City of Carpinteria
City Council Regular Meeting Agenda
Monday, September 22, 2025
Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

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

Attendance/Viewing Options:

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

Public Comments

- Provide a live public comment in City Council Chambers at City Hall (5775 Carpinteria Ave.).
- Provide a live comment through the City's Zoom webinar platform (through the link provided above). To make public comments through this platform please use the "raise your hand" feature to notify staff that you would like to make a public comment during designated public comment times. Once it is your turn to provide a public comment, staff will unmute your microphone and you will be given a designated amount of time to provide your comment. At the end of your comment, staff will once again mute your microphone.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to Council Members by **12:00 P.M. on the day of the meeting** by either submitting your comment via (1) email to PublicComment@carpinteriaca.gov, or (2) the **eComment** link on the City's agenda website available at https://carpinteriaca.gov/city-hall/agendas-meetings/. Please reference the agenda item to which your comment pertains. Although

written comments become part of the record, they will not be read aloud at the meeting.

Please note that the City will make every effort to make the meeting accessible virtually; however, if one of the above virtual attendance/viewing or public comment options is unavailable due to technological issues, you are invited to take advantage of one of the other participation options outlined above (including attending and providing public comment in-person in the City Council Chambers). Additional options may be made available at the meeting.

Levine Act Warning

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

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449: The City Council may consider Councilmember(s) request to participate in the meeting remotely under the regulations of AB 2449 by making the necessary findings and voting on whether the Councilmember(s) may participate remotely.

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

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS

1. Presentation of the 2025 Avocado Festival Poster.

2. Resolution No. 6419, Congratulating the People of Carpinteria on Achieving 60 Years of Successful Local Self-Government. *(Requires taking public comment and adoption of resolution prior to the City Council reading and presenting the resolution.)*

RECESS FOR REFRESHMENTS (20 Minutes)

RECONVENE THE REGULAR MEETING OF THE CITY COUNCIL

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

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

CITY MANAGER'S REPORT

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

a. City Employee Updates
b. Updates on Capital Improvement Projects
c. Updates on Development Applications
d. Other City/Community Updates

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

This is a time for public comments on matters not otherwise on the agenda but within the subject matter jurisdiction of the City Council. The Mayor may establish reasonable

regulations for public comment based on the time available and/or the number of persons waiting to speak. Typically, the Council's practice has been to limit each speaker to three minutes. The audio-visual system in the Council Chamber is not available for speaker use during the general Public Comment period.

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

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

3. Approve the minutes of the regular meeting held September 8, 2025.

4. Receive and file the Expenditures for the period beginning September 1, 2025 and ending September 12, 2025.

5. Receive and file the Report of Contracts Executed by the City Manager for the Period of August 5, 2025 through September 1, 2025.

6. Receive and file the Monthly City Treasurer's Report on Compliance with Statement of Safekeeping an Investment of Public Funds for August 2025.

7. Accept Parcel Map 25,204 and associated documents including an Informational Notice document, for the Ebeling/Van Der Kar Lot Split Project (23-2264-TPM/VAR/CDP) located at 435 Concha Loma Drive.

ADMINISTRATIVE MATTERS:

8. Approval of Measure A Project Cooperative Agreement to receive Measure A – Cycle 6 funds, and approval of the First Amendment to the Measure A Project Cooperative Agreement - Cycle 5, both relating to the Franklin Creek Trail Improvement Project to be constructed along the east side of Franklin Creek Channel between Carpinteria Avenue and Seventh Street.

   Recommendation: (1) Approve and authorize the Mayor to sign the Measure A Project Cooperative Agreement (Attachment A) with the Santa Barbara County Association of Governments to receive $226,563 of Measure A – Cycle 6 funds and (2) Approve and authorize the City Manager to sign the First Amendment for a time extension of Measure A Project Cooperative Agreement (Attachment C) with the Santa Barbara County Association of Governments – Cycle 5 funds. *(Requires a roll call vote.)*

Staff Presenter: Stephon Downes, Management Analyst II

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

PUBLIC HEARING: NONE

CONSIDERATION OF ANY ITEMS REMOVED FROM CONSENT CALENDAR AND/OR OTHER AGENDA ITEMS REQUESTED TO BE ADVANCED

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

9. Annual Report on Law Enforcement Services.

Recommendation: Receive and file the report.

Staff Presenter: Lt. Rich Brittingham, Santa Barbara County Sheriff's Department

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. Appointees to Other Government Agencies

a. Beach Erosion Authority for Clean Oceans and Nourishment (BEACON) (Mayer/Alt. Clark)
b. California Joint Powers Insurance Authority (CJPIA) (Solórzano/Alt. Clark)
c. Santa Barbara County Association of Governments (SBCAG)(Clark/Alt. Nomura)

d. Santa Barbara County Air Pollution Control District (APCD)(Clark/Alt. Nomura)
e. Central Coast Community Energy (3CE) (Goleta/Alt. Nomura)
f. Santa Barbara Mosquito and Vector Management District (Joe Franken)
g. Santa Barbara Metropolitan Transit District (Solórzano)

2. Regional Committees

a. Channel Counties Division, League of California Cities (Nomura/Alt. Solórzano)
b. Santa Barbara Joint Affordable Housing Task Group (Mayer/Alt. Alarcon)
c. Santa Barbara County Elected Leaders Forum to Address Homelessness (Mayer/Alt. Alarcon)
d. South Coast Youth Safety Partnership (Solórzano/Alt. Mayer)
e. Multijurisdictional Solid Waste Task Group (Mayer/Alt. Alarcon)

3. Joint and Standing Committees

a. City Council/Economic Vitality Committee (Alarcon & Mayer)
b. City Council/Public Safety Committee (Clark & Nomura)
c. City Council/School Board Committee (Mayer and Solórzano)
d. City Council/Utilities Committee (Nomura & Clark)
e. City Council/First District Supervisor Committee (Alarcon & Mayer)
f. City Council Finance/Budget Committee (Alarcon & Clark)
g. Transportation Committee (Clark & Mayer)
h. Development Review Committee (Joint Committee membership from City Council, Planning Commission and Architectural Review Board) (CC: Clark & Nomura) (PC: To Be Selected by Planning Commission) (ARB: Stein & O'Connor)
i. General Plan and Coastal Plan Update Committee (Joint Committee membership from City Council and Planning Commission) (Solórzano & Clark) (PC: Benefield and Salant)
j. Public Facility Site Acquisition/Development Committee (Clark & Nomura)
k. Sustainability Committee (Nomura & Solórzano)
l. Public Engagement Committee (Solórzano & Nomura)

4. Ad Hoc Committees

a. E-Conveyance Committee (Mayer & Alarcon)
b. Immigration Response & Support Committee (Solórzano & Mayer)

5. Appointed Representatives to Area Boards & Committees

a. Community Media Access Center (Gary Dobbins)
b. County Library Advisory Committee (Glynn Birdwell)

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

CLOSED SESSION MATTERS

10. PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Government Code Section 54957(b)(1)
Title: City Manager Michael Ramirez

11. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Paragraph (1) of subdivision (d) of Section 54956.9)
Name of Case: *Stephen Marcussen and Mary Eileen Marcussen v. City of Carpinteria and Alewright LLC* (Case No. 25CV05670)

PUBLIC COMMENT ON CLOSED SESSION MATTERS

TEMPORARY ADJOURNMENT TO CLOSED SESSION

RECONVENE IN OPEN SESSION

CLOSED SESSION REPORT

ADJOURNMENT

The next regular City Council meeting will be held on October 13, 2025 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 (805) 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, located at 5775 Carpinteria Avenue, Carpinteria, CA 93013 or by going to the City's website at https://carpinteriaca.gov/city-hall/agendas-meetings/.

This agenda was posted on Wednesday, September 17, 2025, in the City Clerk's Office, on the City Hall Public Notices Board, and on the Internet.

Agenda Section: Presentations
Agenda Item No.: 2
Council Meeting Date: September 22, 2025

RESOLUTION NO. 6419

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CARPINTERIA, CONGRATULATING THE PEOPLE OF CARPINTERIA ON ACHIEVING 60 YEARS OF SUCCESSFUL LOCAL SELF-GOVERNMENT

WHEREAS, *on September 28, 1965, the City of Carpinteria was officially incorporated as the 306th general law City in the State of California, and became the fifth incorporated City in Santa Barbara County; and*

WHEREAS, *on September 28, 2025, the Carpinteria community will commemorate the 60th anniversary of its incorporation with a week of festivities beginning on September 22nd, and culminating in a State of the City Address on September 29th at the Veterans Memorial Hall, the historic site of the first City Council meeting held on September 28, 1965; and*

WHEREAS, *over the past 60 years, 41 residents have served on the City Council, 19 of whom have held the office of Mayor, while hundreds more have contributed their time and expertise as members of City advisory groups and volunteers, supporting local projects, programs, and services that protect and enhance Carpinteria's small-town charm, natural beauty, and strong sense of community; and*

WHEREAS, *the City's employees, both past and present, have dedicated themselves to advancing the community's vision for Carpinteria by upholding the highest professional standards and earning the trust and respect of elected officials, advisory bodies, and residents alike; and*

WHEREAS, *the 60th anniversary of incorporation offers a meaningful opportunity to honor Carpinteria's rich history and celebrate its many accomplishments, from environmental stewardship to community-driven planning; and look ahead towards a future that is vibrant, inclusive, and sustainable; and grounded in the values of equity, resilience, and civic pride.*

NOW, THEREFORE, BE IT RESOLVED *as follows:*

SECTION 1. *The above recitals are true and correct, and incorporated herein by reference.*

SECTION 2. *The Carpinteria City Council hereby resolves that the people of Carpinteria be congratulated on achieving 60 successful years of self-government.*

SECTION 3. *On this 60th Anniversary, thanks and commendation are extended to all community members that have contributed in the past and are today contributing to the success of Carpinteria by serving their community as appointed members of City Council Advisory Groups, and as volunteers.*

SECTION 4. *Past and present employees of the City of Carpinteria are thanked and commended for their professionalism and support to the Carpinteria community.*

PASSED, APPROVED AND ADOPTED *on the 22nd day of September, 2025.*

Natalia Alarcon, Mayor
City of Carpinteria

ATTEST:

Brian C. Barrett, CMC, CPMC
City Clerk, City of Carpinteria

Roy Lee
County Supervisor, First District

Agenda Section: Public Information

Agenda Item No.: N/A

Council Meeting Date: September 22, 2025

Date: September 17, 2025

To: Michael Ramirez, City Manager + Honorable Carpinteria City Council

From: Supervisor Roy Lee

Subject: 9/22 Agenda for Report from First District Supervisor Roy Lee

CC: Brian Barrett, City Clerk

Updates from District 1 at Carpinteria City Council Meeting, presented by District Director Daisy Weber:

1. Update on County Housing in Unincorporated Carpinteria
    a. SBCAG Housing Dashboard
    b. Mitigation impacts collaboration with County
    c. Cravens Lane Information
2. Parking complaints on unincorporated roads
3. Cannabis Updates
    a. Valley Crest application rescinded
    b. OAPs and scrubber installations
    c. Unannounced inspections have begun

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Agenda Section: City Manager's Report
Agenda Item No.: N/A
Council Meeting Date: September 22, 2025

MEMORANDUM

Council Meeting Date: **September 22, 2025**

To: Honorable Mayor and City Council

From: Michael Ramirez, City Manager

Subject: **City Manager's Report**

CITY EMPLOYEE UPDATES

Recruitments

Below is a partial list of open recruitments and their current status. Additional information on City job openings is available online at https://carpinteriaca.gov/city-hall/human-resources/.

- Environmental Program Specialist – Full-Time
  - Pending screening

Staff Training/Development

On September 11, 2025, some City staff participated in *CPR/AED/First-Aid Safety with Fire Extinguisher Training* provided by the California JPIA. This course covered CPR, AED use, first aid, and fire extinguisher skills. The fire extinguisher portion of the training also fulfills the OSHA requirement for all employees to receive annual instruction (CCR, Title 8, Sec. 6151, Subsection G). Staff refreshed their knowledge of lifesaving interventions, including Narcan and EpiPen use, and practiced hands-on fire safety techniques. Another session will be held on November 13, 2025.





Celebration of Life for Steve Goggia

A celebration of life is planned for former Community Development Director, Steve Goggia, who unexpectedly passed away in November 2024. The event will occur on Friday, October 17th at 3:00 p.m. at the main picnic area at Ledbetter Beach in Santa Barbara. Steve's friends and colleagues are invited to attend. Guests are encouraged to bring a dish to share for a potluck event. For more information, please contact Nick Bobroff at nickb@carpinteriaca.gov

UPDATES ON DEVELOPMENT APPLICATIONS

Offshore Portion of Chevron Carpinteria Oil & Gas Facilities Decommissioning and Remediation Project Approved by CCC

On Friday, September 12th, the California Coastal Commission (CCC) approved the Coastal Development Permit for the offshore portion of Chevron's decommissioning and remediation project. The offshore portion of the project covers the removal of the submerged pipelines across the sandy beach and out to the State Waters boundary, approximately 3 miles offshore. The project was approved with the incorporation of several special conditions (Nos. 1- 9) intended to minimize impacts to sensitive resources and habitats, and public coastal access. The agenda and staff report for the item can be found on the Coastal Commission website at: https://www.coastal.ca.gov/meetings/agenda/#/2025/9

OTHER CITY/COMMUNITY UPDATES

County of Santa Barbara Cannabis Odor Regulations Approved by CCC

On Thursday, September 11th, the CCC approved an amendment to the County of Santa Barbara's Local Coastal Program (LCP) to update the cannabis odor regulations as they apply in the Coastal Zone portion of the unincorporated County (e.g., the unincoporated Carpinteria Valley). As reported previously, the changes to County odor control standards will require all cannabis cultivation and processiong operations to update their respective odor abatement plans to incorporate carbon filtration systems, and to have those systems installed and operational by March 2026. The LCP amendment also adopts a new more stringent objective odor threshold, measured at the property line of cannabis facilities, and creates an improved process for monitoring compliance and responding to odor complaints. More information on this item, including the agenda and staff report can be found at: https://www.coastal.ca.gov/meetings/agenda/#/2025/9

Beach Lifeguarding

The Carpinteria Beach Lifeguarding season will conclude on Sunday, October 5, 2025, in alignment with the Avocado Festival. This final day will mark the official close of the

2025 season for lifeguard tower operations. To support community safety during the festival, lifeguards will be stationed at the Linden Avenue and Holly Avenue towers from 11:00 a.m. to 3:00 p.m.

Carpinteria Community Pool

The Carpinteria Community Pool, in partnership with Carpinteria Middle School, is providing comprehensive swim instruction to all 6th, 7th, and 8th grade students throughout September. While swim lessons were previously offered only to 6th graders, a newly awarded grant to the Carpinteria Middle School has expanded access to include all middle school physical education students. Each student receives two weeks of swim instruction, led by two City swim instructors and Armando Ramos, a City and District employee, whose dedication and teaching expertise have been central to the success of the program.

Additionally, the third session of Sunday Swim Lessons will begin on October 12th. Please note, there will be no class on October 19th. Registration opens on September 22nd at 6:00 p.m.

Please be advised that the Community Pool will be closed the weekend of October 4–5, 2025, as the City celebrates the Avocado Festival.

Second Annual Dog Day Afternoon

The City participated in the Second Annual Dog Day Afternoon on Saturday, September 6, from 11:00 a.m. to 2:00 p.m. at Monte Vista Park, hosted by the Carpinteria Dog Owners Group (C-DOG). The Parks, Recreation, and Community Services Department and the Public Works Department presented preliminary design plans for the permanent dog park and gathered community feedback. Participants also voted on preferred amenities for the project. A total of 33 paper voting sheets and one online voting submission were received during the event. In addition, 50 dog owners had their dogs photographed by Robin Karllson. The preliminary design and digital voting platform remain available on the City's website through the end of September for those unable to attend: carpinteriaca.gov/dogparkfeedback/.

Community Garden

The Community Garden hosted a Meet & Greet event for the new Garden Coordinator, Ruby Wedbush, on Wednesday, September 10, from 5:00 to 6:00 p.m. in the Garden. More than 20 members attended to meet Ruby, mingle, and paint a rock with their name to place on their garden plot.

The Community Garden will host second grade classrooms from Canalino Elementary School on Monday, October 6. The Garden Coordinator will provide a tour of the Garden and a lesson on seeds, plants, and pollination.

Library Program Updates

On September 11, 2025, the Library welcomed three classrooms from Carpinteria Middle School. During their visit, students learned about current teen programming and had the opportunity to renew existing library cards or register for new ones. Approximately 50 students participated in the visit.

On September 13, 2025, the Library hosted a *Constitution Conversation* led by local attorney Anthony Segall. This program, developed in response to a community request, provided an opportunity for residents to explore and discuss the U.S. Constitution as a foundational document of our democracy.

On September 15, 2025, the Library's Community Room was the site of a Hispanic Heritage Month celebration. Members of Carpinteria's Spanish-speaking community gathered for fellowship, shared traditional dishes, and participated in a discussion centered on reaffirming cultural heritage. The event also honored Mexican Independence Day, observed on September 16, adding further significance to the celebration.

AgeWell Program Updates

Carpinteria's 60th Retro Birthday Bash

AgeWell will celebrate the City of Carpinteria's 60th birthday in retro style on Thursday, September 25, 1:00 PM – 2:00 PM in the Veterans Hall Meeting Room (941 Walnut Avenue). Guests are encouraged to dress in their grooviest outfits and enjoy an afternoon filled with retro-themed fun and festivities.

Creek Week Bluffs Guided Nature Walk

AgeWell, in collaboration with the City of Carpinteria's Sustainability Division, will host a scenic and educational guided nature walk along the Carpinteria Bluffs in celebration of Creek Week. The walk will take place on Friday, September 26, at 2:00 PM, beginning at the Bluff Trailhead, located at the corner of Bailard Avenue and Carpinteria Avenue. For more information, contact sustainability@carpinteriaca.gov.

Agenda Section: Consent Calendar
Agenda Item No.: 3
Council Meeting Date: September 22, 2025

City of Carpinteria
City Council Minutes
Regular Meeting
Monday, September 8, 2025

Council Chamber, 5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person and Virtual

CALL TO ORDER

Mayor Alarcon called the meeting to order at 4:02 pm.

ROLL CALL

Councilmembers present:	Councilmember Al Clark	(District No. 5)
	Councilmember Julia Mayer	(District No. 3)
	Councilmember Wade T. Nomura	(District No. 4)
	Vice Mayor Mónica J. Solórzano	(District No. 1)
	Mayor Natalia Alarcon	(District No. 2)
Staff members present:	Michael Ramirez, City Manager	
	Mack Carlson, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria	
	Brian C. Barrett, City Clerk	

PUBLIC COMMENT ON CLOSED SESSION MATTER

There was no public comment.

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) of Section 54956.9: One case

Councilmember Mayer announced that she would be recusing herself from the Closed Session due to a potential conflict of interest per Government Code Section 87100.

TEMPORARY ADJOURNMENT TO CLOSED SESSION

Mayor Alarcon temporarily adjourned the meeting to Closed Session at 4:03 pm.

CALL TO ORDER

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

ROLL CALL

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

Staff members present:
Michael Ramirez, City Manager
Jena Shoaf Acos, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria
Mack Carlson, on behalf of Brownstein Hyatt Farber Schreck, LLP acting as City Attorney of the City of Carpinteria
Brian C. Barrett, City Clerk
Lieutenant Rich Brittingham, Santa Barbara County Sheriff's Department
Jeanette Gant, Parks, Recreation & Community Services Director
Mindy Fogg, Principal Planner
Stephon Downes, Management Analyst II
Ryan Benson, Management Analyst I
Shay Darrington, Engineering Technician
Dave Durflinger, Extra-Help Public Works Director
Juliza Briones, Program Manager

CLOSED SESSION REPORT

Legal Counsel Carlson announced there was no reportable action from the Closed Session.

PLEDGE OF ALLEGIANCE

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

COUNCILMEMBER(S) REQUEST FOR REMOTE PARTICIPATION UNDER AB 2449:

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

AGENDA MODIFICATIONS: NONE

INTRODUCTIONS, PROCLAMATIONS AND PRESENTATIONS

2. A Proclamation Declaring September 15, 2025 to October 15, 2025 as Hispanic Heritage Month in the City of Carpinteria. *(Requires taking public comment and approval prior to the City Council reading and presenting the proclamation.)*

Speakers in-person: Rogelio Delgado

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to approve the Proclamation Declaring September 15, 2025 to October 15, 2025 as Hispanic Heritage Month in the City of Carpinteria. Upon voice vote, the motion carried unanimously.

Mayor Alarcon and the Council presented the proclamation to Suzanne Requejo with Artesanía para la Familia and Dr. Sonia Aguila representing Canalino School who both provided remarks.

3. A Proclamation Proclaiming September 2025 as Suicide Prevention Month in the City of Carpinteria. *(Requires taking public comment and approval prior to the City Council reading and presenting the proclamation.)*

Speakers in-person: Phoenix Hocking

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to approve the Proclamation Proclaiming September 2025 as Suicide Prevention Month in the City of Carpinteria. Upon voice vote, the motion carried unanimously.

Mayor Alarcon and the Council presented the proclamation to Amrita Salm, Roberta Lehtinen, and Marta Flores, members of HopeNet of Carpinteria who provided remarks.

4. A Proclamation Designating the Week of September 8 – 14, 2025 as Celebrate Community Week in the City of Carpinteria. *(Requires taking public comment and approval prior to the City Council reading and presenting the proclamation.)*

Speakers in-person: Stephen Gerteis with Rotary Club of Carpinteria Morning

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to approve the Proclamation Designating the Week of September 8 – 14, 2025 as Celebrate Community Week in the City of Carpinteria. Upon voice vote, the motion carried unanimously.

Mayor Alarcon and the Council presented the City Council to Rotary Club and Lions Club members and Curtis Lopez representing the Carpinteria Lions Club, Clyde Freeman representing the Carpinteria Lions Club, Mike Lee representing the Carpinteria Lions Club, Karen Graf representing the Rotary Club of Carpinteria, and Diana Ornelas representing Rotary Club of Carpinteria Morning provided remarks.

TEMPORARY ADJOURNMENT FOR THE PURPOSE OF HOLDING THE MONTHLY MEETING OF THE CARPINTERIA LIBRARY BOARD OF TRUSTEES

Mayor Alarcon temporarily adjourned the meeting at 6:09 pm.

RECONVENE THE REGULAR MEETING OF THE CITY COUNCIL

Mayor Alarcon reconvened the meeting at 7:04 pm.

PUBLIC INFORMATION REPORTS AND ANNOUNCEMENTS

Lieutenant Brittingham with the Santa Barbara County Sheriff's Department provided a law enforcement report for the months of July and August.

Councilmember Nomura requested the Sheriff's Department provide the scam presentation at a future City Council meeting to increase public awareness.

Speakers in-person: Rogelio Delgado

CITY MANAGER'S REPORT

a. City Employee Updates

   City Manager Ramirez reported on City recruitments.

b. Updates on Capital Improvement Projects

   None.

c. Updates on Development Applications

   Principal Planner Fogg reported on the upcoming September 11, 2025 California Coastal Commission hearing to consider a request to amend the County of Santa Barbara's Local Coastal Program to update the cannabis odor regulations as they apply in the Coastal Zone portion of the unincorporated County and mentioned the upcoming September 12, 2025 California Coastal Commission hearing to consider the request for a Coastal Development Permit for the offshore portion of Chevron's decommissioning project.

d. Other City/Community Updates

   Parks, Recreation & Community Services Director Gant provided an update on upcoming events through the Community Pool, AgeWell, and the Community Library.

There was no public comment.

PLANNING COMMISSION ACTIONS

Principal Planner Fogg reported on the Planning Commission Actions from its meeting of September 2, 2025.

Speakers in-person: Linda Lisiecki representing Lagunitas Homeowners Association

Mayor Alarcon noted that Ms. Lisiecki's comment was best suited for the next section of the agenda – Public Comment on Matters Not On The Agenda, but acknowledged that her comment could be addressed now. Extra-Help Public Works Director Durflinger responded to Ms. Lisiecki's comment regarding the Lagunitas vehicular bridge plans.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Speakers in-person: Alan Koch and Rogelio Delgado

Emails distributed: Michael Cowan, Alan Koch, and Amrita Salm

City Manager Ramirez and Legal Counsel Acos responded to Mr. Delgado's comment regarding language interpretation and the Brown Act.

CONSENT CALENDAR:

There was no public comment.

Motion by Councilmember Mayer, seconded by Councilmember Nomura, to approve the Consent Calendar Item Nos. 5 through 6. Upon voice vote, the motion carried unanimously.

5. Approve the minutes of the regular meeting held August 25, 2025.

6. Receive and file the Expenditures for the period beginning August 18, 2025 and ending August 29, 2025.

ADMINISTRATIVE MATTERS

7. Third Amendment to the Cooperative Agreement with the Santa Barbara County Association of Governments for Carpinteria Circulation Improvements Funds.

   Recommendation: Authorize the Mayor to sign the Third Amendment to the Cooperative Agreement with the Santa Barbara County Association of Governments for Carpinteria Circulation Improvements Funds, providing $409,589

in additional funding for a total of $1,202,045, and extending the performance period through June 2026. *(Requires a roll call vote.)*

Management Analyst II Downes presented the staff report and PowerPoint presentation.

Speakers in-person: Roberta Lehtinen

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to authorize the Mayor to sign the Third Amendment with the Santa Barbara County Association of Governments for Carpinteria Circulation Improvements Funds, providing $409,589 in additional funding for a total of $1,202,045, and extending the performance period through June 2026. The roll call vote on the motion was as follows:

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

The motion carried unanimously.

RECESS (15 Minutes)

Mayor Alarcon recessed to a break at 7:56 pm.

RECONVENE THE REGULAR MEETING OF THE CITY COUNCIL

Mayor Alarcon reconvened the meeting at 8:19 pm.

PUBLIC HEARING: NONE

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

MATTERS CONTINUED FROM PREVIOUS MEETINGS: NONE

OTHER BUSINESS:

8. Approval of the Fiscal Year 2025-26 Community Services Support Grant Program Funding Recommendations.

   Recommendation: Approve the City Council Finance/Budget Committee's grant award recommendations for the Fiscal Year 2025-26 Community Services Support Grant Program. *(Requires a roll call vote.)*

Councilmember Mayer recused herself due to her husband being an officer of The Carpinteria Skate Foundation which is one of the organizations that has requested grant funding that is under consideration and left the Council Chambers at 8:19 pm.

Management Analyst Benson provided the staff report.

Speakers in-person: Roberta Lehtinen and Amrita Salm, both representing HopeNet of Carpinteria

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to approve the Finance/Budget Committee's grant award recommendations for the Fiscal Year 2025-26 Community Services Support Grant Program. The roll call vote on the motion was as follows:

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

The motion carried.

Councilmember Mayer returned to the dais at 8:42 pm.

9. Approval of a Special Event Permit Application for the 2025 California Avocado Festival, scheduled to run from Friday, October 3, 2025, through Sunday, October 5, 2025, including designation of the event footprint as a public park and authorizing expenditures for law enforcement, temporary traffic control and street cleaning services.

