

City of Carpinteria
City Council Regular Meeting Agenda
Monday, July 12, 2021

Council Chamber, 5775 Carpinteria Avenue

5:30 p.m. Regular Meeting
In-Person and Virtual Participation Options

IN RESPONSE TO THE GOVERNOR'S ISSUANCE OF EXECUTIVE ORDER N-07-21, WHICH FORMALLY RESCINDED CALIFORNIA'S STAY-AT-HOME ORDER ISSUED LAST IN MARCH 2020, AND EXECUTIVE ORDER N-08-21, THE CITY OF CARPINTERIA HAS MADE THE DECISION TO PROVIDE BOTH IN-PERSON AND VIRTUAL ATTENDANCE AND PARTICIPATION OPTIONS AVAILABLE FOR THIS MEETING.

To minimize the potential spread of the COVID-19 virus, the City of Carpinteria is requiring unvaccinated individuals to wear face coverings while inside City Council Chambers.

Attendance/Viewing Options:

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

Public Comments

- Provide a live public comment during the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.). Please note the City has the discretion to limit the speaker's time for any meeting or agenda matter. Typically, the practice has been 3 minutes per speaker on each item.

- Coordinate with the City Clerk to provide a live public comment (as either a general public comment or on a specific agenda item) by phone by sending an email to PublicComment@ci.carpinteria.ca.us by **12:00 P.M. on the day of the meeting** and including the following information in your email: (1) the meeting date and agenda item (number and title) on which you wish to speak, (2) your full name, (3) your call back number and area code. During public comment on the agenda item specified in your email, City staff will make every effort to contact you via your provided telephone number so that you can provide public comment telephonically. Please note the City has the discretion to limit the speaker's time for any meeting or agenda matter. Typically, the practice has been 3 minutes per speaker on each item.
- Provide a live comment through the City's Zoom webinar platform (through the link provided above). To make public comments through this platform please use the "raise your hand" feature to notify staff that you would like to make a public comment during designated public comment times. Once it is your turn to provide a public comment, staff will unmute your microphone and you will be given a designated amount of time to provide your comment (typically, the practice has been up to 3 minutes per speaker on each item). At the end of your comment, staff will once again mute your microphone.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to Council Members by **12:00 P.M. on the day of the meeting** by either submitting your comment via (1) email to PublicComment@ci.carpinteria.ca.us, or (2) the **eComment** link on the City's agenda website (<https://carpinteria.ca.us/city-hall/agendas-meetings>). Please reference the agenda item to which your comment pertains. Note that written comments will not be read into the record during the meeting.

As the situation with COVID-19 continues to evolve, the City will provide updates on any changes to this policy as soon as possible. The public is referred to the City's website at www.carpinteria.ca.us for the latest COVID-19 policies and information. The City of Carpinteria thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.

Also, please note that Spanish interpretation will be available at the in-person meeting (but will not be available through the City's Zoom webinar).

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

This may include updates on law enforcement activity within the City from a Sheriff's Office representative.

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.

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.

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.

CONSENT CALENDAR:

1. Approve the minutes of the regular City Council meeting of June 28, 2021.
2. Receive and file the Expenditures for the period beginning June 19, 2021 and ending July 2, 2021.

3. Adoption of Ordinance No. 748, Adding Chapter 2.45 of Title 2 of the Carpinteria Municipal Code relating to the Electronic Filing of Campaign Disclosure Statements and Statements of Economic Interest.
4. Acceptance of Grading, Storm Drain, and Street Improvements and Release of Bonds for Tract Map 25,178.
5. Release of Cash Bond to Phillips 66 Company from Transportation Permit No. 6748.

ADMINISTRATIVE MATTERS:

6. Adoption of Resolution No. 6063, Approving the Application of Funds for the Urban Flood Protection Grant Program.

Recommendation: Adopt Resolution No. 6063, approving the submittal of a City application through the Urban Flood Protection Grant Program.

Staff Presenter: Erin Maker, Environmental Program Manager

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

7. Authorization to Renew the Agreement for Rental Housing Mediation Program services between the City of Carpinteria and the City of Santa Barbara for the period from July 1, 2021 to June 30, 2024, for a flat fee of \$51,557 for the three-year term of this agreement.

Recommendation: Authorize the Community Development Director to execute an agreement for Rental Housing Mediation Program services for the period from July 1, 2021 to June 30, 2024, for a flat fee of \$51,557 for the three-year term of the agreement. *(Motion requires a roll call vote.)*

Staff Presenter: Steve Goggia, Community Development Director

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

PUBLIC HEARING: NONE

OTHER BUSINESS:

8. Skate Park Project Status Report.

Recommendation: Receive and file the report as determined appropriate.

Staff Presenter: Matt Roberts, Parks, Recreation & Public Facilities Director

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

9. Options for the formation of a committee to study the decline and preservation of harbor seals in the City of Carpinteria and make related recommendations to the City Council.

Recommendation: Receive and file the report, and direct staff as determined appropriate.

Staff Presenter: Dave Durflinger, City Manager

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

10. Approval and Adoption of the Updated Street Tree and Special Conditions Streets Management Plans.

Recommendation: Approve and adopt the updated Street Tree and Special Conditions Streets Management Plans. *(This motion requires a roll call vote.)*

Staff Presenter: John L. Ilasin, Public Works Director

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

11. Closeout of Project No. 15116 – Pedestrian Crossing Safety Improvements Project.

Recommendation: Authorize the Mayor to sign the Closeout Agreement and Release of Claims for Project No. 15116 – Pedestrian Crossing Safety Improvements Project with Toro Enterprises, Inc. *(This motion requires a roll call vote.)*

Staff Presenter: John L. Ilasin, Public Works Director

- a. Staff Report

- b. Public Comment
- c. City Council Determination

12. (1.) Review of City process and options for legislative advocacy; and (2.) Response to a request by California Cities for Local Control for adoption of a resolution in support of retaining strong local control over land use and zoning matters.

Recommendation: Receive and file the report, consider the request from California Cities for Local Control and direct staff as determined appropriate.

Staff Presenter: Dave Durflinger, City Manager

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

LEGISLATIVE UPDATE: The City Council will discuss local, state and/or federal legislation under consideration and decide whether to direct staff to place a matter(s) on a future City Council agenda for consideration.

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) (Clark/Alt. Carty)
 - b. California Joint Powers Insurance Authority (CJPIA) (Clark/Alt. Carty)
 - c. Channel Counties Division, League of California Cities (Nomura/Alt. Lee)
 - 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 Affordable Housing Task Group (Carty & Alarcon)
 - g. Santa Barbara County Elected Leaders Forum to Address Homelessness (Clark/Alt. Alarcon)
 - h. Home for Good of Santa Barbara County (Clark/Alt. Alarcon)
 - i. South Coast Youth Safety Partnership (Lee & Alarcon)
 - J. Central Coast Community Energy (3CE) (Nomura/Alt. Goleta)

- k. Multijurisdictional Solid Waste Task Group (Lee/Alt. Alarcon)
2. Joint and Standing Committees
- a. City Council/Economic Vitality Committee (Carty & Lee)
 - b. City Council/Public Safety Committee (Clark & Nomura)
 - c. City Council/School Board Committee (Lee & Alarcon)
 - d. City Council/Utilities Committee (Lee & Nomura)
 - e. City Council/First District Supervisor Committee (Lee & Carty)
 - f. City Council Finance/Budget Committee (Carty & Clark)
 - g. Transportation Committee (Lee & Clark)
 - h. Development Review Committee (Joint Committee membership from City Council, Planning Commission and Architectural Review Board) (CC: Clark & Nomura/Alt. Carty) (PC: Benefield and Callender) (ARB: Reginato and Stein)
 - i. General Plan and Coastal Plan Update Committee (Joint Committee membership from City Council and Planning Commission) (Clark & Lee) (PC: Allen/Callender)
 - j. Public Facility Site Acquisition/Development Committee (Carty & Nomura)
3. Ad Hoc Committees
- a. Library Committee (Lee & Alarcon/Alt. Carty)
 - b. District Elections Committee (Alarcon & Clark)
 - c. COVID-19 Communications Committee (Clark & Nomura)
 - d. COVID-19 Recovery Committee (Carty & Lee)
 - e. Racial Equity and Social Justice Program Planning Committee (Nomura & Alarcon)
4. City Representatives on other Committees
- a. Community Media Access Center (Gary Dobbins)
 - b. Santa Barbara Mosquito and Vector Management District (Vacant)
 - c. Santa Barbara Metropolitan Transit District (Chuck McQuary)
 - d. County Library Advisory Committee (Gaby Edwards)

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

ADJOURNMENT

The next regular meeting of the City Council will be held July 26, 2021 at 5:30 p.m.

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 755-4403 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.

Materials related to an agenda item submitted to the City Council after distribution of the agenda packet are available for public review at the City Clerk's Office.

This agenda was posted on Thursday, July 8, 2021, in the City Clerk's Office, on the City Hall Public Notices Window, and on the Internet.

**City of Carpinteria
City Council Agenda
Monday, June 28, 2021**

Virtual Meeting

Acting City Clerk Brian C. Barrett noted for the record that this meeting would be conducted pursuant to the provisions of the Governor's Executive Orders N-29-20 and N-33-20 and Santa Barbara County Health Officer's Order as it relates to temporarily suspending a physical location from which members of the public can observe and orders to stay at home in response to the spread of the COVID-19 virus, and additionally noted the protocols by which the public would be participating and stated that members of the Council, staff and any presenters would be participating by video conference.

CALL TO ORDER

Mayor Nomura called the meeting to order at 3:31 pm.

ROLL CALL

Councilmembers present: Councilmember Natalia Alarcon
Councilmember Gregg A. Carty
Councilmember Roy Lee
Vice Mayor Al Clark
Mayor Wade T. Nomura

Staff members present: Dave Durflinger, City Manager
Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber
Schreck, LLP acting as City Attorney of the City of
Carpinteria
Brian C. Barrett, Acting City Clerk

PUBLIC COMMENT ON CLOSED SESSION MATTERS

There was no public comment.

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION.
Based on existing facts and circumstances, the legislative body is deciding whether to initiate litigation pursuant to Government Code Section 54956.9(d)(4) with regard to one potential case. Pursuant to Government Code Section 54956.9 (a), and based on advice from legal counsel, the City Council finds that discussion in open session will prejudice the position of the City in the litigation.

2. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Government Code Section 54957(b)(1); Title: City Manager Dave Durflinger
3. CONFERENCE WITH LABOR NEGOTIATOR(S)
Government Code Section 54957.6; City Negotiator(s): Laura Hernandez, Human Resources Administrator and Dave Durflinger, City Manager;
Employee Organization: Service Employees International Union (SEIU) Local 620

TEMPORARY ADJOURNMENT TO CLOSED SESSION

The City Council temporarily adjourned to Closed Session at 3:33 pm.

CALL TO ORDER

Mayor Nomura called the meeting to order at 5:35 pm.

ROLL CALL

Councilmembers present: Councilmember Natalia Alarcon
Councilmember Gregg A. Carty
Councilmember Roy Lee
Vice Mayor Al Clark
Mayor Wade T. Nomura

Staff members present: Dave Durflinger, City Manager
Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber
Schreck, LLP acting as City Attorney of the City of
Carpinteria
Brian C. Barrett, Acting City Clerk
Erin Maker, Environmental Program Manager
Matt Roberts, Parks, Recreation & Public Facilities Director
Steve Goggia, Community Development Director
Licette Maldonado, Administrative Services Director
John L. Ilasin, Public Works Director

CLOSED SESSION REPORT

Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria announced that there was no reportable action during the Closed Session.

PLEDGE OF ALLEGIANCE

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

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS: NONE

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS: NONE

CITY MANAGER'S REPORT

City Manager Durflinger reported on the following:

- City Hall is open for normal public access with protective measures for staff.
- Unvaccinated individuals must wear masks inside City Hall.
- Return to holding in-person public meetings.
- Parklet program in the Downtown "T" which allows businesses to use street right-of-way or private parking lot and open space areas for business use under a no cost permit will last through end of the calendar year. Staff will report back to the Council on the parking program in the Downtown "T" for ideas on long-term permanent program.
- Eviction protections remain in place.
- July 12th Council meeting will include update on Skate Park and possible creation of special committee regarding harbor seals.
- July 19th Special Council meeting dedicated to Surfliner Inn Disposition and Development Agreement and Ground Lease beginning at 5:30 pm.
- League of California Cities Annual Conference will be held September 22nd through 24th in Sacramento.
- Beginning in July, weekly residential trash collection will include trash, recycling, and green waste, and there will be no delay in trash service due to the July 4th holiday.

Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria spoke about amendments to the Brown Act:

- Executive Order N-29-20 passed in June 2020 suspended some Brown Act requirements for in-person meetings.
- Executive Order N-08-21 adopted in June 2021 amended previous Executive Order to allow local agencies to continue with teleconferenced meetings until October 1, 2021.
- After October 1, 2021, the regular Brown Act requirements go back in effect.
- Three pending bills to permanently alter the Brown Act requirements regarding teleconferencing – AB 703 (would have allowed the indefinite continuation of teleconferenced meetings, died in the State Legislature); AB 361 (would allow virtual meetings only in instances of declared emergencies); AB 339 (would allow virtual meetings in certain circumstances).
- Staff will provide updates to the Council on the pending bills

PRESENTATIONS BY CITIZENS / PUBLIC COMMENT

There was no public comment.

AGENDA MODIFICATIONS: NONE

CONSENT CALENDAR:

Motion by Councilmember Lee, seconded by Councilmember Alarcon, to approve Consent Calendar Item Nos. 4 through 7. The roll call vote was as follows:

AYES: Councilmember Alarcon, Councilmember Carty, Councilmember Lee, Vice Mayor Clark, and Mayor Nomura
NOES: None
ABSENT: None
ABSTAIN: None

The motion carried unanimously.

4. Approve the minutes of the regular City Council meeting of June 14, 2021.
5. Receive and file the Expenditures for the period beginning June 5, 2021 and ending June 18, 2021.
6. Receive and file the Contracts Executed by the City Manager on behalf of the City for the Period of May 15, 2021, through June 14, 2021.
7. Receive and file a Report of Monthly City Treasure's Report on Compliance with Statement of Safekeeping and Investment of Public Funds.

ADMINISTRATIVE MATTERS:

8. Consideration of Resolution No. 6061, authorizing the engagement of Santa Barbara County Office of Elections/Registrar of Voters to assist the City Clerk in matters related to a proposed initiative measure.

Recommendation: (1) Adopt Resolution No. 6061, authorizing the engagement of the Santa Barbara County Office of Elections/Registrar of Voters to assist the City Clerk in matters related to a proposed initiative measure.

Staff Presenter: Brian C. Barrett, Acting City Clerk

There was no public comment.

Motion by Councilmember Alarcon, seconded by Councilmember Carty, to adopt Resolution No. 6061, as read by title only. The roll call vote was as follows:

AYES: Councilmember Alarcon, Councilmember Carty, Councilmember Lee, Vice Mayor Clark, and Mayor Nomura
NOES: None
ABSENT: None
ABSTAIN: None

The motion carried unanimously.

9. Resolution No. 6062, authorizing the submittal of an application for Locally-Operated State Park Program Grant (LOSPP) funds to the California Department of Parks and Recreation Office of Grants and Local Services (OGALS).

Recommendation: Adopt Resolution No. 6062, authorizing the submittal of an application for Locally-Operated State Park Program Grant Funds.

Staff Presenter: Matt Roberts, Parks, Recreation & Public Facilities Director

There was no public comment.

Motion by Councilmember Lee, seconded by Councilmember Alarcon, to adopt Resolution No. 6062, as read by title only.

AYES: Councilmember Alarcon, Councilmember Carty, Councilmember Lee, Vice Mayor Clark, and Mayor Nomura
NOES: None
ABSENT: None
ABSTAIN: None

The motion carried unanimously.

10. Designation of City Attorney Representative from Brownstein Hyatt Farber Schreck ("Brownstein").

Recommendation: Authorize the Mayor to sign an amendment to section 3 of the Legal Services Agreement between Brownstein and City of Carpinteria ("Agreement") designating City Attorney Representative.

Staff Presenter: Dave Durflinger, City Manager

City Manager Durflinger noted that Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria, was not

participating in this item due to a possible conflict of interest. Ms. Acos turned off her video during the discussion and vote of this item.

There was no public comment.

Motion by Vice Mayor Clark, seconded by Councilmember Lee, to authorize the Mayor to sign the attached amendment designating Jena Shoaf Acos as City Attorney representative. The roll call vote was as follows:

AYES: Councilmember Alarcon, Councilmember Carty, Councilmember Lee, Vice Mayor Clark, and Mayor Nomura
NOES: None
ABSENT: None
ABSTAIN: None

The motion carried unanimously.

PUBLIC HEARING: NONE

OTHER BUSINESS:

11. (1) Update on the City's prohibition of electronic nicotine delivery systems (ENDS) and flavored tobacco products; and (2) Consideration of options in response to a proposal to amend the City's Smoking Regulations to include a prohibition on smoking within multi-family housing units.

Recommendation: (1) Receive and file the update on the City's prohibition of electronic nicotine delivery systems (ENDS) and flavored tobacco products; and (2) Provide staff direction regarding any measures the Council would like to pursue concerning smoking within multi-family housing units pursuant to the discussion at the hearing.

Staff Presenter: Steve Goggia, Community Development Director

Emails read into the record: Dr. Mario Espinoza-Kulick, Tania Salceda, Adriana Sanchez, Daniel Gonzalez, Layhearn Tep

Speakers: Fred Shaw, Jesus Ramos, Melissa Villafuerte, Ector Flores-Garcia, Marisol Mendoza

Motion by Councilmember Lee, seconded by Councilmember Alarcon, to (1) receive and file the update on the City's prohibition of electronic nicotine delivery systems (ENDS) and flavored tobacco products; and (2) direct staff to come back at a future Council meeting with options for the Council to consider concerning smoking within multi-family housing units and mobile homes. The roll call vote was as follows:

AYES: Councilmember Alarcon, Councilmember Carty, Councilmember Lee, Vice Mayor Clark, and Mayor Nomura

NOES: None

ABSENT: None

ABSTAIN: None

The motion carried unanimously.

12. A progress report on the process for drawing district boundaries as a part of instituting district-based elections for City Council seats by the November 2022 regular election.

Recommendation: Receive and file report.

Staff Presenter: Dave Durflinger, City Manager, Sophia Garcia with Redistricting Partners, and Kimi Shigetani with Redistricting Partners

Email distributed: Russel Ruiz

Councilmember Alarcon noted a correction on page 2 of the staff report to show Vice Mayor Clark as a member of the Ad Hoc District Elections Committee instead of Councilmember Lee.

Motion by Councilmember Lee, seconded by Councilmember Carty, to move and receive the report. The roll call vote was as follows:

AYES: Councilmember Alarcon, Councilmember Carty, Councilmember Lee, Vice Mayor Clark, and Mayor Nomura

NOES: None

ABSENT: None

ABSTAIN: None

The motion carried unanimously.

13. Renewal of the Memorandum of Understanding between the City of Carpinteria, County of Santa Barbara, Cities of Santa Barbara and Goleta, and CommUnify, concerning the South Coast Youth Safety Partnership.

Recommendation: Authorize the City Manager, on behalf of the City, to enter into the Memorandum of Understanding concerning the South Coast Youth Safety Partnership.

Staff Presenter: Dave Durflinger, City Manager, Saul Serrano with South Coast Youth Safety Partnership, and Pat Keelean with CommUnify

There was no public comment.

Councilmember Alarcon recused herself from the discussion and voting of this item due to her employment with CommUnify and turned off her video at 7:45 pm.

Motion by Councilmember Carty, seconded by Vice Mayor Clark, to authorize the City Manager, on behalf of the City, to enter into the Memorandum of Understanding. The roll call vote was as follows:

AYES: Councilmember Carty, Councilmember Lee, Vice Mayor Clark, and Mayor Nomura
NOES: None
ABSENT: Councilmember Alarcon
ABSTAIN: None

The motion carried.

Councilmember Alarcon turned on her video at 7:46 pm.

Mayor Nomura recessed the meeting at 8:14 pm and reconvened at 8:25 pm. All Councilmembers were in attendance except for Councilmember Carty who joined at 8:26 pm.

The Council gave consensus to hear Item No. 15 before Item No. 14.

15. A Construction Contract for the 2021 Pavement Rehabilitation Project (City Project No. 15120) to Toro Enterprises, Inc., and Agreements for related Construction Management and Inspection, and Testing Services.

Recommendation: (1) Award a Construction Contract for the 2021 Pavement Rehabilitation Project (City Project No. 15120) to Toro Enterprises, Inc., in the Total Base Bid amount of \$1,408,598.50. (2) Authorize the City Manager to execute an Agreement with Davis CME to provide construction management and inspection services for the 2021 Pavement Rehabilitation Project in an amount not-to-exceed \$145,310. (3) Authorize the City Manager to expend \$60,000 to procure Acceptance/Materials Testing Services.

Staff Presenter: John L. Ilasin, Public Works Director

There was no public comment.

Motion by Councilmember Lee, seconded by Vice Mayor Clark, to (1) award a construction contract for the 2021 Pavement Rehabilitation Project to Toro Enterprises, Inc., in the total base bid amount of \$1,408,598.50. (2) Authorize the City Manager to

execute the agreement with Davis CME to provide construction management and inspection services in an amount not-to-exceed \$145,310. (3) Authorize the City Manager to expend \$60,000 to procure acceptance/materials testing services. The roll call vote was as follows:

AYES: Councilmember Alarcon, Councilmember Carty, Councilmember Lee, Vice Mayor Clark, and Mayor Nomura

NOES: None

ABSENT: None

ABSTAIN: None

The motion carried unanimously.

14. Authorization for the City Manager to execute a Professional Services Agreement on behalf of the City of Carpinteria with HdL Companies to provide Tax and Fee Administration Services.

Recommendation: Approve and authorize the City Manager to execute the agreement with HdL Companies for Tax and Fee Administration Services.

Staff Presenter: Licette Maldonado, Administrative Services Director and Joshua Davis with HdL Companies

There was no public comment.

Motion by Councilmember Alarcon, seconded by Vice Mayor Clark, to approve and authorize the City Manager to execute the agreement on behalf of the City with HdL Companies for tax and fee administration services. The roll call vote was as follows:

AYES: Councilmember Alarcon, Councilmember Carty, Councilmember Lee, Vice Mayor Clark, and Mayor Nomura

NOES: None

ABSENT: None

ABSTAIN: None

The motion carried unanimously.

16. A proposed retail produce cart agreement with Farm Cart Organics located at Seaside Park, 5103 Carpinteria Avenue.

Recommendation: Staff recommends that City Council authorize the City Manager to execute the proposed retail produce cart agreement with Farm Cart Organics for a one-year term with two one-year extensions.

Staff Presenter: Matt Roberts, Parks, Recreation & Public Facilities Director

There was no public comment.

Motion by Councilmember Alarcon, seconded by Councilmember Carty, to authorize the City Manager to execute the proposed retail produce cart agreement. The roll call vote was as follows:

AYES: Councilmember Alarcon, Councilmember Carty, Councilmember Lee, Vice Mayor Clark, and Mayor Nomura

NOES: None

ABSENT: None

ABSTAIN: None

The motion carried unanimously.

17. Approval of a three-year consultant services agreement with Two Trumpets Communications for an annual amount not-to-exceed \$66,600.

Recommendation: That the City Council authorize the City Manager to execute a consultant services agreement on behalf of the City with Two Trumpets Communications for a not-to-exceed amount of \$66,600.

Staff Presenter: Dave Durlinger, City Manager, Lea Boyd with Two Trumpets Communications and Peter Dugre with Two Trumpets Communications

There was no public comment.

Motion by Vice Mayor Clark, seconded by Councilmember Carty, to authorize the City Manager to execute a three-year consultant services agreement on behalf of the City with Two Trumpets Communications for a not-to-exceed annual amount of \$66,600. The roll call vote was as follows:

AYES: Councilmember Alarcon, Councilmember Carty, Councilmember Lee, Vice Mayor Clark, and Mayor Nomura

NOES: None

ABSENT: None

ABSTAIN: None

The motion carried unanimously.

18. Appointment of City of Carpinteria Trustee Representative to the Mosquito and Vector Management District of Santa Barbara County.

Recommendation: Approve the Nomination of _____ to serve as the City Trustee Representative on the Mosquito and Vector Management District of Santa Barbara County.

Staff Presenter: Brian C. Barrett, Acting City Clerk and Brian Cabrera with the Mosquito and Vector Management District of Santa Barbara County

There was no public comment.

Motion by Councilmember Carty, seconded by Councilmember Lee, to approve the nomination of Joe Franken to serve as the City Trustee Representative on the Mosquito and Vector Management District of Santa Barbara County. The roll call vote was as follows:

AYES: Councilmember Alarcon, Councilmember Carty, Councilmember Lee, Vice Mayor Clark, and Mayor Nomura
NOES: None
ABSENT: None
ABSTAIN: None

The motion carried unanimously.

19. Introduction (first reading) of Ordinance No. 748, adding Chapter 2.45 of Title 2 of the Carpinteria Municipal Code Relating to the Electronic Filing of Campaign Disclosure Statements and Statements of Economic Interest and Waive Further Reading.

Recommendation: Approve Ordinance No. 748, as read by title only (first reading).

Staff Presenter: Brian C. Barrett, Acting City Clerk

Speakers: Lisa Guravitz

Acting City Clerk Barrett read aloud the title of Ordinance No. 748.

Motion by Councilmember Lee, seconded by Councilmember Alarcon, to approve Ordinance No. 748, waive further reading, as read by title only, and continue for adoption to July 12, 2021. The roll call vote was as follows:

AYES: Councilmember Alarcon, Councilmember Carty, Councilmember Lee, Vice Mayor Clark, and Mayor Nomura
NOES: None
ABSENT: None
ABSTAIN: None

The motion carried unanimously.

LEGISLATIVE UPDATE:

City Manager Durflinger noted the usual attachment from the League and Action Center. He reported that at the July 12th Council meeting, staff will provide information on the legislative advocacy process the City uses and present alternatives. He explained that some cities have created a Council committee focused on legislative advocacy that makes recommendations to the Council. Due to the number of housing bills on local control coming in through the State Legislature, City Manager Durflinger asked for the Council's consent to allow staff to submit letters consistent with the position the Council took on SB 9 and submit them electronically through the State Legislature's online portal. The Council gave consensus to allow staff to send letters with the Mayor's approval on legislative items.

Mayor Nomura invited Councilmembers to attend the League of California Cities Annual Conference in September.

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS: NONE

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers are expected to be in attendance at the next City Council meeting.

ADJOURNMENT

Mayor Nomura adjourned the meeting at 9:25 p.m.

Wade T. Nomura, Mayor

ATTEST:

Brian C. Barrett, Acting City Clerk



City of Carpinteria

COUNCIL AGENDA STAFF REPORT July 12, 2021

ITEM FOR COUNCIL CONSIDERATION

Expenditures for the period beginning June 19, 2021 and ending July 2, 2021.

STAFF RECOMMENDATION

Action Item ____; Non-Action Item X

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 June 19, 2021 and ending July 2, 2021.

Warrant Register
July 12, 2021
Page #2

Staff contact: Ashley Chaparro, Sr. Financial Analyst
(805) 880-3406, AshleyC@ci.carpinteria.ca.us



Signature

Staff contact: Licette Maldonado, Admin Services Dir.
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Signature

Reviewed by: Dave Durflinger, City Manager
(805) 755-4400, DaveD@ci.carpinteria.ca.us



Signature



Warrant Register

City of Carpinteria

Date Range: 06/19/2021 - 07/02/2021

Payable #	Vendor Name Payable Type	Post Date	Payment Date Payable Description	Payment Type	Payment Amount	Number
Bank Code: AP Bank-AP Bank						
INV0002524	JAYNE DIAZ Invoice	07/01/2021	07/01/2021 EFT MEDICAL REIMBURSEMENT		579.56	662
INV0002525	LARRY DRIGGERS Invoice	07/01/2021	07/01/2021 EFT MEDICAL REIMBURSEMENT		579.56	663
INV0002523	MARY ANN COLSON Invoice	07/01/2021	07/01/2021 EFT MEDICAL REIMBURSEMENT		579.56	664
062792	AFLAC Invoice	06/24/2021	06/24/2021 Regular JUNE 2021 EMPLOYEE PREMIUMS		648.05	99553
27636 27700	ALL LANGUAGES INTERPRETING & TRANSLATI Invoice Invoice	06/24/2021 06/24/2021	06/24/2021 Regular 2 SPANISH INTERPRETERS FOR COUNCIL MEETING 5/24/21 2 SPANISH INTERPRETERS FOR COUNCIL MEETING 6/14/21		1,400.00	99554
400863 400959	AQUASOURCE Invoice Invoice	06/24/2021 06/24/2021	06/24/2021 Regular BLUE TABLETS FOR COMMUNITY POOL BLUE TABLETS FOR COMMUNITY POOL		9,124.60	99555
10-600023	BASIC Invoice	06/24/2021	06/24/2021 Regular JUN21 MONTHLY FSA ADMIN FEE		90.25	99556
848838 848839 848840	BROWNSTEIN HYATT FARBER SCHRECK Invoice Invoice Invoice	06/24/2021 06/24/2021 06/24/2021	06/24/2021 Regular PROFESSIONAL LEGAL SERVICES THROUGH 05/31/2021 PROFESSIONAL LEGAL SERVICES THROUGH 05/31/2021 PROFESSIONAL LEGAL SERVICES THROUGH 05/31/2021		62,425.50	99557
76563	CANNON Invoice	06/24/2021	06/24/2021 Regular MAY21 PLAN CHECKS		2,246.25	99558
26892727	CANON FINANCIAL SERVICES, INC Invoice	06/24/2021	06/24/2021 Regular JUN21 CHARGES FOR CANON COPIERS- 5760 & CANON B&W 6275		1,249.52	99559
450195 450381 450474 451303	CARPINTERIA VALLEY LUMBER CO Invoice Invoice Invoice Invoice	06/24/2021 06/24/2021 06/24/2021 06/24/2021	06/24/2021 Regular CLOTHS, SPONGES, SANDPAPER ELECTRICAL EQUIPMENT FOR ELECTRIC BOX REPAIR WOOD FOR LIBRARY SIGN PAINT BRUSH		125.24	99560
MAY21 LINDEN AV MAY21 OGAN RD	CARPINTERIA VALLEY WATER DISTRICT Invoice Invoice	06/24/2021 06/24/2021	06/24/2021 Regular MAY21 WATER SERVICES AT LINDEN AVE OFFRAMP #1 MAY21 WATER SERVICES AT OGAN RD		617.08	99561
357464 358527	CARPINTERIA VETERINARY HOSPITAL INC Invoice Invoice	06/24/2021 06/24/2021	06/24/2021 Regular LICENSE ISSUANCE FEE 05/08/21 LICENSE ISSUANCE FEE 05/28/21		80.00	99562
1003758544	CLEAN HARBORS ENVIRONMENTAL SERVICES Invoice	06/24/2021	06/24/2021 Regular BATTERY PACKING & UW SHIPMENT-05/18/21		3,317.88	99563
737000 737554 737852 738493	COAST AUTO PARTS, INC. Invoice Invoice Invoice Invoice	06/24/2021 06/24/2021 06/24/2021 06/24/2021	06/24/2021 Regular BATTERY ADHESIVE FOR POOL ADA LIFT LOOM FOR NEW ADA LIFT AT POOL GENERATOR BATTERY FOR PUBLIC WORKS SHOP		235.30	99564
	COASTAL VIEW NEWS		06/24/2021 Regular		785.00	99565

Warrant Register

Date Range: 06/19/2021 - 07/02/2021

Payable #	Vendor Name Payable Type	Post Date	Payment Date Payable Description	Payment Type	Payment Amount	Number
57115	Invoice	06/24/2021	LEGAL NOTICES ADVERTISING 6/3/21			
57117	Invoice	06/24/2021	NOTICE OF PUBLIC HEARING ADVERTISING 6/3/21			
57134	Invoice	06/24/2021	ABOP ADVERTISING 06/10/21			
57166	Invoice	06/24/2021	ORDINANCE NO. 747 ADVERTISING 06/17/21			
0003291	CPS HR CONSULTING Invoice	06/24/2021	06/24/2021 Regular JUNE 2021 TOTAL COMPENSATION STUDY SERVICES		8,600.00	99566
108184	DAL POZZO TIRE HOLDINGS CORP. Invoice	06/24/2021	06/24/2021 Regular TIRE REPLACEMENT FOR TRACTOR UNIT #322		220.00	99567
06/01/21	DALE REDFIELD Invoice	06/24/2021	06/24/2021 Regular LIBRARY CONSULTANT SERVICES-05/18/21 TO 05/31/21		1,193.50	99568
06/16/21	Invoice	06/24/2021	LIBRARY CONSULTANT SERVICES-06/03/21 TO 06/15/21			
202103789	DUDEK Invoice	06/24/2021	06/24/2021 Regular MAY21 ENVIRONMENTAL SERVICES FOR RINCON TRAIL		7,753.05	99569
7106	EASY LIFT TRANSPORTATION Invoice	06/24/2021	06/24/2021 Regular JUN21 COMMUNITY TRANSPORTATION SERVICES		1,000.00	99570
9543	EVERSHADE EXTERIOR CLEANING SOLUTIONS Invoice	06/24/2021	06/24/2021 Regular MAY21 CLEANING OF TRASH CANS AT CARP AVE & LINDEN		450.00	99571
2854	EVERYWHERE RIGHT NOW Invoice	06/24/2021	06/24/2021 Regular MAY21 WEBSITE DEVELOPMENT FOR CITY WEBSITE		272.00	99572
9747066060	GRACENOTE Invoice	06/24/2021	06/24/2021 Regular JUN21 LISTING DISTRIBUTIONS SERVICES-GATV		69.23	99573
JUN21 PREMIUMS	GUARDIAN Invoice	06/24/2021	06/24/2021 Regular JUN21 EMPLOYEE INSURANCE PREMIUMS		7,095.08	99574
69609	INTERWEST CONSULTING GROUP Invoice	06/24/2021	06/24/2021 Regular MAY21 TRAFFIC AUGMENTATION SERVICES		560.00	99575
585046	KUSTOM SIGNALS INC Invoice	06/24/2021	06/24/2021 Regular SPEED RADAR GUNS FOR LAW ENFORCEMENT		4,606.24	99576
1521190	LIEBERT CASSIDY WHITMORE Invoice	06/24/2021	06/24/2021 Regular PROFESSIONAL LEGAL SERVICES THROUGH 05/31/21		4,067.50	99577
1521191	Invoice	06/24/2021	PROFESSIONAL LEGAL SERVICES THROUGH 05/31/21			
14267	LIN CONSULTING INC. Invoice	06/24/2021	06/24/2021 Regular MAY21 DESIGN SERVICES FOR CARP X PALM AVE INTERSEC		4,887.04	99578
514763552	MISSION UNIFORM SERVICE Invoice	06/24/2021	06/24/2021 Regular UNIFORM CLEANING, MAT & TOWEL REPLACEMENT 05/17/21		419.81	99579
514807766	Invoice	06/24/2021	MAINTENANCE CREW NEW RENTAL UNIFORMS-05/24/21			
514852453	Invoice	06/24/2021	MAINTENANCE CREW NEW RENTAL UNIFORMS-05/31/21			
514891400	Invoice	06/24/2021	MAINTENANCE CREW NEW RENTAL UNIFORMS-06/07/21			
514891401	Invoice	06/24/2021	MAT & TOWEL REPLACEMENT AT CITY HALL-06/07/21			
00760537	MOFFATT & NICHOL Invoice	06/24/2021	06/24/2021 Regular APR21 PROJECT MANAGEMENT FOR DUNE & SHORELINE		5,598.11	99580
600-2021-03	MRS ENVIRONMENTAL, INC Invoice	06/24/2021	06/24/2021 Regular OIL & GAS ON CALL ENVIRONMENTAL SERV. MAY21		2,100.00	99581
00002	PACIFIC CIVIL SOLUTIONS Invoice	06/24/2021	06/24/2021 Regular MAY21 CONSULTANT SERVICES FOR CARP PED. BRIDGE		19,777.20	99582
402306	POLICORE INC. Invoice	06/24/2021	06/24/2021 Regular IT SERVICES FOR MAY 2021		24,920.09	99583
	PRECISION CONCRETE CUTTING		06/24/2021 Regular		48,793.00	99584

Warrant Register

Date Range: 06/19/2021 - 07/02/2021

Payable #	Vendor Name Payable Type	Post Date	Payment Date Payable Description	Payment Type	Payment Amount	Number
CARP060821-01	Invoice	06/24/2021	SIDEWALK REPAIRS AT MULTIPLE LOCATIONS			
9284	PRIESTMAN ELECTRIC Invoice	06/24/2021	06/24/2021 Regular ELECTRICAL WORK DONE AT ASH ST LIFEGUARD TOWER		210.00	99585
03093045	PROJECT SUPPORT SERVICES INC. Invoice	06/24/2021	06/24/2021 Regular MAY21 PROJECT SERVICES FOR POOL MULTIPURPOSE ROOM		281.25	99586
7900 0110 3770 54	QUADIENT FINANCE USA INC Invoice	06/24/2021	06/24/2021 Regular POSTAGE FOR CITY HALL 05/21, 06/02, 06/11		1,500.00	99587
38001	ROCKWELL PRINTING Invoice	06/24/2021	06/24/2021 Regular SHARK SIGHTING/ ACTIVITY SIGNS		269.20	99588
1458	ROY HARTHORN Invoice	06/24/2021	06/24/2021 Regular MAY21 PLAN CHECK SERVICES		2,129.40	99589
49966	SANSUM CLINIC Invoice	06/24/2021	06/24/2021 Regular PRE-PLACEMENT HEALTH SCREENING FOR D.C. & S.M		266.00	99590
8549	SERIGRAPH INDUSTRIES, INC Invoice	06/24/2021	06/24/2021 Regular JUNIOR LIFEGUARD SWEATSHIRTS & UNIFORMS		6,297.65	99591
38827229	SHOWSCAPES Invoice	06/24/2021	06/24/2021 Regular TOMOL PARK IRRIGATION REPAIRS 5/19/21		2,116.00	99592
38827275	Invoice	06/24/2021	VIOLA PARK IRRIGATION REPAIRS 5/27/21			
38827428	Invoice	06/24/2021	IRRIGATION REPAIRS AT DOWNTOWN T 6/1/21			
38827482	Invoice	06/24/2021	IRRIGATION REPAIRS AT VIOLA PARK 6/2/21			
38827544	Invoice	06/24/2021	IRRIGATION REPAIRS AT EL CARRO PARK 6/16/21			
110093415-001	SITEONE LANDSCAPE SUPPLY (ALL AROUND) Invoice	06/24/2021	06/24/2021 Regular SOD STAPLES		154.10	99593
110101383-001	Invoice	06/24/2021	FUEL FOR POWER TOOLS			
179	SOLID WASTE SOLUTIONS INC Invoice	06/24/2021	06/24/2021 Regular ANNUAL REPORT PREP & CALRECYCLE GRANT REPORT		242.00	99594
3478326151	STAPLES ADVANTAGE Invoice	06/24/2021	06/24/2021 Regular ENVELOPES		231.51	99595
3478911730	Invoice	06/24/2021	PAPER, 5 TAB DIVIDERS			
50363	SUN COAST RENTALS Invoice	06/24/2021	06/24/2021 Regular LAWN ROLLER RENTAL FOR TOMOL PARK		236.50	99596
50569	Invoice	06/24/2021	LAWN TILLER RENTAL FOR TOMOL PARK			
844442022	THOMSON REUTERS Invoice	06/24/2021	06/24/2021 Regular MAY21 WEST INFORMATION CHARGES		168.08	99597
142342	TRI-CO REPROGRAPHICS Invoice	06/24/2021	06/24/2021 Regular COLOR SCANNING, DE & RE-BIND, PDF EXTRACT-06/16/21		170.41	99598
142644	Invoice	06/24/2021	COLOR SCANNING, DE & RE-BIND, PDF EXTRACT-06/22/21			
520210154	UNDERGROUND SERVICE ALERT OF SOUTHER Invoice	06/24/2021	06/24/2021 Regular NEW TICKET CHARGES & DATABASE MAINTENANCE		173.35	99599
80032262	WAXIE SANITARY SUPPLY Invoice	06/24/2021	06/24/2021 Regular GLOVES, BATH TISSUE, TRASH CAN LINERS		1,212.59	99600
8041647	WEST MARINE PRODUCTS INC Invoice	06/24/2021	06/24/2021 Regular REPLACEMENT OF BINOCULARS & HANDHELD RADIOS		402.11	99601
8292645	WESTERN EXTERMINATOR COMPANY Invoice	06/24/2021	06/24/2021 Regular JUNE 2021 PEST CONTROL AT VETS HALL		60.00	99602
8669729	WILLIAMS SCOTSMAN INC. Invoice	06/24/2021	06/24/2021 Regular APR21 LEASE FOR PARK & FAC MOBILE OFFICE		910.93	99603

Warrant Register

Date Range: 06/19/2021 - 07/02/2021

Payable #	Vendor Name Payable Type	Post Date	Payment Date Payable Description	Payment Type	Payment Amount	Number
9010786922	Invoice	06/24/2021	JUN21 LEASE FOR PARK & FAC MOBILE OFFICE			
	WOOD ENVIRONMENT & INFRASTRUCTURE S	06/24/2021	Regular		8,138.58	99604
S58582487	Invoice	06/24/2021	DUNE & SHORELINE PROJECT SERVICES THROUGH 04/30/21			
S58582516	Invoice	06/24/2021	DUNE & SHORELINE PROJECT SERVICES THROUGH 05/28/21			
	ALLIANT INSURANCE SERVICES	07/01/2021	Regular		1,571.00	99605
ACIP60 FY22	Invoice	07/01/2021	FY21-22 CYBER GOVERNMENT CRIME INSURANCE POLICY			
	ASHLEY CHAPARRO	07/01/2021	Regular		44.99	99606
PETTY CASH 06/30	Invoice	06/30/2021	PETTY CASH DRAWER REPLETISHMENT			
	B.E.A.C.O.N.	07/01/2021	Regular		25,350.00	99607
INV0002531	Invoice	07/01/2021	FY21-22 BEACON MEMBERSHIP DUES			
	BENGAL ENGINEERING	07/01/2021	Regular		12,013.55	99608
4513	Invoice	06/30/2021	DESIGN SERVICES FOR RINCON TRAIL THROUGH 05/31/21			
	CALIFORNIA JPIA	07/01/2021	Regular		428,646.00	99609
PRIM01878	Invoice	07/01/2021	FY21-22 WORKERS COMPENSATION LIABILITY INSURANCE			
PROP02039	Invoice	07/01/2021	FY21-22 ALL RISK PROPERTY INSURANCE POLICY			
	DATA TICKET INC	07/01/2021	Regular		200.00	99610
124490	Invoice	06/30/2021	APRIL 2021-ONLINE ACCESS TO CITATION PROCESSING			
	DEWBERRY ENGINEERS INC.	07/01/2021	Regular		1,675.06	99611
1971069	Invoice	06/30/2021	MAY 21 PROJECT SERVICES FOR CARP BRIDGE PROJECT			
	ENCOMPASS CONSULTANT GROUP, INC	07/01/2021	Regular		9,483.75	99612
02933	Invoice	06/30/2021	MAY21 ENGINEERING SERV. FOR 2021 CARP PAVE REHAB			
	HINDERLITER DE LLAMAS	07/01/2021	Regular		1,403.49	99613
SIN009339	Invoice	06/30/2021	CONTRACT & AUDIT SERVICES-SALES TAX Q4 2020			
SIN009687	Invoice	06/30/2021	CONTRACT SERVICES-TRANSACTION TAX Q4 2020			
	HOUSING TRUST FUND OF SANTA BARBARA C	07/01/2021	Regular		1,000.00	99614
06/29/2021	Invoice	06/30/2021	JAN-JUN21 WORKFORCE HOMEBUYER DWN PAYMENT PGRM			
	IMPULSE ADVANCE COMMUNICATIONS	07/01/2021	Regular		1,647.23	99615
65699	Invoice	06/30/2021	JUNE 2021 PHONE SERVICES			
	METROPOLITAN TRANSPORTATION COMMISS	07/01/2021	Regular		1,500.00	99616
4926-AR12049	Invoice	07/01/2021	FY21-22 STREETSAVER ANNUAL SUBSCRIPTION			
	MISSION UNIFORM SERVICE	07/01/2021	Regular		266.36	99617
514939895	Invoice	06/30/2021	MAINTENANCE CREW NEW RENTAL UNIFORMS-06/14/21			
514939896	Invoice	06/30/2021	MAT & TOWEL REPLACEMENT 6/14/2021			
514980540	Invoice	06/30/2021	MAINTENANCE CREW NEW RENTAL UNIFORMS-06/21/21			
514980541	Invoice	06/30/2021	MAT & TOWEL REPLACEMENT 6/21/2021			
	PACIFIC CIVIL SOLUTIONS	07/01/2021	Regular		47,380.28	99618
00001	Invoice	06/30/2021	APR21 CONSULTANT SERVICES FOR CARP PED BRIDGE			
	PACIFIC SWEEP	07/01/2021	Regular		4,766.29	99619
13607	Invoice	06/30/2021	MAY 2021 CONTRACTED STREET SWEEPING			
	SANSUM CLINIC	07/01/2021	Regular		341.00	99620
50085	Invoice	06/30/2021	PRE-PLACEMENT HEALTH SCREENING FOR J.M & I.T.			
	SANTA BARBARA CO. DEPT OF SOCIAL SERVIC	07/01/2021	Regular		3,565.00	99621
206	Invoice	06/30/2021	FY 20-21 SB COUNTY 2-1-1 PROGRAM CONTRIBUTION			
	SO CA EDISON	07/01/2021	Regular		6,067.64	99622
JUN21 700247140	Invoice	06/30/2021	ELECTRICITY-1 CARPINTERIA TC1			
JUN21 700291369	Invoice	06/30/2021	ELECTRICITY-MULTIPLE LOCATIONS			
JUN21 700465507	Invoice	06/30/2021	ELECTRICITY-4950 9TH ST BT HM			

Warrant Register

Date Range: 06/19/2021 - 07/02/2021

Payable #	Vendor Name Payable Type	Post Date	Payment Date Payable Description	Payment Type	Payment Amount	Number
MAY21 700163777	Invoice	06/30/2021	ELECTRICITY-6145 CARPINTERIA AVE			
MAY21 700333892	Invoice	06/30/2021	ELECTRICITY-5781 CARPINTERIA AVE			
	STAPLES ADVANTAGE		07/01/2021	Regular	111.31	99623
3477941756	Invoice	06/30/2021	LABEL TAPE 2PK, BINDER 12PK			
3477941757	Invoice	06/30/2021	FILE FOLDERS			
3479732123	Credit Memo	06/30/2021	CREDIT FOR LABEL TAPE & FILE FOLDERS			
3479732124	Invoice	06/30/2021	COVER PAPER, COPY PAPER			
	THE FLAG FACTORY		07/01/2021	Regular	138.98	99624
29624	Invoice	06/30/2021	RAINBOW NYLON FLAG			
	THE STORAGE PLACE		07/01/2021	Regular	370.00	99625
54665	Invoice	07/01/2021	STORAGE UNIT 0905 RENT 7/23/21-8/22/21			
	UNDERGROUND SERVICE ALERT OF SOUTHER		07/01/2021	Regular	41.93	99626
DSB20202508	Invoice	06/30/2021	JUN21 CA STATE FEE FOR REGULATORY COSTS			
	WEST MARINE PRODUCTS INC		07/01/2021	Regular	12.71	99627
1289	Invoice	06/30/2021	CABLE CONNECTOR FOR LG TOWER 3			
	WEX BANK (CHEVRON)		07/01/2021	Regular	1,222.41	99628
72399084	Invoice	06/30/2021	JUN21 FUEL FOR CITY VEHICLES			
	ZWORLD GIS		07/01/2021	Regular	2,500.00	99629
2021-0339	Invoice	06/30/2021	MAY 2021 MAPPING/GIS SERVICES			
	ADELE GOGGIA		07/01/2021	Regular	1,200.00	99630
INV0002491	Invoice	07/01/2021	PAY PERIOD #13			
	SEIU LOCAL 620		07/01/2021	Regular	225.76	99631
INV0002501	Invoice	07/01/2021	Employee Union Dues Contribution			
	UNITED WAY OF SANTA BARBARA COUNTY		07/01/2021	Regular	24.00	99632
INV0002503	Invoice	07/01/2021	Employee United Way Contribution			
	VANTAGEPOINT TRANSFER AGENTS - 457		07/01/2021	Regular	5,878.76	99633
INV0002492	Invoice	07/01/2021	ICMA Employee Contributions			
INV0002493	Invoice	07/01/2021	ICMA Employee Contributions			
INV0002494	Invoice	07/01/2021	Deferred Compensation Contribution			



City of Carpinteria

COUNCIL AGENDA STAFF REPORT July 12, 2021

ITEM FOR COUNCIL CONSIDERATION

Ordinance No. 748, an Ordinance of the City Council, of the City of Carpinteria, California, Adding Chapter 2.45 of Title 2 of the Carpinteria Municipal Code Relating to the Electronic Filing of Campaign Disclosure Statements and Statements of Economic Interest.

STAFF RECOMMENDATION

Action Item X; Non-Action Item ____

Adopt Ordinance No. 748, (second reading).

Sample Motion: I move to adopt Ordinance No. 748.

(This motion requires a roll call vote.)

BACKGROUND

The California Political Reform Act requires the filing of campaign disclosure statements by any person or combination of persons who will be raising or spending money in local elections, including but not limited to, local candidates for elective office, or those supporting or opposing local candidates or ballot measures. It also requires all elected and appointed officials and designated employees to file statements of economic interest with the local filing officer (the City Clerk).

Since the enactment of the Political Reform Act of 1974, candidates and committees have complied with the filing requirements by filing paper copies of campaign statements and reports. On January 1, 2013, Assembly Bill 2452 went into effect adding California Government Code Section 84615, which allows a local agency to require online or electronic filing for an elected officer, candidate, committee, or other person who is required to file statements, reports, or other documents under the Political Reform Act, so long as the filer receives contributions or makes expenditures totaling two thousand dollars (\$2,000) or more in a calendar year.

Since its passage, many local agencies throughout California have chosen to enact paperless filing as a courtesy to their campaign filers, to increase staff efficiency, to increase public access to such statements, and to help reduce the use of paper. Further, the Fair Political Practices Commission supports and encourages efforts to move from a paper-based reporting system to a more transparent electronic system.

The purpose of this agenda matter is for the City Council to consider requiring electronic filing of campaign disclosure statements and statements of economic interest.

DISCUSSION

The City currently receives all filings in hardcopy format. The staff time required to notify, assist and obtain compliance with filers, respond to public inquiries, and fulfill legal requirements is significant. California Government Code section 84615 allows local agencies to mandate these filings be made electronically. In order to implement this change, the City Council must provide an online system that complies with standards adopted by the California Secretary of State and adopt an ordinance mandating the use of the electronic system.

The City entered into a four-year subscription agreement with Granicus on February 2, 2021. Granicus is an approved vendor of the online filing system and is fully compliant with the requirements of the California Secretary of State. Staff recommends that the Council approve the first reading of Ordinance No. 748 and continue to adoption at the Council meeting of July 12, 2021, in order to implement an electronic filing system.

