land use policies are established in its General Plan/Local Coastal Land Use Plan (CLUP).<sup>12</sup> The City's CLUP, including related estimates of population growth, service demand, jobs/housing balance, etc., does not anticipate a proliferation of STR use in residential areas. The impacts from proliferation of STR use in residential areas include, but are not limited to, creating unmet service demands, altering the character of neighborhoods, and limiting availability and cost of

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<sup>12</sup> The City's General Plan/Local Coastal Land Use Plan can be found at <http://www.carpinteria.ca.us/communitydev/planning.shtml>, and the Zoning Code can be found at [https://www.municode.com/library/ca/carpinteria/codes/code\\_of\\_ordinances](https://www.municode.com/library/ca/carpinteria/codes/code_of_ordinances).

housing (both rental and ownership). The following is a review and discussion of a sample of the City's CLUP policies.

1. The City's primary residential land use designations are Low and Medium Density Residential, and the descriptions of these categories (beginning on page nine of the CLUP) do not indicate an allowance for commercial use. Further, the City has a specific designation, Visitor-Serving Commercial, which is intended to provide for uses that serve visitors to the City such as hotels and motels. The implementing zone district, Visitor-Serving/Highway Commercial Overlay, states that the intent of the district includes requiring "adequate visitor-serving commercial uses in areas serving the beach and major highways..." The descriptions and limited application of these designations suggest that appropriate locations for visitor-serving accommodations should also be limited.
2. Objective LU-3 and Policies LU-3e, Objective LU-6 and Policy LU-6a concern maintaining an appropriate balance in the City between jobs and housing. As discussed, many cities are concerned that conversion of housing to Vacation Rentals will negatively affect the affordability and availability of workforce housing within the City.
3. Housing Element Policies: Commitment of a growing segment of the City's housing stock to Vacation Rentals would be expected to make it more difficult for the City to achieve its housing goals, including addressing the housing needs of all economic segments of the community, maintaining an appropriate balance between jobs and housing, conserving rental apartments, mobile homes and other affordable housing types and maintaining affordability of existing and future housing in the City.

The overall residential vacancy rate in Carpinteria, at 12.3%, is considered high, and is due in large part to residential units being used as second homes and Vacation Rentals. The City's long-term rental vacancy rate is very low, historically being less than 2%<sup>13</sup>. Conversion of a greater number of rental and ownership housing to Vacation Rentals would be expected to exacerbate the already scarce amount and type of housing available, the cost of housing, and the amount and nature of public facilities and services needed. This tension between the benefits of growth in the number of Vacation Rentals to the tourism sector of the local economy and an interest in protecting the integrity of the City's residential housing stock and neighborhoods is identified in the City's 2015 Economic Forecast<sup>14</sup>.

4. Community Design Element policies regarding neighborhood character, e.g., Objective CDS5-2 and CDS5-3, suggest that the preservation of

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<sup>14</sup> 2015 Carpinteria Valley Economic Profile, Page 13-14, Tourism



neighborhood character through development controls is appropriate and necessary for maintenance of neighborhoods consistent with the City's small beach town image.

## **LEGAL ISSUES**

The City Attorney's office has worked closely with staff on this matter, and is prepared to address any questions from the Council regarding legal issues. As a general matter, it is a well-established legal principle that a public agency's police power has broad application in the area of land use, and at least one recent case finds that these broad police powers authorize a City to regulate in the area of STRs.

## **FINANCIAL CONSIDERATIONS**

The City's economy includes a significant tourism component that supports private businesses and generates sales and TOT revenue. To the degree that STR use expands the capacity to accommodate visitors, it would be expected that this activity would be supportive of businesses that cater to visitors and generate related tax revenues in support of City services.

STR use may also negatively impact the economy by making it more difficult for businesses to attract and retain employees due to the lack of affordable housing. Loss of businesses would be expected to result in less tax revenue being available to support City services.

Finally, many cities are experiencing direct costs associated with the need for proactive enforcement of regulations pertaining to STRs. It is expected that Carpinteria will experience similar costs as proactive enforcement efforts increase.

## **OPTIONS FOR DIRECTING STAFF**

The City Council may either receive and file this report and take no further action, or take action to initiate a zoning code amendment and direct staff concerning the desired changes. Should the City Council determine to not take action, the matter of vacation rental use will next be considered by the Planning Commission in the context of the City's comprehensive zoning code update, which is tentatively scheduled for public hearing in the fall. Should the Council determine to initiate a zoning code amendment, staff would prepare a draft ordinance pursuant City Council direction and bring the matter before the Planning Commission for consideration of making a recommendation to the City Council.

The following are brief descriptions of discrete options should the City Council determine to initiate legislative action. These options are not mutually exclusive and, with the exception of alternative A to option 1, some combination of options or all of the options may be explored. Further, hybrid options may also be developed, e.g., allowing

Home Stays in residential zones, prohibiting Vacation Rentals in single-family zones, and establishing limits on Vacation Rentals in multi-family zones.

**OPTION 1: Adopt Geographically-Based Restrictions on STRs.** The Council could decide to prohibit STRs in all residential areas or to allow STRs in some residential areas and not in others. Below are four potential possibilities under this approach:

- A. Prohibit STRs (Vacation Rentals and Home Stays) in all Residential Zone Districts throughout the City.** As a part of the City's authority to establish a long-range land use plan and to implement those policies through regulations, the City has adopted a General Plan and zoning regulations that direct the location and extent of land uses as well as policies and standards that serve to differentiate neighborhoods, districts and corridors and provide for a mixture of land use and housing types within each.<sup>15</sup> In this context, should the City Council determine that STR use, i.e., Vacation Rentals and Home Stays, are incompatible with locations where the City permits residential use, it could establish an express prohibition. A prohibition of Vacation Rentals and Home Stays in the City would effectively limit transient occupancy use, i.e., overnight stays of 30 consecutive days or less to areas such as the visitor-serving overlay district, where hotels and similar commercial use is permitted.
- B. Allow STRs (Vacation Rentals and Home Stays) only in Multi-family Residential Zone Districts (includes mobile home parks) or only in certain areas zoned Multi-family Residential.** It is the City's current practice to allow Vacation Rentals and Home Stays in all multi-family residential zone districts. If this remains the case, the City may choose to make amendments to its zoning regulations that clarify that STRs are permitted in multi-family residential zone districts and expressly prohibited in single-family residential zone districts. This option would also allow the Council to direct that Vacation Rental use in multi-family residential zone districts be limited to specified areas where Vacation Rentals are concentrated, e.g., the Beach Neighborhood.
- C. Allow Home Stays and Prohibit Vacation Rentals in all Residential Zone Districts.** This would involve amending the City's zoning regulations to establish definitions that clearly differentiate between Vacation Rental and Home Stay uses, and that would expressly allow Home Stays and prohibit Vacation Rentals.

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<sup>15</sup> Government Code 65302.4, Expressions of community intentions regarding urban form and design.

**D. Allow STRs (Home Stays and Vacation Rentals) in all Residential Zone Districts.** This would involve initiating a zoning code amendment to clarify that STRs are expressly allowed in residential zone districts.

**OPTION 2: Adopt Quantitative-Based Restrictions on STRs.** The Council could also choose to allow STRs (Vacation Rentals, Home Stays, or both), as described above in Option 1 (alternatives B, C or D), but to implement a cap on the number of STR permits that may be issued. Quantitative restrictions may take the form of a fixed limit on the total number of STR permits that may be issued at any given time. Alternatively, the Council could implement a proximity restriction that prohibits STRs from being located within a certain distance of another STR. Implementation of quantitative-based restrictions would involve amending the zoning code to reflect decided-upon limits.

**OPTION 3: Adopt Operational Restrictions on STRs.** Many cities with STR regulations also incorporate performance-type standards for the operation of STRs. A review of these regulations can be found above in the Discussion section of this report. Implementation of such regulations involves amending the City's zoning regulations to establish special provisions for operation of STRs.

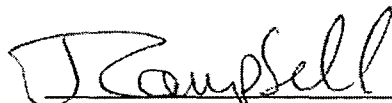
**PRINCIPAL PARTIES EXPECTED AT MEETING**

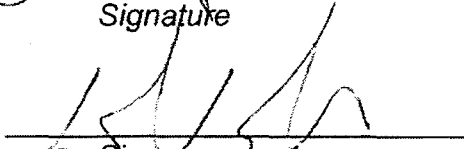
Local Residents  
Property owners  
Real estate management company representatives

**ATTACHMENTS**

1. Compilation of Short-Term Rental Articles, Studies, Reports and Ordinances (distributed separately with list attached)
2. Map of Licensed STRs in Carpinteria by area (as of May 2015)
3. Comparison table of sample city regulations
4. Letter, Housing Authority of the City of Santa Barbara, dated May 21, 2015

Staff Contact: Jackie Campbell, Community Development Director  
805-684-5405 x451 / [jackiec@ci.carpinteria.ca.us](mailto:jackiec@ci.carpinteria.ca.us)

  
\_\_\_\_\_  
Signature

  
\_\_\_\_\_  
Signature

Reviewed by: Dave Durflinger, City Manager

**ATTACHMENT 1**  
**Compilation of Short-Term Rental Articles, Studies, Reports and Ordinances**  
**(distributed separately)**

**A. Articles**

1. Bill to limit online vacation rentals including Airbnb, Sonoma Tribune, May 14, 2015
2. 7 hot trends in real estate market: Hotel, condo and vacation rental booms and more, Orange County Register, July 3, 2015
3. The Advantages of Offering Short-Term Rental of Your Home, Noozhawk, May 11, 2015
4. At Airbnb, growth brings scrutiny, regulation; LA Times, June 10, 2015
5. Despite Pleas from public, Santa Barbara Council Backs Ban on Short-term Vacation Rentals; Noozhawk, July 24, 2015
6. The Airbnb effect, San Francisco Chronicle, July 12, 2015
7. Rental sites like Airbnb aren't as innocuous as they pretend, The Economy Hub, July 19, 2015
8. In San Francisco, a battle over the 'hotelization' of neighborhoods, Los Angeles Times, May 22, 2015
9. Los Angeles Proposing Strict Regulations on Short-term Vacation Rentals, But to What Effect, Jdsupra Business Advisor, July 27, 2015
10. Keys Crack Down on Unlicensed Vacation Rentals Underway, WLRN, Miami, Ft. Lauderdale, July 15, 2015
11. Vacation home scams reported in Santa Cruz County, Santa Cruz Local News, Central Coast News, July 21, 2015
12. Vacation home rental scams happening on Tbyee Island, WTOG-TV, July 16, 2015
13. Ojai temporarily bans vacation rentals operating without permit, VC Star, March 25, 2015
14. Permit for Short-term Rentals Still on Hold, Laguna Beach Local News, June 21, 2015
15. Private home rentals with ADA battle, Big Bear Valley News, August 11, 2010

**B. Studies**

1. Overview of Sharing Economy and Short-Term Rentals, State of California, Legislative Analyst's Office, March 18, 2015
2. Airbnb, Rising Rent, and the Housing Crisis in Los Angeles, Samaan, Roy, Laane, March 2015
3. Airbnb in the City, New York State Office of the Attorney General, October 2014
4. Vacation Home Rentals: Issues, Emerging Trends and Best Practices, Colorado Association of Ski Towns Study, June 2015