   Recommendation: (1) Approve the Special Event Permit for the 2025 California Avocado Festival pursuant Carpinteria Municipal Code Section §10.68, Special Events; (2) Designate the area of the event footprint as a public park during the hours of operation and approve its use for the event pursuant to Carpinteria Municipal Code §12.24.022, Permits – Special Public Park Use; and (3) Authorize expenditures for law enforcement, temporary traffic control and street cleaning services as described in this Staff Report. *(Requires a roll call vote.)*

Engineering Technician Darrington presented the staff report.

There was no public comment.

Motion by Councilmember Nomura, seconded by Councilmember Mayer, to (1) approve the Special Event Permit for the 2025 California Avocado Festival pursuant to Carpinteria Municipal Code Section § 10.68, Special Events and waive the fees for the event permit;

(2) Designate the area of the event footprint as a public park during the hours of operation and approve its use for the event pursuant to Carpinteria Municipal Code § 12.24.022, Permits – Special Public Park Use; and (3) Authorize expenditures for law enforcement, temporary traffic control and street cleaning services as described in this Staff Report not-to-exceed $35,000 in costs. The roll call vote on the motion was as follows:

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

The motion carried unanimously.

10. Response to the 2025 Santa Barbara County Civil Grand Jury Report, "Santa Barbara South Coast Housing Crisis: A Call to Action."

    Recommendation: (1) Review and approve staff's recommended responses to the Santa Barbara County Civil Grand Jury Report "Santa Barbara South Coast Housing: A Call to Action;" and (2) Authorize the City Manager to sign and transmit the City's response to the Presiding Judge, Honorable Patricia Kelly of the Superior Court; to send a copy to the current impaneled Grand Jury; and to file a copy with the City Clerk's Office.

Principal Planner Fogg presented the staff report and PowerPoint presentation.

Speakers in-person: Rogelio Delgado

Speakers via Zoom: Patrick O'Connor

There was consensus of the Council for the City Attorney's Office to research Councilmember Clark's question on whether the City's Avocado Orchard could be used for housing.

Motion by Vice Mayor Solórzano, seconded by Councilmember Nomura, to review and approve staff's recommended responses to the Santa Barbara County Civil Grand Jury Report titled "Santa Barbara County South Coast Housing Crisis: A Call to Action"; and authorize the City Manager to sign and transmit the City's response to the Presiding Judge, Honorable Patricia Kelly of the Superior Court, provide a copy to the current impaneled Grand Jury, and file a copy with the City Clerk's Office. Upon voice vote, the motion carried unanimously.

11. City Logo Review and Adoption.

    Recommendation: Adopt the City logo as presented.

Program Manager Briones presented the staff report and PowerPoint presentation.

Speakers in-person: Rogelio Delgado

Speakers via Zoom: Patrick O'Connor

Motion by Vice Mayor Solórzano, seconded by Councilmember Mayer, to adopt the City logo as presented. Upon voice vote, the motion carried unanimously with Councilmember Nomura abstaining from the vote.

LEGISLATIVE UPDATE:

Legal Counsel Acos reported on Senate Bill 364.

Speakers via Zoom: Patrick O'Connor

There was consensus of the Council to direct staff to submit an opposition letter to Senate Bill 364 and request staff return with additional information on Senate Bill 79 at a future meeting.

COMMITTEE REPORTS, INQUIRIES AND OTHER MATTERS PRESENTED BY COUNCILMEMBERS

Vice Mayor Solórzano reported on the following:

- Channel Counties Division for the League of California Cities is holding its annual dinner in Santa Paula on September 12th.
- General Plan Update Committee is meeting on September 15th at 5:30 pm.
- Public Engagement Committee met on August 26th to review and provide comments on the proposed City logo and discuss the schedule for programming for the City's 60th Anniversary and State of the City event.
- Immigration and Response Committee met last week to talk with one of the applicants for the emergency response funds and City received some updated information on the applicant's funding plans.

ATTENDANCE OF COUNCILMEMBERS FOR FUTURE MEETINGS

All Councilmembers are expected to be in attendance at the September 22, 2025 Council meeting.

ADJOURNMENT

Mayor Alarcon adjourned the meeting at 10:45 pm.

_____
Natalia Alarcon, Mayor

ATTEST:

_____
Brian C. Barrett, CMC, CPMC
City Clerk

Agenda Section: Consent Calendar
Agenda Item No.: 4
Council Meeting Date: September 22, 2025

City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

Expenditures for the period beginning September 01, 2025 and ending September 12, 2025.

STAFF RECOMMENDATION

Receive and file Warrant Register for the period of September 01, 2025, through September 12, 025, pursuant to Carpinteria Municipal Code 2.08.150(F).

DISCUSSION

As part of each regular City Council agenda, a list of all checks (Attachment A) disbursed 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 is designed to communicate the City's fiscal activity since the prior reporting period and ensure expenditures are within the approved budget.

ATTACHMENTS

Attachment A: Warrant Register for the period beginning September 01, 2025, and ending September 12, 2025.

Staff contact: Brenda Robinson, Accounting Specialist
(805) 755-4442, BrendaR@carpinteriaca.gov



Signature

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



Signature

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



Signature

ATTACHMENT A

Warrant Register for the period beginning September 01, 2025, and ending September 12, 2025

Warrant Register

Carpinteria, CA

Date Range: 09/01/2025 - 09/12/2025

Vendor Number / Payable #	Vendor Name / Payable Type	Payable Description	Payment Date	Payment Amount	Number
Bank Code: AP Bank-AP Bank					
Payment Type: Regular					
	MISSIONSQUARE		09/04/2025	11,430.51	106459
INV0007992	Invoice	MISSIONSQUARE Employee Contributions			
INV0007993	Invoice	Deferred Compensation Contribution-Part Time Emp			
INV0007994	Invoice	MissionSquareEmployee Contributions			
INV0007995	Invoice	MISSIONSQUARE Employee Contributions			
	SEIU LOCAL 620		09/04/2025	235.32	106460
INV0007996	Invoice	Employee Union Dues Contribution			
	ADVANTAGE TELECOM		09/04/2025	69.91	106461
171492	Invoice	SEP25 EMERGENCY PHONE LINE SERVICE			
	AMAZON CAPITAL SERVICES INC		09/04/2025	767.57	106462
116Y-WHD9-DNYN	Invoice	THERMAL LABELS FOR COMMUNITY POOL			
117N-YTDJ-17GF	Invoice	AED TRAINING PADS FOR AGE WELL PROGRAM			
19YT-9KVC-J6PR	Invoice	SOLAR LIGHTS FOR TOMOL TRAIL			
1H71-T7M3-4NCX	Invoice	GEL WRIST PAD FOR J. BRIONES			
1KNQ-MN7F-7NY4	Invoice	DESK FAN FOR COMMUNITY POOL			
1QKC-LC3Y-6GX4	Invoice	CHAIR CUSHIONS FOR LIFEGUARD TOWERS			
1R6T-FRKV-CFY6	Invoice	PLEASE SHOWER SIGNS FOR COMMUNITY POOL			
1TJW-P33H-F37J	Credit Memo	DESK FAN FOR COMMUNITY POOL			
1VVL-FQD6-D3YC	Invoice	AED SIGN, STORAGE BINS FOR AGE WELL PROGRAM			
1XVX-9NW7-DLRT	Invoice	PAPER SHREDDER FOR COMMUNITY GARDEN			
	ASEVA LLC		09/04/2025	1,622.50	106463
135509	Invoice	SEP25 PHONE SERVICES			
	BASIC		09/04/2025	172.72	106464
IN3519726	Invoice	AUG25 MONTHLY FSA ADMIN FEE			
	BAY ALARM		09/04/2025	143.00	106465
22409219	Invoice	ADJUST MAGNET AT FRONT DOOR OF POOL FOR ALARM			
	BLUESTUDIO INC		09/04/2025	320.00	106466
1555	Invoice	PROFESSIONAL SERVICES-LINDEN DESIGN THRU 8/15/25			
	CA DEPT OF JUSTICE		09/04/2025	32.00	106467
836083	Invoice	JUL25 FINGERPRINT APPLICATIONS			
	CARPINTERIA VALLEY LUMBER CO		09/04/2025	179.00	106468
571022	Invoice	BI-METAL MULTI TOOL FOR EL CARRO CONCESSION STAND			
571096	Invoice	SAFETY VEST FOR R. AYERLE			
571146	Invoice	OUTLET COVER, TAPE FOR COMMUNITY POOL			
571327	Invoice	BI-METAL MULTI TOOL FOR LIFEGUARD TOWER REPAIR			
571487	Invoice	SAFETY GLASSES FOR PART-TIME MAINT. CREW			
	COASTAL VIEW NEWS		09/04/2025	289.00	106469
62729	Invoice	NOTICE OF PUBLIC HEARING AD 8/21/25			
	COX BUSINESS		09/04/2025	354.14	106470
SEP25 001 3011 028030701	Invoice	SEP25 POOL & GARDEN INTERNET-PHONE SERVICE			
	DEWBERRY ENGINEERS INC.		09/04/2025	15,692.16	106471
22459090	Invoice	JUL25 CARPINTERIA AVE BRIDGE REPLACEMENT			
	ENCOMPASS CONSULTANT GROUP INC		09/04/2025	14,242.50	106472
06739	Invoice	JUL25 PAVEMENT MAINTENANCE			
	EVERSHADE EXTERIOR CLEANING SOLUTIONS		09/04/2025	475.00	106473
11339	Invoice	AUG25 CLEANING OF TRASH CANS AT CARP & LINDEN AVE			

	FRONTIER COMMUNICATIONS		09/04/2025	64.49	106474
SEP25 805-566-3374-042524-5	Invoice	SEP25 PHONE & INTERNET-BEACH STORE			
	GRAINGER		09/04/2025	249.57	106475
9611829970	Invoice	PARTS TO REPAIR SINK AT MONTE VISTA RESTROOM			
9616990363	Invoice	PARTS TO REPAIR STREET SWEEPER UNIT 331			
	HELPING HAND HEALTH EDUCATION LLC		09/04/2025	210.00	106476
4750	Invoice	CPR TRAINING CERTS FOR BEACH STAFF			
4788	Invoice	CPR TRAINING CERTS FOR BEACH STAFF			
	INTEGRAL CONSULTING INC		09/04/2025	5,811.23	106477
0031199	Invoice	JUL25 LIVING SHORELINE PROJECT			
	JON MOSELY		09/04/2025	145.00	106478
INV0007989	Invoice	PARK RENTAL REFUND			
	LAWSON PRODUCTS INC		09/04/2025	135.06	106479
9312609638	Invoice	NYLON CABLE TIES, PAINT FOR PUBLIC WORKS STOCK			
	MCCORMIX CORP		09/04/2025	135.85	106480
31971	Invoice	FUEL FOR CITY VEHICLES			
	MEDALLION PROTECTIVE SERVICES INC		09/04/2025	1,415.00	106481
1877	Invoice	SECURITY SERVICES FOR 4TH OF JULY 2025			
	MISSION UNIFORM SERVICE		09/04/2025	519.43	106482
524417089	Invoice	MAT REPLACEMENT, UNIFORM CLEANING 8/18/25			
524417090	Invoice	TOWEL & MAT REPLACEMENT CITY HALL 8/18/25			
524462564	Invoice	TOWEL & MAT REPLACEMENT LIBRARY 8/25/25			
524462565	Invoice	TOWEL & MAT REPLACEMENT VETS HALL 8/25/25			
524462567	Invoice	TOWEL & MAT REPLACEMENT POOL 8/25/25			
524462568	Invoice	MAT REPLACEMENT, UNIFORM CLEANING 8/25/25			
524462569	Invoice	TOWEL & MAT REPLACEMENT CITY HALL 8/25/25			
	MNS ENGINEERS INC		09/04/2025	737.50	106483
90941	Invoice	JUL25 ENGINEERING SERVICES-5885 CARPINTERIA AVE			
	MONTGOMERY HARDWARE CO		09/04/2025	141.70	106484
777227	Invoice	TWO DEADBOLT LOCKS FOR EL CARRO CONCESSIONS			
	MUNICIPAL MANAGEMENT ASSOCIATION OF SOUTHERN CALIFORNIA		09/04/2025	125.00	106485
FY26 MEMBERSHIP BENSON	Invoice	FY25 MMASC FULL MEMBERSHIP R. BENSON			
	NORMA MANRIQUEZ		09/04/2025	300.00	106486
INV0007990	Invoice	VETS HALL DEPOSIT REFUND			
	ODP BUSINESS SOLUTIONS LLC		09/04/2025	114.90	106487
437125351001	Invoice	STAPLES, TAPE, WRITING PADS FOR CITY HALL			
437126270001	Invoice	DIVIDER TABS, BINDER CLIPS FOR CITY HALL			
	ROCKWELL PRINTING		09/04/2025	365.10	106488
47445	Invoice	8 EA. CITY LOG TRUCK DECALS			
47468	Invoice	150 EA. COLORING BOOKS SHEETS FOR HOST KIOSK			
	SANTA BARBARA COUNTY CLERK OF THE BOARD		09/04/2025	50.00	106489
INV0007997	Invoice	CEQA NOTICE OF DETERMINATION FEE PL-24-2313			
	SO CA EDISON		09/04/2025	2,361.00	106490
AUG25 700247140684	Invoice	AUG25 ELECTRICITY-1 CARPINTERIA TC1			
AUG25 700465507084	Invoice	AUG25 ELECTRICITY-4950 9TH ST BT HM			
AUG25 700814698495	Invoice	AUG25 ELECTRICITY-900 ELM AVE EV EV			
	SUPERIOR POOL PRODUCTS LLC		09/04/2025	19.56	106491
D8896318	Invoice	3 EA STAINLESS STEEL HAND CRANK FOR COMMUNITY POOL			
D8899078	Credit Memo	3 EA STAINLESS STEEL HAND CRANK FOR COMMUNITY POOL			
	TINY FOOTPRINT FARM LLC		09/04/2025	5,500.00	106492
3	Invoice	STRATEGIC PLANNING PHASE 3 - LIBRARY			
	WEX BANK (76)		09/04/2025	404.13	106493
107046450	Invoice	AUG25 FUEL FOR CITY VEHICLES			
	AMAZON CAPITAL SERVICES INC		09/11/2025	3,222.53	106494

1316-YR99-9VPW	Invoice	BOOKS FOR LIBRARY			
13WQ-339L-9XGD	Invoice	BOOKS FOR LIBRARY			
14HR-P9LV-9RVX	Invoice	KRAFT PAPER, GARLAND BUNTING FOR LIBRARY PROGRAMS			
14Q1-MRQ1-RQKR	Invoice	OFFICE SUPPLIES FOR COMMUNITY LIBRARY			
173Y-XYYP-HY96	Invoice	BOOKS FOR LIBRARY			
179T-TVV1-9V43	Invoice	LIQUID SOAP FOR COMMUNITY GARDEN			
17VP-1MH4-4NNW	Invoice	BOOKS FOR LIBRARY			
19C4-44W7-NDKG	Invoice	PARTY DECOR FOR CITY 60TH ANNIVERSARY CELEBRATION			
19FH-YMC9-7MC3	Invoice	CLEANING SUPPLIES FOR COMMUNITY POOL			
1D4K-NTLY-RGH6	Invoice	ZIP BOOKS:M. FITCH			
1DP6-TV61-6W66	Invoice	BOOKS FOR LIBRARY			
1DTC-LPFW-1JY4	Invoice	BOOKS FOR LIBRARY			
1FLT-VLCY-CWNG	Invoice	BATHROOM MIRROR, POWER CORD FOR COMMUNTIY POOL			
1JPK-VWXY-GKX6	Invoice	INK CARTRIDGES FOR COMMUNITY POOL			
1LL9-6PCP-971J	Invoice	SUGGESTION BOXES FOR PARKS			
1M9Y-P4QM-1WQ9	Invoice	48X36 DRY ERASE BOARD FOR COMMUNITY LIBRARY			
1MF7-MLM6-6D7N	Invoice	10 FOLDING CHAIRS FOR COMMUNITY GARDEN EVENTS			
1N7K-KH9Q-661M	Invoice	BOOKS FOR LIBRARY			
1NGW-VQJ1-DD1L	Invoice	DESK FAN FOR COMMUNITY POOL			
1NKM-MJYT-7WGG	Credit Memo	ID BADGE LANYARDS FOR LIBRARY PROGRAMS			
1RQQ-HJ7W-JG9W	Invoice	3-8FT TABLES, SUPPLIES FOR COMMUNITY GARDEN EVENTS			
1RR3-CKQW-JPHX	Invoice	BOOKS FOR LIBRARY			
1RY1-3FHR-3PLH	Invoice	BOOKS FOR LIBRARY			
1T4G-DC7G-9FJJ	Invoice	SUGGESTION BOXES FOR FACILITIES			
1TFR-M6GT-3DYM	Invoice	BOOKS FOR LIBRARY			
1TWW-NFDX-376X	Invoice	OFFICE SUPPLIES FOR COMMUNITY LIBRARY			
1V13-9PWW-9YJ4	Invoice	RUBBER PATCH FOR TOMOL PLAYGROUND REPAIR			
1V6P-6HQL-6PLL	Invoice	SAFETY GLOVES FOR REMOVING BEACH BUOYS			
1V6P-6HQL-PH1T	Invoice	2 HEAVY DUTY LADDERS FOR LIFEGUARD TOWERS			
1WF9-DDRF-KJY3	Invoice	1 CASE COPY PAPER FOR COMMUNITY LIBRARY			
1YNC-DVHJ-LG9W	Invoice	BLACK & DECKER DRILL KIT FOR COMMUNITY GARDEN			
1YRR-J1CH-VD6P	Invoice	BOOKS FOR LIBRARY			
	Void		09/11/2025	-	106495
	Void		09/11/2025	-	106496
	BAKER & TAYLOR LLC		09/11/2025	544.41	106497
JUL25 L4672004	Invoice	BOOKS FOR LIBRARY			
	BIG GREEN CLEANING COMPANY		09/11/2025	18,012.00	106498
678743	Invoice	HOMELESS CAMP CLEANUP MULTIPLE LOCATIONS			
678810	Invoice	JUL-AUG25 INCREASED CLEANING AT COMMUNITY POOL			
679030	Invoice	SEP25 CONTRACTED CLEANING SERVICES			
	BRAINFUSE		09/11/2025	2,000.00	106499
2014166	Invoice	LIBRARY TUTORING SERVICES 9/1/25-8/31/26			
	BROWNSTEIN HYATT FARBER SCHRECK		09/11/2025	168,474.00	106500
1049820	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 7/31/25			
1049821	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 7/31/25			
1049822	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 7/31/25			
1049823	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 7/31/25			
1049824	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 7/31/25			
1049825	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 7/31/25			
1049826	Invoice	PROFESSIONAL LEGAL SERVICES THROUGH 7/31/25			
	CANNON		09/11/2025	1,344.00	106501
92950	Invoice	JUL25 PROFESSIONAL PLAN CHECK SERVICES			
	CARPINTERIA VALLEY LUMBER CO		09/11/2025	151.39	106502
571709	Invoice	CHIP BRUSHES FOR TOMOL PARK MAINTENANCE			
571754	Invoice	POSTS FOR NO PARKING SIGNS			
571988	Invoice	HARDWARE & MATERIAL FOR POOL REPAIR			
572030	Invoice	FLEX TAPE FOR POOL HOSE REPAIR			
	CARPINTERIA VALLEY WATER DISTRICT		09/11/2025	27,365.42	106503
CARP CITY AUG25 SERVICE	Invoice	AUG25 WATER FOR MULTIPLE LOCATIONS			
	CLIFFORD MOSS LLC		09/11/2025	8,000.00	106504
3272	Invoice	AUG25 STRATEGIC SERVICES - DISTRICT OUTREACH			

	COAST AUTO PARTS INC		09/11/2025	382.31	106505
794606	Invoice	NEW BATTERY FOR SWEEPER UNIT 331			
	COUNTY SANITATION COMPANY INC STEWARTS & SELZER PLUMBING		09/11/2025	510.00	106506
66755	Invoice	HYDRO-JET MAIN LINE AT CITY HALL 8/29/25			
	COX BUSINESS		09/11/2025	428.43	106507
SEP25 001 3011 022093901	Invoice	SEP25 CITY HALL INTERNET-TV SERVICE			
	DASH MEDICAL GLOVES		09/11/2025	217.83	106508
INV1337107	Invoice	BLACK NITRILE GLOVES FOR PUBLIC WORKS SHOP			
	ENVIRONMENTAL SCIENCE ASSOCIATES		09/11/2025	67,170.16	106509
210987	Invoice	JUL25 PROFESSIONAL SERVICES			
	EVERSHADE EXTERIOR CLEANING SOLUTIONS		09/11/2025	475.00	106510
11308	Invoice	JUL25 CLEANING OF TRASH CANS AT CARP & LINDEN AVE			
	FIRST NATIONAL BANK OF OMAHA		09/11/2025	9,371.73	106511
AUG25 0853	Invoice	CREDIT CARD PAYMENT-JG			
AUG25 0853 CR	Credit Memo	CREDIT CARD PAYMENT-JG			
AUG25 1754	Invoice	CREDIT CARD PAYMENT-EC			
AUG25 3696	Invoice	CREDIT CARD PAYMENT-LM			
AUG25 4545	Invoice	CREDIT CARD PAYMENT-BB			
AUG25 5788	Invoice	CREDIT CARD PAYMENT-RK			
AUG25 6160	Invoice	CREDIT CARD PAYMENT-JI			
AUG25 7146	Invoice	CREDIT CARD PAYMENT-VC			
AUG25 7794	Invoice	CREDIT CARD PAYMENT-JB			
AUG25 8111	Invoice	CREDIT CARD PAYMENT-TI			
	FRONTIER COMMUNICATIONS		09/11/2025	101.74	106512
JUL25 209-188-2500 FINAL	Invoice	FINAL BILL FOR LG TOWER LINES			
	GRACENOTE		09/11/2025	77.92	106513
150039566	Invoice	SEP25 LISTING DISTRIBUTION SERVICES-GATV			
	GRAINGER		09/11/2025	45.01	106514
9621178756	Invoice	NUTS & WASHERS FOR POOL REPAIR			
9630316256	Invoice	HEX NUTS FOR POOL REPAIR			
	ID WORKS LLC		09/11/2025	5,911.35	106515
EGH 41276	Invoice	2025 PUBLIC WORKS FIELD UNIFORM ORDER			
	JOY EQUIPMENT PROTECTION INC		09/11/2025	1,848.04	106516
8067	Invoice	ANNUAL FIRE EXTINGUISHER SERVICE 8/28/25			
	KANOPY		09/11/2025	247.00	106517
467813 - PPU	Invoice	AUG25 LIBRARY VIDEOS			
	LESLIE'S POOL SUPPLIES INC		09/11/2025	1,657.98	106518
00308-01-070119	Invoice	CHLORINE, ACID FOR POOL 8/28/25			
	LIN CONSULTING INC.		09/11/2025	793.60	106519
16014	Invoice	AUG25 ENGINEERING CARP & PALM AVE INTERSECTION			
	MCCORMIX CORP		09/11/2025	1,794.71	106520
32399	Invoice	FUEL FOR CITY VEHICLES			
684942	Invoice	DIESEL FOR FUELING TANK			
	MINER'S ACE HARDWARE INC		09/11/2025	3.00	106521
24446	Invoice	FASTNERS FOR POOL COVER HANDLES			
	MISSION UNIFORM SERVICE		09/11/2025	517.79	106522
524292799	Invoice	TOWEL & MAT REPLACEMENT LIBRARY 7/28/25			
524292800	Invoice	TOWEL & MAT REPLACEMENT VETS HALL 7/28/25			
524292802	Invoice	TOWEL & MAT REPLACEMENT POOL 7/28/25			
524292803	Invoice	MAT REPLACEMENT, UNIFORM CLEANING 7/28/25			
524292804	Invoice	TOWEL & MAT REPLACEMENT CITY HALL 7/28/25			
524495967	Invoice	MAT REPLACEMENT, UNIFORM CLEANING 9/01/25			
524495968	Invoice	TOWEL & MAT REPLACEMENT CITY HALL 9/01/25			
	MNS ENGINEERS INC		09/11/2025	295.00	106523
91050	Invoice	JUL25 ENGINEERING SERVICES-5115 OGAN RD			

	MSC INDUSTRIAL SUPPLY CO. INC		09/11/2025	113.28	106524
51406060	Invoice	2 CASES TRASH CAN LINERS			
	NOAH ALVARA		09/11/2025	130.98	106525
INV0008023	Invoice	REPLENISH PETTY CASH			
	OVERDRIVE INC.		09/11/2025	99.99	106526
01352DA25253213	Invoice	AUG25 EBOOKS/AUDIOBOOKS FOR LIBRARY			
01352DA25259288	Invoice	AUG25 EBOOKS/AUDIOBOOKS FOR LIBRARY			
	PACIFIC PLUMBING SPECIALITIES		09/11/2025	754.98	106527
11436-0	Invoice	CARTRIDGE, PUSH BUTTON HANDLE 5TH & LINDEN RESTROO			
11436-1	Invoice	HOT/COLD HANDLES FOR 5TH & LINDEN RESTROOM			
	R J THOMAS MANUFACTURING COMPANY INC		09/11/2025	2,273.48	106528
281979	Invoice	2 BBQ GRILL COVER REPLACEMENTS FOR EL CARRO PARK			
	RISDON'S 76 SERVICE		09/11/2025	140.00	106529
AUG25 CITY	Invoice	AUG25 CAR WASHES FOR CITY VEHICLES			
	ROCKWELL PRINTING		09/11/2025	500.84	106530
47567	Invoice	VARIOUS EVENT FLYERS FOR CITY FUNCTIONS			
	SANTA BARBARA COUNTY APCD		09/11/2025	831.01	106531
62685	Invoice	EMISSION FEE FOR CITY HALL GENERATOR			
	SANTA BARBARA LOCKSMITH		09/11/2025	32.78	106532
149787	Invoice	4 DUPLICATE KEYS FOR VETS HALL			
	SANTA BARBARA PEST CONTROL		09/11/2025	240.00	106533
53291	Invoice	AUG25 PEST CONTROL AT CITY HALL			
53292	Invoice	AUG25 PEST CONTROL AT VETS HALL			
53972	Invoice	SEP25 PEST CONTROL AT COMMUNITY POOL			
	SHOWSCAPES		09/11/2025	22,575.00	106534
388342293	Invoice	SEP25 LANDSCAPE MAINTENANCE			
388342294	Invoice	SEP25 MONTHLY CHEMICAL CHARGE			
	SITEONE LANDSCAPE SUPPLY (ALL AROUND)		09/11/2025	94.72	106535
157540070-001	Invoice	RISER VALVE REPAIR AT MONTE VISTA PARK			
	SO CA EDISON		09/11/2025	8,939.76	106536
AUG25 700201069122	Invoice	AUG25 ELECTRICITY-101 ASH AVE			
AUG25 700230547624	Invoice	AUG25 ELECTRICITY-5103 CARPINTERIA AVE			
AUG25 700255596559	Invoice	AUG25 ELECTRICITY-100 LINDEN			
AUG25 700264659490	Invoice	AUG25 ELECTRICITY-1115 LINDEN AVE B PED			
AUG25 700274833982	Invoice	AUG25 ELECTRICITY-901 CACTUS LN EV EV			
AUG25 700291369452	Invoice	AUG25 ELECTRICITY-MULTIPLE LOCATIONS			
AUG25 700477662295	Invoice	AUG25 ELECTRICITY-901 CACTUS LN LGHT LGHT			
AUG25 700525378417	Invoice	AUG25 ELECTRICITY-931 WALNUT & 4851 5TH ST			
AUG25 700604790697	Invoice	AUG25 ELECTRICITY-CAPP AV/CSTS PAS 609			
AUG25 700827356389	Invoice	AUG25 ELECTRICITY-5300 CARPINTERIA AVE TC1 TC1			
	SO CAL GAS		09/11/2025	758.25	106537
AUG25 006 514 2700 7	Invoice	NATURAL GAS 5305 CARPINTERIA AVE (POOL)			
AUG25 016 913 9500 6	Invoice	NATURAL GAS 5775 CARPINTERIA AVE (CITY HALL)			
AUG25 140 914 3084 4	Invoice	NATURAL GAS 941 WALNUT AVE (VETS HALL)			
	SOLID WASTE SOLUTIONS INC		09/11/2025	2,660.50	106538
230	Invoice	AUG25 SOLIDWASTE PROFESSIONAL SERVICES			
	SOLO REPROGRAPHICS		09/11/2025	24.78	106539
V45992	Invoice	POSTER FOR DOG PARK PUBLIC OUTREACH			
	STP SCREEN PRINTING		09/11/2025	386.95	106540
3747	Invoice	2025 SOFTBALL LEAGUE T-SHIRTS			
	THE FLAG FACTORY		09/11/2025	62.89	106541
35731	Invoice	NEW CALIFORNIA STATE FLAG FOR DOWNTOWN T			
	TKM ENGINEERING		09/11/2025	512.50	106542
1411	Invoice	TRAFFIC STUDY-6380 VIA REAL DEVELOPMENT			