The benefits of an electronic filing system include:

- The City offers this program at no expense to filers and to the public for viewing files
- Generates automatic email notifications to filers
- Notifies filers of errors and omissions, and prompts correction prior to submittal, alleviating the need for amendments
- Allows for detailed report building
- Automatically redacts information allowing the documents to be accessible online
- Allows filers to comply with regional filings with the submittal of one form
- Increases public access and transparency by providing immediate access to filed campaign disclosure statements and statements of economic interest
- Ensures the integrity of the data transmitted and includes safeguards against tampering or altering data
- Campaign disclosure statements would instantly post to the City's website the same day as filed

The City Council approved a first reading of Ordinance No. 748 on June 28, 2021.

POLICY CONSISTENCY

The proposed Ordinance is consistent with the Political Reform Act of 1974 as amended, in particular, Section 84615 of the California Government Code.

FINANCIAL CONSIDERATIONS

The cost of the agreement with Granicus has been included in this year's adopted budget and the remaining three years of the agreement will be included in the respective budgets for the following three fiscal years. After that, staff will evaluate the agreement for renewal.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

The City Attorney's Office has reviewed the proposed Ordinance.

OPTIONS

1. Adopt Ordinance No. 748 (second reading) – Staff Recommendation.
2. The Council could choose to not adopt Ordinance No. 748 and direct staff as appropriate.

PRINCIPAL PARTIES EXPECTED AT MEETING

There are no principal parties expected at the meeting.

ATTACHMENTS

Attachment A: Proposed Ordinance No. 748

Staff contact:

Brian C. Barrett, Acting City Clerk
(805) 755-4446; brianb@ci.carpinteria.ca.us



Signature

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



Signature

Attachment A

Proposed Ordinance No. 748

ORDINANCE NO. 748

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA, CALIFORNIA ADDING CHAPTER 2.45 OF TITLE 2 OF THE CARPINTERIA MUNICIPAL CODE RELATING TO THE ELECTRONIC FILING OF CAMPAIGN DISCLOSURE STATEMENTS AND STATEMENTS OF ECONOMIC INTEREST

WHEREAS, since the enactment of the Political Reform Act, elected officials, candidates, committees, and designated staff members and consultants, have complied with filing requirements by filing paper copies of campaign statements and statements of economic interests.

WHEREAS, the City of Carpinteria ("City") Clerk's Office has expended a significant amount of time notifying filers of filing deadlines, tracking filings, and making the paper copies accessible to the public.

WHEREAS, in 2012, Assembly Bill 2452 was passed authorizing local jurisdictions to require the filing of campaign statements and reports solely in electronic format. The provisions of Assembly Bill 2452 are codified in California Government Code Section 84615.

WHEREAS, California Government Code Section 84615 requires the Council to adopt an ordinance approving the use of online or electronic filing before implementation of an online or electronic filing system.

WHEREAS, The City has evaluated the use of online or electronic filing systems and finds that certain online or electronic filing system vendors, such as Southtech Systems offered through Granicus, operate securely, effectively, and in a manner that would not unduly burden filers.

WHEREAS, the City has entered into an agreement with Granicus, a vendor approved by the California Secretary of State, to provide an online electronic filing system for campaign disclosure statements and statements of economic interest.

WHEREAS, the City Council desires to amend Title 2 of the Carpinteria Municipal Code to add a new chapter relating to electronic filing of campaign disclosure statements and statements of economic interest.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CARPINTERIA
DOES ORDAIN AS FOLLOWS:**

SECTION 1. INCORPORATION OF RECITALS

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

SECTION 2. ADDITION OF CHAPTER 2.45 TO THE CARPINTERIA MUNICIPAL CODE

Chapter 2.45 entitled "Electronic Filing of Campaign Disclosure Statements and Statements of Economic Interest" is hereby added to Title 2, "Administration and Personnel" of the Carpinteria Municipal Code to read as follows:

"Chapter 2.45 Electronic Filing of Campaign Disclosure Statements and Statements of Economic Interests

Section 2.45.010 – Electronic filing of campaign statements and statements of economic interest

- A. Any elected officer, candidate, committee or other person required to file statements, reports, or other documents required by Chapter 4 (commencing with Section 84100 of the California Government Code), must file those statements, reports, or other documents online or electronically with the City Clerk. However, an elected officer, candidate, committee or other person who receives contributions totaling less than Two Thousand Dollars (\$2,000.00) and makes expenditures totaling less than Two Thousand Dollars (\$2,000.00) in a calendar year is not subject to the requirements of this section.
- B. Once any elected officer, candidate, committee or other person files a statement, report, or other document electronically pursuant to subsection A, all future statements, reports, or other documents on behalf of that filer shall be filed electronically.
- C. Any person holding a position in California Government Code Section 87200 or designated in the City's conflict of interest code adopted pursuant to California Government Code Section 83700 shall file any required Statement of Economic Interest reports (Form 700) online or electronically with the City Clerk.
- D. In any instance in which an original statement, report or other document must be filed with the California Secretary of State and a copy of that statement, report or other document is required to be filed with the City Clerk, the filer may, but is not required to, file the copy electronically.
- E. If the City Clerk's electronic system is not capable of accepting a particular type of statement, report or other document, an elected officer, candidate, committee or other person must file that document with the City Clerk in an alternative format.
- F. The City Clerk shall maintain, for a period of at least Ten (10) years commencing from the date filed, a secured, official version of each online or electronic

statement, report, or other document, which shall serve as the official version of that record for purpose of audits.”

SECTION 3. EFFECTIVE DATE

Pursuant to California Government Code Section 36937, this Ordinance shall take effect and be in force and effect thirty (30) days from and after its passage; and before the expiration of fifteen (15) days of its passage shall be published once with the names of the members of the City Council voting for and against the same in the Coastal View, a newspaper of general circulation, published in the City of Carpinteria, County of Santa Barbara.

SECTION 4. 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 5. CEQA EXEMPTION

The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (“CEQA”) pursuant to State CEQA Guidelines §15060(c)(3) (this activity is not a “project” as defined in §15378) and §15060(c)(2) (this activity will not result in a direct or reasonably foreseeable change in the environment).

SECTION 6. CLERK CERTIFICATION

The City Clerk shall certify to the passage and adoption of this Ordinance.

PASSED, APPROVED AND ADOPTED on July 12, 2021, by the following vote:

AYES: COUNCILMEMBER(S):

NOES: COUNCILMEMBER(S):

ABSENT: COUNCILMEMBER(S):

ABSTAIN: COUNCILMEMBER(S):

Mayor, City of Carpinteria

ATTEST:

Acting 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 on July 12, 2021.

Acting City Clerk, City of Carpinteria

APPROVED AS TO FORM:

Peter 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 July 12, 2021

ITEM FOR COUNCIL CONSIDERATION

Acceptance of Grading, Storm Drain, and Street Improvements and Release of Bonds for Tract Map 25,178.

STAFF RECOMMENDATION

Action Item X ; Non-Action Item

Accept the grading, storm drain, and street improvements for Tract Map 25,178 and authorize the City Manager to release Bond Nos. 4425571, 4425579, and 4425573, in the amounts of \$134,003.20, \$540,408.20, and \$315,538.15, respectively, after one year from the City Council's acceptance.

Sample Motion: I move to accept the grading, storm drain, and street improvements for Tract Map 25,178 and authorize the City Manager to release the related financial guarantees one year from this date.

BACKGROUND

On November 13, 2018, the City Council accepted the recordation of Tract Map 25,178 including the Agreement for Land Development Improvements (Agreement) with the developer, Warmington Carpinteria Associates, LLC, among other project documents under City Permit Number 16-1840-DP/CDP; 05-1239-DP/VTM/GP/LCPA/RZ/CDP (City Permit). The Agreement was recorded on April 23, 2019. Pursuant to the terms of the Agreement, the time of completion for improvements shall be within one year of recordation of the tract map or prior to final occupancy clearance, whichever is sooner.

On April 13, 2020, the City granted a time extension for the Agreement at the request of the developer. The City Council also approved an amendment to the conditions of approval for the City Permit in which the developer is required to design and construct the pavement rehabilitation for Cravens Lane from Via Real to the frontage of the project; upgrade the curb ramp at the northeast corner of the Via Real and Cravens Lane intersection for compliance with current Americans with Disabilities (ADA) standards; and reinstall traffic striping, pavement markings, and pavement markers in

connection thereof. A cost share between the City and developer for the Cravens Lane pavement rehabilitation was also approved by the City Council.

The purpose of this agenda matter is for the City Council to accept the grading, storm drain, and street improvements for Tract Map 25,178, and authorize the City Manager to release Bond Nos. 4425571, 4425579, and 4425573, in the amounts of \$134,003.20, \$540,408.20, and \$315,538.15, respectively, after one year from the date of City Council acceptance.

DISCUSSION

The City Engineer confirmed the grading, storm drain, and street improvements under the Agreement and amendment are complete and in conformance with the approved subdivision improvement plans. The Community Development Department has also determined that the improvements subject to bonding have been completed consistent with the project development permits.

Bonds were required to be posted with the City for security in the guarantee of performance, materials, and labor in accordance with Carpinteria Municipal Code Sections 2.17, 8.36.130, and 12.04.110. The City Engineer recommends that the City Council accept the grading, storm drain, and street improvements for Tract Map 25,178, and authorize the City Manager to release the aforementioned bonds after one year from the City Council's acceptance.

POLICY CONSISTENCY

The release of bonds is consistent with the Agreement for Land Development Improvements.

FINANCIAL CONSIDERATIONS

Approval of the release of bonds would be revenue neutral to the General Fund.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

There are no legal issues associated with this item.

OPTIONS

1. Accept the grading, storm drain, and street improvements for Tract Map 25178 and authorize the City Manager to release Bond Nos. 4425571, 4425579, and 4425573, in the amounts of \$134,003.20, \$540,408.20, and \$315,538.15, respectively, after one year from the City Council's acceptance. (Staff Recommendation)
2. Decline acceptance of the improvements and release of bonds and direct staff as appropriate.

PRINCIPAL PARTIES EXPECTED AT MEETING

There are no principal parties expected at the meeting.

ATTACHMENTS

There are no attachments.

Reviewed by:

John L. Ilasin, Public Works Director
(805) 880-3402; johni@ci.carpinteria.ca.us



Signature

Reviewed by:

Dave Durlinger, City Manager
(805) 755-4400, daved@ci.carpinteria.ca.us



Signature



City of Carpinteria

COUNCIL AGENDA STAFF REPORT July 12, 2021

ITEM FOR COUNCIL CONSIDERATION

Release of Cash Bond to Phillips 66 Company from Transportation Permit No. 6748.

STAFF RECOMMENDATION

Action Item X ; Non-Action Item

Release the cash bond in the amount \$113,145.52 to Phillips 66 Company from Transportation Permit No. 6748.

Sample Motion: I move to release the cash bond in the amount of \$113,145.52 to Phillips 66 Company from Transportation Permit No. 6748.

BACKGROUND

On November 2020, the City issued Transportation Permit No. 6748 (Permit) to the permittee, Phillips 66 Company, for hauling oil barrels on a City-designated truck route. The hauling was associated with the removal of oil from the large oil tank, also known as Tank 861 at Chevron's Carpinteria oil and gas plant, located at 5675 Carpinteria Avenue. The removal of remaining oil from the tank is a part of work being conducted in preparation of the decommissioning of the oil and gas plant. The decommissioning work is being led by Chevron and will be conducted under a separate development permit expected to be submitted later this year.

Special conditions were imposed through the Permit that required Phillips 66 Company to post a cash bond in the amount of \$117,000. This bonding requirement for potential pavement damage was done in accordance with Carpinteria Municipal Code Section 12.12 (Operation of Certain Vehicles and Mobile Equipment) and also included a requirement for before and after pavement inspections of the truck route.

The purpose of this agenda matter is for the City Council to release the cash bond in the amount of \$113,145.52 to Phillips 66 Company from Transportation Permit No. 6748.

DISCUSSION

Based on the pavement inspection reports, the City Engineer determined withholding a portion of the cash bond in the amount of \$3,854.48, as the permittee's mitigation impact charge for pavement repairs along the truck route used during the operation. The truck route included Carpinteria Avenue and Bailard between Dump Road and U.S. 101. The existing poor pavement condition of Carpinteria Avenue, in particular, was the basis of determining the minimal impact from the operation. The City Engineer recommends that the City Council approve a retention amount of \$3,864.48 and release the remaining portion of the cash bond in the amount of \$113,145.52.

POLICY CONSISTENCY

The release of bonds is consistent with Carpinteria Municipal Code Section 2.17.110 (Release of Bonds).

FINANCIAL CONSIDERATIONS

Approval of the release of bonds would be revenue neutral to the General Fund.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

There are no legal issues associated with this item.

OPTIONS

1. Release the cash bond in the amount \$113,145.52 to Phillips 66 Company from Transportation Permit No. 6748. (Staff Recommendation)
2. Decline acceptance of the improvements and release of bonds and direct staff as appropriate.

PRINCIPAL PARTIES EXPECTED AT MEETING

There are no principal parties expected at the meeting.

ATTACHMENTS

There are no attachments.

Staff contact:

John L. Ilasin, Public Works Director
(805) 880-3402; johni@ci.carpinteria.ca.us



Signature

Release of Cash Bond to Phillips 66 Company from Transportation Permit No. 6748

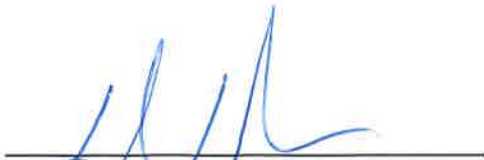
July 12, 2021

Page 3

Reviewed by:

Dave Durflinger, City Manager

(805) 755-4400, daved@ci.carpinteria.ca.us



Signature



City of Carpinteria

COUNCIL AGENDA STAFF REPORT July 12, 2021

ITEM FOR COUNCIL CONSIDERATION

Adoption of Resolution No. 6063, Approving the Application of Funds for the Urban Flood Protection Grant Program

STAFF RECOMMENDATION

Action Item X ; Non-Action Item ____

Adopt Resolution No. 6063, approving the submittal of a City application through the Urban Flood Protection Grant Program.

Sample Motion: I move to adopt Resolution No. 6063, approving the application of funds for the Urban Flood Protection Grant Program.

BACKGROUND

On June 23, 2020, the City received approval from the Federal Emergency Management Agency (FEMA) for federal-aid funds from the Hazard Mitigation Grant Program (HMGP) to start the design phase (HMGP Phase One) of the Via Real Stormwater Project. The project's general scope of work includes installing storm drain improvements including a bioretention basin and bioswales for stormwater quality. Pedestrian improvements such as concrete curbs, gutters, sidewalks, and curb ramps are also contemplated as appurtenances within the project limits, where technically feasible.

The purpose of the project is to reduce flood hazard risks on an important arterial roadway that serves as the only access point for two mobile home parks, provide flood protective measures to the mobile home parks, decrease erosion, and improve stormwater quality. See attached project and vicinity maps (Attachment A).

The funding amount for HMGP Phase One is \$120,100 in which \$90,075 is federally funded (or 75-percent) and \$30,025 is the City's local match (or 25-percent). Once Phase One is completed, HMGP distributes funding for construction (Phase Two). The total estimated cost for this project is \$1,225,101. Grant funds from the Urban Flood Protection Grant Program would be eligible to be applied as the matching funds portion of the HMGP for the Via Real Stormwater Project.

The purpose of this agenda matter is to allow for adoption of Resolution Number 6063, approving the application for grant funds for the Urban Flood Protection Grant Program.

DISCUSSION

The California Natural Resources Agency administers the Urban Flood Protection Grant Program that provides flood protection funding for projects located in urban areas that provide multiple benefits. Eligibility criteria is based on a proposed project's ability to: capture and/or reuse stormwater, incorporate low impact development, contribute to urban stream/watershed restoration, improve water quality, and reduce impermeable surfaces.

The California Natural Resources Agency determined the Via Real Stormwater Project to meet these criteria and in February 2021, conducted a virtual site visit with staff for the project. On June 9, 2021, the California Natural Resources Agency notified the City as being a finalist for receiving funds from the Urban Flood Protection Grant Program. As a prerequisite for funding under the Urban Flood Protection Grant Program, the City Council must adopt a authorizing resolution.

POLICY CONSISTENCY

This project is consistent with the Sustainable Community Policy and the Regional Water Quality Control Board (RWQCB) Post-Construction Stormwater Management Requirements for Development Projects (RWQCB Resolution No. R3-2013-0032).

The project is also consistent with the following goals and policy statements in the City's General Plan Circulation Element:

- Objective CD-8: To encourage and facilitate pedestrian and bicycle pathways.
- CD-8a: To design streets with safe and pleasant pedestrian ways that are spatially separated from vehicular traffic by elements such as trees, other plantings, and streetlights.

FINANCIAL CONSIDERATIONS

The adoption of the authorizing resolution by the City Council is a prerequisite to grant funding under the subject Program. There are no financial impacts related to adopting Resolution No. 6063.

Should the City Council adopt said resolution, the grant funds would be eligible to be applied as the matching funds portion of the HMGP. The HMGP is a two-phase funding grant, with construction funds distributed after Phase One (design) is completed. The HMGP covers 75% of the total project costs. The total estimated cost of the project is \$1,225,101, and this project would be fully grant funded should the UPF Grant be awarded. At this time, match funds have been allocated from the Storm Drain Development Impact Fees.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

Adopting Resolution No. 6063 allows the City to apply for UPF Grant Funds.

OPTIONS

1. Adopt Resolution Number 6063, approving the application for grant funds for the Urban Flood Protection Program. (staff recommendation)
2. The City Council could choose to not approve the recommendation and direct staff as determined appropriate.

PRINCIPAL PARTIES EXPECTED AT MEETING

There are no principal parties expected at the meeting.

ATTACHMENTS

Attachment A: Resolution No. 6063

Staff contact:

Erin Maker, Environmental Program Manager
erinm@ci.carpinteria.ca.us; (805) 880-3415


Signature

Reviewed by:

John L. Ilasin, Public Works Director
johni@ci.carpinteria.ca.us; (805) 880-3402


Signature

Reviewed by:

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


Signature

ATTACHMENT A

Resolution No. 6063

Resolution No. 6063

**A RESOLUTION OF
THE CITY COUNCIL OF THE CITY OF CARPINTERIA
APPROVING THE APPLICATION FOR GRANT FUNDS FOR
THE URBAN FLOOD PROTECTION GRANT PROGRAM**

WHEREAS, the Legislature and Governor of the State of California provide local government funding through the Urban Flood Protection Grant Program; and

WHEREAS, the California Natural Resources Agency has been delegated the responsibility for the administration of this grant program and establishing necessary procedures; and

WHEREAS, said procedures established by the California Natural Resources Agency require a resolution certifying the approval of application(s) by the City of Carpinteria's (Applicant) governing board before submission of said application(s) to the State; and

WHEREAS, the Applicant, if selected, will enter into an agreement with the State of California to carry out the project.

NOW, THEREFORE, BE IT RESOLVED as follows:

SECTION 1. The above recitals are true and correct.

SECTION 2. That the City of Carpinteria City Council:

1. Approves the filing of an application for the Via Real Stormwater Project; and
2. Certifies that Applicant understands the assurances and certification in the application; and
3. Certifies that Applicant or title holder will have sufficient funds to operate and maintain the project consistent with the land tenure requirements or will secure the resources to do so; and
4. Certifies that it will comply with all provisions of Section 1771.5 of the California Labor Code; and
5. If applicable, certifies that the project will comply with any laws and regulations including, but not limited to, the *California Environmental Quality Act* (CEQA), legal requirements for building codes, health and safety codes, and disabled access laws and that prior to commencement of construction all applicable permits will have been obtained; and

6. Certifies that Applicant will work towards the State Planning Priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety as included in Government Code Section 65041.1; and
7. Appoints the City Manager, or their designee, as agent to conduct all negotiations, execute and submit all documents including, but not limited to, applications, agreements, payment requests and so on, which may be necessary for the completion of the aforementioned project.

PASSED, APPROVED AND ADOPTED on 12th day of July, 2021, by the following vote:

AYES: COUNCILMEMBER(S):

NOES: COUNCILMEMBER(S):

ABSENT: COUNCILMEMBER(S):

ABSTAIN: COUNCILMEMBER(S):

Mayor, City of Carpinteria

ATTEST:

Acting City Clerk, City of Carpinteria

Resolution No.
Page 3

I hereby certify that the foregoing resolution was adopted at a regular meeting of the City Council of the City of Carpinteria held on July 12, 2021.

Acting City Clerk, City of Carpinteria

APPROVED AS TO FORM:

Jena Shoaf Acos, on behalf of Brownstein
Hyatt Farber Schreck, LLP acting as
City Attorney of the City of Carpinteria



City of Carpinteria

COUNCIL AGENDA STAFF REPORT July 12, 2021

ITEM FOR COUNCIL CONSIDERATION

Authorization to Renew an Agreement for Rental Housing Mediation Program services between the City of Carpinteria and the City of Santa Barbara for the period from July 1, 2021 to June 30, 2024, for a flat fee of \$51,557 for the three-year term of this agreement.

STAFF RECOMMENDATION

Action Item X ; Non-Action Item ____

Authorize the Community Development Director to execute an agreement for Rental Housing Mediation Program services for the period from July 1, 2021 to June 30, 2024, for a flat fee of \$51,557 for the three-year term of the agreement.

Sample Motion: I move to:

Authorize the Community Development Director to sign the Agreement for Rental Housing Mediation Program services for the period from July 1, 2021 to June 30, 2024, for a flat fee of \$51,557 for the three-year term of the agreement.

(motion requires a roll call vote)

BACKGROUND

The City of Santa Barbara, through its Community Development Department, Housing and Human Services Division, operates the Rental Housing Mediation Program (RHMP). The purpose of the program is to resolve rental-housing disputes by offering mediation services and information on landlord-tenant rights and responsibilities to both landlords and tenants.

The RHMP provides mediation services pursuant to the Dispute Resolution Programs Act Statutes and Regulations as set forth in the California Business and Professions Code Section 465 et seq, and in Title 16, Division 36 of the California Code of Regulations.

The RHMP mediates disputes between any combinations of parties in a residential rental housing situation: landlord-tenant, roommate-roommate, property manager-tenant and sublessor-sublessee. Rental housing disputes include, but are not limited to the following: Termination of tenancies, just cause and no fault evictions, lease renewal and lease termination, retaliatory eviction, forcible evictions, abandonment of the property, rent increase, rent control, habitability, repair and deduct, rent withholding, invasion of privacy, security deposits, last month's rent, change in terms of tenancy, late fees, co-tenants, and subtenants.

The City of Carpinteria has been participating in the program since 2011 via an agreement with the City of Santa Barbara. Per the agreement, parties involved with residential rental property in the City of Carpinteria may contact or are directed to the Rental Housing Mediation Program for services. Last year the Program provided services to 69 people from the City of Carpinteria.

The purpose of this agenda matter is to allow the Council to authorize an extension of the agreement for Rental Housing Mediation Services with the City of Santa Barbara for three years.

DISCUSSION

The Agreement for Rental Housing Mediation Program services between the City of Carpinteria and the City of Santa Barbara is included as Attachment A. In order to provide additional background regarding the services, the Third Quarter Report FY 2021: January, February, and March is included as Attachment B.

FINANCIAL CONSIDERATIONS

The City's continued participation in the Rental Housing Mediation Program has been allocated from the Housing Fund (214-311-5301) in the current budget so no additional appropriations are required going forward for the three-year term of the agreement.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

The City Attorney has reviewed and approved the Agreement for Rental Housing Mediation Program services as to form.

OPTIONS

1. Authorize the Community Development Director to execute the agreement for Rental Housing Mediation Program services for the period from July 1, 2021 to June 30, 2024, for flat fee of \$51,557 for the three-year term of the agreement (staff recommendation).
2. Authorize the Community Development Director to execute the Agreement with City Council modifications.
3. Receive staff report and choose not to execute the Agreement, and direct staff to explore other options for providing the subject rental housing mediation services.

PRINCIPAL PARTIES EXPECTED AT VIRTUAL MEETING

Andrea Bifano, Senior Rental Housing Mediation Specialist
City of Santa Barbara, Community Development

ATTACHMENTS

Attachment A Agreement for Rental Housing Mediation Program services
between the City of Carpinteria and the City of Santa Barbara.

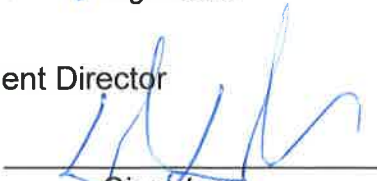
Attachment B Third Quarter RHMP Report FY 2021

Staff Contact: Steve Goggia, Community Development Director
(805) 755-4414 / steveg@ci.carpinteria.ca.us



Signature

Reviewed by: Dave Durlinger, Community Development Director
(805) 755-4400, daved@ci.carpinteria.ca.us



Signature

Attachment A

Agreement for Rental Housing Mediation Program services
between the City of Carpinteria and the City of Santa Barbara.

**AGREEMENT FOR RENTAL HOUSING MEDIATION PROGRAM
SERVICES BETWEEN THE CITY OF CARPINTERIA
AND
THE CITY OF SANTA BARBARA**

THIS AGREEMENT FOR RENTAL HOUSING MEDIATION PROGRAM SERVICES ("Agreement"), is made and entered into this ____ day of _____ 2021, by and between the **CITY OF CARPINTERIA**, a municipal corporation (hereinafter referred to as "CITY"), and the **CITY OF SANTA BARBARA** (hereinafter referred to as "SANTA BARBARA").

1. TERM

Rental Housing Mediation Program services shall commence on July 1, 2021 ("Effective Date") and continue until that date which is three (3) years from the Effective Date.

CITY or SANTA BARBARA, by notifying the other party in writing, may, upon 30 calendar days' notice, terminate without cause any portion or all of the services agreed to be performed under this Agreement. In the event of termination, SANTA BARBARA shall have the right and obligation to immediately complete work in progress for the purpose of closing out services. All compensation shall be pro-rated based on the annual fee at the time of termination and shall be payable by CITY to SANTA BARBARA within 30 days following submission of a final statement by SANTA BARBARA. CITY shall thereafter not be liable for the outstanding balance under the Agreement.

2. PROGRAM DESCRIPTION

The City of Santa Barbara through the Community Development Department, Housing and Human Services Division operates the Rental Housing Mediation Program (RHMP). The purpose of the program is to resolve rental-housing disputes by offering mediation services and information on landlord-tenant rights and responsibilities.

The RHMP provides mediation services pursuant to the Dispute Resolution Programs Act Statutes and Regulations as set forth in the California Business and Professions Code Section 465 et seq, and in Title 16, Division 36 of the California Code of Regulations. RHMP mediates disputes between any combinations of parties in a residential rental housing situation: landlord-tenant, roommate-roommate, property manager-tenant and sublessor-sublessee. Rental housing disputes include, but are not limited to the following: Termination of tenancies, just cause and no fault evictions, lease renewal and lease termination, retaliatory eviction, forcible evictions, abandonment of the property, rent increase, rent control, habitability, repair and deduct, rent withholding, invasion of privacy, security deposits, last month's rent, change in terms of tenancy, late fees, co-tenants, and subtenants.

3. DELIVERY OF SERVICE

Specific types of dispute resolution services offered will include:

1. Staff consultation (specifically and expressly excluding legal advice) regarding California Tenant/Landlord Rights and Responsibilities and Fair Housing;
2. Information, sample letters, printed materials on Tenant/Landlord Rights and Responsibilities, available for distribution in person, email and fax;
3. Collaborative interaction and referrals to social service agencies as needed for the prevention of homelessness and rapid re-housing;
4. "Face-to-Face" or virtual mediation with consenting parties to resolve rental housing disputes, conducted by staff, and a minimum of two SANTA BARBARA RHMP Board appointed Mediators.
5. Staff-conducted mediation by telephone, with consenting parties, to resolve rental housing disputes. Parties' terms of agreement can be memorialized in Binding Settlement Agreements written by staff and signed by the disputants. These agreements can be admissible and enforceable in a court of law. Mediation can take up to 14 hours of staff time, depending on various factors including the special needs of persons with disabilities, and whether or not translation is required;
6. Outreach and education on mediation as an alternative to costly legal resolutions to rental housing disputes; and
7. Administrative tasks associated with the above.

4. TARGETED POPULATION AND GEOGRAPHIC AREA

The RHMP shall provide residential rental housing dispute information and mediation services to residents and owners of rental property located in the City of Carpinteria. This Agreement *does not* include services for residents of mobile homes, trailer parks, hotels, motels or commercial businesses, including vacation rentals.

All other City of Carpinteria residents and owners of residential rental property situated in the City of Carpinteria are eligible for services by this Agreement.

5. HOURS OF OPERATION

The RHMP provides staff to answer the telephone at (805) 564-5420, Monday through Thursday and alternating Fridays from 8:30 a.m. until 4:30 p.m. Voicemail service is available when staff is on the phone or meeting with a client. The fax number is (805) 564-5477. The website address is: <http://www.santabarbaraca.gov/RHMP>

6. CHARGES FOR SERVICE

Mediation, staff consultation and informational services of the RHMP as provided in this Agreement are available free of charge for the residents and owner/managers of residential rental properties located within the City of Carpinteria.

7. PROGRAM PERFORMANCE OBJECTIVES

1. Provide information on Tenant/Landlord rights and responsibilities to residents and owner/managers of rental properties located within the City of Carpinteria
2. Provide staff-conducted telephone and "face-to-face" or virtual mediation to disputing parties (residents and owner/managers of rental properties located within the City of Carpinteria).
3. Inform City of Carpinteria residents of the RHMP services available to them.
4. Provide quarterly and an annual statistical report of RHMP services provided to the City of Carpinteria.

8. BUDGET

CITY agrees to pay SANTA BARBARA a flat fee of \$51,557 for the term of this Agreement payable at the rate of \$4,088.50 per quarter in year 1, \$4,293 per quarter in year 2 and \$4,507.75 per quarter in year 3. This fee is a flat fee, not hourly, and provides for an unlimited provision of information on tenant/landlord rights and responsibilities and mediations to parties in rental housing disputes to residents residing in the City of Carpinteria as further described in Section 3 of this Agreement.

9. PAYMENT SCHEDULE

Promptly at the close of each quarter, SANTA BARBARA shall submit an invoice to the CITY, along with the Quarterly Report required under Section 10. CITY agrees that quarterly payments are due on or before the 30th of the month immediately following the last day of each quarter. For example:

Due Date	Period Covered
October 30	July 1 through September 30
January 30	October 1 through December 31
April 30	January 1 through March 31
July 30	April 1 through June 30

10. QUARTERLY STATUS REPORT CONTENT

Along with submittal of an invoice to the CITY, SANTA BARBARA shall also provide CITY with a quarterly report. Each quarterly report shall include:

- a. A monthly summary of the workload.
- b. A quarterly summary of the workload.
- c. A year-to-date summary of all quarterly reports completed for this Agreement year.

11. NOTICES

Any notice required to be given hereunder shall be deemed to have been given by depositing said notice in the United States mail, postage prepaid, and addressed as follows:

City of Santa Barbara	City of Carpinteria
Laura Dubbels	Steve Goggia
Housing & Human Services Manager	Community Development Director
PO Box 1990	5775 Carpinteria Ave
Santa Barbara, CA 93102	Carpinteria, CA 93013
(805) 564-5491 FAX (805) 564-5477	(805) 755-4414
Email: ldubbels@santabarbaraca.gov	Email: steveg@ci.carpinteria.ca.us

12. MODIFICATION OF AGREEMENT

This Agreement may be amended, modified, or otherwise altered, or its provisions waived, only upon mutual consent of the Parties by written amendment.

13. NO THIRD-PARTY BENEFICIARY

This Agreement shall not be construed to provide a third party or parties with a claim or right of action under this Agreement.

14. FORCE MAJEURE

Neither Party shall be responsible under the Agreement for any delay caused by a contingency beyond their control, including, but not limited to, war or insurrection, walkouts by the Party's own employees, fires, natural calamities, or riots. Interruption of service by SANTA BARBARA due to a force majeure event shall be prorated against the quarterly charges made to CITY.

15. ASSIGNMENT

Any assignment by either Party, without the prior written approval of the other Party, is prohibited and shall be null and void.

16. INDEMNIFICATION & HOLD HARMLESS

Santa Barbara shall defend, indemnify, and hold City, its officers, employees, and agents, harmless from and against any and all liability, loss, expense (including reasonable attorneys' fees), or claims for injury or damages arising out of the performance of this Agreement but

only in proportion to and to the extent that such liability, loss, expense, attorneys' fees, or claims for injury or damages are caused by or result from the negligent or intentional acts or omissions of Santa Barbara, its officers, employees, or agents.

City shall defend, indemnify, and hold Santa Barbara, its officers, employees, and agents, harmless from and against any and all liability, loss, expense (including reasonable attorneys' fees), or claims for injury or damages arising out of the performance of this Agreement but only in proportion to and to the extent that such liability, loss, expense, attorneys' fees, or claims for injury or damages are caused by or result from the negligent or intentional acts or omissions of City, its officers, employees, or agents.

17. GOVERNING LAW

The terms of this Agreement shall be interpreted according to the laws of the State of California. Should litigation occur, venue shall be in the Superior Court of California, County of Santa Barbara.

18. SEVERABILITY

In the event that any one or more of the provisions of this Agreement is found to be invalid, illegal, or unenforceable, the remaining provisions shall remain in effect and be enforceable.

19. INTEGRATED AGREEMENT

This Agreement represents the entire understanding between the Parties. No verbal agreement or implied covenant shall be held to vary the provisions of this Agreement.

In concurrence and witness whereof, this AGREEMENT has been executed by the parties effective on the date and year first above written.

CITY OF CARPINTERIA

CITY OF SANTA BARBARA

Steve Goggia
Community Development Director

Rebecca J. Bjork
Interim Community Development Director

ATTEST:

APPROVED AS TO CONTENT:

City Clerk

Laura Dubbels
Housing & Human Services Manager

APPROVED AS TO FORM:

Jena S. Acos, on behalf of
Brownstein Hyatt Farber Schreck, LLP
Acting as City Attorney of the City of Carpinteria

APPROVED AS TO FORM:

Sarah Knecht
Assistant City Attorney

Attachment B

Third Quarter RHMP Report FY 2021

RENTAL HOUSING MEDIATION PROGRAM

CITY OF CARPINTERIA

**THIRD QUARTER FY 2021: JANUARY, FEBRUARY, MARCH
&
YEAR-TO-DATE TOTALS FOR FISCAL YEAR 2020 – 2021
JULY 1, 2020 THROUGH MARCH 31, 2021**



**Andrea Bifano
Sr. Rental Housing Mediation Specialist**

**April 24, 2021
Rental Housing Mediation Program
630 Garden Street
Santa Barbara, California 93101
(805) 564-5420**

RENTAL HOUSING MEDIATION PROGRAM

CITY OF CARPINTERIA TOTALS

THIRD QUARTER AND YEAR-TO-DATE TOTALS FOR FY 2020 - 2021

YEAR-TO-DATE TOTALS: JULY 1, 2020 - MARCH 31, 2021

A.	Total Number of Residents Provided Telephone Consultation	36
B.	Total Number of Residents Provided In Office Consultation	0
C.	Total Number of Residents Provided Telephone Mediation (Staff)	1
D.	Total Number of Residents Provided Board Mediation	0
E.	Total Number of Residents Provided Outreach Presentation	0
F.	Total Number of Residents Provided Outreach Consultation	0
	Total Services Provided to Residents	37

TOTALS FOR THIRD QUARTER 2021: JANUARY, FEBRUARY, MARCH

A.	Total Number of Residents Provided Telephone Consultation	16
B.	Total Number of Residents Provided In Office Consultation	0
C.	Total Number of Residents Provided Telephone Mediation (Staff)	0
D.	Total Number of Residents Provided Board Mediation	0
E.	Total Number of Residents Provided Outreach Presentation	0
F.	Total Number of Residents Provided Outreach Consultation	0
	Total Services Provided to Residents	16

TOTALS FOR THE MONTH OF JANUARY 2021

A.	Total Number of Residents Provided Telephone Consultation	5
B.	Total Number of Residents Provided In Office Consultation	0
C.	Total Number of Residents Provided Telephone Mediation (Staff)	0
D.	Total Number of Residents Provided Board Mediation	0
E.	Total Number of Residents Provided Outreach Presentation	0
F.	Total Number of Residents Provided Outreach Consultation	0
	Total Services Provided to Residents	5

TOTALS FOR THE MONTH OF FEBRUARY 2021

A.	Total Number of Residents Provided Telephone Consultation	6
B.	Total Number of Residents Provided In Office Consultation	0
C.	Total Number of Residents Provided Telephone Mediation (Staff)	0
D.	Total Number of Residents Provided Board Mediation	0
E.	Total Number of Residents Provided Outreach Presentation	0
F.	Total Number of Residents Provided Outreach Consultation	0
	Total Services Provided to Residents	6

TOTALS FOR THE MONTH OF MARCH 2021

A.	Total Number of Residents Provided Telephone Consultation	5
----	---	---

RENTAL HOUSING MEDIATION PROGRAM

CITY OF CARPINTERIA TOTALS

THIRD QUARTER AND YEAR-TO-DATE TOTALS FOR FY 2020 - 2021

B.	Total Number of Residents Provided In Office Consultation	0
C.	Total Number of Residents Provided Telephone Mediation (Staff)	0
D.	Total Number of Residents Provided Board Mediation	0
E.	Total Number of Residents Provided Outreach Presentation	0
F.	Total Number of Residents Provided Outreach Consultation	0
	Total Services Provided to Residents	5

**RENTAL HOUSING MEDIATION PROGRAM
CITY OF CARPINTERIA
YEAR-TO-DATE TOTALS: JULY 1, 2020 - MARCH 31, 2021**

ACTIVITY	YEAR-TO-DATE TOTALS
TYPE OF SERVICE	
Telephone Consultation	36
Telephone Mediation (Staff)	1
Total	37
WHO INITIATED CONTACT	
Tenant	31
Landlord	6
Total	37
ISSUE	
Deposit	12
Rent Increase	4
Habitability & Repair	4
Termination of Tenancy	11
Termination 3-Day by LL	1
Termination 30-Day by LL	4
Termination 60-Day by LL	4
Termination by Tenant	2
Other	6
Total	37
REFERRED BY	
Human Services Sector	1
Media	26
Personal Referral	2
Self, as Past User	8
Total	37
INCOME	
0-30% MFI	17
31-50% MFI	7
51-80% MFI	6
80%+ MFI	7
Total	37
RACE	
White	35
Asian	2

**RENTAL HOUSING MEDIATION PROGRAM
CITY OF CARPINTERIA
YEAR-TO-DATE TOTALS: JULY 1, 2020 - MARCH 31, 2021**

ACTIVITY		YEAR-TO- DATE TOTALS
RACE		
	Total	<u><u>37</u></u>
DISABLED		
Reported Disability		<u>5</u>
	Total	<u><u>5</u></u>
ETHNICITY		
Hispanic/Latino		<u>16</u>
	Total	<u><u>16</u></u>

**RENTAL HOUSING MEDIATION PROGRAM
CITY OF CARPINTERIA
TOTALS FOR THIRD QUARTER FY 2021: JANUARY, FEBRUARY, MARCH**

ACTIVITY	3RD QUARTER TOTALS
TYPE OF SERVICE	
Telephone Consultation	16
Total	16
WHO INITIATED CONTACT	
Tenant	14
Landlord	2
Total	16
ISSUE	
Deposit	2
Rent Increase	3
Termination of Tenancy	8
Termination 3-Day by LL	1
Termination 30-Day by LL	4
Termination 60-Day by LL	3
Other	3
Total	16
REFERRED BY	
Media	11
Self, as Past User	5
Total	16
INCOME	
0-30% MFI	10
31-50% MFI	3
51-80% MFI	1
80%+ MFI	2
Total	16
RACE	
White	15
Asian	1
Total	16
DISABLED	
Reported Disability	3
Total	3

**RENTAL HOUSING MEDIATION PROGRAM
CITY OF CARPINTERIA
TOTALS FOR THIRD QUARTER FY 2021: JANUARY, FEBRUARY, MARCH**

ACTIVITY	3RD QUARTER TOTALS	
ETHNICITY		
Hispanic/Latino	Total	7
		7

**RENTAL HOUSING MEDIATION PROGRAM
CITY OF CARPINTERIA
TOTALS FOR THE MONTH OF: JANUARY 2021**

ACTIVITY	MONTHLY TOTALS
TYPE OF SERVICE	
Telephone Consultation	5
Total	5
WHO INITIATED CONTACT	
Tenant	5
Total	5
ISSUE	
Deposit	1
Termination of Tenancy	4
Termination 30-Day by LL	2
Termination 60-Day by LL	2
Total	5
REFERRED BY	
Media	2
Self, as Past User	3
Total	5
INCOME	
0-30% MFI	4
51-80% MFI	1
Total	5
RACE	
White	4
Asian	1
Total	5
DISABLED	
Reported Disability	1
Total	1
ETHNICITY	
Hispanic/Latino	3
Total	3

**RENTAL HOUSING MEDIATION PROGRAM
CITY OF CARPINTERIA
TOTALS FOR THE MONTH OF: FEBRUARY 2021**

ACTIVITY		MONTHLY TOTALS
TYPE OF SERVICE		
Telephone Consultation		6
	Total	6
WHO INITIATED CONTACT		
Tenant		5
Landlord		1
	Total	6
ISSUE		
Deposit		1
Rent Increase		2
Termination of Tenancy		1
Termination 30-Day by LL	1	
Other		2
	Total	6
REFERRED BY		
Media		4
Self, as Past User		2
	Total	6
INCOME		
0-30% MFI		3
31-50% MFI		2
80%+ MFI		1
	Total	6
RACE		
White		6
	Total	6
DISABLED		
Reported Disability		1
	Total	1
ETHNICITY		
Hispanic/Latino		3
	Total	3

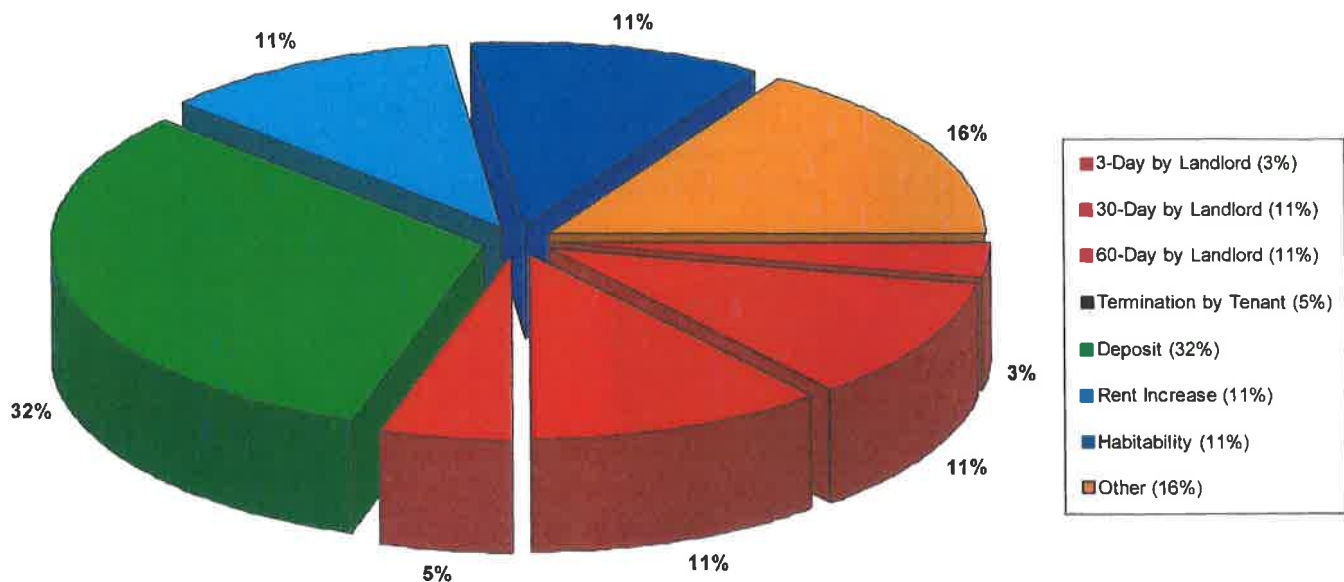
**RENTAL HOUSING MEDIATION PROGRAM
CITY OF CARPINTERIA
TOTALS FOR THE MONTH OF: MARCH 2021**

ACTIVITY		MONTHLY TOTALS
TYPE OF SERVICE		
Telephone Consultation		5
Total		<u>5</u>
WHO INITIATED CONTACT		
Tenant		4
Landlord		1
Total		<u>5</u>
ISSUE		
Rent Increase		1
Termination of Tenancy		3
Termination 3-Day by LL	1	
Termination 30-Day by LL	1	
Termination 60-Day by LL	1	
Other		1
Total		<u>5</u>
REFERRED BY		
Media		5
Total		<u>5</u>
INCOME		
0-30% MFI		3
31-50% MFI		1
80%+ MFI		1
Total		<u>5</u>
RACE		
White		5
Total		<u>5</u>
DISABLED		
Reported Disability		1
Total		<u>1</u>
ETHNICITY		
Hispanic/Latino		1
Total		<u>1</u>

**ATTACHMENT 1
RENTAL HOUSING MEDIATION PROGRAM**

**CITY OF CARPINTERIA
TOTALS BY ISSUE**

YEAR-TO-DATE TOTALS: JULY 1, 2020 TO MARCH 31, 2021



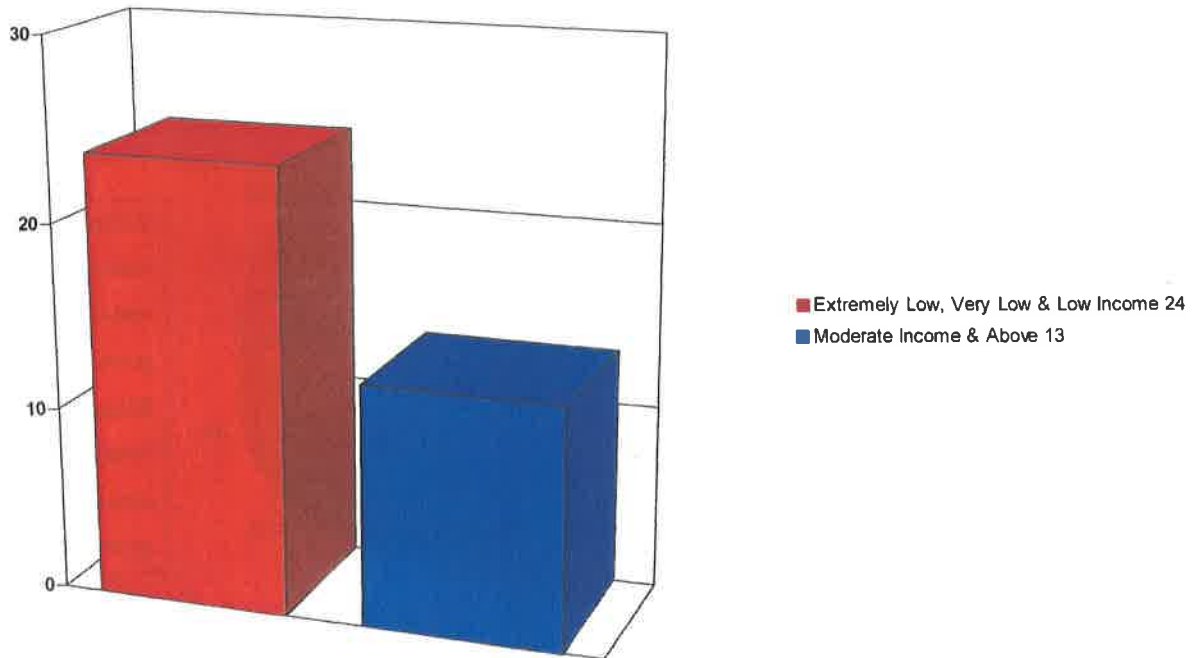
RED = Termination of Tenancy 30%
*** Other Includes Outreach Consultations**

**ATTACHMENT 2
RENTAL HOUSING MEDIATION PROGRAM**

CITY OF CARPINTERIA

CLIENT INCOME LEVELS*, YEAR-TO-DATE TOTALS: JULY 1, 2020 TO MARCH 31, 2021

37 TOTAL UNDUPLICATED CLIENTS SERVED

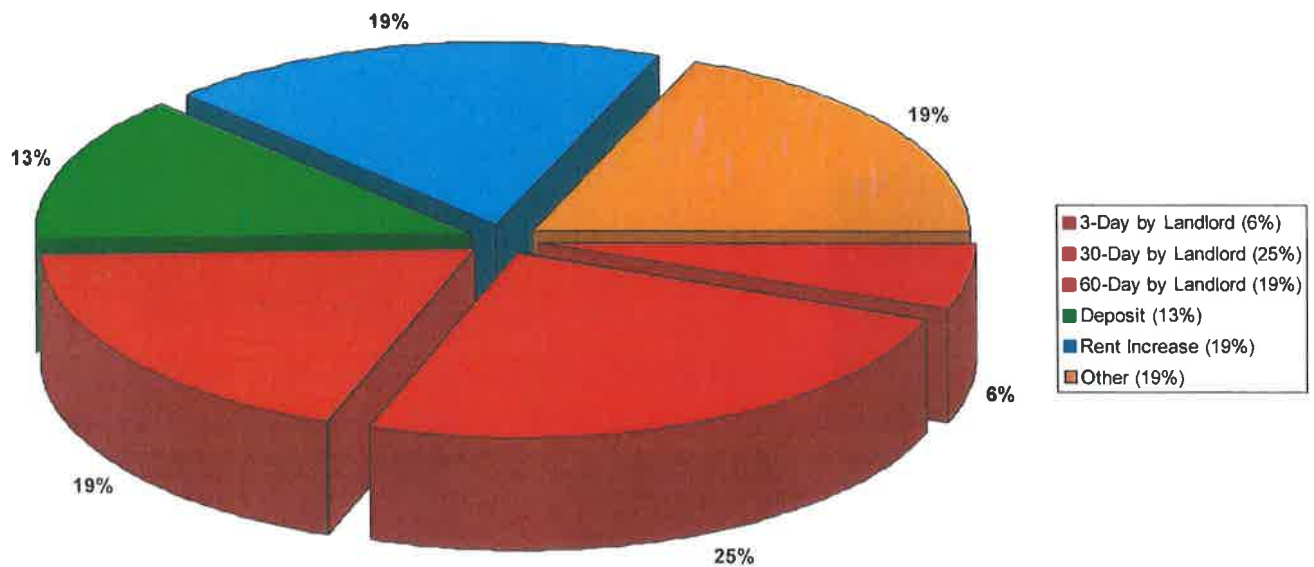


* DATA IS BASED ON CLIENTS'
SELF CERTIFICATION/REPORTED INCOME

**ATTACHMENT 1
RENTAL HOUSING MEDIATION PROGRAM**

**CITY OF CARPINTERIA
TOTALS BY ISSUE**

THIRD QUARTER FY 2021: JANUARY, FEBRUARY, MARCH

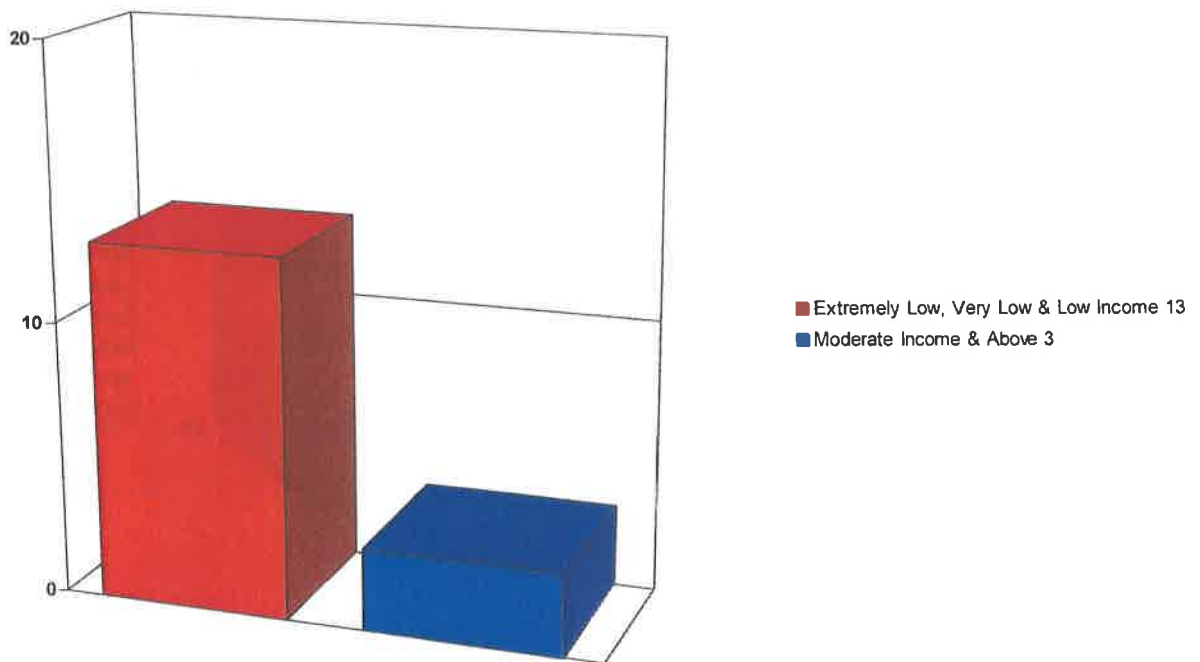


**RED = Termination of Tenancy 50%
* Other Includes Outreach Consultations**

**ATTACHMENT 2
RENTAL HOUSING MEDIATION PROGRAM**

CITY OF CARPINTERIA

**CLIENT INCOME LEVELS*, THIRD QUARTER FY 2021: JANUARY, FEBRUARY, MARCH
16 TOTAL UNDUPLICATED CLIENTS SERVED**



*** DATA IS BASED ON CLIENTS'
SELF CERTIFICATION/REPORTED INCOME**



City of Carpinteria

COUNCIL AGENDA STAFF REPORT July 12, 2021

ITEM FOR COUNCIL CONSIDERATION

Skate Park Project status report.