**C. Reports**

1. City of Santa Barbara
2. City of Goleta
3. City of Santa Monica
4. City of San Diego

**D. Ordinances**

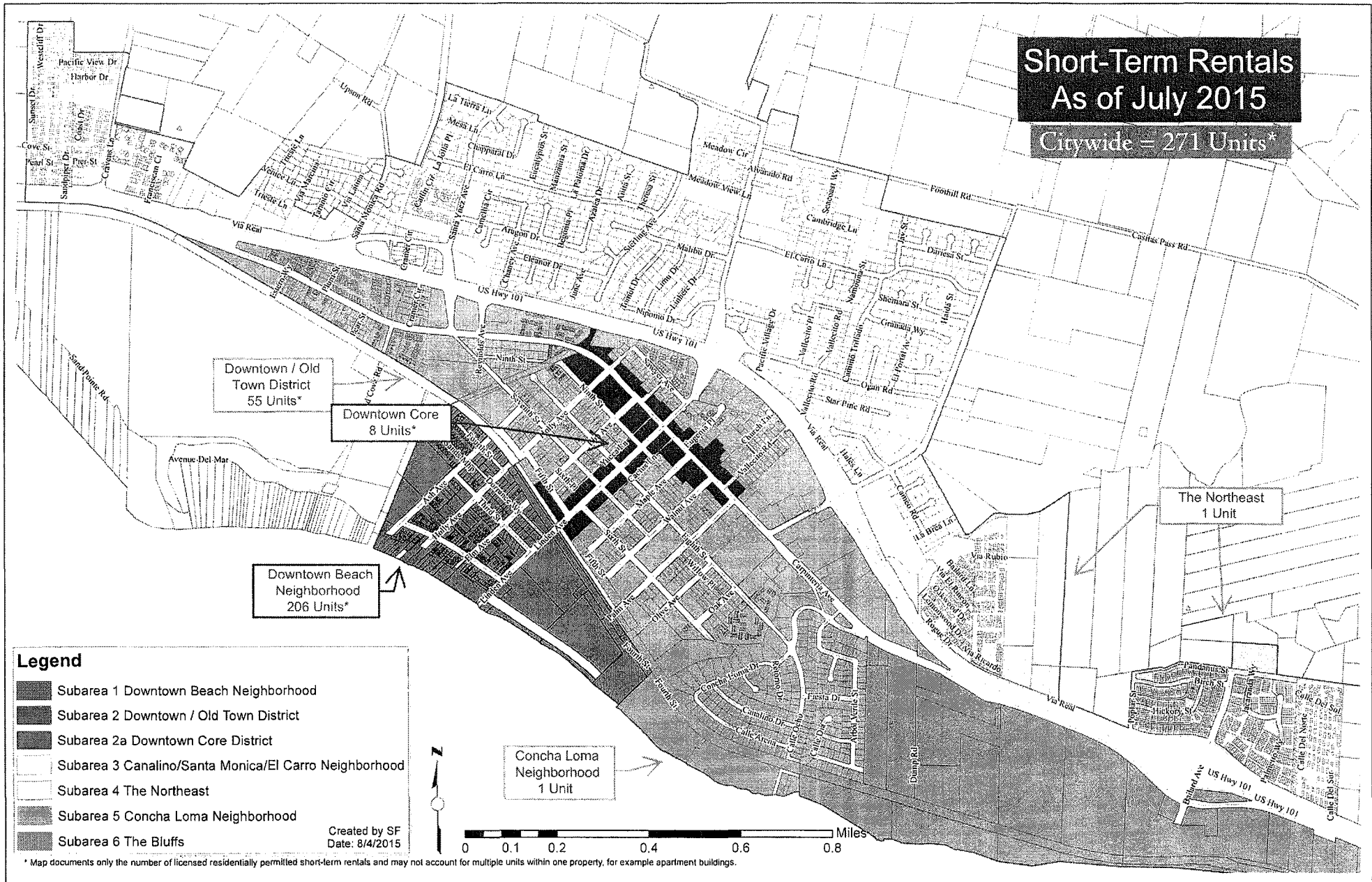
1. City of Goleta
2. City of Seal Beach
3. City of Laguna Beach
4. City of Santa Monica
5. City/County of San Francisco

## ATTACHMENT 2

Map of Licensed STRs in Carpinteria by Area (as of May 2015)

# Short-Term Rentals As of July 2015

Citywide = 271 Units\*



\* Map documents only the number of licensed residentially permitted short-term rentals and may not account for multiple units within one property, for example apartment buildings.

## ATTACHMENT 3

Comparison table of sample city regulations

**Comparative Analysis of Short-term Residential Rental Regulations**

| JURISDICTION            | Estimated number of STR listings | Business Tax Certificate/ License required | Fee Amount                                                                           | Restrictions       | Transient Occupancy Tax Certificate Required | Transient Occupancy Tax Rate | Short-Term Rental Permit | Fee Amount | Criteria for STR Permit                                                                                                                              | STR Regulations                                                                                                                                                                                                                                                                                                                                          | Status                                                                                                                                                                                                                                                                                                                           | Ordinance Link/ Reference Link                                                                                                                                                                                |
|-------------------------|----------------------------------|--------------------------------------------|--------------------------------------------------------------------------------------|--------------------|----------------------------------------------|------------------------------|--------------------------|------------|------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| City of Carpinteria     | 271                              | Yes                                        | \$12                                                                                 | N/A                | Yes                                          | 12.00%                       | No                       | N/A        | Permitted in multi-family zone districts                                                                                                             | N/A                                                                                                                                                                                                                                                                                                                                                      | City Council Discussion August 2015                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                               |
| County of Santa Barbara | 421                              | No                                         | N/A                                                                                  | N/A                | Yes                                          | 10.00%                       | No                       | N/A        | N/A                                                                                                                                                  | N/A                                                                                                                                                                                                                                                                                                                                                      | Discussion prompted during annual work plan<br>Public Workshops July 2015<br>Planning Commission Oct/Nov 2015<br>Board of Supervisors Nov 2015 - Jan 2016                                                                                                                                                                        | <a href="http://www.santabarbara.gov/planning/programs/Short-term%20rentals%20-%20SantaBarbaraCounty.pdf">http://www.santabarbara.gov/planning/programs/Short-term%20rentals%20-%20SantaBarbaraCounty.pdf</a> |
| City of Santa Barbara   | 349                              | Yes                                        | \$15.00 for the first \$10,000 annual gross rent; \$1.00 for each additional \$1,000 | N/A                | Yes                                          | 12.00%                       | No                       | N/A        | Prohibited in all residential zones                                                                                                                  | N/A                                                                                                                                                                                                                                                                                                                                                      | UNDER DISCUSSION - Next meeting August 11, 2015<br>1) Prohibit vacation rentals, as defined;<br>2) Work with Planning Commission to develop Zoning Ordinance; amend to allow homesharing where residential land use is allowed;<br>3) Enforcement of vacation rentals;<br>4) Work with city attorney to develop enforcement plan | <a href="http://www.santabarbara.gov/planning/programs/Short-term%20rentals%20-%20SantaBarbaraCounty.pdf">http://www.santabarbara.gov/planning/programs/Short-term%20rentals%20-%20SantaBarbaraCounty.pdf</a> |
| City of Goleta          | 50                               | Yes                                        | \$126.00                                                                             | Valid for one year | Yes                                          | 12.00%                       | Yes                      | \$75       | Permitted in residential zones other than motel/hotel unit                                                                                           | 1) Primary occupant shall be 18 years or older;<br>2) Surety Bond of \$1,500;<br>3) Overnight occupancy limited to two persons within each rental in addition to a number that will not exceed two persons per bedroom;<br>4) Nuisance response plan must be approved, current and accurate;<br>5) Neighbor notification;<br>6) Permit number on all ads | ACTIVE - Adopted February 17, 2015                                                                                                                                                                                                                                                                                               | <a href="http://cogov.us/codes/goleta/view.php?topic=55388&amp;frameson">http://cogov.us/codes/goleta/view.php?topic=55388&amp;frameson</a>                                                                   |
| City of Ojai            | 1                                | N/A                                        | N/A                                                                                  | N/A                | Yes                                          | 10.00%                       | No                       | N/A        | N/A                                                                                                                                                  | N/A                                                                                                                                                                                                                                                                                                                                                      | 1) Current moratorium on CUPs for short-term rentals (approved April 2015);<br>2) Enforcement currently suspended;<br>3) Short-term rentals being discussed, however not currently permitted;<br>4) Staff currently analyzing possible regulations.                                                                              | <a href="http://www.ci.ojai.ca.us/index.asp?view=0_BA51C85EC478159B71137818840D38287075795718872%7D">http://www.ci.ojai.ca.us/index.asp?view=0_BA51C85EC478159B71137818840D38287075795718872%7D</a>           |
| City of Ventura         | 75                               | Yes                                        | \$65 + \$0.35 per \$1,000 in gross rents per year                                    | Valid for one year | Yes                                          | 10.00%                       | Yes                      | \$600      | Permitted in all residential zones                                                                                                                   | 1) Surety Bond of \$1,500;<br>2) Rental agreements posted;<br>3) Nuisance response plan;<br>4) Owner keep written records;<br>5) Minimum stay of two nights;<br>6) Minimum stay of seven nights in summer;<br>7) Registration number on all ads                                                                                                          | ACTIVE - Adopted June 4, 2007                                                                                                                                                                                                                                                                                                    | <a href="http://www.cityofventura.net/files/fde/finance/16ch/stw/STVR%20Ordinance%202009-0061.pdf">http://www.cityofventura.net/files/fde/finance/16ch/stw/STVR%20Ordinance%202009-0061.pdf</a>               |
| City of San Luis Obispo | 80-90                            | Yes                                        | \$73, \$223 in Downtown Business District                                            | N/A                | Yes                                          | 10.00%                       | Yes                      | \$305      | 1) Short-term vacation rentals not permitted;<br>2) Owner occupancy required;<br>3) Homestay rentals not permitted in guest houses or guest quarters | 1) Contact information provided to neighbors;<br>2) Overnight guests limited to four adults;<br>3) One parking space dedicated to Homestay;<br>4) Responsible party other than owner;<br>5) Permit number on all ads                                                                                                                                     | ACTIVE - Adopted January 2015                                                                                                                                                                                                                                                                                                    | <a href="http://www.codepublishing.com/CA/SanLuisObispo/7SanLuisObispo17/SanLuisObispo1708.html#12.08.14">http://www.codepublishing.com/CA/SanLuisObispo/7SanLuisObispo17/SanLuisObispo1708.html#12.08.14</a> |



## ATTACHMENT 4

Letter, Housing Authority of the City of Santa Barbara, dated May 21, 2015



# HOUSING

AUTHORITY OF THE  
CITY OF SANTA BARBARA

808 Laguna Street / Santa Barbara  
California / 93101

Tel (805) 965-1071  
Fax (805) 564-7041

May 21, 2015

The Honorable Mayor Helene Schneider  
and Members of the City Council  
City of Santa Barbara  
City Hall, De La Guerra Plaza  
Santa Barbara, CA 93101

RE: SHORT TERM VACATION RENTALS

Dear Mayor Schneider and Members of the City Council:

On May 6, 2015, the Housing Authority Commission received and discussed information on the negative impacts short term vacation rentals have on Santa Barbara's already constrained and difficult housing market. Short term vacation rentals are defined as dwelling units rented for transient use of 30 consecutive days or less. Essentially, we are seeing transient occupancy (hotel type) rentals being done at the residential unit level; which, in almost all cases, is a violation of local zoning ordinances and building codes.

As you well know, creating and sustaining affordable housing for low and middle income persons and families remains one of our community's biggest challenges. The recent 2015 UCSB Economic Forecast Project shows the South Coast rental housing market having a vacancy rate of less than 1%. The study goes on to state *"A tenant would need to earn over \$57,566 per year (or \$28.28/hr.) to qualify to rent the average Santa Barbara South Coast apartment" and "\$72,617 per year (or \$36.31/hr.) would be required to qualify for the average two bedroom apartment rent."* Those salaries are much higher than what a large percentage of the Santa Barbara workforce earn, particularly those in the visitor-serving sector.