	TVSB		09/11/2025	6,477.00	106543
NS2364-14	Invoice	AUG25 VIDEO PRODUCTION SERVICES			
NS2364-4	Invoice	JUL25 VIDEO PRODUCTION SERVICES			
	TWO TRUMPETS COMMUNICATIONS		09/11/2025	2,499.75	106544
1516	Invoice	CITY LOGO DESIGN PROJECT			
	UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA		09/11/2025	348.98	106545
25-260524	Invoice	SEP25 CA STATE REGULATORY FEE			
820250175	Invoice	SEP25 NEW TICKET CHARGES & DATABASE			
	VILLAGE POOL SUPPLY		09/11/2025	1,335.41	106546
51353	Invoice	CHLORINE, ACID, TEST STRIPS 8/19/25			
51447	Invoice	CHLORINE, ACID FOR COMMUNITY POOL 9/2/25			
	VULCAN MATERIALS COMPANY		09/11/2025	1,635.39	106547
4378916	Invoice	COLD PATCH FOR POTHOLE REPAIRS			
	WAXIE SANITARY SUPPLY		09/11/2025	917.99	106548
83473849	Invoice	BATH TISSUE, BODY WASH COMMUNITY POOL 8/29/25			
83473850	Invoice	BATH TISSUE FOR CITY HALL 8/29/25			
	ZWORLD GIS		09/11/2025	2,977.00	106549
2025-0233	Invoice	AUG25 MAPPING/GIS SERVICES			
	CalPERS HEALTH		09/04/2025	8,622.67	DFT0003524
100000018027278	Invoice	SEP25 HEALTH PREMIUMS			
	CalPERS HEALTH		09/04/2025	59,042.20	DFT0003525
100000018027277	Invoice	SEP25 HEALTH PREMIUMS			
	CalPERS		09/04/2025	13,162.34	DFT0003526
8/16/25-8/29/25 CLASSIC	Invoice	CLASSIC CONTRIBUTIONS 8/16/25-8/29/25			
	CalPERS		09/04/2025	16,817.74	DFT0003527
8/16/25-8/29/25 PEPRA	Invoice	PEPRA CONTRIBUTIONS 8/16/25-8/29/25			
	EDD-SDI		09/04/2025	2,544.11	DFT0003528
PR18 9/4/25	Invoice	PR18 9/4/25 EDD SDI TAX DEPOSIT			
	EDD-SIT		09/04/2025	7,937.35	DFT0003529
PR18 9/4/25	Invoice	PR18 9/4/25 EDD PIT TAX DEPOSIT			
	INTERNAL REVENUE SERVICE		09/04/2025	24,987.91	DFT0003530
PR18 9/4/25	Invoice	PR18 9/4/25 FEDERAL TAX DEPOSIT			

Agenda Section: Consent Calendar
Agenda Item No.: 5
Council Meeting Date: September 22, 2025

City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

Contracts Executed by the City Manager on behalf of the City for the Period of August 5, 2025 through September 1, 2025.

STAFF RECOMMENDATION

Receive and file Report of Contracts Executed by the City Manager for the Period of August 5, 2025 through September 1, 2025.

DISCUSSION

The City Manager is delegated authority by the Carpinteria Municipal Code (CMC), §2.08.150B, to execute contracts on behalf of the City in the amount of $50,000 or less. Pursuant to CMC §2.08.150C, a list of all contracts executed by the City Manager is provided for City Council information and appended to this Staff Report as Attachment A. Attachment A lists all contracts entered into on behalf of the City for goods, construction and services for the Period of August 5, 2025 through September 1, 2025.

FINANCIAL CONSIDERATIONS

All contracts entered into are within the appropriated budgeted amounts.

ATTACHMENTS

A. Report of Contracts Executed by the City Manager

Staff contact:
Brian C. Barrett, City Clerk
(805) 755-4403, brianb@carpinteriaca.gov

Signature

Reviewed by: Michael Ramirez, City Manager
(805) 755-440\50; michaelr@carpinteriaca.gov

Signature

ATTACHMENT A

Report of Contracts Executed by the City Manager
Period of August 5, 2025 through September 1, 2025

VENDOR	PURPOSE	AMOUNT
Everywhere Right Now LLC	Amendment No. 4 to Consultant Services Agreement to Provide Website Management and Maintenance Services	$0.00
Evershade, LLC	Consultant Services Agreement for Sidewalk and Trash Receptacle Cleaning Services	$24,100.00
County of Santa Barbara	Management Agreement Between the County of Santa Barbara and the Cities of Santa Barbara, Goleta, and Carpinteria Regarding the Fiscal Year 2025-2026 Program to Provide Regional Public Employee Leadership Training in South Santa Barbara County	$8,695.00
Walker Parking Consultants/Engineers	Consultant Services Agreement for On-Call Parking Planning Services	$30,000.00

Agenda Section: Consent Calendar
Agenda Item No.: 6
Council Meeting Date: September 22, 2025

City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

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

STAFF RECOMMENDATION

Receive and file the report.

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

BACKGROUND / DISCUSSION

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

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

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

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

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

POLICY CONSISTENCY

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

FINANCIAL CONSIDERATIONS

Cash Statement: On August 31, 2025, the City held cash and cash investments as shown in Table 1 below.

Table 1

CASH ACTIVITY FOR THE MONTH:	
Cash and Investment Beginning of the Month	$ 13,128,879.65
Cash Receipts	(3,149,082.53)
Cash Disbursements	3,858,742.48
Cash and Investment End of the Month	$ 13,838,539.60

Investments:

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

As of August 31, 2025, the portfolio's average days to maturity was 2.07 years, the average coupon rate was 2.9%, the average yield to maturity was 3.78%, the par value was $9,500,000, and the market value was $9,498,036.91.

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

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

The City of Carpinteria can meet all expenditure obligations that might reasonably be anticipated for the next six-month period from September 1, 2025, to March 1, 2026.

LEGAL

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

PRINCIPAL PARTIES EXPECTED AT MEETING

None.

ATTACHMENTS

Attachment A: City of Carpinteria Monthly Treasurer's Report

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

Licette Maldonado
Signature

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

Signature

ATTACHMENT A

City Treasurer's Monthly Report

CITY OF CARPINTERIA TREASURER'S REPORT
For the Month Ended August 2025

CASH ACTIVITY FOR THE MONTH:

Cash and Investment Beginning of the Month	$ 13,128,879.65
Cash Receipts	(3,149,082.53)
Cash Disbursements	3,858,742.48
Cash and Investment End of the Month	$ 13,838,539.60

CASH AND INVESTMENT PORTFOLIO:

Type of Investment/Coupon/CUSIP #	Institution/Issuer	Yield to Maturity	Maturity Date	# Days to Maturity	Par Value	Market Value (1)	Book Value (2)
Demand Deposit - General Checking	Montecito Bank	N/A	N/A	N/A	101,547.54	101,547.54	355,951.92
Demand Deposit - Premier Public Money Market	Montecito Bank	N/A	9/1/2025	1	900,084.27	900,084.27	1,356,875.66
Demand Deposit - Section 125 Checking	Montecito Bank	N/A	N/A	N/A	3,162.47	3,162.47	4,061.87
Demand Deposit - Payroll Checking	Montecito Bank	N/A	N/A	N/A	5,000.00	5,000.00	5,000.00
Local Agency Investment Fund	State of California	0.22%	9/1/2025	1	1,564,289.63	1,564,289.63	1,564,289.63
Demand Deposit - Money Market	Charles Schwab	N/A	9/1/2025	1	1,271,004.98	1,271,004.98	1,268,569.76
Treasury Note, 0.25%, (91282CAM3)	U.S. Government	1.32%	9/30/2025	30	250,000.00	249,179.68	240,265.00
Treasury Note, 3.0%, (9128285J5)	U.S. Government	4.09%	10/31/2025	61	250,000.00	249,443.35	242,136.63
Treasury Note, 0.375%, (91282CBC4)	U.S. Government	1.20%	12/31/2025	122	250,000.00	246,923.82	241,955.00
Treasury Note, 0.375%, (91282CBC4)	U.S. Government	1.37%	12/31/2025	122	250,000.00	246,923.83	240,365.00
Treasury Note, 3.875%, (91282CGE5)	U.S. Government	3.77%	1/1/2026	123	250,000.00	249,736.33	250,641.19
Treasury Note, 1.625%, (912828P46)	U.S. Government	1.56%	2/15/2026	168	250,000.00	247,265.63	250,595.69
Treasury Note, 0.5%, (91282CBQ3)	U.S. Government	1.28%	2/25/2026	178	250,000.00	245,683.58	242,113.19
Treasury Note, 0.75%, (91282CBT7)	U.S. Government	1.28%	3/31/2026	212	250,000.00	245,410.15	244,459.30
Treasury Note, 0.75%, (91282CCF6)	U.S. Government	1.34%	5/31/2026	273	250,000.00	244,101.55	243,702.50
Treasury Note, 0.875%, (91282CCJ8)	U.S. Government	1.35%	6/30/2026	303	250,000.00	243,837.88	244,821.96
Treasury Note, 1.625%, (91282YQ7)	U.S. Government	4.00%	10/31/2026	426	250,000.00	243,798.83	227,869.30
Treasury Note, 2%, (91282U24)	U.S. Government	4.31%	11/15/2026	441	250,000.00	244,736.33	228,317.27
Treasury Note, 1.25%, (91282CDK4)	U.S. Government	1.28%	11/30/2026	456	250,000.00	242,324.20	249,602.02
Treasury Note, 1.5%, (912828Z78)	U.S. Government	3.64%	1/31/2027	518	250,000.00	242,294.90	231,040.31
Treasury Note, 2.25%, (912828V98)	U.S. Government	4.29%	2/15/2027	533	250,000.00	244,804.68	229,819.14
Treasury Note, 2.5%, (91282CEF4)	U.S. Government	3.96%	2/16/2027	534	250,000.00	245,410.15	235,031.06
Treasury Note, 2.75%, (91282CEN7)	U.S. Government	3.71%	4/30/2027	607	250,000.00	246,250.00	241,094.62
Treasury Note, 3.25%, (91282CEW7)	U.S. Government	3.70%	6/30/2027	668	250,000.00	248,232.40	245,668.13
Treasury Note, 3.125%, (91282CFH9)	U.S. Government	4.19%	8/31/2027	730	250,000.00	247,607.40	238,232.21
Treasury Note, 4.125%, (91282CFU0)	U.S. Government	4.02%	10/31/2027	791	250,000.00	252,578.13	250,962.10
Treasury Note, 2.25%, (9128283F5)	U.S. Government	4.01%	11/15/2027	806	250,000.00	242,812.50	232,267.50
Treasury Note, 3.875%, (91282CGC9)	U.S. Government	4.01%	12/31/2027	852	250,000.00	251,494.13	248,750.00
Treasury Note, 4%, (91282CGPO)	U.S. Government	3.99%	2/29/2028	912	250,000.00	252,373.03	249,990.24
Treasury Note, 3.625%, (91282CGT2)	U.S. Government	4.15%	2/29/2028	912	250,000.00	250,234.38	244,990.00
Treasury Note, 4%, (91282CHK0)	U.S. Government	4.14%	3/31/2028	943	250,000.00	252,773.43	248,593.75

Treasury Note, 4.125%, (91282CHQ7)	U.S. Government	4.13%	7/31/2028	1065	250,000.00	253,662.10	249,920.00
Treasury Note, 4.375%, (91282CHX2)	U.S. Government	4.23%	8/31/2028	1096	250,000.00	255,527.33	251,445.00
Treasury Note, 4.625%, (91282CJA0)	U.S. Government	4.52%	9/30/2028	1126	250,000.00	257,441.40	251,015.00
Treasury Note, 4.875%, (91282CJF9)	U.S. Government	4.51%	10/31/2028	1157	250,000.00	259,453.13	253,583.99
Treasury Note, 4.375%, (91282CJN2)	U.S. Government	4.20%	11/30/2028	1187	250,000.00	255,859.38	251,775.00
Treasury Note, 3.75%, (91282CJR3)	U.S. Government	4.50%	12/31/2028	1218	250,000.00	251,113.28	242,177.50
Treasury Note, 4.25%, (91282CKD2)	U.S. Government	4.48%	2/28/2029	1277	250,000.00	255,234.38	247,505.21
Treasury Note, 4.125%, (91282CKG5)	U.S. Government	4.13%	3/31/2029	1308	250,000.00	254,238.28	247,724.61
Treasury Note, 4.5%, (91282CKT7)	U.S. Government	4.50%	5/31/2026	273	250,000.00	257,558.58	251,259.77
Treasury Note, 4.25%, (91282CKX8)	U.S. Government	4.25%	6/30/2029	1399	250,000.00	255,468.75	248,750.00
Treasury Note, 4.125%, (91282CLR0)	U.S. Government	4.34%	10/31/2029	1522	250,000.00	254,531.25	247,675.78
Treasury Note, 4.125%, (91282CMA6)	U.S. Government	4.13%	11/30/2029	1552	250,000.00	254,609.38	247,333.99
Treasury Note, 4.375%, (91282CMD0)	U.S. Government	4.34%	12/31/2029	1583	250,000.00	257,109.38	250,341.80
					13,345,088.89	**13,343,125.80**	**13,838,539.60**

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

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

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

Based upon currently budgeted revenues and expenditures, the City currently has sufficient liquid financial resources to meet anticipated expenditures during the period 9/01/25 through 03/01/26.

WEIGHTED AVERAGE MATURITY OF PORTFOLIO

As of August 31, 2025 the weighted average days to maturity of the City's investment portfolio is 2.07 years.

FOOTNOTES TO REPORT/DEFINITION OF TERMS:

(1) The market value of U.S. Goverment Securities was provided by the custodial agent, Charles Schwab.
For the Local Agency Investment Fund the market value represents the contract value.

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

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

Yield to Maturity (YTM): The percentage rate of return for the note assuming that the City holds the asset until its maturity date. It is the sum of all its remaining coupon payments.
Par Value: Equals face value of security (value of the security when it reaches maturity).
Market Value: The last price for which a security was bought or sold. In this case, the value as of the last day of the month of this report.
Book Value: The amount at which the security is carried in the City's accounting records (adjusted at year-end for GASB 40 reporting purposes).

Agenda Section: Consent Calendar
Agenda Item No.: 7
Council Meeting Date: September 22, 2025

City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

Acceptance for recordation of Parcel Map 25,204, and associated documents including an Informational Notice document, for the Ebeling/Van Der Kar Lot Split Project (23-2264-TPM/VAR/CDP) located at 435 Concha Loma Drive.

STAFF RECOMMENDATION

Staff recommends the Council accept Parcel Map 25,204 and associated documents for recordation.

Sample Motion: I move to accept Parcel Map 25,204 and associated documents, and authorize staff to take the necessary steps to submit Parcel Map 25,204 and associated documents to the County Recorder of Santa Barbara County for recordation.

BACKGROUND

The Ebeling/Van Der Kar Lot Split Project involves the subdivision of a developed 19,911.92 square-foot parcel into two parcels of 11,222.88 square feet and 8,689.04 square feet. The larger parcel, Parcel 1, would contain a 768 square-foot guesthouse/residence, two detached carports, and a detached 720 square-foot workshop building. The smaller parcel, Parcel 2, would contain the existing 1,240 square-foot single-family residence, a carport, and a gazebo. The map includes private utility easements to serve the new parcels.

The proposed project was considered and approved by the Planning Commission at the September 3, 2024 meeting subject to the adopted conditions of approval (Project 23-2264-TPM/VAR/CDP; Resolution No. PC-24-006). The Planning Commission's approval became final on September 16, 2024, following the expiration of the requisite 10-calendar day appeal period. The California Coastal Commission was notified of the City's final local action and their 10-business day appeal period ended on October 4, 2024. The project approval was granted for a period of three years, giving the applicant until September 16, 2027 to record the final Parcel Map.

The purpose of this review is administrative in nature, as State Law requires the Final Parcel Map to be accepted by the City Council prior to recordation. City staff, including Community Development, Public Works, the City Surveyor, and the City Attorney's office

have reviewed and administratively accepted all pertinent documents as having satisfied the respective project conditions.

DISCUSSION

Pursuant to the State Subdivision Map Act and Title 16 (Subdivisions) of the Carpinteria Municipal Code, prior to recordation of the Parcel Map, said Map and any associated required measures or documents must first return to the City Council for formal acceptance and to authorize staff to complete all remaining steps necessary for execution and recordation of the documents. As part of this action, the Council must confirm that all project conditions of approval required to be satisfied prior to recordation of the Parcel Map have been properly and fully executed.

The project Conditions of Approval (Attachment A) require the following map conditions be satisfied prior to recordation:

- **Map Condition 2**: Prior to Parcel Map recordation, applicant shall apply for and obtain a building permit to demolish the existing unpermitted storage shed building on Proposed Parcel Two.

- **Map Condition 3**: Prior to Parcel Map recordation, applicant shall apply for and obtain a building permit for any required interior remodel work to convert the existing guesthouse on Proposed Parcel One to a legal dwelling as required by current Building Codes.

- **Map Condition 4**: Prior to Map recordation, the applicant shall reserve private utility easements acceptable to the City Surveyor and the Community Development Department (CDD) over Proposed Parcel Two in favor of Proposed Parcel One at the time of conveyance of either parcel.

- **Map Condition 5**: A Notice to Property Owner shall be recorded with the Parcel Map specifying that the previously recorded Deed Restriction (Instrument No. 79-26450) requiring that the guesthouse not be used as a rental or permanent dwelling unit is no longer in effect and that the existing guesthouse shall be converted to the legal dwelling on Proposed Parcel One. (This condition has been modified by the Director of CDD to allow the Notice in Map Condition 15 to serve as the recorded document to eliminate the prior restrictions on the guesthouse.)

- **Map Condition 15**: Prior to recordation of the Parcel Map and subject to CDD approval as to form and content, the applicant shall include all of the project conditions required by this project approval on a separate informational sheet to be recorded with the Parcel Map.

- **Map Condition 16**: The Parcel Map shall be subject to the Subdivision Ordinance of the City of Carpinteria and to the State Subdivision Map Act. The Map shall be

prepared by a qualified California Registered Civil Engineer or Licensed Land Surveyor. Closure calculations shall be submitted along with adequate reference data and a current title report. Two copies of the map and one copy of the calculations shall be submitted for review. Within thirty (30) days after the recordation of the Parcel Map, the applicant shall deliver one set of reproducible mylar copies of the recorded map to the CDD.

- **Map Condition 17**: The Parcel Map shall be substantially in conformance with the Tentative Map as approved. Any substantial changes, as determined by City staff, require the approval of the Planning Commission and the City Council.

- **Map Condition 18**: The applicant shall pay all engineering fees and all other fees and deposits prior to approval of the Parcel Map by the City Council.

- **Map Condition 19**: Before recordation of the Parcel Map, Developer shall provide the City Engineer with written evidence from the Santa Barbara County Clerk's Office that Developer has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493.

- **Map Condition 29**: Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.

- **Map Condition 30**: The applicant shall pay the statutory school fees in effect at the time of issuance of building permits to the Carpinteria Unified School District.

- **Map Condition 31**: In accordance with Chapter 15.80 of the Carpinteria Municipal Code, the applicant shall pay Development Impact Fees to the City prior to Occupancy Clearance. The amount of the fees will be determined at the time the fees are paid.

City staff, including Community Development, Public Works, the City Surveyor, and the City Attorney's office have reviewed and administratively accepted all pertinent documents as having satisfied the respective project conditions. Copies of the proposed final exhibits and associated documents to be signed and recorded following acceptance by the City Council are included in the following attachments:

- Parcel Map No. 25,204 exhibit as Attachment B; and
- Conditions of Approval Informational Notice as Attachment C;

FINANCIAL CONSIDERATIONS

All staff time and costs associated with the review and recordation of Parcel Map No. 25,204 and associated documents are borne by the applicant. All project accounts are

paid and current, and sufficient funds remain on hand to cover anticipated costs associated with final review and recordation.

Parkland acquisition fees, also known as "Quimby Fees," for the project totaled $5,776.72 and were paid in full on June 27, 2025. The Development Impact Fees associated with the project totaled $9,240.98 and were paid in full on June 27, 2025 in anticipation of the map recordation. These fees resulted in a total payment of $15,017.70 to the City.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

Staff has confirmed that all required project conditions of approval that must be satisfied prior to recordation of the Parcel Map have been properly and fully complied with. City staff shall be responsible for ensuring that all of the referenced documents are properly executed and recorded.

OPTIONS

Request revisions to Parcel Map No. 25,204 and/or any of the associated documents, and direct staff to return with the revised documents to a future Council meeting.

PRINCIPAL PARTIES EXPECTED AT MEETING

Carolyn Ebeling, property owner
Susan Van Der Kar, property owner

ATTACHMENTS

Attachment A: Project Conditions of Approval
Attachment B: Parcel Map No. 25,204 exhibit
Attachment C: Conditions of Approval Informational Notice

Staff contact: Syndi Souter, Senior Planner
Community Development Department
(805) 755-4405 / syndis@carpinteriaca.gov

Signature

Reviewed by: Nick Bobroff, Director
Community Development Department
(805) 755-4407 / nickb@carpinteriaca.gov

Signature

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

Signature

Attachment A

Project Conditions of Approval

Ebeling/Van Der Kar Lot Split Project
Final Map Clearance - Parcel Map No. 25,204
September 22, 2025 City Council Meeting

ATTACHMENT C
CONDITIONS OF APPROVAL

EBELING - VAN DER KAR LOT SPLIT
PROJECT 24-2264TPM/VAR/CDP
435 CONCHA LOMA DRIVE
(APN 003-370-011)

PLANNING COMMISSION HEARING
SEPTEMBER 3, 2024

The Conditions set forth in this permit affect the title and possession of the real property that is the subject of this permit and shall run with the real property or any portion thereof. All the terms, covenants, conditions and restrictions herein imposed shall be binding upon and inure to the benefit of the owner (applicant, developer), his or her heirs, administrators, executors, successors and assigns. Upon any sale, division or lease of real property, all the conditions of this permit shall apply separately to each portion of the real property and the owner (applicant, developer) and/or possessor of any such portion shall succeed to and be bound by the obligations imposed on the owner (applicant, developer) by this permit.

PROJECT DESCRIPTION

1. This Tentative Parcel Map, Variance and Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated September 3, 2024), and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

   The project description is as follows:

   The proposed Tentative Parcel Map (TPM No. 25,204) would subdivide one existing 19,911.92 (gross/net) square foot parcel (0.46-acres gross/net) into two separate parcels as follows:

   Proposed Parcel One: *11,222.88 square feet / 0.258-acres*

   Proposed Parcel Two: *8,689.04 square feet / 0.199-acres*

   Both proposed parcels are currently developed. Proposed Parcel One is presently developed with a 768 square foot guesthouse, two detached 200 square foot carports, and a 720 square foot workshop building. The existing guesthouse would be converted to a single-family residence use as part of the project. Proposed Parcel Two is presently developed with a 1,240 square foot single family dwelling

with an attached 200 square foot carport, and a 65 square foot gazebo. Proposed Parcel Two also includes an unpermitted 60 square foot shed built within the required side setback which is proposed to be removed as a part of the project. Both parcels are presently served by separate water meters, gas meters, and sewer connections. No structural development is proposed on either resulting parcel.

Variances from the 6-R-1 setback, parking arrangement and garage parking requirements are requested as follows:

Parcel One Variances: Variances from the 6-R-1 zone district lot setback and parking requirements are requested for the following conditions for Proposed Parcel One: 1) allow the front carport to be located two feet from the interior property line instead of the minimum 10-foot requirement; 2) allow the rear carport to be located 6.3 feet from the property line instead of the minimum 10-foot requirement; 3) allow the workshop to be located 4.3 feet from the property line instead of the minimum 10-foot requirement; 4) allow a tandem parking arrangement with one car within front carport instead two cars parked within a garage as required in the R-1 zone district.

Parcel Two Variances: Variances from the 6-R-1 zone district lot setback and parking requirements are requested for the following conditions for Proposed Parcel One: 1) allow a tandem parking arrangement with one car within front carport instead two cars parked within a garage as required in the R-1 zone district.

The development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the City.

COMMUNITY DEVELOPMENT DEPARPTMENT PROJECT SPECIFIC CONDITIONS

2. Prior to Parcel Map recordation, applicant shall apply for and obtain a building permit to demolish the existing unpermitted storage shed building on Proposed Parcel Two. **Plan Requirements:** A Building Permit application and plans denoting the structures to be demolished shall be submitted to CDD. **Timing:** Applicant shall obtain the required Building Permit and complete the required demolition prior to recordation of the Parcel Map. **Monitoring:** CDD shall ensure this condition has been satisfied prior to clearing the Parcel Map for recordation.

3. Prior to Parcel Map recordation, applicant shall apply for and obtain a building permit for any required interior remodel work to convert the existing guesthouse on Proposed Parcel One to a legal dwelling as required by current Building Codes.

Plan Requirements: A Building Permit application and plans denoting required remodel work shall be submitted to CDD. **Timing:** Applicant shall obtain the required Building Permits and complete the conversion of the guesthouse to a dwelling prior to recordation of the Parcel Map. **Monitoring:** CDD shall ensure this condition has been satisfied prior to clearing the Parcel Map for recordation.

4. Prior to Map recordation, the applicant shall reserve private utility easements acceptable to the City Surveyor and CDD over Proposed Parcel Two in favor of Proposed Parcel One at the time of conveyance of either parcel. **Requirements and Timing:** Easement descriptions and locations shall be reviewed by CDD prior to Parcel Map recordation. **Monitoring:** CDD shall ensure this condition has been satisfied prior to clearing the Parcel Map for recordation.

5. A Notice to Property Owner shall be recorded with the Parcel Map specifying that the previously recorded Deed Restriction (Instrument No. 79-26450) requiring that the guesthouse not be used as a rental or permanent dwelling unit is no longer in effect and that the existing guesthouse shall be converted to the legal dwelling on Proposed Parcel One. **Requirements and Timing:** The Notice shall be reviewed by CDD prior to Parcel Map recordation. **Monitoring:** CDD shall ensure this condition has been satisfied prior to clearing the Parcel Map for recordation and applicant shall provide a conformed copy of the NTPO to CDD following recordation.