STAFF RECOMMENDATION

Action Item; ☐ Non-Action Item ☒

Receive and file the report as determined appropriate.

BACKGROUND

On January 13, 2014, the City Council authorized Staff to prepare a Skate Park Feasibility Study to investigate the need and possible location for a Carpinteria Skate Park.

On December 15, 2014 the City Council received the Feasibility Study and selected Carpinteria City Hall as the preferred site to build a Skate Park.

On October 26, 2015, the City Council directed Staff to author a two party MOU with the Carpinteria Skate Foundation (Foundation) to define each party's role in the pursuit of a skate park in Carpinteria at the City Hall Campus.

On February 22, 2017, the City Council authorized executing the MOU with the Foundation that in part committed the City to engage a design professional to design a skate park funded through a donation by the Foundation.

On July 10, 2017, the City Council authorized executing a Design Services Agreement with Mears Design Group to prepare plans and specifications for the Skate Park.

On October 22, 2019, the Parks Department submitted an application with the Planning Department to construct a skate park at the City Hall Campus.

On January 20, 2020, the City's Architectural Review Board reviewed the Skate Park Plans and recommended the project be submitted for Planning Commission approval.

On June 1, 2020, the Planning Commission approved the Development Plan and Coastal Development Permit to construct a new 36,500 square foot public skate park; and to accept a categorical exemption pursuant to Section 15332 of the California Environmental Quality Act (CEQA). The approved skate park includes 19,500 square feet of skateable area, 23 new parking spaces, a 7,690-square foot plaza/picnic area, a 250-square foot restroom building, 10,970 square feet of new landscaping/hardscape, and night lighting.

On March 8, 2021 the Carpinteria City Council in cooperation with Chevron USA, Inc. accepted an easement for public parking purposes on the north-eastern portion of the Carpinteria oil and gas plant located at 5675 Carpinteria Avenue (APN 001-170-023) that is needed for parking to serve the Skate Park. This easement recorded with the County Recorder's Office on April 5, 2021.

DISCUSSION

With a goal to advertise the Skate Park for public bids in early September, a variety of tasks remain to be completed.

The City has asked the project architect to complete a final review of the construction plans and specifications and then sign them, thereby authorizing their use for public bidding purposes. The Project Architect has indicated that this work can be completed by the end of July.

The project requires a contractor with extensive experience in skate park construction. Skatepark construction requires specialized skill and respect for design nuance. Many skateparks are flawed when built by inexperienced builders. The plan set specifications are written to ensure that all project bidders meet qualifications demonstrating competency in skate park construction.

Once bids have been received, they will be reviewed for completeness and the lowest bidder that meets all requirements will be nominated by Staff for City Council consideration at the first available meeting. Staff expects the bidding process to be concluded by the end of September and for the City Council to consider awarding the contract in October. If the funding available is adequate to fund the project based upon the low bid received, then construction can commence. It is expected that construction could take 120 days.

Should these conditions be met, the Skate Park could possibly be ready for opening by spring of 2022.

POLICY CONSIDERATIONS

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.*

The proposed action has been determined to be consistent with the General Plan/Coastal Plan of the City of Carpinteria pursuant to Government Code §65402.

FINANCIAL CONSIDERATIONS

The estimate project budget is approximately \$1,450,000.

The City programmed \$300,000 in its Fiscal Year 2021-22 Budget leaving \$1,150,000 required from fundraising. The Carpinteria Skate Foundation has been successful raising funds, but still has some fundraising to complete. A representative from the Foundation will update the City Council about its fundraising effort at the July 12th meeting.

LEGAL

No legal matters are presented as a part of this report.

OPTIONS

This report is informational and requires no action by the City Council.

PRINCIPAL PARTIES EXPECTED AT MEETING

Representative of the Carpinteria Skate Foundation

ATTACHMENTS

1. Skate Park Project Rendering
2. Select Project Plan Pages
3. Projected Project Budget Detail

Staff contact: Matthew Roberts, Parks, Recreation and Public Facilities Director
(805) 755-4449 Mattr@ci.Carpinteria.ca.us


Signature

Reviewed by: Dave Durflinger, City Manager
(805) 755-4440 Daved@ci.Carpinteria.ca.us


Signature



CARPINTERIA SKATE PARK

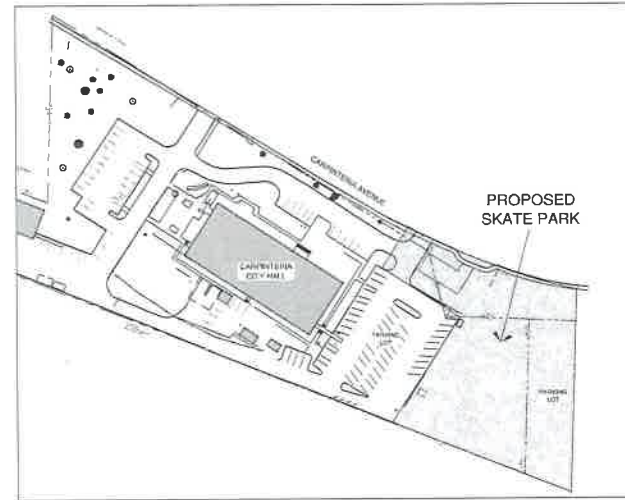
CITY OF CARPINTERIA

PROJECT PLANS FOR THE CONSTRUCTION OF CARPINTERIA SKATEPARK PARKING



VACINITY MAP

N.T.S.



PROJECT LOCATION

N.T.S.

PROJECT TEAM

OWNER'S REPRESENTATIVE
MATT ROBERTS - DIRECTOR, PARKS & RECREATION
CITY OF CARPINTERIA
5775 CARPINTERIA AVENUE
CARPINTERIA, CA 93013
(805) 755-4449

LANDSCAPE ARCHITECT
TROY MEARS, RLA
MEARS DESIGN GROUP, LLC
PO BOX 23338
PORTLAND, OR 97261
(503) 651-4516
(503) 824-6886 FAX

SKATE PARK DESIGNER
MARK SCOTT
DREAMLAND SKATEPARKS, LLC
2150 SE HWY 101, PMB 384
LINCOLN CITY, OR 97367-2622
(503) 577-9277

SHEET INDEX		
SHEET NO.	SHEET TITLE	DRAWING NO.
1	TITLE SHEET	SP1
2	ABBREVIATIONS & GENERAL NOTES	SP2
3	EX. CONDITION / DEMOLITION / EROSION CONTROL PLAN	SP3
4	LAYOUT PLAN	SP4
5	GRADING/ELEVATION PLAN	SP5
6	DRAINAGE PLAN	SP6
7	DRAINAGE DETAILS & NOTES	SP7
8	REFERENCE PLAN	SP8
9	MATERIALS PLAN	SP9
10	CONCRETE JOINT PLAN	SP10
11	ELEVATIONS/DETAILS	SP11
12	ELEVATIONS/DETAILS	SP12
13	ELEVATIONS/DETAILS	SP13
14	DETAILS & NOTES	SP14
15	DETAIL & NOTES	SP15
16	PLANTING PLAN	SP16
17	PLANTING DETAILS AND NOTES	SP17



Know what's below.
Call before you dig.

MEARS
DESIGN GROUP
LANDSCAPE ARCHITECTURE & PLANNING
PO Box 23338 Portland, Oregon 97261
Phone: 503.651.4516 Fax: 503.824.6886



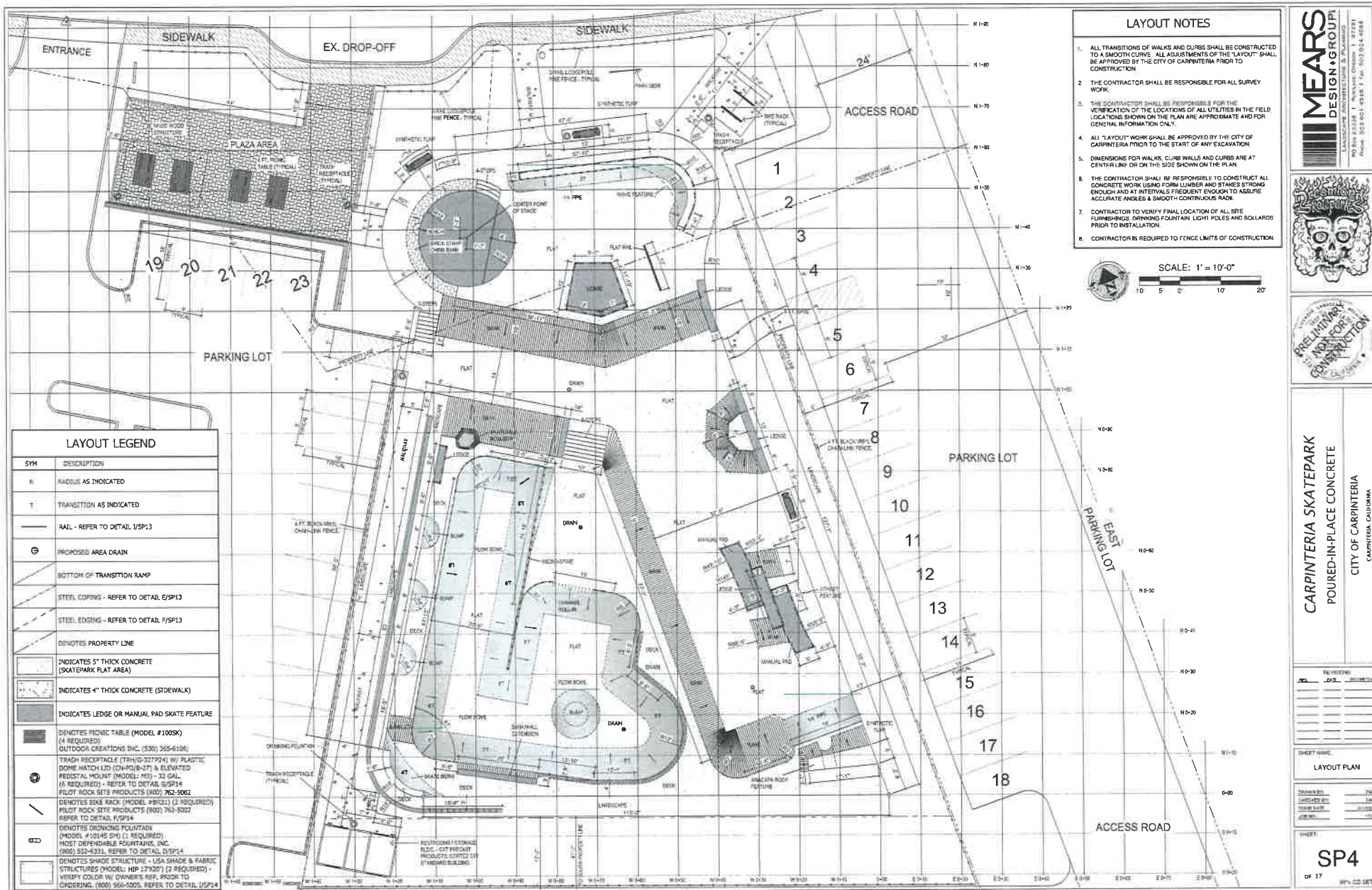
CARPINTERIA SKATEPARK
POURED-IN-PLACE CONCRETE
CITY OF CARPINTERIA
CARPINTERIA, CALIFORNIA

REVISIONS	
NO.	DESCRIPTION

SHEET NAME:
TITLE SHEET

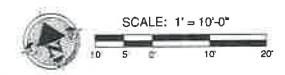
DRAWN BY: TMR
CHECKED BY: TMR
ISSUE DATE: 01/2014
JOB NO.: 17281

SHEET:
SP1
OF 17



LAYOUT NOTES

1. ALL TRANSITIONS OF WALKS AND CURBS SHALL BE CONSTRUCTED TO A SMOOTH CURVE. ALL ADJUSTMENTS OF THE "LAYOUT" SHALL BE APPROVED BY THE CITY OF CARPINTERIA PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SURVEY WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF THE LOCATIONS OF ALL UTILITIES IN THE FIELD LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
4. ALL "LAYOUT" WORK SHALL BE APPROVED BY THE CITY OF CARPINTERIA PRIOR TO THE START OF ANY EXCAVATION.
5. DIMENSIONS FOR WALKS, CURB WALLS AND CURBS ARE AT CENTERLINE OR ON THE SIDE SHOWN ON THE PLAN.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL CONCRETE WORK USING FORM LUMBER AND STAKES STRONG ENOUGH AND AT INTERVALS FREQUENT ENOUGH TO ASSURE ACCURATE ANGLES & SMOOTH CONTINUOUS RAMP.
7. CONTRACTOR TO VERIFY FINAL LOCATION OF ALL SITE FURNISHINGS: DRINKING FOUNTAIN, LIGHT POLES AND BOLLARDS PRIOR TO INSTALLATION.
8. CONTRACTOR IS REQUIRED TO FENCE LIMITS OF CONSTRUCTION.



LAYOUT LEGEND

SYM	DESCRIPTION
R	RADIUS AS INDICATED
T	TRANSITION AS INDICATED
---	RAIL - REFER TO DETAIL 1/SP13
⊙	PROPOSED AREA DRAIN
---	BOTTOM OF TRANSITION RAMP
---	STEEL CORPUS - REFER TO DETAIL E/SP13
---	STEEL EDGING - REFER TO DETAIL F/SP13
---	DEMOTES PROPERTY LINE
---	INDICATES 5" THICK CONCRETE (SKATEPARK PLAT AREA)
---	INDICATES 4" THICK CONCRETE (SIDEWALK)
---	INDICATES LEDGE OR MANUAL PAD SKATE FEATURE
---	DEMOTES FOUNTAIN TABLE (MODEL #1005) (4 REQUIRED)
---	OUTDOOR OPERATIONS INC. (530) 305-4106
---	TRASH RECEPTACLE (TRNG-32794) W/ PLASTIC DOME HATCH LID (CH-4018-37) & ELEVATED RECEPTACLE (MODEL: NS) - 32 GAL. (4 REQUIRED) - REFER TO DETAIL G/SP14
---	PILOT ROCK SITE PRODUCTS (800) 762-5002
---	DEMOTES BINE RACK (MODEL #8031) (2 REQUIRED) PILOT ROCK SITE PRODUCTS (800) 762-5002 REFER TO DETAIL H/SP14
---	DEMOTES DRINKING FOUNTAIN (MODEL #10145 SH) (1 REQUIRED) MOST DEPENDABLE FOUNTAINS, INC. (800) 352-4331. REFER TO DETAIL I/SP14
---	DEMOTES SHADE STRUCTURE - USA SHADE & FABRIC STRUCTURES (MODEL: HSP-177007) (2 REQUIRED) - VERIFY COLOR W/ OWNER'S SEF. PRIOR TO ORDERING. (800) 866-0005. REFER TO DETAIL J/SP14



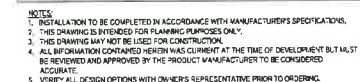
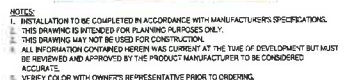
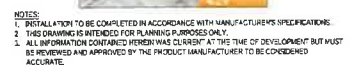
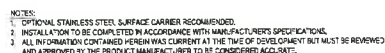
CARPINTERIA SKATEPARK
POURED-IN-PLACE CONCRETE
CITY OF CARPINTERIA
CARPINTERIA, CALIFORNIA

NO.	REVISIONS	DATE

SHEET NAME:
LAYOUT PLAN

DESIGNED BY:	TRM
CHECKED BY:	TRM
DATE:	11/15/2017
APP. NO.:	000

SHEET:
SP4
OF 17



NOT USED



CARPINTERIA SKATEPARK
POURED-IN-PLACE CONCRETE
CITY OF CARPINTERIA
CARPINTERIA, CALIFORNIA

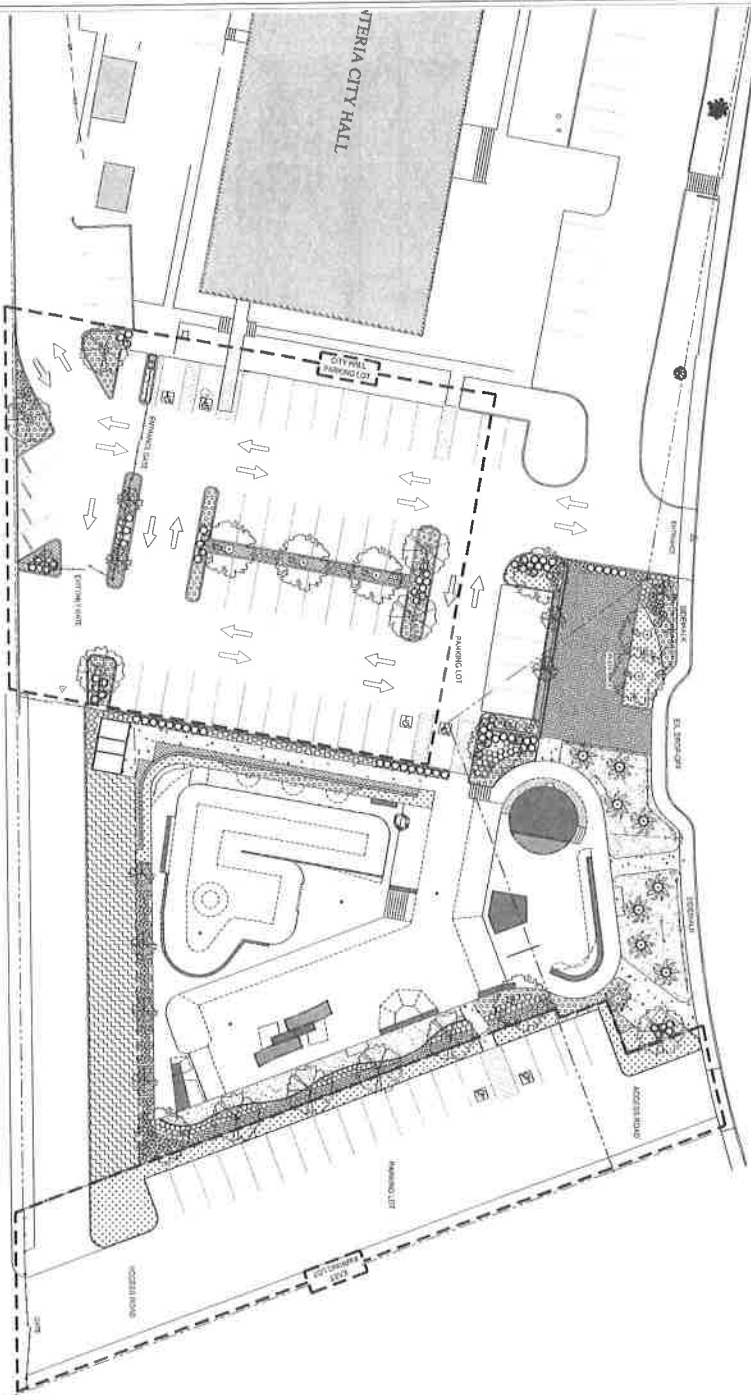
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DETAILS NOTES

DRAWN BY: _____
CHECKED BY: _____
ISSUE DATE: _____
JOB NO.: _____

AMERICAN SOCIETY OF HUMAN GENETICS 11 Dupont Circle, N.W. Washington, D.C. 20036 Tel: 202/638-1000 Fax: 202/638-1001 E-mail: ashg@ashg.org Web: www.ashg.org	AMERICAN SOCIETY OF HUMAN GENETICS 11 Dupont Circle, N.W. Washington, D.C. 20036 Tel: 202/638-1000 Fax: 202/638-1001 E-mail: ashg@ashg.org Web: www.ashg.org
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SP14



PLANT MATERIAL LISTING:

SYM	PLANT NAME	QTY	SIZE	CONDITION	REMARKS
1	Large tree	10	6-8"	2nd Bay	Medium
2	Medium tree	5	4-6"	2nd Bay	Medium
3	Small tree	5	2-4"	2nd Bay	Medium
4	Shrub	10	2' O.C.	2nd Bay	Medium
5	Ground cover	10	2' O.C.	2nd Bay	Medium

SYM	SHRUBS	QTY	SIZE	CONDITION	REMARKS
6	Large shrub	10	6-8"	2nd Bay	Medium
7	Medium shrub	5	4-6"	2nd Bay	Medium
8	Small shrub	5	2-4"	2nd Bay	Medium
9	Shrub	10	2' O.C.	2nd Bay	Medium
10	Ground cover	10	2' O.C.	2nd Bay	Medium

SYM	GROUND COVER	QTY	SIZE	CONDITION	REMARKS
11	Large ground cover	10	6-8"	2nd Bay	Medium
12	Medium ground cover	5	4-6"	2nd Bay	Medium
13	Small ground cover	5	2-4"	2nd Bay	Medium
14	Ground cover	10	2' O.C.	2nd Bay	Medium
15	Ground cover	10	2' O.C.	2nd Bay	Medium

SYM	APPROXIMATE LANDSCAPE AREA	QTY	SIZE	CONDITION	REMARKS
16	Large landscape area	10	6-8"	2nd Bay	Medium
17	Medium landscape area	5	4-6"	2nd Bay	Medium
18	Small landscape area	5	2-4"	2nd Bay	Medium
19	Landscape area	10	2' O.C.	2nd Bay	Medium
20	Landscape area	10	2' O.C.	2nd Bay	Medium

REFER TO SHEET L17 FOR PLANTING DETAILS & NOTES



SP16
06/17

CARPINTERIA SKATEPARK
POURED-IN-PLACE CONCRETE
CITY OF CARPINTERIA
CARPINTERIA, CALIFORNIA



MEARNS DESIGN GROUP
LANDSCAPE ARCHITECTS
PO Box 23320 • Irvine, CA 92615 • 949.261.1720
Fax: 949.261.1721 • Email: info@mearnsdesign.com

CARPINTERIA SKATEPARK

11/11/2020

PRELIMINARY COST ESTIMATE

TASK		COST PER SQUARE FOOT	COST PER LINEAR FOOT	LINEAR FOOT	QUANTITY	COST PER UNIT	COST PER CU. YDS.	TOTAL CUBIC YARDS	TOTAL SQUARE FOOTAGE	TOTAL
SKATEPARK (14,451 SF)										
CONCRETE SKATEPARK CONSTRUCTION									14,451	
MOBILIZATION and ADMINISTRATION/OVERHEAD										\$110,000.00
DRAINAGE										\$25,000.00
CRUSHED ROCK								400		\$25,000.00
FRAMING MATERIALS (wood and misc. supplies)										\$50,000.00
EQUIPMENT										\$75,000.00
REBAR (3/8 rebar: 20 ft. lengths), Steel Mesh, Metal Coping, Misc. Metals					2070	20				\$41,400.00
CONCRETE (4000 psi concrete, clean-up, wait time)						200		425		\$85,000.00
LABOR (Santa Barbara County Prevailing Wage Rates)										\$375,000.00
Water Main Relocation					1					\$32,000.00
Sewer Line tie in										\$30,000.00
Misc. Supplies (metals, sealants, plastics, nails, fuel, etc.)										\$50,000.00
CONTINGENCY (10%)										\$89,840.00
TOTAL CONCRETE SKATEPARK CONSTRUCTION COST										\$988,240.00
SITE WORK OUTSIDE OF SKATEPARK										
LANDSCAPE										
TREES					39	\$350.00				\$13,650.00
PLANTS & INSTALLATION	\$5.25								7,570	\$39,742.50
NATIVE SEED MIX	\$0.50								3,050	\$1,525.00
LAWN (synthetic) - prep/install	\$26.00								2,060	\$53,560.00
IRRIGATION & INSTALLATION	\$2.85								7,570	\$21,574.50
TOPSOIL & PLACEMENT										
SHRUB (12")							\$40.00	250	4,000	\$10,000.00
CONCRETE PAVERS	\$22.00								1,670	\$36,740.00
BLOCK RETAINING WALL		\$38.00		205						\$7,790.00
FLATWORK AND CURB										
CONCRETE CURB		\$25.00		530.00						\$13,250.00
4" CONCRETE WALK/PAD	\$20.00								1,152	\$23,040.00
EAST PARKING LOT GRAVEL PAD	\$1.75								11,065	\$19,363.75
EAST PARKING LOT CURB STOPS (INSTALLED)					18	\$150.00				\$2,700.00
PARKING LOT STRIPING										\$1,500.00
Site Lighting Allowance										\$25,000.00
CONTINGENCY (10%)										\$24,443.58
TOTAL SITE WORK (OUTSIDE OF SKATEPARK)										\$293,879.33

CARPINTERIA SKATEPARK

11/11/2020

PRELIMINARY COST ESTIMATE

SITE FURNISHINGS									
INCLUDES:									
Outdoor Creations Skateboard Bench				3	\$2,300.00				\$6,900.00
Labor to install				3	\$460.00				\$1,380.00
Outdoor Creations Picnic Table				4	\$1,015.00				\$4,060.00
Labor to install				4	\$203.00				\$812.00
Outdoor Creations Trash Receptacle				6	\$1,200.00				\$7,200.00
Labor to install				6	\$240.00				\$1,440.00
Outdoor Creations Shipping									\$1,725.00
Outdoor Creations Tax									\$1,825.62
Arched Open Sky Pergola				1	\$18,000.00				\$18,000.00
Labor to install				1	\$13,500.00				\$13,500.00
Drinking Fountain				1	\$4,810.00				\$4,810.00
Labor to install				1	\$962.00				\$962.00
Restroom Building				1	\$55,732.00				\$55,732.00
Labor to install				1	\$16,000.00				\$16,000.00
Fencing									
4 ft. black vinyl coated		\$25.00	660.00						\$16,500.00
4 ft. black vinyl coated gates									\$1,500.00
2-Rail Lodge Pole Pine		\$16.00	125.00						\$2,000.00
Misc signage									\$3,000.00
CONTINGENCY (10%)									\$15,734.66
TOTAL SITE FURNISHINGS									\$173,081.28
TOTAL TO COMPLETE CONSTRUCTION (PUBLIC BID)									\$1,455,200.61

*These costs reflect Davis Bacon or BOLI prevailing wage rates



City of Carpinteria

COUNCIL AGENDA STAFF REPORT July 12, 2021

ITEM FOR COUNCIL CONSIDERATION

Options for the formation of a committee to study the decline and preservation of harbor seals in the City of Carpinteria and make related recommendations to the City Council.

STAFF RECOMMENDATION

Action Item ☐ ; Non-Action Item ☒

Receive and file the report, and direct staff as determined appropriate.

Sample Motion: I move to receive and file the report (and provide direction to staff as determined appropriate by the City Council).

BACKGROUND

At its regular meeting of May 10, 2021, during the public comment period for matters not on the agenda, the City Council received a request from Claire Mitchell (see attached transcript). In response to the request the City Council directed staff to place a matter on a future agenda for its consideration of the formation of a committee to study the decline and preservation of harbor seals in the City and make related recommendations to the City Council.

The Carpinteria harbor seal haul out and rookery ("Seal Sanctuary") is thought to be one of just four locations where harbor seal colonies exist along the southern California coast.¹ It is located at a sandy beach area with protective, near-shore rock outcroppings just southeast (down coast) of the Casitas Pier (aka Chevron or Venoco pier). At this location, harbor seals haul out onto the beach and rocks and seals give birth to pups.

¹ Information on California harbor seal populations in California is included in the U.S. Pacific Marine Mammal Stock Assessment Report of the National Marine Fisheries Service of NOAA. The latest published report is dated August 2020 and can be found here:
<https://www.fisheries.noaa.gov/national/marine-mammal-protection/marine-mammal-stock-assessment-reports-region>

The Seal Sanctuary is a popular destination for visitors and residents seeking to view the harbor seal colony from an adjacent bluff top area located on private property.

The City of Carpinteria carries out programs and services aimed at protecting the health and habitat of harbor seals while maintaining public access to the beach. The City's efforts include:

- closure during pupping season of the section of beach and tidelands adjacent to the Seal Sanctuary;²
- code and law enforcement response to calls for service;³
- coordination and permitting of maintenance and development activity in proximity to the Seal Sanctuary that, in part, aims to minimize harbor seal disturbance; and
- the posting, repair and maintenance of beach signs, production of an informational brochure, and dissemination of information, via news and social media outlets; all aimed at public education.

These City efforts are intended to complement federal law that regulates human behavior/activities near marine mammals.⁴

The beach closure by the City is intended to protect the harbor seals from disturbance and harm during pupping season, protect the long-term viability of the colony location as harbor seal habitat, and to protect public health and safety. The temporary nature of the public access restriction to this particular section of City beach reflects the recognition under state law of the importance of balancing sometimes competing priorities in the Coastal Zone, including habitat protection and public access.⁵

City of Carpinteria actions aimed at protecting the Seal Sanctuary date back at least to the 1980's when development project and City initiated studies sought to both characterize the colony and understand measures that would be necessary for its long-

² Carpinteria Municipal Code Section 12.24.090, Protection of Harbor Seals, states in part: "Access to that portion of the city beach, starting at the base of the existing Chevron Pier and extending approximately seven hundred fifty feet easterly and westerly along the beach, with the exact boundary to be determined by the city manager (in consultation with qualified marine mammal experts), shall be closed at all times during the harbor seal pupping season, commencing each December 1st and ending May 31st of the following year", and "During such period, no person shall operate or use motorized vessels (as defined in [Section 12.24.050](#)) within three hundred (300) feet seaward of the mean high tide line for the length of the closed beach area, and no person shall operate or use personal watercraft within one thousand (1,000) feet seaward of the mean high tide line for the length of the closed beach area."

³ Total of eight code and law enforcement calls for service concerning disturbances since 2020.

⁴ Information on the Marine Mammal Protection Act of 1972, can be found on various federal and state government agency websites including the National Oceanic Atmospheric Agency (NOAA): <https://www.fisheries.noaa.gov/topic/marine-mammal-protection>

⁵ California Coastal Act, Section 30001.5 states: "The legislature further finds and declares that the basic goals of the state for the coastal zone are to: . . . (c) [m]aximize public access to and along the coast and maximize public recreational opportunities in the coastal zone consistent with sound resources conservation principles and constitutionally protected rights of private property owners."

term viability. City legislation concerning seasonal closure of the public beach area and restriction on activities near the Seal Sanctuary were established in 1990/91.⁶

A volunteer community group, Carpinteria Seal Watch, has been advocating for, monitoring, gathering data and providing public education on the Carpinteria harbor seal colony since the 1980's.⁷ Seal Watch data includes volunteer counts of the number of adult seals and pups, as well as disturbances and visitors during the pupping season. Annual Carpinteria harbor seal colony adult and pup counts are available on the Seal Watch website and information provided by the group is summarized in the below chart.

Year	Adults	Pups	
2004	365	65	
2005	291	82	
2006	324	90	
2007	381	68	
2008	398	70+	
2009	410-445	90	
2010	450	70-90	
2011	400+	100	
2012	440	100	
2013			(data not available at time of publication)
2014	350	80+	
2015	396	80+	
2016	298	40	
2017	243	60+	
2018	249	64	
2019	230	68	
2020	200+	70	
2021	220	64	

As recently as 2019, the California Coastal Commission extended for 10 years the City of San Diego's coastal development authorizations for a seasonal beach closure and installation and maintenance of a "guideline rope" at a harbor seal haul out and rookery in La Jolla.⁸ The seasonal closure in La Jolla is very similar to the closure period in Carpinteria. The 2019 La Jolla permit extensions are a long-term resolution to a conflict dating back to the 1990's (including litigation), that involves the competing interests of harbor seal protection and public access.

The purpose of this agenda matter is to respond to the request by the City Council (made at its meeting of May 10, 2021), to provide it the opportunity to receive public

⁶ Ordinance Nos. 460, 465, 469 and 470, codified at Carpinteria Municipal Code §12.24.090, Protection of Harbor Seals, https://library.municode.com/ca/carpinteria/codes/code_of_ordinances

⁷ Carpinteria Seal Watch website can be found at: <https://carpinteriasealwatch.org/>

⁸ The Coastal Commission Staff Report for Application Nos. 6-14-0691-A1 and 6-15-0223-A2 can be found here: [June 2019 Permit No. 6-14-0691-A1 \(City of San Diego Children's Pool Closure\)](#) [June 2019 Permit No. 6-15-0223-A2 \(City of San Diego Children's Pool Rope Barrier\)](#)

comment and deliberate on the possibility of forming a committee to study the decline and preservation of harbor seals in the City and make related recommendations to the City Council.

DISCUSSION

As described in the preceding section of this report, the City provides a variety of programs and services that, in part, are aimed at protecting harbor seals and their habitat. Although the City programs and services have contributed to the ongoing success of the harbor seal colony in Carpinteria, the population is thought to have declined in recent years. Over the same period of time, an increase in the numbers of visitors to the beach and bluffs has been cited as a contributing factor in the number of seal disturbances. The City Council has expressed an interest in considering the formation of a committee to engage the community in better understanding current conditions and trends at the Seal Sanctuary and finding solutions to issues determined to represent risk to the long-term viability of the harbor seals and their habitat in Carpinteria.

Committee Formation: A Task Force, Blue Ribbon Committee, or Commission, are terms for committees generally understood to be formed by the City Council to investigate an important governmental issue or to work on a single defined task. They can include solely or any combination of Councilmembers, other appointed officials, staff, contractors/consultants, or members of the public. "Task Force" or "Blue Ribbon" are not formal or legally recognized terms; they are merely used to denote the significance and special nature of the committee. Examples of similar committees formed by the City Council in the past include the Neighborhood Preservation Committee, the Police/Sheriff's Consolidation Committee, and the General Plan Advisory Committee. Committee members are typically selected based on their expertise or special knowledge of the subject matter, or because they are a stakeholder in the outcome. If the matter to be studied involves a diversity of views, representatives of those different viewpoints are typically sought out.

Formation of such a committee allows for the City Council to engage stakeholders in the process of becoming informed about an important issue, to benefit and learn from authoritative sources on the matter of interest, and, ultimately, to receive an independent and informed report, and/or recommendation, that can be the basis for City action such as developing local legislation and creating or modifying projects, programs or services.

How to determine the scope of work, expected outcome(s), schedule: The Council may be very specific, assigning the committee with specific tasks and asking for specific outcomes, e.g., a report or recommendation, within a specified time frame. Alternatively, the Council may outline the issues and concerns for the committee but allow the committee itself to determine its scope of work and work products, and even its schedule to accomplish the work.

How to form the Committee: The Council may take applications and make appointments much the same way it handles other appointments to Boards and Commissions, i.e., with nomination by the Mayor and advice and consent of the City Council. Alternatively, each Council member could nominate members for consideration by the Council. Formation of any committee would be accomplished through consideration and approval of a resolution at a future City Council meeting.

Make-up and size of the Committee: The Council may choose members for the committee that have a particular expertise in the subject matter (i.e., harbor seals), may be stakeholders such as representatives of the adjacent private property owners and/or beach and ocean users, or may simply be interested members of the community, or any combination thereof. The committee may be as small as two members or much larger. Staff believes that a manageable committee size is five or seven.

City Resources/Support: What support the Council wishes to provide the Committee should be specified. A committee can operate entirely independent of City representatives, including staff. Alternatively, the City Council could assign Councilmember(s) or other appointed official(s), and/or request that staff be assigned to provide administrative support and expertise to assist the committee in its work.

All City formed committees currently operating have some level of staff support. Should the Council determine to form a new committee that includes support with City resources, the demand on staff time will compete with other work priorities. The City Council should consult with the City Manager in order to take into consideration current work priorities and available staffing when determining both the level of staff support and when the work can be undertaken. Also, because gaining an understanding of harbor seal trends and issues would be expected to require technical expertise and possibly raise legal issues, consultant and legal services support may be necessary. The costs of such services in the context of the City's budget should also be considered.

POLICY CONSISTENCY

Formation of a committee to study the decline and preservation of harbors seals in the City of Carpinteria and to make related recommendations to the City Council may be found consistent with various General Plan / Local Coastal Plan policies including the following:

Objective OSC-5. Protect the Harbor Seal Hauling Ground from human disturbance.

Policies:

OSC-5a. Harbor Seal Hauling Grounds should not be altered or disturbed by recreational, industrial, or any other uses. Emergency maintenance or repair of existing pipelines in the vicinity of the adjacent Carpinteria oil & gas plant pier should be permitted as

necessary, as long as disturbances to the harbor seal hauling grounds are minimized. Such repairs should be limited to the period of June 1 to November 30 if possible.

OSC-5b. Permit beach to bluff access at the east and west sides of the seal rookery area to allow beach walkers to bypass the protected area on the bluff top and discourage any violation of the beach closure segment.

OSC-14a. Increase coastal and recreational access for all segments of the population, including the disabled and elderly, while protecting natural resources, particularly environmentally sensitive habitat areas.

Implementation policies

21. Support Seal Watch or similar volunteer habitat and seal monitoring work that aims to protect existing seal haulouts and rookery and provide public education.

22. Protect the Harbor Seal Hauling Ground by implementation of the following measures:

a. Ensure that any proposed use or development adjacent the hauling grounds is of a type, intensity, design and location, that minimizes potential impacts to the harbor seals.

b. Prohibit development and activity that could result in noise, vibration, or other disturbance that could result in the degradation of the seal hauling grounds or discourage its ongoing use.

c. Providing public education program and informational signs on-site.

d. Maintaining a 35-foot minimum buffer area on the beach around any animal or area where seals have congregated year round.

e. Extending the beach buffer to 750 feet on either side of the area during pupping season (December 1 through May 31) or such greater period as is established by Council Resolution.

f. Maintaining a minimum 30-foot setback from the edge of the bluff for trails and gathering areas to reduce the visibility of humans and human movement along the bluff edge, except for a designated viewing/blind area.

g. Planting natural vegetation along the bluff edge to form a screen or blind, further minimizing the visibility of human movement.

23. Plant a screen of native, stiff spined shrubs at the overlook to protect the Harbor Seal Hauling Ground from human disturbance.

24. Place interpretive signs at approaches to the seal haulout and rookery to educate visitors about seal population and to warn visitors of seal sensitivity to disturbance.

Also, formation of a special committee of the type being considered may be found consistent with the City's Sustainable Community Policy (Resolution No. 5500), which includes an Environmental Stewardship element that, in part, states as an objective the following:

Enhance local habitat and environmental protections through collaboration with local community groups and development of regulations and policies in the City's General Plan and Municipal Code.

FINANCIAL CONSIDERATIONS

Formation and support of a committee and its work can involve significant staff time and/or legal and consultant services costs. Because the study of harbor seal populations and habitat viability is an area requiring technical expertise, and restrictions on public access and habitat protection have in the past raised legal issues for public agencies in California, it is expected that City support of any committee being considered could result in significant additional expense to the City.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

In California, the Brown Act establishes the requirements and procedures under which public agencies conduct meetings. Under the Brown Act, all "legislative bodies" must comply with Brown Act requirements related to open and public meetings. A "legislative body" is defined in part as a commission, committee, board, or other body of a local agency, whether permanent or temporary, decision-making or advisory, created by charter, ordinance, resolution, or formal action of a legislative body. Formation of the type of committee discussed in this staff report would constitute such a legislative body.

OPTIONS

1. Receive and file the report and direct staff to schedule a future City Council matter on the formation of a committee to study the decline and preservation of harbors seals.
2. Receive and file the report.

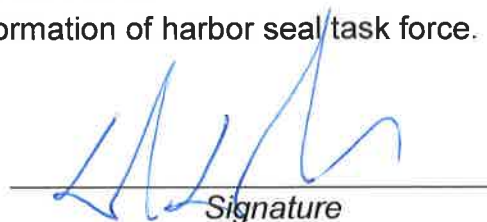
PRINCIPAL PARTIES EXPECTED TO BE IN ATTENDANCE

Claire Mitchell and other interested members of the public
Seal Watch volunteers

ATTACHMENTS

- A. Transcript Excerpt of Public Comments from the City Council meeting of May 10, 2021, regarding formation of harbor seal task force.
- B. Email dated May 12, 2021, requesting formation of harbor seal task force.

Staff Report reviewed by: Dave Durflinger
(805) 755-4400, daved@ci.carpinteria.ca.us



Signature

ATTACHMENT A

City of Carpinteria
City Council Regular Meeting Transcript Excerpt
Monday, May 10, 2021

PRESENTATIONS BY CITIZENS / PUBLIC COMMENT

Speaker: Stephanie Herrington, Claire Mitchell, and Julia Mayer.

Claire Mitchell provided the following public comment:

Good evening, I have lived in Carpinteria for four and a half years. I am a neighborly observer and not a volunteer for Seal Watch. I have (unintelligible) a smaller number of seals each year as my husband and I do our eyeball accounting (break in audio) our daily walks. We are a big proponent of keeping the area protected all year around for the seals. We personally do not walk on the area of the beach closed off for the seals even after it has been reopened. We feel it is their home. We are so proud of this balance of wildlife right in the middle of our beach community. The facts are in the last 30 years of record keeping by Seal Watch, the numbers first increased with the beach closure and then in the last six years a steady decline. What was once as high in over 400 adults, is currently down to 200 adults and pups. I am suggesting a task force to carefully study the information and temporary closure extension to allow the research and time needed to conclude the annual decrease in numbers. COVID has given all of us a wake up call for how precious life is, for simply doing our part to ensure that the harbor seals remain a part of our community for future generations. We don't want the rookery to vanish or disappear because research and action wasn't a top priority before it becomes all too late. Thank you for working to save our Carpinteria Seal Rookery. Thank you.

Email read: Robyn (no last name provided).

Email distributed: Alan & Carol Koch.

Vice Mayor Clark requested that a matter be put on a future agenda, on the suggestion brought forward by Claire Mitchell during her comments, to create a task force to study the decline and preservation of seals on behalf of the seal watch group. Councilmembers Lee, Alarcon and Mayor Nomura were all in agreement.

ATTACHMENT B

Dave Durflinger

From: Susan Mailheau <susan.mailheau@gmail.com>
Sent: Wednesday, May 12, 2021 3:51 PM
To: Al Clark; Roy Lee
Cc: Wade Nomura; Gregg Carty; Natalia Alarcon; Dave Durflinger
Subject: Harbor Seal Task Force

****EXTERNAL EMAIL****

CAUTION: This email originated from outside the City of Carpinteria. DO NOT OPEN attachments or CLICK on links unless you are sure they are safe. Remember, reputable vendors, banks, etc. will not ask you to disclose passwords or other sensitive information.

Task Force to Study Decline in Harbor Seal Population

To: Council Members Clark and Lee
cc: City Council, City Manager Durflinger

Re: City Council Meeting Monday, May 10th, 2021
From: Susan Mailheau, DVM, member Carpinteria Seal Watch, Channel Islands Marine and Wildlife Institute (CIMWI)

Dear Council Members Clark and Lee,

I am writing to commend you for recognizing the importance of the local Harbor Seal population. These early inhabitants of a small cove on the Central Coast of California happen to be in the location that we know as Carpinteria; we therefore happen to be their stewards. They give our residents and visitors immeasurable pleasure and helped to create our identity.

As was discussed in the meeting, the seal population appears to be in decline. You have voiced support to setting up a Task Force to study this alarming and impactful threat to the equilibrium of our City. I am writing you to provide another voice in support of a Task Force. If the Council and mayor decide to move forward with this I hope that all interested parties will agree that the investigation of the decline in Harbor Seals should be driven by science and data.

To help provide this data you may wish to consider people with experience in the following areas:

- Marine ecosystems (in general, and specifically the Channel Islands);
- Harbor Seal biology, diet, behavior, and health;
- Effects of the Thomas Fire, Mud Flow and subsequent sediment dumping;
- Effects of increasing foot traffic/ boat traffic/ toxins/ pollution on harbor seals specifically.

I agree with the need for a Task Force to assess the many factors at play in our local marine ecosystem. There may be a single cause, or a number of factors acting in concert; but based on my discussions and correspondence with harbor seal specialists in Washington State, I believe this is a real decline in our population and not just a population which has reached its carrying capacity.

By writing to you in advance of other comments that you may receive on this issue, I would like to speak on behalf of the many residents and visitors who see these seals as a unique and wonderful asset. Please know I am available and qualified to assist in any manner.

Sincerely,

Susan Mailheau, DVM



City of Carpinteria

COUNCIL AGENDA STAFF REPORT July 12, 2021

ITEM FOR COUNCIL CONSIDERATION

Approval and Adoption of the Updated Street Tree and Special Conditions Streets Management Plans.

STAFF RECOMMENDATION

Action Item X ; Non-Action Item

Approve and adopt the updated Street Tree and Special Conditions Streets Management Plans.

Sample Motion: I move to approve and adopt the updated Street Tree and Special Conditions Streets Management Plans.

(This motion requires a roll call vote.)

BACKGROUND

On January 25, 2020, the City Council approved the 2020 Annual Work Plan in which one of the work plans is to update the Street Tree Management Plan and Special Conditions Streets Management Plan (Plans). In July 2020, the City executed an agreement with West Coast Arborists to update the Plans. In September 2020, West Coast Arborists completed field inspections of the street tree inventory including inspections of tree conditions by a certified arborist for updates to the draft Plans.

At the Tree Advisory Board (TAB) meetings of November 19, 2020, and February 18, 2021, the draft Plans were reviewed and comments provided for staff to address and return to the TAB for further review. The draft Plans were returned to the TAB on May 20, 2021, and the TAB acted to recommend City Council approval of the draft Street Tree Management Plan and Special Conditions Streets Management Plan as shown in Attachments A and B, respectively.

The purpose of this agenda matter is to forward the recommendation of the TAB and provide an opportunity for the City Council to adopt the draft Plans.

DISCUSSION

If adopted, the proposed update to the Street Tree Management Plan would supersede the current one which is dated January 2010. The proposed Special Conditions Streets Management Plan would supersede a prior, less formal plan implemented through annual budgeting and the Capital Improvement Program because it was not previously acted upon by the City Council. The purpose of the Street Tree Management Plan is to complement and be consistent with the City General Plan and Local Coastal Plan in regards to street tree standards for each zoning area and street configuration as well as establishing and maintaining a healthy urban forest for public health and property value benefits. The proposed update to the Street Tree Management Plan would continue this purpose. The Special Conditions Streets Management Plan would now be a separate guidance document that will identify specific streets with mature trees that require particular attention due to such factors as sidewalk and utility conflicts, setbacks, and road width.

The goal of both plans includes effectively managing streets by mitigating the City's exposure to common liabilities associated with street trees. For the Special Conditions Management Plan, these common liabilities are exacerbated by tree type, age, and relationship to other right-of-way improvements. Collaborating with residential property owners to ensure that City decisions made as a part of the management of the City's street tree inventory have taken into consideration the interests and perspectives of residential property owners.

POLICY CONSISTENCY

The Plans address many of the goals and policy statements in the City's General Plan and Local Coastal Plan. In particular:

Open Space, Recreation & Conservation Element

- Objective OSC-7; Conserve native plant communities,
- Objective OSC-8; Protect and conserve Monarch butterfly tree habitat.

Community Design Element

- Objective CD-11; Existing public spaces should be maintained, and new public spaces should be incorporated into neighborhoods and districts as an important aspect of their design,
- C-11f; Landscape design guidelines should emphasize the use of native drought tolerant plant materials, and the importance of trees as the primary elements of the town landscape. All landscaping shall utilize only non-invasive type plants.

The Special Conditions Streets Management Plan also addresses some of the goals and policy statements in the Circulation Element. In particular:

- C-7b; Develop safe and direct pedestrian accessibility between residential areas, schools, parks, and shopping areas in both new and existing urban areas,
- C-7c; Provide safe mobility for the physically handicapped through the design of street improvements and public facilities,
- C-7e; Provide continuous sidewalks, where appropriate, for safe pedestrian circulation and consider creative alternatives for such issues.

FINANCIAL CONSIDERATIONS

There is no cost to adopt the Plans should the City Council consider. However, there are costs in the implementation of the Plans. For example, the average cost to plant a street tree is approximately \$2,500 per site. For any removal and replacement of a street tree, there are often other associated costs to repair the adjacent curb, gutter, pavement, and/or sidewalk due to damage by tree roots which can range between \$1,000 to \$10,000, depending on the conditions of these improvements. Implementation of these plans would be paid for from a variety of sources including Measure A, Measure X, and the Right-of-Way Assessment District Funds which are all allocated annually through adoption of the City Budget.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

Pursuant to Carpinteria Municipal Code Section 12.28.040, the Street Tree Management Plan, in particular, must be prepared and adopted to include guidance on the planting, care, maintenance, removal, and replacement of street trees. By adopting the Street Tree Management Plan as well as the Special Conditions Streets Management Plan, the City is also carrying out good risk management practices.

OPTIONS

1. Adopt Street Tree Management Plan and Special Conditions Streets Management Plan. (Staff Recommendation)
2. The City Council could choose to not approve the recommendation and direct staff as determined appropriate.