The Housing Authority Commission has concluded that the proliferation of short term vacation rentals exacerbates the existing tight rental housing market in Santa Barbara. That is because we are witnessing the wholesale removal of entire units (apartments, condos and single family homes) for the purpose of using them as short term vacation rentals. The owners of these dwellings (and/or their management companies and in some cases leasehold interests) are doing the math and realizing that nightly and weekly rentals can deliver much more revenue than a month to month rental. While some might argue that such is their right in a free market economy, short term vacation rentals violate current, well-established zoning restrictions and result in the loss of critical housing inventory—inventory that was built to house the local workforce and residents who are in need of housing.

Short term vacation rentals, when coupled with our community's extremely low vacancy rate, have caused many of the hard working, low-income families, seniors and disabled individuals we serve to be unable to locate a unit to rent under the Housing Authority's Section 8 Housing Choice Voucher (HCV) program. Over the last 12 months, the Authority's success rate for its Voucher holders (the ability of a Voucher holder to locate and lease an apartment before their Voucher expires) has dropped from 90% to 60%. In addition, the cost of the program continues to rise due to the ever increasing rents we are witnessing due to the limited supply.

Planning and economic development professionals have long acknowledged that housing vacancy rates of less than 5% constitute an unhealthy housing market for a given community as it fosters over-crowding, substandard housing and pushes rents beyond the reach of middle-income workers; to say nothing of the low-income workers, seniors and disabled households on fixed incomes that the Housing Authority was created to serve.

A recent report by the California Housing Partnership shows that the annual median rent in California has risen by 21% since 2000, while median income for renter households has fallen by 8%. This harsh reality has many communities and affordable housing providers questioning the wisdom of allowing short term vacation rentals which further reduce housing supply. It is clear from various studies that short term rentals are illegal under most local zoning ordinances (including Santa Barbara's) and that they negatively impact available housing—housing whose creation and purpose is to house local residents.

The City's 2015 Housing Element Update states ***"the City of Santa Barbara considers short-term vacation rentals to be a commercial use and permits them with a change of use permit in any zone that allows hotel use. Although hotels are only allowed in limited zones, vacation rentals in Santa Barbara have become common in most zones, especially residential zones. The use of residential units as short-term vacation rentals and/or only occupied as second homes poses a housing challenge to the City because these uses decrease available long-term housing opportunities for local residents as well as contribute to the increase in housing costs"***.

Two documents which examine short term/vacation rentals and regulatory options are enclosed. The first, Exhibit A, is a White Paper commissioned by the National Association of Realtors entitled "Short-Term Rental Housing Restrictions". While this "owner focused" White Paper favors allowing the use of housing as short term rentals in communities, it does a fair job of illuminating the **negative** impacts on available housing. Section 3.2.5 of the White Paper states: ***"Short-term rentals can affect housing costs in a community. When property owners elect to rent their homes on a short-term basis rather than renting on a longer-term basis (e.g., by the season or by the year), they essentially squeeze the supply of housing, pushing up the demand, and subsequently, the cost of housing in the community."***

The second document for your review, Exhibit B, is a recent report (March 2015) entitled "AirBnB, Rising Rent, and the Housing Crisis in Los Angeles". Beginning on page 16, the report details several issues with regard to short term rentals and highlights their negative impact on the housing market. The report describes the necessity of regulating firms such as AirBnB; including the requirement that these firms share rental information and data.

The Housing Authority has reviewed the regulatory schemes of a number of California cities that are trying to deal with the increased cost and reduced housing supply brought about by short term vacation rentals. Among those cities are Sonoma, St. Helena, San Francisco, Laguna Beach, and Santa Monica. We also provide for your review a copy of the City of Santa Monica's April 28, 2015 City Council Report and their adopted Ordinance. Santa Monica specifically makes short term vacation rentals unlawful under their zoning ordinances, but allows (1) home sharing, and (2) house swaps. Home sharing occurs where at least one of the primary owners/residents of a property lives on site throughout the short term stay of a visitor.

Home sharing and house-swaps have been around for decades, are relatively few in number and do not result in the removal of whole housing units from the market as short term vacation rentals generally do. Short term vacation rentals, as many studies show, increase the cost of an already expensive product—housing—whereas home sharing tends to spread good will for the community and allows a principal resident who needs some added income to earn some while hosting a guest. House swaps, where no money changes hands, allows local residents to take vacations they might not otherwise be able to afford. More importantly, home sharing and house swaps do not reduce housing supply.

The Commission strongly hopes, and respectfully requests, that the Council give the issue of short term vacation rentals the very serious attention it deserves. Should you desire further input from the Housing Authority Commission or our staff on this subject, please do not hesitate to contact me. Thank you for allowing us to comment on this important issue.

Sincerely,

HOUSING AUTHORITY OF THE  
CITY OF SANTA BARBARA



GEOFF GREEN  
Chair

cc: Housing Authority Commission  
Rob Pearson, Executive Director  
Paul Casey, City Administrator  
Ariel Calonne, City Attorney  
George Buell, Community Development Director



# City of Carpinteria

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## COUNCIL AGENDA STAFF REPORT October 26, 2015

### **ITEM FOR COUNCIL CONSIDERATION**

Bob Hansen Creeks Preservation Program Annual Report

### **STAFF RECOMMENDATION**

Action Item   X   ; Non-Action Item     

Receive a presentation on City efforts to protect and restore City creek resources as part of the Bob Hansen Creeks Preservation Program.

Motion: I move to receive and file the annual Bob Hansen Creeks Preservation Program Report.

### **BACKGROUND**

In September 2005, the City adopted its Creeks Preservation Program as an implementation program to the General Plan/Local Coastal Land Use Plan (LCLUP). The goal of the Program is to guide the preservation and restoration of the four creeks located within the City of Carpinteria: Carpinteria Creek, Franklin Creek, Lagunitas Creek and Santa Monica Creek.

The Program contains a series of Objectives, Policies and Implementation Policies that are applied to development projects and maintenance activities in order to protect and improve creek habitats and water quality. Examples of the Objectives, Policies and Implementation Policies include a requirement for the City to comply with the State Water Quality Control Board Phase II Small Municipality Separate Storm Sewer System Permit (Order No. 2013-0001 DWQ) (Phase II Permit), implement and enforce special development standards/mitigation measures for new development in or near creek buffers, provide annual notification to property owners and residents adjacent to creek buffer areas on the special status of the creeks (and special rules/regulations that apply to creekside properties), promote/participate in environmental education/community outreach events, coordinate with other government entities/stakeholders who work within the creeks, conduct annual creek/environmentally sensitive habitat area (ESHA) surveys, and encourage/explore opportunities for future creek restoration projects.

The Program also requires that an update be annually provided to the City Council on the status of the Creeks Preservation Program and efforts to improve and protect City Creeks. The Council was last updated in October 2014.

## **DISCUSSION**

Since last year, City staff has continued to participate in efforts to protect and restore Carpinteria's creeks. Some of these activities have become routine and are undertaken on an annual or ongoing basis, while others are project-specific efforts, or projects that the City lends its support to as a member of the Carpinteria Creek Watershed Coalition (CCWC). Below is a brief summary of projects and activities completed since the last annual update as well as a description of projects/events that are expected to be undertaken in support of protecting Carpinteria creeks within the next year.

### **Development Review and Resource Protection**

CDD staff continues to review development proposals for new construction/remodels adjacent to City creeks and ensure that projects presently under construction avoid impacts to adjacent creeks resources through proper mitigation measures. Since last year's City Council update, City staff has worked on the following creeks-related development projects:

- **Carpinteria Avenue Bridge Replacement:** The project design team is developing 65% engineering plans for the replacement of the existing Carpinteria Avenue Bridge with a new three-span bridge that will meet current safety and design requirements, and improve the hydraulic capacity of the bridge to accommodate 100-year storm flows. The new bridge would also further reduce obstructions to steelhead migration by removing the existing row of piers from the creek's low flow channel.

The project design team is also preparing a Draft Environmental Impact Report (DEIR) for the bridge replacement and anticipates a fall 2015 public release of the document. Among other potential impacts, the DEIR considers the potential impacts to biological resources associated with Carpinteria Creek and water quality, and identifies appropriate mitigation measures for these impacts including restoration of all disturbed areas and construction of stormwater facilities including vegetated bioswales and storm drain filters. It is anticipated the permitting process and design work will continue into 2016, and construction will begin in summer 2017.

- **Ninth Street Pedestrian Bridge Replacement:** Replacement and construction of the Ninth Street Pedestrian Bridge over Franklin Creek was completed in spring 2015. The new bridge provides an ADA compliant pathway and pedestrian crossing of the creek. A future element of the project will add walkway lighting

adjacent to the creek from the terminus of Ninth Street to the bridge. Lighting will be directionally designed to minimize illumination of the creek and will be reviewed by the Architectural Review Board.

- Linden-Casitas Interchanges and Via Real Extension: City staff continue to work on the permitting for the Linden-Casitas Interchanges Project. The Local Coastal Program Amendments necessary to find the project consistent with the City's Coastal Plan were recently approved by the California Coastal Commission. The City Council will review the Conditional Use Permit and Coastal Development Permit applications for the project in November. The project includes replacement of the U.S. 101 bridges over Carpinteria Creek to provide sufficient hydraulic capacity for 100-year storm flows to pass underneath the bridge rather than along U.S 101 to the west (as shown on the current FEMA flood maps). The project will involve vegetation removal within Carpinteria Creek and has the potential to cause water quality impacts related to erosion/siltation and construction activities. The EIR prepared for the project identifies various mitigation measures designed to minimize and/or restore any impacted areas. It is expected that construction will begin in fall 2016.
- Mimaki Grading and Creek Restoration, 5800 Via Real: Permitting of the site grading of the former Norman's Nursery property and restoration of the illicit clearing of 13,000 square feet of stream terrace within the Carpinteria Creek corridor is underway. A Mitigated Negative Declaration (MND) was prepared in spring 2015. The MND identified potential impacts resulting from the project including effects to biological resources and water quality. The MND provides appropriate mitigation measures for these impact areas to ensure the site is adequately restored and potential for future impacts related to the ongoing agricultural operations on the site are minimized. City staff worked with the California Department of Fish and Wildlife, and the Central Coast Regional Water Quality Control Board to address the biological resources and water quality impacts, and mitigation measures.

The Coastal Development Permit for the project (and the MND) were accepted and approved by the Planning Commission in August 2015. Staff anticipates issuance of the Grading Permit and completion of the remaining site work in the coming weeks. Restoration of the damaged creek corridor has begun and will continue into the fall in preparation for the winter rains. Ongoing monitoring and maintenance of the restoration areas will be required for a minimum of five years to ensure successful reestablishment of the area.

During the review of the MND and Coastal Development Permit, City staff received several comments suggesting additional noticing efforts are needed to ensure new buyers are aware of the City's creek protection regulations. Staff notes that property owners and occupants receive an annual notice from the City concerning the special regulations that pertain to Creekside properties

(discussed below), but that because of the timing of the sale of this particular property and the subsequent grading violations, the new owner had not yet received the annual notification. In light of this incident, City staff is exploring additional means to ensure that early notification of buyers occurs, such as including a disclosure concerning the creeks program regulations in the City's Inspection on Sale program for residential properties located adjacent to City creeks or requesting a voluntary notice be recorded on the deed/title.