6. In the event archaeological remains are encountered during demolition, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building plans. **Monitoring:** CDD shall check plans prior to issuance of a Building Permit and shall spot check in the field.

7. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday and 8:30 a.m. and 3:30 p.m. on Saturday. Saturday construction activities shall be limited to use of hand tools (corded/cordless/pneumatic saws, drills, drivers, nail/staple guns, etc.) and other low-noise generating activities such as landscaping or painting. Saturday construction activities shall not include large construction vehicles or equipment, such as cranes, backhoes or dump trucks, or vibrating equipment such as a jackhammers or air compression tools. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating these restrictions shall be provided by the City and posted on site. **Timing:** The sign shall be in place prior to the beginning of and

throughout all grading and construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.

8. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.

9. Best available erosion and sediment control measures shall be implemented before demolition or construction activities occur. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the demolition, grading, and construction period and until graded areas have been stabilized by structures, long-term erosion control measures or landscaping. Construction wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked offsite shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An erosion and sediment control plan shall be submitted to and approved by CDD and Public Works prior to issuance of a Demolition Permit. **Timing:** The plan shall be implemented prior to the commencement of construction activities. **Monitoring:** City Inspectors shall perform site inspections throughout construction.

10. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled and disposed of in a manner which minimizes the potential for storm water contamination. Proper washout practices shall be followed. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the demolition and grading plans submitted to Public Works for review prior to issuance of a Demolition and Grading Permit. **Monitoring:** Public Works shall site inspect prior to the commencement and as needed during all demolition and grading activities.

11. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading

and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.

12. Compliance with the attached Departmental and District letters is required as follows:
    a. City of Carpinteria Public Works Dept. dated December 11, 2024
    c. Carpinteria Sanitary District dated January 3, 2024
    d. Carpinteria Valley Water District dated March 21, 2024

TENTATIVE PARCEL MAP CONDITIONS

13. The Tentative Parcel Map shall expire three years after approval or conditional approval by the final decisionmaker unless otherwise provided in the Subdivision Map Act, Government Code §66452.6.

14. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or additional conditions which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.

15. Prior to recordation of the Parcel Map and subject to CDD approval as to form and content, the applicant shall include all of the project conditions required by this project approval on a separate informational sheet to be recorded with the Parcel Map.

16. The Parcel Map shall be subject to the Subdivision Ordinance of the City of Carpinteria and to the State Subdivision Map Act. The Map shall be prepared by a qualified California Registered Civil Engineer or Licensed Land Surveyor. Closure calculations shall be submitted along with adequate reference data and a current title report. Two copies of the map and one copy of the calculations shall be submitted for review. Within thirty (30) days after the recordation of the Parcel Map, the applicant shall deliver one set of reproducible mylar copies of the recorded map to the Community Development Department.

17. The Parcel Map shall be substantially in conformance with the Tentative Map as approved. Any substantial changes, as determined by City staff, require the approval of the Planning Commission and the City Council.

18. The applicant shall pay all engineering fees and all other fees and deposits prior to approval of the Parcel Map by the City Council.

19. Before recordation of the Parcel Map, Developer shall provide the City Engineer with written evidence from the Santa Barbara County Clerk's Office that Developer

has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

20. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.

21. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.

22. An approval granted by the Planning Commission does not constitute a Building Permit or authorization to begin any construction. An appropriate permit issued by the Building Division must be obtained prior to constructing, enlarging, moving, converting, or demolishing any building or structure within the City.

23. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Tentative Parcel Map, Variance and Coastal Development Permit, or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.

24. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.

25. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.

26. No Building Permits shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied prior to issuance of a Building Permit or prior to final inspection when allowed by the Community Development Director.

27. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction.

28. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.

29. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.

30. The applicant shall pay the statutory school fees in effect at the time of issuance of building permits to the Carpinteria Unified School District. **Plan Requirements and Timing:** The applicant shall submit final square footage calculations and a copy of the fee payment to the school district prior to issuance of building permits. **Monitoring:** CDD shall ensure payment is made prior to issuance of a Building Permit.

31. In accordance with Chapter 15.80 of the Carpinteria Municipal Code, the applicant shall pay Development Impact Fees to the City prior to Occupancy Clearance. The amount of the fees will be determined at the time the fees are paid.

32. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better condition.

33. The owner/applicant/developer ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Tentative Parcel Map, Variance and Coastal Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permit fees, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.

34. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Developer/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated

by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.

35. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to Map Recordation and Building Permit issuance.

Approved by the Planning Commission on September 3, 2024.

I HAVE READ AND UNDERSTOOD, AND I WILL COMPLY

WITH ALL ABOVE STATED CONDITIONS OF THIS PERMIT

_____

Applicant / Owner Date

CITY OF CARPINTERIA, CALIFORNIA

Public Works Department
Memorandum

To: Brian Banks, Principal Planner
Community Development Department

From: Josefina Arechiga, Assistant Engineer /s/

Via: John L. Ilasin, Public Works Director/City Engineer

Date: December 11, 2023

Subject: 435 Concha Loma Dr, Project No. 23-2264-TPM/CDP

The Public Works Department has reviewed the project submittal dated December 07, 2023, and has the following conditions of approval:

CONDITIONS OF APPROVAL

1. An Engineering Permit shall be obtained from the City Engineer for any improvements or other encroachment work within the public right-of-way.

2. All improvements within the public right-of-way shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.

3. Record drawings or as-built plans shall be submitted to the City Engineer at time of final inspection for all work covered by an Engineering Permit. The record drawings or as-built plans shall be the original construction tracings or permanent mylar copies of a quality acceptable by the City Engineer.

4. A Transportation Permit shall be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.

5. Construction and demolition debris generated shall be reported in conformance with the Construction and Demolition Debris Recycling Program. Sixty-five percent (65%) or more of all construction and demolition debris shall be diverted from the landfill. The Construction and Demolition Debris Recycling Program forms shall be completed and submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.

6. Construction and demolition debris shall be separated on site into reuse, recycling, or disposal. Separate bins or containers for recycling of construction and demolition debris shall be provided on site.

7. Self-hauled disposal receipts from transfer stations shall be submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.

8. Any self-hauled construction and demolition debris shall be reported in writing to the City Engineer. A contract waste hauler may be allowed for disposal of construction and demolition debris subject to the approval of the City Engineer.

End of Comments

CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013

Phone (805) 684-7214 · Fax (805) 684-7213

January 3, 2024

Via Email:Kaitlyn@sepps.com.com

Kaitlyn Earnest
Susan Elledge Planning & Permitting Services
1625 State Street #1
Santa Barbara, California 93101

Subject: 435 Concha Loma Drive – APN 003-370-011
Tentative Parcel Map - 23-2264-TPM/CDP
Intent to Provide Public Sewer Service - Can and Will Serve

It is the intent of the Carpinteria Sanitary District (District) to provide public sanitary sewer service to the three existing dwelling units located at 435 Concha Loma Drive. The District currently provides sanitary sewer service to these residences. Adequate capacity exists, and will exist, in the District's sewer collection and treatment facilities to serve the project.

There is a 12-inch public sewer main immediately north of the subject parcel. A site map showing the location of the sewer main and the line segment report is attached.
District records show the three dwelling units are connected to this sewer main, with each unit connected by its own sewer lateral. The lateral serving the single-family residence located on Proposed Parcel 2 will require a private easement through Parcel 1 to continue using the existing sewer connection. The easement shall be between the two property owners and recorded with the County Assessor.

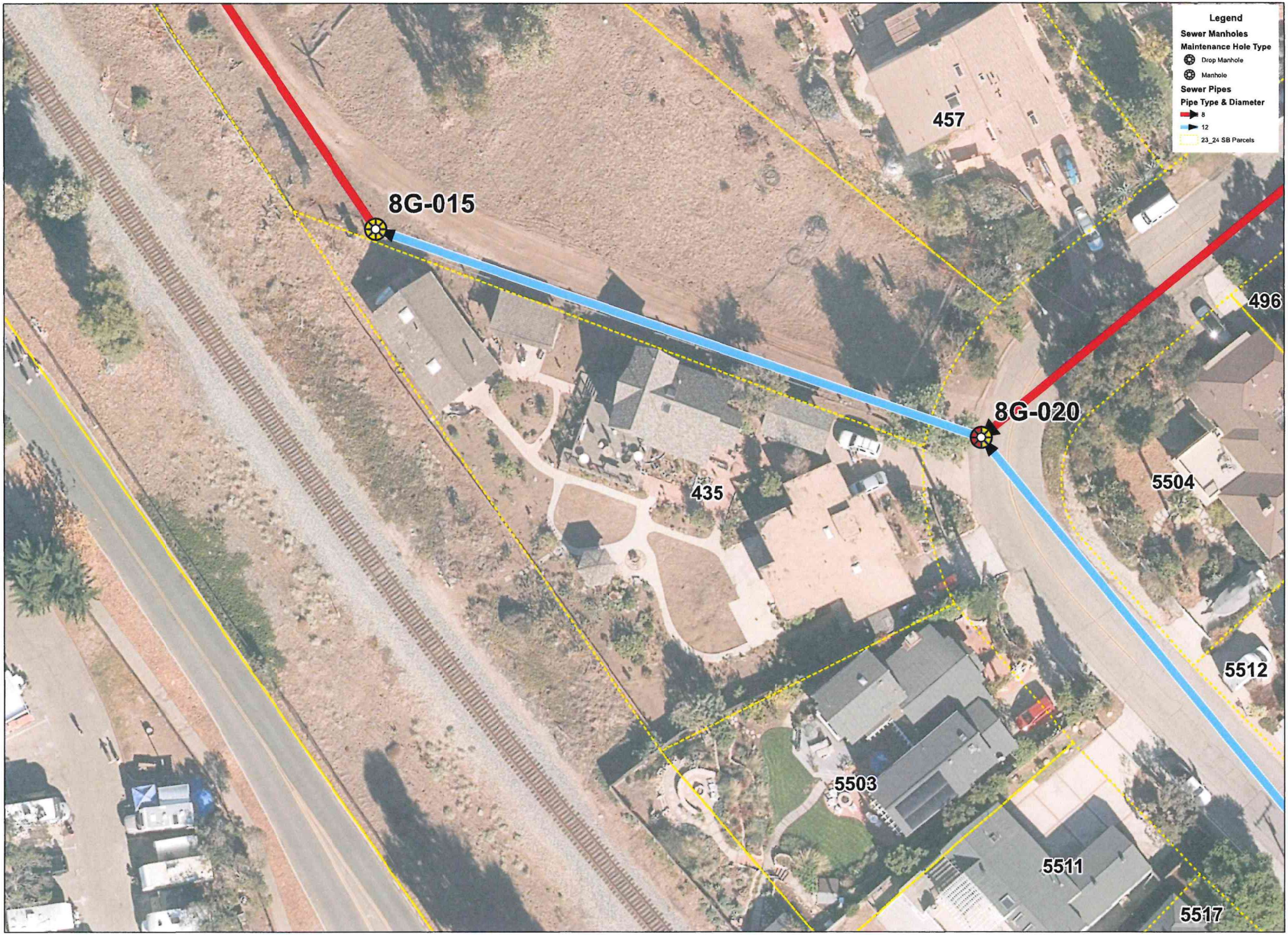
If the project requires modifications to the sewer lateral(s), a sewer construction permit from the District will be required. If you need any other information regarding this project or have questions or comments on the information provided, please contact the District at (805) 684-7214 x113.

Sincerely,
CARPINTERIA SANITARY DISTRICT

Lance Lawhon

Lance Lawhon
Engineering Technician

Attached: Site Plan
Line Segment Report



The information provided and shown on these drawings/maps is compiled from numerous sources and may not be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate location of sewer infrastructure.

N

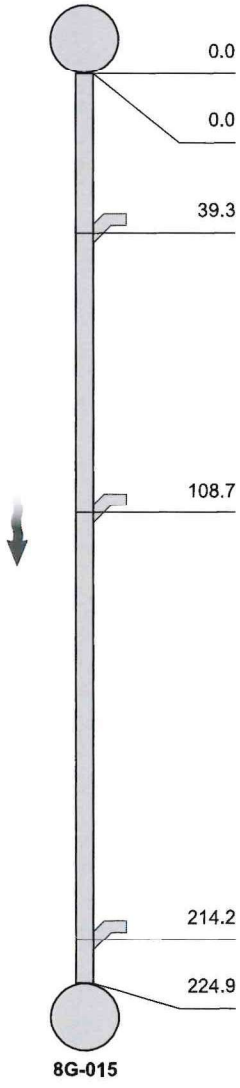
1:240

WinCan

Inspection report

Date:	Work Order:	Weather:	Surveyed By:	Certificate Number:	Pipe Segment Ref.:
12/20/2022			**EDDIE**	**04-8585**	**8G-020_8G-015**
Year laid:	Pre-cleaning: **Jetting**	Direction: **Downstream**	Pipe Joint Length:	Total Length: **224.9 '**	Length Surveyed: **224.9 '**

City:	**CARPINTERIA**	Drainage Area:	**CONCHA LOMA**	Upstream MH:	**8G-020**
Street:	**435 CONCHA LOMA**	Media Label:		Up Rim to Invert:	**0.0**
Location Code:	**Easement/Right of way**	Flow Control:	**Not Controlled**	Downstream MH:	**8G-015**
Location Details:		Sheet Number:		Down Rim to Invert:	**0.0**
Pipe shape:	**Circular**	Sewer Use:	**Sanitary**	Total gallons used:	**0.0**
Pipe size:	**12 "**	Sewer Category:	**SEC**	Joints passed:	**0**
Pipe material:	**Vitrified Clay Pipe**	Purpose:	**Routine Assessment**	Joints failed:	**0**
Lining Method:		Owner:	**CSD**		
Additional Info:					



1:1698 Distance	Code	Observation	Counter	Photo	Grade
0.0	AMH	Manhole / 8G-020	00:00:19		
0.0	MWL	Water Level, 50% of the vertical dimension	00:00:27		
39.3	TBA	Tap Break-In Active at 10 o'clock, 4inch dim, within 8 inch	00:02:41	8G-020_8G-015_dc9ce5d8-494	
108.7	TBA	Tap Break-In Active at 10 o'clock, 4inch dim, within 8 inch	00:05:58	8G-020_8G-015_5641fe69-d2	
214.2	TB	Tap Break-In at 10 o'clock, 4inch dim, within 8 inch	00:09:39	8G-020_8G-015_5e3be534-3e	
224.9	AMH	Manhole / 8G-015	00:10:31	8G-020_8G-015_d410131a-18	

QSR	QMR	QOR	SPR	MPR	OPR	SPRI	MPRI	OPRI
0000	0000	0000	0.0	0.0	0.0	0.0	0.0	0.0

Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013
Phone (805) 684-2816

March 21st, 2024

Kaitlyn Earnest, SEPPS
1625 State Street, Suite 1
Santa Barbara, CA 93101

SUBJECT: **Request for Intent to Serve Letter regarding proposed project at 435 Concha Loma Drive (the "Project")**

Dear Applicant,

In response to your request, this letter will serve as confirmation that Carpinteria Valley Water District (the "District") currently has sufficient water supply to serve the Project, subject to qualifications indicated below.

The Project proposes a parcel lot split for the existing residence at 435 Concha Loma Drive. Parcel 1 is 0.26 acres and includes a 768 SF guest house, 720 SF accessory building, and carport. Parcel 2 is 0.20 acres and includes a 1,240 SF main residence with attached carport, shed, and gazebo. Both parcels are individually served by separate ¾" residential water meters which are located on Parcel 2. The applicant intends to establish an easement agreement between the two parcels, so that Parcel 1 has access to their respective water meter. No new development or landscaping is proposed with the lot split.

Permit #: 23-2264-TPM/CDP

While the District currently has sufficient water to supply the Project's proposed use, it is important to note that the District has declared a Stage 1 Drought Emergency (see Ordinance 22-1, *www.cvwd.net*), which remains in effect. As a result, while there are currently meters available to service the Project, the District will continue to monitor its water supply, and may be forced to consider declaring more severe stages of drought or imposing further water restrictions or a moratorium on new and/or expanded connections.

Accordingly, the confirmation conveyed by this letter is subject to the following conditions and caveats:

1. If the intensity of the proposed use increases, this letter is void and you will need to file a new request for an "Intent to Serve" letter. Subsequent issuance of a new Intent to Serve letter is not assured.
2. This letter is only valid for the Subject Project.
3. You must obtain all permits and approvals for the Project as required by local, state and federal law.

4. This “Intent to Serve” letter is conditional upon, and shall not be in force or effect until, the Project receives final approval from the applicable land use agency.
5. Upon the expiration of any land use and or building permits for the Project, this “Intent to Serve” confirmation shall be void and you shall be required to submit a new request for confirmation of the District’s intent to serve the Project, which shall be subject to any drought conditions, restrictions and/or moratoriums then in effect.
6. If new meters are required for the Project, issuance of said meters shall be subject to applicable fees, including, but not limited to, Capital Cost Recovery fees, Construction costs and other related costs, and Water Supply Impact fees.
7. The District reserves the right to participate in or comment on any analysis or review of the Project performed by any agency under the California Environmental Quality Act (CEQA), even if said participation or comment may detrimentally impact the resulting CEQA review or analysis. This letter does not constitute analysis or approval under CEQA.
8. You must renew this letter annually after the date of this letter to keep the District apprised of Project status and developments.
9. This letter has a Project specific Conditions Letter attached that will be considered to be included in the conditions above.

Should you have any questions please do not hesitate to contact the District at 805-684-2816.

Very truly yours,
Carpinteria Valley Water District



Spencer Seale
Field Engineering Technician

cc: TCM to account
Brian King, District Engineer

Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013
Phone (805) 684-2816

March 21st, 2024

Kaitlyn Earnest, SEPPS
1625 State Street, Suite 1
Santa Barbara, CA 93101

SUBJECT: 435 CONCHA LOMA DRIVE; APN 003-370-011; ACCOUNT NUMBER 05-051269-03 & 05-051268-07; PROJECT NUMBER 23-2264-TPM/CDP; PARCEL LOT SPLIT; INTENT TO SERVE WITH CONDITIONS

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage 1 Drought Emergency; for more information on Ordinance 22-1, please visit the District website www.cvwd.net.

This letter is good for one year from the date of the letter.

The subject property is currently served by two 0.75" residential water meters (Account #05-051269-03 & 05-051268-07). Based on the tentative parcel map received on 3/20/2024, the District has the following conditions:

- Include the District on the City's building permit issuance and final sign off.
- The owner shall provide a copy of the recorded easement to the District prior to final sign off.
- If fire sprinklers are required, the owner is responsible for installing a reduced-pressure principle backflow assembly (RP) at the water meter per District standard detail W-115-01. Any deviations from the standard detail must be approved by the District prior to installation. Fire sprinkler demand calculations would need to consider the pressure loss across the backflow assembly. The backflow assembly must have a passing test performed by a certified backflow tester and submitted to the District prior to final sign off. Backflow device installation and testing fees are the responsibility of the owner and the backflow assembly would be added to the District's Cross-Connection Control Program and require annual testing.
- If other fire improvements are required for the project, the owner is responsible for all fees, deposits, and development costs associated with these improvements, including, but not limited to, fire hydrants, independent fire services, water meter upgrades, backflow assembly installations, plans, facility upgrades, and main extensions.

Should changes to the plans, including landscaping, irrigation, or water fixtures occur we require an additional opportunity to review revised plans.

If you have any questions, please feel free to contact me at spencer@cvwd.net or 805-684-2816x124.

Very truly yours,
Carpinteria Valley Water District



Spencer Seale
Field Engineering Technician

Attachment B

Parcel Map No. 25,204 Exhibit

Ebeling/Van Der Kar Lot Split Project
Final Map Clearance - Parcel Map No. 25,204
September 22, 2025 City Council Meeting

PARCEL MAP No. 25,204

BEING A SUBDIVISION OF LOT 20 IN BLOCK A OF THE CONCHA LOMA SUBDIVISION
AS FILED IN BOOK 15 OF MAPS AT PAGES 273 - 274
~ CITY OF CARPINTERIA ~
~ COUNTY OF SANTA BARBARA ~
~ STATE OF CALIFORNIA ~

NOVEMBER 2024

WATERS CARDENAS LAND SURVEYING, LLP.
BARRY J. WATERS~JOSE V. CARDENAS
LICENSED LAND SURVEYORS
5951 ENCINA ROAD.-ST. 5 - GOLETA, CALIFORNIA 93117
PHONE: (805) 967-4416

OWNER'S STATEMENT:

I HEREBY STATE THAT I AM THE OWNER OF OR HAVE AN INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP, AND THAT I AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND. WE CONSENT TO THE PREPARATION AND RECORDATION OF SAID MAP AND SUBDIVISION AS SHOWN WITHIN THE DISTINCTIVE BORDER LINES. WE ALSO HEREBY DEDICATE EASEMENTS FOR PRIVATE AND PUBLIC UTILITIES AND PRIVATE SEWER PURPOSES AS SHOWN HEREON.

By: _____
SUSAN VAN DER KAR, OWNER

CAROLYN EBELING, ALSO KNOWN AS CAROLYN P. CONNELL, TRUSTEE OF THE JOSEPH AND CAROLYN CONNELL FAMILY REVOCABLE TRUST DATED JANUARY 17, 2012

By: _____
CAROLYN EBELING, TRUSTEE

NOTARY ACKNOWLEDGMENT:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF _____)

COUNTY _____)

On _____ before me, _____, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Name: _____ *Signature:* _____

COMMISSION EXP. DATE _____

COMMISSION NUMBER _____

PRINCIPAL OFFICE LOCATION _____

SIGNATURE OMISSIONS:

THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED PURSUANT TO SECTION 66445(E) OF THE GOVERNMENT CODE (STATE SUBDIVISION MAP ACT).

EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE PER CONCHA LOMA SUBDIVISION RECORDED IN BOOK 15, PAGES 273 & 274 OF MAPS.

EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES,
RECORDED NOVEMBER 03, 1948 AS INSTRUMENT NO. 15357 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AND ASSOCIATED TELEPHONE COMPANY, LTD., A CORPORATION

CLERK OF THE BOARD'S STATEMENT:

I, JACQUELYNE ALEXANDER, CLERK OF THE BOARD OF SUPERVISORS OF SANTA BARBARA COUNTY, DO HEREBY STATE THAT PURSUANT TO GOVERNMENT CODE SECTION 66464 (STATE SUBDIVISION MAP ACT) THAT THE CERTIFICATES AND DEPOSITS REQUIRED UNDER GOVERNMENT CODE SECTION 66492 AND 66493 (STATE SUBDIVISION MAP ACT) ON THE PROPERTY WITHIN THIS SUBDIVISION HAVE BEEN FILED AND MADE.

JACQUELYNE ALEXANDER
CLERK OF THE BOARD OF SUPERVISORS
OF SANTA BARBARA COUNTY

BY: _____ DEPUTY _____ DATE

NOTE:

THIS MAP IS SUBJECT TO CERTAIN CONDITIONS AND INFORMATION INCLUDED IN A "NOTICE" AND RECORDED CONCURRENTLY AS INSTRUMENT NUMBER _____ OF OFFICIAL RECORDS IN THE OFFICE OF THE SANTA BARBARA COUNTY RECORDER.

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SUSAN VAN DER KAR AND CAROLYN EBELING IN OCTOBER 2024. I HEREBY STATE THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED (OR WILL BE SET IN SUCH POSITIONS WITHIN ONE YEAR AFTER RECORDATION OF THIS PARCEL MAP) AND THEY ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED, AND THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.



_____ _____
BARRY J. WATERS DATE
P.L.S. 6419.

CITY SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT, AND THAT THE PARCEL MAP AS SHOWN IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP AND ANY APPROVED ALTERATION THEREOF.



BY: _____ _____
CHRISTOPHER G VANDREY, PLS 8783 DATE
CITY SURVEYOR, CITY OF CARPINTERIA

CITY CLERK'S STATEMENT:

I HEREBY STATE THAT THE CITY COUNCIL OF THE CITY OF CARPINTERIA, BY MINUTE ACTION ON THE _____ DAY OF _____ 2025 APPROVED THIS MAP

BY: _____ _____
BRIAN BARRETT
CITY CLERK - CITY OF CARPINTERIA DATE:

COMMUNITY DEVELOPMENT DIRECTOR'S STATEMENT:

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP AND HAVE DETERMINED THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AS APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CARPINTERIA ON SEPTEMBER 3, 2024, AND TO THE CONDITIONS AS IMPOSED THEREON.

_____ _____
NICK BOBROFF, COMMUNITY DEVELOPMENT DIRECTOR DATE

RECORDER'S STATEMENT:

FILED THIS ____ DAY OF _____, 2025, At _____(time),
IN BOOK _____ OF PARCEL MAPS AT PAGES _____ AT THE REQUEST OF SUSAN VAN DER KAR AND CAROLYN EBELING.

FEE: _____

JOSEPH E. HOLLAND
COUNTY CLERK, RECORDER and ASSESSOR,
SANTA BARBARA COUNTY

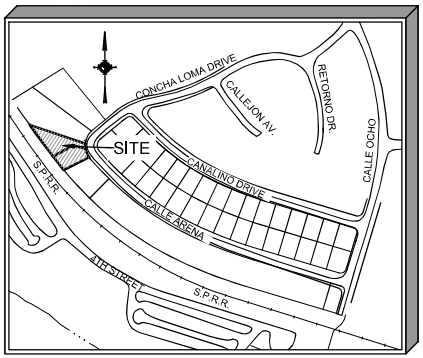
BY: _____ DEPUTY

PARCEL MAP No. 25,204

BEING A SUBDIVISION OF LOT 20 IN BLOCK A OF THE CONCHA LOMA SUBDIVISION
AS FILED IN BOOK 15 OF MAPS AT PAGES 273 - 274
~ CITY OF CARPINTERIA ~
~ COUNTY OF SANTA BARBARA ~
~ STATE OF CALIFORNIA ~

NOVEMBER 2024

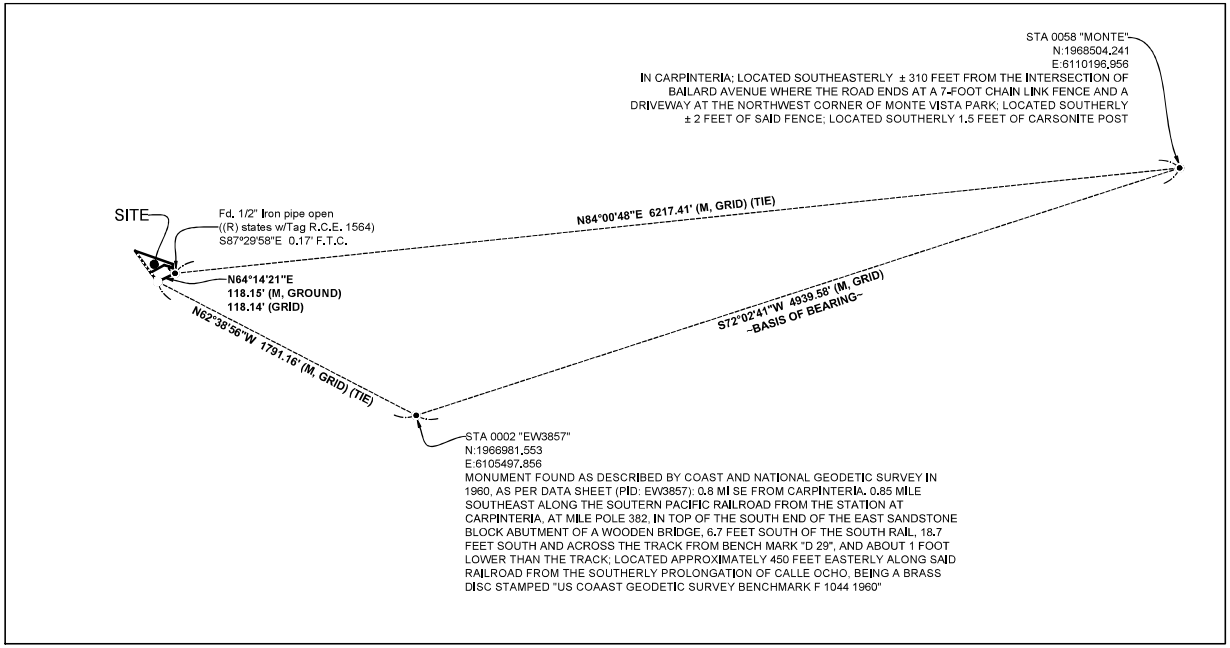
WATERS CARDENAS LAND SURVEYING, LLP.
BARRY J. WATERS~JOSE V. CARDENAS
LICENSED LAND SURVEYORS
5951 ENCINA ROAD.-ST. 5 - GOLETA, CALIFORNIA 93117
PHONE: (805) 967-4416



VICINITY MAP
NOT TO SCALE

CONTROL SCHEME:

CCS 83 CA ZONE 5 TIES
(EPOCH 1991.35)
(US SURVEY FEET)



GRAPHIC SCALE
500 0 250 500 1000
1 inch = 500 ft.

