Agenda Item No. 23

File Code No. 290.00

CITY OF SANTA BARBARA

COUNCIL AGENDA REPORT

AGENDA DATE: September 9, 2014

TO: Mayor and Councilmembers

FROM: Administration Division, Finance Department

SUBJECT: Renewal Of The Santa Barbara South Coast Tourism Business Improvement District

RECOMMENDATION:

Adopt, by reading of title only, A Resolution of the Council of the City of Santa Barbara Declaring Its Intention to Renew the Santa Barbara South Coast Tourism Business Improvement District (SBSCTBID) and Fixing the Time and Place of the Public Meeting and Public Hearing Thereon and Giving Notice Thereof.

DISCUSSION:

Introduction

On September 28, 2010 the Santa Barbara City Council approved resolution No.10-080 establishing the Santa Barbara South Coast Tourism Business Improvement District (TBID) and approved the TBID Management District Plan. The TBID is a benefit assessment district designed to increase tourism by creating a supplemental funding source for marketing the south coast region of Santa Barbara County. The TBID region includes the Cities of Santa Barbara, Goleta, and Carpinteria, and the nearby unincorporated areas of the County of Santa Barbara, with the City of Santa Barbara designated as the lead jurisdiction. The five year term of the TBID is set to expire on January 1, 2016.

Renewal Process

To renew the TBID, the formation/renewal proceedings specified in the Property and Business Improvement District Law of 1994, Streets and Highway Code Section 36600 (1994 Law) must be followed, including accepting petitions, adopting a resolution declaring intention to form the district, holding public hearings to allow for comments, and adopting a resolution forming the district. The public meeting and public hearing are proposed for September 30, 2014 and October 28, 2014, with adoption of the TBID on the date of the final public hearing.

In order to adopt the Resolution of Intention, the Council must receive signed petitions from lodging businesses that will pay more than fifty percent of the proposed assessment. The City Clerk has determined that petitions in support of the proposed TBID representing 65.88% of the proposed assessment have been received, in excess of the required 50.1%.

The 1994 Law allows for the formation/renewal of multi-jurisdictional improvement districts, with consent of the included jurisdictions being granted to one "lead" jurisdiction. In this case, the City of Santa Barbara has agreed to act as the lead jurisdiction, and on July 29, 2014 adopted the Resolution No. 14-061 requesting consent from the cities of Carpinteria and Goleta, and the County of Santa Barbara, to renew the TBID. Each of those jurisdictions must grant consent in order for lodging businesses in their jurisdiction to be included in the TBID renewal.

Background

The TBID is a benefit assessment district, which was formed pursuant to the 1994 Law. There are 85 districts of this type throughout California. The purpose of the TBID is to increase tourism in the southern coast Santa Barbara area, by marketing it to potential visitors. The TBID provides funding for marketing efforts, working to attract visitors to lodging establishments throughout the south coast Santa Barbara area. Funding provided by the TBID would be supplemental to current funding of Visit Santa Barbara (VSB). The 1994 Law requires creation of a management district plan, a guiding document for the TBID. A management district plan has been drafted and is attached. Key provisions of the management district plan are outlined below.

Assessment

If renewed, the TBID will place an assessment on lodging businesses, regardless of size or category, within the boundaries of the Cities of Santa Barbara, Carpinteria, and Goleta, and portions of the unincorporated southern Santa Barbara County. The current assessment rate varies from $.50 per occupied room per night to $2.00 per occupied room per night, based upon the average daily rate charged by each lodging business, as illustrated below. The assessment rate will be adjusted on an annual basis to reflect any changes in the prior years' average daily rates.

Average Daily Rate	Current Assessment Per Night	Proposed Assessment Per Night
Less than $100	$0.50	$.75
Between $100 and $149	$1.00	$1.50
Between$150 and $199	$1.50	$2.25
Between $200 and $249	$2.00	$3.00
Between $250 and $300	$2.00	$3.50
Over $300	$2.00	$4.00
Vacation Rentals	$0	$2.00

The new proposed assessment rates will vary from $.75 to $4.00 with two increases to the assessment rates in the six year term in order to keep pace with the rate of inflation, to remain competitive and to grow market share. The increases will be implemented on January 1st of the third and fifth years (2017 and 2019) of the TBID. These increases will be automatic unless the VSB Board votes not to implement them based upon the circumstances that they deem significant. In addition, a new assessment rate of $2.00 has been added for vacation rentals which were not previously assessed.

Governance

The TBID funds are managed by a committee formed within VSB. The committee is comprised of a diverse group of representatives, including four representing Santa Barbara lodging businesses.

Term

If renewed, TBID will have a six-year term, unless terminated earlier. Business owners can petition for disestablishment of the TBID if they desire. The Santa Barbara City Council could also disestablish the TBID in certain cases of malfeasance or illegal activity. After six years, the petition and City Council approval process would have to be repeated to renew the TBID.

BUDGET/FINANCIAL INFORMATION:

The proposed TBID, if renewed, will continue work to bring visitors to the City, potentially increasing transient occupancy and sales tax revenues. Because the City will collect the TBID assessment from lodging businesses, it will be paid a fee equal to 3% of the assessment collected.

The proposed TBID will have an overall positive impact on the City, increasing tourism and potentially increasing City revenues. The current TBID generates approximately $1.75 million for marketing outreach; the renewal will generate an additional $1.40 million for marketing efforts.