- Carpinteria Sanitary District Tank Digester Replacement Project: Replacement of the Sanitary District's digester tanks, located adjacent to Carpinteria Creek was completed summer 2015. Impacts to the creek were avoided throughout the course of construction by ensuring all construction activities were located more than 50 feet away from the creek.
- Carpinteria Sanitary District Sewer Line Relocation: In preparation for the extension of Via Real from its current terminus east of Carpinteria Creek through to Casitas Pass Road as part of the Linden-Casitas Interchanges Project, the Sanitary District relocated and replaced an existing sewer line that crossed over Carpinteria Creek. The new sewer line has been placed outside of the construction area of the Via Real extension and was directionally drilled underneath Carpinteria Creek, about 20 feet below the creek bottom.

The Environmental Impact Report/Finding of No Significant Impact (EIR/FONSI) for the project was approved by Caltrans in 2010. A more recent addendum to the EIR/FONSI concerning the sewer line relocation was approved by Caltrans in spring 2015. The Planning Commission accepted the EIR/FONSI (and addendum) and approved the Conditional Use Permit and Coastal Development Permit for the project in summer 2015. Construction is presently underway with the directional drilling underneath Carpinteria Creek already completed in preparation for the new lines being installed and put into service by mid-November.

City staff continues to work closely with other agencies including Santa Barbara County Flood Control District and the Santa Barbara County Agricultural Commissioner's Office to review and permit routine creek maintenance projects and noxious/invasive weed removal including the ongoing eradication of Giant Reed (*Arundo donax*) from the Carpinteria Creek watershed.

County Flood Control District staff annually survey City creeks and flood control facilities to identify necessary maintenance needs to ensure adequate storm flow capacities through all waterways. In fall of 2014, Flood Control staff cleared minor quantities of accumulated soil and vegetation from several sections of Carpinteria Creek. In anticipation of an upcoming wet winter, Flood Control staff again inspected all facilities and creeks during summer 2015. No additional maintenance activities were identified for Carpinteria Creek, however minor clearing of accumulated vegetation will be



undertaken in Franklin and Santa Monica Creeks during fall 2015. All other facilities (debris basins, etc.) within the City were also inspected but found to not require any additional maintenance or clearing ahead of the upcoming rainy season.

Over the last several years, the County Agricultural Commissioner's Giant Reed (*Arundo donax*) removal project has been in its final stages of treating/eliminating re-sprouts, having previously removed approximately 140,000 square feet (equivalent to roughly 34 tons) of the plant from the Carpinteria Creek watershed over the preceding years. As of several years ago, all major patches of *Arundo* had been removed and the remaining stumps treated with a water-based herbicide (imazapyr). Only semi-annual re-treatment of new sprouts totaling less than 100 square feet is required in isolated areas. The re-treatment is accomplished with a direct application of imazapyr to the sprouts in order to avoid overspray onto adjacent vegetation. It is expected that re-treatments of isolated areas will continue into the years ahead to avoid a re-infestation.

The City's Biological Consultant, Vince Semonsen, and City Planning and Public Works staff completed approximately eight walks of parts of the City's creeks to look for sources of illicit discharges, unpermitted development and other threats to the well-being of the creeks as well as to monitor the progress of various development and restoration sites and gauge overall creek health. The City Biologist's annual report, which includes monitoring of current and ongoing projects for the calendar year, will be completed in the coming months and posted to the City website.

The City also continues to address impacts related to the City's creeks as a result of urban runoff and stormwater events: The Public Works Department continues to implement the Regional Water Quality Control Board's joint effort hydromodification standards for Central Coast municipalities through the Stormwater Technical Guidance For Low Impact Development. This technical guide was developed using Proposition 84 funding to explain to developers and contractors how to design and build a project to comply with the new stormwater standards. Periodic trainings on how to design development projects in compliance with the new standards continue to be offered by the agencies participating in the joint effort for developers, engineers, architects and City planning/engineering staff. The next upcoming training, which City staff will attend, will be hosted by the County of Santa Barbara on November 19, 2015.

The City recently submitted its second annual report for compliance with the Phase II Permit, which regulates and addresses all aspects of stormwater runoff including source reduction, illicit discharge elimination, water quality and education/outreach. Included with this year's report were a Program Effectiveness Assessment and Implementation Plan, and a Water Quality Monitoring Plan, both of which were prepared to reflect regional cooperation in implementation of water quality standards. Pollutant load modeling is in development as part of the regional collaboration with the cities of Goleta, Buellton and Solvang and the County of Santa Barbara. Additionally, a stormwater management ordinance was adopted to assist in implementation of the Phase II Permit requirements.

The City continues to work on the Illicit Discharge Detection and Elimination Program, tracking and abating unpermitted discharges into the City's storm drains and/or creeks. As part of this program, the City has updated its master storm drain map to include drainage areas and the location of all inlets and outfalls to allow for a more detailed understanding of the City's storm drain system. Approximately eight illicit discharges were identified and abated through administrative warnings and/or citations issued by the City's Code Compliance Department. As part of the City's ongoing MS4 Permit implementation, City staff has also continued the Business Education Program to train business owners on elimination of illicit discharges, standard best management practices and water quality issues. Approximately 30 contacts were made this year to local businesses as part of the business education program and/or ongoing compliance matters.

Code Compliance staff have also been actively abating homeless encampments within the City, including in or adjacent to City creeks. Homeless encampments pose a threat to creek resources due to habitat damage/vegetation removal, trash accumulation and human waste. Over the course of the last year, Code Compliance staff has made contact with and/or abated approximately 18 homeless encampments located in or near City creeks. Carpinteria Creek, particularly around the Carpinteria Avenue Bridge, has continued to be an area with a regular occurrence of illicit encampments. The project design team for the Carpinteria Avenue Bridge replacement is considering design solutions to be implemented as part of bridge construction that would aid in discouraging encampments in this area.

#### Public Education and Outreach

The City annually sends letters to property owners and occupants adjacent to City creeks notifying them of the creek's special status and additional restrictions that apply to development and maintenance activities near creeks in the City. This year's notice, which was sent out on October 9, 2015, invited interested residents to attend this Council meeting to learn more about the community's efforts to preserve and protect creek resources. Approximately 350 notices were sent out this year to property owners and residents adjacent to the City's creeks.

The City has also been involved in various outreach/educational efforts, including helping to host/organize creek and beach cleanups and habitat restoration projects several times a year in coordination with local volunteer groups, schools and the Carpinteria Creek Watershed Coalition (CCWC), incorporating watershed-based curriculum at the local elementary schools as part of an after-school program, helping to host evening community presentations about our local creeks with the CCWC, leading Carpinteria Salt Marsh tours, offering drought tolerant landscaping workshops and once again sponsoring and participating in the Santa Barbara County Creek Week events and Coastal Cleanup Day.

The City's Parks and Recreation Department recently initiated a replanting effort for Franklin Creek Park using California native plants. To date, approximately 50 native oak trees have been planted throughout the park. Next steps involve planting additional shrubs and groundcover. The Parks Department plans to spread native wildflower seed on the park grounds ahead of the rainy season.

The City's Integrated Pest Management (IPM) committee continues to meet and work on pest and weed control issues on City-owned properties. The Committee is considering new signage for City-owned properties to inform the public of the City's IPM strategies. Finally, the City partnered with other Santa Barbara County agencies to conduct a pilot outreach campaign called "Close the Poop Loop" to address dog waste in targeted areas, such as City parks.

Cumulatively, over 300 person hours were spent in the last year participating in public outreach/education, habitat restoration and trash pick-up events by City staff and volunteers/docents. It is also estimated that hundreds of residents and visitors participated in docent-led walks through the Salt Marsh or bird watching along Carpinteria Creek. For this year's Santa Barbara County Creek Week, the City-affiliated events included tours of the Carpinteria Salt Marsh, a drought tolerant landscaping workshop, a wildlife kayak paddle, a creek cleanup at Franklin Creek in partnership with the Carpinteria Valley Water District and beach cleanups in conjunction with California Coastal Clean-up Day at Carpinteria, Tarpits and Jellybowl Beaches. A total of 114 volunteers collected more than 167 pounds of trash and recyclables along Carpinteria's coastline.

#### *Carpinteria Creek Restoration Efforts*

The City continues to be an active member of the Carpinteria Creek Watershed Coalition. The Coalition, which is made up of various stakeholders including resource protection agencies, local governments and interested residents, works together to restore and protect the resources of Carpinteria Creek. Over the years the Coalition has focused their energies on removing manmade obstructions to fish passage from the creek and undertaking outreach efforts to build support for, and appreciation of, the Carpinteria Creek watershed.

Over the last several years, the Coalition has made significant progress on removing the last remaining major fish passage obstructions from both branches of Carpinteria Creek. Currently, the Coalition is completing the final fish passage project on the Carpinteria branch of Carpinteria Creek. The project involves removing an undersized bridge and adjacent concrete channel, restoring the creek bed and banks to a more natural setting, and installing a new free span bridge over the creek channel. It is anticipated that this final project will be completed fall 2015.

When this project is completed, both branches of Carpinteria Creek will be free of major obstructions and open to fish passage up to their historic upper natural limits for the first

time in decades. In light of the forecasted El Niño conditions this winter, it is hoped that high creek flows coupled with the now unobstructed creek channel(s) will allow Southern Steelhead to once again reach their historic spawning grounds and repopulate Carpinteria Creek. As Carpinteria Creek was previously identified as a top priority watershed for steelhead recovery on the South Coast, the removal of the final major obstruction marks a major achievement for statewide steelhead recovery efforts as well as for the local community.

### Upcoming Projects and Endeavors

In the coming year, City staff anticipates continuing work on a variety of creeks-related projects including:

- Continuing work on the design, environmental review and permitting for the Carpinteria Avenue Bridge Replacement;
- Supporting Friends of the Franklin Trail to complete phase III of the Franklin Trail which would re-open a historic hiking trail into the Santa Ynez mountains and the upper reaches of the Carpinteria Creek watershed;
- Continuing work on the design and permitting of the Linden-Casitas Interchanges and Via Real Extension;
- Ongoing plantings of drought-tolerant, native plants at Franklin Creek Park;
- Water quality monitoring as part of a regional monitoring program, in coordination with other Santa Barbara County agencies;
- Development of a regional pollutant loading model;
- Ongoing implementation of the RWQCB's post-construction stormwater requirements for development projects;
- Undertaking small-scale stormwater improvements either as stand-alone projects, such as the Ash Avenue Water Quality Control and Drainage Improvement project or as part of larger Development Projects (such as stormwater/drainage improvements for private development);
- Pursuing grants for stormwater projects; and
- Developing a Citywide Low Impact Development strategy for public parking lot retrofits.

Additionally, the City will continue to lend its support to the Carpinteria Creek Watershed Coalition to continue restoring Carpinteria Creek and to raise awareness throughout the Carpinteria Valley of the community's unique creek resources.

The City intends to continue to work towards protecting and preserving creek resources within the City and working collaboratively with other organizations and agencies in the Carpinteria Valley to implement a watershed-based approach to creek protection and restoration.