CONTROL NOTES

1. COMBINED FACTOR AT "EW3857": MULTIPLY GROUND DISTANCES BY 0.99994037 TO GET TO GRID DISTANCES, TO GET TO GROUND DISTANCES MULTIPLY GRID DISTANCES BY 1.000059634 PER (R1).

2. MAPPING ANGLE: -00-51-53.01
ELLIPSOID HEIGHT -74.098', PER (R1).

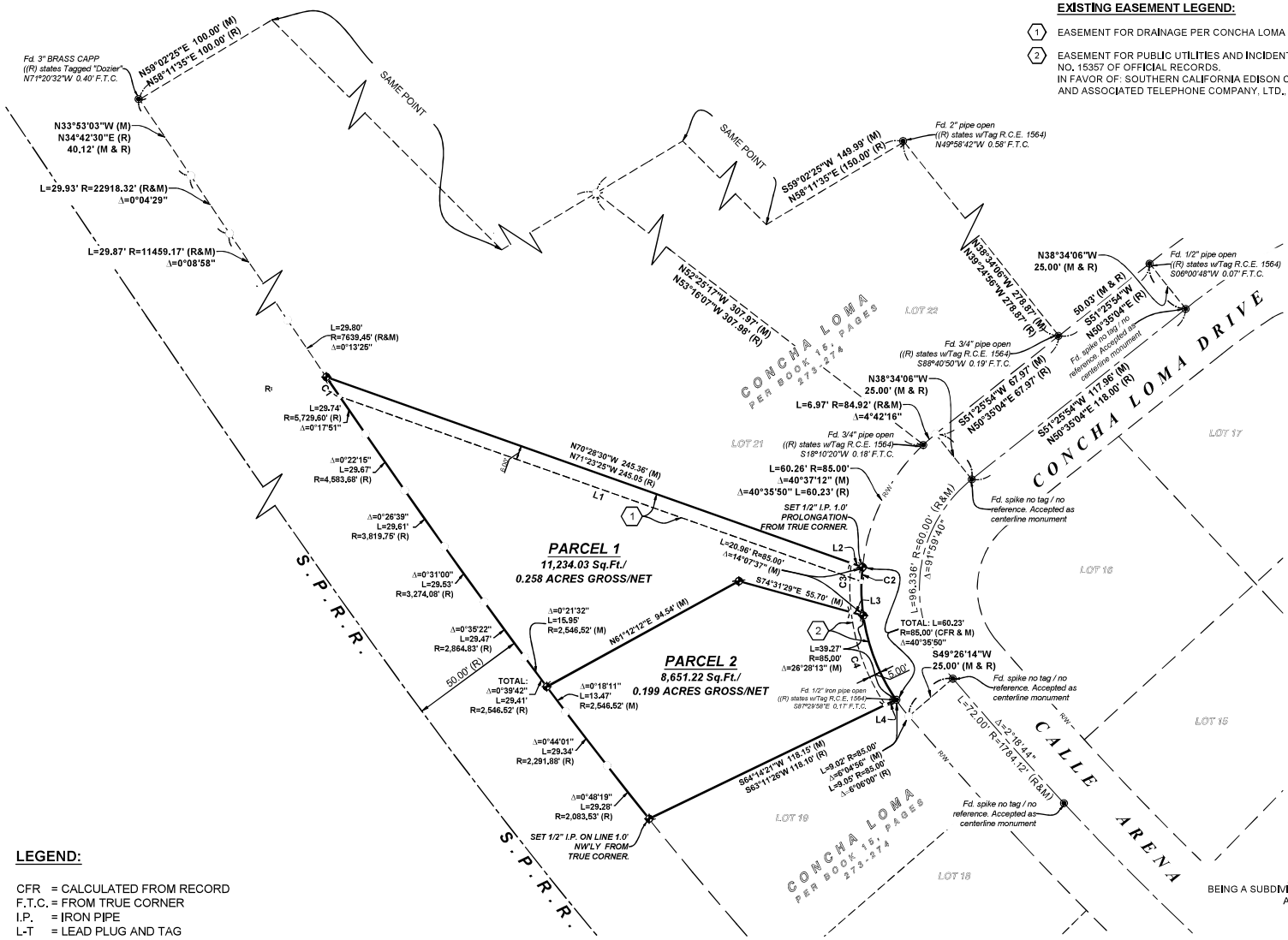
3. ELEVATION: 30.53 FEET PER (R1).

SYMBOL LEGEND:

(R) = RECORD PER MAP BOOK 15, PAGES 273 AND 274

(R1) = RECORD OF SURVEY BOOK 212 PAGE 48-52.

● = FOUND MONUMENT AS NOTED



EXISTING EASEMENT LEGEND:

(1) EASEMENT FOR DRAINAGE PER CONCHA LOMA SUBDIVISION RECORDED IN BOOK 15, PAGES 273 & 274 OF MAPS.

(2) EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 03, 1948 AS INSTRUMENT NO. 15357 OF OFFICIAL RECORDS.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION
AND ASSOCIATED TELEPHONE COMPANY, LTD., A CORPORATION

LINE & CURVE TABLE

Line #/Curve #	Radius	Bearing/Delta	Length
C1	5,729.60'	0°06'07"	10.19'
C2	85.00'	4°11'49"	6.23'
C3	90.00'	13°30'32"	21.22'
C4	90.00'	27°21'29"	42.97'
L1		N70°28'30"W	238.79'
L2		S70°28'30"E	5.13'
L3		S74°31'29"E	5.42'
L4		N64°14'21"E	5.05'

LEGEND:

CFR = CALCULATED FROM RECORD
F.T.C. = FROM TRUE CORNER
I.P. = IRON PIPE
L-T = LEAD PLUG AND TAG
(M) = MEASURED
R/W = RIGHT OF WAY
– – – – – – = RIGHT-OF-WAY LINE
——————— = PARCEL MAP BOUNDARY (DISTINCTIVE BORDER)
— — — — = ADJOINING PROPERTY LINE
● = FOUND MONUMENT AS NOTED
○ = NO MONUMENT FOUND OR SET
○ = NO MONUMENT FOUND OR SET ON EASEMENT
✦ = SET 1/2" IRON PIPE SET WITH TAG MARKED "L.S. 6419"

NOTES:

1. (R) = RECORD PER MAP BOOK 15 PAGES 273 AND 274.
2. *SEE SHEET 2 OF 4 FOR SURVEY CONTROL SCHEME AND BASIS OF BEARINGS*

PARCEL MAP No. 25,204

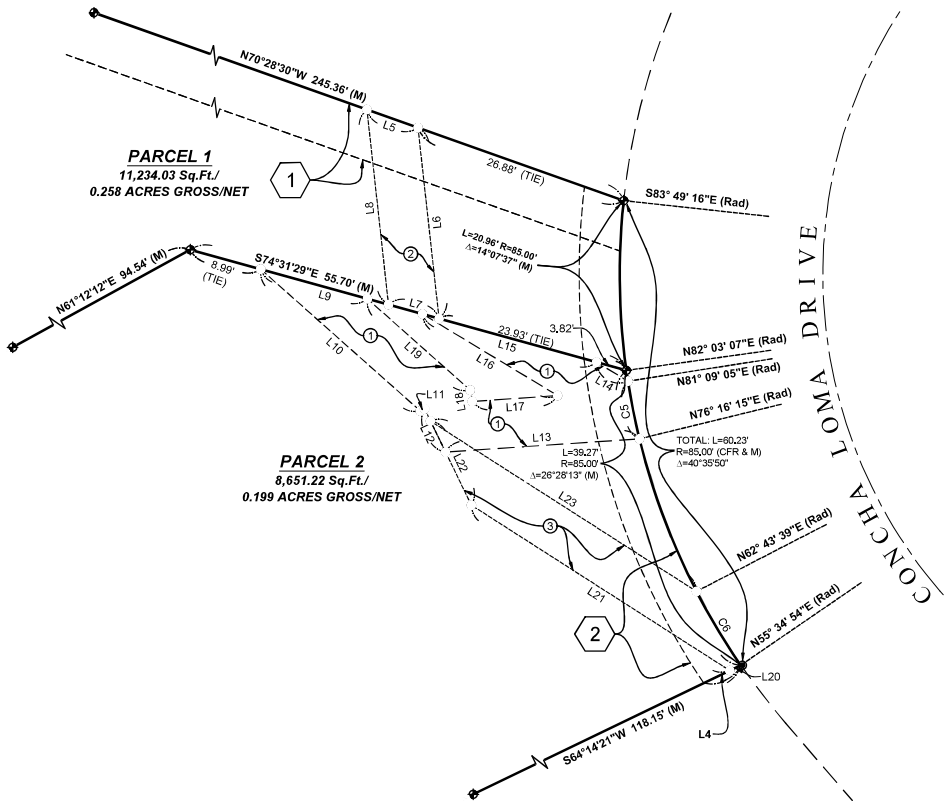
BEING A SUBDIVISION OF LOT 20 IN BLOCK A OF THE CONCHA LOMA SUBDIVISION
AS FILED IN BOOK 15 OF MAPS AT PAGES 273 - 274
~ CITY OF CARPINTERIA ~
~ COUNTY OF SANTA BARBARA ~
~ STATE OF CALIFORNIA ~

NOVEMBER 2024

WATERS CARDENAS LAND SURVEYING, LLP.
BARRY J. WATERS~JOSE V. CARDENAS
LICENSED LAND SURVEYORS
5951 ENCINA ROAD.-ST. 5 - GOLETA, CALIFORNIA 93117
PHONE: (805) 967-4416

WC-23-1276

LINE & CURVE TABLE			
Line #/Curve #	Radius	Bearing/Delta	Length
C5	85.00'	4°52'51"	7.24'
C6	85.00'	7°08'45"	10.60'
L5		S70°28'30"E	6.67'
L6		S06°18'31"E	23.65'
L7		N74°31'29"W	6.46'
L8		N06°18'31"W	24.15'
L9		N74°31'29"W	13.62'
L10		S48°22'37"E	26.27'
L11		N63°34'30"E	0.59'
L12		S25°56'51"E	5.92'
L13		N86°05'44"E	23.93'
L14		N58°51'57"W	4.53'
L15		N74°31'29"W	22.23'
L16		S58°51'57"E	19.43'
L17		S86°05'44"W	10.52'
L18		N10°26'05"W	1.42'
L19		N48°22'37"W	16.93'
L20		S64°14'21"W	1.49'
L21		N57°22'44"W	37.76'
L22		N25°56'51"W	11.51'
L23		S57°22'44"E	38.88'



EXISTING EASEMENT LEGEND:

1. EASEMENT FOR CONCHA LOMA SUBDIVISION RECORDED IN BOOK 15, PAGES 273 & 274 OF MAPS.
2. EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED NOVEMBER 03, 1948 AS INSTRUMENT NO. 15357 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION AND ASSOCIATED TELEPHONE COMPANY, LTD., A CORPORATION

EASEMENTS PER THIS MAP:

1. 6.00' WIDE PRIVATE UTILITY EASEMENT IN FAVOR OF PARCEL 1 PER THIS MAP
2. 6.00' WIDE PRIVATE SEWER EASEMENT IN FAVOR OF PARCEL 2 PER THIS MAP
3. 6.00' WIDE PUBLIC & PRIVATE UTILITY EASEMENT IN FAVOR OF PARCEL 1 PER THIS MAP

GRAPHIC SCALE

10 0 5 10 20

1 inch = 10 ft.

LEGEND:

CFR = CALCULATED FROM RECORD
F.T.C. = FROM TRUE CORNER
I.P. = IRON PIPE
L-T = LEAD PLUG AND TAG
(M) = MEASURED
R/W = RIGHT OF WAY
– – – – – – – – – = RIGHT-OF-WAY LINE
——————— = PARCEL MAP BOUNDARY (DISTINCTIVE BORDER)
— — — — = ADJOINING PROPERTY LINE
● = FOUND MONUMENT AS NOTED
○ = NO MONUMENT FOUND OR SET
○ = NO MONUMENT FOUND OR SET ON EASEMENT
✦ = SET 1/2" IRON PIPE SET WITH TAG MARKED "L.S. 6419"

NOTES:

1. (R) = RECORD PER MAP BOOK 15 PAGES 273 AND 274.
2. *SEE SHEET 2 OF 4 FOR SURVEY CONTROL SCHEME AND BASIS OF BEARINGS*

PARCEL MAP No. 25,204

BEING A SUBDIVISION OF LOT 20 IN BLOCK A OF THE CONCHA LOMA SUBDIVISION
AS FILED IN BOOK 15 OF MAPS AT PAGES 273 - 274
~ CITY OF CARPINTERIA ~
~ COUNTY OF SANTA BARBARA ~
~ STATE OF CALIFORNIA ~

NOVEMBER 2024

WATERS CARDENAS LAND SURVEYING, LLP.
BARRY J. WATERS~JOSE V. CARDENAS
LICENSED LAND SURVEYORS
5951 ENCINA ROAD.-ST. 5 - GOLETA, CALIFORNIA 93117
PHONE: (805) 967-4416

WC-23-1276

Attachment C

Conditions of Approval Informational Notice

Ebeling/Van Der Kar Lot Split Project
Final Map Clearance - Parcel Map No. 25,204
September 22, 2025 City Council Meeting

RECORDING REQUESTED BY

City of Carpinteria

AND WHEN RECORDED MAIL TO:

City Clerk
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013

NOTICE

APN: 003-370-011

Notice is hereby given, pursuant to Government Code § 66434.2 (State Subdivision Map Act) and Section 16.08.010 of the Subdivision Ordinance of the City of Carpinteria, that the information attached is given relative to ***Parcel Map No. 25,204*** filed _____, 2025, in Parcel Map Book _____, Pages ___ through ____ of Parcel Maps, records of Santa Barbara County, California.

This notice is not intended to affect record title interest. The information is derived from public records or reports, and the preparer of this document does not imply the correctness or sufficiency of these records or reports. Title to the estate or interest in the land shown on ***Parcel Map No. 25,204*** at the date hereof is vested in:

SUSAN VAN DER KAR, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, AS TO AN UNDIVIDED 50% INTEREST; AND CAROLYN EBELING, ALSO KNOWN AS CAROLYN P. CONNELL, TRUSTEE OF THE JOSEPH AND CAROLYN CONNELL FAMILY REVOCABLE TRUST DATED JANUARY17, 2012, AS TO AN UNDIVIDED 50% INTEREST

The additional information required in connection with said map is attached hereto and incorporated herein by reference.

Document Prepared By: _____ Date: 8-25-2025
Barry J. Waters, PLS 6419



Notary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF SANTA BARBARA)

On August 25, 2025 before me, Azucena Del Carmen Boytis, personally appeared Barry J. Waters, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature A Boytis

AZUCENA DEL CARMEN BOYTIS
Notary Public - California
Santa Barbara County
Commission # 2394409
My Comm. Expires Feb 18, 2026

ATTACHMENT C
CONDITIONS OF APPROVAL

EBELING - VAN DER KAR LOT SPLIT
PROJECT 24-2264TPM/VAR/CDP
435 CONCHA LOMA DRIVE
(APN 003-370-011)

PLANNING COMMISSION HEARING
SEPTEMBER 3, 2024

The Conditions set forth in this permit affect the title and possession of the real property that is the subject of this permit and shall run with the real property or any portion thereof. All the terms, covenants, conditions and restrictions herein imposed shall be binding upon and inure to the benefit of the owner (applicant, developer), his or her heirs, administrators, executors, successors and assigns. Upon any sale, division or lease of real property, all the conditions of this permit shall apply separately to each portion of the real property and the owner (applicant, developer) and/or possessor of any such portion shall succeed to and be bound by the obligations imposed on the owner (applicant, developer) by this permit.

PROJECT DESCRIPTION

1. This Tentative Parcel Map, Variance and Coastal Development Permit is based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated September 3, 2024), and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

   The project description is as follows:

   The proposed Tentative Parcel Map (TPM No. 25,204) would subdivide one existing 19,911.92 (gross/net) square foot parcel (0.46-acres gross/net) into two separate parcels as follows:

   Proposed Parcel One: *11,222.88 square feet / 0.258-acres*

   Proposed Parcel Two: *8,689.04 square feet / 0.199-acres*

   Both proposed parcels are currently developed. Proposed Parcel One is presently developed with a 768 square foot guesthouse, two detached 200 square foot carports, and a 720 square foot workshop building. The existing guesthouse would be converted to a single-family residence use as part of the project. Proposed Parcel Two is presently developed with a 1,240 square foot single family dwelling

with an attached 200 square foot carport, and a 65 square foot gazebo. Proposed Parcel Two also includes an unpermitted 60 square foot shed built within the required side setback which is proposed to be removed as a part of the project. Both parcels are presently served by separate water meters, gas meters, and sewer connections. No structural development is proposed on either resulting parcel.

Variances from the 6-R-1 setback, parking arrangement and garage parking requirements are requested as follows:

Parcel One Variances: Variances from the 6-R-1 zone district lot setback and parking requirements are requested for the following conditions for Proposed Parcel One: 1) allow the front carport to be located two feet from the interior property line instead of the minimum 10-foot requirement; 2) allow the rear carport to be located 6.3 feet from the property line instead of the minimum 10-foot requirement; 3) allow the workshop to be located 4.3 feet from the property line instead of the minimum 10-foot requirement; 4) allow a tandem parking arrangement with one car within front carport instead two cars parked within a garage as required in the R-1 zone district.

Parcel Two Variances: Variances from the 6-R-1 zone district lot setback and parking requirements are requested for the following conditions for Proposed Parcel One: 1) allow a tandem parking arrangement with one car within front carport instead two cars parked within a garage as required in the R-1 zone district.

The development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the City.

COMMUNITY DEVELOPMENT DEPARPTMENT PROJECT SPECIFIC CONDITIONS

2. Prior to Parcel Map recordation, applicant shall apply for and obtain a building permit to demolish the existing unpermitted storage shed building on Proposed Parcel Two. **Plan Requirements:** A Building Permit application and plans denoting the structures to be demolished shall be submitted to CDD. **Timing:** Applicant shall obtain the required Building Permit and complete the required demolition prior to recordation of the Parcel Map. **Monitoring:** CDD shall ensure this condition has been satisfied prior to clearing the Parcel Map for recordation.

3. Prior to Parcel Map recordation, applicant shall apply for and obtain a building permit for any required interior remodel work to convert the existing guesthouse on Proposed Parcel One to a legal dwelling as required by current Building Codes.

Plan Requirements: A Building Permit application and plans denoting required remodel work shall be submitted to CDD. **Timing:** Applicant shall obtain the required Building Permits and complete the conversion of the guesthouse to a dwelling prior to recordation of the Parcel Map. **Monitoring:** CDD shall ensure this condition has been satisfied prior to clearing the Parcel Map for recordation.

4. Prior to Map recordation, the applicant shall reserve private utility easements acceptable to the City Surveyor and CDD over Proposed Parcel Two in favor of Proposed Parcel One at the time of conveyance of either parcel. **Requirements and Timing:** Easement descriptions and locations shall be reviewed by CDD prior to Parcel Map recordation. **Monitoring:** CDD shall ensure this condition has been satisfied prior to clearing the Parcel Map for recordation.

5. A Notice to Property Owner shall be recorded with the Parcel Map specifying that the previously recorded Deed Restriction (Instrument No. 79-26450) requiring that the guesthouse not be used as a rental or permanent dwelling unit is no longer in effect and that the existing guesthouse shall be converted to the legal dwelling on Proposed Parcel One. **Requirements and Timing:** The Notice shall be reviewed by CDD prior to Parcel Map recordation. **Monitoring:** CDD shall ensure this condition has been satisfied prior to clearing the Parcel Map for recordation and applicant shall provide a conformed copy of the NTPO to CDD following recordation.

6. In the event archaeological remains are encountered during demolition, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant. **Plan Requirements/Timing:** This condition shall be printed on all building plans. **Monitoring:** CDD shall check plans prior to issuance of a Building Permit and shall spot check in the field.

7. Construction activity for site preparation and for future development shall be limited to the hours between 7:00 a.m. and 5:00 p.m., Monday through Friday and 8:30 a.m. and 3:30 p.m. on Saturday. Saturday construction activities shall be limited to use of hand tools (corded/cordless/pneumatic saws, drills, drivers, nail/staple guns, etc.) and other low-noise generating activities such as landscaping or painting. Saturday construction activities shall not include large construction vehicles or equipment, such as cranes, backhoes or dump trucks, or vibrating equipment such as a jackhammers or air compression tools. No construction shall occur on State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating these restrictions shall be provided by the City and posted on site. **Timing:** The sign shall be in place prior to the beginning of and

throughout all grading and construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.

8. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.

9. Best available erosion and sediment control measures shall be implemented before demolition or construction activities occur. Best available erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute net and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the demolition, grading, and construction period and until graded areas have been stabilized by structures, long-term erosion control measures or landscaping. Construction wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. Construction entrances and exits shall be stabilized using gravel beds, rumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked offsite shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An erosion and sediment control plan shall be submitted to and approved by CDD and Public Works prior to issuance of a Demolition Permit. **Timing:** The plan shall be implemented prior to the commencement of construction activities. **Monitoring:** City Inspectors shall perform site inspections throughout construction.

10. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled and disposed of in a manner which minimizes the potential for storm water contamination. Proper washout practices shall be followed. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the demolition and grading plans submitted to Public Works for review prior to issuance of a Demolition and Grading Permit. **Monitoring:** Public Works shall site inspect prior to the commencement and as needed during all demolition and grading activities.

11. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading

and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.

12. Compliance with the attached Departmental and District letters is required as follows:
    a. City of Carpinteria Public Works Dept. dated December 11, 2024
    c. Carpinteria Sanitary District dated January 3, 2024
    d. Carpinteria Valley Water District dated March 21, 2024

TENTATIVE PARCEL MAP CONDITIONS

13. The Tentative Parcel Map shall expire three years after approval or conditional approval by the final decisionmaker unless otherwise provided in the Subdivision Map Act, Government Code §66452.6.

14. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or additional conditions which reflect changed circumstances or additional identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.

15. Prior to recordation of the Parcel Map and subject to CDD approval as to form and content, the applicant shall include all of the project conditions required by this project approval on a separate informational sheet to be recorded with the Parcel Map.

16. The Parcel Map shall be subject to the Subdivision Ordinance of the City of Carpinteria and to the State Subdivision Map Act. The Map shall be prepared by a qualified California Registered Civil Engineer or Licensed Land Surveyor. Closure calculations shall be submitted along with adequate reference data and a current title report. Two copies of the map and one copy of the calculations shall be submitted for review. Within thirty (30) days after the recordation of the Parcel Map, the applicant shall deliver one set of reproducible mylar copies of the recorded map to the Community Development Department.

17. The Parcel Map shall be substantially in conformance with the Tentative Map as approved. Any substantial changes, as determined by City staff, require the approval of the Planning Commission and the City Council.

18. The applicant shall pay all engineering fees and all other fees and deposits prior to approval of the Parcel Map by the City Council.

19. Before recordation of the Parcel Map, Developer shall provide the City Engineer with written evidence from the Santa Barbara County Clerk's Office that Developer

has executed and filed with the Clerk all certificates, statements and securities required by Government Code Sections 66492 and 66493.

CITY RULES & REGULATIONS/LEGAL REQUIREMENTS

20. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.

21. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.

22. An approval granted by the Planning Commission does not constitute a Building Permit or authorization to begin any construction. An appropriate permit issued by the Building Division must be obtained prior to constructing, enlarging, moving, converting, or demolishing any building or structure within the City.

23. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Tentative Parcel Map, Variance and Coastal Development Permit, or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.

24. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.

25. The standards defined within the City's adopted model Building Codes (UBC; NEC; UMC; UFC; UPC; UHC) relative to the building and occupancy shall apply to this project.

26. No Building Permits shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied prior to issuance of a Building Permit or prior to final inspection when allowed by the Community Development Director.

27. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction.

28. The applicant's acceptance of this permit and/or commencement of construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the permittee.

29. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full.

30. The applicant shall pay the statutory school fees in effect at the time of issuance of building permits to the Carpinteria Unified School District. **Plan Requirements and Timing:** The applicant shall submit final square footage calculations and a copy of the fee payment to the school district prior to issuance of building permits. **Monitoring:** CDD shall ensure payment is made prior to issuance of a Building Permit.

31. In accordance with Chapter 15.80 of the Carpinteria Municipal Code, the applicant shall pay Development Impact Fees to the City prior to Occupancy Clearance. The amount of the fees will be determined at the time the fees are paid.

32. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better condition.

33. The owner/applicant/developer ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Tentative Parcel Map, Variance and Coastal Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permit fees, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.

34. In the event that any Condition of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Developer/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated

by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.

35. Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to Map Recordation and Building Permit issuance.

Approved by the Planning Commission on September 3, 2024.

I HAVE READ AND UNDERSTOOD, AND I WILL COMPLY

WITH ALL ABOVE STATED CONDITIONS OF THIS PERMIT

_____

Applicant / Owner Date

Public Works Department
Memorandum

To: Brian Banks, Principal Planner
Community Development Department

From: Josefina Arechiga, Assistant Engineer /s/

Via: John L. Ilasin, Public Works Director/City Engineer

Date: December 11, 2023

Subject: 435 Concha Loma Dr, Project No. 23-2264-TPM/CDP

The Public Works Department has reviewed the project submittal dated December 07, 2023, and has the following conditions of approval:

CONDITIONS OF APPROVAL

1. An Engineering Permit shall be obtained from the City Engineer for any improvements or other encroachment work within the public right-of-way.