PRINCIPAL PARTIES EXPECTED AT MEETING

Tree Advisory Board

ATTACHMENTS

Attachment A: Street Tree Management Plan
Attachment B: Special Conditions Streets Management Plan

Staff contact:

John L. Ilasin, Public Works Director
(805) 880-3402; johni@ci.carpinteria.ca.us



Signature

Reviewed by:

Dave Durlinger, City Manager
(805) 755-4400, daved@ci.carpinteria.ca.us



Signature

ATTACHMENT A
Street Tree Management Plan

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City of Carpinteria

Street Tree Management Plan



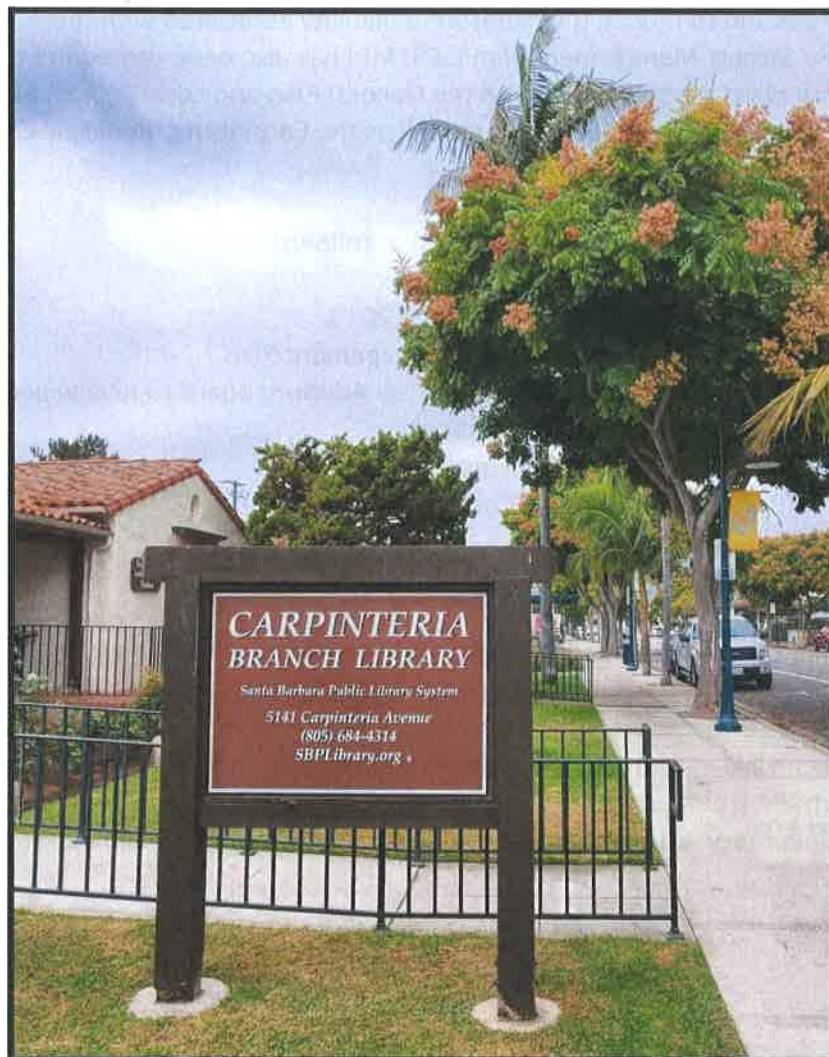
TABLE OF CONTENTS

EXECUTIVE SUMMARY	1
SECTION 1 – INTRODUCTION	1
❖ OBJECTIVE AND GOALS	
SECTION 2 – TREE ROOTS PERTAINING TO SANITARY SEWER & WATER SERVICE LINES...	2
SECTION 3 – SPECIES PALETTE	3
❖ 2'+ PARKWAY	
❖ 3'+ PARKWAY	
❖ 5'+ PARKWAY	
❖ 8'+ PARKWAY	
SECTION 4 –STREET TREE PLANTING PLAN.....	4
SECTION 5 – PLANTING DETAIL.....	5
SECTION 6 – VACANT SITE LISTING	6
SECTION 7 – STREET TREE MANAGEMENT AND FREQUENCY REPORTS	7
SECTION 8 – COMMUNITY OUTREACH MATERIAL EXAMPLES	8
SECTION 9 – DISTRICT MAP	9
SECTION 10 – MUNICIPAL TREE ORDINACE	10
SECTION 11 – ANSI PRUNING STANDARD	11
SECTION 12 – TREE INSPECTION AND MAINTENANCE MANUAL	12

Executive Summary

In March 2020, the City of Carpinteria (City) requested a proposal from West Coast Arborists, Inc. (WCA) to update the Street Tree Management Plan (STMP) that had served as the guiding urban forestry document since WCA completed that plan in January 2010. WCA began working on this updated STMP in the summer of 2020.

The work plan item was to update the STMP by including the elements of the Tree Inspection and Maintenance Policy template by the California Joint Powers Insurance Authority. As part of updating the 10-year-old document, the City requested that the Special Conditions section of the old document be removed and made into its own separate document. These newly updated documents are a result of the collaboration between the Carpinteria community, City, and WCA.



Section 1

Introduction

Located on the beautiful Pacific coast in Santa Barbara County, the City is known as the home of the World's Safest Beach. The City prides itself on safety and providing the best possible living and visiting environment. The City's urban forest is no exception. Urban forestry plays a key role in creating a healthy and pleasing environment for residents and recreationists alike.

Objective and Goals

The objectives of the Street Tree Management Plan are to provide a document to effectively manage street trees and to reduce the exposure of liability associated with them. A specific Special Conditions Streets Management Plan (SCSTMP) has also been developed to include tree preservation. Both plans are consistent with the General Plan and Local Coastal Plan's Open Space, Recreation & Conservation Element, as well as the Carpinteria Municipal Code Chapter 12.28.

The STMP project goals for the 2020 version were as follows:

1. Update Street Tree Management Plan from 2010.
2. Develop the Special Conditions Streets Management Plan.
3. Perform public outreach by allowing the Tree Advisory Board to review and comment, and thus incorporate its recommendations.
4. Present STMP and SCSTMP to the Tree Advisory Board.
5. Submit STMP and SCSTMP to City Council for adoption.

Other goals from the 2010 Plan are valid as well:

1. Practice uniform streetscape planting and maintenance.
2. Promote a good quality of life and a healthy urban forest through diversification of tree species.
3. Ensure each valid vacant site in the City is planted with an approved tree.
4. A replacement tree species list is referenced for planning purposes.
5. The tree inventory will serve as the main source of information on recommended tree maintenance.

Section 2

Tree Roots Pertaining to Sanitary Sewer & Water Service Lines

Maintaining infrastructure elements such as sanitary sewer and water service lines are critical to the health and well-being of the public. Though roots of trees and shrubs rarely initiate new damage in pipes, they can take advantage of loose joints, breaks, and displacements. Damages to these elements can be avoided and reduced with proper planning and design, installation, inspection, and planting.

There are two key strategies as recognized by the International Society of Arboriculture (ISA) to reduce costs associated with tree root best management practices. The preventative strategy is employed to avoid future damage or to minimize the potential for conflicts. The remedial strategy is employed after damage has occurred and attempts to repair damage, or to minimize future damage.

Within the preventative strategy are four methods for damage avoidance. The first is species selection. The City will avoid planting tree species known to have high potential for root intrusion. The City will consult the STMP Species Palette and refer to published references for species found to cause damage to sanitary sewer pipes. In areas where sanitary sewer and water service lines are of concern, the City will avoid trees with relatively large crowns at maturity and fast-growing trees. The second preventative strategy is the maximizing planting distance. At the time of planting, the water service and sanitary sewer lines will be located, and the tree will be planted the maximum possible distance from the lines within the City right of way.

The third method involves the installation of new pipes. When new pipes are installed, the City will identify existing trees and the extent of their root system, thereby avoiding damage to the roots. The fourth method involves blocking roots from entering pipe joints. The potential for root intrusion to joints can be minimized by using longer pipe segments and creating fewer joints. Ensuring tight unions between pipe segments by avoiding joint sealants that will weather and degrade over time will help prevent spots where roots may intrude. The City will consider the use of root barrier, (vertical or horizontal) to prevent roots from developing near pipes.

The remedial strategies have two methods to reduce future damages to sanitary sewer and water service lines preserve trees. The first is in-line root control treatments such as the mechanical removal of roots with specialized boring equipment. This is considered a temporary measure as roots have the capacity to grow back. The second is root cutting or trenching between the existing tree and the sanitary sewer service line to sever intruding roots. This too is a temporary measure that potentially has a detrimental effect on tree stability and health.

There are limitations to the strategies, and some are suitable in some locations while not in others. It is critical to employ best management practices and inspect sites thoroughly to determine the best method for a particular site. Refer to the most current edition of the American National Standards Institute (ANSI) A300 tree care standards.



Section 3

Species Palette

The City species palette is composed of trees that are selected for four sizes of parkway or right-of-way settings. For the purposes of this Street Tree Management Plan, parkway may be defined as growing space, the minimum dimension of available planting space at an address. Parkway may take the form of the space between curb and sidewalk, the cut or formed tree wells, or the space behind monolithic curbs and sidewalks.

The 2'+ parkway setting consists of eleven species of trees, three which are deciduous, and all that are slower growing and generally smaller than others at maturity. The 3'+ parkways category has fifteen trees that vary from fully or partly deciduous to evergreen. The 5'+ and 8'+ parkway sizes host the most species in the palette with twenty-five and eight species, respectively.

Most of the species in the palette are commonly grown in the nursery trade and are generally available for immediate purchase and planting. In a few cases the trees are not readily available and may require pre-planning to be contract grown, but they would work well in this climate and in that growing space.



Parkway	Botanical Name	Common Name	Height in Ft.	Spread in Ft.	Type
2'+	<i>Arbutus</i> 'Marina'	Marina Strawberry Tree	40	40	Evergreen
2'+	<i>Callistemon citrinus</i>	Lemon Bottlebrush	25	20	Evergreen
2'+	<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	20	20	Deciduous
2'+	<i>Cercis canadensis</i> 'Oklahoma'	Oklahoma Redbud	20	20	Deciduous
2'+	<i>Chionanthus retusus</i>	Chinese Fringe Tree	20	15	Deciduous
2'+	<i>Heteromeles arbutifolia</i>	Toyon	25	20	Evergreen
2'+	<i>Ilex altaclarensis</i> 'Wilsonii'	Wilson Holly	20	12	Evergreen
2'+	<i>Photinia fraseri</i>	Fraser Photinia	15	10	Evergreen
2'+	<i>Syagrus romanzoffianum</i>	Queen Palm	50	25	Evergreen
2'+	<i>Trachycarpus fortunei</i>	Windmill palm	30	10	Evergreen
2'+	<i>Tristaniopsis laurina</i>	Water Gum	15	10	Evergreen
3'+	<i>Bauhinia blakeana</i>	Hong Kong Orchid Tree	20	20	Semi-deciduous
3'+	<i>Cercis canadensis</i>	Eastern Redbud	35	30	Deciduous
3'+	<i>Cercis canadensis</i> 'Alba'	White Redbud	20	20	Deciduous
3'+	<i>Chitalpa tashkentensis</i>	Chitalpa	30	30	Deciduous
3'+	<i>Hymenosporum flavum</i>	Sweetshade	40	30	Evergreen
3'+	<i>Livistona chinensis</i>	Chinese Fountain Palm	40	8	Evergreen
3'+	<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia	25	15	Evergreen
3'+	<i>Magnolia grandiflora</i> 'Russet'	Russet Magnolia	50	20	Evergreen
3'+	<i>Magnolia grandiflora</i> 'Saint Mary'	Saint Mary Magnolia	20	20	Evergreen
3'+	<i>Pittosporum phillyraeoides</i>	Willow Pittosporum	35	15	Evergreen
3'+	<i>Podocarpus henkellii</i>	Long-leaved Yellowwood	35	15	Evergreen
3'+	<i>Pyrus calleryana</i>	Ornamental Pear	50	50	Deciduous
3'+	<i>Pyrus calleryana</i> 'Aristocrat'	Aristocrat Pear	40	20	Deciduous
3'+	<i>Pyrus calleryana</i> 'Redspire'	Redspire Pear	35	20	Deciduous
3'+	<i>Pyrus kawakamii</i>	Evergreen Pear	30	30	Deciduous

Parkway	Botanical Name	Common Name	Height in Ft.	Spread in Ft.	Type
5'+	<i>Agonis flexuosa</i> 'Jervis Bay Afterdark'	After Dark Peppermint Tree	30	30	Evergreen
5'+	<i>Callistemon viminalis</i>	Weeping Bottlebrush	30	15	Evergreen
5'+	<i>Cassia leptophylla</i>	Gold Medallion Tree	25	30	Evergreen
5'+	<i>Eucalyptus deglupta</i>	Rainbow Eucalyptus	80	30	Evergreen
5'+	<i>Eucalyptus nicholii</i>	Nichol's Willow-leaved Peppermint	45	35	Evergreen
5'+	<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash	35	25	Deciduous
5'+	<i>Geijera parviflora</i>	Australian Willow	30	20	Evergreen
5'+	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo	30	20	Deciduous
5'+	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	50	20	Deciduous
5'+	<i>Ginkgo biloba</i> 'Saratoga'	Saratoga Ginkgo	40	30	Deciduous
5'+	<i>Handroanthus impetiginosus</i>	Lavender Trumpet Tree	40	40	Semi-deciduous
5'+	<i>Jacaranda mimosifolia</i>	Jacaranda	40	30	Semi-deciduous
5'+	<i>Koelreuteria paniculata</i>	Goldenrain Tree	35	40	Deciduous
5'+	<i>Magnolia grandiflora</i> 'Samuel Sommer'	Samuel Sommer Magnolia	30	30	Evergreen
5'+	<i>Markhamia lutea</i>	Gold Markhamia	30	20	Evergreen
5'+	<i>Melaleuca linarifolia</i>	Flaxleaf Paperbark	30	25	Evergreen
5'+	<i>Melaleuca quinquenervia</i>	Cajeput Tree	40	25	Evergreen
5'+	<i>Olea europaea</i> 'Swan Hill'	Swan Hill Olive	25	25	Evergreen
5'+	<i>Pinus eldarica</i>	Afghan Pine	80	25	Evergreen
5'+	<i>Pistacia chinensis</i>	Chinese Pistache	60	50	Deciduous
5'+	<i>Quercus tomentella</i>	Island Oak	50	30	Evergreen
5'+	<i>Stenocarpus sinuatus</i>	Firewheel Tree	40	25	Evergreen
5'+	<i>Styphnolobium japonicum</i>	Japanese Pagoda Tree	50	50	Deciduous
5'+	<i>Ulmus parvifolia</i> 'Drake'	Drake Elm	50	60	Deciduous
5'+	<i>Ulmus parvifolia</i> 'True Green'	True Green Elm	50	60	Deciduous
8'+	<i>Afrocarpus gracilior</i>	African Fern Pine	60	40	Evergreen
8'+	<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	40	40	Deciduous
8'+	<i>Liquidambar styraciflua</i> 'Rotundiloba'	Rotundiloba Sweetgum	60	25	Deciduous
8'+	<i>Lophostemon confertus</i>	Brisbane Box	45	25	Evergreen
8' +	<i>Platanus x hispanica</i> 'Bloodgood'	Bloodgood Plane Tree	80	40	Deciduous
8'+	<i>Platanus x hispanica</i> 'Yarwood'	Yarwood Plane Tree	60	40	Deciduous
8'+	<i>Quercus agrifolia</i>	Coast Live Oak	70	80	Evergreen
8'+	<i>Quercus virginiana</i>	Southern Live Oak	60	100	Evergreen

2' + Parkway



MARINA ARBUTUS

Arbutus 'Marina'



LEMON BOTTLEBRUSH

Callistemon citrinus



FOREST PANSY REDBUD

Cercis c. 'Forest Pansy'



OKLAHOMA REDBUD

Cercis c. 'Oklahoma'



CHINESE FRINGE TREE

Chionanthus retusus



TOYON

Heteromeles arbutifolia



WILSON HOLLY
Ilex altaclar. 'Wilsonii'



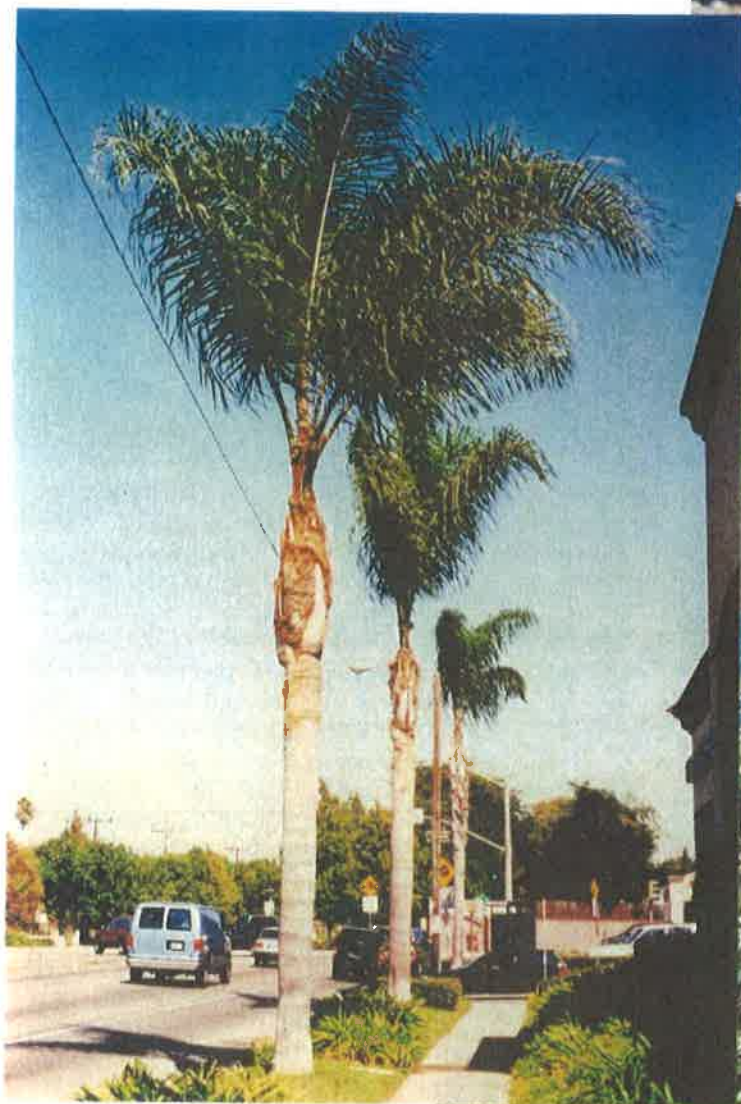
FRASER'S PHOTINIA

Photinia fraseri



QUEEN PALM

Syagrus romanzoffianum



WINDMILL PALM

Trachycarpus fortunei

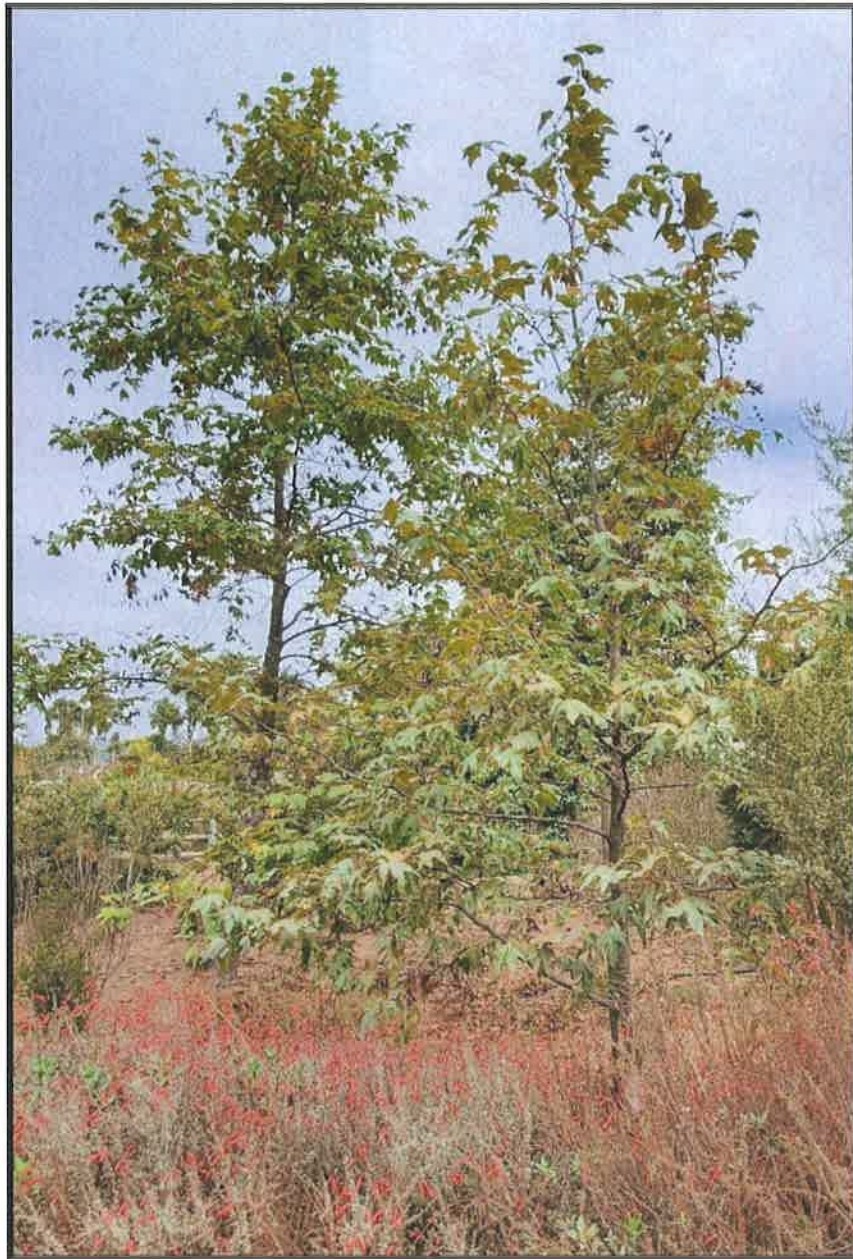


3' + Parkway

The trees listed below represent additional species options should certain, specific trees on the approved list are unavailable in the nursery trade or are deemed unsuitable for the chosen location, and are therefore do not have images in this section:

Cercis canadensis 'Alba' White Redbud

Magnolia grandiflora 'Russet' Russet Magnolia



HONG KONG ORCHID TREE

Bauhinia blakeana



EASTERN REDBUD

Cercis canadensis



CHITALPA

Chitalpa tashkentensis



SWEETSHADE

Hymenosporum flavum



FOUNTAIN PALM
Livistona chinensis



LITTLE GEM MAGNOLIA

Magnolia g. 'Little Gem'



SAINT MARY MAGNOLIA

Magnolia g. 'St. Mary'



WILLOW PITTOSPORUM

Pittosporum phillyreoides



LONG-LEAFED YELLOWWOOD

Podocarpus henkelii



ORNAMENTAL PEAR

Pyrus calleryana

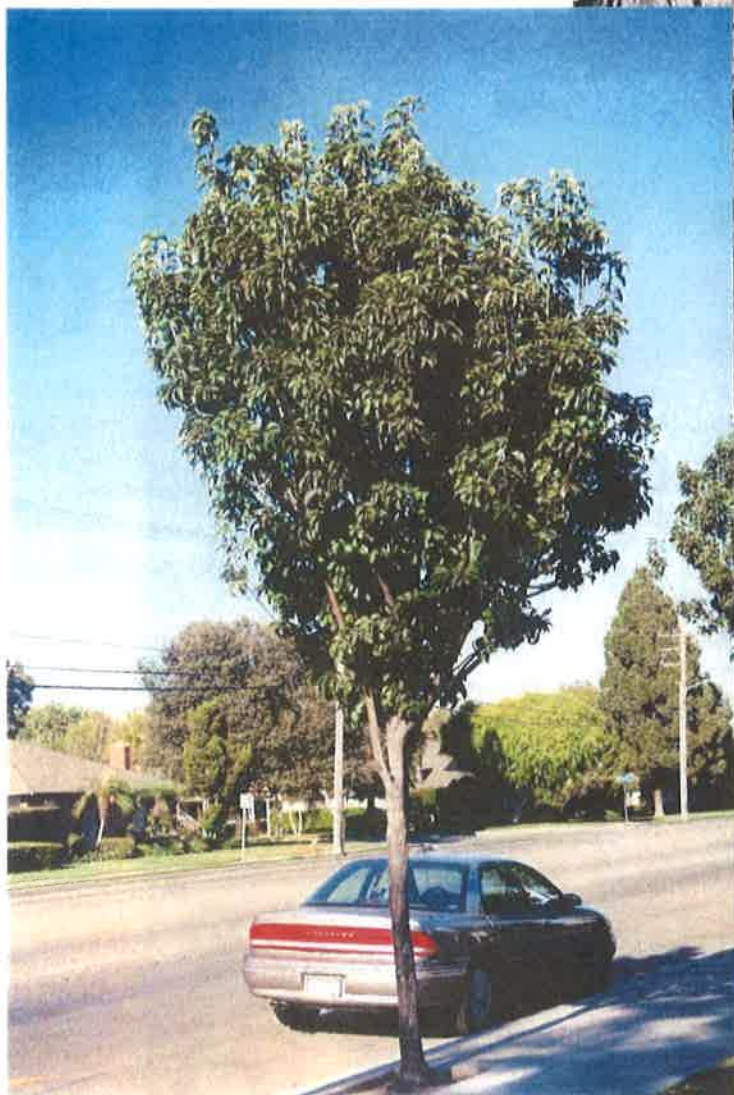


ARISTOCRAT PEAR
Pyrus calleryana 'Aristocrat'



REDSPIRE PEAR

Pyrus calleryana 'Redspire'



WATER GUM

Tristaniaopsis laurina



5' + Parkway

The trees listed below represent additional species options should certain, specific trees on the approved list are unavailable in the nursery trade or are deemed unsuitable for the chosen location, and are therefore do not have images in this section:

Agonis flexuosa 'Jervis Bay After Dark' After Dark Peppermint Willow

Ginkgo biloba 'Princeton Sentry' Princeton Sentry Ginkgo

Quercus tomentella Island Oak



WEEPING BOTTLEBRUSH

Callistemon viminalis



GOLD MEDALLION TREE

Cassia leptophylla



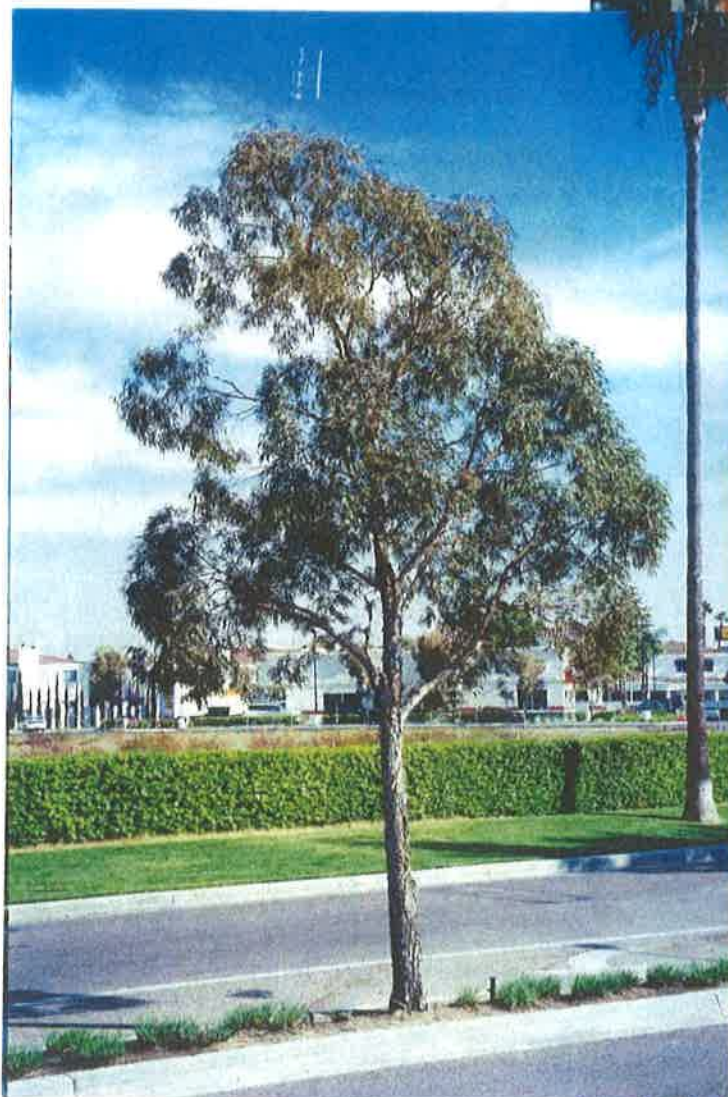
MINDANAO GUM

Eucalyptus deglupta



NICHOL'S WILLOW LEAFED PEPPERMINT

Eucalyptus nicholii



RAYWOOD ASH

Fraxinus oxycarpa 'Raywood'



AUSTRALIAN WILLOW

Geijera parviflora



MAIDENHAIR TREE

Ginkgo biloba



LAVENDER TRUMPET TREE

Handroanthus impetiginosus



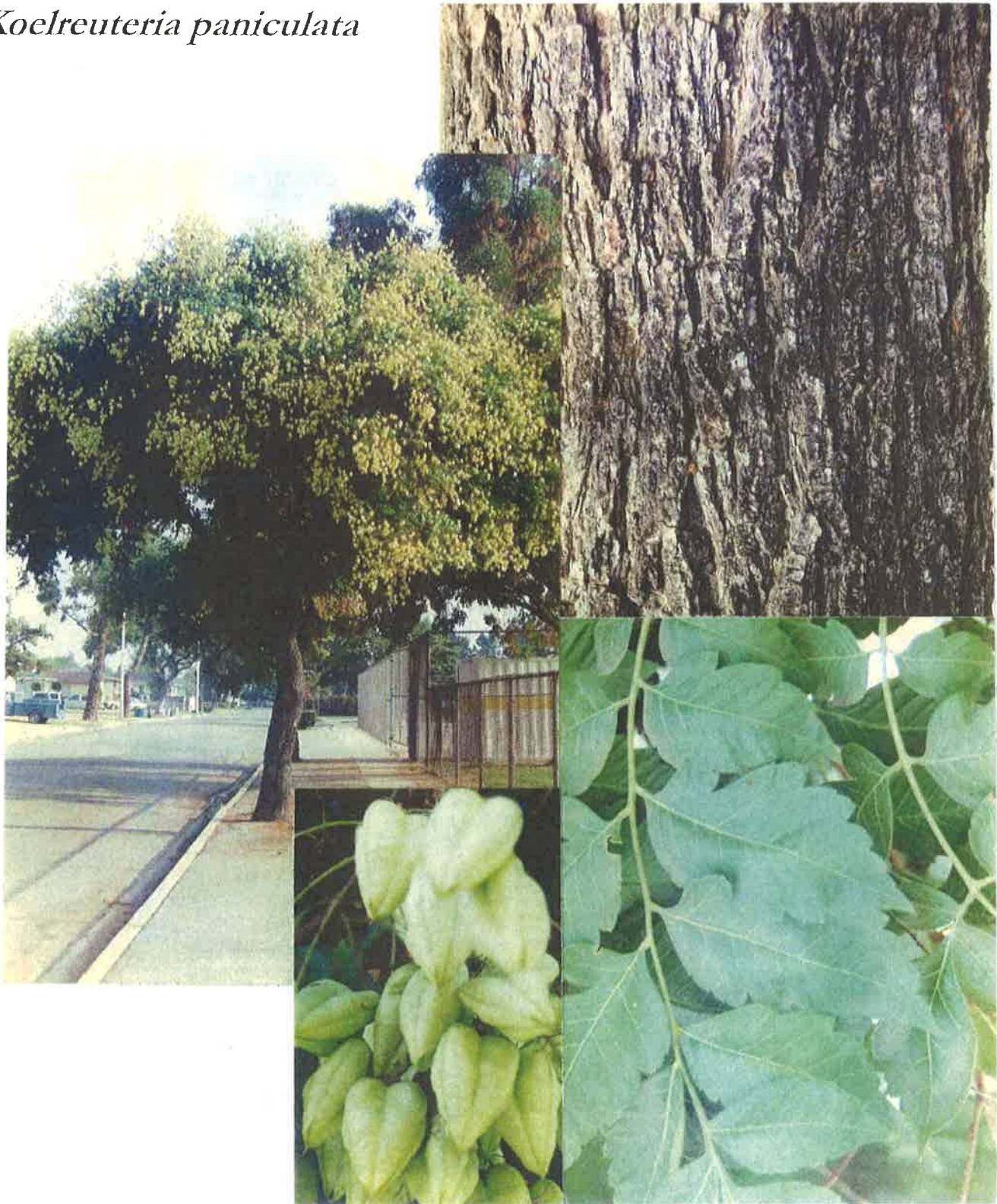
JACARANDA

Jacaranda mimosifolia



GOLDENRAIN TREE

Koelreuteria paniculata



SAMUEL SOMMER MAGNOLIA

Magnolia g. 'Samuel Sommer'



GOLD MARKHAMIA

Markhamia lutea



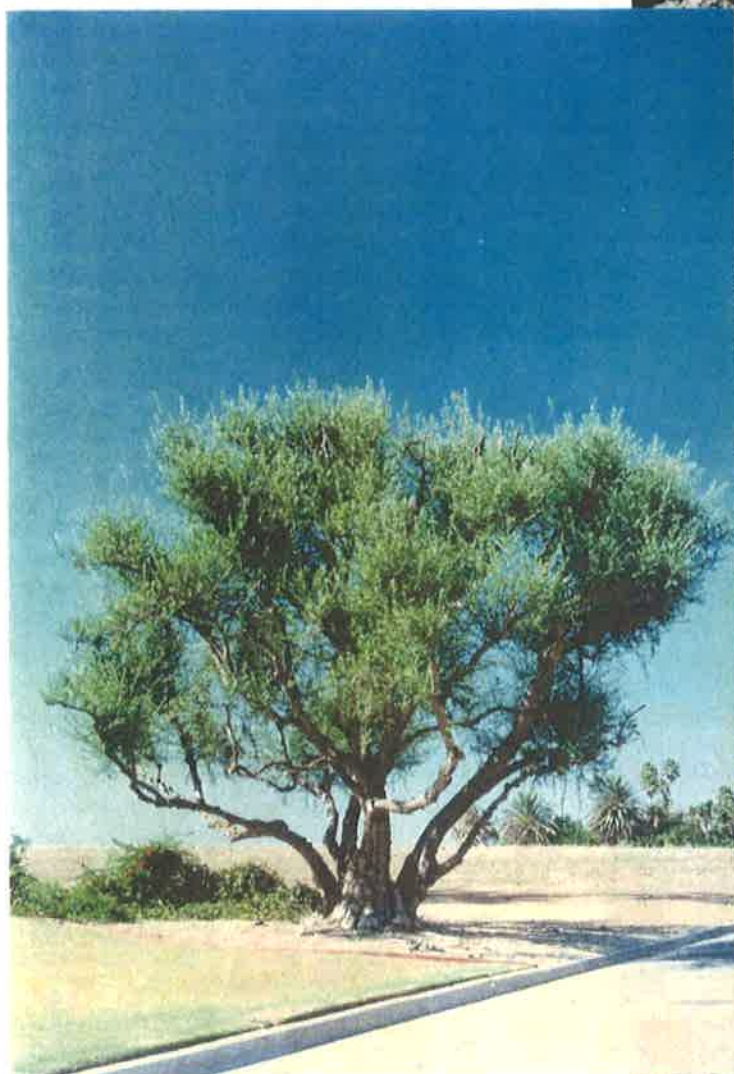
FLAXLEAF PAPERBARK

Melaleuca linariifolia



SWAN HILL OLIVE

Olea europaea 'Swan Hill'



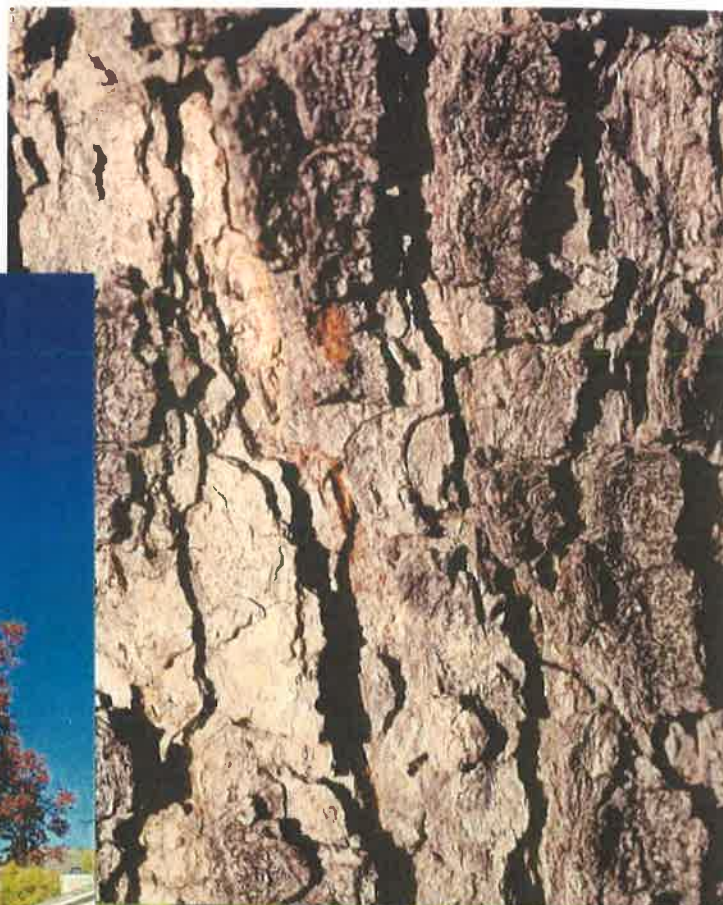
AFGHAN PINE

Pinus eldarica



CHINESE PISTACHE

Pistacia chinensis



EVERGREEN PEAR

Pyrus kawakamii



FIREWHEEL TREE

Stenocarpus sinuatus



JAPANESE PAGODA TREE

Styphnolobium japonicum



DRAKE ELM

Ulmus p. 'Drake'



TRUE GREEN ELM

Ulmus p. 'True Green'



8' + Parkway

The trees listed below represent additional species options should certain, specific trees on the approved list are unavailable in the nursery trade or are deemed unsuitable for the chosen location, and are therefore do not have images in this section:

Platanus x hispanica 'Bloodgood' Bloodgood Plane Tree

Platanus x hispanica 'Yarwood' Yarwood Plane Tree

Note that the botanical name for *Podocarpus gracilior* has changed to *Afrocarpus gracilior* as listed in the palette and planting plan, but the image in this section contains the old name as it is still sold in the nursery trade this way.



CHINESE FLAME TREE

Koelreuteria bipinnata



JACKIE CHENG

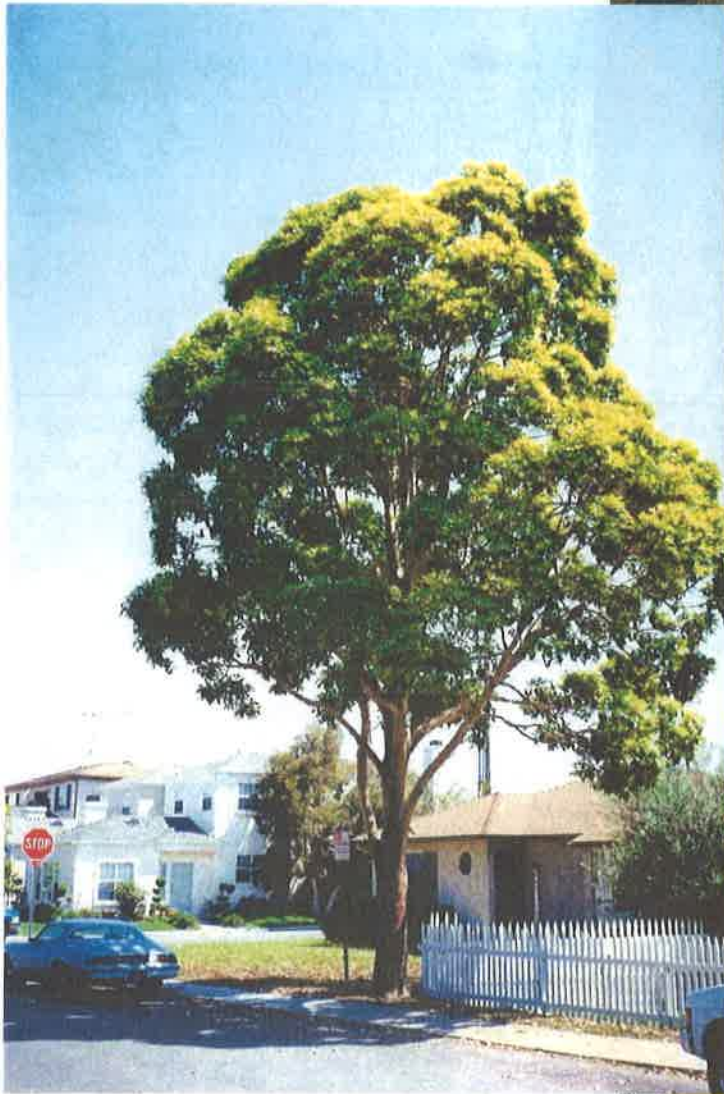
ROUND-LEAFED SWEETGUM

Liquidambar s. 'Rotundiloba'



BRISBANE BOX

Lophostemon confertus



FERN PINE

Podocarpus gracilior



COAST LIVE OAK

Quercus agrifolia



SOUTHERN LIVE OAK

Quercus virginiana



Section 4

Street Tree Planting Plan

The tree species in this street tree planting plan were selected in consultation with the City. They were classified in the species palette (Section 3) according to their suitability for a particular parkway size (growing space), their growing space needs, and their foliage type.

Assigning a tree species at a given vacant planting site that is appropriate for the growing space width and available overhead space is the best way to control future infrastructure costs. This plan includes a column answering yes/no whether the tree should be planted under utility lines. City staff may choose from several trees which fit the situation where the vacant tree planting site is located.

To serve the community well, trees should be long-lived and aesthetically pleasing at maturity, preferably less susceptible to many common insects and diseases, and do as little infrastructure damage as possible. These factors were taken into consideration to provide a tree which is both appropriate for the zone and require minimum maintenance over time.

This planting plan serves as a baseline for future tree planting projects. The TAB may be consulted through its regular meetings about the City tree planting plan and can provide recommendations or suggest substitution of approved species, where appropriate.

The City has developed outreach material for planting program notification, see Section 8 of this STMP. Upon City approval of new tree planting, community outreach letters are sent by Staff to the homeowners regarding the planting operation. On the letter is a web address to view this STMP and the sample images of tree species. The resident has two weeks to respond via the postcard provided on whether they would like to receive the tree in their parkway or not. Approximately three weeks after the letters are mailed the planting operation begins and all locations without a "no" response will receive a newly planted tree. The tree inventory is then updated, and educational tree care door hangers are distributed at the applicable locations for proper care.

Parkway	Botanical Name	Common Name	Utility Tree
2'+	<i>Arbutus</i> 'Marina'	Marina Strawberry Tree	Yes
2'+	<i>Callistemon citrinus</i>	Lemon Bottlebrush	Yes
2'+	<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	Yes
2'+	<i>Cercis canadensis</i> 'Oklahoma'	Oklahoma Redbud	Yes
2'+	<i>Chionanthus retusus</i>	Chinese Fringe Tree	Yes
2'+	<i>Heteromeles arbutifolia</i>	Toyon	Yes
2'+	<i>Ilex altaclarensis</i> 'Wilsonii'	Wilson Holly	Yes
2'+	<i>Photinia fraseri</i>	Fraser Photinia	Yes
2'+	<i>Syagrus romanzoffianum</i>	Queen Palm	No
2'+	<i>Trachycarpus fortunei</i>	Windmill palm	Yes
2'+	<i>Tristaniaopsis laurina</i>	Water Gum	Yes
3'+	<i>Bauhinia blakeana</i>	Hong Kong Orchid Tree	Yes
3'+	<i>Cercis canadensis</i>	Eastern Redbud	Yes
3'+	<i>Cercis canadensis</i> 'Alba'	White Redbud	Yes
3'+	<i>Chitalpa tashkentensis</i>	Chitalpa	Yes
3'+	<i>Hymenosporum flavum</i>	Sweetshade	Yes
3'+	<i>Livistona chinensis</i>	Chinese Fountain Palm	No
3'+	<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia	Yes
3'+	<i>Magnolia grandiflora</i> 'Russet'	Russet Magnolia	Yes
3'+	<i>Magnolia grandiflora</i> 'Saint Mary'	Saint Mary Magnolia	Yes
3'+	<i>Pittosporum phillyraeoides</i>	Willow Pittosporum	Yes
3'+	<i>Podocarpus henkellii</i>	Long-leafed Yellowwood	Yes
3'+	<i>Pyrus calleryana</i>	Ornamental Pear	Yes
3'+	<i>Pyrus calleryana</i> 'Aristocrat'	Aristocrat Pear	Yes
3'+	<i>Pyrus calleryana</i> 'Redspire'	Redspire Pear	Yes
3'+	<i>Pyrus kawakamii</i>	Evergreen Pear	No

Parkway	Botanical Name	Common Name	Utility Tree
5'+	<i>Agonis flexuosa</i> 'Jervis Bay Afterdark'	After Dark Peppermint Tree	Yes
5'+	<i>Callistemon viminalis</i>	Weeping Bottlebrush	Yes
5'+	<i>Cassia leptophylla</i>	Gold Medallion Tree	Yes
5'+	<i>Eucalyptus deglupta</i>	Rainbow Eucalyptus	No
5'+	<i>Eucalyptus nicholii</i>	Nichol's Willow-leaved Peppermint	No
5'+	<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash	Yes
5'+	<i>Geijera parviflora</i>	Australian Willow	Yes
5'+	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo	No
5'+	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	No
5'+	<i>Ginkgo biloba</i> 'Saratoga'	Saratoga Ginkgo	No
5'+	<i>Handroanthus impetiginosus</i>	Lavender Trumpet Tree	No
5'+	<i>Jacaranda mimosifolia</i>	Jacaranda	No
5'+	<i>Koelreuteria paniculata</i>	Goldenrain Tree	No
5'+	<i>Magnolia grandiflora</i> 'Samuel Sommer'	Samuel Sommer Magnolia	Yes
5'+	<i>Markhamia lutea</i>	Gold Markhamia	Yes
5'+	<i>Melaleuca linarifolia</i>	Flaxleaf Paperbark	No
5'+	<i>Melaleuca quinquenervia</i>	Cajeput Tree	No
5'+	<i>Olea europaea</i> 'Swan Hill'	Swan Hill Olive	Yes
5'+	<i>Pinus eldarica</i>	Afghan Pine	No
5'+	<i>Pistacia chinensis</i>	Chinese Pistache	No
5'+	<i>Quercus tomentella</i>	Island Oak	No
5'+	<i>Stenocarpus sinuatus</i>	Firewheel Tree	Yes
5'+	<i>Styphnolobium japonicum</i>	Japanese Pagoda Tree	No
5'+	<i>Ulmus parvifolia</i> 'Drake'	Drake Elm	No
5'+	<i>Ulmus parvifolia</i> 'True Green'	True Green Elm	No
8'+	<i>Afrocarpus gracilior</i>	African Fern Pine	No
8'+	<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	No
8'+	<i>Liquidambar styraciflua</i> 'Rotundiloba'	Rotundiloba Sweetgum	No
8'+	<i>Lophostemon confertus</i>	Brisbane Box	No
8' +	<i>Platanus x hispanica</i> 'Bloodgood'	Bloodgood Plane Tree	No
8'+	<i>Platanus x hispanica</i> 'Yarwood'	Yarwood Plane Tree	No
8'+	<i>Quercus agrifolia</i>	Coast Live Oak	No
8'+	<i>Quercus virginiana</i>	Southern Live Oak	No

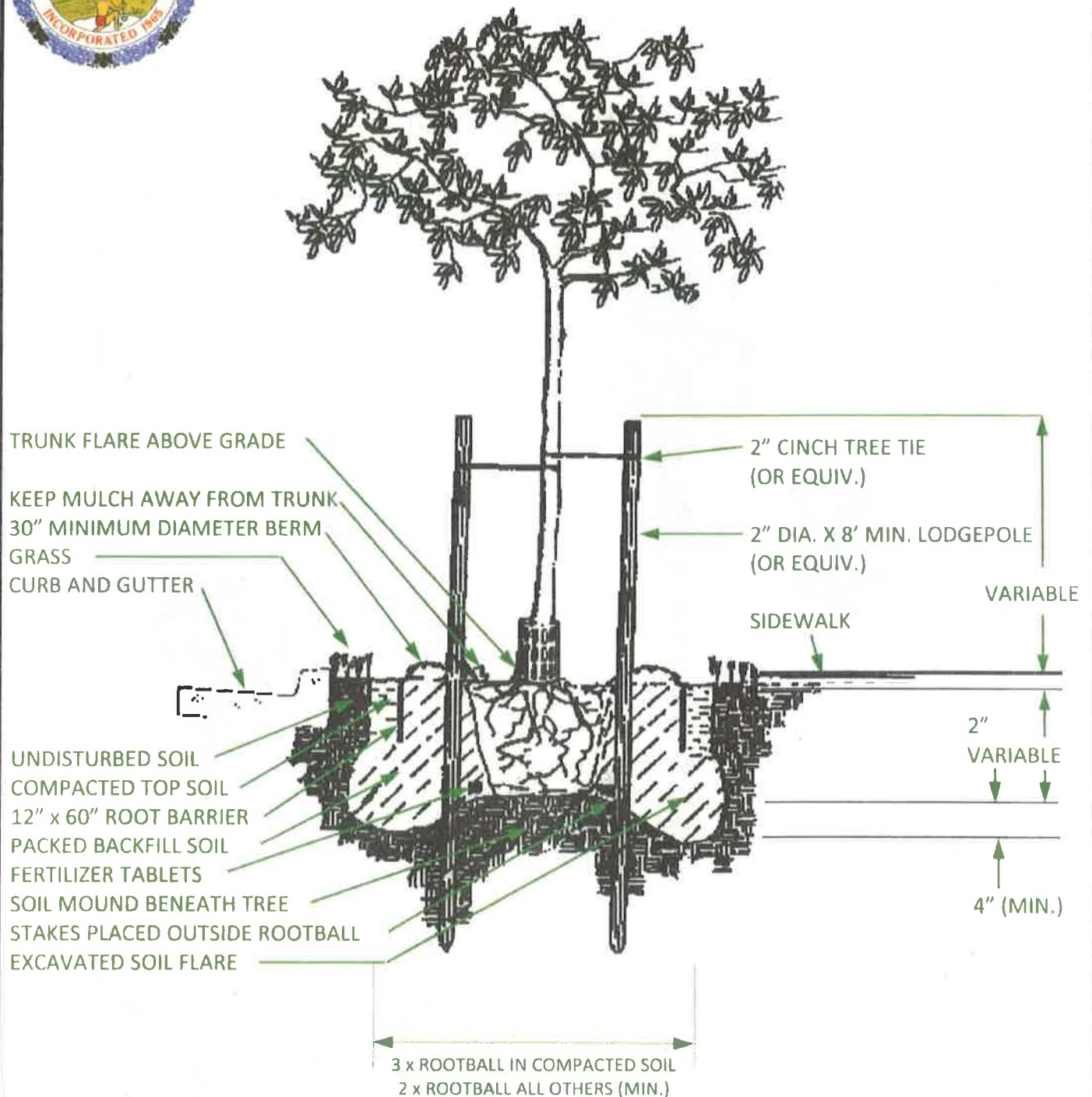
Section 5

Tree Planting Detail





CITY OF CARPINTERIA Tree Planting Detail



1. Tree spacing 35' minimum to 50' maximum
2. Plant 30' minimum from the BCR on the approach to an intersection and 10' from the ECR on the exit side
3. Plant 10' minimum from edge of approach
4. Plant 10' minimum from street light standards and power lines
5. Plant 10' minimum from fire hydrants
6. Plant 5' from house walks and utility meters
7. Center tree between the sidewalk and curb
8. Where there is no parkway, plant tree in the center of the public right-of-way