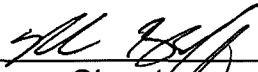
**PRINCIPAL PARTIES EXPECTED AT MEETING**

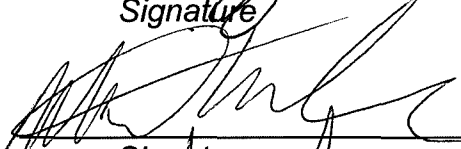
- Mauricio Gomez, Director of South Coast Habitat Restoration and Chair of the Carpinteria Creek Watershed Coalition
- Representatives of the Carpinteria Creek Watershed Coalition and the Carpinteria Creeks Committee

Staff contact: Nick Bobroff  
(805) 755-4407; nickb@ci.carpinteria.ca.us

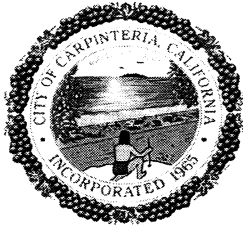
Staff contact: Erin Maker  
(805) 880-3415; erinm@ci.carpinteria.ca.us

Reviewed by: Dave Durflinger, City Manager

  
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Signature

  
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Signature for

  
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Signature



# City of Carpinteria

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## COUNCIL AGENDA STAFF REPORT October 26, 2015

### **ITEM FOR COUNCIL CONSIDERATION**

A letter of support concerning Senate Bill 593 (McGuire), a proposed state law that would establish regulations applying to operators of online vacation rental hosting platforms.

### **STAFF RECOMMENDATION**

Action Item   X   ; Non-Action Item       

Approve the letter of support for SB 593, authorizing the letter to be signed by the Mayor and transmitted to the bill's author, and for the City of Carpinteria to be listed along with other supporters of the bill.

Motion: I move to approve the letter of support for SB 593, giving authorization to the Mayor to sign the letter, directing that it be transmitted to the bill's author and consenting to the City of Carpinteria being listed along with other supporters of the bill.

### **BACKGROUND/DISCUSSION**

Senate Bill 593 (attached) is a proposed state law that, among other things, would:

- a. Prohibit the operator of a hosting platform from making a rental for transient use at a location prohibited by local regulation
- b. Require hosting platform operators to provide quarterly reports to cities and counties that include:
  - the address of each residential unit offered on the operator's hosting platform for transient use and occupied on a transient basis during the reporting period
  - the total number of nights that the unit was occupied on a transient basis
  - the amounts paid for the occupancy

- c. Allow cities and counties to impose and collect fines on an operator of a hosting platform that fails to comply with the reporting requirements and/or violates local regulations concerning prohibited rental areas.
- d. Require the operator of a hosting platform to collect and transmit transient occupancy tax to the applicable city/county

The City has determined that regulating Short-Term Rental<sup>1</sup> use, including limiting where such use may be established, is critical to public health, safety and welfare. The City has determined that the growth in the number of STRs in Carpinteria is exacerbating availability and affordability of its housing stock. Also, due to noise, traffic and parking congestion, and other nuisances, the City has determined that STRs can degrade the character of neighborhoods and the quality of life of residents.

The City applies Transient Occupancy Tax collection uniformly on all lodgings of 30 days or less. Transient Occupancy Tax revenue helps to pay for necessary City services such as law enforcement and street maintenance that are generated by visitors to Carpinteria and are critical to maintaining the community qualities and characteristics that make it an attractive visitor destination.

The City of Carpinteria has just over 200 licensed and registered STRs but estimates that approximately 50 others are operating illegally. Some of these are located in single-family zone districts where, in Carpinteria, STR use is prohibited. Others are believed to be rented for less than 31 days but Transient Occupancy Taxes are not being collected or remitted.

Hosting platforms can serve to promote this type of illegal activity by creating a context where enforcement of local regulations is made much more difficult. SB 593 would bolster existing local authority in this area and provides a helpful regulatory framework that agencies may choose in lieu of exercising their existing authority.

A list of supporters of the bill, including the League of California Cities, is attached to this report. Also attached is a Los Angeles Times article that reports on various groups that oppose the legislation, including Airbnb.

## **FINANCIAL CONSIDERATIONS**

As discussed, above, SB 593 would provide the City with an important tool for ensuring the collection and remittance of Transient Occupancy Taxes.

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<sup>1</sup> **Short-Term Rental (STR):** Generic term for residential units rented for 30 consecutive days or less and which can therefore be subject to applicable city or county land use regulations, permit/licensing requirements, fees and/or taxes.

**LEGAL**

N/A

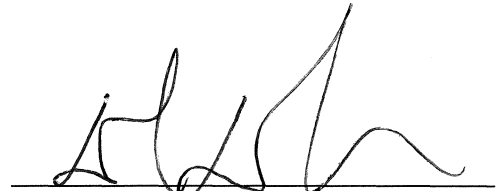
**OPTIONS**

- A. Approve the letter as recommended.
- B. Modify the draft letter.
- C. Decline to send a letter of support.

**ATTACHMENTS**

- A. Letter of Support
- B. Senate Bill 593
- C. Status and bill analysis
- D. Author's Fact Sheet
- E. Los Angeles Times Article

Staff contact: Dave Durflinger, City Manager  
(805 684-5405, x400, daved@ci.carpinteria.ca.us)



Signature





## ATTACHMENT A



# CITY of CARPINTERIA, CALIFORNIA

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October 26, 2015

## Members of the City Council

Honorable Mike McGuire  
California State Senate  
State Capitol, Room 5064  
Sacramento, CA 95814  
VIA FAX: (916) 651-4902

Gregg A. Carty - *Mayor*  
Fred Shaw - *Vice Mayor*  
Al Clark  
Wade Nomura  
J. Bradley Stein

**RE: SB 593 (McGuire) Transient Residential Hosting Platforms.**  
**Notice of Support**

Dear Senator McGuire:

I'm writing to convey the City of Carpinteria's support for SB 593, which we believe would help the City to more efficiently and effectively enforce local land-use policies and zoning regulations, and to collect applicable taxes from transient residential rentals.

Carpinteria is a small coastal town in southern Santa Barbara County with a population of less than 14,000, and is an attractive visitor destination. The City has just under 600 hotel/motel rooms and hosts a State Beach campground that sees nearly 1 million visitors each year. Short-term rentals (STRs) also provide housing for visitors. Carpinteria allows STRs in multi-family and some commercial zoning districts but prohibits the use in other zoning districts such as its single-family zones. Where STRs are allowed, they are required to obtain a City business license and to register with the City for the purposes of ensuring Transient Occupancy Tax collection and remittance.

Regulating STR use, including limiting where such use may be established, is critical to public health, safety and welfare in Carpinteria. The City has determined that growth in the number of STRs is exacerbating availability and affordability of the City's housing stock. Also, due to noise, traffic and parking congestion, and other nuisances, the City has determined that STRs can degrade the character of our neighborhoods and the quality of life of our residents.

The City also believes that it is important to enforce Transient Occupancy Tax collection consistent with local and state law and uniformly on all lodgings of 30 days or less. Transient Occupancy Tax revenue helps to pay for necessary City services such as law enforcement and street maintenance. These services are critical to maintaining the community qualities and characteristics that make it an attractive visitor destination.

The City of Carpinteria has just over 200 licensed and registered STRs but estimates that approximately 50 others are operating illegally. Some of these are located in single-family zone districts where STR use is prohibited. Others are believed to be renting for less than 31 days but not collecting or remitting to the City Transient Occupancy Taxes.

Honorable Mike McGuire  
California State Senate  
October 27, 2015  
Page two

Web-based transient residential hosting platforms can serve to facilitate this type of illegal activity by creating a context where enforcement of local regulations is made much more difficult. SB 593 bolsters existing local authority in this area and provides a helpful regulatory framework that agencies may choose in lieu of exercising their existing authority.

We appreciate your leadership on this important issue and for these reasons, the City of Carpinteria supports SB 593.

Sincerely,

Gregg A. Carty  
Mayor

cc: Dave Mullinax, Regional Public Affairs Manager, League of California Cities  
Meg Desmond, League of California Cities, [mdesmond@cacities.org](mailto:mdesmond@cacities.org)

## ATTACHMENT B



AMENDED IN SENATE JUNE 10, 2015

AMENDED IN SENATE MAY 6, 2015

AMENDED IN SENATE APRIL 29, 2015

AMENDED IN SENATE APRIL 6, 2015

**SENATE BILL**

**No. 593**

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**Introduced by Senator McGuire  
(Coauthor: Senator Leno)**

February 27, 2015

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An act to add Article 12 (commencing with Section 53170) to Chapter 1 of Part 1 of Division 2 of Title 5 of the Government Code, relating to local government.

LEGISLATIVE COUNSEL'S DIGEST

SB 593, as amended, McGuire. Residential units for tourist or transient use: *transient residential* hosting platforms.

The California Constitution authorizes a county or city to make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws. *Existing law also authorizes a city, county, or city and county to impose a transient occupancy tax upon occupancies of lodgings of no more than 30 days.*

~~This bill would require an operator of a hosting platform, as defined, to report specified information quarterly to the city, county, or city and county. The bill would authorize a city, county, or city and county, by ordinance, to opt out from receiving reports and to subsequently opt back in, with 90 days' advance notice of that ordinance to the operator of a hosting platform and to impose a fine or penalty on an operator that fails to provide the report, as specified. The bill would prohibit an operator of a hosting platform from facilitating the rental of a residential~~



unit offered for occupancy for tourist or transient use, if such a use of that residential unit, or the offering of that residential unit for such a use, is prohibited by an ordinance of the city, county, or city and county in which that residential unit is located. The bill would authorize a city, county, or city and county, by ordinance, to establish a fine or penalty on an operator of a hosting platform, as specified, for a knowing violation of this provision. The bill would authorize a city, county, or city and county to require an operator of a hosting platform to collect and remit applicable local transient occupancy tax.

*This bill would authorize a city, county, or city and county to adopt an ordinance that would require a transient residential hosting platform, as defined, to report specified information quarterly to the city, county, or city and county, and to establish, by ordinance, a fine or penalty on a transient residential hosting platform for failure to provide the report. The bill would make the information in the report confidential and require that it not be disclosed. The bill would authorize the city, county, or city and county receiving the report to use the report solely for transient occupancy tax and zoning administration. The bill would also authorize a city, county, or city and county to require a transient residential hosting platform to collect and remit applicable transient occupancy tax.*

*The bill, where a specified ordinance has been adopted, would prohibit a transient residential hosting platform from facilitating occupancy of a residential unit offered for tourist or transient use in violation of any ordinance, regulation, or law of the city, county, or city and county, and would authorize a city, county, or city and county, by ordinance, to establish a civil fine or penalty on an operator of a transient residential hosting platform for a knowing violation of this provision.*

*This bill would also require the operator of a transient residential hosting platform to disclose specified information regarding insurance coverage in the transient residential hosting platform agreement with an offeror of a residential unit.*

*Existing constitutional provisions require that a statute that limits the right of access to the meetings of public bodies or the writings of public officials and agencies be adopted with findings demonstrating the interest protected by the limitation and the need for protecting that interest.*

*This bill would make legislative findings to that effect.*

*The California Constitution requires local agencies, for the purpose of ensuring public access to the meetings of public bodies and the writings of public officials and agencies, to comply with a statutory enactment that amends or enacts laws relating to public records or open meetings and contains findings demonstrating that the enactment furthers the constitutional requirements relating to this purpose.*

*This bill would make legislative findings to that effect.*

Vote: majority. Appropriation: no. Fiscal committee: no.  
State-mandated local program: no.

*The people of the State of California do enact as follows:*

1 SECTION 1. Article 12 (commencing with Section 53170) is  
2 added to Chapter 1 of Part 1 of Division 2 of Title 5 of the  
3 Government Code, to read:

4  
5 Article 12. Thriving Communities and Sharing Economy Act

6  
7 53170. (a) This article shall be known, and may be cited, as  
8 the Thriving Communities and Sharing Economy Act.