2. All improvements within the public right-of-way shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.

3. Record drawings or as-built plans shall be submitted to the City Engineer at time of final inspection for all work covered by an Engineering Permit. The record drawings or as-built plans shall be the original construction tracings or permanent mylar copies of a quality acceptable by the City Engineer.

4. A Transportation Permit shall be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.

5. Construction and demolition debris generated shall be reported in conformance with the Construction and Demolition Debris Recycling Program. Sixty-five percent (65%) or more of all construction and demolition debris shall be diverted from the landfill. The Construction and Demolition Debris Recycling Program forms shall be completed and submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.

6. Construction and demolition debris shall be separated on site into reuse, recycling, or disposal. Separate bins or containers for recycling of construction and demolition debris shall be provided on site.

7. Self-hauled disposal receipts from transfer stations shall be submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.

8. Any self-hauled construction and demolition debris shall be reported in writing to the City Engineer. A contract waste hauler may be allowed for disposal of construction and demolition debris subject to the approval of the City Engineer.

End of Comments

CARPINTERIA
Sanitary District

5300 Sixth Street
Carpinteria, CA 93013

Phone (805) 684-7214 · Fax (805) 684-7213

January 3, 2024

Via Email:Kaitlyn@sepps.com.com

Kaitlyn Earnest
Susan Elledge Planning & Permitting Services
1625 State Street #1
Santa Barbara, California 93101

Subject: 435 Concha Loma Drive – APN 003-370-011
Tentative Parcel Map - 23-2264-TPM/CDP
Intent to Provide Public Sewer Service - Can and Will Serve

It is the intent of the Carpinteria Sanitary District (District) to provide public sanitary sewer service to the three existing dwelling units located at 435 Concha Loma Drive. The District currently provides sanitary sewer service to these residences. Adequate capacity exists, and will exist, in the District's sewer collection and treatment facilities to serve the project.

There is a 12-inch public sewer main immediately north of the subject parcel. A site map showing the location of the sewer main and the line segment report is attached.
District records show the three dwelling units are connected to this sewer main, with each unit connected by its own sewer lateral. The lateral serving the single-family residence located on Proposed Parcel 2 will require a private easement through Parcel 1 to continue using the existing sewer connection. The easement shall be between the two property owners and recorded with the County Assessor.

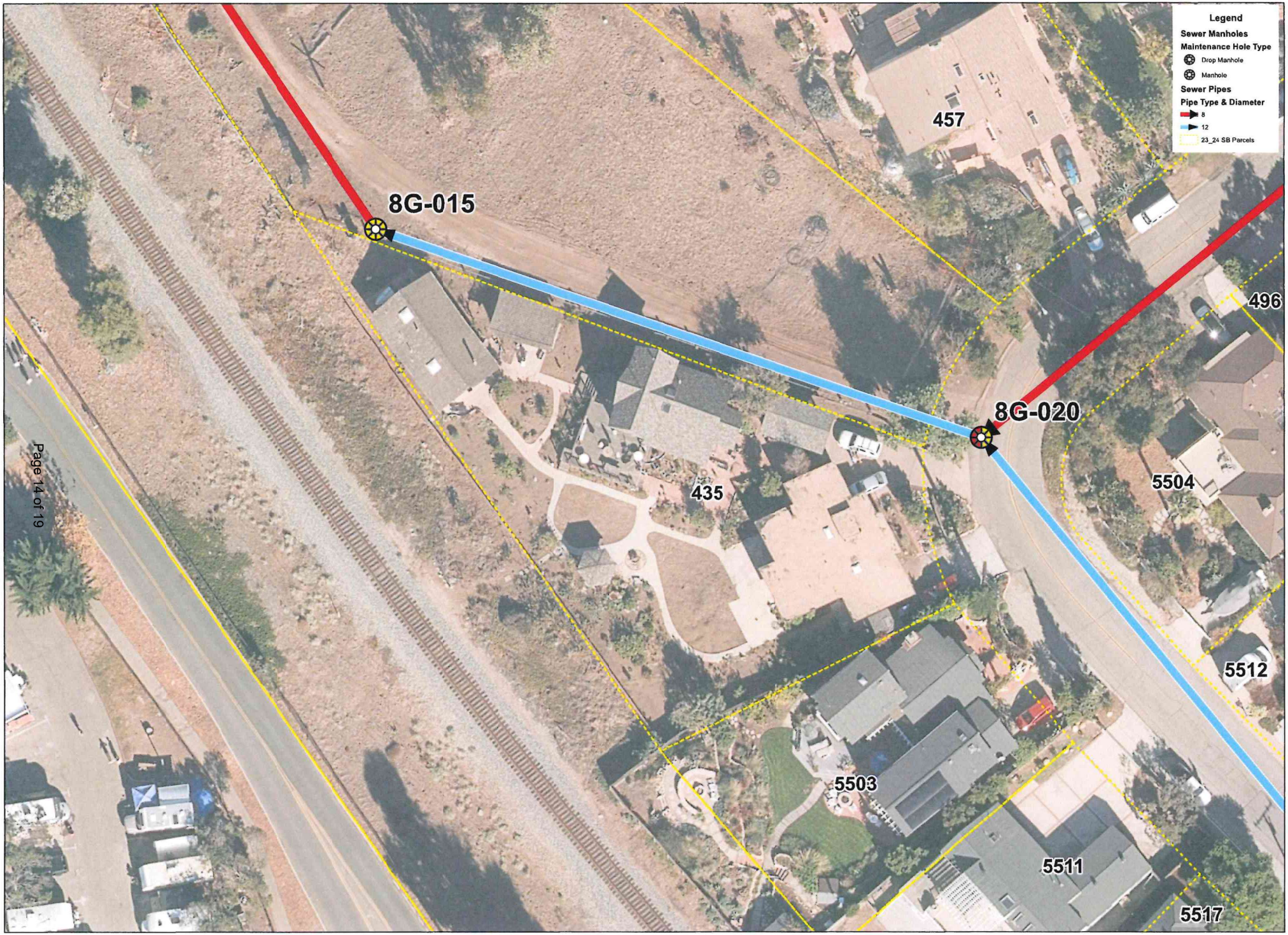
If the project requires modifications to the sewer lateral(s), a sewer construction permit from the District will be required. If you need any other information regarding this project or have questions or comments on the information provided, please contact the District at (805) 684-7214 x113.

Sincerely,
CARPINTERIA SANITARY DISTRICT

Lance Lawhon

Lance Lawhon
Engineering Technician

Attached: Site Plan
Line Segment Report



The information provided and shown on these drawings/maps is compiled from numerous sources and may not be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate location of sewer infrastructure.

N

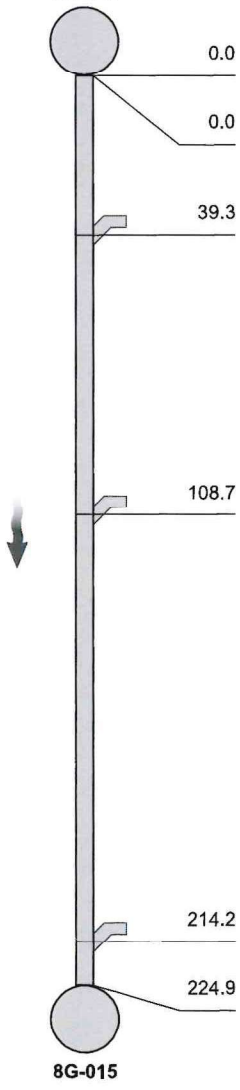
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WinCan

Inspection report

Date:	Work Order:	Weather:	Surveyed By:	Certificate Number:	Pipe Segment Ref.:
12/20/2022			**EDDIE**	**04-8585**	**8G-020_8G-015**
Year laid:	Pre-cleaning: **Jetting**	Direction: **Downstream**	Pipe Joint Length:	Total Length: **224.9 '**	Length Surveyed: **224.9 '**

City:	**CARPINTERIA**	Drainage Area:	**CONCHA LOMA**	Upstream MH:	**8G-020**
Street:	**435 CONCHA LOMA**	Media Label:		Up Rim to Invert:	**0.0**
Location Code:	**Easement/Right of way**	Flow Control:	**Not Controlled**	Downstream MH:	**8G-015**
Location Details:		Sheet Number:		Down Rim to Invert:	**0.0**
Pipe shape:	**Circular**	Sewer Use:	**Sanitary**	Total gallons used:	**0.0**
Pipe size:	**12 "**	Sewer Category:	**SEC**	Joints passed:	**0**
Pipe material:	**Vitrified Clay Pipe**	Purpose:	**Routine Assessment**	Joints failed:	**0**
Lining Method:		Owner:	**CSD**		
Additional Info:					



1:1698	Distance	Code	Observation	Counter	Photo	Grade
	0.0	AMH	Manhole / 8G-020	00:00:19		
	0.0	MWL	Water Level, 50% of the vertical dimension	00:00:27		
	39.3	TBA	Tap Break-In Active at 10 o'clock, 4inch dim, within 8 inch	00:02:41	8G-020_8G-015_dc9ce5d8-494	
	108.7	TBA	Tap Break-In Active at 10 o'clock, 4inch dim, within 8 inch	00:05:58	8G-020_8G-015_5641fe69-d2	
	214.2	TB	Tap Break-In at 10 o'clock, 4inch dim, within 8 inch	00:09:39	8G-020_8G-015_5e3be534-3e	
	224.9	AMH	Manhole / 8G-015	00:10:31	8G-020_8G-015_d410131a-18	

QSR	QMR	QOR	SPR	MPR	OPR	SPRI	MPRI	OPRI
0000	0000	0000	0.0	0.0	0.0	0.0	0.0	0.0

Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013
Phone (805) 684-2816

March 21st, 2024

Kaitlyn Earnest, SEPPS
1625 State Street, Suite 1
Santa Barbara, CA 93101

SUBJECT: **Request for Intent to Serve Letter regarding proposed project at 435 Concha Loma Drive (the "Project")**

Dear Applicant,

In response to your request, this letter will serve as confirmation that Carpinteria Valley Water District (the "District") currently has sufficient water supply to serve the Project, subject to qualifications indicated below.

The Project proposes a parcel lot split for the existing residence at 435 Concha Loma Drive. Parcel 1 is 0.26 acres and includes a 768 SF guest house, 720 SF accessory building, and carport. Parcel 2 is 0.20 acres and includes a 1,240 SF main residence with attached carport, shed, and gazebo. Both parcels are individually served by separate ¾" residential water meters which are located on Parcel 2. The applicant intends to establish an easement agreement between the two parcels, so that Parcel 1 has access to their respective water meter. No new development or landscaping is proposed with the lot split.

Permit #: 23-2264-TPM/CDP

While the District currently has sufficient water to supply the Project's proposed use, it is important to note that the District has declared a Stage 1 Drought Emergency (see Ordinance 22-1, *www.cvwd.net*), which remains in effect. As a result, while there are currently meters available to service the Project, the District will continue to monitor its water supply, and may be forced to consider declaring more severe stages of drought or imposing further water restrictions or a moratorium on new and/or expanded connections.

Accordingly, the confirmation conveyed by this letter is subject to the following conditions and caveats:

1. If the intensity of the proposed use increases, this letter is void and you will need to file a new request for an "Intent to Serve" letter. Subsequent issuance of a new Intent to Serve letter is not assured.
2. This letter is only valid for the Subject Project.
3. You must obtain all permits and approvals for the Project as required by local, state and federal law.

4. This “Intent to Serve” letter is conditional upon, and shall not be in force or effect until, the Project receives final approval from the applicable land use agency.
5. Upon the expiration of any land use and or building permits for the Project, this “Intent to Serve” confirmation shall be void and you shall be required to submit a new request for confirmation of the District’s intent to serve the Project, which shall be subject to any drought conditions, restrictions and/or moratoriums then in effect.
6. If new meters are required for the Project, issuance of said meters shall be subject to applicable fees, including, but not limited to, Capital Cost Recovery fees, Construction costs and other related costs, and Water Supply Impact fees.
7. The District reserves the right to participate in or comment on any analysis or review of the Project performed by any agency under the California Environmental Quality Act (CEQA), even if said participation or comment may detrimentally impact the resulting CEQA review or analysis. This letter does not constitute analysis or approval under CEQA.
8. You must renew this letter annually after the date of this letter to keep the District apprised of Project status and developments.
9. This letter has a Project specific Conditions Letter attached that will be considered to be included in the conditions above.

Should you have any questions please do not hesitate to contact the District at 805-684-2816.

Very truly yours,
Carpinteria Valley Water District



Spencer Seale
Field Engineering Technician

cc: TCM to account
Brian King, District Engineer

Carpinteria Valley Water District

1301 Santa Ynez Avenue • Carpinteria, CA 93013
Phone (805) 684-2816

March 21st, 2024

Kaitlyn Earnest, SEPPS
1625 State Street, Suite 1
Santa Barbara, CA 93101

SUBJECT: **435 CONCHA LOMA DRIVE; APN 003-370-011; ACCOUNT NUMBER 05-051269-03 & 05-051268-07; PROJECT NUMBER 23-2264-TPM/CDP; PARCEL LOT SPLIT; INTENT TO SERVE WITH CONDITIONS**

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage 1 Drought Emergency; for more information on Ordinance 22-1, please visit the District website www.cvwd.net.

This letter is good for one year from the date of the letter.

The subject property is currently served by two 0.75" residential water meters (Account #05-051269-03 & 05-051268-07). Based on the tentative parcel map received on 3/20/2024, the District has the following conditions:

- Include the District on the City's building permit issuance and final sign off.
- The owner shall provide a copy of the recorded easement to the District prior to final sign off.
- If fire sprinklers are required, the owner is responsible for installing a reduced-pressure principle backflow assembly (RP) at the water meter per District standard detail W-115-01. Any deviations from the standard detail must be approved by the District prior to installation. Fire sprinkler demand calculations would need to consider the pressure loss across the backflow assembly. The backflow assembly must have a passing test performed by a certified backflow tester and submitted to the District prior to final sign off. Backflow device installation and testing fees are the responsibility of the owner and the backflow assembly would be added to the District's Cross-Connection Control Program and require annual testing.
- If other fire improvements are required for the project, the owner is responsible for all fees, deposits, and development costs associated with these improvements, including, but not limited to, fire hydrants, independent fire services, water meter upgrades, backflow assembly installations, plans, facility upgrades, and main extensions.

Should changes to the plans, including landscaping, irrigation, or water fixtures occur we require an additional opportunity to review revised plans.

If you have any questions, please feel free to contact me at spencer@cvwd.net or 805-684-2816x124.

Very truly yours,
Carpinteria Valley Water District



Spencer Seale
Field Engineering Technician

Agenda Section: Administrative Matters
Agenda Item No.: 8
Council Meeting Date: September 22, 2025

City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

Approval of Measure A Project Cooperative Agreement to receive Measure A – Cycle 6 funds, and approval of the First Amendment to the Measure A Project Cooperative Agreement - Cycle 5, both relating to the Franklin Creek Trail Improvement Project to be constructed along the east side of Franklin Creek Channel between Carpinteria Avenue and Seventh Street.

STAFF RECOMMENDATION

1. Approve and authorize the Mayor to sign the Measure A Project Cooperative Agreement (Attachment A) with the Santa Barbara County Association of Governments to receive $226,563 of Measure A – Cycle 6 funds,

2. Approve and authorize the City Manager to sign the First Amendment for a time extension of Measure A Project Cooperative Agreement (Attachment C) with the Santa Barbara County Association of Governments – Cycle 5 funds.

Sample Motion: I move to approve and authorize:

1. The Mayor to sign the Measure A Project Cooperative Agreement with the Santa Barbara County Association of Governments to receive $226,563 of Measure A – Cycle 6 funds; and
2. The City Manager to sign the First Amendment for a time extension of Measure A Project Cooperative Agreement with the Santa Barbara County Association of Governments – Cycle 5 funds.

(This motion requires a roll call vote.)

BACKGROUND

In November 2008, Santa Barbara County voters approved Measure A, extending for 30 years the one-half percent sales tax for transportation purposes, originally authorized

under Measure D in 1989. Measure A is administered by the Santa Barbara County Association of Governments (SBCAG) and includes a strategic spending plan to fund regional projects and local programs that address current and future transportation needs. Eligible uses include local street improvements (e.g., pothole repair and pavement maintenance), transportation capital projects, senior and disabled accessibility upgrades, school route pedestrian safety enhancements, and bicycle and transit improvements.

A population-based allocation of Measure A funds is received by the City annually. These funds partially support the City Street Maintenance Program. The Street Maintenance Program is also funded by Gas Tax; the City Lighting, Landscaping and Right-of-Way Improvement District No. 3; Measure X; and varied grant sources.

Carpinteria also competes with the other cities and the County for Measure A Safe Routes to School Program and Bicycle and Pedestrian grants, which are awarded every two to three years. In 2022, the City was awarded Measure A grants for the Franklin Creek Trail Improvement Project (Project). The Project will establish an accessible and safe trail connection along the east side of Franklin Creek between Carpinteria Avenue and Seventh Street (Project Illustrations shown as Attachment B). In June 2022, the SBCAG Board approved the Project Cooperative Agreement for $275,188 in Measure A – Cycle 5 funds. The City Council authorized execution of that agreement on July 11, 2022.

The purpose of this agenda item is to authorize the Mayor to sign a new Project Cooperative Agreement with SBCAG to accept $226,563 in Measure A – Cycle 6 funds for construction of the Franklin Creek Trail Improvement Project, and authorize the City Manager to execute the First Amendment to the Cycle 5 agreement for a funding time extension through June 30, 2026

DISCUSSION

Pending final review, approval, and bidding, Project construction is anticipated to begin in early 2026 and to be completed by July 2026. The total estimated cost for project construction, management, and contingency is $1,852,500.

Public Works pursued multiple opportunities to fund the Project and ultimately secured $1, 624,370 from the following sources:

- $200,870 in Measure A – Cycle 5 funding
- $570,000 in Community Development Block Grant (CDBG) funds
- $853,500 in City-approved project funding (Park Development Impact Fees [DIF], Measure A, and Measure X)

This left a Project funding shortfall of $226,130. To close this gap, the City applied for Measure A Cycle 6 Bicycle and Pedestrian and Safe Routes to School grant funds. In May 2025, the City was notified of a tentative award, and on June 26, 2025, the SBCAG Board approved $226,563 in funding.

Based on the current estimated construction cost, acceptance of this award will fully fund the construction phase of the project. In order to receive the grant funds, SBCAG requires execution of a cooperative agreement (Attachment A) that outlines terms, funding commitments, and sponsor obligations.

As previously noted, the City was awarded $200,870 in construction funding through the Bicycle and Pedestrian and Safe Routes to School Cycle 5 Grant Program. The original cooperative agreement, executed in June 2022, established June 30, 2025, as the deadline for timely use of construction funds. However, due to project delays, meeting this deadline became infeasible. In May 2025, the Public Works Department formally requested a time extension from SBCAG. On June 11, 2025, the South Coast Subregional Planning Committee approved the First Amendment to extend the deadline to June 30, 2026. The Amendment will be formally executed upon signature by the City Manager, City Clerk, and City Attorney, and is included as Attachment C.

Pursuant the terms of both the Cycle 5 and 6 cooperative agreements, SBCAG will reimburse the City for project costs.

POLICY CONSISTENCY

The Franklin Creek Trail project has previously been found by the City Council to be consistent with the goals, objectives, and policy statements in the Alternative Modes of Transportation section of the Circulation Element of the General Plan and Local Coastal Plan. This includes, for example, Policy C-7b that calls for developing safe and direct pedestrian accessibility between residential areas, schools, parks, and shopping areas in both new and existing urban areas, and Policy C-8a that calls for integrating the development of bicycle routes and pedestrian pathways in additional areas of the city, and encouraging the utilization of such routes for commuting as well as recreational purposes. The Franklin Creek Trail Improvement Project will provide a safe and accessible pedestrian and bicycle route between Carpinteria Avenue and Seventh Street for general commuting, recreation and school travel. As such, approval of the proposed cooperative agreement for Project grant funding may also be found consistent with these City policies.

FINANCIAL CONSIDERATIONS

The Franklin Creek Trail Improvement Project is programmed in the City's Fiscal Year 2025/26 Capital Improvement Program Budget. Project funding sources include

Measure A (annual formula funding allocation), Cycle 5 & 6 Measure A grant, CDBG, Park Development Impact Fees, and Measure X.

The following table summarizes the estimated revenue and expense for the project:

Revenue	
Measure A	$549,000
Measure A Cycle 5 Grant	$275,188
Measure A Cycle 6 Grant	$226,553
Community Development Block Grant (CDBG)	$570,000
Measure X	$326,500
Park Development Impact Fees (DIF)	$100,000
Total	**$2,075,500**

Expense	
Design (Preliminary Engineering and Right-of-Way)	$223,000
Construction Management, and Material Testing	$227,000
Construction	$1,502,000
Contingency	$123,500
Total	**$2,075,500**

Should the City Council approve and authorize the Mayor to sign the Measure A Project Cooperative Agreement, the Measure A grant funds would be obligated to the City.

LEGAL AND RISK MANAGEMENT CONSIDERATIONS

The proposed Measure A cooperative agreement has previously been reviewed and approved as to form by the City Attorney's office. As a funding source for City transportation infrastructure improvements, Measure A funds are critical to mitigating liability exposure and protecting public welfare and safety.

OPTIONS

1. Approve and authorize the Mayor to sign the Measure A Project Cooperative Agreement with the Santa Barbara County Association of Governments to receive $226,553 of Measure A Cycle – 6 funds, and authorize the City Manager to sign the First Amendment to Measure A Cycle 5 Project Cooperative Agreement. (Staff recommendation)
2. The City Council could choose not to approve one or both of the proposed agreements and direct staff as appropriate. Not approving the cooperative agreement and amendment could, ultimately, jeopardize the related grant funds and delay Project construction.

PRINCIPAL PARTIES EXPECTED AT MEETING

There are no principal parties expected at the meeting.

ATTACHMENTS

A: Measure A Cycle 6 Project Cooperative Agreement
B: Franklin Creek Trail Improvements Project Illustration
C: First Amendment to Measure A Cycle 5 Project Cooperative Agreement

Staff contact:
Stephon Downes, Management Analyst
(805) 755-4446; stephond@carpinteriaca.gov

Signature

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

Signature

Reviewed by:
Michael Ramirez, City Manager
(805) 755-4400; michaelr@carpinteriaca.gov

Signature

ATTACHMENT A

Measure A Project Cooperative Agreement

MEASURE A
PROJECT COOPERATIVE AGREEMENT
For projects awarded to Santa Barbara County in Cycle 6 of the Measure A South Coast Bicycle and Pedestrian and South Coast Safe Routes to School Programs

This Cooperative Agreement ("Agreement") is entered into by and between the CITY OF CARPINTERIA ("Sponsor") and the SANTA BARBARA COUNTY ASSOCIATION OF GOVERNMENTS, acting as the Santa Barbara County Local Transportation Authority ("Authority" or "SBCAG").

RECITALS

WHEREAS, Authority and Sponsor desire to enter into a Cooperative Agreement to coordinate the funding of transportation improvements in Santa Barbara County pursuant to the authority provided by the Road Repair, Traffic Relief and Transportation Safety Measure ("Measure A"), which was approved by the voters of Santa Barbara County on November 4, 2008; and

WHEREAS, the Sponsor has proposed that the Authority provide funding from the Measure A South Coast Regional Bicycle and Pedestrian program specified herein ("Program") to Sponsor's projects for the particular transportation improvement project work specified herein ("Project"); and

WHEREAS, the Authority has determined that the Project is eligible as approved by the SBCAG Board on June 26, 2025 for Measure A funds; and

WHEREAS, the Authority is authorized to issue Measure A funds to Sponsor for eligible projects; and

WHEREAS, the Authority and Sponsor desire to have this Agreement serve as the Agreement for the Authority to provide Measure A funding to Sponsor for eligible projects proposed by Sponsor, provided that such funding has been authorized by the Board of the Authority.

NOW, THEREFORE, in consideration of the mutual promises and undertakings herein made and the mutual benefits to be derived therefrom, the parties hereto represent, covenant, and agree as follows:

SECTION I
Covenants of Sponsor
The Sponsor shall:

1.1 Project Description. The Project description, scope of work, delivery schedule, estimate of cost by activity, anticipated amount and type of funds that will supplement Measure A funds, and the anticipated timing for release of Measure A funds are specified in Exhibit A attached to this Agreement and incorporated herein by reference. Sponsor shall be solely responsible for implementing and carrying out the Project.

1.2 Change In Project Description. Any change in the Project Description shall not be eligible for funding by Authority unless approved in writing by the Authority. Any portion of the Project implemented by Sponsor prior to Authority's written approval shall not be eligible for

reimbursement unless subsequently approved by the Authority in writing, and in no event will any change in scope result in the Authority reimbursing more than the amount awarded for the Project.

1.3 Eligible Reimbursement Costs. Eligible project costs are specified in Exhibit A or as may be approved from time to time by the Authority pursuant to Section 1.2. In no event shall expenses incurred prior to the execution of this Agreement be considered eligible reimbursement costs.

1.4 Measure A Percentage Share Defined. Measure A funding is being provided by Authority to Sponsor for the Projects in Exhibit A. The percentage share of Measure A funding shall be the Measure A Percentage shown in a project's respective Exhibit, and shall not exceed the total Measure A amount shown in the same Exhibit. Each invoice submitted by Sponsor shall be reimbursed by Authority at this percentage up to the not to exceed total Measure A amount shown in the Exhibit. Sponsor matching funds shall be used to pay for the remainder of Project costs.

1.5 Invoices and Progress Reports. Sponsor shall submit semi-annual progress reports and invoices for work completed consistent with the Program guidelines as adopted by the SBCAG Board on February 20, 2025. These documents shall include the following specified information:

1.5.a Invoices. The Sponsor shall provide the Authority with one (1) copy of all invoices submitted to Sponsor by every contractor, subcontractor, consultant, or subconsultant as appropriate and any other backup documentation required to support direct and indirect costs for which a Sponsor submits an invoice.

1.5.b Progress Reports. Progress reports shall include a brief description of the status of the Project including the work completed to date. This summary may be included on the invoices submitted to the Authority or be attached to those invoices.

1.6 Use of Funds. The Sponsor shall use existing Measure A funds consistent with the project description in Exhibit A to this Agreement or as approved by the Authority pursuant to Section 1.2.

1.7 Submittal of Documents. The Sponsor shall provide copies to the Authority of all executed contracts that relate to the Project scope as described in the Exhibit to this Agreement and Section 1.3 or approved by the Authority pursuant to Section 1.2. The Sponsor shall retain records pertaining to the Project for a five (5) year period following completion of the Project.

1.8 Completion of Project. Sponsor shall be responsible for meeting the timely use of funds deadlines in the corresponding Exhibit. Unused funds programmed to the Project will be forfeited and be made available by the Authority for programming to other projects in a special or subsequent funding cycle. Sponsor shall provide management of any consultant and contractor activities, including responsibility for schedule, timely use of funds, budget and oversight of the services, consistent with the scope of work. This provision shall apply in

all instances, including situations where a change in scope has been approved by the Authority pursuant to Section 1.2.

1.8.a Project Completion Report. Within 6 months of Project completion, Sponsor shall provide a project completion report to Authority that includes final cost, revenues, and schedule of completed and future activities. For construction projects, pictures of the completed project must accompany the report. Whenever possible, pictures of the "before" project conditions should also be submitted. This Report shall accompany the final invoice for payment from Sponsor to provide notice of Agreement account closing by Authority. The Report shall meet all requirements set forth in the Authority's Program Guidelines.