Section 6

Vacant Site Listing





CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
1	5111 6TH ST	Front	1	5111 6TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5111 6TH ST	Front	2	5111 6TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5111 6TH ST	Front	3	5111 6TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4678 7TH ST	Front	1	4678 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4823 7TH ST	Front	1	4823 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4907 7TH ST	Front	3	4907 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4923 7TH ST	Front	2	4923 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4932 7TH ST	Front	1	4932 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4946 7TH ST	Front	3	4946 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4953 7TH ST	Front	2	4953 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5035 7TH ST	Front	2	5035 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5050 7TH ST	Front	2	5050 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4902 8TH ST	Front	1	4902 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4937 8TH ST	Front	1	4937 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5139 8TH ST	Front	2	5139 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5157 8TH ST	Front	1	5157 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5201 8TH ST	Front	1	5201 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5201 8TH ST	Front	2	5201 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5201 8TH ST	Front	3	5201 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5201 8TH ST	Front	4	5201 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5201 8TH ST	Front	5	5201 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5201 8TH ST	Front	6	5201 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5201 8TH ST	Front	7	5201 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5201 8TH ST	Front	8	5201 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5201X 8TH ST	Side	4	600 WALNUT AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5201X 8TH ST	Side	5	600 WALNUT AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5201X 8TH ST	Side	9	600 WALNUT AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5201X 8TH ST	Side	10	600 WALNUT AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5201X 8TH ST	Side	11	600 WALNUT AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
1	5201X 8TH ST	Side	12	600 WALNUT AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5455 8TH ST	Front	2	5455 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4724X 9TH ST	Front	5	4724 9TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4724X 9TH ST	Front	11	4724 9TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4851 9TH ST	Front	1	4851 9TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4851 9TH ST	Front	2	4851 9TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4865 9TH ST	Front	1	4865 9TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4900X 9TH ST	Front	1	4900 9TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	5004X ALVARADO RD	Side	1	1560 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	5004X ALVARADO RD	Side	2	1560 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	5005X ALVARADO RD	Side	1	1540 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	5005X ALVARADO RD	Side	2	1540 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	2X AMTRAK PARKING LOT	Lot	4	2 AMTRAK PARKING LOT	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	2X AMTRAK PARKING LOT	Lot	17	2 AMTRAK PARKING LOT	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	2X AMTRAK PARKING LOT	Lot	18	2 AMTRAK PARKING LOT	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	2X AMTRAK PARKING LOT	Lot	34	2 AMTRAK PARKING LOT	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1470 ANDREA ST	Front	1	1470 ANDREA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1470 ANDREA ST	Front	2	1470 ANDREA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1471 ANDREA ST	Front	1	1471 ANDREA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1484 ANDREA ST	Front	2	1484 ANDREA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1485 ANDREA ST	Front	1	1485 ANDREA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1492 ANDREA ST	Front	1	1492 ANDREA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1492X ANDREA ST	Side	1	5225 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1492X ANDREA ST	Side	2	5225 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1493X ANDREA ST	Side	2	5203 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1471X ANITA ST	Side	2	4724 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4505X ARAGON DR	Side	1	1320 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4505X ARAGON DR	Side	2	1320 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4505X ARAGON DR	Side	3	1320 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
5	4545X ARAGON DR	Side	2	1311 DAHLIA CT	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4545X ARAGON DR	Side	3	1311 DAHLIA CT	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4595 ARAGON DR	Front	1	4595 ARAGON DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4605X ARAGON DR	Side	1	1386 CHANEY AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4615 ARAGON DR	Front	2	4615 ARAGON DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4646 ARAGON DR	Front	2	4646 ARAGON DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4655 ARAGON DR	Front	1	4655 ARAGON DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4665 ARAGON DR	Front	1	4665 ARAGON DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4675 ARAGON DR	Front	1	4675 ARAGON DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4685 ARAGON DR	Front	1	4685 ARAGON DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4686X ARAGON DR	Side	1	1405 BEGONIA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4705 ARAGON DR	Front	3	4705 ARAGON DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	420 ARBOL VERDE ST	Front	1	420 ARBOL VERDE ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	780 ARBOL VERDE ST	Front	1	780 ARBOL VERDE ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	810 ARBOL VERDE ST	Front	1	810 ARBOL VERDE ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	830 ARBOL VERDE ST	Front	1	830 ARBOL VERDE ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	830 ARBOL VERDE ST	Front	2	830 ARBOL VERDE ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	877 ARBOL VERDE ST	Front	1	877 ARBOL VERDE ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	100X ASH AV	Front	1	100 ASH AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	100X ASH AV	Front	2	100 ASH AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	100X ASH AV	Front	3	100 ASH AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	100X ASH AV	Front	4	100 ASH AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	100X ASH AV	Front	5	100 ASH AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	100X ASH AV	Front	6	100 ASH AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	100X ASH AV	Front	7	100 ASH AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	130 ASH AV	Front	5	130 ASH AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	130 ASH AV	Front	6	130 ASH AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	160 ASH AV	Front	1	160 ASH AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	210 ASH AV	Front	2	210 ASH AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
1	250 ASH AV	Front	1	250 ASH AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1406 AZALEA DR	Front	3	1406 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1415 AZALEA DR	Front	1	1415 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1415 AZALEA DR	Front	2	1415 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1416 AZALEA DR	Front	1	1416 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1425 AZALEA DR	Front	1	1425 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1435 AZALEA DR	Front	1	1435 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1435 AZALEA DR	Front	2	1435 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1445 AZALEA DR	Front	1	1445 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1446 AZALEA DR	Front	1	1446 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1455 AZALEA DR	Front	1	1455 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1455 AZALEA DR	Front	2	1455 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1465 AZALEA DR	Front	1	1465 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1465 AZALEA DR	Front	2	1465 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1466 AZALEA DR	Front	1	1466 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1470X AZALEA DR	Side	1	4721 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1471X AZALEA DR	Side	1	4714 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1471X AZALEA DR	Side	2	4714 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1406 BEGONIA DR	Front	1	1406 BEGONIA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1406X BEGONIA DR	Side	2	4656 ARAGON DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1415 BEGONIA DR	Front	1	1415 BEGONIA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1425 BEGONIA DR	Front	1	1425 BEGONIA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1435 BEGONIA DR	Front	1	1435 BEGONIA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1435 BEGONIA DR	Front	2	1435 BEGONIA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1445 BEGONIA DR	Front	1	1445 BEGONIA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1445 BEGONIA DR	Front	2	1445 BEGONIA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1456 BEGONIA DR	Front	1	1456 BEGONIA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	531 CALLE DIA	Front	2	531 CALLE DIA	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	592 CALLE DIA	Front	1	592 CALLE DIA	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
2	595 CALLE DIA	Front	1	595 CALLE DIA	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5610X CALLE PACIFIC	Side	3	410 CALLE DIA	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5632 CALLE PACIFIC	Front	1	5632 CALLE PACIFIC	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5653 CALLE PACIFIC	Front	1	5653 CALLE PACIFIC	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5653 CALLE PACIFIC	Front	2	5653 CALLE PACIFIC	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5664 CALLE PACIFIC	Front	1	5664 CALLE PACIFIC	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5664 CALLE PACIFIC	Front	2	5664 CALLE PACIFIC	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	767 CALLE REY MAR	Front	1	767 CALLE REY MAR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	770 CALLE REY MAR	Front	2	770 CALLE REY MAR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1402 CAMELLIA CIR	Front	1	1402 CAMELLIA CIR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1418 CAMELLIA CIR	Front	2	1418 CAMELLIA CIR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1431 CAMELLIA CIR	Front	1	1431 CAMELLIA CIR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1445 CAMELLIA CIR	Front	1	1445 CAMELLIA CIR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1451 CAMELLIA CIR	Front	1	1451 CAMELLIA CIR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1451 CAMELLIA CIR	Front	2	1451 CAMELLIA CIR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1457 CAMELLIA CIR	Front	1	1457 CAMELLIA CIR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1459 CAMELLIA CIR	Front	1	1459 CAMELLIA CIR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1474 CAMELLIA CIR	Front	2	1474 CAMELLIA CIR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1474X CAMELLIA CIR	Side	1	4584 ARAGON DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5421 CAMEO RD	Front	1	5421 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5421 CAMEO RD	Front	2	5421 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5426 CAMEO RD	Front	1	5426 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5426 CAMEO RD	Front	2	5426 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5438 CAMEO RD	Front	1	5438 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5461 CAMEO RD	Front	1	5461 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5461 CAMEO RD	Front	2	5461 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5470 CAMEO RD	Front	1	5470 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5522 CAMEO RD	Front	1	5522 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5522 CAMEO RD	Front	3	5522 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
4	5522X CAMEO RD	Side	2	1265 BYRNES LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5547 CAMEO RD	Front	1	5547 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5557 CAMEO RD	Front	1	5557 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5558X CAMEO RD	Side	1	1271 LA PALA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5565 CAMEO RD	Front	2	5565 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1305 CAMINO TRILLADO	Front	2	1305 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1310 CAMINO TRILLADO	Front	1	1310 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1323 CAMINO TRILLADO	Front	2	1323 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1329 CAMINO TRILLADO	Front	1	1329 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1341 CAMINO TRILLADO	Front	2	1341 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1346 CAMINO TRILLADO	Front	2	1346 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1347 CAMINO TRILLADO	Front	1	1347 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1347 CAMINO TRILLADO	Front	2	1347 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1363 CAMINO TRILLADO	Front	1	1363 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1363 CAMINO TRILLADO	Front	2	1363 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1383 CAMINO TRILLADO	Front	1	1383 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1423 CAMINO TRILLADO	Front	2	1423 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1433 CAMINO TRILLADO	Front	1	1433 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1433 CAMINO TRILLADO	Front	2	1433 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1451 CAMINO TRILLADO	Front	3	1451 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1469 CAMINO TRILLADO	Front	1	1469 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1485 CAMINO TRILLADO	Front	1	1485 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1486X CAMINO TRILLADO	Side	1	5349 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1486X CAMINO TRILLADO	Side	2	5349 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5615X CANALINO DR	Side	3	440 CALLE DIA	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5615X CANALINO DR	Side	4	440 CALLE DIA	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5647 CANALINO DR	Front	1	5647 CANALINO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5647 CANALINO DR	Front	2	5647 CANALINO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5654 CANALINO DR	Front	2	5654 CANALINO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
2	5654 CANALINO DR	Front	3	5654 CANALINO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1406 CARNATION PL	Front	1	1406 CARNATION PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1415 CARNATION PL	Front	1	1415 CARNATION PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1415 CARNATION PL	Front	2	1415 CARNATION PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1416 CARNATION PL	Front	1	1416 CARNATION PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1425 CARNATION PL	Front	1	1425 CARNATION PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1426 CARNATION PL	Front	1	1426 CARNATION PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1426 CARNATION PL	Front	2	1426 CARNATION PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1435 CARNATION PL	Front	1	1435 CARNATION PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1436 CARNATION PL	Front	1	1436 CARNATION PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1436 CARNATION PL	Front	2	1436 CARNATION PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1455 CARNATION PL	Front	1	1455 CARNATION PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1455 CARNATION PL	Front	2	1455 CARNATION PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1456 CARNATION PL	Front	1	1456 CARNATION PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4292 CARPINTERIA AV	Front	1	4292 CARPINTERIA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4620 CARPINTERIA AV	Front	5	4620 CARPINTERIA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4620 CARPINTERIA AV	Front	6	4620 CARPINTERIA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4915 CARPINTERIA AV	Front	3	4915 CARPINTERIA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5050X CARPINTERIA AV	Side	2	1003 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5050X CARPINTERIA AV	Side	3	1003 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5050X CARPINTERIA AV	Side	4	1003 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5050X CARPINTERIA AV	Side	5	1003 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5080X CARPINTERIA AV	Side	2	1002 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5080X CARPINTERIA AV	Side	3	1002 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5080X CARPINTERIA AV	Side	4	1002 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5080X CARPINTERIA AV	Side	5	1002 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5208X CARPINTERIA AV	Front	1	5208 CARPINTERIA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	5250 CARPINTERIA AV	Front	4	5250 CARPINTERIA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5565 CARPINTERIA AV	Front	1	5565 CARPINTERIA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
2	5565 CARPINTERIA AV	Front	2	5565 CARPINTERIA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5565 CARPINTERIA AV	Front	3	5565 CARPINTERIA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5565 CARPINTERIA AV	Front	4	5565 CARPINTERIA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5770X CARPINTERIA AV	Front	4	5770 CARPINTERIA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5770X CARPINTERIA AV	Front	6	5770 CARPINTERIA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	2X CARPINTERIA CREEK BIKE PATH	Park	4	2 CARPINTERIA CREEK BIKE PATH	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	2X CARPINTERIA CREEK BIKE PATH	Park	60	2 CARPINTERIA CREEK BIKE PATH	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	2X CARPINTERIA VALLEY PARK	Park	35	2 CARPINTERIA VALLEY PARK	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	2X CARPINTERIA VALLEY PARK	Park	38	2 CARPINTERIA VALLEY PARK	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	2X CARPINTERIA VALLEY PARK	Park	56	2 CARPINTERIA VALLEY PARK	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1201X CASITAS PASS RD	Front	1	1201 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1201X CASITAS PASS RD	Front	2	1201 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1201X CASITAS PASS RD	Front	3	1201 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1201X CASITAS PASS RD	Front	4	1201 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1201X CASITAS PASS RD	Front	6	1201 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1230X CASITAS PASS RD	Front	1	1230 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1230X CASITAS PASS RD	Front	2	1230 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1230X CASITAS PASS RD	Front	3	1230 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1240 CASITAS PASS RD	Front	2	1240 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1240 CASITAS PASS RD	Front	3	1240 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1315 CASITAS PASS RD	Front	2	1315 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1381 CASITAS PASS RD	Front	3	1381 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1381 CASITAS PASS RD	Front	16	1381 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1381 CASITAS PASS RD	Front	23	1381 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1381 CASITAS PASS RD	Front	24	1381 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1453 CASITAS PASS RD	Front	1	1453 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1453 CASITAS PASS RD	Front	2	1453 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1505 CASITAS PASS RD	Front	1	1505 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1505 CASITAS PASS RD	Front	2	1505 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
4	1505 CASITAS PASS RD	Front	3	1505 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1505X CASITAS PASS RD	Side	2	5490 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1505X CASITAS PASS RD	Side	3	5490 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1523 CASITAS PASS RD	Front	1	1523 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1523 CASITAS PASS RD	Front	2	1523 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1529 CASITAS PASS RD	Front	1	1529 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1539X CASITAS PASS RD	Side	1	5480 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1555 CASITAS PASS RD	Front	1	1555 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1555 CASITAS PASS RD	Front	2	1555 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1555 CASITAS PASS RD	Front	3	1555 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4401X CATLIN CIR	Side	1	1405 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4401X CATLIN CIR	Side	2	1405 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4402X CATLIN CIR	Side	1	1421 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4402X CATLIN CIR	Side	2	1421 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4429X CATLIN CIR	Side	1	1403 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4429X CATLIN CIR	Side	2	1403 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4429X CATLIN CIR	Side	3	1403 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4429X CATLIN CIR	SIDE	4	1403 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4430X CATLIN CIR	Side	1	1321 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4430X CATLIN CIR	Side	2	1321 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1310 CHANEY AV	Front	2	1310 CHANEY AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1310 CHANEY AV	Front	3	1310 CHANEY AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1311 CHANEY AV	Front	1	1311 CHANEY AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1333 CHANEY AV	Front	1	1333 CHANEY AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1376X CHANEY AV	Side	2	4610 ELEANOR DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1376X CHANEY AV	Side	3	4610 ELEANOR DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1490 CHAPPARAL DR	Front	1	1490 CHAPPARAL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1491 CHAPPARAL DR	FRONT	1	1491 CHAPPARAL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4505X CHAPPARAL DR	Side	1	1474 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
5	4505X CHAPPARAL DR	Side	3	1474 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4506X CHAPPARAL DR	Side	1	1476 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4506X CHAPPARAL DR	Side	2	1476 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	2X CITY HALL	Lot	4	2 CITY HALL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	2X CITY HALL	Lot	6	2 CITY HALL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	2X CITY HALL	Lot	17	2 CITY HALL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	2X CITY HALL	Lot	26	2 CITY HALL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	2X CITY HALL	Lot	30	2 CITY HALL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	2X CITY HALL	Lot	36	2 CITY HALL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	2X CITY HALL	Lot	37	2 CITY HALL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	2X CITY HALL	Lot	38	2 CITY HALL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	2X CITY HALL	Lot	39	2 CITY HALL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	2X CITY HALL	Lot	71	2 CITY HALL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	2X CITY HALL	Lot	88	2 CITY HALL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	899 CONCHA LOMA DR	Front	1	899 CONCHA LOMA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	899 CONCHA LOMA DR	Front	2	899 CONCHA LOMA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	899X CONCHA LOMA DR	Side	1	891 ARBOL VERDE ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	899X CONCHA LOMA DR	Side	2	891 ARBOL VERDE ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	899X CONCHA LOMA DR	Side	3	891 ARBOL VERDE ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	945X CONCHA LOMA DR	Front	1	945 CONCHA LOMA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	945X CONCHA LOMA DR	Front	2	945 CONCHA LOMA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	945X CONCHA LOMA DR	Front	3	945 CONCHA LOMA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	945X CONCHA LOMA DR	Front	4	945 CONCHA LOMA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5385 DARIESA ST	Front	1	5385 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5385 DARIESA ST	Front	2	5385 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5393 DARIESA ST	Front	1	5393 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5393 DARIESA ST	Front	2	5393 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5401 DARIESA ST	Front	1	5401 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5403 DARIESA ST	Front	1	5403 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
4	5410 DARIESA ST	Front	2	5410 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5410 DARIESA ST	Front	3	5410 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5410X DARIESA ST	Side	1	1540 KATHY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5410X DARIESA ST	Side	2	1540 KATHY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5417 DARIESA ST	Front	1	5417 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5422X DARIESA ST	Side	1	1531 LISA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5422X DARIESA ST	Side	2	1531 LISA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5431 DARIESA ST	Front	1	5431 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5458 DARIESA ST	Front	1	5458 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5458 DARIESA ST	Front	3	5458 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5458X DARIESA ST	Side	2	1541 MYRA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5476 DARIESA ST	Front	2	5476 DARIESA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5476X DARIESA ST	Side	1	1540 MYRA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5476X DARIESA ST	Side	2	1540 MYRA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1320 DELTA AV	Front	1	1320 DELTA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1328 DELTA AV	Front	1	1328 DELTA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1337 DELTA AV	Front	1	1337 DELTA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1337 DELTA AV	Front	2	1337 DELTA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4425 EL CARRO LN	Front	1	4425 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4425 EL CARRO LN	Front	2	4425 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4445 EL CARRO LN	Front	1	4445 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4455 EL CARRO LN	Front	1	4455 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4455 EL CARRO LN	Front	2	4455 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4466 EL CARRO LN	Front	1	4466 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4466 EL CARRO LN	Front	2	4466 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4466X EL CARRO LN	Side	1	1472 LA JOLLA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4466X EL CARRO LN	Side	2	1472 LA JOLLA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4475 EL CARRO LN	Front	1	4475 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4476 EL CARRO LN	Front	1	4476 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
5	4485 EL CARRO LN	Front	1	4485 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4486 EL CARRO LN	Front	1	4486 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4495 EL CARRO LN	Front	1	4495 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4495X EL CARRO LN	Side	1	1441 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4495X EL CARRO LN	Side	2	1441 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4496 EL CARRO LN	Front	1	4496 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4496X EL CARRO LN	Side	1	1471 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4496X EL CARRO LN	Side	2	1471 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4505X EL CARRO LN	Side	1	1440 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4506X EL CARRO LN	SIDE	1	1470 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4526 EL CARRO LN	Front	1	4526 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4535 EL CARRO LN	Front	1	4535 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4545 EL CARRO LN	Front	1	4545 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4546 EL CARRO LN	Front	1	4546 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4546 EL CARRO LN	Front	2	4546 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4566 EL CARRO LN	Front	1	4566 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4586 EL CARRO LN	Front	2	4586 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4595 EL CARRO LN	Front	1	4595 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4596X EL CARRO LN	Side	1	1471 EUCALYPTUS ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4596X EL CARRO LN	Side	2	1471 EUCALYPTUS ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4596X EL CARRO LN	Side	3	1471 EUCALYPTUS ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4605 EL CARRO LN	Front	1	4605 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4625 EL CARRO LN	Front	1	4625 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4625 EL CARRO LN	Front	2	4625 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4665 EL CARRO LN	Front	1	4665 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4685 EL CARRO LN	Front	1	4685 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4705 EL CARRO LN	Front	1	4705 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4715X EL CARRO LN	Side	1	1475 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4715X EL CARRO LN	Side	2	1475 AZALEA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
5	4785 EL CARRO LN	Front	2	4785 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5048 EL CARRO LN	Front	1	5048 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5048 EL CARRO LN	Front	2	5048 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5048 EL CARRO LN	Front	3	5048 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5048 EL CARRO LN	Front	4	5048 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5048 EL CARRO LN	Front	5	5048 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5338 EL CARRO LN	Front	1	5338 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5348 EL CARRO LN	Front	1	5348 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5348 EL CARRO LN	Front	2	5348 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5369 EL CARRO LN	Front	1	5369 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5381 EL CARRO LN	Front	1	5381 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5395 EL CARRO LN	Front	2	5395 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5405 EL CARRO LN	Front	1	5405 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5413 EL CARRO LN	Front	2	5413 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5428 EL CARRO LN	Front	1	5428 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5431 EL CARRO LN	Front	1	5431 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5439 EL CARRO LN	Front	1	5439 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5444 EL CARRO LN	Front	1	5444 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5455 EL CARRO LN	Front	1	5455 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5455 EL CARRO LN	Front	2	5455 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5455 EL CARRO LN	Front	3	5455 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5470 EL CARRO LN	Front	3	5470 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5471 EL CARRO LN	Front	2	5471 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5481 EL CARRO LN	Front	1	5481 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	2X EL CARRO PARK	Park	66	2 EL CARRO PARK	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1368X EL PORTAL AV	Side	1	5451 GRANADA WY	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4611 ELEANOR DR	Front	1	4611 ELEANOR DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4611 ELEANOR DR	Front	2	4611 ELEANOR DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4611 ELEANOR DR	Front	3	4611 ELEANOR DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
5	4618 ELEANOR DR	Front	1	4618 ELEANOR DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4623X ELEANOR DR	Side	2	1342 DELTA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4643X ELEANOR DR	Side	1	1344 DELTA AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4657X ELEANOR DR	Side	1	1343 POST AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4662 ELEANOR DR	Front	2	4662 ELEANOR DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4677X ELEANOR DR	Side	2	1344 POST AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4689 ELEANOR DR	Front	1	4689 ELEANOR DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4710 ELEANOR DR	Front	2	4710 ELEANOR DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4710 ELEANOR DR	Front	3	4710 ELEANOR DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4715X ELEANOR DR	Side	2	1344 JUNE AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4722 ELEANOR DR	Front	1	4722 ELEANOR DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4735X ELEANOR DR	Side	1	1345 STERLING AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	915X ELM AV	Side	2	4824 9TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	915X ELM AV	Side	3	4824 9TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	915X ELM AV	Side	4	4824 9TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	2X ELM AV PARKING LOT	Lot	7	2 ELM AV PARKING LOT	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	2X ELM AV PARKING LOT	Lot	10	2 ELM AV PARKING LOT	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	2X ELM AV PARKING LOT	Lot	11	2 ELM AV PARKING LOT	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1472 EUCALYPTUS ST	Front	1	1472 EUCALYPTUS ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1478 EUCALYPTUS ST	Front	1	1478 EUCALYPTUS ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1478 EUCALYPTUS ST	Front	2	1478 EUCALYPTUS ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1480 EUCALYPTUS ST	Front	1	1480 EUCALYPTUS ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1482 EUCALYPTUS ST	Front	1	1482 EUCALYPTUS ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1482 EUCALYPTUS ST	Front	2	1482 EUCALYPTUS ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1484 EUCALYPTUS ST	Front	1	1484 EUCALYPTUS ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1486 EUCALYPTUS ST	Front	1	1486 EUCALYPTUS ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1486 EUCALYPTUS ST	Front	2	1486 EUCALYPTUS ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	1065X EUGENIA PL	Front	1	1065 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	1065X EUGENIA PL	Front	2	1065 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
1	1065X EUGENIA PL	Front	3	1065 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	1066 EUGENIA PL	Front	1	1066 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	1066 EUGENIA PL	Front	2	1066 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	1090 EUGENIA PL	Front	1	1090 EUGENIA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5630 FIESTA DR	Front	2	5630 FIESTA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5631 FIESTA DR	Front	1	5631 FIESTA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5631 FIESTA DR	Front	2	5631 FIESTA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5631 FIESTA DR	Front	3	5631 FIESTA DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
2	5688X FIESTA DR	Side	1	721 ARBOL VERDE ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5404X GRANADA WY	Side	1	1424 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5450 GRANADA WY	Front	1	5450 GRANADA WY	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1476X HAIDA ST	Side	3	5466 SHEMARA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1485 HAIDA ST	Front	1	1485 HAIDA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1489 HAIDA ST	Front	1	1489 HAIDA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	2X HEATH RANCH PARK	Park	28	2 HEATH RANCH PARK	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1514 JAY ST	Front	3	1514 JAY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1525 JAY ST	Front	1	1525 JAY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1525 JAY ST	Front	3	1525 JAY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1545 JAY ST	Front	1	1545 JAY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1546 JAY ST	Front	1	1546 JAY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1551 JAY ST	Front	1	1551 JAY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1551 JAY ST	Front	2	1551 JAY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1552 JAY ST	Front	1	1552 JAY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1557 JAY ST	Front	2	1557 JAY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1558 JAY ST	Front	1	1558 JAY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1323 JUNE AV	Front	1	1323 JUNE AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1324 JUNE AV	Front	1	1324 JUNE AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1331 JUNE AV	Front	2	1331 JUNE AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1341 JUNE AV	Front	2	1341 JUNE AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
4	1548 KATHY ST	Front	1	1548 KATHY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1548 KATHY ST	Front	2	1548 KATHY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1549 KATHY ST	Front	2	1549 KATHY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1552 KATHY ST	Front	1	1552 KATHY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1553 KATHY ST	Front	1	1553 KATHY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1558 KATHY ST	Front	1	1558 KATHY ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1240 LA BREA LN	Front	1	1240 LA BREA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1240 LA BREA LN	Front	2	1240 LA BREA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1241X LA BREA LN	Side	2	5591 CAMEO RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1248 LA BREA LN	Front	1	1248 LA BREA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1254 LA BREA LN	Front	2	1254 LA BREA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1277 LA BREA LN	FRONT	1	1277 LA BREA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1471 LA JOLLA PL	Front	1	1471 LA JOLLA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1471 LA JOLLA PL	Front	2	1471 LA JOLLA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1471X LA JOLLA PL	Side	3	4424 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1473 LA JOLLA PL	Front	1	1473 LA JOLLA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1474 LA JOLLA PL	Front	2	1474 LA JOLLA PL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1306X LA MANIDA	Side	2	5348 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1315 LA MANIDA	Front	1	1315 LA MANIDA	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1315 LA MANIDA	Front	2	1315 LA MANIDA	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1316 LA MANIDA	FRONT	3	1316 LA MANIDA	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1329 LA MANIDA	Front	1	1329 LA MANIDA	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1342 LA MANIDA	Front	1	1342 LA MANIDA	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1342 LA MANIDA	Front	2	1342 LA MANIDA	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1343 LA MANIDA	Front	1	1343 LA MANIDA	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1349 LA MANIDA	Front	1	1349 LA MANIDA	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1286 LA PALA LN	Front	1	1286 LA PALA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1472X LA PALOMA DR	Side	3	4694 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4425 LA TIERRA LN	Front	1	4425 LA TIERRA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
5	4456 LA TIERRA LN	Front	1	4456 LA TIERRA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4495 LA TIERRA LN	Front	1	4495 LA TIERRA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4495 LA TIERRA LN	Front	2	4495 LA TIERRA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4495 LA TIERRA LN	Front	3	4495 LA TIERRA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4495X LA TIERRA LN	Side	1	1485 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4495X LA TIERRA LN	Side	2	1485 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4495X LA TIERRA LN	Side	3	1485 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4496X LA TIERRA LN	Side	2	1491 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4496X LA TIERRA LN	Side	3	1491 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4496X LA TIERRA LN	Side	4	1491 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4496X LA TIERRA LN	Side	5	1491 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4505 LA TIERRA LN	Front	1	4505 LA TIERRA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4505X LA TIERRA LN	Side	1	1482 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4505X LA TIERRA LN	Side	2	1482 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4506X LA TIERRA LN	Side	1	1490 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1325X LIMU DR	Side	2	4830 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1330 LIMU DR	Front	1	1330 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1330 LIMU DR	Front	2	1330 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1333 LIMU DR	Front	1	1333 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1340 LIMU DR	Front	1	1340 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1350 LIMU DR	Front	2	1350 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1360 LIMU DR	Front	1	1360 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1360 LIMU DR	Front	2	1360 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1378 LIMU DR	Front	1	1378 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1386 LIMU DR	Front	1	1386 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1394 LIMU DR	Front	1	1394 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1394 LIMU DR	Front	2	1394 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1402 LIMU DR	Front	2	1402 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1414 LIMU DR	Front	1	1414 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
5	1415 LIMU DR	Front	1	1415 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1422 LIMU DR	Front	1	1422 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1431 LIMU DR	Front	2	1431 LIMU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1431X LIMU DR	Side	1	4855 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	501 LINDEN AV	Front	1	501 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	509 LINDEN AV	Front	4	509 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	600 LINDEN AV	Front	1	600 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	600X LINDEN AV	Side	1	5002 6TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	606 LINDEN AV	Front	1	606 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	615 LINDEN AV	Front	1	615 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	657 LINDEN AV	Front	1	657 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	686 LINDEN AV	Front	3	686 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	686X LINDEN AV	Side	1	5003 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	686X LINDEN AV	Side	3	5003 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	686X LINDEN AV	Side	4	5003 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	699 LINDEN AV	Front	3	699 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	700 LINDEN AV	Front	1	700 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	700 LINDEN AV	Front	5	700 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	700X LINDEN AV	Side	3	5002 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	700X LINDEN AV	Side	4	5002 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	701 LINDEN AV	Front	1	701 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	701X LINDEN AV	Side	2	4960 7TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	789 LINDEN AV	Front	3	789 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	794 LINDEN AV	Front	2	794 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	801 LINDEN AV	Front	1	801 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	850 LINDEN AV	Front	1	850 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	850 LINDEN AV	Front	5	850 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	892 LINDEN AV	Front	3	892 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	897 LINDEN AV	Front	2	897 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
1	900 LINDEN AV	Front	2	900 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	901 LINDEN AV	Front	2	901 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	901 LINDEN AV	Front	4	901 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	910 LINDEN AV	Front	1	910 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	930X LINDEN AV	Median	1	930 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	930X LINDEN AV	Median	2	930 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	930X LINDEN AV	Median	3	930 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	930X LINDEN AV	Median	4	930 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	977 LINDEN AV	Front	1	977 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1335 LINDEN AV	FRONT	3	1335 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1375X LINDEN AV	Side	1	4990 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1407 LINDEN AV	Front	1	1407 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1415 LINDEN AV	Front	2	1415 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1415 LINDEN AV	Front	3	1415 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1480 LINDEN AV	Front	6	1480 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1480 LINDEN AV	Front	14	1480 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1536 LINDEN AV	Front	1	1536 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1598 LINDEN AV	Front	1	1598 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1598 LINDEN AV	Front	2	1598 LINDEN AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1330X LINHERE DR	Side	1	4910 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1333 LINHERE DR	Front	1	1333 LINHERE DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1340 LINHERE DR	Front	2	1340 LINHERE DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1360 LINHERE DR	Front	1	1360 LINHERE DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1369 LINHERE DR	Front	1	1369 LINHERE DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1370 LINHERE DR	Front	1	1370 LINHERE DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1370 LINHERE DR	Front	2	1370 LINHERE DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1378 LINHERE DR	Front	1	1378 LINHERE DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1394 LINHERE DR	Front	1	1394 LINHERE DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1402 LINHERE DR	Front	1	1402 LINHERE DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
5	1402 LINHERE DR	Front	2	1402 LINHERE DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1405 LINHERE DR	Front	2	1405 LINHERE DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1415 LINHERE DR	Front	1	1415 LINHERE DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1431 LINHERE DR	Front	1	1431 LINHERE DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1431X LINHERE DR	Side	1	4911 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1544 LISA ST	Front	1	1544 LISA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1544 LISA ST	Front	2	1544 LISA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1545 LISA ST	Front	2	1545 LISA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1548 LISA ST	Front	1	1548 LISA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4713 MALIBU DR	Front	1	4713 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4714 MALIBU DR	Front	1	4714 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4753 MALIBU DR	Front	1	4753 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4758 MALIBU DR	Front	1	4758 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4758 MALIBU DR	Front	2	4758 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4758 MALIBU DR	Front	3	4758 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4771 MALIBU DR	Front	1	4771 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4870 MALIBU DR	Front	1	4870 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4870 MALIBU DR	Front	2	4870 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4898 MALIBU DR	Front	2	4898 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4910 MALIBU DR	Front	2	4910 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4984 MALIBU DR	Front	2	4984 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1471X MANZANITA ST	Side	1	4624 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	800 MAPLE AV	Front	3	800 MAPLE AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	800 MAPLE AV	Front	5	800 MAPLE AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	840 MAPLE AV	Front	1	840 MAPLE AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	854 MAPLE AV	Front	1	854 MAPLE AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4455 MESA LN	Front	1	4455 MESA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4465 MESA LN	Front	2	4465 MESA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4466 MESA LN	Front	1	4466 MESA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
5	4486 MESA LN	Front	1	4486 MESA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4495X MESA LN	Side	1	1479 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4496 MESA LN	Front	1	4496 MESA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4496X MESA LN	Side	1	1483 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4496X MESA LN	Side	2	1483 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1546 MYRA ST	Front	1	1546 MYRA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1546 MYRA ST	Front	2	1546 MYRA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1551 MYRA ST	Front	1	1551 MYRA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1557 MYRA ST	Front	1	1557 MYRA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1471 NAMOUNA ST	Front	1	1471 NAMOUNA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1475 NAMOUNA ST	Front	1	1475 NAMOUNA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1476 NAMOUNA ST	Front	1	1476 NAMOUNA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1492X NAMOUNA ST	Side	3	5329 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4813 NIPOMO DR	Front	1	4813 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4813 NIPOMO DR	Front	2	4813 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4825 NIPOMO DR	Front	1	4825 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4825 NIPOMO DR	Front	2	4825 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4841 NIPOMO DR	Front	1	4841 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4841 NIPOMO DR	Front	2	4841 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4871 NIPOMO DR	Front	2	4871 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4885 NIPOMO DR	Front	1	4885 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4885 NIPOMO DR	Front	2	4885 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4930 NIPOMO DR	Front	1	4930 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4930 NIPOMO DR	Front	2	4930 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4933 NIPOMO DR	Front	1	4933 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4937 NIPOMO DR	Front	1	4937 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4937 NIPOMO DR	Front	2	4937 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4941 NIPOMO DR	Front	1	4941 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4955 NIPOMO DR	Front	1	4955 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
5	4955 NIPOMO DR	Front	2	4955 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4955 NIPOMO DR	Front	3	4955 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4966 NIPOMO DR	Front	1	4966 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4972 NIPOMO DR	Front	2	4972 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1478X NOMA ST	Side	3	5450 SHEMARA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1483 NOMA ST	Front	1	1483 NOMA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1483 NOMA ST	Front	2	1483 NOMA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	780X OAK AV	Side	1	5403 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	780X OAK AV	Side	2	5403 8TH ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5317 OGAN RD	Front	2	5317 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5323 OGAN RD	Front	1	5323 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5323 OGAN RD	Front	2	5323 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5329 OGAN RD	Front	1	5329 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5329 OGAN RD	Front	2	5329 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5343 OGAN RD	Front	1	5343 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5355 OGAN RD	Front	1	5355 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5355 OGAN RD	Front	2	5355 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5359 OGAN RD	Front	1	5359 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5371 OGAN RD	Front	1	5371 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5371 OGAN RD	Front	2	5371 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5372 OGAN RD	Front	1	5372 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5372 OGAN RD	Front	2	5372 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5376 OGAN RD	Front	2	5376 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5379 OGAN RD	Front	1	5379 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5383X OGAN RD	Side	1	1341 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5384 OGAN RD	Front	1	5384 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1321 POST AV	Front	1	1321 POST AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1322 POST AV	Front	1	1322 POST AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1329 POST AV	Front	1	1329 POST AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
5	1329 POST AV	Front	2	1329 POST AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1339 POST AV	Front	1	1339 POST AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4700 SANDYLAND RD	Front	5	4700 SANDYLAND RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4840 SANDYLAND RD	Front	1	4840 SANDYLAND RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4850 SANDYLAND RD	Front	2	4850 SANDYLAND RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4880X SANDYLAND RD	Side	4	101 ELM AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4880X SANDYLAND RD	Side	6	101 ELM AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4902 SANDYLAND RD	Front	2	4902 SANDYLAND RD	<i>Vacant site(238)</i>	* VACANT SITE	---	---	
1	4902 SANDYLAND RD	Front	3	4902 SANDYLAND RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4902X SANDYLAND RD	Side	3	100 ELM AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	4902X SANDYLAND RD	Side	5	100 ELM AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	2X SANTA MONICA BIKE PATH	Park	42	2 SANTA MONICA BIKE PATH	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	2X SANTA MONICA BIKE PATH	Park	117	2 SANTA MONICA BIKE PATH	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1300 SANTA MONICA RD	Front	1	1300 SANTA MONICA RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1330 SANTA MONICA RD	Front	1	1330 SANTA MONICA RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1350 SANTA MONICA RD	Front	1	1350 SANTA MONICA RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1350 SANTA MONICA RD	Front	2	1350 SANTA MONICA RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1360 SANTA MONICA RD	Front	1	1360 SANTA MONICA RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1383 SANTA MONICA RD	Front	2	1383 SANTA MONICA RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5371 SANTA ROSA LN	Front	1	5371 SANTA ROSA LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1300X SANTA YNEZ AV	Front	1	1300 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1300X SANTA YNEZ AV	Front	2	1300 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1301 SANTA YNEZ AV	Front	4	1301 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1473 SANTA YNEZ AV	Front	1	1473 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1473 SANTA YNEZ AV	Front	2	1473 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1477 SANTA YNEZ AV	Front	1	1477 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1480 SANTA YNEZ AV	Front	1	1480 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1480 SANTA YNEZ AV	Front	2	1480 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1480 SANTA YNEZ AV	Front	3	1480 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
5	1496 SANTA YNEZ AV	Front	2	1496 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1498 SANTA YNEZ AV	Front	1	1498 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1498 SANTA YNEZ AV	Front	2	1498 SANTA YNEZ AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5405X SHEMARA ST	Side	2	1430 CAMINO TRILLADO	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5408 SHEMARA ST	Front	1	5408 SHEMARA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5417 SHEMARA ST	Front	1	5417 SHEMARA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5417 SHEMARA ST	Front	2	5417 SHEMARA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5423 SHEMARA ST	Front	1	5423 SHEMARA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5437 SHEMARA ST	Front	2	5437 SHEMARA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5494X SHEMARA ST	Side	1	1463 CASITAS PASS RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1323 STERLING AV	Front	2	1323 STERLING AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1377 STERLING AV	Front	1	1377 STERLING AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1377 STERLING AV	Front	2	1377 STERLING AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1377 STERLING AV	Front	3	1377 STERLING AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1377X STERLING AV	Side	1	4740 ELEANOR DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1377X STERLING AV	Side	2	4740 ELEANOR DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1389X STERLING AV	Side	1	4785 STERLING WY	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1404 STERLING AV	Front	1	1404 STERLING AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1421 STERLING AV	Front	1	1421 STERLING AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1471X STERLING AV	Side	1	4790 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1471X THERESA ST	Side	2	4754 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1317 TOMOL DR	Front	1	1317 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1325 TOMOL DR	Front	1	1325 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1330 TOMOL DR	Front	1	1330 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1330 TOMOL DR	Front	2	1330 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1330X TOMOL DR	Side	1	4812 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1330X TOMOL DR	Side	2	4812 NIPOMO DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1333 TOMOL DR	Front	1	1333 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1340 TOMOL DR	Front	1	1340 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
5	1341 TOMOL DR	Front	1	1341 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1341 TOMOL DR	Front	2	1341 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1350 TOMOL DR	Front	1	1350 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1350 TOMOL DR	Front	2	1350 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1351 TOMOL DR	Front	1	1351 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1360 TOMOL DR	Front	1	1360 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1369 TOMOL DR	Front	1	1369 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1370 TOMOL DR	Front	2	1370 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1378 TOMOL DR	Front	1	1378 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1378 TOMOL DR	Front	2	1378 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1395 TOMOL DR	Front	1	1395 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1395 TOMOL DR	Front	2	1395 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1402 TOMOL DR	Front	1	1402 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1405 TOMOL DR	Front	1	1405 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1405 TOMOL DR	Front	2	1405 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1408 TOMOL DR	Front	1	1408 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1415 TOMOL DR	Front	1	1415 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1415 TOMOL DR	Front	2	1415 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1422 TOMOL DR	Front	1	1422 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1422 TOMOL DR	Front	2	1422 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1423 TOMOL DR	Front	1	1423 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1423 TOMOL DR	Front	2	1423 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1430X TOMOL DR	Side	2	4841 MALIBU DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	1431 TOMOL DR	Front	1	1431 TOMOL DR	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1470 TRENORA ST	Front	1	1470 TRENORA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1475 TRENORA ST	Front	1	1475 TRENORA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1482 TRENORA ST	Front	1	1482 TRENORA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1482 TRENORA ST	Front	2	1482 TRENORA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1492 TRENORA ST	Front	1	1492 TRENORA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	



CITY OF CARPINTERIA

Dist	House Address	Side	Tree	On Address	Botanical	Common	DSH	Height	Invalid
4	1493 TRENORA ST	Front	1	1493 TRENORA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1493 TRENORA ST	Front	2	1493 TRENORA ST	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1493X TRENORA ST	Side	2	5245 EL CARRO LN	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	1312X VALLECITO RD	Side	1	5274 OGAN RD	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	3950 VIA REAL	Front	1	3950 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	3950 VIA REAL	Front	2	3950 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	3950 VIA REAL	Front	3	3950 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4515X VIA REAL	Front	9	4515 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
5	4515X VIA REAL	Front	10	4515 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5450X VIA REAL	Front	1	5450 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5450X VIA REAL	Front	2	5450 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5450X VIA REAL	Front	3	5450 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5450X VIA REAL	Front	4	5450 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5450X VIA REAL	Front	5	5450 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
4	5450X VIA REAL	Front	6	5450 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
3	5700 VIA REAL	Front	4	5700 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
3	5700 VIA REAL	Front	7	5700 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
3	5750 VIA REAL	Front	6	5750 VIA REAL	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	822 WALNUT AV	Front	1	822 WALNUT AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	832 WALNUT AV	Front	2	832 WALNUT AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	858 WALNUT AV	Front	1	858 WALNUT AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	892 WALNUT AV	Front	1	892 WALNUT AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	
1	956 WALNUT AV	Front	1	956 WALNUT AV	<i>Vacant site(238)</i>	VACANT SITE	---	---	

Section 7

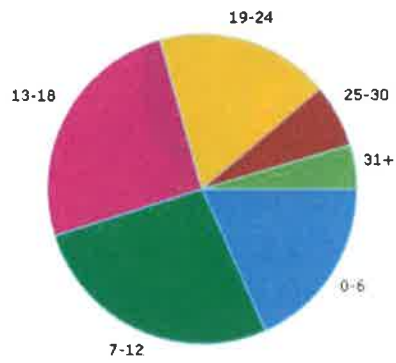
Street Tree Management and Frequency Reports

Street tree management begins with knowing the tree care industry standards and applying best management practices while performing those services. The ISA has provided numerous publications over the years to assist industry professional in providing tree maintenance in a thoughtful and thoughtful manner. Their Best Management Practices (BMP) series of different topics ranging from pruning, planting, tree inventories, risk assessment, and others all aid professionals and City staff alike. The *Tree Pruning* and all other BMPs in their latest edition, supplement, and errata thereto, written and promulgated by International Society of Arboriculture, and additions and amendments by the City of Carpinteria shall constitute the City of Carpinteria policy on the best management practices of tree pruning.

This section provides frequency reports of the urban forest as of the date of this Plan's preparation. It is a helpful tool to plan tree maintenance and inspections by district, species, size, and recommended maintenance.

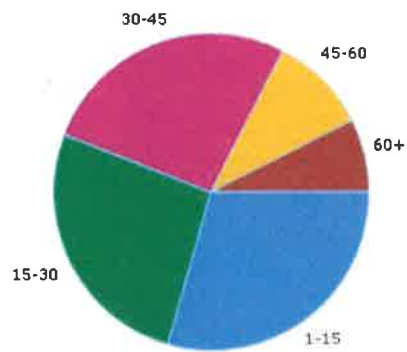


Frequency By DBH



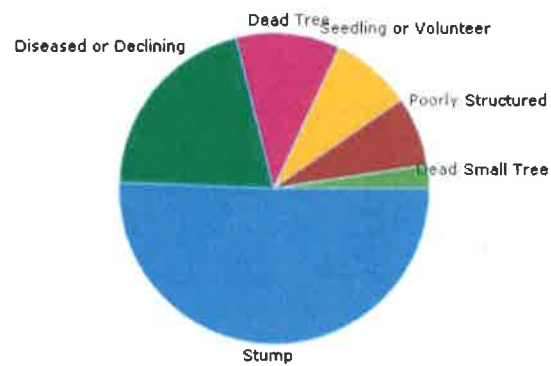
DBH (inches)	Total	Pct.
0-6	564	18.33%
7-12	824	26.78%
13-18	784	25.48%
19-24	561	18.23%
25-30	202	6.56%
31+	142	4.61%
Total Trees	3,077	100%

Frequency By Height



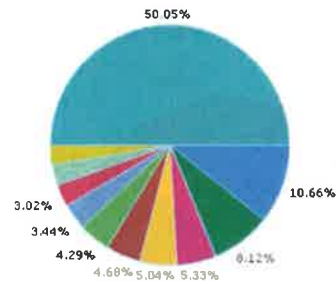
Height (feet)	Total	Pct.
1-15	907	29.48%
15-30	814	26.45%
30-45	817	26.55%
45-60	309	10.04%
60+	230	7.47%
Total Trees	3,077	100%

Recommendations (83 for removal)



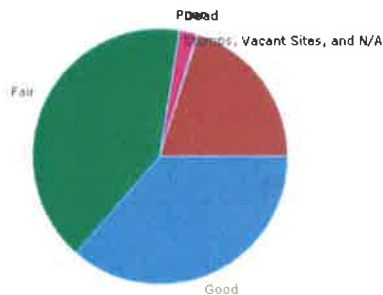
Top 10 Species / Estimated Value

Recommendation	Total	Pct.
Removal-Stump	42	1.09%
Removal-Diseased or Declining	17	0.44%
Removal-Dead Tree	9	0.23%
Removal-Seedling or Volunteer	7	0.18%
Removal-Poorly Structured	6	0.16%
Removal-Dead Small Tree	2	0.05%
Grnd/Routine Trim	2,911	75.24%
Plant	748	19.33%
Patrol-Diseased or Declining	49	1.27%
Trim-Poorly Structured	19	0.49%
Inspect-Drought Stress	16	0.41%
Inspect-Poorly Structured	13	0.34%
Large Tree Routine Prune	10	0.26%
Inspect-Insect Infestation	9	0.23%
Inspect-Diseased or Declining	4	0.10%
None	3	0.08%
Not City Maintained	3	0.08%
Small Tree Maintenance	1	0.03%
Total Tree Sites	3,869	100%



Botanical	Common	Total	Pct.	Estimated Value
Quercus agrifolia	COAST LIVE OAK	328	10.66%	\$890,500.00
Platanus racemosa	CALIFORNIA SYCAMORE	250	8.12%	\$1,146,270.00
Syagrus romanzoffianum	QUEEN PALM	164	5.33%	\$588,410.00
Washingtonia robusta	MEXICAN FAN PALM	155	5.04%	\$1,017,070.00
Melaleuca viminalis	WEeping BOTTLEBRUSH	144	4.68%	\$1,126,450.00
Jacaranda mimosifolia	JACARANDA	132	4.29%	\$526,620.00
Ligustrum lucidum	GLOSSY PRIVET	106	3.44%	\$289,680.00
Liquidambar styraciflua	AMERICAN SWEETGUM	93	3.02%	\$269,850.00
Fraxinus uhdei	SHAMEL ASH	85	2.76%	\$960,460.00
Metrosideros excelsus	NEW ZEALAND CHRISTMAS TREE	80	2.60%	\$348,570.00
Other	OTHER	1,540	50.05%	\$5,540,000.00
Total Trees		3,077	100%	\$12,703,880.00

Condition



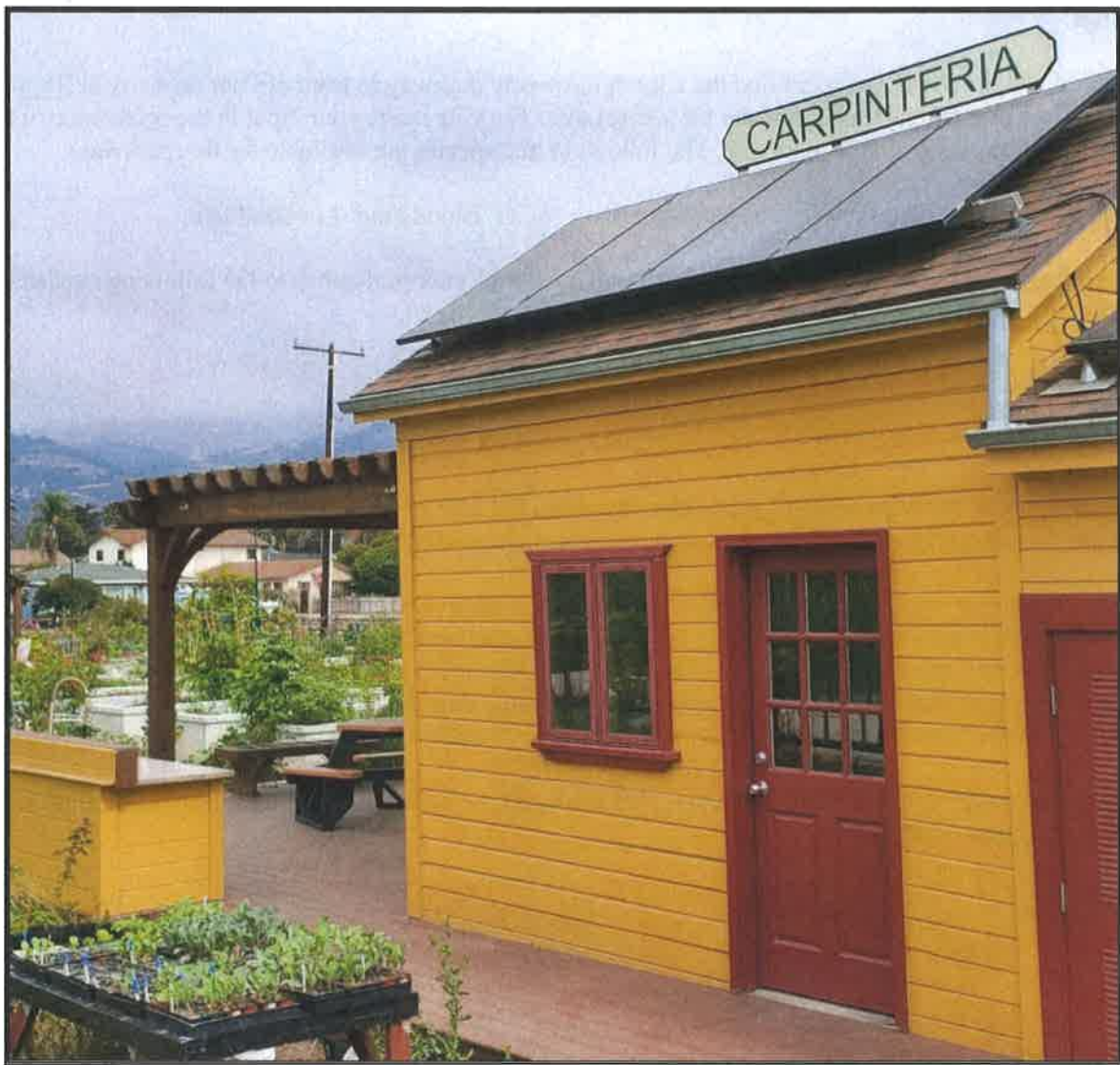
Condition	Total	Pct.
Good	1,409	36.42%
Fair	1,591	41.12%
Poor	83	2.15%
Dead	7	0.18%
Stumps, Vacant Sites, and N/A	779	20.13%
Total	3,869	100%

District	Trees	Vacancies	Non Tree Sites
1	988	133	18
2	411	56	7
3	174	3	1
4	592	209	10
5	912	347	8
Total	3,077	748	44

Section 8

Community Outreach Material Examples

Contained in this section are examples of community outreach material. These materials may be used during removal, trimming, or planting operations to inform homeowners that maintenance will occur at their location. Upon approval, this material is sent to the homeowners.