ATTACHMENT: Santa Barbara South Coast Tourism Business Improvement District Management District Plan

PREPARED BY: Genie Wilson, Treasury Manager

SUBMITTED BY: Robert Samario, Finance Director

APPROVED BY: City Administrator's Office

VISIT SANTA BARBARA
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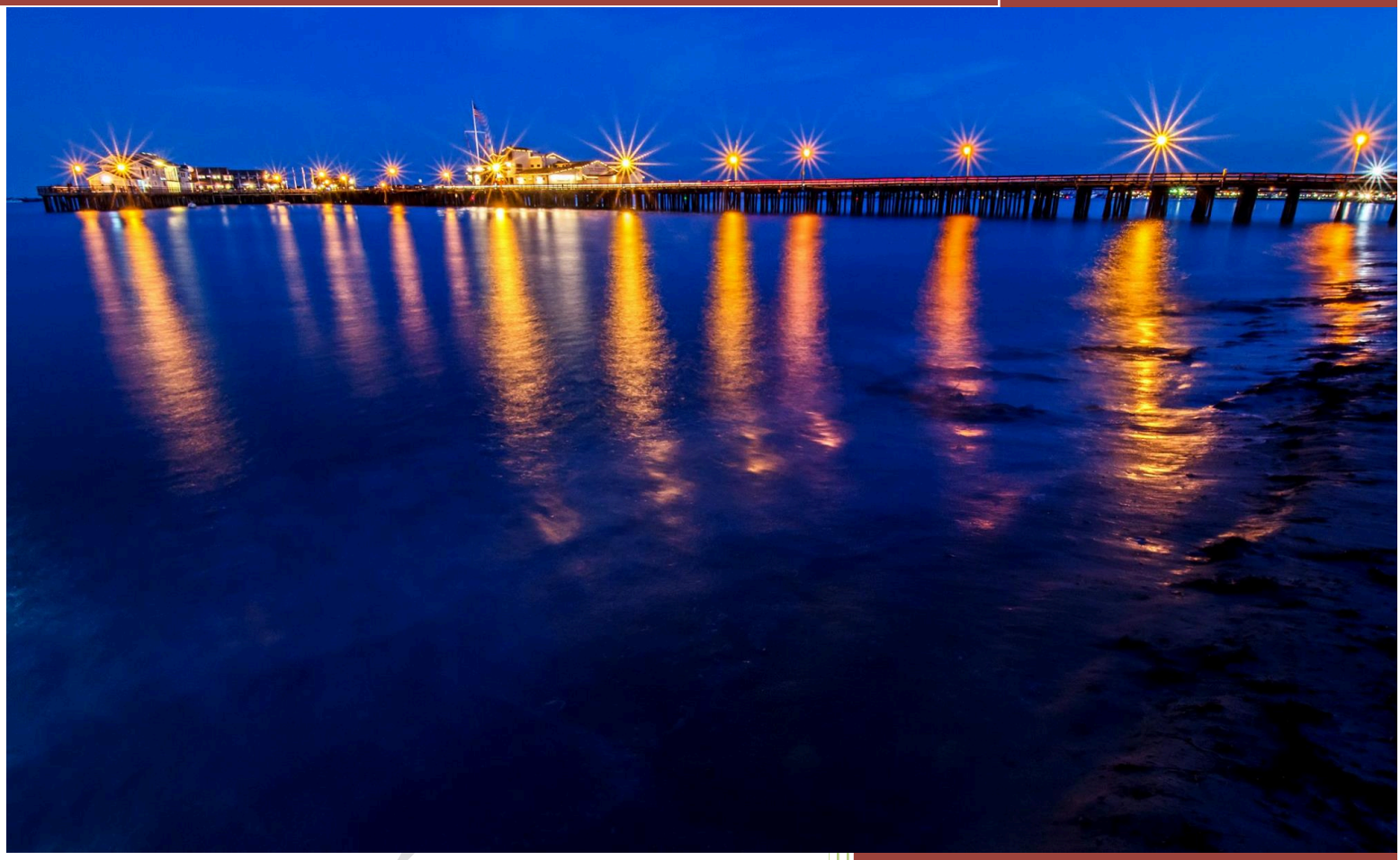
2015-2020

Management District Plan



August 6, 2014

CONTENTS

I. OVERVIEW 2
II. ACCOMPLISHMENTS 4
III. BACKGROUND 5
IV. BOUNDARY 6
V. BUDGET AND SERVICES 7
A. Annual Service Plan 7
B. Determination of Specific Benefit 10
C. Assessment 10
D. Penalties and Interest 11
E. Time and Manner for Collecting Assessments 12
F. Annual Budget 12
VI. GOVERNANCE 13
A. Owners' Association 13
B. Brown Act and California Public Records Act Compliance 13
C. Annual Report 13
APPENDIX 1 – LAW 14
APPENDIX 2 – ASSESSED BUSINESSES 27

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I. OVERVIEW

Developed by Visit Santa Barbara (VSB), the Santa Barbara South Coast Tourism Business Improvement District (SBSCTBID) is an assessment district proposed to provide specific benefits to payors, by funding programs that specifically benefit assessed businesses. The SBSCTBID was created in 2011 for a five-year term; lodging businesses now wish to renew it for an additional six years.

Location: The proposed SBSCTBID includes all lodging businesses located within the boundaries of the cities of Santa Barbara, Carpinteria, and Goleta, and portions of unincorporated southern Santa Barbara County (as shown on the map in section IV).

Services: The SBSCTBID is designed to provide specific benefits directly to payors by increasing room night sales. Advertising and Communication, Sales and Marketing, and Local Destination Marketing will increase overnight tourism and market payors as tourist, meeting and event destinations, thereby increasing room night sales.