9 (b) *The Legislature finds and declares that transient residential*  
10 *hosting platforms are doing business in California by facilitating*  
11 *the occupancy of property located in California.*

12 53171. (a) For purposes of this article:

13 (1) ~~“Hosting~~

14 (a) (1) *“Transient residential hosting platform” means—*  
15 ~~a marketplace that is created for the primary purpose of facilitating~~  
16 ~~a person or entity that facilitates the rental of a residential unit~~  
17 ~~offered for occupancy for tourist or transient use for compensation~~  
18 ~~to the offeror of that unit, and the operator of the transient~~  
19 ~~residential hosting platform derives revenues, including booking~~  
20 ~~fees fees, subscription charges, or advertising revenues, from~~  
21 ~~providing or maintaining that marketplace. “Facilitating” revenues.~~  
22 *“Facilitate” includes, but is not limited to, the act of allowing the*  
23 *offeror of the residential unit to offer or advertise the residential*  
24 *unit on the Internet Web site provided or maintained by the*  
25 *operator.*

26 (2) *“Transient residential hosting platform” does not include*  
27 *anyone licensed to practice real estate as defined in Section 10130*  
28 *of the Business and Professions Code.*

1     ~~(2)~~

2     ~~(b)~~ “Offeror” ~~includes an owner or lessee~~ means the owner,  
3     ~~lessee, or other person or entity with the legal right to occupy or~~  
4     ~~authorize the occupancy of a residential unit.~~

5     ~~(3)~~

6     ~~(c)~~ “Residential unit” means a dwelling unit in a private  
7     residence, including a single-family residence, an apartment or  
8     other leased premises, a residential condominium unit, or any other  
9     residential real estate improvement. “Residential unit” does not  
10    include individual guest ~~rooms, condominium units, timeshare~~  
11   ~~units, cabins, or similar guest accommodations rented to transient~~  
12   ~~guests~~ rooms in a hotel, inn, or similar transient lodging  
13   establishment operated by an innkeeper, as defined in subdivision  
14   (a) of Section 1865 of the Civil Code.

15   ~~(d)~~ “Tourist or transient use” means 30 days or fewer.

16   ~~(e)~~ “Operator” includes any corporation, partnership, or  
17   individual that provides or maintains a transient residential hosting  
18   platform.

19   ~~(b) (1)~~ Except as provided in paragraph (2), the operator of a  
20   53172. All of the following shall apply only within the  
21   jurisdiction of a city, county, or city and county that adopts an  
22   ordinance applying this section within its jurisdiction:

23   ~~(a)~~ A transient residential hosting platform shall report quarterly  
24   to the city, county, or city and county all of the following  
25   information:

26   ~~(A)~~

27   ~~(1)~~ The address of each residential unit that was ~~offered on the~~  
28   ~~operator’s hosting platform for occupancy for tourist or transient~~  
29   ~~use and was occupied for that use~~ occupied for tourist or transient  
30   use during that quarterly period.

31   ~~(B)~~

32   ~~(2)~~ The total number of nights that the residential unit was  
33   occupied for tourist or transient use.

34   ~~(C)~~

35   ~~(3)~~ The amounts paid for the occupancy of that residential unit  
36   unit for tourist or transient use.

37   ~~(2)~~ A city, county, or city and county may, by ordinance, opt  
38   out from receiving reports from an operator of a hosting platform  
39   under paragraph (1) at any time and, subsequently, may, by  
40   ordinance, opt back in to receive the reports. A city, county, or

1 city and county shall provide the operator of a hosting platform  
2 with 90 days' advance notice of an ordinance adopted under this  
3 paragraph.

4 (3)

5 (b) A city, county, or city and county may, by ordinance,  
6 establish a fine or penalty on ~~an operator of a~~ *a transient residential*  
7 hosting platform that fails to provide a report required pursuant to  
8 this ~~subdivision~~ *section* not to exceed the amount of one thousand  
9 dollars (\$1,000) for the first failure, two thousand dollars (\$2,000)  
10 for the second failure, and five thousand dollars (\$5,000) for a  
11 third or subsequent failure, to be imposed after the city, county,  
12 or city and county has provided written notice to the operator of  
13 the failure, has given the ~~operator~~ *transient residential hosting*  
14 *platform* an opportunity to provide the report within 30 days of  
15 receiving the written notice, and the ~~operator~~ *transient residential*  
16 *hosting platform* failed to provide the report within that period.

17 (4)

18 (c) Any civil fines or penalties shall be paid to the city, county,  
19 or city and county that established the fine or penalty.

20 (e) (1) ~~An operator of a~~

21 (d) (1) *Notwithstanding any other law, including the California*  
22 *Public Records Act, as set forth in Chapter 3.5 (commencing with*  
23 *Section 6250) of Division 7 of Title 1, the information in the report*  
24 *required pursuant to this subdivision is confidential and shall not*  
25 *be disclosed.*

26 (2) *The city, county, or city and county receiving the report*  
27 *shall use the information in the report solely for the administration*  
28 *of transient occupancy tax and zoning.*

29 (e) *The city, county, or city and county may require a transient*  
30 *residential hosting platform to collect the transient occupancy tax*  
31 *imposed by that local agency, and to remit that tax to that agency.*  
32 *The authority granted by this subdivision is in addition to any*  
33 *other provision of state or local law that authorizes a city, county,*  
34 *or city and county to require a transient residential hosting*  
35 *platform or any other person or entity to collect and remit transient*  
36 *occupancy tax.*

37 53173. (a) *A transient residential hosting platform shall not*  
38 *facilitate the ~~rental~~ occupancy of a residential unit offered for*  
39 *occupancy for tourist or transient use if ~~such a use of that~~*  
40 *residential unit, or the offering of that residential unit for such a*

1 ~~use, is prohibited by an ordinance~~ *the occupancy will violate any*  
2 *ordinance, regulation, or law of the city, county, or city and county*  
3 *county, in which that residential unit is located: located, that has*  
4 *applied Section 53172 within its jurisdiction.*

5 (2)

6 (b) ~~A city, county, or city and county that has applied Section~~  
7 ~~53172 within its jurisdiction may, by ordinance, establish a civil~~  
8 ~~fine or penalty on an operator of a transient residential hosting~~  
9 ~~platform that knowingly violates this subdivision section not to~~  
10 ~~exceed the amount of one thousand dollars (\$1,000) per day for~~  
11 ~~the first violation, two thousand dollars (\$2,000) per day for a~~  
12 ~~second violation, and five thousand dollars (\$5,000) per day for a~~  
13 ~~third or subsequent violation. An operator of a hosting platform~~  
14 ~~shall be deemed to have knowingly violated this subdivision if a~~  
15 ~~city, county, or city and county has previously provided the~~  
16 ~~operator with a copy, including a copy in electronic form, of its~~  
17 ~~ordinance prohibiting the use of a residential unit located within~~  
18 ~~its boundaries for occupancy for tourist or transient use, or the~~  
19 ~~offering of that unit for such a use, has given written notice of a~~  
20 ~~known violation to the operator, has given the operator an~~  
21 ~~opportunity to cease facilitating the rental of that residential unit~~  
22 ~~within 30 days of receiving the written notice, and the operator~~  
23 ~~failed to cease within that period: violation to be imposed after the~~  
24 ~~city, county, or city and county has provided written notice to the~~  
25 ~~operator of a transient residential hosting platform of the failure~~  
26 ~~to abide by the respective ordinance, has given the operator of the~~  
27 ~~transient residential hosting platform an opportunity to correct~~  
28 ~~the violation within 30 days of receiving the written notice, and~~  
29 ~~the operator of the transient residential hosting platform failed to~~  
30 ~~correct the violation within that period.~~

31 (3)

32 (c) Any civil fines or penalties shall be paid to the city, county,  
33 or city and county that established the fine or penalty.

34 (d) ~~A city, county, or city and county may require the operator~~  
35 ~~of a hosting platform to collect applicable transient occupancy tax~~  
36 ~~imposed by that local agency, and to remit that tax to that agency.~~

37 53174. *An operator of a transient residential hosting platform*  
38 *shall disclose the following in the transient residential hosting*  
39 *platform agreement with an offeror:*

1     (a) That an offeror should review his or her home or renter's  
2     insurance policy to ensure that there is appropriate insurance  
3     coverage in the event that a person sustains an injury or loss on  
4     the offeror's property, a person damages or causes loss to an  
5     offeror's personal or real property, or a claim or lawsuit is made  
6     against the offeror or otherwise arises out of activities related to  
7     the transient residential hosting platform.

8     (b) If the operator of the transient residential hosting platform  
9     provides insurance coverage, that the insurance coverage is  
10    provided and the limits of liability. If the insurance provided by  
11    the operator of the transient residential hosting platform is excess,  
12    secondary, or contingent upon an offeror's home or rental  
13    insurance, the operator of the transient residential hosting platform  
14    shall explicitly explain to the offeror when the offeror's insurance  
15    is primary or first in line to cover liabilities arising out of the  
16    activities relating to the transient residential hosting platform.

17    53175. Nothing in this article shall be construed to preempt a  
18    city, county, or city and county law regulating operators of  
19    transient residential hosting platforms.

20    SEC. 2. The Legislature finds and declares that Section 1 of  
21    this act, which adds Section 53172 to the Government Code,  
22    imposes a limitation on the public's right of access to the meetings  
23    of public bodies or the writings of public officials and agencies  
24    within the meaning of Section 3 of Article I of the California  
25    Constitution. Pursuant to that constitutional provision, the  
26    Legislature makes the following findings to demonstrate the interest  
27    protected by this limitation and the need for protecting that  
28    interest:

29    Where a city, county, or city and county adopts an ordinance  
30    applying Section 53172 of the Government Code within its  
31    jurisdiction, in order to ensure that the information disclosed to  
32    local public agencies in the reports required by Section 53172 of  
33    the Government Code is not used for purposes other than the  
34    limited public purposes specified in that section, it is necessary to  
35    limit the disclosure of those reports.

36    SEC. 3. The Legislature finds and declares that Section 1 of  
37    this act, which adds Section 53172 to the Government Code,  
38    further, within the meaning of paragraph (7) of subdivision (b)  
39    of Section 3 of Article I of the California Constitution, the purpose  
40    of that constitutional section as it relates to the right of public

1 access to the meetings of local public bodies or the writings of  
2 local public officials and local agencies. Pursuant to paragraph  
3 (7) of subdivision (b) of Section 3 of Article I of the California  
4 Constitution, the Legislature makes the following findings:  
5 If a city, county, or city and county adopts an ordinance applying  
6 Section 53172 of the Government Code within its jurisdiction,  
7 limiting disclosure of a record obtained by the local public agency  
8 for purposes of tax and zoning administration furthers the purposes  
9 of Section 3 of Article I of the California Constitution by  
10 appropriately balancing the interest in public disclosure with  
11 ensuring that this information is not used for improper purposes.

## ATTACHMENT C





# GET THE FACTS ON SB 593:

## CALIFORNIA THRIVING COMMUNITIES AND SHARING ECONOMY ACT

STATE SENATOR MIKE MCGUIRE

**T**he premise of SB 593 is simple: **reinforce local laws already on the books.** Where vacation rentals are legal, the bill will assist local jurisdictions in their regulation and collection of tourist taxes as more than 430 cities and 56 counties impose a tourist tax. Where vacation rentals are illegal by local ordinance, the bill will prohibit online vacation rental businesses ("OVRBs") from making a rental.

The Thriving Communities and Sharing Economies Act will empower local control, provide desperately needed funding for parks, local roads, fire and police services, and promote safe neighborhoods. SB 593 will require online vacation rental businesses to **confidentially** disclose information to cities and counties and/or collect tourist tax dollars — projected to be in the hundreds of millions of dollars statewide.

### BACKGROUND

Home-sharing is commonplace and helps countless Californians to pay their bills. Yet, it has evolved from its couch-surfing roots into a multi-billion dollar business.