CITY of CARPINTERIA, CALIFORNIA



[Month] [Day], [Year]

[Property Owner Name]

[Address]

[City], [State], [Zip Code]

SUBJECT: Street Tree Planting

Greetings:

The City of Carpinteria (City) identified the City right-of-way parkway in front of your property at [Property Situs Address] as a potential planting site for a street tree. The City seeks your input in the preference of the tree species to be planted in this parkway. The following tree species are available for this parkway:

☐ Fern Pine ☐ Brisbane Box ☐ 'Bloodgood' London Plane

If you prefer one of tree species above, please submit a letter of your preference to the following contact or at the address below:

Public Works Department
Attention: Public Works Supervisor
[Email Address]

Your letter must be received within 14 calendar days from the date of this letter. If a letter is not received before the expiration date, one of the tree species will be planted without further notice.

The tree species that are listed above are based on the City's Street Tree Management Plan in which the performance and history within the locality, growing space, root structure, and general resistance to insects and disease were all considered. A copy of the Street Tree Management Plan may be viewed in the City website at <https://carpinteria.ca.us/public-works/street-maintenance-division/>. Educational materials are also enclosed for proper care and maintenance of a newly planted street tree.

If you have any questions regarding this letter, please contact the Public Works Supervisor at (805) [Phone Number] or [Email Address].

Sincerely,

[Name]

Public Works Director/City Engineer

Enclosure: Help Me Grow

5775 CARPINTERIA AVENUE • CARPINTERIA, CA 93013-2603
(805) 684-5405 • FAX (805) 684-5304
www.carpinteria.ca.us



TREE PLANTING NOTICE

In an effort to beautify the City and help the environment, a tree has been planted in your parkway. The tree selected was based on tree performance characteristics such as limb and root structure and general resistance to insects and disease. The planting was completed by West Coast Arborists, the tree care contractor for the City.

The City shall be responsible for all major pruning and any tree surgery that is needed and the control and treatment of insect pests and diseases. However, we ask that you take the responsibility of watering your tree as needed. Here are a few guidelines to follow for proper care and maintenance of your new tree: 1) Do not change the staking; tight staking does not let the tree grow strong. 2) Keep the tree well free of weeds and other plants; they will take nutrients away from the tree. 3) **Fill the tree well with water twice a week; deep watering will promote downward growth of roots and help prevent broken curbs and sidewalk damage.** 4) Keep fertilizer with weed killer at least five to ten feet away from the tree. 5) If a tree needs restaking, please call the City of Carpinteria, Public Works Department at (805) 684-5405.

Your cooperation is greatly appreciated in this effort to make our City a beautiful place to live.



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In an effort to beautify the City and help the environment, a tree has been planted in your parkway. The tree selected was based on tree performance characteristics such as limb and root structure and general resistance to insects and disease. The planting was completed by West Coast Arborists, the tree care contractor for the City.

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Your cooperation is greatly appreciated in this effort to make our City a beautiful place to live.

HELP ME GROW!



WATER THE TREE

once (1) per week
during cool
months.



PLEASE DO NOT

change or adjust
the stakes.



PLEASE DO NOT

adjust the water
basin or mulch
placed around
the tree.



WATER THE TREE

twice (2) per week
during warm
months.



KEEP THE TREE FREE

of weeds and
other plants.



Services Provided By:

West Coast Arborists, Inc., 2200 E. Via Burton St., Anaheim, CA 92806

800.521.3714

TREE CARE PROFESSIONALS
SERVING COMMUNITIES WHO CARE ABOUT TREES

The City, in partnership with its tree maintenance contractor West Coast Arborists, Inc., has selected a tree species most suitable to plant in your neighborhood. The tree needs your help during its first year of establishment. Please follow the instructions and helpful tips highlighted to ensure your tree's survival and health.

WATER

Please water the newly planted tree as needed. It is recommended to fill the tree's water basin two (2) times per week during warm months and one (1) time per week during cool months.

STAKES

Tree stakes are used to temporarily help support the young tree until its roots establish and anchor. Once the tree is large enough the City will remove the stakes within 1-3 years. If the tree needs re-staking, please contact the City.

MULCH

Mulch has been spread around the planting pit to conserve moisture and to help protect the newly planted tree from lawn mowers, edger's, and temperature. Please do not place any mulch up against the trunk of the tree.

WATER BASIN

Please do not level the water basin. It is important in ensuring water goes into the root zone rather than running off the surface away from the tree.

WEEDS

Keep the area around the tree free from competing weeds and other plants as they will take nutrients away from the tree.

PRUNING

The City will provide routine tree maintenance on a periodic basis.

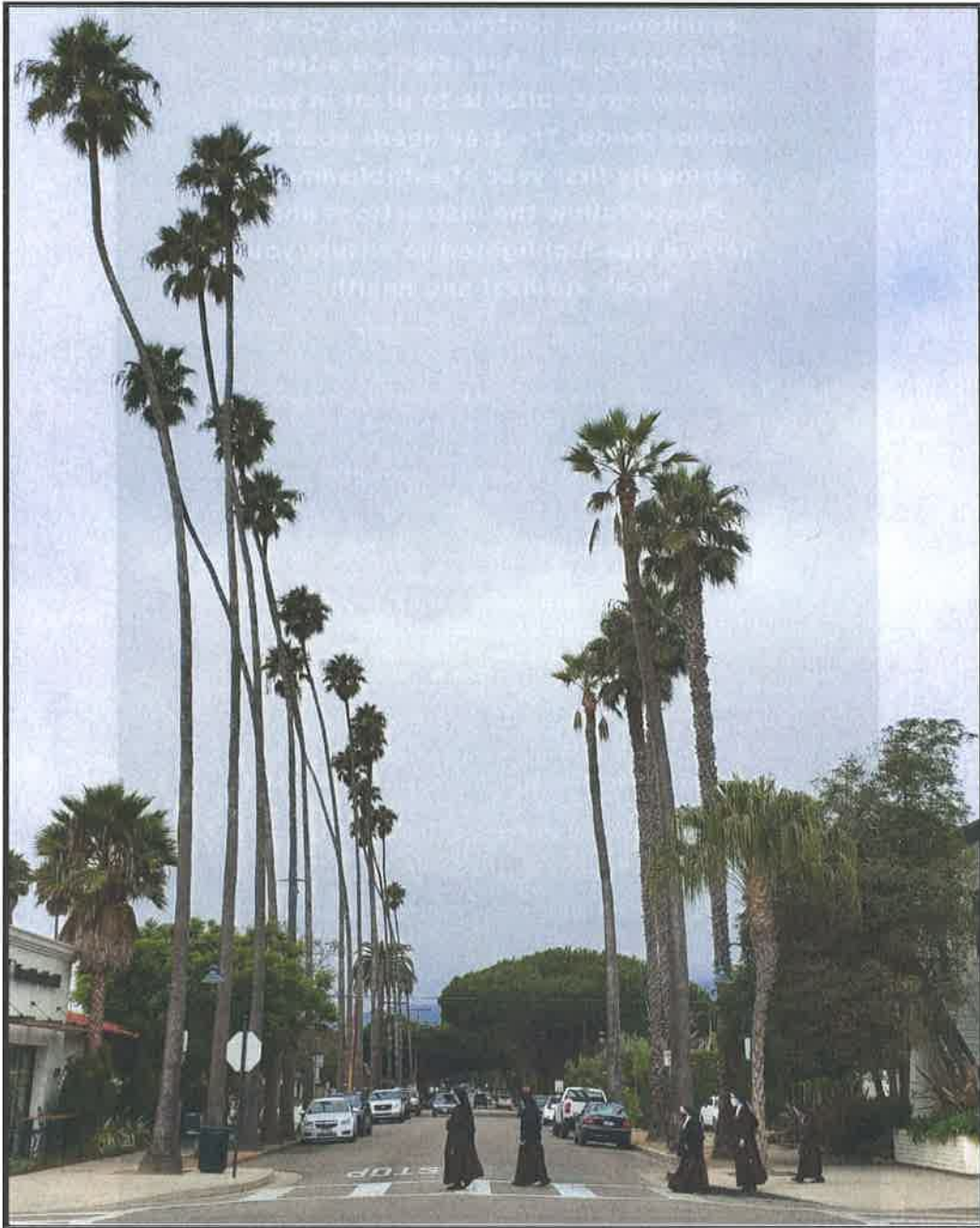
For more information on proper tree care visit:

wcainc.com/treecaretips

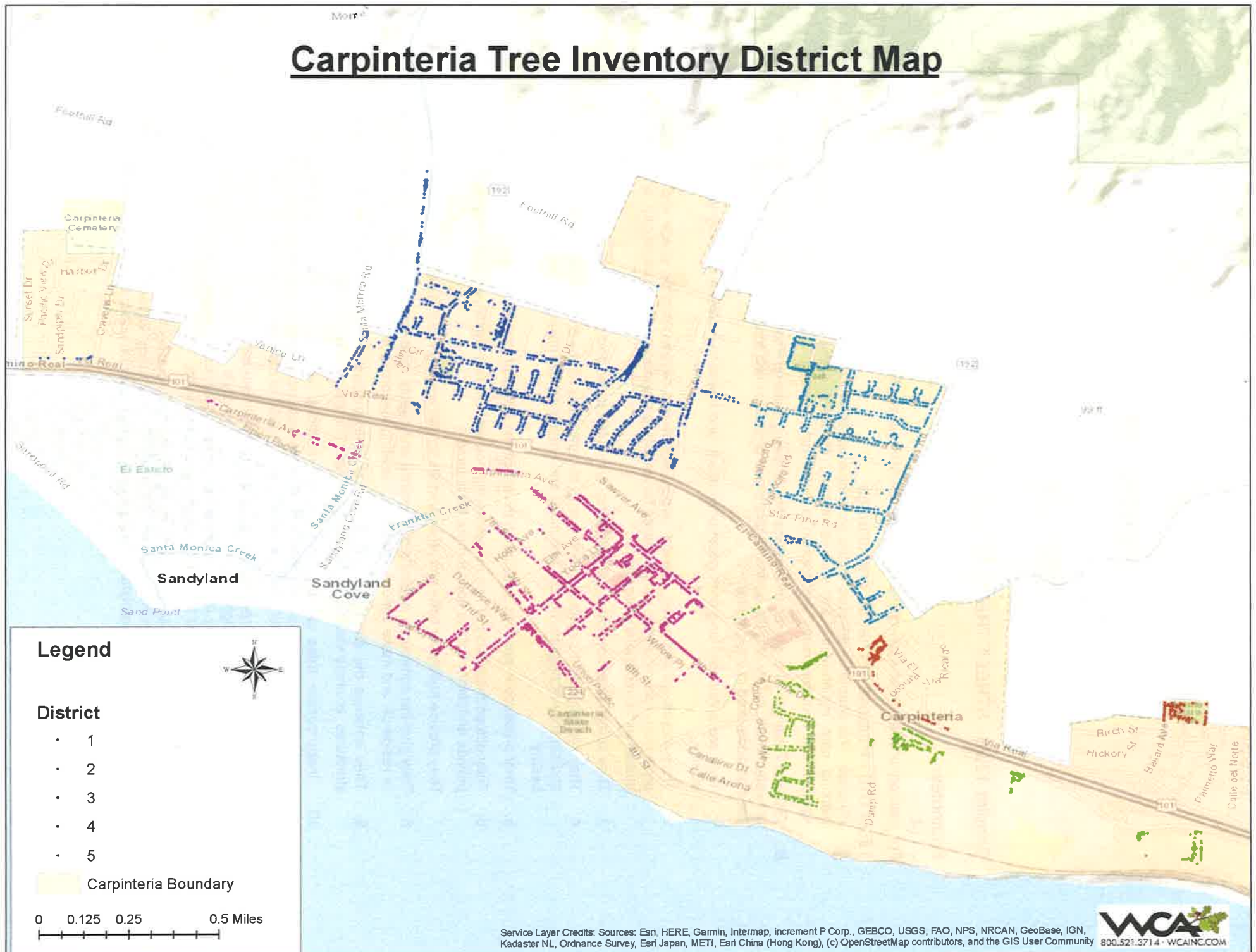


Section 9

District Map



Carpinteria Tree Inventory District Map



Section 10

Municipal Code

Chapter 12.28 - STREET TREES, SHRUBS AND PLANTS^[4]

Footnotes:

--- (4) ---

For statutory provisions on injuring shade or ornamental trees, see Penal Code § 622.

12.28.010 - Purpose of chapter and findings.

- A. Purpose. This chapter is adopted for the purpose of establishing rules and regulations relating to the planting, care, maintenance and removal of trees, shrubs and any other plantings in public areas, rights-of-way and easements, and relating to certain activities on private property.
- B. General Findings. The city council makes the following general findings regarding the relationship between health, safety and the general welfare and protection and maintenance of street and private trees as addressed in this chapter:
 - 1. They are a valuable long-term community asset, and intend to increase property values in their vicinity.
 - 2. They recycle air and water, convert carbon dioxide into oxygen, provide shade and windbreak protection, can moderate temperatures for an entire neighborhood or community, and thereby protect us from climatic extremes.
 - 3. They screen or absorb dust and pollutants, and buffer traffic and other noise.
 - 4. They impart greater satisfaction and quality to community life by contributing to the pleasantness and serenity of neighborhoods, and filling and enhancing our physical environment with life and beauty.
 - 5. Their presence in our lives does much to reduce the stress of modern living.
 - 6. They diffuse the effects of rain in weathering houses, eroding topsoil, and causing flooding, and provide enrichment of the soil for more plant growth.
 - 7. They provide habitat for birds and other animals so that we may live in a natural balance of nature.
 - 8. They give the community a feeling of presence and dignity, help express the caliber and pride of its residents, and make it more attractive to existing and prospective residents and visitors.
 - 9. They enhance the architectural character of a neighborhood, accent or soften the effect of structures, promote visual formality and aesthetic interest, and screen undesirable views.
 - 10. Inappropriate trees planted in particular locations, as well as failure to properly and systematically maintain street trees and certain private trees, can create dangerous conditions, result in discordant plant types, and promote the spread of disease among various species.
 - 11. Having a formal, city street tree management plan will insure that the community will realize the benefits from trees through proper management of the city's urban forest, with due regard for the desirability of identifying preferred species in designated locations and minimizing damage to curbs, gutters, sidewalks and other public or private facilities.
 - 12. Because it can take decades to grow a mature tree, but only moments to destroy it, due deliberation is called for in considering any action which may adversely affect a street tree, particularly with regard to historic or specimen trees whether on public or private property.

13. Provisions for urban landscaping and street tree policies are included among the standards and review procedures of the community design element in the general plan, and are intended to enhance the city's positive image, use open space and landscaping to strengthen community identity, provide visual relief in heavily developed areas and ensure aesthetic appearance of parkways, use selective landscaping to establish neighborhood theme and character, and promote functional landscaping as part of energy-efficient community design standards using low maintenance, drought-resistant and wind-resistant species, while protecting views of the mountains and enhancing their role as a point of reference.
14. The community design element of the general plan calls for street tree policies which provide an environment to encourage pedestrian traffic through the community, reinforce human scale, minimize the visual dominance of paved surfaces, develop and expand citywide street landscaping and tree guidelines for the use of both the public and private sectors, and encourage use of landscape maintenance districts.
15. In order to effectively nurture and sustain the city's urban forest, it is appropriate and necessary that the resident living closest to an adjacent parkway provide for the maintenance of any street trees planted therein, for such resident receives greater direct benefit from them than other community residents, and is uniquely in a position to provide such maintenance.
16. For all of the reasons set forth in subdivisions 1 through 15 of this subsection, there is a direct and reasonable relationship between development on any parcel of property within the city and the need for and provision of street trees on adjoining parkways, including the charging of fees to assure such provision prior to the issuance of building permits. Such development creates conditions on the site which would, if not mitigated, have a negative effect on the character of the neighborhood and the minimum aesthetic values necessary for the health, safety and general welfare of the community.

(Ord. 433 § 2 (part), 1988)

12.28.030 - Definitions.

The following definitions shall apply to this chapter:

- A. "City" means the City of Carpinteria acting by and through its authorized representatives.
- B. "Conforming tree" means an approved tree that is included on the city's adopted master street tree list, planted and grown in accordance with the street tree management plan.
- C. "Director" means the city manager or his designee.
- D. "Even-aged" means those trees of similar species, or of different species with similar lifespan, all of which were planted at approximately the same time and are likely to decline simultaneously.
- E. "Ground cover" means grass, turf or perennial plants that normally grow in a prostrate manner so as to conceal, or with the purpose of concealing, the ground surface that do not exceed eight inches in height, and will tolerate light pedestrian traffic.
- F. "Hedge" means any plant material, shrub or plant, when planted in a dense, continuous line or area, as to form a thicket or barrier.
- G. "Maintain" or "maintenance" means and includes pruning, spraying, root pruning, mulching, fertilizing, cultivating, supporting, treating for disease or injury, promoting public safety or other similar act which promotes the life, growth, health or beauty of any planting on public property.
- H. "Monocultures" means single species plantings, whether or not even-aged, which can intensify problems of disease susceptibility and/or insect infestation.
- I. "Park tree" means any tree, shrub or other plant located on, in or over any public area.
- J. "Parkway" means that portion of a public street which is not improved for actual street, curb, gutter or sidewalk use and which is available for planting and maintaining street trees.

- K. "Private tree" means any tree which is not a street tree, and which is located on private property.
- L. "Property owner" means the legal owner of any real property facing on any street of the city, and any lessee of such owner.
- M. "Protected tree" means any tree in one or more of the following categories which are to be protected and preserved as long as possible:
 - 1. "Exceptional specimen tree" means a tree considered an outstanding specimen of its species by reason of age, rarity, location, size, aesthetic quality, endemic status or unique character.
 - 2. "Habitat tree" means a tree (or any group of trees) which has special importance as a wildlife habitat.
 - 3. "Historic tree" or "heritage tree" means a tree which is of historic significance as defined under "historic planting," or which has taken on an aura of historic appeal.
- N. "Pruning, "trimming" or "thinning" means methods to control the height and spread of a tree, preserve its health and appearance, produce fuller branching and shaping, aid in disease prevention by allowing more light and air passage within, and make adjustments which will increase its longevity in an urban environment.
- O. "Public area" means any park, playground or area around public buildings, public parking lots and all other areas under the supervision and control of the city, not including any public street.
- P. "Public street" means and includes every way set apart for public travel or use in the city, including any area available for use as a city street, road, avenue, boulevard, lane, alley, parkway, planting strip, curb, gutter or sidewalk owned by the city in fee or as an easement or right-of-way for public use.
- Q. "Root barrier" means any number of devices, materials or methods of directing or redirecting the root systems of trees away from the surface of the ground in order to minimize root damage to adjacent concrete or asphalt public improvements, or to nearby utilities or structures, and to so control growth of tree root systems as to assure more deeply-rooted and firmly-anchored trees which are better able to withstand strong winds.
- R. "Root pruning" means cutting back tree roots where they may be damaging curbs, gutters, sidewalks, driveways, and possibly sewer and water lines or other utilities in an attempt to prevent further damage, undertake necessary concrete repair work, and to avert or at least postpone the need for actual tree removal.
- S. "Street tree" means any tree located on, in or over any parkway within the city.
- T. "Topping," "hearing," "stubbing" and "pollarding" mean relatively severe types of pruning which usually produce less desirable results than more moderate pruning with respect to a tree's natural form, and which should be used sparingly only when considered necessary or to eliminate hazards to human life or private property.
- U. "Tree" means any woody plant, including a palm, which has the potential of attaining a minimum height of fifteen feet and has a canopy of foliage borne normally by a single trunk.
- V. "Tree well" means a planting area found in an otherwise paved public street and is included in the definition of parkway.
- W. "Urban forestry" means the scientific management of nonindigenous plantings creating a forest in the human living environment, and emphasizing the practice of wise professional planned care and development of all tree resources within an urban area including trees on public streets, public areas and on private property to provide for multiple use benefits for the general well-being of the entire community.

(Ord. 508 § 2, 1994; Ord. 433 § 2 (part), 1988)

12.28.040 - Street tree management plan.

The city shall prepare and adopt a street tree management plan to include:

- A. A master street tree list of approved trees giving their common and botanical names, and regulations and criteria relating to the location and manner of planting such trees as will protect public safety and public improvements, including consideration of the relationship of the size of a species at maturity to its designated locations;
- B. Management practices regarding planting, maintenance, recycling, removal and replacement of street trees;
- C. Specifications regarding how a tree should be planted and staked, guying, preparation of the planting area, the use of root barriers, the proper spacing between street trees, considerations of line of site and public safety, and the proper setback from curbs, sidewalks, fire hydrants, public utilities and street intersections;
- D. A comprehensive street tree inventory specifying the location, distance from the curb, species, age and life expectancy, necessary maintenance, the size and condition of existing street trees (and estimated monetary value) the characteristics of each occupied and vacant planting site, and the nature and extent of any damage to public or private improvements attributed to any tree;
- E. A systematic, orderly program for the scheduling of street tree maintenance on a regular basis, and specifications regarding pruning, trimming, thinning, topping, heading, stubbing and pollarding;
- F. Goals, guidelines and criteria with regard to tree canopy density, staged removal and replacement, monocultures, even-aged trees, temporary or interim trees, rotational reforestation and renewal, species selection and diversification, living and nonliving groundcovers, the relationship between views and tree heights and/or canopies, solar access, and public education and involvement.

Such plan shall also be developed to complement and be consistent with the city general plan, local coastal plan, any applicable specific plan and any adopted landscape requirements and standards for each city zoning area and street configuration, and to comply with all coastal commission requirements.

(Ord. 508 § 3, 1994; Ord. 433 § 2 (part), 1988)

12.28.070 - Statement of city policy with regard to street trees.

Street tree plantings shall first be considered from the standpoint of the people using or passing along the streets, and in terms of the broader community benefit. Of secondary consideration is the benefit, embellishment or enhancement of the properties abutting the street.

(Ord. 433 § 2 (part), 1988)

12.28.080 - Tree advisory board.

- A. Creation and Establishment. There is created a city tree advisory board which shall consist of five members, who shall be residents of the Carpinteria Valley area. They shall be appointed by the mayor with the advice and consent of the city council. The members shall be lay citizens, and others with established professional competence in a pertinent discipline, and the following characteristics or attributes may serve as guidelines in making appointments to the board:
 - 1. Members of the public interested in trees as a major component of Carpinteria's physical and aesthetic environment;
 - 2. Arborists, ornamental horticulturists, and landscape architects and designers, or those with a technical background in a related field. At least two members of the board shall have such a professional background;

3. Other qualified and interested persons from garden clubs, conservation and beautification organizations;
 4. Members of the academic community with training in the biological or other natural sciences.
- B. Term of Office. The term of office for members of the tree advisory board shall be two years. All terms shall expire on January 31st of odd-numbered years. In the event that a vacancy should occur during the term of any member, his or her successor shall be appointed for the unexpired portion of the term. Members may serve more than one term.
- C. Compensation. Members of the tree advisory board shall serve without compensation. Members shall be reimbursed for any expenses incurred as a result of authorized business related to their responsibilities as members of the board.
- D. Organization. The board shall, immediately upon its appointment and taking office, elect a chair and vice-chair from among its membership, and thereafter at its regular meeting closest to and following February of odd numbered years. The board shall be subject to all local and state laws relating to meetings of public bodies, adopt and operate under its own rules of order and procedure as may be necessary, establish dates for its regular meetings which shall be held at least twice per year or more often as needed at a time and place determined by the board, and determine the method of calling special meetings. Minutes shall be kept of all meetings by the city clerk or his designee, who shall serve as secretary to the board.
- E. Attendance. In the event a member of the board shall not attend two consecutive regular meetings, unless excused by the chairman of the board for good cause, the position of such member shall be deemed to be vacant, and the term of such member terminated, and the mayor notified immediately by the chairman of such termination.
- F. Duties and Responsibilities. In addition to all other duties and responsibilities set forth in this chapter, the board shall act in an advisory capacity to the city council, city manager and city staff in the administration of this chapter and with regard to all street tree matters. The board shall have the following duties and responsibilities:
1. Assist the director and city staff in the development, review and amendment of the comprehensive street tree management plan, street tree inventory, master street tree list, list of acceptable groundcover plantings for parkways and public areas, and landscape plan requirements for private developments;
 2. Review and make recommendations regarding the city's annual street tree work program and budget;
 3. Recommend a policy and guidelines on tree removal and replacement, to be reviewed annually, and a regular, periodic programmed maintenance schedule;
 4. Advise on the technical problems of trees, including spraying, diseases, maintenance, pruning and related problems;
 5. Make recommendations concerning overall policies, standards, guidelines and regulations for street trees and other plantings within the city;
 6. Administer and annually update the written street tree management plan with regard to the care, preservation, pruning, planting, replanting, removal or disposition of street trees. Such plan shall be presented annually to the city council and upon council acceptance and approval shall constitute the official comprehensive street tree plan for the city;
 7. Upon request by the city council or the director, shall consider, investigate, make findings, report and recommend upon any special matter or question relating to street or private trees within the city;
 8. Hear appeals from residents on city staff decisions regarding permit denials, planting, trimming, pruning, removal or planting of trees, and conduct public hearings on tree removal requests. The board's decisions shall be appealable to the city council;

9. Recommend to the city council regarding the designation of "specimen" or "historic" trees and plantings, and any other category of "protected" tree as defined in this chapter.

(Ord. 508 § 6, 1994; Ord. 433 § 2 (part), 1988)

12.28.090 - Enforcement.

The director shall be responsible for the enforcement of this chapter.

(Ord. 508 § 7, 1994; Ord. 433 § 2 (part), 1988)

12.28.100 - Director—Authority and responsibility.

Subject to other provisions of this chapter:

- A. **Director Responsible.** The director is made responsible for the inspection, maintenance, removal and replacement of all street trees, and shall plan, administer, control and regulate the street tree program of the city in accordance with the street tree management plan and this chapter. The director shall also have authority to maintain and care for, as needed, street trees, and private trees to the extent they overhang or project in or on a public street or public area or adjacent private property as is reasonably necessary for the purpose of planting, maintaining, removing or replacing street trees.
- B. **Roots.** The director may cause the roots of established trees which have caused damage to be cut back as long as such remains a feasible, cost-effective way to avoid actual tree removal. Overhead limbs may be pruned or cut back to compensate for loss of root area.
- C. **Protected Trees.** This chapter is intended to give, and gives, full and complete authority to the director over any and all official, specimen, historic or otherwise protected trees and plantings now existing or hereafter to be planted and grown upon any and all public streets and public areas in the city which are now or in the future will become a part of a comprehensive plan for planting and maintenance of trees in such areas.
- D. **Private Trees and Other Plantings.** The director shall have authority over private trees or other plants to the extent provided for in Section 12.28.210C of this chapter.

(Ord. 508 § 8, 1994; Ord. 433 § 2 (part), 1988)

12.28.110 - Protection of street trees.

- A. **Permit Required.** No person shall plant, remove, trim, prune, spray or cut above or below ground portions of any street tree without first obtaining a permit to do so from the director subject to the provisions of this chapter and the street tree management plan.
- B. **Open Ground for Trees.**
 1. No person may place or maintain a stone, cement or other substance so that it impedes the free access of water or air to a street tree. At least sixteen square feet of open ground shall be maintained around a street tree unless the director specifically permits otherwise.
 2. No person may plant, place or construct shrubs, trees not on the adopted master street tree list, flowers, vines, fences, rocks, gravel, signs, stakes or other substances or objects, except watering basins for young trees and temporary protection for newly planted lawns, or cause or create conditions of uneven ground, holes or other hazards, in a parkway without first obtaining a permit to do so from the director.

(Ord. 508 § 9, 1994; Ord. 433 § 2 (part), 1988)

12.28.120 - Prohibitions and penalties.

A. Violations of Chapter. It shall be unlawful and a public nuisance for any person to plant, remove, prune, injure or destroy any street tree except in conformance with the provisions of this chapter.

B. Interference with Work or Enforcement.

1. No person shall interfere with or cause any person to interfere with any work being done under the provisions of this chapter by the director or any employee of the city, or by any person or firm doing work on a contract basis for the city or under a permit granted by the city, nor interfere with or cause any person to interfere with or delay the authorized representatives of the city from the execution and enforcement of this chapter, except as provided by law.
2. No person shall interfere with or cause anyone to interfere with or damage any overhead wires or underground pipes or conduits while removing, trimming or cutting any street trees. The owner of such facilities shall be notified when such work may interfere with or cause damage to the facilities. The cost of repair of the damage to overhead wires, underground pipes or conduits shall be the responsibility of the person, firm or corporation doing or causing the work to be done. The city and its officers and employees shall be exempt from the provisions of this subsection.

C. Nonpermitted Plantings. No person shall plant or install in a parkway or public area:

1. Any nonconforming tree;
2. Any other plant the ultimate growing height of which is over eight inches;
3. Any nonliving ground cover not included within the street tree management plan.

Any violations of these provisions will require the violator to pay the cost of maintaining, removing or replacing of such plantings, and violators shall also be responsible for the repair of any damage they may cause. These shall be in addition to any other penalties for violation of this chapter.

D. Damage to Street Trees.

1. Unlawful to Damage Trees. It shall be unlawful for any person to cause damage to any street tree by any act or omission, whenever such act or omission is prohibited by or not authorized by this chapter. Willful injury to or disfigurement of any street tree shall be a violation of this chapter. Any person or persons who accidentally or willfully damage, disfigure or destroy any street tree shall be charged for all replacement or repair costs in an amount to be determined by the director upon the advice of the tree advisory board. The determination shall take into consideration such factors as age of tree, size, species, monetary value, etc., and shall also include all legal, administrative and other costs incurred by the city as a result of such violation.
2. Unlawful Damage. Unlawful damage includes injuring, defacing, breaking, abusing, killing or destroying by any means any street tree including, but not limited to, the following:
 - a. Constructing a sidewalk or driveway or otherwise filling up the ground in the vicinity of any street tree so as to shut off air and water from its roots.
 - b. Piling building materials, equipment, or other substance around any street tree.
 - c. Pouring or applying any gaseous, liquid or solid deleterious matter or substance on any street tree or on the ground near any street tree.
 - d. Posting any sign, poster, notice, leaflet, handbill or other printed material or object on, or fastening any guy wire, cable, rope, nails, screws or other device to, any street tree, tree stake or guard.
 - e. Causing or encouraging any fire or burning near or around any street tree.
 - f. Using any mechanical weeding device against a street tree.
 - g. Constructing retaining walls, fences, or other similar improvements which prohibit the planting or maintaining of street trees or otherwise affect their growth.
 - h. Operating construction equipment in such a manner to cause it to make contact with a street tree.

- i. Disrupting the anchorage of, or changing the grade around, any street tree.
- E. Nesting Season. No street tree shall be removed, trimmed, pruned or sprayed within the city during the period of March 15th to July 15th of any year, when wild birds are nesting and raising their young, unless:
 - 1. In the opinion of the director, removal of a tree is essential to the protection of human life and/or property; or
 - 2. It can be certified by the director that no wild birds are nesting in the subject tree.

(Ord. 508 § 10, 1994; Ord. 433 § 2 (part), 1988)

12.28.130 - Duty of utility to protect trees—Excavations.

- A. Duty to Prevent Damage. It shall be the duty of any person owning or operating any utilities within any public street (including but not limited to water, sewer, gas, telephone and cable television services) to maintain such utilities in a manner to prevent damage to street trees.
- B. Roots. Any person excavating, trenching or otherwise engaged in subsurface works within any public street shall not cut any root exceeding three inches in diameter unless specifically authorized to do so by the director. In addition to the penalties otherwise prescribed by this chapter for violation of the terms thereof, any person who, without authorization, cuts a street tree root in excess of three inches in diameter shall be liable for the cost of removal and replacement of said tree or the costs of remedial pruning should such be necessary in the sole and exclusive determination of the director.
- C. Emergency. In an emergency when a street tree is interfering with and interrupting service, a public utility company providing gas, water, sewer, electricity, telephone, telegraph or cable television service within the city may, without first obtaining a permit, trim or remove branches of trees to the extent necessary to restore service.
- D. Prevention of Utilities Not Intended. This section shall not prevent any person, firm or public utility from installing and maintaining any overhead wires or underground pipes or conduits lawfully on, over or under public streets, subject to other provisions of this code as may apply. The director, when maintenance or removal of street trees, shall consider the effect upon existing overhead wires or underground pipes or conduits in order to avoid any unnecessary disturbance to or relocation of such facilities, in accordance with the street tree management plan.

(Ord. 433 § 2 (part), 1988)

12.28.140 - Duty to maintain and trim trees.

- A. Property Owners Responsible. With the exception of pruning and trimming, property owners are responsible for the proper maintenance of parkways abutting their property. Such maintenance shall include irrigation, keeping the parkways free from weeds or other obstructions inimical to public safety and/or contrary to the street tree management plan, and otherwise maintaining such areas in a neat, clean, orderly manner. The placing of tarpaper, plastic or other material over the ground, or the use of materials or chemicals intended to permanently sterilize the soil in these areas, is prohibited.
- B. Duty to Trim Trees. Notwithstanding other provisions of this chapter, it is made the duty of every person owning or occupying any land or lots of land within the city to keep all private trees which extend over any public street trimmed up to a height of not less than fourteen feet, except that a height of not less than eight feet shall be permitted over a sidewalk area, and also to keep the parkway free of debris.
- C. Director May Remove Limbs. The director may remove overhead limbs from any tree or shrub, regardless of its location, if in his opinion such removals are necessary in the interest of public safety and the limb constitutes a nuisance.
- D. Request that Maintenance Work be Privately Undertaken. Upon approval by the director, any person requesting such street tree service as trimming, pruning, root pruning or spraying, but desiring to have

it undertaken sooner than the city is able to schedule work, may obtain a permit to undertake it privately or by agreement with a qualified, licensed contract or proficient in arboriculture if, in the determination of the director:

1. There is sufficient assurance that such work will be properly undertaken and, except in cases of removal, will not irrevocably damage the street tree.
2. There is sufficient assurance public safety will not be impaired. To this end the director may require a public liability and property damage insurance policy, permit and processing fee.

(Ord. 508 § 11, 1994; Ord. 433 § 2 (part), 1988)

12.28.170 - Permits—General.

- A. Director Shall Supervise. The director shall supervise all work done under a permit issued in accordance with the provisions of this chapter.
- B. Permit Revocation. Any work undertaken by the permittee or his agent may be stopped immediately and the permittee's permit may be revoked by presentation of a written order of revocation by the director when, in his opinion, the program of work or conditions outlined in the permit are not being complied with.
- C. One Permit. If a person obtains a building permit or other permit from the city and street work is required or authorized under that permit, the person need not obtain a separate street tree permit. Under the general supervision of the director, the appropriate department shall supervise street work done under a permit issued by that department.
- D. Posting and Hearing. The posting and public hearing requirements provided for in this chapter shall apply to all applications for tree removal permits.
- E. Bond. If, in the judgment of the director, the nature, extent and /or benefit to the public health and safety of any proposed work is considered significant, as a condition of the issuance of any permit the posting of a bond pursuant to Chapter 2.17 of this code may be required guaranteeing the completion of such work to the satisfaction of the director.

(Ord. 433 § 2 (part), 1988)

12.28.180 - Permits—City trees.

- A. Permit Required for Planting, Removing, or Performing Certain Maintenance on Any Tree in a Public Street. Whenever a property owner desires to plant, prune, trim, root prune, remove or do anything else to any tree planted in a parkway or public area, an application shall be filed with the director for a permit to take such actions. If the director finds that such action is to the advantage of a tree, or removal is imperative due to safety considerations, and upon the approval of the tree advisory board, a permit may be issued, but only for such work that will not create, continue or aggravate any hazardous condition or public nuisance, will not prevent or interfere with the growth, location or planting of approved street trees, and is consistent with the street tree management plan.

The director may waive the permit requirement for minor trimming or pruning activities, such as the removal of palm fronds. If a permit is denied, within five days of board action a written denial shall be given the applicant setting forth the reasons therefor and a copy of such denial shall be delivered to the tree advisory board. Such decision shall be made within forty days after the application is filed, and may be appealed to the city council, the decision of which would be final.

- B. Costs Borne by Permittee. All costs incurred by a property owner for maintaining or removing a street tree as permitted by the director shall be borne by the permittee. Whenever a tree is removed under permit, the director, upon the advice of the tree advisory board, may require a replacement tree of a designated kind and size to be planted, and all costs related to the replacement tree shall be borne by the permittee. For reasons of expediency in certain circumstances, the director may require an equivalent in-lieu fee for this purpose. Whenever any tree is planted in conflict with the provisions of

this chapter, it shall be lawful for the director to remove or cause removal of the same, the cost of which may be charged to the property owner responsible for the planting thereof in accordance with Section 12.28.120F.

- C. Criteria. The determination for city tree removal permits shall be based on the criteria outlined in Section 12.28.210 of this chapter.

(Ord. 433 § 2 (part), 1988)

12.28.200 - Permits—Utilities.

Any person doing business as a public utility subject to the jurisdiction of the public utilities commission of the state and any constituted public agency authorized to provide and providing utility service, shall be given a permit by the director, valid for one year from the date of issuance, permitting such person to trim, prune, brace or perform other acts, except removal, with respect to trees growing on parkways or on public areas of the city as may be necessary to comply with the safety regulations of said commission and as may be necessary to maintain the safe operation of its business. Before any tree is removed, under the above provisions, a permit must be obtained from the city in accordance with, and subject to, the street tree management plan.

(Ord. 433 § 2 (part), 1988)

12.28.210 - Removal of trees.

- A. Criteria for Removal. Subject to the provisions of this chapter, the director shall be responsible for inspection, maintenance, removal and replacement of street trees, and may cause street trees to be removed by the city if they are deemed by the director to be unhealthy, hazardous, undesirable or causing excessive damage to existing public improvements or other street trees. Acceptable reasons for any removal of a tree shall include a tree that is:
1. Dead;
 2. Dying, decayed or hazardous, or so weakened by age, disease, storm, fire, excavation, removal of adjacent trees or any injury so as to cause imminent danger to persons or property;
 3. Diseased beyond reclamation, or the condition of which is a source of present danger to healthy trees in the immediate vicinity, providing that a certificate attesting to such fact has been filed with the city clerk by a state-licensed pest control advisor, or state-licensed contractor with a proficiency in arboriculture, authorized to do business within the city;
 4. Obstructing curb, gutter or sidewalk repair, or in the way of a new curb, gutter or sidewalk for which an exception to standard design is determined by the director to be inconsistent with established policies and standards for street tree planting and maintenance;
 5. In dangerous proximity to existing structures, or interfering with existing utilities;
 6. Constituting a hazard to property or persons using the adjoining streets;
 7. Because of its root system, causing excessive damage to curbs, gutters, sidewalks or driveways;
 8. Obstructing proposed improvements so as to restrict economic enjoyment of the adjacent property, including the construction or safe use of a driveway or parking space for which a permit has been issued, unless such tree has been designated as an historic or specimen tree;
 9. Crowded by other trees, and good horticultural practices dictate removal of some of them;
 10. Otherwise healthy, but the removal of which is considered desirable because it is a proven nuisance species and/or in order to achieve a properly staged tree replacement schedule which enables several generations of trees to exist simultaneously.
- B. Removal of Street Trees.

1. Except in instances of immediate public danger, removal of street trees in public rights-of-way and easements will take place in the fall of each year.
2. Whenever any street tree is determined by the director to require removal, legal public notice shall be published in the newspaper thirty days prior to the posting of the tree. It shall thereafter be posted with a conspicuous notice indicating the intent to remove the tree and providing ten additional days within which written protests may be filed with the city clerk. A public hearing shall be held thereafter before the tree advisory board, which shall make a decision on the tree's removal. The board's decision may be appealed to the city council, the decision of which would be final.
3. Written requests from adjacent property owners for removal of street trees may be submitted throughout the year, but trees so requested for removal will all be legally noticed and posted as provided by this section at approximately the same time in accordance with the regular annual removal schedule. The director shall evaluate each requested removal and recommend to the tree advisory board removal or whatever other remedial action such as pruning, root pruning, concrete or asphalt repairs should be considered. It shall be determined whether or not such tree is required to be retained in order to preserve the intent and purpose of the street tree management plan, and take into consideration its condition, age, desirability of species (whether or not a conforming tree), location, and the extent of any inconvenience or hardship which the retention of the tree would cause the property owner. If the tree poses no threat to public safety, public or private property (including aboveground or underground utilities) or if removal is not required to allow the construction of public or private improvements, or if the potential or continued damage to curbs, gutters, sidewalks or driveways may be mitigated by pruning, root pruning, irrigation, feeding or other maintenance procedures, the city shall not remove nor permit removal of the tree. Following the noticing and posting period, a public hearing shall be held before the tree advisory board, which shall make a decision on the tree's removal. Its decision may be appealed to the city council, the decision of which shall be final.
4. In the event that the recommended removal of a nonconforming street tree is protested by the adjacent property owner, but the director has determined that preservation of the tree no longer justifies continued public expense for repair of the damage it is causing, the city may enter into an agreement transferring the responsibility for future repairs and maintenance and the costs thereof to the adjacent property owner. In the event of the failure by the adjacent property owner to carry out any of his obligations under such an agreement, it shall become void and cause for removal by the city of the nonconforming tree.
5.
 - a. Considerations. The following considerations shall be taken into account in acting upon a tree removal request made pursuant to this chapter.
 - i. Whether such tree is designated as an historic, specimen or otherwise protected tree;
 - ii. The size of the building site in relation to the size of the proposed or existing improvements;
 - iii. The number and size of other trees which would remain upon the building site after the requested removal;
 - iv. The number and location of adjacent trees on city property and the possibility of maintaining desirable tree density in the area through additional planting on city property;
 - v. Any beneficial effects upon adjacent trees to be expected from the proposed removal;
 - vi. Whether the tree sought to be removed was planted by or with the permission of the applicant at the time such tree was planted.
 - b. Findings. As a prerequisite to granting a tree removal request, the board may impose conditions and shall make one or more of the following findings:
 - i. That the principles of good urban forest management will best be served by the proposed removal;

- ii. That a reasonable and practical development of the property on which the tree is located requires removal of the tree or trees the removal of which is sought;
- iii. That the character of the immediate neighborhood with respect to forestation will not be materially affected by the proposed removal;
- iv. That topography of the building site renders removal desirable;
- v. That regard for the safety of persons or property dictates the removal.

C. Removal of Private Trees or Other Plants.

1. The director may inspect any tree, or other plant on private property in the city to determine whether the same or any portion thereof is in such a condition as to constitute a public nuisance and, in addition, for the purpose of abating or correcting any condition or thing declared to be a public nuisance under this chapter. The director shall have the authority to require property owners to remove or prune any private tree or other plant if it is determined by the director to be seriously interfering with the growth and health of any street tree.
2. The following are declared public nuisances:
 - a. Any private tree or other plant or part thereof growing on private property but overhanging the street or interfering with the use of any street which, in the opinion of the director, endangers the life, health, safety or property of the public, or which unduly interferes with or in any way endangers the usefulness of a public utility;
 - b. The continued existence of any private tree or other plant that is dead, diseased or infested or infected with insects, any other disease organisms or growths which constitute a threat or may be injurious to trees or other plants in the surrounding area;
 - c. Any private tree or other plant which interferes with required minimum sight visibility between a public street and its intersection with another public street as provided for in the street tree management plan;
 - d. Any branches or foliage of private trees which interfere with visibility on, free use of, or access to, any portion of any street improved for vehicular and pedestrian travel, or which interfere with the visibility of any traffic-control device or sign;
 - e. Any private tree or plant which interferes with, impairs or destroys any street improvement, sidewalk, curb, gutter, sewer, street trees or other public improvements;
 - f. Vines or climbing plants growing on private property which encroach on or over any street tree or any public hydrant, pole or electrolier;
 - g. Hedges or dense thorny shrubs and plants growing on private property which encroach onto any public street or public area or part thereof.

(Ord. 508 §§ 15, 16, 1994; Ord. 433 § 2 (part), 1988)

12.28.220 - Appeals to the city council.

Except in the case of an historic, specimen or otherwise protected tree, failure of the tree advisory board to act upon an application within ninety days after it is filed shall be deemed approval thereof. Unless an appeal is filed by the applicant with the city clerk within ten days of the mailing of notice of board action, its action shall be final. An appeal of the action of the board shall be in writing and clearly state the reasons for which a hearing before the city council is requested. The city council may continue the hearing but shall vote within forty-five days of the filing of the appeal or the removal shall be deemed approved. The city council may impose conditions and shall, as a prerequisite to approval, make one or more of the findings set forth in Section 12.28.210C3d. In the absence of a majority vote for approval of a tree removal, the application is denied.

(Ord. 433 § 2 (part), 1988)

12.28.230 - Removal of stumps.

When trees are removed, all stumps, including underground portions to a depth specified by the director in accordance with the street tree management plan, shall be removed below the surface of the ground so that the top of the stump shall not project above the surface of the ground.

(Ord. 433 § 2 (part), 1988)

12.28.240 - Tree removal businesses—Insurance and bond requirements.

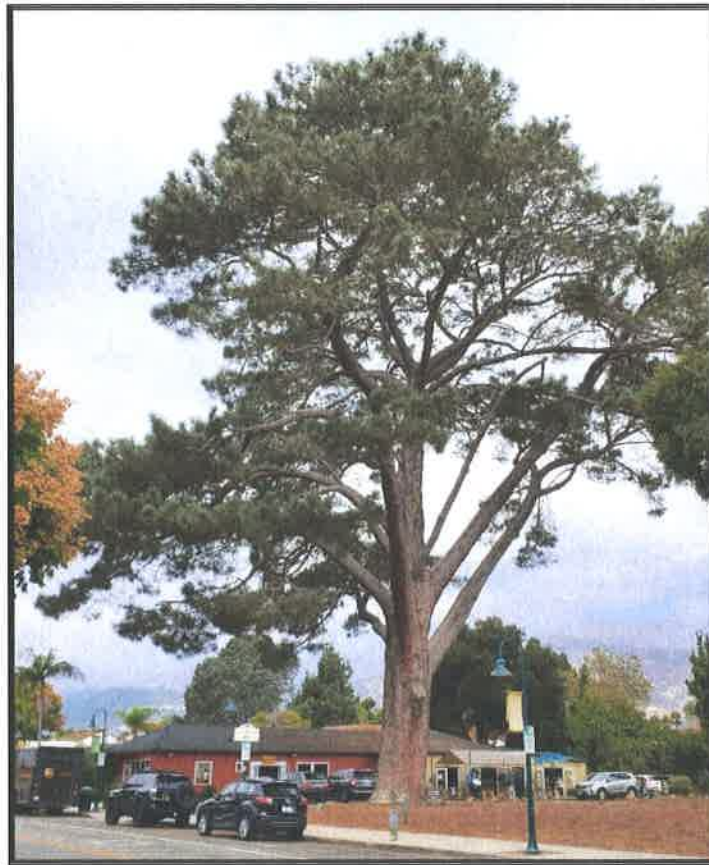
Any person, firm or corporation engaged in the business of removing city trees shall carry public liability and property damage insurance in an amount to be determined by the city council and policies or certificates thereof shall be filed with the city clerk. Where deemed advisable, the director may require the posting of a performance bond pursuant to Chapter 2.17 of this code to guarantee the completion of any job in accordance with adopted city standards, rules and regulations. Pursuant to state law, all tree contracting services must provide evidence of a state contractor's license (either C-27 or C-61 subsection D-49).

(Ord. 508 § 17, 1994; Ord. 433 § 2 (part), 1988)

Section 11

ANSI Pruning Standard

The American National Standards Institute (ANSI) A300 Part 1 pruning standard is the document most relevant and to the regular care of trees in the urban environment. As the standard for the tree care industry is intended to guide work practices for trees, palms, shrubs, and other woody landscape plants. Other Parts of the A300 standard apply to various aspects of tree care are used in specific situations such as risk assessment, soil management, fertilization, supplemental support systems, etc. All A300 Parts are applicable to tree care within the City of Carpinteria and their current published versions should be referenced when making management decisions and writing work specifications.



Section 12

Tree Inspection and Maintenance Manual

The California Joint Powers Insurance Authority (CJPIA) issued a revised tree inspection and maintenance policy in 2018. The reference policy is meant as a resource for agencies in the development and implementation of risk management policies, programs, and procedures. As such, it was used to create this specific, custom manual for unique conditions within the City's jurisdiction. The provisions in "Tree Inspection and Maintenance Policy" latest revision, supplement, and errata thereto, written and promulgated by CJPIA, and additions and amendments by the City of Carpinteria shall inform the City of Carpinteria manual to provide for the care and protection of trees to promote the health, safety, welfare, and quality of life for all residents, business owners and visitors. This manual can be updated as needed and determined by the City of Carpinteria.

PURPOSE

This manual establishes guidelines and procedures needed to provide for the care and protection of trees to promote the health, safety, welfare, and quality of life for all City residents, business owners and visitors. The City acknowledges that trees provide environmental, aesthetic, social and economic benefits. Specifically, trees increase property values, provide aesthetic value, provide shade and cooling, reduce energy costs, decrease wind velocities, provide erosion control, conserve energy, reduce stormwater runoff, and act as filters for airborne pollutants, reduce noise, provide privacy, provide wildlife habitat and food, sequester carbon, and release oxygen.

This manual allows the City to implement ISA Best Management Practices as reflected by professional tree care industry standards for the planting, maintenance, removal, protection, pruning, and preservation of trees on City owned or controlled property, as well as to enforce the provisions of the City code. By assuring the preservation and protection of the urban forest through regulations and standards of care, our natural resources will continue to enhance the landscape, streets, and parks, while helping to improve the City. Following this manual will ensure that the urban forest is being utilized to meet Citywide goals.

The City realizes that sustaining the urban canopy, creating visually aesthetic landscaping, and maintaining and encouraging a diversity of trees, both in terms of age and species, will increase the value of our urban forest, making it an even greater asset to the City. The City understands that this is a living document. This manual is to be used, revised, and enhanced to meet City goals.