Budget: The total SBSCTBID annual budget for the initial year of its six (6) year operation is anticipated to be approximately $3,136,255. Assessment rate increases in years three and five (2017 and 2019) of the District may result in budget increases as detailed in Section V.

Cost: The annual assessment rate for the first year of operation is as follows: hotels, inns, motels, studio hotels, bachelor hotels, lodging houses, rooming houses, dormitories, public or private clubs or similar structures shall be assessed a fixed amount per paid occupied room per night as shown in the table below. Tourist homes or houses, apartment houses, mobile homes, and house trailers, (hereinafter "vacation rentals") shall be assessed a fixed amount on a per paid unit per night basis, rather than per room. Based on the benefit received, assessments will not be collected on stays of more than thirty (30) consecutive days. The ADR figures shall be updated annually. The assessment rates may be increased in 2017 and 2019 as described in Section V.

Average Daily Rate	Assessment Per Night
<$100	$0.75
$100-$149	$1.50
$150-$199	$2.25
$200-$249	$3.00
$250-$299	$3.50
≥$300	$4.00
Vacation rentals	$2.00

Collection: The assessment will be collected on a monthly basis by the County and cities as described in Section V(E).

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Duration: The proposed SBSCTBID will have a six (6)-year life, beginning January 1, 2015 through December 31, 2020. Once per year beginning on the anniversary of district renewal there is a 30-day period in which owners paying more than fifty percent (50%) of the assessment may protest and initiate a City Council hearing on district termination.

Management: Visit Santa Barbara (VSB) will continue to serve as the SBSCTBID's Owners' Association. The Owners' Association is charged with managing funds and implementing programs in accordance with this Plan, and must provide annual reports to the City Council.

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II. ACCOMPLISHMENTS

VSB is initiating the TBID renewal process based upon the recommendations of the TBID advisory consultant and supported by the TBID Renewal Committee. Although there is still time remaining on the initial five year TBID term, VSB wants to ensure that the TBID funding stream is uninterrupted to seamlessly maintain marketing efforts.

The TBID has had tangible success in its initial years. It has decisively contributed to the Santa Barbara South Coast's rising visitation numbers, resulting in substantial economic impact. Specifically, average daily rate (ADR) increased from $166.45 in 2010 to $195.00 in 2013 and occupancy rose by 5.5%. With the use of TBID funding, VSB-generated lodging revenue has increased from $28 million in 2010/11 to a projected $59 million in 2013/14.

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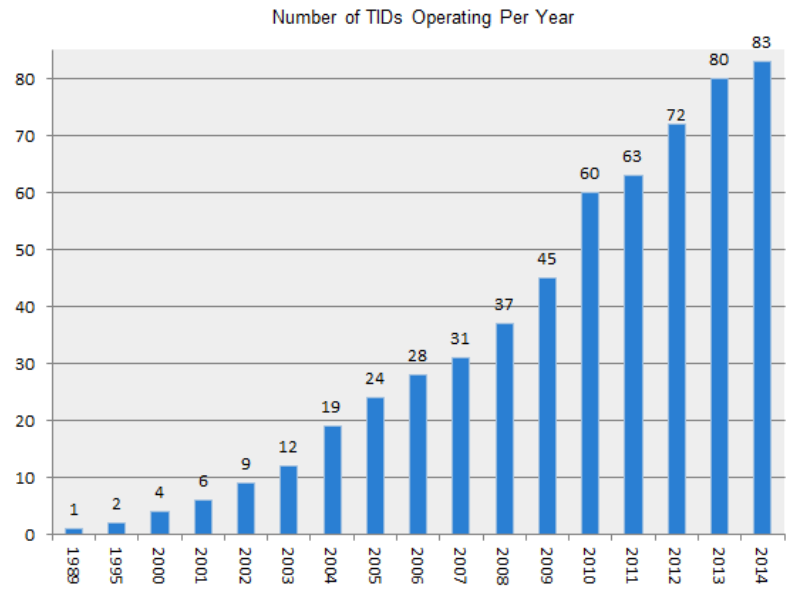
III. BACKGROUND

TBIDs are an evolution of the traditional Business Improvement District. The first TBID was formed in West Hollywood, California in 1989. Since then, over eighty California destinations have followed suit. In recent years, other states have begun adopting the California model – Washington, Montana, and Texas have adopted TBID laws. Several other states are in the process of adopting their own legislation. And, some cities, like Portland, Oregon, have utilized their charter powers to create TBIDs without a state law.



California's TBIDs collectively raise over $150 million for local destination marketing. With competitors raising their budgets, and increasing rivalry for visitor dollars, it is important that Santa Barbara South Coast lodging businesses invest in stable, lodging-specific marketing programs.

TBIDs utilize the efficiencies of private sector operation in the market-based promotion of tourism districts. TBIDs allow lodging business owners to organize their efforts to increase room night sales. Lodging business owners within the TBID pay an assessment and those funds are used to provide services that increase room night sales.

In California, TBIDs are formed pursuant to the Property and Business Improvement District Law of 1994. This law allows for the creation of a benefit assessment district to raise funds within a specific geographic area. *The key difference between TBIDs and other benefit assessment districts is that funds raised are returned to the private non-profit corporation governing the district.*

There are many benefits to TBID:

- Funds must be spent on services and improvements that provide a specific benefit only to those who pay;
- Funds cannot be diverted to general government programs;
- They are customized to fit the needs of payors in each destination;
- They allow for a wide range of services;
- They are ***designed, created and governed by those who will pay*** the assessment; and
- They provide a stable, long-term funding source for tourism promotion.