1.8.b Timely Use of Funds Extension. In accordance with Authority's Cycle 6 Program Guidelines Timely Use of Funds policy, Sponsor may request one extension of up to 12 months for plans and studies, up to 6 months for preliminary engineering, environmental, and design projects, and up to 18 months for construction projects. Extension requests will be presented to the South Coast Subregional Committee which will make recommendations to the SBCAG Board.

Authority may extend the deadline for timely use of funds no more than one time and only if it finds that an unforeseen and extraordinary circumstance beyond the control of the Sponsor has occurred that justifies the extension. The extension will not exceed the period of delay directly attributed to the extraordinary circumstances and will in no event be for more than the duration described in the above paragraph and in Authority's Cycle 6 Program Guidelines.

1.9 Public Outreach. The Sponsor is responsible for development and administration of a public outreach effort to ensure public awareness and involvement in the Project development and delivery process. The Sponsor shall provide a copy of the public outreach plan and all materials documenting the public outreach activities, including public notices, press releases, flyers, etc. to the Authority. The public outreach plan must accompany the first invoice for payment from Sponsor. The materials documenting the public outreach activities must accompany the final invoice for payment from Sponsor.

1.10 Provision of Signs. Sponsor shall install signs consistent with the Authority's Project Signs Guidelines and Specifications as adopted by the SBCAG Board on August 18, 2011, or as appropriate.

1.11 Cost Savings and Excess Costs

1.11.a Cost Savings. After the Project has been accepted by the Sponsor and Authority as complete, any positive difference between the cost, as listed in the Exhibit to this Agreement or approved by the Authority pursuant to Section 1.2, and the total amount invoiced to the Authority shall revert to the Measure A program for re-programming by the Authority on other eligible projects.

1.11.b Excess Costs. In the event the actual Project cost exceeds the estimate shown in Exhibits to this Agreement, this amount will be considered an excess cost. Sponsor is solely responsible for all costs over the amount identified in Section 1.3 or as approved pursuant to Section 1.2.

1.11.c Reconciliation of Excess Costs. Excess project costs to complete a project are not eligible for reimbursement unless approved pursuant to Section 1.2. The amount of Measure A funds as identified in Section 1.3 are the maximum funds available for reimbursement to the Sponsor and cannot be increased unless agreed to by the Authority pursuant to Section 1.2. The Sponsor shall request an amendment if needed for this purpose in writing to the Authority. Such amended Agreement shall be effective only if signed and approved by the duly authorized representatives of both the Authority and Sponsor.

1.12 Errors and Omissions. The Sponsor shall diligently monitor and manage all aspects of the Project and shall aggressively pursue any and all remedies, including full restitution and damages from any consultant, contractor or sub-contractor and their insureds and sureties suspected of any acts, errors, or omissions committed during business activities that economically or legally damage the project.

1.13 Division of Labor and Materials. Sponsor agrees to furnish or cause to be furnished all labor, materials, equipment, required licenses, permits, fees, and other appropriate legal authorization from all applicable federal, state, and local jurisdictions necessary to perform and complete, per schedule, in a professional manner, the obligations described herein.

1.14 Implementation of Project. Sponsor may implement projects herein through private organizations and nonprofit entities as designated in Exhibit A.

SECTION II
Covenants of Authority

The Authority shall:

2.1 Reimbursement Payments. The Authority shall make reimbursement payments to the Sponsor or implementing party designated pursuant to Paragraph 1.14 for eligible project costs within 45 days of receipt of an invoice as specified in the Exhibit to this Agreement, except where payment is subject to provisions of Paragraphs 2.1.a through 2.1.b.4.

2.1.a Ineligible Costs. The Authority reserves the right to adjust current or future reimbursement payments to Sponsor if an invoice includes ineligible costs.

2.1.b Suspension of Reimbursement. If the Authority determines that any costs in an invoice are not allowable, or lack supporting progress reports, the Authority shall return the invoice to the Sponsor with an invoice dispute notice outlining the reason for the return and the proposed remedy, if one exists, which would make the invoice acceptable for payment. The Sponsor may re-submit the invoice for payment after reviewing the invoice dispute notice and making any necessary corrections. The

Sponsor may also immediately submit a new invoice representing only the amounts which are not in dispute, while setting aside the disputed amounts for review in accordance with the provisions set forth in this Section 2.1.

2.1.b.1 Meeting. Once a dispute has occurred, the Authority shall arrange a meeting between Authority and Sponsor staff to discuss and attempt to resolve the dispute.

2.1.b.2 Subregional Committee. If an agreement cannot be reached at the meeting, then the Sponsor or the Authority shall have the option to take the dispute to the Authority's South Coast Subregional Committee, as appropriate. In this case reimbursement for the disputed cost item(s) will be delayed until a resolution of the matter is reached.

2.1.b.3 Authority's Board Decision. If the Sponsor or the Authority disagrees with the resolution by the Subregional Committee then the dispute shall be submitted to the Authority's Board for resolution. If the Board determines that the disputed cost item(s) is ineligible, the Authority shall not provide reimbursement payment to the Sponsor for the disputed item(s). If the Board determines that the disputed cost item(s) is eligible, then the Authority shall provide reimbursement payment to the Sponsor for the disputed cost.

2.1.b.4 Reservation of Rights. By utilizing the above procedures, the Sponsor does not surrender any rights to pursue available legal remedies if the Sponsor disagrees with the Board decision.

2.2 Authority's Payment shall not constitute Waiver. Authority's failure to discover or object to any ineligible project cost or billing prior to payment shall not constitute a waiver of Authority's right to require Sponsor to correct such work or billing or seek any other legal remedy.

2.3 Right to Conduct Audit; Record Keeping. The Authority shall have the right to conduct an audit of all Sponsors' records pertaining to the Agreement at any time during the course of construction and up to a five (5) year period after completion of the Agreement.

2.4 Records. Sponsor shall keep and provide to Authority or its agents, upon request, accurate financial records (including invoices and published price lists on which this Agreement was based) necessary to enable Authority to review Sponsor's performance of this Agreement. These records shall demonstrate the funding has been used as described in the Project Description. Sponsor shall maintain all such records for at least five years after completion of the project.

SECTION III
General Covenants

3.1 Term. The Sponsor shall commence performance in accordance the Cycle 6 Guidelines and the delivery schedule set forth in Exhibit A. The Agreement shall remain in effect until June 30, 2029 unless discharged or terminated as provided in Section 3.2 or Section 3.14, or unless otherwise directed by SBCAG or earlier terminated.

3.2 Discharge. This Agreement shall be subject to discharge as follows:

3.2.a Termination. Termination of this Agreement may be made (1) upon 30-days written notice to the other party; or (2) at any time by mutual consent of the parties.

3.2.b Discharge Upon Completion of Projects. Except as to any rights or obligations which survive discharge as specified in Section 3.13, this Agreement shall be discharged, and the parties shall have no further obligation to each other, upon completion of the Projects as certified by the Authority.

3.3 Indemnity. Sponsor agrees to indemnify, defend (with counsel reasonably approved by SBCAG) and hold harmless SBCAG and its officers, officials, employees, agents and volunteers from and against any and all claims, actions, losses, damages, judgments and/or liabilities arising out of this Agreement from any cause whatsoever, including the acts, errors or omissions of any person or entity and for any costs or expenses (including but not limited to attorneys' fees) incurred by SBCAG on account of any claim except where such indemnification is prohibited by law. Sponsor's indemnification obligation applies to SBCAG's active as well as passive negligence but does not apply to SBCAG's sole negligence or willful misconduct.

3.4 Notices. Any notice which may be required under this Agreement shall be in writing and shall be given by personal service, or by certified or registered mail, return receipt requested, to the addresses set forth below:

AUTHORITY	SPONSOR
Santa Barbara County Association of Governments 260 North San Antonio Road, Suite B Santa Barbara, CA 93110	City of Carpinteria Department of Public Works 5575 Carpinteria Avenue Carpinteria, CA 93013

Either party may change its address by giving notice of such change to the other party in the manner provided in this Section 3.4. All Other Notices and consents under this section, which are sent by mail, shall be deemed to be received five (5) days following their deposit in the U.S. mail. This Notices section shall not be construed as meaning that either party agrees to service of process except as required by applicable law.

3.5 Additional Acts and Documents. Each party agrees to do all such things and take all such actions, and to make, execute and deliver such other documents and instruments, as shall be reasonably requested to carry out the provisions, intent and purpose of the Agreement.

3.6 Integration. This Agreement represents the entire Agreement of the parties with respect to the subject matter hereof. No representations, warranties, inducements or oral agreements have been made by any of the parties except as expressly set forth herein, or in other contemporaneous written agreements.

3.7 Amendment. This Agreement may be altered, amended or modified only by an instrument in writing, executed by the parties to this Agreement and by no other means. Each party waives their future right to claim, contest or assert that this Agreement was modified, canceled, superseded, or changed by any oral agreements, course of conduct, waiver or estoppel.

3.8 Non-Partnership. This Agreement is not intended by the parties to constitute or create a joint venture, pooling arrangement, or formal business organization of any kind. The rights and obligations of the parties shall be only those expressly set forth herein. Sponsor and Sponsor's subcontractors shall perform all services under this Agreement as independent parties and not as employees, officers or agents of the Authority.

3.9 Assignment. The Agreement may not be assigned, transferred, hypothecated, or pledged by any party without the express written consent of the other party.

3.10 Binding on Successors. This Agreement shall be binding upon the successor(s), assignee(s) or transferee(s) of the Authority or as the case may be. This provision shall not be construed as an authorization to assign, transfer, hypothecate or pledge this Agreement other than as provided above.

3.11 Severability. Should any part of this Agreement be determined to be unenforceable, invalid, or beyond the authority of either party to enter into or carry out, such determination shall not affect the validity of the remainder of this Agreement which shall continue in full force and effect; provided that, the remainder of this Agreement can, absent the excised portion, be reasonably interpreted to give effect to the intentions of the parties.

3.12 Counterparts. This Agreement may be executed in one or more counterparts and shall become effective when one or more counterparts have been signed by all of the parties; each counterpart shall be deemed an original but all counterparts shall constitute a single document.

3.13 Survival. The following provisions in this Agreement shall survive discharge:

3.13.a The Sponsor. As to the Sponsor, the following sections shall survive discharge: Section 1.6 (obligation to apply funds to the Project), Section 1.7 (obligation to provide copies and retain records), Section 1.8 (obligation to continue to manage the Project).

3.13.b The Authority. As to the Authority, the following section shall survive discharge: Section 2.3 (right to conduct audit).

3.13.c Both Parties. As to both parties, the following section shall survive discharge: Section 3.3. (indemnity).

3.14 Limitation. All obligations of the Authority under the terms of this Agreement are expressly contingent upon the Authority's continued authorization to collect and expend the sales tax proceeds provided by Measure A. If for any reason the Authority's right or ability to collect or expend such sales tax proceeds is terminated or suspended in whole or part so that it materially affects the Authority's ability to fund the Project, the Authority shall promptly notify Sponsor, and the parties shall consult on a course of action. If, after twenty-five (25) working days, a course of action is not agreed upon by the parties, this Agreement shall be deemed terminated. Maintenance of records, right to audit, and indemnification shall survive. Any future obligation to fund this project or any other project or projects of Sponsor, not already specifically covered by separate Agreement, shall arise only upon execution of a new Agreement.

3.15 Time. Time is and shall be of the essence of this Agreement and each and all of its provisions in which performance is a factor.

3.16 Remedies Cumulative. No remedy or election of remedies provided for in this Agreement shall be deemed exclusive, but shall be cumulative with all other remedies at law or in equity. Each remedy shall be construed to give the fullest effect allowed by law.

3.17 Applicable Law. This Agreement shall be governed by, and construed and enforced in accordance with the laws of the State of California. As applicable, the Cycle 6 Guidelines are incorporated herein by reference.

3.18 Captions. The captions in this Agreement are for convenience only and are not a part of this Agreement. The captions do not in any way limit or amplify the provisions of this Agreement and shall not affect the construction or interpretation of any of its provisions.

3.19 No Continuing Waiver. The waiver by any party of any breach of any of the provisions of this Agreement shall not constitute a continuing waiver or a waiver of any subsequent breach of the same, or of any other provision of this Agreement.

3.20 No Rights in Third Parties. Nothing in this Agreement, express or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any third party, nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third party to any party to this Agreement, nor shall any provision of this Agreement give any third party any right of subrogation or action over or against any party to this Agreement.

3.21 Signator's Warranty. Each party warrants to each other that he or she is fully authorized and competent to enter into this Agreement in the capacity indicated by his or her signature and agrees to be bound by this Agreement as of the day and year first mentioned above upon the execution of this Agreement by each other party.

IN WITNESS WHEREOF, the undersigned parties have executed this Agreement to be effective when fully executed by the parties.

CITY OF CARPINTERIA

By: _____
Natalia Alarcon, Mayor

ATTEST:

By: _____
Brian Barrett, City Clerk

APPROVED AS TO ADMINISTRATION:

By: _____
Michael Ramirez, City Manager

SBCAG, acting as the SANTA BARBARA COUNTY LOCAL TRANSPORTATION AUTHORITY:

By: _____
Randy Rowse, Chair

ATTEST:
Marjie Kirn, SBCAG Executive Director
Clerk of the Board

By: _____

APPROVED AS TO FORM:
Rachel Van Mullen
County Counsel

By: _____
Deputy County Counsel
Counsel for SBCAG

Exhibit:

Exhibit A – Project Scope, Cost, Schedule and Funding Plan for Franklin Creek Trail Improvement Project

EXHIBIT A

PROJECT SCOPE, COST, SCHEDULE AND FUNDING PLAN

Project Sponsor: City of Carpinteria

Measure A Project ID #: MSA-16-6-3

Project Name: **Franklin Creek Trail Improvement Project**

Project Scope: The Franklin Creek Trail Improvement Project will enhance accessibility and safety along the east side of Franklin Creek Trail between Carpinteria Avenue and Seventh Street. The project includes ADA-compliant surfacing, safety fencing, lighting, and pedestrian connectivity improvements, ensuring a safe and accessible route for Aliso Elementary School students, bicyclist, pedestrians, and the broader community.

Project Location: The project spans Franklin Creek Trail between Carpinteria Avenue and Seventh Street, and Ninth Street between Franklin Creek Trail and Holly Avenue. More specifically, the project location straddles the County parcels of Assessor Parcel Numbers 003-251-020, 003-242-036, 003-243- 032, 003-252-018, 003-301-021.

Project Contact: John Ilasin

Project Payment: Payment made from SBCAG to City of Carpinteria.

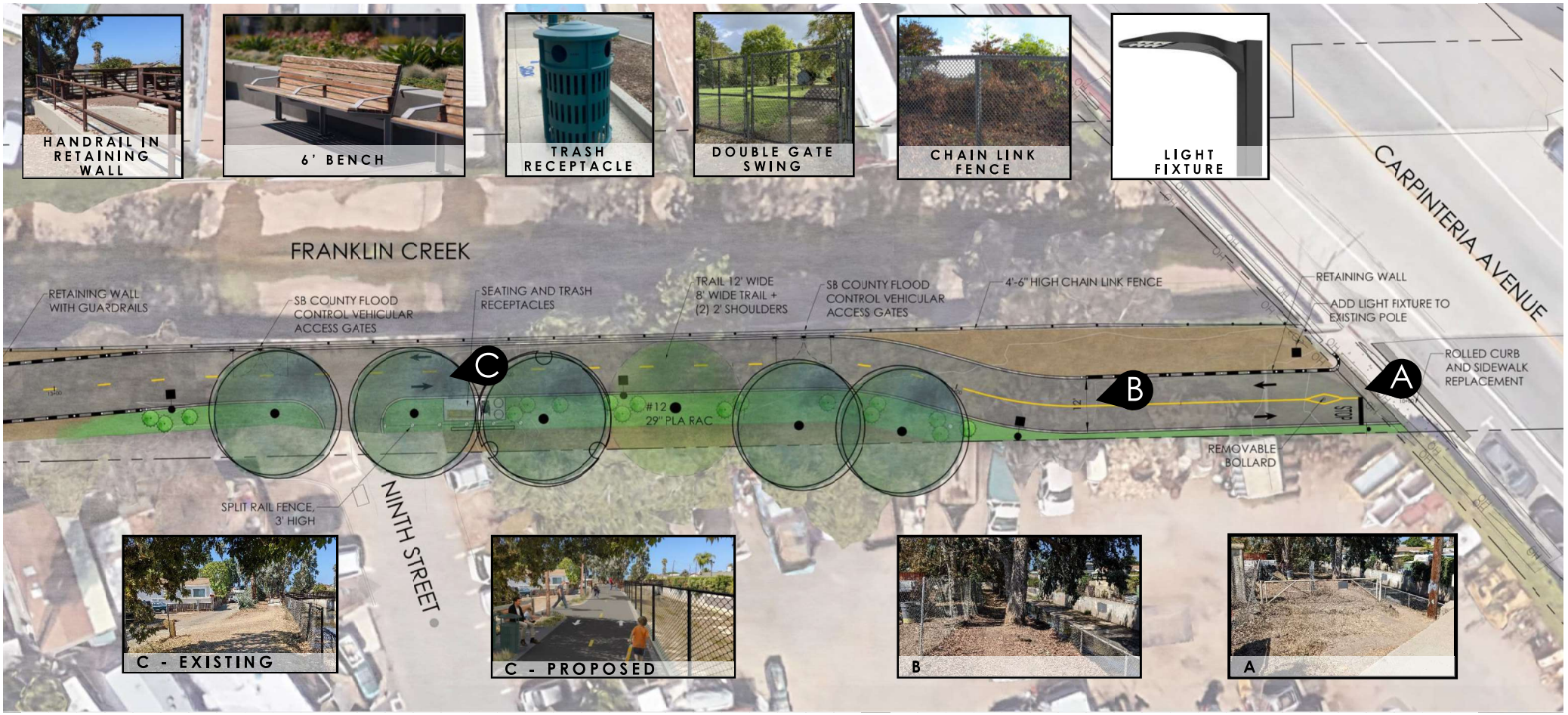
Funding Program: South Coast Bicycle and Pedestrian Program

*this project contains funds from both SC Bicycle and Pedestrian Program and Safe Routes to Schools Program

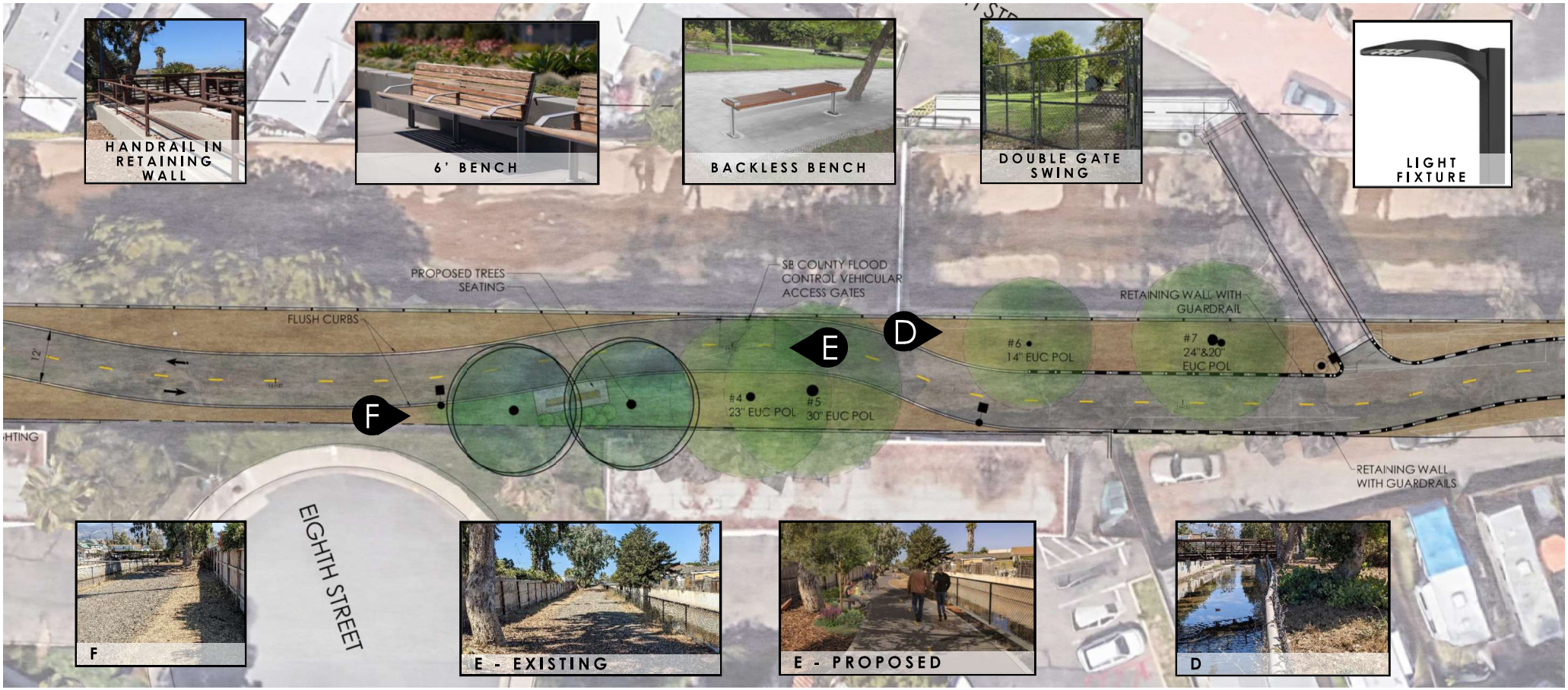
						Schedule		
Project Phase	**Total Project Cost Estimate**	**Measure A Amount**	**Measure A %**	**Sponsor funding amount**	**Sponsor funding %**	**Start**	**Finish**	**Timely Use of Funds Deadline**
Construction	$1,801,682	$226,563	13%	$1,575,119	87%	July 2025	June 2026	6/30/2027
Total	**$1,801,682**	**$226,563**		**$1,575,119**				

ATTACHMENT B

Franklin Creek Trail Improvements Project Illustration



Carpinteria Avenue to Ninth Street



Pedestrian Bridge to Eighth Street

rrm design group



West of Eighth Street to Seventh Street

TENTATIVE TREE SPECIES SUBJECT TO REVIEW BY TREE ADVISORY BOARD



TENTATIVE SHRUB AND GROUNDCOVER SPECIES



SITE FURNISHINGS





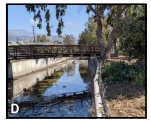




















ATTACHMENT C

First Amendment to Measure A Cycle 5 Project Cooperative Agreement

Attachment A

CITY of CARPINTERIA, CALIFORNIA

May 13, 2025

Marjie Kirn, Executive Director
Santa Barbara County Association of Governments
260 N. San Antonio Road, Suite B
Santa Barbara, California 93110

SUBJECT: Request for Time Extension to the Franklin Creek Trail Improvement Project

Dear Marjie Kirn:

On behalf of the City of Carpinteria (City), this letter is a request for time extension to the subject project in the use of the Measure A South Coast Safe Routes to School Program Cycle 5 and Measure A South Coast Regional Bicycle and Pedestrian Program Cycle 5 grant funds, respectively. The City's project schedule initially estimated a completion date of the construction phase (CON) on June 30, 2025. While there were several contributing factors, a significant cause for delay was the time required for reviews and approvals from multiple stakeholders, including the City Council, Tree Advisory Board, Public Facility Site Acquisition and Development Committee, Traffic Safety Committee, Architectural Review Board, and the Coastal Commission. Each board and committee provided comments requiring remedy prior to moving forward. The cumulative time required for scheduling board and committee reviews, along with addressing their respective comments, extended the design phase by over a year. This delay, in turn, postponed the start of construction by approximately one year. The preliminary engineering phase (PE) and project approval and environmental document phase (PA&ED) are 90% complete. The City considers the project "shovel ready" and anticipates project completion by June 30, 2025. With that, the City respectfully requests for a one (1) year time extension from June 30, 2025, to June 30, 2026, for the Cycle 5 CON funding.

If you have any questions regarding this matter or require additional information, please contact me at (805) 880-3402 or johni@carpinteriaca.gov.

Sincerely,

John L. Ilasin, P.E.
Public Works Director/City Engineer

cc: Michael Ramirez, City Manager
Ryan Kintz, Assistant City Manager
Licette Maldonado, Administrative Services Director

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

FIRST AMENDMENT TO
MEASURE A
PROJECT COOPERATIVE AGREEMENT

For project awarded to City of Carpinteria in Cycle 5 of the
Measure A Bicycle and Pedestrian and Safe Routes to School Programs

This First Amendment to the Cooperative Agreement ("First Amendment") is entered into by and between the CITY OF CARPINTERIA, a municipal corporation ("Sponsor") and the SANTA BARBARA COUNTY ASSOCIATION OF GOVERNMENTS, a State local government, acting as the Santa Barbara County Local Transportation Authority ("Authority").

WHEREAS, on June 16, 2022, Authority and Sponsor entered into a Cooperative Agreement to provide funding from the Measure A Cycle 5 South Coast Safe Routes to School, Bicycle and Pedestrian Program specified herein (the "Program") to Sponsor's projects for the particular transportation improvement project work specified in the Cooperative Agreement (the "Projects");

WHEREAS, Sponsor is requesting a First Amendment to the Cooperative Agreement to extend the Timely Use of Funds deadline for the Franklin Creek Trail Improvement Project construction phase (Exhibit A);

WHEREAS, Authority may allow extensions for the Timely Use of Funds due to extraordinary or unforeseen circumstances, per the program guidelines;

WHEREAS, Sponsor's request for an extension is recommended by South Coast Subregional Committee to the SBCAG Board;

WHEREAS, Authority has determined the Projects are eligible as approved by the SBCAG Board on June 16, 2022 for Measure A funds;

WHEREAS, the Cooperative Agreement Section 3.7 Amendment requires both Parties agree to change or modify the Agreement in writing;

WHEREAS, Authority finds an unforeseen and extraordinary circumstance beyond the control of the Sponsor for the Franklin Creek Trail Improvement Project occurred due to the time required for reviews and approvals from multiple stakeholders, including the City Council, Tree Advisory Board, Public Facility Site Acquisition and Development Committee, Traffic Safety Committee, Architectural Review Board, and the Coastal Commission. Each board and committee provided comments that required remedy before moving forward. The cumulative time required for scheduling board and committee reviews, along with addressing their respective comments, extended the design phase by over a year. This delay, in turn, postponed the start of construction by approximately one year. The extension would be from June 30, 2025, to June 30, 2026.

NOW, THEREFORE, in consideration of the mutual promises and undertakings herein made and the mutual benefits to be derived therefrom, the Parties hereby agree to amend the Cooperative Agreement through this First Amendment as follows:

1. Exhibit A is attached hereto and incorporated herein by reference and amended as follows:

   Timely Use of Funds Deadline for Construction of Franklin Creek Trail Improvement Project : ~~6/30/2025~~ 6/30/2026

2. **Ratifications**. The terms and provisions set forth in this First Amendment shall modify and supersede all inconsistent terms and provisions set forth in the Cooperative Agreement. The terms and provisions of the Cooperative Agreement except as expressly modified and superseded by this First Amendment, are ratified and confirmed and shall continue in full force and effect, and shall continue to be legal, valid, binding, and enforceable obligations of the Parties.

3. **Counterparts.** This First Amendment may be executed in several counterparts, all of which taken together shall constitute a single agreement between the Parties.