PART 1 DEFINITIONS

For the purposes of this policy, the following definitions shall apply:

- A. **Arborist:** the person designated as such by the City who has demonstrated knowledge and competency, ideally through the obtainment of the current International Society of Arboriculture (ISA) arborist certification. This can be either a City employee or a contractor. ISA Municipal Specialist is a desirable credential requiring qualified individuals have a minimum of three years full time municipal related experience. These credential holders assist agencies in the operations of managing trees in a municipal sector. ISA Utility Specialist is another highly desirable certification requiring individuals to have a minimum of three years full time experience managing trees adjacent to utilities. This credential is important in the managing of municipal trees near powerlines or other utilities. The ISA Board Certified Master Arborists is the highest level of certification offered by the International Society of Arboriculture and could additionally be considered useful in assisting municipalities with all operational facets of managing trees.
- B. **Community forestry:** a branch of forestry whereby the local community plays a significant role in forest management and land use decision making, typically in urban forests.
- C. **Compaction:** compression of the soil structure or texture by any means that creates an upper layer that is impermeable.
- D. **Director:** the director of public works or other department head as assigned by the public agency or the director's designee, unless otherwise specified in this standard.
- E. **Disturbance:** all the various activities from construction or development that may damage trees.
- F. **Dripline area:** the suggested minimum area within "X" distance from the trunk of a tree in a typical location, measured from the perimeter of the trunk of the tree at 54 inches above natural grade, where "X" equals a distance ten times the diameter of the trunk at 54 inches above natural grade, or the distance to the outermost edge of the tree canopy, whichever is the lesser distance.
- G. **Excessive pruning:** removing more than 25 percent or greater of the functioning leaves and stems in a single pruning. Excessive pruning may include the cutting of any root two inches or greater in diameter. Exceptions are when clearance from overhead utilities or public improvements is required, or to abate a hazardous condition or a public nuisance.
- H. **Hazard:** situation or condition that is likely to lead to a damage, injury, or disruption of activities; a likely source of harm. The City shall correct hazards in a timely manner. If provisions

for hazard mitigation cannot occur immediately, public protection measures should be taken, such as providing warning or notice.

I. Inspection: a visual, organized, and systematic examination of an individual tree or population of trees. In this manual, pre-prune observations, inventory updates, and maintenance recommendations will be considered inspections. An inspection can recommend that a risk assessment be performed.

J. Injury: a wound resulting from any activity, including but not limited to excessive pruning, cutting, trenching, excavating, altering the grade, paving or compaction. Injury shall include bruising, scarring, tearing, or breaking of roots, bark, trunk, branches or foliage, herbicide or poisoning, or any other action leading to the death or permanent damage to tree health.

K. Pest control advisor: a person licensed by the California Department of Pesticide Regulation capable of writing legal prescriptions for specific pesticides.

L. Pest control applicator: a person licensed by the California Department of Pesticide Regulation who performs the application and treatment of pesticides.

M. Public nuisance: an act, condition, or a thing that is offensive to the community or that violates the rights of persons or the community, as determined by the City tree protection ordinance and/or other applicable ordinances.

N. Public tree: any tree growing within public property, easements, or the street right-of-way outside of private property.

O. Removal: complete tree removal, such as cutting to the ground or extraction of the tree.

P. Risk assessment: an assessment done by an ISA certified person holding a Tree Risk Assessment Qualification to provide the City with a risk rating and mitigation option.

Q. Target: includes people, vehicles, structures, or anything subject to damage by a tree.

R. Topping: the undesirable practice of cutting back large-diameter branches between nodes or truncating the main stem.

PART 2 TREE INSPECTIONS / TREE INVENTORY

A. Inspection Objectives

Inspection of city trees shall identify visually obvious problems such as hazards. A recommendation may be given for a risk assessment if no immediate risk is identified. A visual, pre-pruning operation inspection should be performed by an arborist or qualified professional. The pre-pruning inspection will include:

- general condition/branch architecture/health,
- identification of the type of branches to reduce or remove (e.g., dead, overextended, interfering, needing clearance) and location (e.g., over house, under wires),
- number of branches to be removed or reduced (number, diameter, or percentage),
- type of cuts to use (branch removal, reduction, heading, or shearing),
- signs of wildlife nesting, and
- worker safety concerns (e.g., root collar buried, powerlines, bees, tree defects).

The inspection interval should be no greater than five years as part of a routine trimming program or inventory updates. Additionally, supplemental inspections and Limited Visual Assessment (level 1) risk assessments should be done in between trim cycles to track potential tree failures. These can include major arterials, or other highly traveled locations and/or parks. Pruning work history data shall be tracked and monitored within a tree inventory management program that allows for documented work history to be recorded and accessible. This should include all publicly maintained trees, as determined by the City. The designated City staff should frequently review the inventory for potential high-risk trees and should assign trees to have risk assessments done with written documentation.

Those performing tree inspections must adhere to current industry standards, to ensure they are being done on a consistent and regular manner. American National Standards Institute (ANSI) A300 standards and ISA Best Management Practices guide contractors and City staff in tree evaluations with procedures and specifications.

B. Tree Inspections

Inspected tree parts or attributes should include, but are not limited to:

1. Lean/root problems: for example, leaning trees with roots heaving out of the ground.
2. Codominant or multiple trunks: competing stems that grow bark between a tight crotch union can be weakened areas prone to failure.
3. Trunk cavities, cankers, mushrooms, and decay: these are indicators of potential internal decay of a tree and, if discovered, may require further investigation and mitigation.
4. Cracks in trunks and branches: these can be indicators of future failures and, if discovered, may require further investigation and mitigation.

5. Weakly attached scaffold limbs and branches: a branch that developed as a reactionary shoot can be predisposed to failure and, if discovered, may require further investigation and mitigation.
6. Hanging or broken branches (hangers): branches that are detached from where they were grown and are hanging and could fall, impacting targets below. Broken branch stubs should be pruned off properly unless preserved for wildlife habitat reasons.
7. Dead branches (deadwood): branches within a canopy of a tree that no longer produce foliage and have begun to lose bark.
8. Pests and other diseases: identified pests that can cause tree failures such as boring, leaf chewing and leaf sucking insects or pathogenic fungus.

While most tree inspections can be conducted from the ground, there are times when an aerial inspection is necessary. These inspections can be completed as part of the routine tree pruning program. The routine tree pruning program inspections do not assign a time frame to tree hazards, they simply point out a tree condition that requires further inspection. The goals of the tree inspection/tree inventory program include:

1. Documenting tree structure and condition and recording dates in the City-approved method.
2. Identifying vacant sites suitable for trees to be planted.
3. Maintaining trees proactively, instead of reactively as budget allows.
4. Identifying the dollar value of each tree and total urban forest utilizing the Trunk Formula Method in accordance with the current Guide for Plant Appraisal.
5. Documenting work history records.
6. Scheduling tree maintenance work.
7. Improving tree structure and health through scheduled tree maintenance.
8. Reducing tree loss and liability.
9. Demonstrating due diligence via work history.
10. Identifying trees that can be salvaged or corrected with proper pruning.

C. Trees Requiring Further Inspection

If an inspection identifies a possible risk, the City shall conduct further evaluation of the tree with the objective to mitigate risk. The City shall consider performing an evaluation first, rather than directly deciding to remove a tree. A risk assessment will be the main method of further evaluation utilized. In terms of ISA Best Management Practices, a risk assessment will be considered a Limited Visual Assessment for large populations of trees (level 1), a Basic Assessment (level 2), or an Advanced Assessment (level 3). A risk assessment is typically done for high value trees, or at any time to identify, analyze, and evaluate tree risk. If the City identifies a tree that meets a criterion for removal, the tree may be removed as a form of mitigation.

A risk assessment differentiates from an inspection for reasons that include:

1. The use of tools to measure potential defects.
2. Considers target zones, site history, conditions, potential load, and species failure profile.
3. Develops a report to determine the likelihood and consequences of failure, provides mitigation options, and provides recommendations for a re-inspection cycle or further evaluation.

After a risk assessment is completed, the City will conduct a recommended mitigation measure within three weeks of receiving the risk assessment report, pending available resources.

PART 3 ROUTINE TREE MAINTENANCE

These guidelines establish principles of care and maintenance for the City's public trees, and are set forth for pruning, planting, watering, soil and nutrient requirements, insect, disease, and fruit control.

A. Restricted Acts to be Avoided without Arborist Approval

Restricted maintenance practices for public trees include:

1. Excessive pruning, except for clearance pruning of utility lines, traffic or abating a public nuisance.
2. Topping.
3. Other action that could lead to the death of a tree or could permanently damage its health, including but not limited to cutting, poisoning, over-watering, unauthorized relocation or transportation of a tree, or trenching, excavating, altering the grade, or paving within the dripline area of a tree.

B. Standards for Pruning Public Trees

All work on public trees shall be in accordance with the current edition of the following industry standards: ANSI A300 and ANSI Z133.

C. Recommended Pruning Methods for Trees

There are seven types of pruning that may be appropriate for trees. They are:

1. Structural pruning: a type of tree pruning for young trees that establishes a strong central leader and develops subordinate branches. Structural pruning helps to alleviate future failures.
2. Crown cleaning: the selective removal of dead, diseased, detached, and broken branches. No live foliage is to be pruned during crown cleaning, and this is the preferred pruning type for mature trees.

3. Crown thinning: the selective removal of small live branches to reduce crown density. No more than 25% of live foliage should be removed in a growing season.
4. Crown raising: the selective removal of branches to provide vertical clearance.
5. Crown restoration: the selective removal of branches, sprouts and stubs from trees that have been topped.
6. Crown reduction: the selective removal of branches and stems to decrease the height and/or spread of a tree.
7. Utility pruning: the selective removal of branches and stems to reduce growth away from utility lines.

The ANSI A300 (Part 1) Pruning, and the ISA Best Management Practices should define the pruning method applied as a part of the routine trimming program.

Pruning may be done outside of the routine trimming program if pruning will result in at least one of the following criteria:

1. Pruning will result in tree risk mitigation.
2. Pruning will result in improved tree structure.
3. Pruning will establish a dominant leader in a young tree.
4. Pruning will provide clearance for new or existing infrastructure.

Climbing and pruning practices shall not injure the tree except for the pruning cuts.

It is best to clearly identify a pruning objective and then select the pruning type most suitable to achieve that objective. For example, if the objective is roadway clearance, crown raising would be the selected type of pruning.

D. Tree Care for Birds and Other Wildlife

There are many federal and state laws pertinent to wildlife and the tree care and landscape industry in California. Of note is the Migratory Bird Treaty Act. The City should make sure that tree care workers are qualified with proper training on inspecting for birds and other wildlife during tree care operations. The Tree Care for Birds and Other Wildlife Best Management Practices in California should be a guiding document for managing wildlife habitat as it pertains to trees. City staff working in trees and any City tree contractor shall consider the Project Preparation Procedure in this BMP to determine the best plan of action to eliminate harm done to wildlife in trees.

E. Plant Health Care Plan and Integrated Pest Management

The City should follow the plant health care program outlined below to meet the goals of how to manage the health, structure and appearance of plants and trees in the landscape. This strategy is a method of controlling plant pests by combining biological, culture, mechanical, physical, and/or chemical management strategies.

Regarding the methodology and protocol for IPM, the City considers these items as standards to follow:

1. The accurate identification of pests will result in the appropriate control methods to use in conjunction with correct action thresholds. Proper identification of pests reduces the possibility that control methods will be implemented when they are not necessary.
2. Monitoring methods by each site will be used at regular intervals and data will be systemically recorded. City staff will coordinate and utilize standardized pest mapping protocols.
3. Before taking any pest control action, an acceptable threshold level of treatment for each target pest and site will be established. Threshold levels for common pests are at levels which environmental conditions indicate that pest control action may be taken. The threshold level is critical to guide future pest control decisions. In some instances, treatment should be required by federal or state law.
4. Upon determining that treatment is necessary, the following criteria should be used to help select the appropriate IPM strategy:
 - a. Least disruptive of natural controls
 - b. Least hazardous to human health
 - c. Least toxic to non-target organisms
 - d. Cost effective in the short and long-term.
5. In accordance with the City IPM plan, as it relates to tree care, each city department shall make its own determination about appropriate and effective treatments, based on site-specific requirements. Commitment to the most environmentally sound approach is expected, with non-chemical methods considered first. Prevention, cultural control, mechanical control, biological control, and chemical control are the techniques used in IPM. In general, a combination of treatments is more effective than a single approach. City departments are encouraged to seek out and experiment with innovative IPM treatments (and combinations of treatments) and share this information.

If action against pests is warranted, always consider treatments as part of an overall plant health care program. The pest source shall be identified and targeted with a specific and timely treatment. All prescriptions for pesticides are to be issued by a Pest Control Advisor (PCA) per the Department of Pesticide Regulations. Additionally, applicators must be licensed or certified to apply. If it appears that insects or disease may lead to the death of a public tree, then it is the responsibility of the City to evaluate the condition according to the following guidelines and treat the problem in a timely fashion to prevent further decline of the tree.

1. For treatment of insects, the pest control advisor shall be consulted. Nontoxic materials shall be used whenever feasible. All chemicals must conform to the California Department of Pesticide Regulations.
2. For disease and decay that erodes the health or weakens the structure, further analysis by an arborist may be required to evaluate the stability.
3. Diseases below ground are often caused by poor landscape design surrounding old trees, which encourages harmful and often lethal ailments. The following conditions favor disease:
 - a. Compacting of the soil within the tree's dripline.
 - b. Removing soil from the tree root area.
 - c. Watering on or near the tree trunk area.
 - d. Planting incompatible plants within the tree's dripline.
4. Combined with poorly drained soil, these factors in 3. a.-d. above, often activate normally dormant fungi to become opportunistic and infect the tree, which can lead to the decline and eventual death of the tree. This decline can be slow and may not be evident for many years. Continued monitoring of tree health is required if the tree is to be retained.
5. When planning landscaping around a public tree, an evaluation of the tree and soil must be performed to determine if there is a disease present. If the tree is diseased and it is reasonable to expect that landscaping will contribute to decline, permanent damage or render it hazardous, it is the obligation of the City to take reasonable measures to reduce or eliminate the conditions that may cause the decline of the public tree.
6. All fertilizers shall only be applied if specified by an arborist as part of a plant health care program. Fertilizing may be specified for trees that will be impacted by an upcoming disturbance, grade change, or a modified environment. Fertilizing in these instances may aid the tree to overcome the stress caused by disturbance. The arborist shall determine specifications for fertilizing trees on a case-by-case basis.

F. Watering Schedule

1. Newly installed trees, including drought tolerant species, are dependent upon supplemental irrigation until established, typically for two years. If a tree is native to areas of higher rainfall, then the tree will require supplemental water throughout its life cycle, unless the tree finds a subterranean water source. Periods of extreme heat, wind or drought may require more water than recommended in these specifications.
2. The City will ensure that all trees planted will have a reliable source of water prior to being planted. During the establishment period, new trees shall be watered thoroughly. Local weather and environmental factors should be taken into consideration when considering a watering plan. If reclaimed water is to be used, the City shall verify that the species of trees to be irrigated has an elevated tolerance of salts.

3. Most mature public trees in the City are established in areas without formal watering systems. These trees shall only receive manual irrigation when it is determined necessary by the City to restore the health of the tree. In this case, the City shall also determine the watering specifications.
4. Trees planted in association with the construction of public improvements (medians, parkways, sidewalk tree wells, etc.) shall be watered by automated irrigation systems. The City shall determine the type of automatic irrigation system used. Trees planted in public areas where no irrigation system exists shall be hand watered until established. After that, a watering schedule determined by the City shall be in effect until deemed no longer necessary.

G. Fruit Control

While many trees produce flowers or fruit, some trees can be considered a nuisance if the use area is not compatible with the debris generated by the tree. Always consider fruit control treatments as part of an overall plant health care program. For example, the dropping fruit of the European olive (*Olea europaea*), American sweetgum (*Liquidambar styraciflua*), or acorn drip of a holly oak (*Quercus ilex*) may be a safety hazard if it is in the proximity of an ADA accessible ramp or other pedestrian area. In such cases, control measures are warranted and may be prescribed by a pest control advisor and administered by the pest control applicator to ensure successful application of treatment materials.

PART 4 PROTECTION OF TREES DURING CONSTRUCTION

A. Tree Protection Objectives

The objective of this section is to reduce the negative effects of construction on trees to a less than significant level. Tree protection should begin before construction starts. Successful tree preservation occurs when designers, construction personnel, and project managers are committed to tree preservation. All members of the project team must be familiar with the rudimentary aspects of tree growth and development to understand the relationship between tree survival and construction practices. Utilization of an arborist will ensure everyone is understanding of the needs regarding trees.

Not all trees are able to be preserved. Trees that are structurally unstable, dead, in poor health, or unable to survive the effects of construction become a liability to the project and may have to be removed.

B. Site Plan

For all projects, site plans must indicate accurately plotted trunk locations and the Tree Protection Zone (TPZ) of all trees or group of trees to be preserved within the development area.

Tree Protection Zone

During the design phase of the project the Certified Arborist and the Project Manager will work together on developing the TPZ for each tree impacted by the project. If an unresolved disagreement arises between the Certified Arborist and the Project Manager on the size of a TPZ for a tree, the dispute shall be brought to the Director of Public Works, who will render a final decision on the size of the TPZ.

Each tree to be retained shall have a designated TPZ identifying the area sufficiently large enough to protect it and its roots. The TPZ shall be shown on all Site Plans including, Demolition, Grading, Irrigation, Electrical, Landscape, etc. Improvements or activities such as paving, utility and irrigation Trenching including other ancillary activities shall occur outside the TPZ, unless otherwise specified.

Activities prohibited within the Tree Protection Zone include:

1. Parking vehicles or equipment, storage of building materials, refuse, or excavated soils, or dumping poisonous material on or around trees and roots. Poisonous materials include, but are not limited to paint, petroleum products, concrete, stucco mix, dirty water or any material that may be harmful to tree health.
2. The use of tree trunks as a backstop, winch support, anchorage, as a temporary power pole, signpost, or other similar function.
3. Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches, or other miscellaneous excavations without prior approval of the Certified Arborist.
4. Soil disturbance or grade change.
5. Drainage changes.

Verification of Tree Protection

The project contractor shall verify in writing that all pre-construction tree preservation conditions have been met. Examples include:

1. Tree fencing installed.
2. Erosion control secured.
3. Tree pruning completed.
4. Soil Compaction preventive measures installed.
5. Tree maintenance schedule established, and the responsible party designated.
6. Tree Protection Zone (TPZ).

These items are verified by the Public Works and/ or other departments during plan check.

C. Activities During Construction and Demolition Near Trees

Soil disturbance or other damaging activities within the TPZ is prohibited unless approved by the Certified Arborist and mitigation for specific injuries is implemented. No encroachment within 5 feet of a trunk will be permitted under any circumstances.

Trenching, Excavation and Equipment Use

Trenching, excavation or boring within the TPZ shall be limited to activities approved by the Certified Arborist or the Director. Explore alternatives for trenching outside the root zone. Avoid exposing roots during hot, dry weather. Backfill trenches as soon as possible with soil and soak with water the same day. Small roots can die in 10 to 15 minutes and large roots may not survive an hour of exposure. If the trench must be left open all roots must be kept moist by wrapping them in peat moss and burlap.

If *Trenching* is unavoidable, the following distances should be maintained:

TRUNK DIAMETER (measured at 4.5 feet above natural grade)	DISTANCE FROM OF THE TRUNK ON BOTH SIDES
Up to 9 inches	5 feet
10-14 inches	10 feet
15-19 inches	12 feet
over 19 inches	15 feet

Alternative Methods for Hardscape to Prevent Root Cutting

The following remedies should be considered as an alternative to severing tree roots:

1. Grinding a raised walkway or concrete pad.
2. Ramping the walkway surface over the roots or lifted slab with pliable paving.
3. Re-routing the walkway around tree roots.
4. Permeable paving materials (e.g., decomposed granite), interlocking pavers, or flagstone walkways on sand foundations.
5. Root bridging.

D. Tree Maintenance During Construction

Providing adequate maintenance can mitigate stressful changes that occur to a tree's environment during construction. To remain vigorous, the tree needs to maintain stored carbohydrates and preserve the effectiveness of its growth regulators. It is recommended that large projects provide irrigation as follows:

Providing supplemental irrigation for trees under water stress may be the single most important treatment. Irrigation should be designed to wet the soil within the TPZ to the depth of the root zone and to replace that water once it is depleted. Light, frequent irrigation should

be avoided. Create a six-inch berm around trees at the edge of the TPZ and fill with no more than six inches of mulch. Fill the basin with water. Irrigation should wet the top two to three feet of soil to replicate similar volumes and normal seasonal distribution.

PART 5 TREE REMOVAL

A. Tree Removal Objectives

Public trees are considered an important asset of the City. As such, it is the policy of the City to preserve trees whenever possible. There are certain conditions in which a tree must be removed, such as when it is considered an emergency. This includes trees identified as an imminent risk of failure and/or trees that exceed the threshold of risk. Other conditions require the review and approval of the arborist.

B. Removal Criteria

Refer to the Municipal Code, 12.28.210 - Removal of trees.

C. Tree Evaluation for Removal

If an inspection does not provide adequate justification for removal, a risk assessment can be conducted to determine the risk rating. It is the responsibility of the City to mitigate or abate any known risk condition of a tree that may be of questionable structure or deemed as hazardous. The City shall be responsible for conducting or contracting risk assessments of public trees that are identified during an inspection. The City will use the following criteria:

1. If a tree possesses a structural defect that may cause the tree or part of the tree to fall, and the condition is determined to be imminent, the tree is considered hazardous. Mitigation pruning or removal should be considered to reduce the level of risk.
2. If the hazardous condition cannot be mitigated or reduced to a less than significant level, then the tree shall be authorized by the City to be removed to abate the condition. A less than significant level would be considered low according to the ISA risk assessment metric.

Advanced assessment methods can include an evaluation of structural defects utilizing current methods of internal decay inspection available as recommended in a Basic Assessment (Level 2) and Advanced Assessment (Level 3); soil/slope and/or creek bank stability; individual species' susceptibility to failure; pruning; history; decay weaknesses and any other compromising or pertinent factors considered. This is an option that may be considered for high value trees. Evaluation of targets shall consider structures or activities under or around the tree (e.g., building, parking, pedestrian, recreational, utility lines, hardscape, etc.). Occupancy shall consider frequency of use, and whether the target will be present when failure occurs. Consideration shall be given to whether the target can reasonably be removed or isolated to mitigate the hazard.

PART 6 REPLACEMENT AND PLANTING OF TREES

The City shall consider the Street Tree Palette as the primary document to determine tree planting plans. All tree planting shall consider city goals, existing hardscape, species diversity, planting space criteria, and drought tolerance.

A. Tree Planting Specifications

The following specifications pertain to all trees that are to be planted within the public right-of-way or on publicly owned property:

1. New or replacement trees should be selected from the Street Tree Palette for recommended species.
2. The minimum size planting area for the tree species will be dictated by the Street Tree Palette.
3. The Planting Cue Card from International Society of Arboriculture can guide the way planting is performed by City staff and contractors.
4. The City shall maintain the authority to approve and utilize tree species that deviate from the Street Tree Master Plan, when reasonable justification exists, for City owned projects, private developments, street medians, parks, and grant funded tree plantings.

B. Planting Stock and Materials

1. Quality
 - a. Trees shall be sound, healthy, vigorous, and free of plant disease and insect pests and their eggs.
 - b. To the extent feasible, container stock shall be grown for at least eight months in containers and shall not be root bound or have girdling roots.
 - c. Trees shall not have been topped.
 - d. Nursery stakes shall be removed when tree is installed in the ground.

2. Miscellaneous Materials

When deemed necessary by the City, the following materials shall be used:

- a. Support stakes shall be treated or untreated two-inch diameter lodgepole pine without the use of cross braces.
- b. Tree ties shall be used and installed in a figure eight fashion to support the tree to the stakes at the bending point of the trunk.
- c. Screened untreated mulch shall be used that are one-half to one inch in size and spread to a two-inch depth out to the edge of the root ball. The mulch shall be kept at least six inches away from the trunk and shall be applied to each tree at two times the diameter of the tree root ball.
- d. Where appropriate for use along public sidewalks, 12-inch linear root barrier shall be used and shall be ten feet in length and placed on center with the tree and on the sidewalk or curbside only. Root barrier boxes or barrier circles that

encircle the tree are not approved. Species selection should be suitable to minimize infrastructure conflicts.

- e. Where sidewalk and parkway width are less than eight feet and new trees will be installed, tree well designs should consider reduction of trip hazards as approved by the arborist.
- f. Stem guard devices are recommended for new trees in turf areas to help reduce damage to lower trunks by weed trimmers.

C. Planting Site Preparation

All debris, wood chips, pavement, concrete, and rocks over two inches in diameter shall be removed from the planting pit to a depth dictated by the root ball size of the tree being installed, unless approved otherwise by the arborist.

D. Planting in Difficult Soil Conditions

- 1. Trees planted in turf areas shall have a ring of mulch. The turf shall be maintained a minimum of one foot from the new tree stem, with mulch placed on top of the root ball. The mulch shall be six inches away from and not touching the tree stem.
- 2. Occasionally, tree planting must occur in poor or difficult soil where standard planting techniques will result in poor-to-average performance or mortality. In this case, alternative or specified soils, such as engineered, amended, or structural urban tree soil mix, including written specifications and physical samples, shall be submitted for approval by the arborist.

PART 7 GREEN WASTE RECYCLING PROGRAM

Urban tree waste shall be used for its greatest environmental benefit. This shall be done by reducing the amount of wood being sent to landfills, resulting in reduced greenhouse gas emissions. Co-environmental benefits include sourcing local raw materials, supporting a local workforce, and creating greater community value products.

A. Tree Pruning and Removal Biomass Utilization Plan

- 1. Any trees that are removed for reasons such as failure, disease, decline, or other reasons stated within the City's management plan are subject to be repurposed for their highest use. This includes, but is not limited to, being milled into lumber, left in public spaces as natural architecture, wildlife habitat, crafted into usable products such as benches, picnic tables, new construction elements and/or other wood projects.
- 2. The selection criteria for urban wood shall be made at the discretion of the City or other designated city representative using current industry standards.
 - a. The City shall consider possible urban wood utilization for trees that are removed.
 - b. The City shall coordinate the proper removal and transportation of eligible logs when feasible.
- 3. Should wood not be eligible for repurposing into product, trees may be processed into

mulch or converted into other biomass products for use in the community. The City shall identify local sources to utilize green waste.

4. Mulching is one of the most effective ways to improve soil quality and tree health. Organic mulches moderate soil temperatures, reduce water use, stimulate soil microbial activity, and improve soil structure over time. Green waste from tree care operations should be recycled back into the community as much as possible by way of allowing public access to free source wood chips from arborist operations, in addition to City staff utilizing chips to mulch in parks and facilities, for the following beneficial uses:
 - a. Prevent soil compaction
 - b. Prevent erosion
 - c. Limit evaporation
 - d. Deter pests
 - e. Control weeds
 - f. Promote soil aggregation
 - g. Increase soil organic matter
 - e. Increase soil nutrients.
5. Mulching with green waste should be considered a long-term method to treat moderately compacted soil within the root zones of trees and woody plants. Fresh or partially composted coarse (greater than ¾" average wood particle size) wood-chip mulch from trees should be preferred when the objective is to improve soil structure.
6. The ignitability of mulch should be considered when placing it in the landscape, and mulch should not be placed against tree trunks. Green waste from tree care operations should be applied and maintained at a depth of 2-4 inches and applied over as much to the root zone as practical. Seasonal refreshing or reapplication of mulch is encouraged when practical.

B. Suitable Replacement Species Plan

1. Future policy related to tree planting should consider end of life use as a characteristic in addition to characteristics such as height, drought tolerance, and native range. The Street Tree Palette considers end of life use. End of life use should be determined by local demand of a given species. An "Urban Wood Species List" may be developed to promote planting of species with high end of life use.

SECTION 8 REFERENCES

ANSI A300: Standards for Tree Care Operations

ANSI Z133: Safety Requirements for Arboricultural Operations

ANSI Z60.1: Nursery Stock Standard

Guide for Plant Appraisal, Current Edition

ISA Tree Risk Assessment BMP

ISA Tree Pruning BMP

California JPIA Tree Inspection and Maintenance Policy

Tree Care for Birds and Other Wildlife BMP

<https://www.urban-forestry.com/City-trees-roundtables>

<http://www.isa-arbor.com/education/onlineresources/cadplanningspecifications.aspx>

<http://www.ansi.org>

<https://www.arborday.org/programs/treeCityusa/>

ATTACHMENT B

Special Conditions Streets Management Plan

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City of Carpinteria

Special Conditions Street Tree Management Plan



TABLE OF CONTENTS

EXECUTIVE SUMMARY	PAGE 2
SECTION 1 – INTRODUCTION	PAGE 3
❖ OBJECTIVE AND GOALS	
❖ PROTOCOL	
SECTION 2 – SPECIES PALETTE	PAGE 5
SECTION 3 – STREET TREE PLANTING PLAN	PAGE 8
SECTION 4 – ROOT MANAGEMENT	PAGE 11
❖ TREE-BASED STRATEGIES	
❖ INFRASTRUCTURE-BASED STRATEGIES	
❖ SOIL-BASED STRATEGIES	
❖ MANAGING TREES DURING CONSTRUCTION	

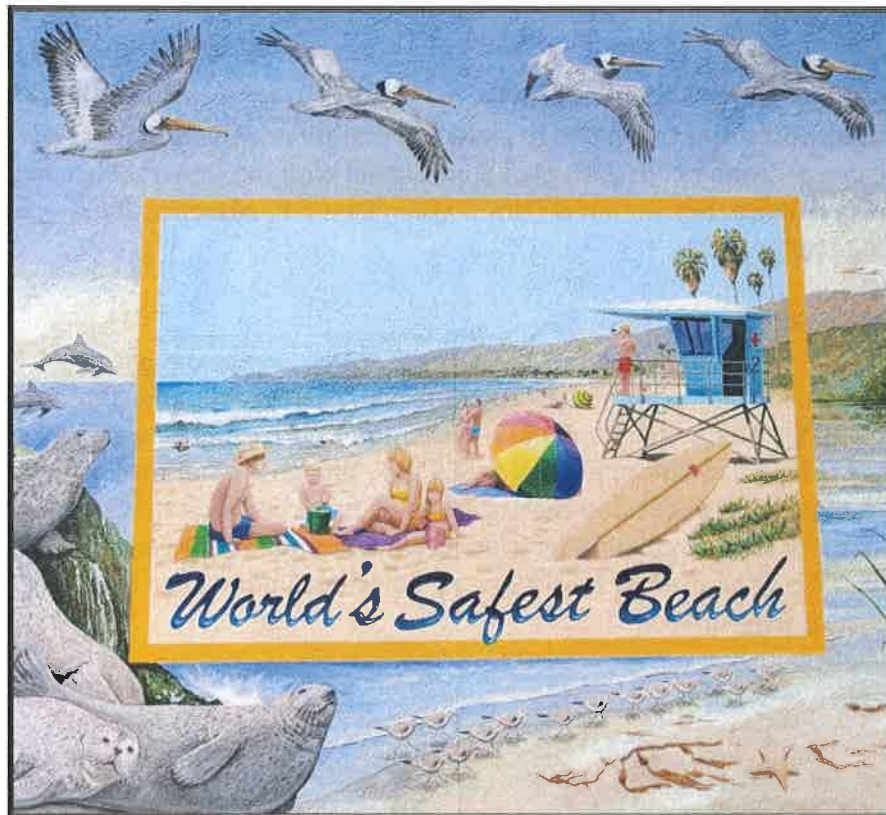


Executive Summary

In March 2020, the City of Carpinteria (City) requested a proposal from West Coast Arborists, Inc. (WCA) to update the Street Tree Management Plan (STMP) that had served as the guiding urban forestry document since WCA completed that plan in January 2010. WCA began working on this updated STMP in the summer of 2020.

The work plan item was to update the STMP by including the elements of the Tree Inspection and Maintenance Policy template by the California Joint Powers Insurance Authority. As part of updating the ten-year-old document, the City requested that the Special Conditions section of the old document be removed and made into its own separate document. These newly updated documents are a result of the collaboration between the Carpinteria community, City, and WCA.

The previous STMP of 2010 included text for special condition areas of the city. In this update of the STMP, the City requested that the special conditions streets have their own document for policy and tree maintenance decisions due to the nature of the streets, the size and condition of the trees, and the City infrastructure around them.





Section 1

Introduction

The Special Conditions Street Tree Management Plan (SCSTMP) has a stated purpose of providing guidance on maintenance decisions for the specified streets and species of trees.

Street	Tree Species
Arbol Verde Street	Shamel Ash
Calle Rey Mar	Shamel Ash
Camino Trillado	Shamel Ash
Carpinteria Avenue	Stone Pine
Dariesa Street	Carrot Wood
La Manida Street	Shamel Ash
Linden Avenue	Tipus
Ogan Road	Carrot Wood
Seventh Street	Stone Pine

Objective and Goals

The objectives of the SCSTMP are to effectively manage street trees, to reduce the exposure of liability associated with street trees, and to allow collaboration with neighborhoods to addresses tree preservation needs. This plan is consistent with the General Plan and Local Coastal Plan's Open Space, Recreation & Conservation Element, as well as the Carpinteria Municipal Code Chapter 12.28.

As a guiding document:

1. The SCSTMP is to be a separate document from the STMP, but an extension of it. The STMP planting details, community outreach, municipal ordinance section, and the City tree inspection policy also apply to this SCSTMP, though are not formally copied herein.
2. Staff are to perform public outreach by allowing the Tree Advisory Board (TAB) review and comment, taking into consideration its recommendations as a board.
3. The SCSTMP is to be used by the TAB as a guiding document when providing tree maintenance suggestions.



The goals from the 2010 Plan are applicable as well:

1. Practice uniform streetscape planting and maintenance. All applicable American National Standards for Tree Care Operations apply, including the (Part 8) Root Management standard.
2. Promote a good quality of life and a healthy urban forest through diversification of tree species.
3. Ensure each valid vacant site in the City is planted with an approved tree.
4. A replacement tree species list (palette) is referenced for planning purposes.
5. The tree inventory will serve as the main source of information on recommended tree maintenance.

Protocol

These streets have mature trees which require particular attention due to such factors as hardscape and utility conflicts, setbacks, and road width. The City wishes to grow the urban forest canopy through well-maintained street trees that have been thoroughly inspected and assessed by certified personnel. By following the protocol below the City may provide consistent services in these special condition areas.

- The City will post or send neighborhood notices fifteen days prior to notify residents of community discussion to be held regarding tree maintenance strategy based on findings from competent, International Society of Arboriculture (ISA) certified professionals.
- The City will conduct a neighborhood/community meeting regarding the street tree recommendations based on feedback received.
- Following the neighborhood meeting the TAB will meet to provide recommendations for tree concerns.
- The TAB will present recommendations to Staff for City Council consideration and approval.
- Once staff has received approval, refer to the following sections for specific guidance on choosing species, developing a planting plan, best management practices, and continued maintenance.
- The concepts and practices described in this Plan are applicable to non-special conditions streets as well.



Section 3

Special Conditions Species Palette

The City special conditions species palette is composed of trees that are selected for four sizes of parkway or right-of way-settings. For the purposes of this Special Conditions Street Tree Management Plan, parkway may be defined as growing space, the minimum dimension of available planting space at an address. Parkway may take the form of the space between curb and sidewalk, the cut or formed tree wells, or the space behind monolithic curbs and sidewalks.

The 2'+ parkway setting consists of eleven species of trees, three which are deciduous, and all that are slower growing and generally smaller than others at maturity. The 3'+ parkways category has fifteen trees that vary from fully or partly deciduous to evergreen. The 5'+ and 8'+ parkway sizes host the most species in the palette with twenty-five and eight species, respectively.

Most of the species in the palette are commonly grown in the nursery trade and are generally available for immediate purchase and planting. In a few cases the trees are not readily available and may require pre-planning to be contract grown, but they would work well in this climate and in that growing space.

This Special Conditions palette is the same as the Street Tree Management Plan palette. Please refer to that Plan for pages with images of these trees.



Parkway	Botanical Name	Common Name	Height in Ft.	Spread in Ft.	Type
2'+	<i>Arbutus 'Marina'</i>	Marina Strawberry Tree	40	40	Evergreen
2'+	<i>Callistemon citrinus</i>	Lemon Bottlebrush	25	20	Evergreen
2'+	<i>Cercis canadensis 'Forest Pansy'</i>	Forest Pansy Redbud	20	20	Deciduous
2'+	<i>Cercis canadensis 'Oklahoma'</i>	Oklahoma Redbud	20	20	Deciduous
2'+	<i>Chionanthus retusus</i>	Chinese Fringe Tree	20	15	Deciduous
2'+	<i>Heteromeles arbutifolia</i>	Toyon	25	20	Evergreen
2'+	<i>Ilex altaclarensis 'Wilsonii'</i>	Wilson Holly	20	12	Evergreen
2'+	<i>Photinia fraseri</i>	Fraser Photinia	15	10	Evergreen
2'+	<i>Syagrus romanzoffianum</i>	Queen Palm	50	25	Evergreen
2'+	<i>Trachycarpus fortunei</i>	Windmill palm	30	10	Evergreen
2'+	<i>Tristanopsis laurina</i>	Water Gum	15	10	Evergreen
3'+	<i>Bauhinia blakeana</i>	Hong Kong Orchid Tree	20	20	Semi-deciduous
3'+	<i>Cercis canadensis</i>	Eastern Redbud	35	30	Deciduous
3'+	<i>Cercis canadensis 'Alba'</i>	White Redbud	20	20	Deciduous
3'+	<i>Chitalpa tashkentensis</i>	Chitalpa	30	30	Deciduous
3'+	<i>Hymenoporum flavum</i>	Sweetshade	40	30	Evergreen
3'+	<i>Livistona chinensis</i>	Chinese Fountain Palm	40	8	Evergreen
3'+	<i>Magnolia grandiflora 'Little Gem'</i>	Little Gem Magnolia	25	15	Evergreen
3'+	<i>Magnolia grandiflora 'Russet'</i>	Russet Magnolia	50	20	Evergreen
3'+	<i>Magnolia grandiflora 'Saint Mary'</i>	Saint Mary Magnolia	20	20	Evergreen
3'+	<i>Pittosporum phillyraeoides</i>	Willow Pittosporum	35	15	Evergreen
3'+	<i>Podocarpus henkellii</i>	Long-leafed Yellowwood	35	15	Evergreen
3'+	<i>Pyrus calleryana</i>	Ornamental Pear	50	50	Deciduous
3'+	<i>Pyrus calleryana 'Aristocrat'</i>	Aristocrat Pear	40	20	Deciduous
3'+	<i>Pyrus calleryana 'Redspire'</i>	Redspire Pear	35	20	Deciduous
3'+	<i>Pyrus kawakamii</i>	Evergreen Pear	30	30	Deciduous



Parkway	Botanical Name	Common Name	Height in Ft.	Spread in Ft.	Type
5'+	<i>Agonis flexuosa</i> 'Jervis Bay Afterdark'	After Dark Peppermint Tree	30	30	Evergreen
5'+	<i>Callistemon viminalis</i>	Weeping Bottlebrush	30	15	Evergreen
5'+	<i>Cassia leptophylla</i>	Gold Medallion Tree	25	30	Evergreen
5'+	<i>Eucalyptus deglupta</i>	Rainbow Eucalyptus	80	30	Evergreen
5'+	<i>Eucalyptus nicholii</i>	Nichol's Willow-leaved Peppermint	45	35	Evergreen
5'+	<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash	35	25	Deciduous
5'+	<i>Geijera parviflora</i>	Australian Willow	30	20	Evergreen
5'+	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo	30	20	Deciduous
5'+	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	50	20	Deciduous
5'+	<i>Ginkgo biloba</i> 'Saratoga'	Saratoga Ginkgo	40	30	Deciduous
5'+	<i>Handroanthus impetiginosus</i>	Lavender Trumpet Tree	40	40	Semi-deciduous
5'+	<i>Jacaranda mimosifolia</i>	Jacaranda	40	30	Semi-deciduous
5'+	<i>Koelreuteria paniculata</i>	Goldenrain Tree	35	40	Deciduous
5'+	<i>Magnolia grandiflora</i> 'Samuel Sommer'	Samuel Sommer Magnolia	30	30	Evergreen
5'+	<i>Markhamia lutea</i>	Gold Markhamia	30	20	Evergreen
5'+	<i>Melaleuca linarifolia</i>	Flaxleaf Paperbark	30	25	Evergreen
5'+	<i>Melaleuca quinquenervia</i>	Cajeput Tree	40	25	Evergreen
5'+	<i>Olea europaea</i> 'Swan Hill'	Swan Hill Olive	25	25	Evergreen
5'+	<i>Pinus eldarica</i>	Afghan Pine	80	25	Evergreen
5'+	<i>Pistacia chinensis</i>	Chinese Pistache	60	50	Deciduous
5'+	<i>Quercus tomentella</i>	Island Oak	50	30	Evergreen
5'+	<i>Stenocarpus sinuatus</i>	Firewheel Tree	40	25	Evergreen
5'+	<i>Styphnolobium japonicum</i>	Japanese Pagoda Tree	50	50	Deciduous
5'+	<i>Ulmus parvifolia</i> 'Drake'	Drake Elm	50	60	Deciduous
5'+	<i>Ulmus parvifolia</i> 'True Green'	True Green Elm	50	60	Deciduous
8'+	<i>Afrocarpus gracilior</i>	African Fern Pine	60	40	Evergreen
8'+	<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	40	40	Deciduous
8'+	<i>Liquidambar styraciflua</i> 'Rotundiloba'	Rotundiloba Sweetgum	60	25	Deciduous
8'+	<i>Lophostemon confertus</i>	Brisbane Box	45	25	Evergreen
8' +	<i>Platanus x hispanica</i> 'Bloodgood'	Bloodgood Plane Tree	80	40	Deciduous
8'+	<i>Platanus x hispanica</i> 'Yarwood'	Yarwood Plane Tree	60	40	Deciduous
8'+	<i>Quercus agrifolia</i>	Coast Live Oak	70	80	Evergreen
8'+	<i>Quercus virginiana</i>	Southern Live Oak	60	100	Evergreen



Section 3

Street Tree Planting Plan

The tree species in this street tree planting plan were selected in consultation with the City. They were classified in the species palette (Section 2) according to their suitability for a particular parkway size (growing space), their growing space needs, and their foliage type.

Assigning a tree species that is appropriate for the growing space width and available overhead space is the best way to control future infrastructure costs. This plan includes a column answering yes/no whether the tree should be planted under utility lines. City staff may choose from several trees which fit the situation where the vacant tree planting site is located.

To serve the community well, trees should be long-lived and aesthetically pleasing at maturity, preferably less susceptible to many common insects and diseases, and do as little infrastructure damage as possible. These factors were taken into consideration to provide a tree which is both appropriate for the zone and require minimum maintenance over time.

This planting plan serves as a baseline for future tree planting projects. The TAB may be consulted through its regular meetings about the City tree planting plan and can provide recommendations or suggest substitution of approved species, where appropriate.

The City has developed outreach material for planting program notification, see Section 8 of this Street Tree Management Plan. Consult the tree inventory to create a list of vacant planting sites to install trees in the formation of a planting program.

Upon City approval of new tree planting, community outreach letters are sent by Staff to the homeowners regarding the planting operation. On the letter is a web address to view this Street Tree Management Plan and the sample images of tree species. The resident has two weeks to respond via the postcard provided on whether they would like to receive the tree in their parkway or not. Approximately three weeks after the letters are mailed the planting operation begins and all locations without a "no" response will receive a newly planted tree. The tree inventory is then updated, and educational tree care door hangers are distributed at the applicable locations for proper care.



Parkway	Botanical Name	Common Name	Utility Tree
2'+	<i>Arbutus</i> 'Marina'	Marina Strawberry Tree	Yes
2'+	<i>Callistemon citrinus</i>	Lemon Bottlebrush	Yes
2'+	<i>Cercis canadensis</i> 'Forest Pansy'	Forest Pansy Redbud	Yes
2'+	<i>Cercis canadensis</i> 'Oklahoma'	Oklahoma Redbud	Yes
2'+	<i>Chionanthus retusus</i>	Chinese Fringe Tree	Yes
2'+	<i>Heteromeles arbutifolia</i>	Toyon	Yes
2'+	<i>Ilex altaclarensis</i> 'Wilsonii'	Wilson Holly	Yes
2'+	<i>Photinia fraseri</i>	Fraser Photinia	Yes
2'+	<i>Syagrus romanzoffianum</i>	Queen Palm	No
2'+	<i>Trachycarpus fortunei</i>	Windmill palm	Yes
2'+	<i>Tristanopsis laurina</i>	Water Gum	Yes
3'+	<i>Bauhinia blakeana</i>	Hong Kong Orchid Tree	Yes
3'+	<i>Cercis canadensis</i>	Eastern Redbud	Yes
3'+	<i>Cercis canadensis</i> 'Alba'	White Redbud	Yes
3'+	<i>Chitalpa tashkentensis</i>	Chitalpa	Yes
3'+	<i>Hymenosporum flavum</i>	Sweetshade	Yes
3'+	<i>Livistona chinensis</i>	Chinese Fountain Palm	No
3'+	<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia	Yes
3'+	<i>Magnolia grandiflora</i> 'Russet'	Russet Magnolia	Yes
3'+	<i>Magnolia grandiflora</i> 'Saint Mary'	Saint Mary Magnolia	Yes
3'+	<i>Pittosporum phillyraeoides</i>	Willow Pittosporum	Yes
3'+	<i>Podocarpus henkellii</i>	Long-leafed Yellowwood	Yes
3'+	<i>Pyrus calleryana</i>	Ornamental Pear	Yes
3'+	<i>Pyrus calleryana</i> 'Aristocrat'	Aristocrat Pear	Yes
3'+	<i>Pyrus calleryana</i> 'Redspire'	Redspire Pear	Yes
3'+	<i>Pyrus kawakamii</i>	Evergreen Pear	No



Parkway	Botanical Name	Common Name	Utility Tree
5'+	<i>Agonis flexuosa</i> 'Jervis Bay Afterdark'	After Dark Peppermint Tree	Yes
5'+	<i>Callistemon viminalis</i>	Weeping Bottlebrush	Yes
5'+	<i>Cassia leptophylla</i>	Gold Medallion Tree	Yes
5'+	<i>Eucalyptus deglupta</i>	Rainbow Eucalyptus	No
5'+	<i>Eucalyptus nicholii</i>	Nichol's Willow-leaved Peppermint	No
5'+	<i>Fraxinus oxycarpa</i> 'Raywood'	Raywood Ash	Yes
5'+	<i>Geijera parviflora</i>	Australian Willow	Yes
5'+	<i>Ginkgo biloba</i> 'Autumn Gold'	Autumn Gold Ginkgo	No
5'+	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	No
5'+	<i>Ginkgo biloba</i> 'Saratoga'	Saratoga Ginkgo	No
5'+	<i>Handroanthus impetiginosus</i>	Lavender Trumpet Tree	No
5'+	<i>Jacaranda mimosifolia</i>	Jacaranda	No
5'+	<i>Koelreuteria paniculata</i>	Goldenrain Tree	No
5'+	<i>Magnolia grandiflora</i> 'Samuel Sommer'	Samuel Sommer Magnolia	Yes
5'+	<i>Markhamia lutea</i>	Gold Markhamia	Yes
5'+	<i>Melaleuca linarifolia</i>	Flaxleaf Paperbark	No
5'+	<i>Melaleuca quinquenervia</i>	Cajeput Tree	No
5'+	<i>Olea europaea</i> 'Swan Hill'	Swan Hill Olive	Yes
5'+	<i>Pinus eldarica</i>	Afghan Pine	No
5'+	<i>Pistacia chinensis</i>	Chinese Pistache	No
5'+	<i>Quercus tomentella</i>	Island Oak	No
5'+	<i>Stenocarpus sinuatus</i>	Firewheel Tree	Yes
5'+	<i>Styphnolobium japonicum</i>	Japanese Pagoda Tree	No
5'+	<i>Ulmus parvifolia</i> 'Drake'	Drake Elm	No
5'+	<i>Ulmus parvifolia</i> 'True Green'	True Green Elm	No
8'+	<i>Afrocarpus gracilior</i>	African Fern Pine	No
8'+	<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	No
8'+	<i>Liquidambar styraciflua</i> 'Rotundiloba'	Rotundiloba Sweetgum	No
8'+	<i>Lophostemon confertus</i>	Brisbane Box	No
8' +	<i>Platanus x hispanica</i> 'Bloodgood'	Bloodgood Plane Tree	No
8'+	<i>Platanus x hispanica</i> 'Yarwood'	Yarwood Plane Tree	No
8'+	<i>Quercus agrifolia</i>	Coast Live Oak	No
8'+	<i>Quercus virginiana</i>	Southern Live Oak	No

Section 4

Root Management

The established trees on the streets covered by this SCSTMP may require certain techniques and tree care practices to ensure their preservation and to provide benefits to the public in the long-term. A goal of the City is to reduce infrastructure conflicts while preserving the trees and aesthetics of the community. To ensure public safety is enhanced through the City's maintenance decisions, it is recommended that the City consider the following tree-based, infrastructure based, and soil-based strategies.

Tree-based Strategies

The first strategy covered in this section is species replacement. A common problem related to infrastructure damage is having the wrong tree in the wrong place. A tree that will outgrow the space provided for its roots and canopy will ultimately conflict with existing infrastructure. To prevent further conflicts in the future, as trees require removal for approved reasons, the objective is to replace species causing damage to infrastructure with a lower potential to do so. Select species based on the species palette and planting plan.

A second, last resort strategy would be to prune roots that are causing damage without compromising its longevity and potentially destabilizing the tree. This may require the removal of hardscape elements, as well as performing root crown excavations, to determine which roots can be pruned and which could not to meet this criteria. Root pruning is an injurious practice that should be done only under the supervision of an ISA Certified Arborist.

Infrastructure-based Strategies

There are many strategies to minimize infrastructure conflicts with trees. Infrastructure-based strategies vary based on the objective in a situation, the City's hardscape preferences for public works projects, capital improvement budgets, and applicable public access codes. The strategies themselves can be further grouped by the type of practice involved.

One strategy would be to increase the size of the planting space, thereby removing existing sidewalk, so long as ADA standards are met, and the right-of way can accommodate the planter area expansion. This preserves the tree while providing a continuous paved surface for the public.



A second strategy would be to modify the hardscape from the original paved condition. This might include curving the sidewalk, building curb pop-outs, making the street narrower where needed, bridging pavement over surface roots, using permeable paving and reinforced or thicker slabs where they typically are not used, or modifying expansion joints to reduce the potential for differential lifting. In each case the cost and feasibility of these methods should be considered.

A third strategy for infrastructure-based work would be to change to a different type of material, including rubber sidewalks, installation of ramps or wedges as a temporary measure, using pavers that can be replaced or reset instead of finished paving, or paver modules that are larger than individual pavers and are interconnected. Some products on the market may prove useful for reducing conflicts but still need additional field testing. When using such products, the City should regularly inspect them to ensure the products works as intended and decide on its practicality for future projects.