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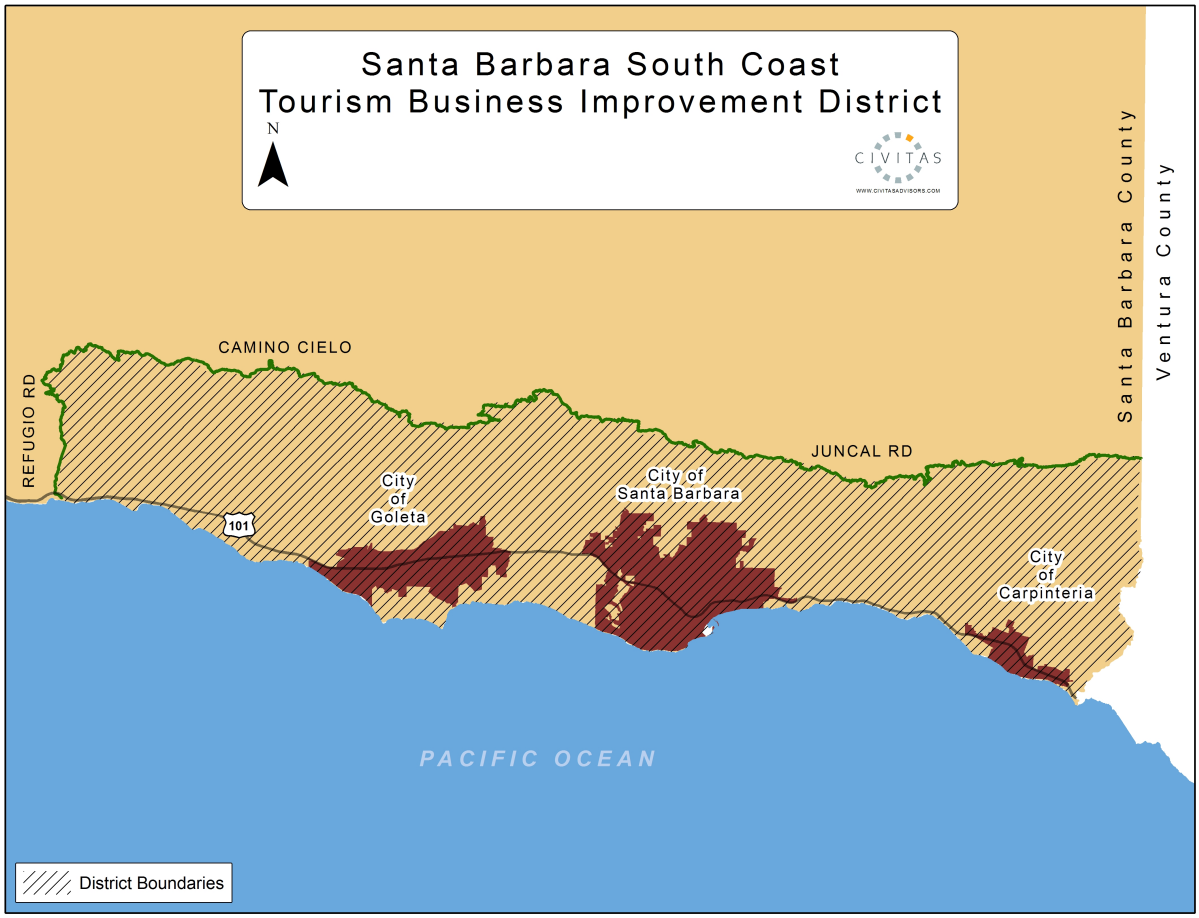
IV. BOUNDARY

The SBSCTBID will include all lodging businesses, existing and in the future, available for public occupancy within the boundaries of the cities of Santa Barbara, Carpinteria, and Goleta, and portions of unincorporated southern Santa Barbara County.

As used herein the term "lodging business" means any structure, or any portion of any structure, which is occupied or intended for occupancy by transients for dwelling, lodging or sleeping purposes, and includes any hotel, inn, tourist home or house, motel, studio hotel, bachelor hotel, lodging house, rooming house, apartment house, dormitory, public or private club, mobile home or house trailer at a fixed location, or other similar structure or portion thereof.

The boundary, as shown in the map below, currently includes 477 lodging businesses. A complete listing of lodging businesses within the proposed SBSCTBID can be found in Appendix 2. The boundaries of the district can be more particularly described as: Refugio Road being the western boundary, the Santa Barbara/Ventura County line being the eastern boundary, the Pacific Ocean being the southern boundary, and Camino Cielo/Juncal Road being the northern boundary.