**OVRBs force neighborhoods, cities and counties to bear the costs and burden of their operation.** Increased and undisclosed tourist traffic alters neighborhood character. This creates additional demands on public safety while at the same time, cities and counties lose out on significant revenue that could be invested in local services such as parks, roads and public safety. Moreover, the availability of affordable housing stock is being diminished for working families and seniors.

### PROBLEM

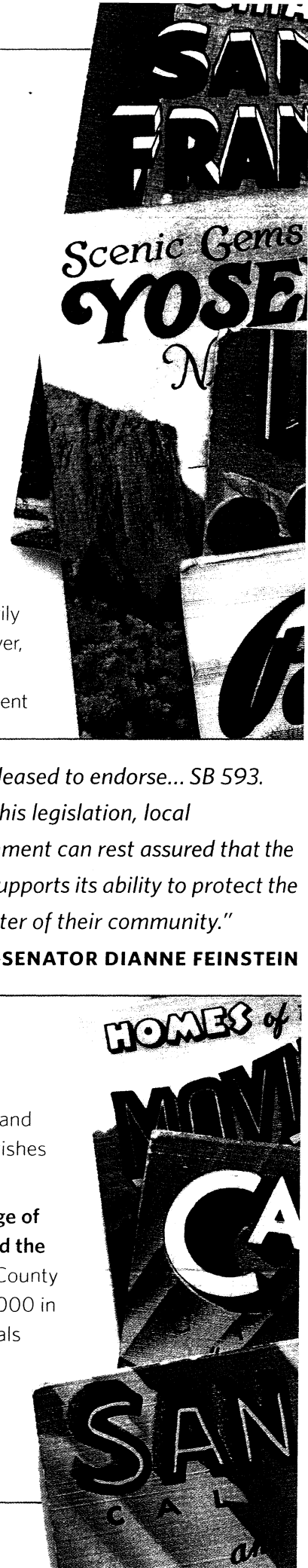
Many cities and counties allow short-term residential rentals. Most require hosts to register and that tourist taxes be paid. However, registration and payment of tourist taxes in these cities and counties are based on the owners of the short-term residential units voluntarily reporting their rental activity. However, there has been a severe under-registration of hosts and underpayment of tourist taxes.

There are also many cities that prohibit the renting of residences for less than 30 days. However, **these local laws are frequently ignored by OVRBs,** causing unwanted burden to city services, roads and neighborhood character while reducing tourist tax collection from sanctioned hotels. Rentals facilitated by OVRB's in these cities and counties go against the expressed wishes of the residents.

**For example, only a small percentage of hosts in San Francisco have followed the city ordinance to register.** Sonoma County has had to spend in excess of \$200,000 in an attempt to track down those rentals that are not paying the required tourist taxes under the ordinance. And Los Angeles is currently experiencing a rental housing

*"I am pleased to endorse... SB 593. With this legislation, local government can rest assured that the state supports its ability to protect the character of their community."*

—SENATOR DIANNE FEINSTEIN



shortage due in part to thousands of residential units being converted to OVRBs.

Clearly, cities and counties are unable to obtain this information due to the fact that OVRB's unfairly put the burden of their responsibility on individual home-owners. This lack of oversight and enforcement presents a huge gap in accountability, and as a result, local laws and regulations are not being followed.

## SOLUTION

SB 593 will respect existing laws by empowering local control. It will provide critical tools to help cities and counties uphold their existing laws. The proposal has three components:

**1. Assist local laws regarding OVRBs.** This bill will reinforce local ordinances by requiring OVRB's to confidentially disclose information of the home

business (address of host rental, amount of nights stayed, and amount paid by the visitor) to the cities and counties – similar to the way hotels currently report their tourist taxes. This information will allow cities and counties to ensure their laws are being followed. Local jurisdictions may also choose to have OVRBs collect the taxes and remit them.

**2. Enforce local bans against short-term residential rentals.** SB 593 will prohibit OVRBs from facilitating a residential rental if the transaction would violate a local law. This will reinforce local control.

**3. Protect confidentiality of rental information.** SB 593 mandates strict confidentiality of all rental information disclosed by OVRBs and data will not be subject to California Public Records Act.

Additionally, cities and counties will have the ability to opt into the new state law in order to participate.

## SUPPORTERS

United States Senator Dianne Feinstein  
American Federation of State, County,  
and Municipal Employees  
American Hotel Lodging Association  
American Insurance Associations  
AIDS Housing Alliance  
Anti-Eviction Mapping Project  
Asian American Hotel Owner  
Association  
Association for Los Angeles  
Deputy Sheriffs  
Association of California  
Insurance Companies  
Andaz West Hollywood  
Beazley House Bed & Breakfast Inn  
Borrego Springs Chamber of  
Commerce & Visitors' Bureau  
California Alliance for  
Retired Americans  
California Apartment Association  
California Association of Boutique  
and Breakfast Inns  
California Association of Code  
Enforcement Officers  
California Association of County  
Treasurers and Tax Collectors  
California College and University Police  
Chiefs Association  
California Hotel & Lodging Association  
California Labor Federation  
California Narcotic Officers  
Association  
California Police Chiefs Association  
California Professional Firefighters  
California State Association of  
Counties  
California Teamsters Public  
Affairs Council  
Chelsea Garden Inn

City of Berkeley  
City of Big Bear Lake  
City of Crescent City  
City of Mill Valley  
City of Thousand Oaks  
City of West Hollywood  
Coalition for Better Housing  
Council of Community Housing  
Organizations  
County of Mendocino  
County of Mono  
County of Sonoma  
County of Tuolumne  
Courtyard Marriott  
Long Beach Downtown  
Donner Lake Inn Bed & Breakfast  
Ferdale Chamber of Commerce  
Groveland Hotel  
Harmony Inns of Monterey  
Headlands Inn B&B  
Hilton Los Angeles  
Universal City Hotel  
Housing Rights Committee  
Hotel Council of San Francisco  
Hotel Council of Los Angeles  
Humboldt County Convention &  
Visitors Bureau  
Humboldt Lodging Association  
Keep Neighborhoods First  
International Faith Based Coalition  
LAANE  
League of California Cities  
Long Beach Firefighters  
Los Angeles Police Protective League  
Los Angeles City Council President  
Herb Wesson, Jr.  
Los Angeles City Councilmember  
Bob Blumenfield

Los Angeles City Councilmember  
Mike Bonin  
Los Angeles City Councilmember  
Joe Buscaino  
Los Angeles City Councilmember  
Gilbert Cedillo  
Los Angeles City Councilmember  
Paul Koretz  
Los Angeles City Councilmember  
Mitch O'Farrell  
Marin County Council of Mayors and  
Councilmembers  
Monterey County Hospitality  
Association  
National Association of Mutual  
Insurance Companies  
Neighbors for Overnight Oversight  
North Lake Tahoe Chamber/CVB/  
Resort Association  
Pacific Association of Domestic  
Insurance Companies  
Pacific Palms Hotel  
and Conference Center  
Professional Association  
of Innkeepers International  
Redwood Suites  
Riverside Sheriffs Association  
Rural County Representatives  
of California  
Sacramento Hotel Association  
San Diego County Hotel-Motel  
Association  
San Franciscans for  
Reasonable Growth  
San Francisco Apartment Association  
San Francisco  
Information Clearinghouse  
San Francisco Tenants Union  
San Mateo Central Labor Council

Santa Cruz County Conference  
& Visitors Council  
Senior & Disabled Action  
Service Employees International Union  
ShareBetter San Francisco  
The Sebastopol Inn  
Town of Mammoth Lakes  
Treasurer-Tax Collector,  
County of Contra Costa  
Treasurer-Tax Collector,  
County of El Dorado  
Treasurer-Tax Collector,  
County of Mendocino  
Treasurer-Tax Collector,  
County of San Luis Obispo  
Treasurer-Tax Collector,  
County of Siskiyou  
Treasurer-Tax Collector,  
County of Sierra  
Treasurer-Tax Collector,  
County of Sonoma  
Treasurer-Tax Collector,  
County of Tulare  
Treasurer-Tax Collector,  
County of Tuolumne  
United Firefighters of Los Angeles City  
UNITE-HERE  
UNITE-HERE, Local 2  
West of Twin Peaks Council  
West Hollywood Mayor  
Lindsey Horvath (partial list)



## CONTACT

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Office of Senator McGuire  
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Christopher.Nielsen@sen.ca.gov

## ATTACHMENT D



## CURRENT BILL STATUS

MEASURE : S.B. No. 593  
AUTHOR(S) : McGuire (Coauthor: Senator Leno).  
TOPIC : Residential units for tourist or transient use:  
transient residential hosting platforms.  
HOUSE LOCATION : SEN  
+LAST AMENDED DATE : 06/10/2015

TYPE OF BILL :  
Active  
Non-Urgency  
Non-Appropriations  
Majority Vote Required  
Non-State-Mandated Local Program  
Non-Fiscal  
Non-Tax Levy

LAST HIST. ACT. DATE: 06/10/2015  
LAST HIST. ACTION : Read third time and amended. Ordered to inactive file  
on request of Senator McGuire.  
FILE : SEN INACTIVE FILE - SENATE BILLS  
FILE DATE : 09/11/2015  
ITEM : A- 8

COMM. LOCATION : SEN GOVERNANCE AND FINANCE  
COMM. ACTION DATE : 05/13/2015  
COMM. ACTION : Do pass.  
COMM. VOTE SUMMARY : Ayes: 04 Noes: 02 PASS

TITLE : An act to add Article 12 (commencing with Section 53170)  
to Chapter 1 of Part 1 of Division 2 of Title 5 of the  
Government Code, relating to local government.



## BILL ANALYSIS

SENATE COMMITTEE ON GOVERNANCE AND FINANCE  
 Senator Robert M. Hertzberg, Chair  
 2015 - 2016 Regular

|             |            |           |         |
|-------------|------------|-----------|---------|
| Bill No:    | SB 593     | Hearing   | 5/13/15 |
|             |            | Date:     |         |
| Author:     | McGuire    | Tax Levy: | No      |
| Version:    | 5/6/15     | Fiscal:   | No      |
| Consultant: | Weinberger |           |         |

RESIDENTIAL UNITS FOR TOURIST OR TRANSIENT USE: HOSTING  
 PLATFORMS

Requires "hosting platforms" that facilitate short-term rentals of residential housing to report specified data about rentals and comply with local ordinances relating to short-term rentals.

Background and Existing Law

State allows the legislative body of a city or county to levy a tax on the privilege of occupying a room or rooms, or other living space, in a hotel, inn, tourist home, motel or other lodging unless the occupancy is for a period of more than 30 days. The tax is typically collected from consumers by lodging providers. Revenues raised through local transient occupancy taxes (TOTs) are most commonly deposited in local general funds for general use. More than 400 cities and 55 counties levy a TOT. According to data from the State Controller's Office, in the 2011-12 fiscal year, TOTs generated more than \$1.5 billion in local government revenues, of which more than \$1.2 billion was for general use.

In recent years, Internet-based hosting platforms, like Homeaway, VRBO and Airbnb, have facilitated increasing numbers of short-term rentals of homes and rooms within residences. The rapid growth in short-term rentals of residential properties has



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of ?

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generated concerns, that these short-term residential rentals may increase housing costs, negatively affect surrounding residential neighborhoods, and place increased demands on public services while not generating local tax revenue to offset the costs of those services.

In response to these concerns, some local government officials want to improve enforcement of local TOT ordinances and other local regulations that apply to rental transactions that are facilitated through online hosting platforms. They want the Legislature to require hosting platforms that facilitate rentals of residential units for short-term occupancy to report information about rental transactions and to collect and remit TOT revenues from those rental transactions.