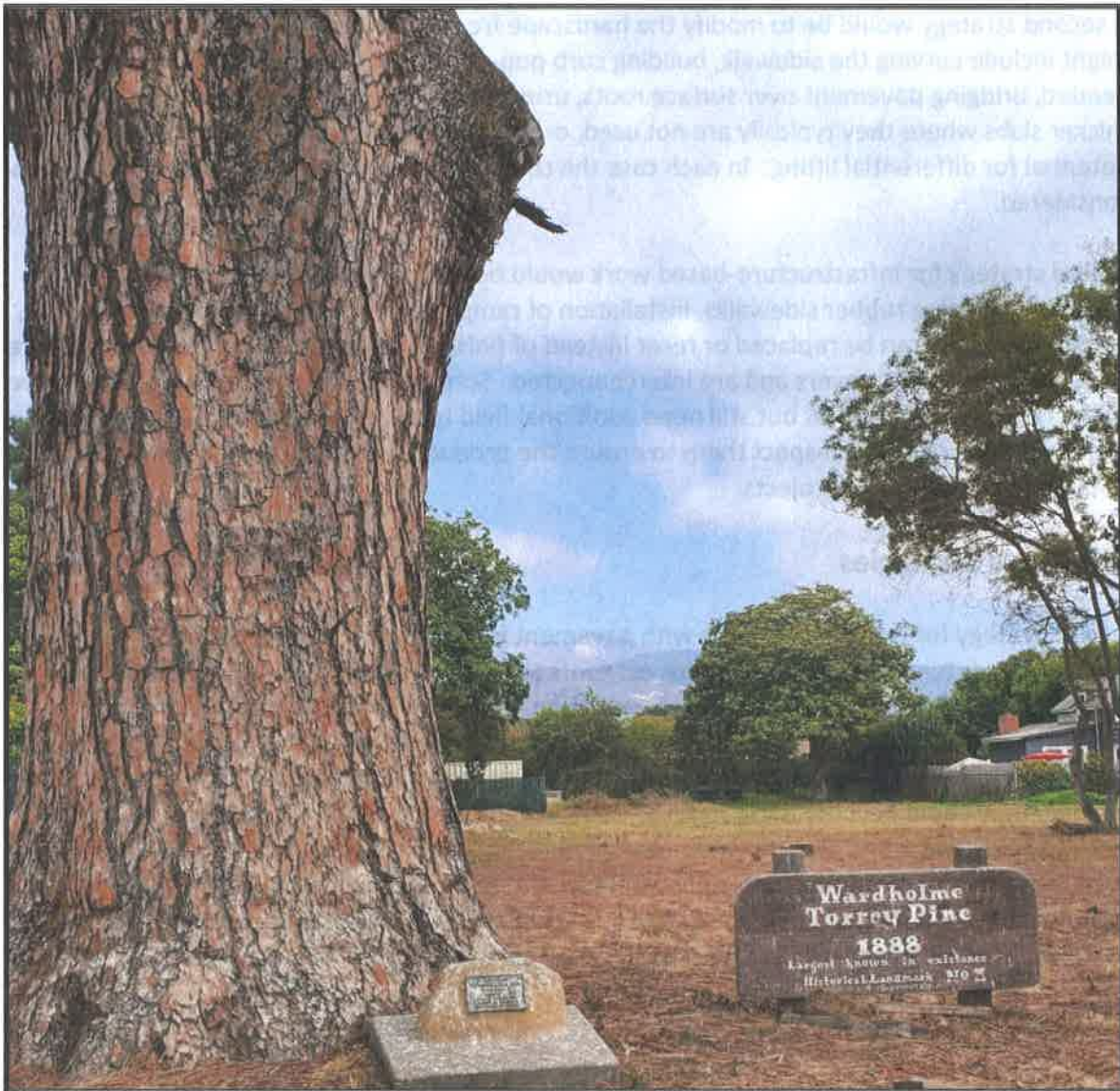
Soil-based Strategies

A final strategy for reducing conflicts with pavement is to use root barrier products. The products are intended to block and redirect roots away from infrastructure elements. Their effectiveness largely depends upon the installation technique (linear fashion vs. circular pattern) and the type of tree adjacent to the product. Barriers that are not placed high enough may allow roots to grow over them, thereby rendering the installation ineffective. If installed too high they could become a trip hazard. Coincidentally, barriers that are too short will allow roots to grow under and around, and not provide adequate protection from upward growing roots. Installation of root barriers near established trees will almost certainly involve cutting existing roots, and so could be rightly seen as part of a root pruning operation. This strategy is best employed on newly planted trees as opposed to established trees.

Managing Trees During Construction

Preservation of City trees requires knowledge of their current condition, an understanding of the possible improvement projects that could affect their growth, the practices that enhance tree health to make them more resistant to changes in their environment.

For projects where new construction or site redevelopment are planned that could affect City special condition streets, the City should consult with an ISA Certified Arborist to obtain a report and recommendations on affected street trees. The ISA publication titled *Best Management Practices – Managing Trees During Construction* is a guiding resource for tree protection practices and is a companion to the ANSI A300 (Part 5) standard. These documents are useful from the pre-construction through post-construction process to ensure tree health during these intensive projects.





City of Carpinteria

COUNCIL AGENDA STAFF REPORT July 12, 2021

ITEM FOR COUNCIL CONSIDERATION

Closeout of Project No. 15116 – Pedestrian Crossing Safety Improvements Project.

STAFF RECOMMENDATION

Action Item X ; Non-Action Item

Authorize the Mayor to sign the Closeout Agreement and Release of Claims for Project No. 15116 – Pedestrian Crossing Safety Improvements Project with Toro Enterprises, Inc.

Sample Motion: I move to authorize the Mayor to sign the Closeout Agreement and Release of Claims for Project No. 15116 – Pedestrian Crossing Safety Improvements Project with Toro Enterprises, Inc.

(This motion requires a roll call vote.)

BACKGROUND

On January 25, 2021, the City Council authorized to advertise the Notice Inviting Bids for the Pedestrian Crossing Safety Improvements Project for construction. On March 8, 2021, the City Council awarded the construction contract to Toro Enterprises, Inc. in the Total Base Bid amount of \$145,376. On March 9, 2021, the Notice of Award was issued to Toro Enterprises, Inc. in order to begin the process of executing the construction contract including furnishing the required performance bond, payment bond, and certificates of insurance and insurance endorsements. Staff confirmed the construction contract was fully executed and issued the Notice to Proceed to Toro Enterprises, Inc. for starting construction on April 12, 2021.

The purpose of this agenda matter is for the City Council to authorize the Mayor to sign the Closeout Agreement and Release of Claims for Project No. 15116 – Pedestrian Crossing Safety Improvements Project with Toro Enterprises, Inc.

DISCUSSION

The general scope of work of the Pedestrian Crossing Safety Improvements Project consisted of pedestrian crossing safety improvements (e.g., curb extensions, curb ramps, sidewalk infill, curbs, gutters, and/or crosswalk striping) and upgrades to Americans with Disabilities Act (ADA) standards at three locations. See Attachment A for location map and a few photographs of the improvements. The improvements are intended to provide continuous and accessible pedestrian travel, a physical separation between vehicular traffic and pedestrians, a reduction in vehicle speeds, and encourage an increase in pedestrian and bicycle travel.

During the course of construction, the following contract changes orders for extra work were directed by the Public Works Director:

Change Order Number	Brief Description
1	Balancing Contract Change Order

The Balancing Contract Change Order is intended to account for any increases and decreases in quantity of bid items for the final amount of work.

Construction of the Pedestrian Crossing Safety Improvements Project was completed in June 30, 2021. With that, staff recommends for the City Council to authorize the Mayor to sign the Closeout Agreement and Release of Claims. See Attachment B.

POLICY CONSISTENCY

The Pedestrian Crossing Safety Improvements Project addresses many of the goals and policy statements in the City's General Plan Circulation Element. In particular:

- Objective C-4; Improve the Carpinteria Avenue corridor to ensure adequate traffic flow, safe bicycle use and improved aesthetic qualities,
- C-7b; Develop safe and direct pedestrian accessibility between residential areas, schools, parks, and shopping areas in both new and existing urban areas,
- C-7c; Provide safe mobility for the physically handicapped through the design of street improvements and public facilities,
- and C-7e; Provide continuous sidewalks, where appropriate, for safe pedestrian circulation and consider creative alternatives for such issues.

Circulation needs are typically granted high priority in municipal capital budgets, (Policy C-3J). The improvements will comply with current Americans with Disabilities Act standards.

FINANCIAL CONSIDERATIONS

The total funding dedicated to this project was \$1,751,300 and is broken down by funding source in the table below.

Funding Summary	
Measure A Cycle 4 Bicycle and Pedestrian Remaining Grant Funds	
Bailard Avenue Crossings	\$18,980.72
Linden Avenue and Dorrance Way Crossings	\$28,260.00
Remaining Measure A Funds (Local Match) for Project	\$209,859.74
Total Funding	\$257,100.46

The following table summarizes the actual costs of the construction contract with Toro Enterprises, Inc.:

Cost Summary	
Construction Contract (Total Base Bid)	\$145,376.00
Contract Change Orders	\$5,525.34
Construction Contract Total	\$150,901.34
Construction Contract Budget	\$202,800.00
Budget Over/(Under)	(\$51,962.85)

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

In accordance with the contract documents, the Closeout Agreement and Release of Claims is required for the projects to be closed out.

OPTIONS

1. Authorize the Mayor to sign the Closeout Agreement and Release of Claims for Project No. 15116 – Pedestrian Crossing Safety Improvements Project with Toro Enterprises, Inc. (Staff Recommendation)
2. The City Council could choose to not approve the recommendation and direct staff as determined appropriate.

PRINCIPAL PARTIES EXPECTED AT MEETING

There are no principal parties expected at the meeting.

ATTACHMENTS

Attachment A: Location Map and Photographs
Attachment B: Closeout Agreement and Release of Claims

Staff contact:

John L. Ilasin, Public Works Director

(805) 880-3402; johni@ci.carpinteria.ca.us

Reviewed by:

Dave Durflinger, City Manager

(805) 755-4400, daved@ci.carpinteria.ca.us

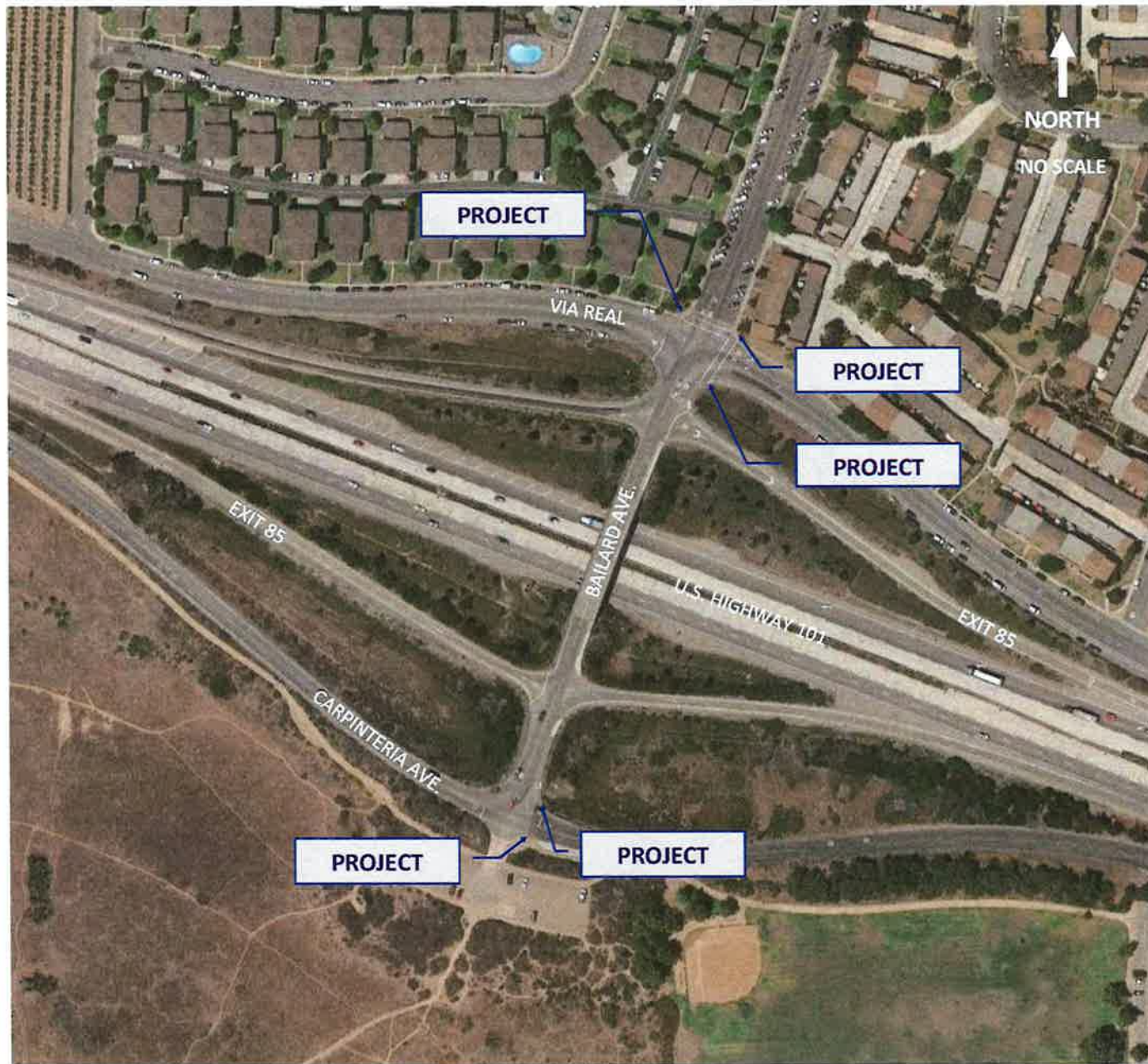

Signature


Signature

ATTACHMENT A

Location Map and Photographs

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COMPLETED CURB RAMP. NORTH WEST CORNER LINDEN AVE. AND DORRANCE WAY INTERSECTION.



COMPLETED CURB RAMP. NORTH EAST CORNER LINDEN AVE. AND DORRANCE WAY INTERSECTION.



COMPLETED CURB RAMP. SOUTH WEST CORNER LINDEN AVE. AND DORRANCE WAY INTERSECTION.



COMPLETED CURB RAMP. NORTH EAST CORNER BAILARD AVE. AND CARPINTERIA AVE. INTERSECTION.



COMPLETED CURB RAMP. SOUTH EAST CORNER BAILARD AVE. AND CARPINTERIA AVE. INTERSECTION.



COMPLETED CURB RAMP. NORTH WEST CORNER BAILARD AVE. AND VIA REAL INTERSECTION.



COMPLETED CURB RAMP. NORTH EAST CORNER BAILARD AVE. AND VIA REAL INTERSECTION.



COMPLETED CURB RAMP. SOUTH EAST CORNER BAILARD AVE. AND VIA REAL INTERSECTION.



COMPLETED CURB RAMPS. NORTH WEST CORNER SANTA YNEZ AVE. AND CATLIN CIR. INTERSECTION.



COMPLETED CURB RAMP. NORTH EAST CORNER SANTA YNEZ AVE. AND CATLIN CIR. INTERSECTION.

ATTACHMENT B

Closeout Agreement and Release of Claims

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CLOSEOUT AGREEMENT AND RELEASE OF CLAIMS

THIS AGREEMENT AND RELEASE OF CLAIMS (Agreement) is made in Carpinteria, California, this 12th day of July, 2021, by and between the City of Carpinteria, (Owner), and Toro Enterprises, Inc.. (Contractor).

KNOW ALL PERSONS BY THESE PRESENTS:

1. That the undersigned, as the authorized representative of Contractor, and for each of its successors, assigns and partners, for and in consideration of One Hundred Forty Five Thousand Three Hundred Seventy Six (\$ 145,376), for the original Contract amount, and the sum of Five Thousand Five Hundred Twenty Five and 34/100 (\$ 5,525.34) for Contract Change Orders Nos.(1) through One (1), receipt of which is acknowledged, does release and forever discharge Owner, and each of its successors, assigns, council members, officers, agents, servants, volunteers and employees, from any and all rights, claims, causes of action, demands, debts, obligations, liabilities, actions, damages, costs and expenses (including but not limited to attorneys', paralegal and experts' fees, costs and expenses) and other claims, which may be asserted against Owner by reason of any matter or thing which was the subject matter of or basis for:
 - A. The performance of all terms and conditions of that certain agreement dated 3/8/21, for Owner, project described as Pedestrian Crossing Safety Improvements Project.
 - B. Change Orders Nos. one (1) through (), as approved by the parties, pertaining to Purchase Order No. and shown in Payment Request No. (), dated .
2. Nothing contained in this Agreement shall waive or alter the rights, privileges, and powers of Owner or the duties, liabilities and obligations of Contractor and its surety(ies) in respect to any portion of the Contract.
3. Owner has received the following claims from Contractor None. Except as expressly provided in this section, Owner has received no other claims from Contractor.
4. Upon execution of this Agreement, Owner agrees to promptly record a Notice of Completion with the Santa Barbara County Recorder.
5. Contractor and Owner agree that the total adjusted Contract Price and time of performance after the execution of change orders, is as follows:

Original Contract Price	\$ <u>145,376.00</u>
Original Calendar Days	<u>45</u> days
Adjusted Contract Price	\$ <u>5,525.34</u>
Adjusted Calendar Days	<u>45</u> days
6. The current amount owing to Contractor is:

Adjusted Contract Price:	\$ <u>150,901.34</u>
Less: Amount Previously Paid (Request Nos. 1 through <u>2</u>)	\$ (<u>143,356.27</u>)
Retention	\$ (<u>7,545.07</u>)
BALANCE:	\$ <u>0.00</u>

The retention will be released to Contractor at the expiration of thirty-five (35) calendar days after the date of recording a Notice of Completion with the Santa Barbara County Recorder or when all stop notices have been released, whichever

last occurs. The release provided pursuant to this Agreement shall not apply to Contractor's right to the retention amount until and to the extent such amounts are received by Contractor.

7. It is understood and agreed by Contractor that the facts with respect to which the release provided pursuant to this Agreement is given may turn out to be other than or different from the facts as now known or believed to be, and Contractor expressly assumes the risk of the facts turning out to be different than they now appear, and agrees that the release provided pursuant to this Agreement shall be, in all respects, effective and not subject to termination or rescission by any such difference in facts and Contractor expressly waives any and all rights it has or may have under California Civil Code Section 1542, which provides as follows:

"A general release does not extend to claims which the creditor does not know or suspect to exist in its favor at the time of executing the Release which if known by it must have materially affected its settlement with the debtor."

8. The release made by Contractor is not to be construed as an admission or admissions of liability and Contractor denies any such liability. Contractor agrees that it will forever refrain and forebear from commencing, instituting or prosecuting any lawsuit, action or other proceeding against Owner based on, arising out of, or in any way connected with the subject matter of this release.
9. Except as specifically provided in this Agreement, the Contractor releases Owner from all claims, including but not limited to those of its Subcontractors for all delay and impact costs, if any.
10. The Contractor represents and warrants to Owner that Contractor has not assigned or transferred or purported to assign or transfer to any person, firm, corporation, association or entity any of the rights, claims, warranties, demands, debts, obligations, liabilities, actions, causes of action, damages, costs, expenses and other claims and Contractor agrees to indemnify and hold harmless Owner, its successors, assigns, council members, officers, agents, servants, volunteers and employees, from and against, without limitation, any and all rights, claims, warranties, demands, debts, obligations, liabilities, actions, causes of action, damages, costs, expenses and other claims, including but not limited to attorneys', paralegal and experts' fees, costs and expenses arising out of or connected with any such assignment or transfer or purported assignment or transfer.
11. The parties acknowledge that they have been represented by counsel of their own choice in connection with the preparation and execution of this Agreement. The parties acknowledge and represent that they understand and voluntarily consent and agree to each and every provision contained in this Agreement.
12. The persons executing this Agreement represent and warrant to the other party that the execution and performance of the terms of this Agreement have been duly authorized by all individual, corporate, partnership, or other entity requirements and that such persons have the right, power, legal capacity and authority to execute and enter into this Agreement.
13. The parties further acknowledge and represent that no promise, inducement or agreement, not expressed in this Agreement, have been made and that, with respect to the matters considered, this Agreement contains the entire agreement among the parties and that the terms of the Agreement are contractual and not a mere recital.

APPROVED AS TO FORM:

CITY OF CARPINTERIA
a Municipal Corporation

Jena Shoaf Acos, on behalf of Brownstein Hyatt
Farber Schreck, LLP acting as City Attorney of
the City of Carpinteria

By _____
Mayor

APPROVED AS TO CONTENT:

City Engineer

ATTEST:

Acting City Clerk

CONTRACTOR

By _____

Title



City of Carpinteria

COUNCIL AGENDA STAFF REPORT July 12, 2021

ITEM FOR COUNCIL CONSIDERATION

1. Review of City process and options for legislative advocacy; and
2. Response to a request by California Cities for Local Control for adoption of a resolution in support of retaining strong local control over land use and zoning matters.

STAFF RECOMMENDATION

Action Item ; Non-Action Item X

Receive and file the report, consider the request from California Cities for Local Control and direct staff as determined appropriate.

Sample Motion:

I move to receive and file the report on the City's legislative advocacy process and options and (provide any direction to staff as determine appropriate).

BACKGROUND

From time-to-time the City Council elects to take positions on state or federal legislation. As a part of each regular agenda, information from the League of California Cities is included in Council agenda materials and the Council has the opportunity to request that any legislative matter be scheduled for consideration as a part of a future Council agenda. Outside of a Council meeting, Councilmembers can individually contact the City Manager to request that a legislative matter be placed on an agenda for discussion and direction.

In May of this year City Councilmembers received an email request from California Cities for Local Control (CCLC) asking individual members to add their names to supports of the organizations cause and for the City Council to consider adoption of a resolution consistent with the organizations positions. (Attachment A to this Report is the request and the resolution template provided by CCLC.) Subsequently

Councilmembers requested that the matter be placed on a future agenda for consideration.

The purpose of this agenda matter is to allow the City Council to review the City's current legislative advocacy process, alternatives available, and to consider and act on the request of CCLC.

DISCUSSION

What is the Issue? A significant number of bills that if enacted would undermine the City's control over housing development are proceeding through the state legislative process, challenging the City's ability to timely and effectively advocate for its positions.

For the past few years the State legislature has considered and enacted numerous laws that serve to erode through state preemption local control over land use policy and regulation. Some of these laws, for example, mandate that cities allow housing to be built at higher densities than would be allowed by city rules and without meeting certain development standards, such as the number of on-site parking spaces. A significant number of similar bills are being considered in the current legislative session.

Preemptive state housing laws are the state legislature's response to what has been described as a housing crisis in California where not enough housing is being built to meet demand and a growing number of people cannot afford a house. Underlying assumptions inherent in much of the preemptive housing legislation includes that building more housing will result in housing that is affordable, and that local government housing policies and regulations have either been an ineffective response to the crisis or are making it worse by limiting production and driving up costs.

Many California cities take exception to the preemptive approach being taken by the state and the underlying assumption inherent in it. In particular, it is not at all clear that building more housing in places along the southern and central California coast will drive prices down. Without government intervention to mandate selling housing at prices that are affordable to various household income levels, all housing built in coastal areas can be expected to reflect market conditions and be priced out of the range of affordability to most households. It is, however, clear that the one-size-fits-all legislative approach being taken by the state will, over time, destroy small coastal towns and coastal resources that Californians have valued and protected in places like Carpinteria for decades.

The City Council has in the past sent letters in opposition to state legislation that serves to undermine the City's local land use control. Earlier this year, for example, the City Council sent a letter in opposition to Senate Bill 9, a bill that would require cities to approve lot splits and permit multi-family development on single family zoned lots. At least one interpretation of SB 9 suggests that through combining its provisions every single-family lot could support up to six units by right.

How does the City advocate now and what can it do differently to be more effective? The City currently relies almost entirely on recommendations from the League of California Cities (LOCC) with regard to positions it is taking on state housing legislation. This is consistent with the City's history and limited staff and financial resources available for advocacy work. The League conducts webinars regularly on legislation affecting cities, regional representatives keep cities informed on important legislation, and analysis and sample position letters are provided for use by cities.

The City Council currently carries a standing Legislative matter on its regular agendas where it can consider LOCC information and direct staff with regard to scheduling future agenda matters on supporting or opposing state legislation. This process ensures that

positions taken by the City have been thoroughly vetted and are consistent with City interests as determined by the City; however, it can also take a significant amount of time and prevent the City from providing timely responses to bills working their way through the legislative process.

Considering guidance from organizations other than LOCC is another option available to the City. California Cities for Local Control is an example of another organization advocating for protection of local control over housing matters and it has requested the City associate with organization and take positions consistent with its advocacy efforts.

Such grassroots coalitions can be effective but can also require additional work by the City and create uncertainty. The City is very familiar with LOCC and its legislative platform whereas prior to joining other organizations that the City is not familiar with a reasonable amount of due diligence by the City would be required in order to ensure positions of the organization are consistent with City interests and/or do not represent other reputational risk.

Many cities use a committee of the city council to develop a legislative platform for adoption by the council. The committee and/or staff members are authorized to take positions on behalf of the city consistent with the adopted legislative platform. This type of system, although requiring a significant up-front investment of Councilmember and staff time, could allow for more timely response to state legislation and consideration of requests such as that received by California Cities for Local Control.

POLICY

Taking positions for or against federal or state legislation is within the purview of the City Council. It is in the City's interest to monitor and take positions, as deemed appropriate by City Council, on legislation that has the potential to result in significant

FINANCIAL CONSIDERATIONS

There are no hard costs associated with taking a position on federal or state legislation. Some legislation may have the potential over time to be a financial benefit or detriment to the City.

LEGAL AND RISK MANAGEMENT

Taking position on legislation federal or state legislation does not create additional legal risk for the City. As described in the Discussion section of this report, associating with organizations unfamiliar to the City may create reputational risk.

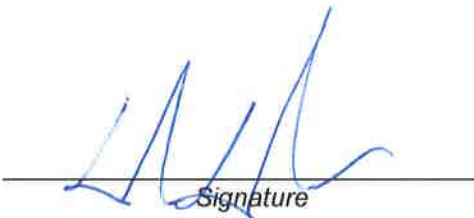
OPTIONS

1. Receive and file the report.
2. Receive and file the report and direct staff to prepare a draft resolution for its consideration of adoption as requested by California Cities for Local Control.
3. Receive and file the report and direct staff with regard to future advocacy.

ATTACHMENTS

Letter and sample resolution from California Cities for Local Control, May 2021

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



Signature

Attention Fellow City Leader:

Do state bills like SB9 and SB10 have you and your residents concerned? (Do your residents even know?) Do you and your residents value R1 zoning? If you answered yes, PLEASE, read on!

Are you tired of the continuing efforts by our State to take over the land-use decision-making that was once our responsibility? Do you agree that local leaders know better how to manage their Cities than State legislators? Are one-size-fits-all state-mandated solutions to land-use what you think is best for your City?

We are rapidly losing the local control that the State Constitution intended Cities to have regarding land-use and zoning, and we have organized to fight back. Like the hundreds of local leaders who have joined with us already, WE HAVE HAD ENOUGH!

While individual Cities can't fight this takeover alone, we believe we have far greater power and leverage by joining with one another. Through the efforts of a team of volunteers, we are reaching out to all the Elected Officials in all the Cities in California to join a coalition we call "California Cities for Local Control".

Please join us NOW! Hundreds of your colleagues from around the state have already joined us in just the past couple of months, but we need you to act as well! The State Legislature is currently considering bills attacking your local control. If you want to help us effectively lobby to protect your City from these attacks on OUR local control, please do the following ASAP:

1. Reply to this email by stating "YES, I add my name to the fight for local control". Your name will be added to the list.
2. Pass a Resolution stating your strong support for retaining local control of your community (see below). Join the rapidly growing list of Cities who have already done so!
3. Email us back a copy of the signed resolution once passed.

TOGETHER, we can make a difference!

There is no cost to join with us. We want to add your name to our growing list and your approved resolution to present to our State Legislators and other groups to let them know the scope of our disapproval. Please continue to oppose the individual bills that you feel go too far, and let your local State representatives know. But UNITE with us TODAY!

Attached is a resolution template, which you may use as the basis for your resolution and modify as you see fit.

Thank you for your consideration in helping to bring self-determination back to our Cities. You can see our mission statement and the extensive list of local elected officials who have already joined with us, as well as other important information on our website at www.localcontrolca.com.

Is your name on the list? Time is of the essence. These bills are rapidly moving forward.

Please let us hear from you soon. Thank you!

Mike Griffiths
Founder - California Cities for Local Control
Councilmember - City of Torrance
www.localcontrolca.com

RESOLUTION NO. _____

RESOLUTION OF THE COUNCIL OF THE CITY OF _____
EXPRESSING SUPPORT FOR ACTIONS TO FURTHER STRENGTHEN LOCAL
DEMOCRACY, AUTHORITY, AND CONTROL AS RELATED TO LOCAL
ZONING AND HOUSING ISSUES

WHEREAS, the legislature of the State of California each year proposes, passes, and has signed into law a number of bills addressing a range of housing issues; and

WHEREAS, the legislature of the State of California does not allow sufficient time between each legislative cycle to determine if the legislation is successful in bringing about the change for the State of California's housing issues; and

WHEREAS, the majority of these bills usurp the authority of local jurisdictions to determine for themselves the land use policies and practices that best suit each city and its residents and instead impose mandates that do not take into account the needs and differences of jurisdictions throughout the State of California; and

WHEREAS, the ability of local jurisdictions to determine for themselves which projects require review beyond a ministerial approval; what parking requirements are appropriate for various neighborhoods within their jurisdiction; what plans and programs are suitable and practical for each community rather than having these decisions imposed upon cities without regard to the circumstances of each individual city; and what zoning should be allowed for residential properties is a matter of great import to the City of _____ among other items related to local zoning and housing issues; and

WHEREAS, the City Council of the City of _____ feels strongly that our local government is best able to assess the needs of our community and objects to the proliferation of State legislation that deprives us of that ability;

NOW, THEREFORE, the Council of the City of _____ resolves as follows:

Section 1. The City of _____ is opposed to the current practice of the legislature of the State of California of continually proposing and passing multitudes of bills that directly impact and interfere with the ability of cities to control their own destiny through use of the zoning authority that has been granted to them.

Section 2. The City of _____ will explore various ways to protect the ability of cities to retain local control over zoning as each individual city within the State of California is best suited to determine how the zoning in their city should be allocated in order to meet the housing needs of the community.

Section 3. The City Clerk shall certify to the adoption of this resolution and shall cause this resolution and his/her certification to be entered in the Book of Resolution of the Council of this City.

[Home](#) > [Policy & Advocacy](#) > [Legislative Resources](#) > Upcoming legislative meetings of interest to cities

Upcoming legislative hearings on bills of interest to cities, July 8-July 15

Just seven days remain for policy committees to meet and report bills! Over 20 Cal Cities-tracked bills are scheduled for legislative hearings through next Thursday, including seven priority bills. A brief summary of those bills is below this list.

Thursday, July 8

Senate Governance and Finance, upon adjournment of session, State Capitol, Room 3191

- **[AB 500 \(Ward\)](#)** Local planning: permitting: coastal development: housing | Cal Cities position: Oppose
- **[AB 838 \(Friedman\)](#)** State Housing Law: enforcement response to complaints | Cal Cities position: Oppose Unless Amended
- **[AB 970 \(McCarty\)](#)** Planning and zoning: electric vehicle charging stations: permit application: approval | Cal Cities position: Oppose

Senate Housing Special Order, upon adjournment of insurance committee, State Capitol, Senate Chamber

- **[AB 1401 \(Friedman\)](#)** Residential and commercial development: remodeling, renovations, and additions: parking requirements | Cal Cities position: Oppose

Senate Housing, upon adjournment of insurance committee, State Capitol, Senate Chamber

- **[AB 602 \(Grayson\)](#)** Development fees: impact fee nexus study | Cal Cities position: Oppose Unless Amended
- **[AB 989 \(Gabriel\)](#)** Housing Accountability Act: appeals: Housing Accountability Committee | Cal Cities position: Oppose

Monday, July 12

Assembly Housing and Community Development, upon adjournment of session, State Capitol, Room 4202

- **[SB 344 \(Hertzberg\)](#)** Homeless shelters grants: pets and veterinary services | Cal Cities position: Support
- **[SB 780 \(Cortese\)](#)** Local finance: public investment authorities | Cal Cities position: Support

Senate Energy, Utilities and Communications, upon adjournment of session, State Capitol Senate Chamber

- **[AB 758 \(Nazarian\)](#)** Marks-Roos Local Bond Pooling Act of 1985: electric utilities: rate reduction bonds | Cal Cities position: Support

Senate Environmental Quality 9 a.m. State Capitol Room 4203

Senate Environmental Quality, 7 a.m., State Capitol, Room 4200

- **AB 585 (Rivas, L)** Climate change: Extreme Heat and Community Resilience Program | Cal Cities position: Support

Tuesday, July 13**Assembly Judiciary, 9 a.m., State Capitol, Room 4202**

- **SB 270 (Durazo)** Public employment: labor relations: employee information | Cal Cities position: Oppose
- **SB 555 (McGuire)** Local agencies: transient occupancy taxes: short-term rental facilitator: collection | Cal Cities position: Oppose Unless Amended

Senate Natural Resources and Water, 9 a.m., State Capitol, Room 4203

- **AB 897 (Mullin)** Office of Planning and Research: regional climate networks: regional climate adaptation action plans | Cal Cities position: Support

Senate Transportation, 9 a.m., State Capitol, Senate Chamber

- **AB 773 (Nazarian)** Street closures and designations | Cal Cities position: Support

Assembly Insurance, 10 a.m., State Capitol, Room 437

- **SB 335 (Cortese)** Workers' compensation: liability | Cal Cities position: Oppose

Senate Judiciary, 1:30 p.m., State Capitol, Senate Chamber

- **AB 339 (Lee)** Local government: open and public meetings | Cal Cities position: Oppose

Senate Public Safety, 1:30 p.m., State Capitol, Room 4203

- **AB 89 (Jones-Sawyer)** Peace officers: minimum qualifications | Cal Cities position: Oppose

Thursday, July 15**Senate Appropriations, upon adjournment of session, State Capitol, Room 4203**

- **AB 215 (Chiu)** Housing element: regional housing need: relative progress determination | Cal Cities position: Oppose
- **AB 332 (Committee on Environmental Safety and Toxic Materials)** Hazardous waste: treated wood waste: management standards | Cal Cities position: Support
- **AB 603 (McCarty)** Law enforcement settlements and judgments: reporting | Cal Cities position: Oppose
- **AB 818 (Bloom)** Solid waste: premoistened nonwoven disposable wipes | Cal Cities position: Support
- **AB 1035 (Salas)** Department of Transportation and local agencies: streets and highways: recycled materials. | Cal Cities position: Oppose Unless Amended
- **AB 1403 (Levine)** Emergency services | Cal Cities position: Support

Priority bills summary

Several previously heard bills are scheduled for hearings, including **AB 215 (Chiu)** and **AB 603 (McCarty)**. The former creates a new, mid-cycle regional housing needs progress determination process. The latter would require agencies to post details about money spent on law enforcement-related settlements and judgments online. Cal Cities opposes both measures.

Due to the bill's definition of "public transit," **AB 1401 (Friedman)** would give both developers and transit agencies — who are unaccountable to local voters — the power to determine parking requirements. The bill could also negatively impact the State's Density Bonus Law by providing developers parking concessions without also requiring them to include affordable housing units in the project. As such, Cal Cities opposes the bill. **Senate Housing, Thursday, upon adjournment of Insurance Committee.**

Cal Cities also opposes **AB 989 (Gabriel)** due to the changes it would make to the Housing Accountability Act, which currently allows cities to deny a project if it would have a specific, adverse impact on public health or safety or impose conditions to mitigate its environmental impact. AB 989 allows a single hearing officer to overturn those actions if a developer argues that they make the project "infeasible" following procedures that are not subject to public review and comment. **Senate Housing, Thursday, upon adjournment of Insurance Committee**

SB 555 (McGuire) would provide an opt-in program for cities to delegate short-term rental Transient Occupancy Taxes (TOT) collection authority to the California Department of Tax and Fee Administration. As currently drafted, the bill could result in less effective, less transparent TOT collection and the swift termination of existing and future voluntary collection agreements. Cal Cities opposes the bill unless amended. **Assembly Judiciary, Tuesday at 9 a.m.**

Cal Cities opposes **AB 339 (Lee)**, which would add significant unfunded mandates on city councils and boards of supervisors in jurisdictions that have populations over 250,000 if passed. While this measure has been amended significantly from when it was introduced, it still contains fatal flaws that potentially hinders cities' ability to be transparent and accessible. **Senate Judiciary, Tuesday at 1:30 p.m.**

Finally, Cal Cities opposes **AB 89 (Jones-Sawyer)**, which would increase a police officer candidate's age from 18 to 25, unless they have obtained a college degree prior to being hired. The measure would narrow the pool of eligible candidates to unattainable levels for many smaller agencies. Furthermore, due to different rates of college enrollment and graduation, the requirements would hinder the recruitment of officers of color. **Senate Public Safety, Tuesday at 1:30 p.m.**

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[Home](#) > [Policy & Advocacy](#) > Action Center

Action Center

Welcome to the Action Center, where you can find a list of current legislative proposals that need your advocacy!

The League of California Cities is its strongest when joined by the voices of members and coalition partners. Cal Cities' legislative and regional public affairs teams are here to work hand-in-hand with members to protect local control and stand up for city interests.

Should you have any questions or would like to receive a copy of the Action Alert, please contact your [Regional Public Affairs Manager](#).

We appreciate your support!

*** NOTE ***

The Legislature has a recently changed letter submission process that requires

ALL LETTERS TO BE UPLOADED INTO A NEW ELECTRONIC PORTAL.

The portal will automatically send letters to the author's office and the committee(s) of jurisdiction.

1. Please visit <https://calegislation.lc.ca.gov/advocates/> to create an account and upload this letter. If you are having difficulty accessing the portal, please contact Meg Desmond at mdesmond@cacities.org.
2. In addition to submitting the letter through the portal, please send a physical copy to your Legislator(s), and email a copy to cityletters@cacities.org, as well as your Regional Public Affairs Manager.

2021-22 State Budget Request for California Cities. The Legislature's proposed budget deal provides significant resources for cities to address generational crises, but more resources are needed to support recovery from COVID-19 in all cities. City leaders should continue to urge lawmakers to appropriate at least \$10 billion to help cities recover from the pandemic, bolster investment towards meaningful solutions to homelessness, improve housing affordability, and advance critical infrastructure.

[State Budget Sample City Letter](#)

Organic Waste State Budget Ask. Cal Cities is requesting \$225 million for local assistance to cities and counties for local organic waste recycling program development and initial implementation activities. State funding is needed to ensure that cities can get their SB 1383

program up and running quickly, but also to soften the rate increases local governments will need to make to pay for the program.

[Organic Waste Budget Ask Sample City Letter](#)

AB 215 (Chiu) Housing element: regional housing need: relative progress determination. This bill would create a new, mid-cycle regional housing needs progress determination process and mandates cities and counties with “low progress” in meeting those housing targets to consult with the California Department of Housing and Community Development (HCD) and adopt pro-housing policies.

[AB 215 Sample City Opposition Letter](#)

SB 9 (Atkins) Housing and development: approvals. This bill would require a local government to ministerially approve a housing development containing two residential units in single-family residential zones.

[SB 9 Sample City Opposition Letter](#)

SB 278 (Leyva) PERS Disallowable Compensation. This bill will require public agencies to directly pay retirees and/or their beneficiaries, disallowed retirement benefits using general fund dollars.

[SB 278 Sample City Opposition Letter](#)

SB 619 (Laird) Organic waste: reduction regulations. This bill would prohibit CalRecycle from imposing penalties against local jurisdictions that have not met the organic waste recycling requirements pursuant to SB 1383 (Lara), Chapter 395, Statutes of 2016 before January 1, 2023, unless the jurisdiction did not make a reasonable effort to comply.

[SB 619 Sample City Letter](#)

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State budget agreement addresses many Cal Cities priorities, but disregards continued calls for direct relief

June 30, 2021

Gov. Gavin Newsom signed the primary budget bill ([AB 128, Ting](#)) on June 28, which outlines the framework for the \$262.2 billion spending plan for the new fiscal year.

An agreement between the Legislature and Governor on the key implementation details of the adopted budget was just reached this week, and those spending details are included in a “budget bill junior” ([SB 129, Skinner](#)), which is on the Governor’s desk awaiting signature.

SB 129 addresses many of Cal Cities’ key priorities and includes significant investments in housing, homelessness, broadband deployment, and basic infrastructure. It also includes funding for disaster preparedness, resiliency, and recovery. Unfortunately, the budget agreement does not include the \$2 billion in direct, flexible aid needed to fill cities’ budget gaps or the \$225 million ask for funding to cities and counties for organic waste regulation implementation.

A brief summary of key areas included in SB 129 are below. The budget process will continue for several more weeks, as additional details on the spending plan will be determined through budget trailer bills. Cal Cities will continue to lobby on behalf of cities’ interests as supplemental budget bills are considered in the Legislature.

Revenue and Taxation

The state continues utilizing its record surplus to pay down debt, honor deferrals, and prepare for rising outyear costs. Notably, the Legislature and Governor have chosen to preserve or augment, rather than take or penalize, local government revenues. Nonetheless, this budget continues sales tax exemptions across several policy areas.

Housing and Homelessness

The budget agreement contains significant new funding for numerous housing and homelessness programs supported by Cal Cities. Many of these allocations will require additional trailer bills. Most notably, the \$1 billion earmarked for local governments to address homelessness contains few details about the new, “robust” oversight and accountability measures. The budget also contains \$250 million for Homekey within the Multifamily Housing Program, bringing the total Homekey investment to \$1.45 billion.

Housing (SB 129, Skinner: Sections 55-58)

- **\$50 million** for the Serna Jr. Farmworker Housing Grant Program at Housing and Community Development;
- **\$10 million** for a grant program for local governments to incentivize the conversion of idle commercial properties to affordable housing;
- **\$50 million** in one-time General Fund resources to expand the Golden State Acquisition Fund (GSAF), which, combined with matching funds, GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing; and
- **\$100 million** to the California Housing Finance Agency (CalHFA), to expand CalHFA's homebuyer assistance program and begins the process of developing the California Dream for All First Time Homebuyer Program to be used for homebuyer assistance.

Homelessness (SB 129, Skinner: Sections 17, 18, 55, 57, 58, 170, 176)

- **\$250 million** in General Fund for HomeKey within the Multifamily Housing Program, bringing the **total investment to \$1.45 billion**.
- **\$4 million** for a homeless data system at the Business, Consumer Services, and Housing Agency;
- **\$285 million** General Fund for the Department of Social Services for the CalWORKs homeless program;
- **\$50 million** to address encampments for persons experiencing homelessness;
- **\$300 million** General Fund one-time for the Home Safe Program over two years to help combat senior homelessness;
- **\$380 million** one-time for the CalWORKs Housing Support Program over two years to house families in the program, and help them avoid eviction.

Environmental Quality

The budget agreement includes approximately \$3.7 billion for climate resiliency, which will be spent over three years, roughly \$1 billion for a wildfire prevention and resilience package — also over multiple years — and a \$3 billion water and drought package. The budget also contains billions of dollars in funding for other environmental issues, most notably \$40 million for sea level rise grants for local governments.

Notably, funding for recycling is \$65 million. Any remaining funding will most likely be in cap and trade, a \$700 million program that will require additional legislation later this year.

Climate Resiliency Package (SB 129, Skinner: Sections 272)

- **\$2.5 billion** in General Fund.
 - **\$730.7 million** for water and drought resilience package.
 - **\$440 million** on a one-time basis for a climate resiliency package.
 - **\$65 million** on a one-time basis for a circular economy package.
 - **\$200 million** for local parks grants.

- **\$258 million** for wildfire prevention and forest resiliency package.

Office of Planning and Research (OPR) (SB 129, Skinner: Section 35)

- **\$185 million** to OPR for cities for local assistance, \$150 million to the 13 largest cities, and \$35 million to all cities under 300,000 population.

Sea Level Rise (SB 129, Skinner: Section 92)

- **\$40 million** for sea level rise grants for support or local assistance to local governments.

Wildfire (SB 129, Skinner: Sections 78 and 79)

- **Approximately \$39.5 million** from the Greenhouse Gas Reduction Fund (GGRF) to CalFIRE for healthy forest and fire prevention programs and projects that improve forest health and reduce greenhouse gas emissions caused by uncontrolled wildfires.
- **\$35 million** from the GGRF to CalFIRE to complete prescribed fire and other fuel reduction projects through proven forestry practices consistent with the recommendations of the Forest Carbon Plan, including the operation of year-round prescribed fire crews and implementation of a research and monitoring program for climate change adaptation.

Water (SB 129, Skinner: Sections 112, 127, 128)

- **\$663 million** for local assistance to Department of Water Resources; includes \$100 million for urban community drought relief, and \$3 million for immediate drought support.
- **\$1.385 billion** to the State Water Resources Control Board; includes \$650 million apiece for drinking water and wastewater projects.
- **\$985 million** to forgive residential and commercial customer arrearages and water enterprise revenue shortfalls from March 4, 2020, to June 15, 2021.

Energy (SB 129, Skinner: Section 164)

- **\$993.5 million** for California Arrearage Payment Program to reduce delinquent electricity and natural gas utility bill balances for customers experiencing economic hardship from COVID.

Transportation, Communications, and Public Works

The budget agreement includes **\$3.75 billion** for a statewide, open-access, middle mile broadband network, which is aligned with Cal Cities' budget request. It is part of an overall \$6 billion multi-year broadband infrastructure and improved broadband access package. The middle mile funding comes entirely from the American Rescue Plan Act. That means it will need to be encumbered by the end of 2024.

The budget also contains an increase of \$622.4 million for the California Public Utilities Commission — most from federal funds — “for activities to improve broadband infrastructure and affordability.” Those funds are contingent on later legislation.

Some of the recent budget bills provide billions of dollars in new spending for transportation infrastructure, including \$3 billion in funding for transportation infrastructure across the state. (This includes active transportation projects and projects identified for completion before 2028.) The budget bill also contains \$2 billion for streets, roads, and highway projects, as well as \$400 million for a State and Local Transportation Adaptation program.

As with housing, homelessness, and climate change, much of the transportation investments will require legislation enacted later this year.

Transportation (SB 129, Skinner: Sections 62 and 77)

- **\$2.7 billion** in funding for a variety of programs related to zero-emission vehicles.
 - **\$525 million** for the Clean Vehicle Rebate Project.
 - **\$500 million** for zero-emission vehicle charging and fueling infrastructure.
 - **\$500 million** in funding for the Clean Truck & Bus.
 - **\$125 million** in zero-emission vehicle manufacturing grants.
 - **\$475 million** for drayage trucks, transit buses, and school buses, and associated infrastructure.
 - **\$407 million** for zero-emission transit investments.
 - **\$50 million** for near-zero truck replacement.
- **\$350 million** for the first year of a \$400 million transportation adaptation grant program.
- **\$328 million** for a variety of beautification and improvement projects along the state highway system and local streets and roads.

Public Safety

Cannabis (SB 129, Skinner: Sections 52 and 53)

The budget agreement contains spending allocations to transition provisional licenses to more permanent annual licenses under the new single Department of Cannabis Control, including:

- **\$30 million** for fee waivers and deferrals for social equity applicants.
- **\$100 million** allocated for the Local Jurisdiction Assistance Grant Program, which will provide funding to local jurisdictions with commercial cannabis licensees needing the greatest assistance in transitioning from a provisional license to an annual license.

Earlier this week, the Governor signed two budget trailer bills with significant impact to cities. In the area of **Governance, Transparency, and Labor Relations**, the Governor signed **SB 152** (Committee on Budget and Fiscal Review), which appropriates **\$35 million** from the General Fund to the Secretary of State to support statewide and county costs of the 2021 gubernatorial recall election. It also authorizes a local government entity that previously called a special local election to consolidate that election with a gubernatorial recall election if all the following conditions are met:

- The special local election was called prior to **June 15, 2021**.

- The original date on which the special local election was called is not more than 30 days before and not more than 30 days after the date of the gubernatorial recall election.
- The call to consolidate the special local election with the gubernatorial recall election is issued within **four days** from the date of issuance of the Lieutenant Governor's proclamation calling a gubernatorial recall election.

In the area of **Housing, Community, and Economic Development**, the Governor signed legislation to extend the state's eviction moratorium through September 30, 2021 and clear rent debt for low-income Californians that have suffered economic hardship due to the pandemic. Under [AB 832 \(Chiu\)](#), California will significantly increase cash assistance to low-income tenants and small landlords under the state's \$5.2 billion rent relief program, making it the largest and most comprehensive COVID rental protection and rent relief program of any state in the nation. AB 832 increases the value of the reimbursement the state's emergency rental assistance program provides to now cover 100 percent of past-due and prospective rent payments, as well as utility bills for income-qualified tenants. AB 832 also allows tenants to access rental funds directly if their landlord chooses not to participate and ensures landlords can receive compensation even if their otherwise income-qualified tenants have already vacated a unit.

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Annual conference resolutions due by July 24; designate a voting delegate

Cal Cities General Assembly will be held Sept. 24

June 29, 2021

Policy development is a key part of the League of California Cities' legislative effectiveness.

Cal Cities' annual conference resolutions process is one way that city officials can directly participate in the development of Cal Cities policy. The deadline to submit resolutions is July 24.

Resolution submission process

Any elected or appointed city official, individual city, division, department, policy committee, or the board of directors may submit a resolution for consideration at the Annual Conference and Expo. Resolutions must focus on direct municipal issues of statewide importance.

Resolutions must be submitted to Cal Cities via email to [Meg Desmond](#) no later than 60 days prior to the opening session of the conference. Any resolutions submitted must have the concurrence of at least five or more cities, or of city officials from at least five or more cities, and those submitting resolutions must provide written documentation of such concurrence. This may be in the form of a letter from the city or the city official in support. For concurrence by a city official, the official's city and office held must be included in the letter. All documentation of concurrences must be submitted with the resolution. The deadline to submit resolutions for this year's conference is prior to midnight on July 24. For additional information regarding the resolution process, please visit the [Annual Conference Resolutions](#) webpage on Cal Cities website.

Consideration at the Cal Cities Annual Conference

The Cal Cities president refers resolutions to Cal Cities policy committees for review and recommendation to the General Resolutions Committee (GRC). The GRC consists of representatives from each division, department, policy committee, and individuals appointed by the Cal Cities president. If the GRC approves the resolution, or if the resolution was approved by a policy committee but not by the GRC, the resolution is next considered by the General Assembly. Should a resolution be disapproved or referred back to a policy committee or the proponent by both the policy committee and GRC, the resolution will not proceed to the General Assembly. The GRC may also amend the resolution, prior to moving it forward for consideration by the General Assembly. Resolutions approved by the General Assembly become Cal Cities policy.

Voting delegates

Cal Cities membership considers and takes action on resolutions that establish Cal Cities policy. In order for cities to vote at the Annual Business Meeting, a city council must designate a voting delegate. Each city may also appoint up to two alternate voting delegates, one of whom may vote in the event that

the designated voting delegate is unable to serve in that capacity.

A letter, along with the voting delegate form, asking for the designation of voting delegates and alternatives is being sent via mail to all city managers and city clerks. The voting delegate packet is also available [online](#).

Late-breaking issues

Resolutions to address late-breaking issues may be introduced by petition at the Cal Cities Annual Conference and Expo. To qualify, a petitioned resolution must be signed by 10% of the voting delegates and submitted by 12:30 p.m. on Sept. 23 — at least 24 hours before the beginning of the concluding General Assembly. All qualified petitioned resolutions are forwarded to the GRC and the General Assembly for consideration, unless the petition is disqualified for not having the required signatures or if the resolution is non-germane to city issues or it is identical or substantially similar in substance to a resolution already under consideration.

For questions about the annual conference resolution process, please contact [Meg Desmond](#).