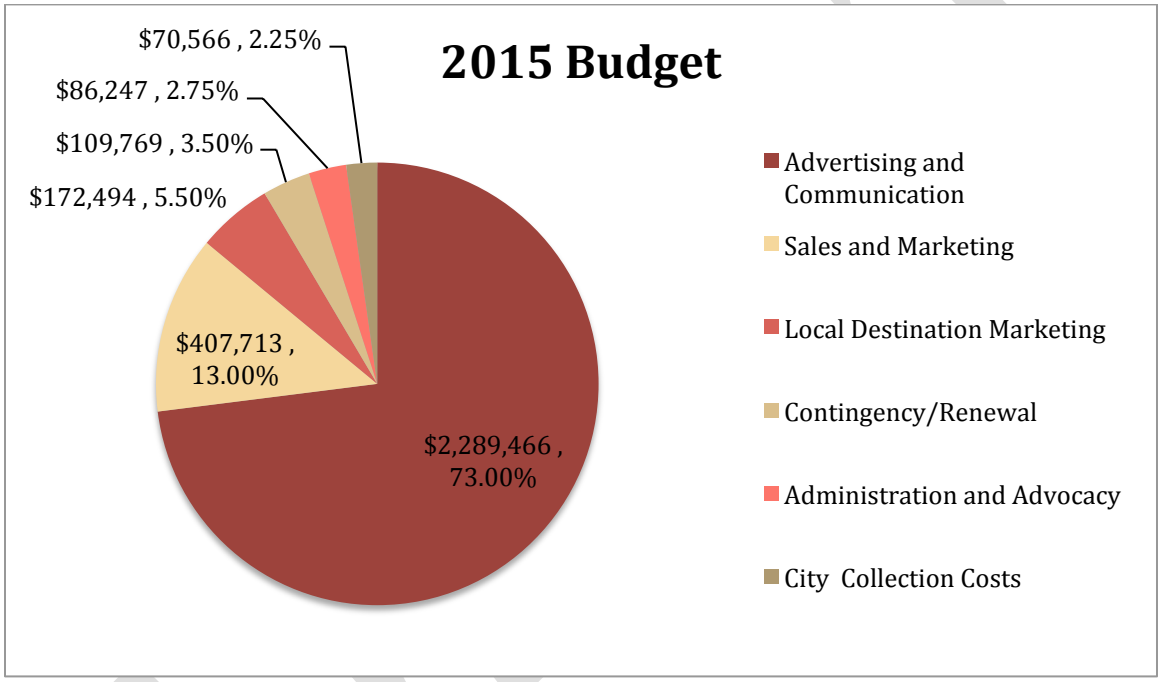


V. BUDGET AND SERVICES

A. Annual Service Plan

Assessment funds will be spent to provide specific benefits conferred or privileges granted directly to the payors that are not provided to those not charged, and which do not exceed the reasonable cost to the County and cities of conferring the benefits or granting the privileges. The privileges and services provided with the SBSCTBID funds are Advertising and Communication, Sales and Marketing, Local Destination Marketing, and promotional programs available only to assessed businesses.

A service plan budget has been developed to deliver services that benefit businesses throughout the District. A detailed annual budget will be developed and approved by the Owners' Association. The table below illustrates the initial annual budget allocations.



Although actual revenues will fluctuate due to market conditions, the proportional allocations of the budget shall remain the same. However, the VSB board shall have discretionary authority to adjust budget allocations between the categories, at any time, by no more than fifteen percent (15%) of the total budget per year. Any adjustments will be reported on in the Annual Report.

A description of the proposed improvements and activities for the initial year of operation is below. The same activities are proposed for subsequent years. In the event of a legal challenge against the SBSCTBID, any and all assessment funds may be used for the costs of defending the SBSCTBID.

Advertising and Communication

An advertising and communications program will build greater awareness of the participating lodging businesses in an effort to drive room night sales. Advertising and communications programs may include the following activities:

- Implement programs that attract destination visitors and increase visitation during non-peak seasons or "opportunity season". This includes expanded promotional messaging and partner programming that offers travelers good reason to visit during winter and shoulder seasons.
- Increase the number of journalist familiarization trips, bringing key editorial influencers in-market to experience the Santa Barbara South Coast first-hand.
- Expand international outreach to emerging markets such as Korea, China, Brazil and more.
- Create ground breaking partnerships with iconic Santa Barbara companies.
- Develop a television and radio advertising strategy.
- Produce "pop up" events in key markets to generate consumer and media awareness for Santa Barbara.
- Redesign official tourism website, SantaBarbaraCA.com, to showcase the breadth of attractions, lodging and reasons to visit the destination.
- Conduct a brand study.
- Expand spot market media programs, providing targeted reach of growth markets such as Chicago and New York City.

Sales and Marketing

A sales and marketing program will promote the southern coast Santa Barbara area as a tourist destination and attract overnight groups. The sales and marketing program will have a central theme of promoting the southern coast Santa Barbara area as a desirable place to visit, and may include the following activities:

- Expand the Sales Department to target the meeting and conference market.
- Incentivize commercial and film producers to shoot their projects in Santa Barbara County.
- Nurture key industry alliances with organizations such as Central Coast Tourism, Visit California, and Brand U.S.A. to infuse regional and national marketing messages with Santa Barbara-specific content, helping to collectively raise the tourism tide.
- Develop a music marketing program that industry partners can use to promote the brand.
- Create turn-key "Snow" marketing initiatives to promote Santa Barbara during time when the remainder of the country is experiencing bad weather.
- Develop campaign to promote the smaller, limited service hotels.
- Create innovative ways to deliver Santa Barbara content to potential visitors.
- Collaborate with Santa Barbara Airport staff to attract new air service.
- Incentivize conferences and meetings to book at South Coast hotels from November—February.

Local Destination Marketing

Local destination marketing funds shall be used for programs which drive room night sales to assessed lodging businesses in Goleta and Carpinteria, respectively. The annual sum of five and one-half percent (5.5%), approximately $172,494 in the initial year shall be apportioned between Goleta and Carpinteria. Three-quarters (75%) of that amount, $129,370.50 in the initial year, shall be dedicated to Goleta, and the remaining quarter, $43,123.50 in the initial year, to Carpinteria. These sums are proportionate to the historical collections represented in each of these jurisdictions. The amount dedicated to local destination marketing may be adjusted if the bi-annual assessment rate increases are implemented in accordance with the formula herein.