#### Proposed Law

---

Senate Bill 593 requires a hosting platform to report quarterly, to a city or county that has not opted out of receiving the report, all of the following information:

The address of each residential unit that was offered on the operator's hosting platform for occupancy for tourist or transient use and was occupied for that use during that quarterly period.

The total number of nights that the residential unit was occupied for tourist or transient use.

The amounts paid for the occupancy of that residential unit.

SB 593 allows a city or county to impose and collect fines on an operator of a hosting platform for failing to comply with the reporting requirements and specifies limits on the amounts of the fines.

SB 593 prohibits a hosting platform from facilitating the rental of a residential unit offered for occupancy for tourist or transient use, if a city or county ordinance prohibits the renting of that unit or offering of that unit for occupancy for tourist or transient use. SB 593 allows a city or county to impose and collect fines on an operator of a hosting platform for knowingly violating this prohibition and specifies limits on

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of ?

Page 3

the amounts of the fines.

SB 593 requires the operator of a hosting platform to comply with a local requirement that it must collect applicable transient occupancy tax imposed by a local agency, and to remit that tax to that agency.

SB 593 defines a "hosting platform" as a marketplace created for the primary purpose of facilitating the rental of a residential unit offered for occupancy, for tourist or transient use for compensation to the owner or lessee of that unit and the operator of the hosting platform derives revenues, including booking fees or advertising revenues, from providing or maintaining that marketplace. The bill directs that "facilitating" includes the act of allowing the owner or lessee of the residential unit to offer or advertise the residential unit on the Internet Web site provided or maintained by the operator.

SB 593 defines "residential unit" as a dwelling unit in a private residence, including a single-family residence, an apartment or other leased premises, a residential condominium unit, or any other residential real estate improvement. "Residential unit" does not include individual guest rooms, condominium units, timeshare units, cabins, or similar guest accommodations rented to transient guests in a hotel, inn, or similar transient lodging establishment operated by an innkeeper, as defined in state law.

#### State Revenue Impact

\_\_\_\_\_ No estimate.

#### Comments

\_\_\_\_\_ 1. Purpose of the bill . Recent growth in short-term rentals of residential units, which has been made possible by online hosting platforms, is having powerful effects in communities throughout California. Increased and undisclosed tourist traffic alters neighborhood character, creating additional demands on local public service providers. The increase in short-term vacation rentals reduces the availability of already

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of ?

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scarce affordable housing in many communities. Online hosting platforms receive revenues from short-term rental transactions that are of not permitted by local ordinances. And in many

communities, neither the hosts who make residences available for occupancy for fewer than 30 days nor the hosting platforms collect and remit applicable transient occupancy taxes. In communities where vacation rentals are legal, SB 593 will help local governments collect transient occupancy taxes. The additional revenues recovered pursuant to the bill's provisions will be vital for local governments' efforts to respond to and mitigate short-term vacation rentals' local impacts. Additionally, by increasing TOT compliance, SB 593 will help enforce a level playing field in the vacation rental marketplace, ensuring that hosting platforms don't gain unfair pricing advantages as a result of hosts' nonpayment of taxes. In communities that prohibit short-term rentals, SB 593 will improve property owners and renters' compliance with local laws, providing local residents and their elected representatives more tools to exert control over local land uses to ensure that they reflect local priorities.

2. Burdensome . The rapid growth of online businesses that facilitate short-term rentals of residential units is a testament to the value that these online services offer, both to property owners and renters who make their residences available for rent and to the travelers who stay in these accommodations. While enforcing local laws is undeniably important, enforcement efforts should avoid placing unnecessary burdens on emerging business models. SB 593's reporting requirements place additional administrative burdens on hosting platform operators that do not apply to some other short-term lodging providers. The reporting requirements also raise privacy concerns about whether government should compel online businesses to report specific transactions data, about their customers without any specific limitations on the use of that data. The bill's requirement that hosting platforms must enforce local prohibitions against renting residential units for short-term occupancy also shifts some local code enforcement responsibilities from local government officials onto a narrow subset of vacation rental businesses. Legislators should consider other approaches to support local efforts to collect revenues and enforce ordinances that don't disproportionately place burdens on some online businesses.

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3. New approaches for a new economy . To create a level playing field for both established short-term lodging providers and new "sharing economy" platforms, local governments' approach to regulating the business of renting residential units for short-term occupancy, must evolve to reflect the rapidly changing realities of new Internet-based business models. Unlike brick-and-mortar lodging operators like hotels, not all

online hosting platforms participate directly in each rental transaction completed by a property owner or renter who lists a residential unit through the hosting platform. As a result, local governments will need to find other ways to enforce TOT collection and compliance with local ordinances. One approach might be to require property owners and renters to register and report income from rental transactions and to require the hosting platforms to notify owners and renters of these registration and reporting obligations. Similarly, local governments could be required to identify, through a public clearinghouse, geographic locations in which bans on short-term rentals are in effect, providing hosting platforms with an official, consistent basis on which to accept or deny listings from property owners or renters in particular locations.

4. Definition of hosting platform . SB 593 requires that a hosting platform must provide local governments with quarterly reports of specified information about individual rental transactions. However, the bill's definition of a hosting platform seems to include businesses that don't receive revenues or information about rentals on a per-transaction basis. Under the bill's definition, a hosting platform includes a business that derives revenues solely from advertising the availability of a residential unit for short-term rental. It is unclear how such a business, which effectively functions only as a listing service without any direct involvement in executing individual rental transactions, could reasonably be expected to comply with the bill's data reporting and tax collection requirements. The Committee may wish to consider amending SB 593 to clarify the definition of a "hosting platform" to include only those businesses that receive revenues from, or are directly involved in executing, individual rental transactions.

5. Related bills . Senate Bill 761 (Hall) requires an operator of an online platform or Internet Web site that facilitates the rental of real property located in California for short-term occupancy to provide a specified notice to tenants about

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potential violations of their rental contracts or leases. Assembly Bill 1220 (Harper) would prohibit a city or county from levying a tax on the privilege of occupying a residential short-term rental unit.

6. Double-referral . The Senate Transportation & Housing Committee considered SB 593 at its hearing on April 21 and approved the bill on the vote of 8-0. The Senate Rules Committee then referred the bill the Senate Governance & Finance Committee, which has jurisdiction over bills relating to local governments' powers and local revenues, including transient

occupancy taxes. \_

Support and  
Opposition (5/7/15)

Support : American Federation of State, County, and Municipal Employees, AFL-CIO; American Hotel and Lodging Association; Asian American Hotel Owners Association; American Insurance Association; Association of California Insurance Companies; Andaz West Hollywood General Manager Lin Schatz; Association for Los Angeles Deputy Sheriffs; City of Big Bear Lake; Borrego Springs Chamber of Commerce & Visitors Bureau; California Apartment Association; California Association of Boutique and Breakfast Inns; California Association of County Treasurers and Tax Collectors; California Apartment Association; California Association of Code Enforcement Officers; California College and University Police Chiefs Association; California Narcotics Officers Association; California Police Chiefs Association; California Hotel and Lodging Association; California Labor Federation; California Professional Firefighters; California State Association of Counties; California Teamsters Public Affairs Council; Contra Cost County Treasurer-Tax Collector Russell Watts; Paul Desterman, Mindy Desterman; El Dorado County Treasurer-Tax Collector C.L. Raffety; Douglas Engmann; Fairmont San Jose General Manager Kelley Cosgrove; Hilton Los Angeles/Universal City General Manager Mark Davis; Hotel Association of Los Angeles; Hotel Council of San Francisco; Humboldt County Convention and Visitors Bureau; International Faith Based Coalition; League of California Cities; Long Beach Firefighter Association; Los Angeles Alliance for a New Economy; Los Angeles Police Protective League; Town of Mammoth Lakes;

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Marin County Council of Mayors and Councilmembers; Marriot Courtyard in Larkspur General Manager Sam Pahlavan; Denise McNicol; Mendocino County Board of Supervisors; Mendocino County Treasurer-Tax Collector Shari Schapmire; Mono County Board of Supervisors; Ashok Mukherje; National Association of Mutual Insurance Companies; Neighbors for Overnight Oversight; Jenny Oaks; Pacific Association of Domestic Insurance Companies; Riverside Sheriffs Association; Rural County Representatives of California; Sacramento Hotel Association; San Diego County Hotel-Motel Association; San Franciscans for Reasonable Growth; San Luis Obispo County Auditor-Controller-Treasurer-Tax Collector James Erb; San Mateo County Central Labor Council; Santa Cruz County Convention and Visitors Council; Service Employees International Union; ShareBetter San Francisco; Sierra County Auditor-Treasurer-Tax Collector Van Maddox; Siskiyou

County Treasurer-Tax Collector Wayne Hammar; Sonoma County Auditor-Controller-Tax Collector David Sundstrom; Sonoma County Board of Supervisors; City of Thousand Oaks; Tulare County Auditor-Controller-Treasurer-Tax Collector Rita Woodard; Tuolumne County Treasurer-Tax Collector Shelley Piech; UNITE-HERE, AFL-CIO; United Firefighter of Los Angeles City, Local #112; Natasha Yankoffski.

Opposition : Airbnb; Consumer Watchdog; Internet Association, TechNet.

-- END --



## ATTACHMENT E





# Citing privacy concerns, Airbnb slams bill on short-term rentals



Melanie Mason • Contact Reporter

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Sen. Mike McGuire, author of Airbnb-related bill, said critics' privacy alarm is 'hogwash and disingenuous'

APRIL 21, 2015, 5:43 PM | REPORTING FROM SACRAMENTO

**P**opular home-sharing website Airbnb is stepping up its opposition to the first statewide measure aimed at regulating short-term rentals, arguing the proposal would harm consumer privacy.

Airbnb has faced scores of regulatory fights on the local level, including in Los Angeles, but the skirmish over a bill by Sen. Mike McGuire (D-Healdsburg) marks the first major test for the rapidly-growing company in the state Capitol.

McGuire's bill, which passed its first committee Tuesday afternoon, would require online vacation rental sites such as Airbnb to report booking information — such as number of guests or length of stay — to cities and counties.

The proposal would also require the sites to collect lodging taxes at the request of local governments and would prohibit bookings in cities or counties that bar short-term rentals.

*Article continues below* ↓

In a blog post, Airbnb public policy head David Owen warned that the measure would force the company to "hand over broad swaths of confidential, personal information to bureaucrats who will sift through it in search of potential violations of local planning and zoning laws."

The privacy concerns are echoed by the Internet Assn., an industry trade group, and Consumer Watchdog, a Santa Monica-based advocacy group, which likened the proposal to a "blank search warrant."

McGuire, in a statement, said his critics' claims are "hogwash and disingenuous."

The bill, SB 593, "does not require anyone to divulge the names or any other information about consumers who rent lodging through vacation rental businesses," he said.

"Nowhere does the bill require any host to provide any information about renters to any government agency. What it does do is make big corporations follow local laws."

Owen, of Airbnb, and McGuire squared off at the lengthy Tuesday afternoon hearing of the Senate transportation and housing committee. Owen cast the measure as a "blunt instrument intended to stunt the growth of an incredibly valuable industry." He was joined by throngs of Airbnb hosts who extolled the economic boost they get from home-sharing.

McGuire said his measure, which is backed by labor unions, law enforcement groups and local governments, is not intended to stifle the sharing economy, but seeks to ensure local laws and taxes are being enforced. The measure passed the committee on an 8-0 vote.

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## UPDATE

**5:43 p.m.:** This post has been updated to include information from Tuesday's committee hearing.

**This article is related to:** Laws and Legislation, Vacation and Timeshares