IN WITNESS WHEREOF, the undersigned Parties have executed this First Amendment to be effective when fully executed by the Parties.

CITY OF CARPINTERIA

By: _____
Michael Ramirez, City Manager

ATTEST:

By:_____
Brian Barrett, City Clerk

APPROVED AS TO ADMINISTRATION:

By: _____
Citty Attorney

SBCAG, acting as the SANTA BARBARA COUNTY LOCAL TRANSPORTATION AUTHORITY:

By:_____
Randy Rowse, Chair

Date: _____

ATTEST:

By:_____
Marjie Kirn, SBCAG Executive Director

APPROVED AS TO FORM:
Rachel Van Mullen
County Counsel

By: _____
Deputy County Counsel
Counsel for SBCAG

Exhibit A: Project Scope, Cost Schedule and Funding Plan for Franklin Creek Trail Improvement Project

EXHIBIT A

PROJECT SCOPE, COST, SCHEDULE AND FUNDING PLAN

Project Sponsor: City of Carpinteria **Measure A Project ID #:** MSA-16-5-6

Project Name: **Franklin Creek Trail Improvement Project**

Project Scope: Trail improvements including accessible surfacing, safety fencing, and adjacent accessibility improvements to and from Aliso Elementary School.

Project Location: Franklin Creek Trail between Carpinteria Avenue and Seventh Street.

Project Contact: John Ilasin
Project Payment: Payment made from SBCAG to City of Carpinteria.
Funding Program: South Coast Bicycle and Pedestrian Program
*this project contains funds from both SC Bicycle and Pedestrian Program and Safe Routes to Schools Program

							Schedule		
Project Phase	**Description**	**Total Project Cost Estimate**	**Measure A Amount**	**Measure A %**	**Sponsor funding amount**	**Sponsor funding %**	**Start**	**Finish**	**Timely Use of Funds Deadline**
PE	Environmental Clearance	$41,265	$10,325	25%	$30,940	75%	July 2022	January 2023	6/30/2024
	PS&E	$233,835	$58,485	25%	$175,350	75%	July 2022	January 2023	
RW	Appraisals, Acquisitions, and Utilities	$22,008	$5,508	25%	$16,500	75%	July 2022	January 2023	6/30/2024
Construction	Construction Engineering	$40,165	$10,065	25%	$30,100	75%	May 2023	July 2023	~~6/30/2025~~ 6/30/2026
	Construction	$686,814	$171,712	25%	$515,102	75%			
Contingency		$76,313	$19,093	25%	$57,220	75%			
	Total	**$1,100,400**	**$275,188**		**$825,212**				

Agenda Section: Other Business
Agenda Item No.: 9
Council Meeting Date: September 22, 2025

City of Carpinteria

COUNCIL AGENDA STAFF REPORT

ITEM FOR COUNCIL CONSIDERATION

Annual Report on Law Enforcement Services.

STAFF RECOMMENDATION

Receive and file the report.

Sample Motion: I move to receive and file the Annual Report on Law Enforcement Services.

BACKGROUND/DISCUSSION

The City of Carpinteria contracts with the Santa Barbara County Sheriff's Office for law enforcement services. Each year, the Sheriff's Office provides a presentation detailing staffing levels, the range of general and supplemental law enforcement services offered to the City, and data on calls for service, crimes, and arrests.

ATTACHMENTS

Attachment A: Chief of Police 2024 Annual Report on Law Enforcement Services PowerPoint Presentation

Staff contact:
Lt. Rich Brittingham, Chief of Police
(805) 568-3388; richb@carpinteriaca.gov

Signature

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

Signature

ATTACHMENT A

Chief of Police 2024 Annual Report
on Law Enforcement Services PowerPoint Presentation

2024 Public Safety Annual Review

Chief Rich Brittingham
Carpinteria Chief of Police Services
City Council – September 22, 2025

Agenda

- Background
- Law Enforcement Contract Services
- Staffing Summary
- Summary of Law Enforcement Statistics



Background

Law Enforcement Overview

- City of Carpinteria incorporated in 1965 with its own police force.
- In July 1992, Carpinteria contracted with the Santa Barbara County Sheriff's Office for Law Enforcement Services.
- The Santa Barbara County Sheriff's Office provides a full range of police services that enhance the quality of life for Carpinteria's residents, businesses, and visitors.

Patrol Services

Staffing Overview

- Chief of Police Services
- 1 Sergeant
- 1 Senior Deputy
- 2 Deputies
- 1 Admin Office Professional

- 24-hour patrol coverage
- 12-hour shifts
- 4 squads on rotation cover week
- Access to all Sheriff Resources

Contracted Services

Sheriff's Resources Include

- Criminal Investigations
- Crisis and Negotiation Team
- Crisis Intervention Team (CIT)
- Hazardous Devices/Bomb Team
- Special Enforcement Team (SWAT)
- Vice/Intel, Narcotics, Human Trafficking
- Aviation Unit (Helicopter/fixed wing patrol)
- Law Enforcement Canines (Patrol, Tracking, Narcotics, and EOD)
- Dive Team
- Forensics
- Mounted Unit
- Reserve Forces
- Search & Rescue

Carpinteria Police Staff
Chief of Police Services

28 years of Law Enforcement Experience

- Previous assignments include:
  - Deputy Probation Officer
  - Special Investigations Bureau
  - Isla Vista Foot Patrol
  - Criminal Investigations Bureau
  - Goleta Chief of Police
- Collateral assignments include:
  - K9 Program Manager
  - Risk Management/Civil Litigation
  - IMT3 (Incident Management Team)
  - OEM/EOC



Rich Brittingham
Sheriff's Lieutenant
22+ years of experience

Carpinteria Police Staff
2024 Supervisors



Eric Delgadillo, Sergeant

22+ years of experience



Chris Corbett, Sergeant

26+ years of experience



Brian Flick, Sergeant

21+ years of experience



Ruben Cintron, Sergeant

18+ years of experience

Carpinteria Police Staff
2025 Supervisors



Ben Sandu, Sergeant

17+ years of experience



Chris Corbett, Sergeant

27+ years of experience



Brian Flick, Sergeant

22+ years of experience



Adrian Hernandez, A/Sergeant

21+ years of experience

Carpinteria Police Staff
2025 Senior Deputies



Chris Brady,

Senior Deputy

8+ years of experience



Michael Rodriguez,

Senior Deputy

12+ years of experience



Simon Trujillo,

Senior Deputy

18+ years of experience



Corey Watkins,

Senior Deputy

23+ years of experience

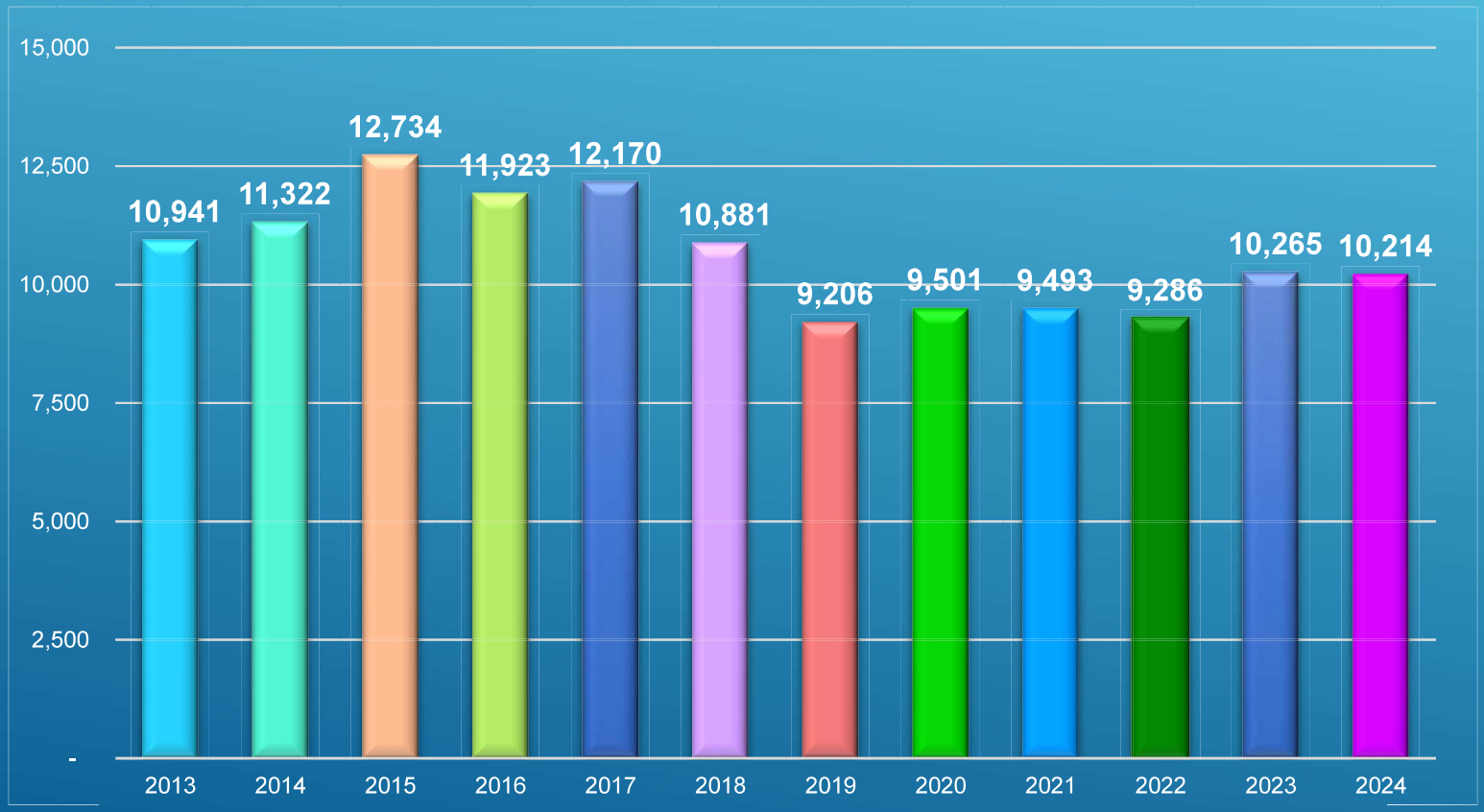
Carpinteria Police Staff
Administrative Support

- Carpinteria Station Lobby open Monday through Thursday 8 AM to 4 PM
- Serves as the contact between the Sheriff's Office and City staff, City Attorney, local businesses, residents, schools, and the Carpinteria community in general
- Responsible for processing, distribution and filing of all arrest reports, citations, parking tickets and other documents



Christie Idol
Admin Office Professional II
20+ years of experience

Calls for Service



Comparison 2023 to 2024

Part One Crimes	7.83% Decrease
Part Two Crimes	12.11% Increase
Traffic Collisions	36.36% Increase
Calls for Service	0.50% Decrease

Part One Crime Offenses

Part One Offenses are serious crimes that occur on a regular basis and are likely to be reported to law enforcement. Part One offenses are commonly referred to as “Index Crimes”

Part One Crime Offenses include:

- Violent Crimes
  - Murder
  - Rape
  - Aggravate Assault
  - Robbery
- Property Crimes
  - Burglary
  - Larceny
  - Motor Vehicle Theft
  - Arson

Part Two Crime Offenses

Part Two Offenses represent “less serious” Crime Classifications

Part Two Crime Offenses include:

- Simple Assault – Attempted or completed assault with no weapon used and no serious injury to victim
- Forgery
- Counterfeiting
- Embezzlement
- Fraud
- Vandalism
- Drug Offenses
- DUI’s
- Gambling
- Gun Law Violation
- Public Drunkenness
- Liquor Law Offenses
- Offenses against the Family
- Prostitution/Vice
- Runaways
- Other Sex Offenses

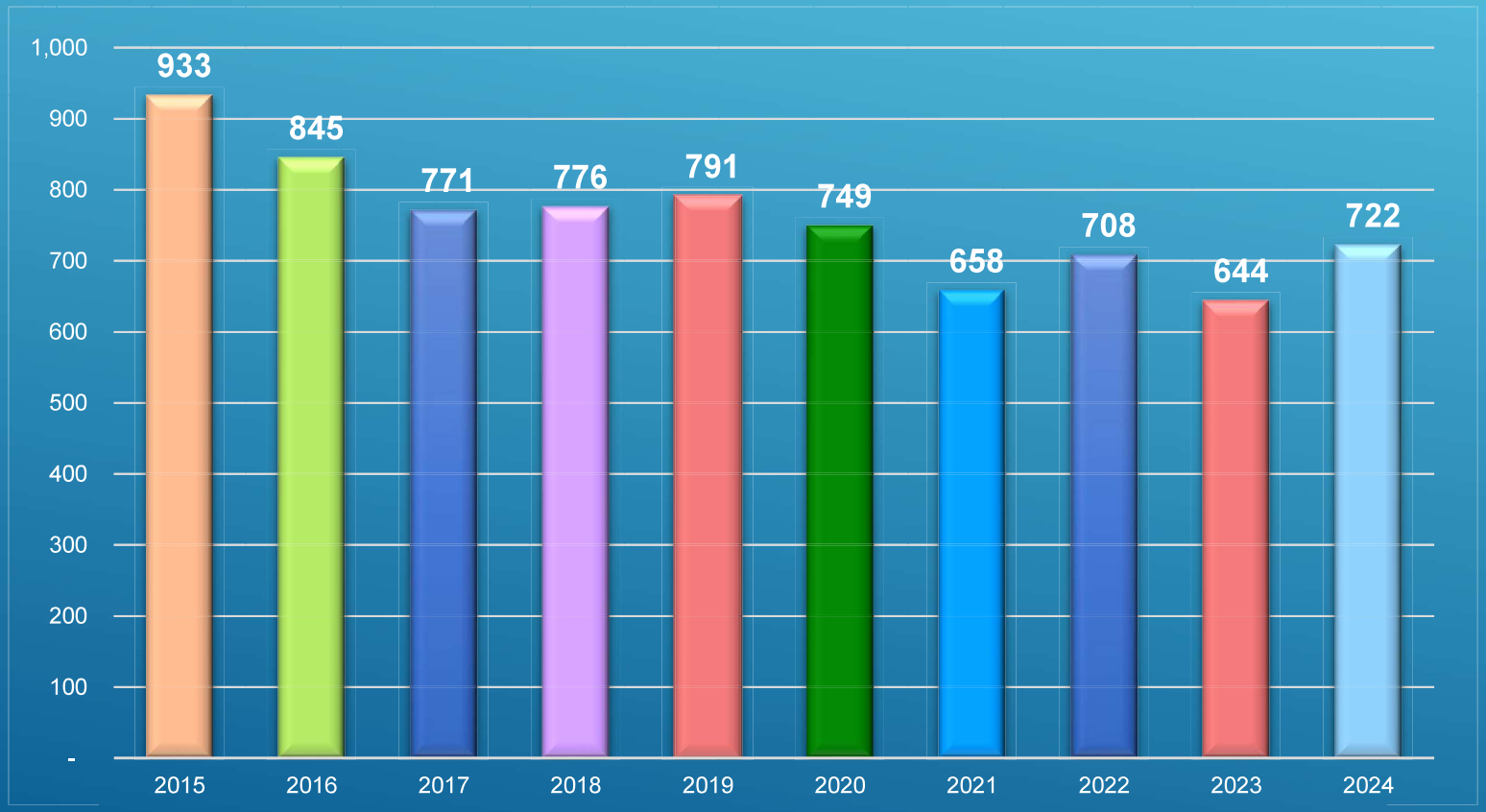
Part One Crimes



Part One Crimes

	Homicide	Rape	Robbery	Agg. Assault	Burglary	Larceny	MV Theft	Arson	Total
2024	0	0	6	18	25	131	18	2	200
2023	0	2	1	18	19	159	18	0	217
2022	0	0	6	25	9	140	16	4	200
2021	0	1	2	19	27	172	23	0	244
2020	0	1	4	16	25	183	26	2	257
2019	1	0	3	7	20	125	20	0	176
2018	0	0	2	20	37	151	26	0	236
2017	0	4	10	19	60	209	29	1	332
2016	0	2	8	16	49	178	14	0	267
2015	0	2	2	9	43	150	14	3	223

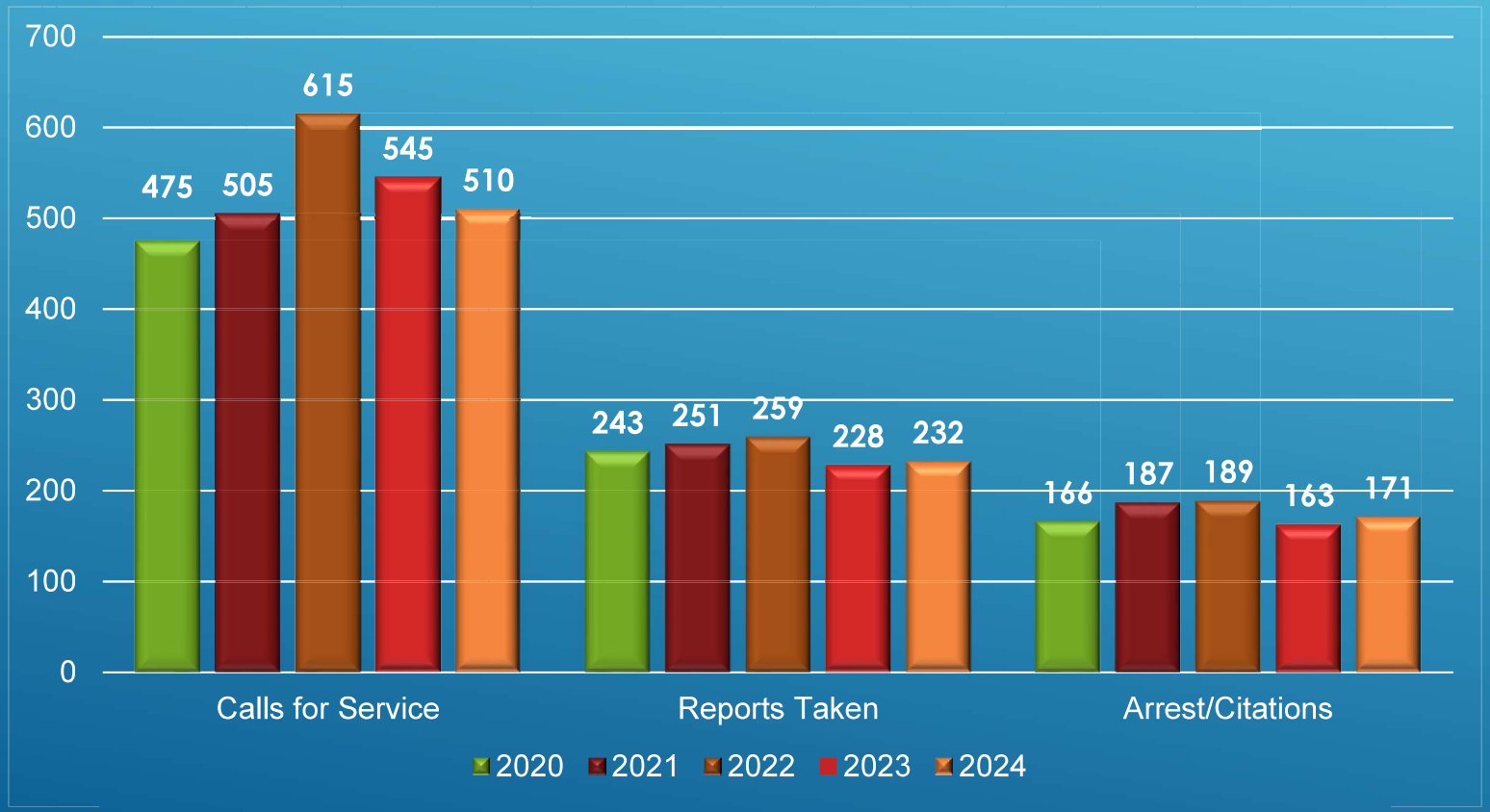
Part Two Crimes



Part Two Crimes

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Total	933	845	771	776	791	749	658	708	644	722
All Other Offenses	401	341	375	358	306	216	168	235	263	279
Curfew & Loitering	1	0	2	2	4	0	0	0	1	1
Disorderly Conduct	9	5	2	8	12	23	9	7	2	2
Drugs	92	138	71	91	105	167	161	156	134	86
Drunkenness	98	75	70	56	65	32	45	43	42	44
DUI	81	37	20	21	20	14	61	53	51	38
Embezzlement	0	1	0	8	2	0	0	0	0	1
Forgery & Counterfeit	25	21	35	20	26	21	22	20	22	20
Fraud	14	9	11	9	16	13	12	10	13	16
Liquor Laws	23	15	14	13	29	55	27	18	21	45
Off Agnst Family/Child	7	4	5	10	11	2	3	2	8	2
Prostitution/Vice	0	0	0	0	0	0	0	1	0	0
Runaways	2	3	3	23	28	15	16	3	22	13
Sex Offenses	6	5	6	5	2	5	4	6	11	16
Simple Assault	93	84	73	81	67	80	65	80	88	95
Stolen Property:B/R/P	1	6	2	7	3	3	5	2	2	3
Vagrancy	4	4	0	2	0	3	0	1	0	0
Vandalism	57	89	76	50	75	81	49	43	42	53
Weapons	19	8	6	12	20	19	11	18	10	8

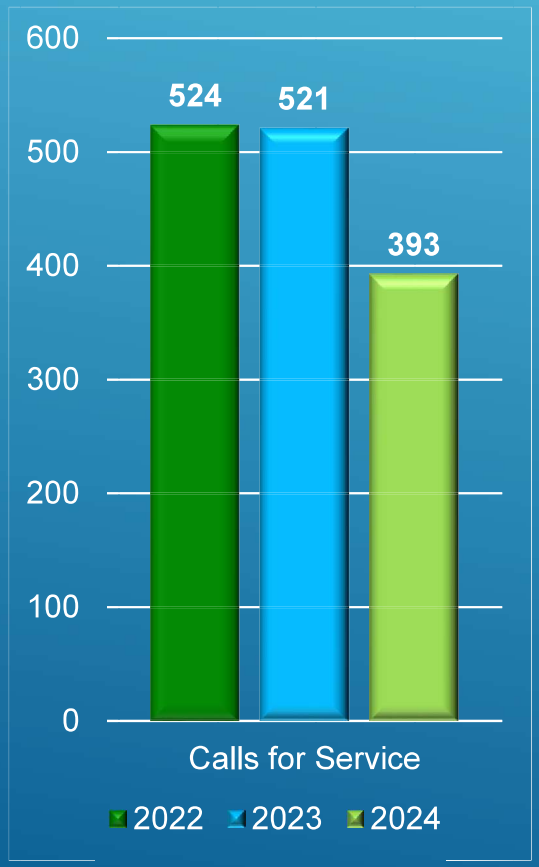
Homeless Activity

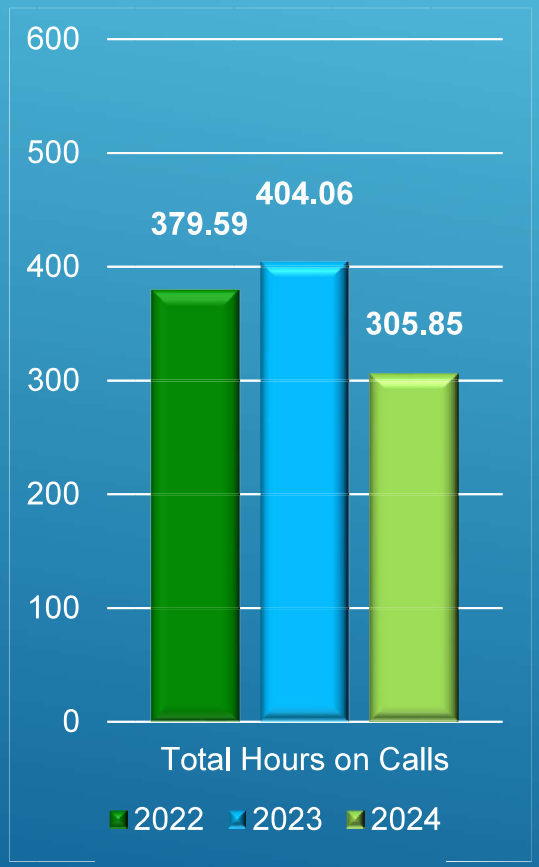


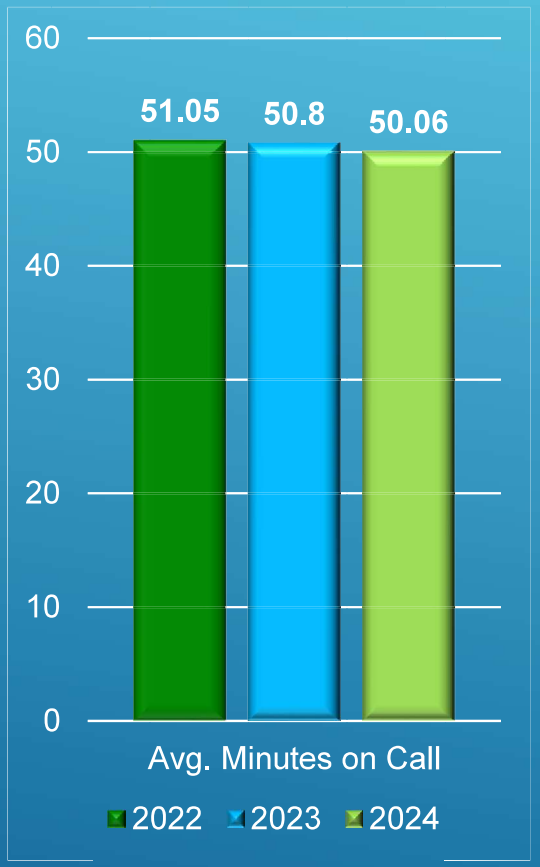
Homeless Activity

	Calls for Service	Reports Taken	Arrests/Citations
2024	510	232	171
2023	545	228	163
2022	615	259	189
2021	505	251	187
2020	475	243	166

Mental Health Related Calls for Service







Mental Health Related Calls for Service

	2022	2023	2024
Total Calls	524	521	393
Total Incident Time	379.59 hours	404.06 hours	305.85 hours
Average Incident Time	51.05 minutes	50.8 minutes	50.1 minutes

Key Takeaways

Crime Trends

- **Part One Crimes**: There was an **7.83% decrease** in Part One crimes from 2023 to 2024.
- **Part Two Crimes**: Part Two crimes had a **12.11% increase** from 2023 to 2024. Notable increases in Liquor Law Violations, Simple Assaults, and Vandalism reports

Calls For Service

- Calls for service in 2024 decreased by **0.50%** from 2023, with a total of **10,214 calls**. This is a decrease of 51 calls for service.

Traffic Collisions

- There was an **36.36% increase** in traffic collisions from 2023 to 2024, highlighting a potential concern for traffic safety.

Key Takeaways

Homelessness-Related Activity

- Calls related to homelessness decreased **6.42%** from 545 in 2023 to 510 in 2024.
- Arrests and citations related to homelessness increased by **4.91%** from 163 in 2023 to 171 in 2024.

Mental Health-Related Calls

- Calls related to mental health decreased **24.57%** from 521 in 2023 to 393 in 2024.
- Total incident time on these calls decreased by **98.21 hours**
- The average minutes spent on each call remained relatively the same from 50.8 minutes in 2023 to 50.06 minutes in 2024

Questions / Comments