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A destination marketing organization (DMO) in the cities of Goleta and Carpinteria shall receive funds to be spent on local destination marketing activities. For Goleta, the initial DMO will be the Goleta Valley Chamber of Commerce, for Carpinteria the initial DMO will be the Carpinteria Valley Chamber of Commerce. The DMO shall have responsibility and decision making authority for the funds provided, within the requirements of this Plan. Each DMO shall manage and spend funds in accordance with the requirements of this Plan. Funds shall be retained and managed by VSB if the DMO chooses, or at the request of lodging businesses within the jurisdiction.

A new committee, the Goleta TBID committee, shall be formed under the auspices of the Goleta Valley Chamber of Commerce. The committee shall meet at least quarterly and be comprised entirely of hotel representatives; all nine Goleta hotels are guaranteed a voting position on this committee. A majority of the committee members shall constitute a quorum, and decisions must be approved by a majority of the quorum. The committee shall be charged with developing budgets and priorities for the TBID and managing TBID funds. The budget shall be created by the committee and approved by the Chamber's Board of Directors. Representatives from VSB shall be invited and allowed to attend all committee meetings. VSB will provide advice and direction on marketing programs to the committee, and staff support in reporting and following-up on committee meetings. An annual audit will be conducted by a third-party hired by VSB, and the Chamber will provide to VSB current financial records every six months.

The DMO must spend the funds on programs that drive room night sales at assessed lodging businesses. Funds provided to the DMOs are subject to the budgetary guidelines in this Plan; they must be spent only on advertising, communication, sales and marketing programs as described above. No more than 5% of the funds provided to DMOs can be used for administrative costs.

Each DMO shall submit to VSB, no less than thirty (30) days prior to VSB's submission of the annual report, a report which includes all information required for the District's annual report as provided in Streets and Highways Code section 36650 and Section VI(C) of this Plan. The DMO reports will be submitted to the County by VSB as part of the District's annual report.

Contingency/Renewal

A prudent portion of the budget will be set aside in a contingency fund, to be used for unforeseeable costs in carrying out the sales and marketing programs. If near the expiration of the district there are contingency funds remaining, and business owners wish to renew the district, the remaining contingency funds may be used for renewal costs.

Administration and Advocacy

The administrative and operations portion of the budget shall be utilized for administrative staffing costs, office costs, and other general administrative costs such as insurance, legal, and accounting fees.

City Administration Fee

The County of Santa Barbara and the cities of Goleta and Carpinteria, if they collect Assessments, shall each be paid a fee equal to one percent (1.00%) of the amount collected in their respective jurisdictions to cover the costs of collection and administration. The City of Santa Barbara shall be paid a fee equal to three percent (3.0%) of the amount collected to cover the costs of collection and administration. The City of Santa Barbara may collect assessments from businesses in Goleta and Carpenteria at the request of those cities.

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B. Determination of Specific Benefit

State law requires that assessment funds be expended on specific benefits conferred directly to the payors that are not provided to those not charged, and which do not exceed the reasonable cost to the City of conferring the benefits. The services in this Management District Plan are designed to provide targeted benefits directly to assessed lodging businesses. These services are tailored not to serve the general public, but rather to serve the specific lodging businesses within the District, e.g., the proposed activities are specifically targeted to increase room night sales for assessed lodging businesses within the boundaries of the District, and are narrowly tailored. SBSCTBID funds will be used exclusively to provide the specific benefit of increased room night sales directly to the assessees. For example, non-assessed businesses will not be featured in SBSCTBID programs and will not receive sales leads from them. The activities paid for from assessment revenues are business services constituting and providing specific benefits to the assessed businesses.

Further, the assessment may be utilized to provide specific government services directly to the payors that are not provided to those not charged, and which do not exceed the reasonable costs to the City of providing the services. The legislature has recognized that marketing and promotions services like those to be provided by the SBSCTBID are, in the context of assessment districts, government services. Further, the amount of the assessment is no more than necessary to cover the reasonable costs of the proposed activities, and the manner in which the costs are allocated to a business owner bear a fair share or reasonable relationship to the businesses' benefits received from the proposed activities.

District services will be implemented carefully to ensure they do not exceed the reasonable cost of such services. Funds will be managed by the Owners' Association, and reports submitted on an annual basis to the City. Only assessed businesses will be featured in marketing materials, receive sales leads generated from district-funded activities, be featured in advertising campaigns, and benefit from other district-funded services. Non-assessed businesses will not receive these, nor any other, district-funded services and benefits.

The assessment rate categories reflect the proportionate benefit derived by each business type. The rate has been varied according to the estimated benefit to be received by each business type. Businesses with a lower ADR pay a lower rate because, although they will benefit from all of the District's programs, their lower ADR will translate to less revenue received than businesses with a higher ADR. Tourist homes or houses, apartment houses, mobile homes, and house trailers (hereinafter "vacation rentals") are assessed on a per unit basis and at a rate of $2.00 per night because, although they will benefit from destination marketing designed to increase overnight visitation and the resulting hotel compression, they will not be listed on the website or in promotional materials, be featured in co-op or film advertising, or receive direct sales leads as a result of the TBID efforts. Vacation rentals also differ from other lodging businesses in that they can typically accommodate fewer people and do not charge for rentals on a per-room basis. Because they will benefit less than multi-room lodging businesses, vacation rental businesses will ultimately pay less into the District than multi-room lodging businesses.

C. Assessment

The annual assessment rate for the first year of operation is as follows: hotels, inns, motels, studio hotels, bachelor hotels, lodging houses, rooming houses, dormitories, public or private clubs or similar structures shall be assessed a fixed amount per paid occupied room per night as shown in the table below. Tourist homes or houses, apartment houses, mobile homes, and house trailers,

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(hereinafter "vacation rentals") shall be assessed a fixed amount on a per paid unit per night basis, rather than per room. Based on the benefit received, assessments will not be collected on stays of more than thirty (30) consecutive days.

Average Daily Rate	Assessment Per Night
<$100	$0.75
$100-$149	$1.50
$150-$199	$2.25
$200-$249	$3.00
$250-$299	$3.50
≥$300	$4.00
Vacation rentals	$2.00

The assessment rate may be subject to increases in the third and fifth years (2017 and 2019) of the District. These increases will be automatic unless the VSB Board votes not to implement them based upon circumstances that they deem significant. Any increase will be reflected in the annual report. The maximum annual assessment rates are:

Category	Year 1	Year 3	Year 5
<$100	$0.75	$0.85	$0.95
$100-$149	$1.50	$1.65	$1.85
$150-$199	$2.25	$2.50	$2.75
$200-$249	$3.00	$3.30	$3.65
$250-$299	$3.50	$3.85	$4.25
≥$300	$4.00	$4.40	$4.85
Vacation Rentals	$2.00	$2.20	$2.40

The amount of assessment, if passed on to each transient, shall be disclosed in advance and separately stated from the amount of rent charged and any other applicable taxes, and each transient shall receive a receipt for payment from the business. The assessment shall be disclosed as the "SBSCTBID Assessment." The assessment shall not be considered revenue for any purposes, including calculation of transient occupancy taxes.

Bonds will not be issued.

D. Penalties and Interest

1. Any business which fails to remit any assessment imposed within the time required shall pay a penalty of ten percent (10%) of the assessment in addition to the amount of the assessment.
2. Any business which fails to remit any delinquent remittance on or before a period of thirty (30) days following the date on which the remittance first became delinquent shall pay a second delinquency penalty of ten percent (10%) of the amount of the assessment in addition to the amount of the assessment and the ten percent (10%) penalty first imposed.
3. If the collections agency determines that the non-payment of any remittance due is due to fraud, a penalty of twenty-five percent (25%) of the amount of the assessment shall be added thereto in addition to the penalties stated in subsections 1 and 2 of this section.
4. In addition to the penalties imposed, any business which fails to remit any assessment imposed shall pay interest at the rate of one-half of one percent (0.50%) per month, or

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fraction thereof, on the amount of the assessment, exclusive of penalties, from the date on which the remittance first became delinquent until paid.

5. Every penalty imposed and such interest as accrues under the provisions of this section shall become part of the assessment herein required to be paid.

E. Time and Manner for Collecting Assessments

The SBSCTBID assessment will be implemented beginning January 1, 2015 and will continue for six (6) years through December 31, 2020. Each lodging business shall, on or before the tenth (10th) day after the close of each calendar month, or at the close of any shorter reporting period which may be established by the city/county, of the total rents charged and received and the amount of the assessment collected. The City of Santa Barbara shall be responsible for collecting the assessment (including any delinquencies, penalties and interest) from each lodging business located within its jurisdictional boundary and the jurisdictional boundary of the City of Carpinteria. Each other jurisdiction shall be responsible for collecting the assessment (including any delinquencies, penalties and interest) from each of the lodging businesses located in the boundaries of the SBSCTBID. Except as provided herein, each commercial lodging operator shall report and remit the SBSCTBID assessments to its jurisdiction. Each jurisdiction shall take all reasonable efforts to collect the assessments from each lodging business.

Except for the City of Santa Barbara which shall also remit assessments collected from lodging businesses located in the City of Carpinteria, each jurisdiction shall forward the assessments to the Owners' Association which will have the responsibility of managing SBSCTBID programs as provided in this Management District Plan. Jurisdictions may charge a fee of no more than one percent (1%) of the amount collected to cover their administrative expenses, except the City of Santa Barbara may charge a fee of up to three percent (3%) to cover its administrative costs from the assessments it collects. If a jurisdiction so desires, penalties and interest collected on delinquent assessments may be retained by the local jurisdiction for costs associated with collection.

F. Annual Budget

The total six year improvement and service plan budget is below. The assessment rate increases in years three and five (2017 and 2019) of the District are taken into account to calculate the increases in 2017 and 2019. These amounts may fluctuate as sales and revenue increase at assessed businesses.

Year	Total Budget
2015	$3,136,255
2016	$3,136,255
2017	$3,355,322
2018	$3,355,322
2019	$3,713,872
2020	$3,713,872

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VI. GOVERNANCE

A. Owners' Association

The City Council, through adoption of this Management District Plan, has the right, pursuant to Streets and Highways Code §36651, to identify the body that shall implement the proposed program, which shall be the Owners' Association of the SBSCTBID as defined in Streets and Highways Code §36614.5. The City Council has determined that Visit Santa Barbara will serve as the Owner's Association for the SBSCTBID. The President and CEO of VSB shall be charged with the day-to-day operations of the TBID. There shall be a TBID sub-committee charged with developing budgets and priorities for the TBID. The TBID committee shall be comprised of a diverse group taking into consideration the size of lodging properties and geographic area.

B. Brown Act and California Public Records Act Compliance

An Owners' Association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. The Owners' Association is, however, subject to government regulations relating to transparency, namely the Ralph M. Brown Act and the California Public Records Act. These regulations are designed to promote public accountability. The Owners' Association is considered a legislative body under the Ralph M. Brown Act (Government Code §54950 et seq.). Thus, meetings of the VSB board and certain committees must be held in compliance with the public notice and other requirements of the Brown Act. The Owners' Association is also subject to the record keeping and disclosure requirements of the California Public Records Act. Accordingly, the Owners' Association shall publicly report any action taken and the vote or abstention on that action of each member present for the action.

C. Annual Report

The VSB shall present an annual report at the end of each year of operation to the City Council pursuant to Streets and Highways Code §36650 (see Appendix 1). A copy of the annual report shall also be provided to the cities of Goleta and Carpinteria, and the County of Santa Barbara.

The annual report shall contain:

- Any proposed changes in the district boundaries;
- The improvements and activities to be provided for that fiscal year;
- An estimate of the cost of providing the improvements and activities in that fiscal year;
- The method and basis of levying the assessment in sufficient detail for each business owner to estimate the amount of the assessment to be levied against his or her business for that fiscal year;
- The amount of any surplus or deficit revenues to be carried over from a previous fiscal year; and
- The amount of any contributions to be made from sources other than assessments.

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APPENDIX 1 – LAW

Property And Business Improvement District Law of 1994

Cal Sts & Hy Code § 36600 (2013)

*** This document is current through the 2014 Supplement ***
(All 2013 legislation)

ß 36600. Citation of part

This part shall be known and may be cited as the "Property and Business Improvement District Law of 1994."

ß 36601. Legislative findings and declarations

The Legislature finds and declares all of the following:

(a) Businesses located and operating within the business districts of this state's communities are economically disadvantaged, are underutilized, and are unable to attract customers due to inadequate facilities, services, and activities in the business districts.

(b) It is in the public interest to promote the economic revitalization and physical maintenance of the business districts of its cities in order to create jobs, attract new businesses, and prevent the erosion of the business districts.

(c) It is of particular local benefit to allow cities to fund business related improvements, maintenance, and activities through the levy of assessments upon the businesses or real property that benefits from those improvements.

(d) Assessments levied for the purpose of providing improvements and promoting activities that benefit real property or businesses are not taxes for the general benefit of a city, but are assessments for the improvements and activities which confer special benefits upon the real property or businesses for which the improvements and activities are provided.

ß 36602. Purpose of part

The purpose of this part is to supplement previously enacted provisions of law that authorize cities to levy assessments within a business improvement area. This part does not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes.

ß 36603. Preemption of authority or charter city to adopt ordinances levying assessments

Nothing in this part is intended to preempt the authority of a charter city to adopt ordinances providing for a different method of levying assessments for similar or additional purposes from those set forth in this part. A property and business improvement district created pursuant to this

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part is expressly exempt from the provisions of the Special Assessment Investigation, Limitation and Majority Protest Act of 1931 (Division 4 (commencing with Section 2800)).

ß 36603.5. Part prevails over conflicting provisions

Any provision in this part that conflicts with any other provision of law shall prevail over the other provision of law.

ß 36604. Severability

This part is intended to be construed liberally and, if any provision is held invalid, the remaining provisions shall remain in full force and effect. Assessments levied under this part are not special taxes.

ß 36605. [Section repealed 2001.]

ß 36606. "Assessment"

"Assessment" means a levy for the purpose of acquiring, constructing, installing, or maintaining improvements and promoting activities which will benefit the properties or businesses located within a property and business improvement district.

ß 36607. "Business"

"Business" means all types of businesses and includes financial institutions and professions.

ß 36608. "City"

"City" means a city, county, city and county, or an agency or entity created pursuant to Article 1 (commencing with *Section 6500) of Chapter 5 of Division 7 of Title 1 of the Government Code*, the public member agencies of which includes only cities, counties, or a city and county, or the State of California.

ß 36609. "City council"

"City council" means the city council of a city or the board of supervisors of a county, or the agency, commission, or board created pursuant to a joint powers agreement and which is a city within the meaning of this part.

ß 36610. 'Improvement"

"Improvement" means the acquisition, construction, installation, or maintenance of any tangible property with an estimated useful life of five years or more including, but not limited to, the following:

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(a) Parking facilities.

(b) Benches, booths, kiosks, display cases, pedestrian shelters and signs.

(c) Trash receptacles and public restrooms.

(d) Lighting and heating facilities.

(e) Decorations.

(f) Parks.

(g) Fountains.

(h) Planting areas.

(i) Closing, opening, widening, or narrowing of existing streets.

(j) Facilities or equipment, or both, to enhance security of persons and property within the area.

(k) Ramps, sidewalks, plazas, and pedestrian malls.

(l) Rehabilitation or removal of existing structures.

ß 36611. "Property and business improvement district"; "District"

"Property and business improvement district," or "district," means a property and business improvement district established pursuant to this part.

ß 36612. "Property"

"Property" means real property situated within a district.

ß 36613. "Activities"

"Activities" means, but is not limited to, all of the following:

(a) Promotion of public events which benefit businesses or real property in the district.

(b) Furnishing of music in any public place within the district.

(c) Promotion of tourism within the district.

(d) Marketing and economic development, including retail retention and recruitment.

(e) Providing security, sanitation, graffiti removal, street and sidewalk cleaning, and other municipal services supplemental to those normally provided by the municipality.

(f) Activities which benefit businesses and real property located in the district.

ß 36614. "Management district plan"; "Plan"

"Management district plan" or "plan" means a proposal as defined in Section 36622.

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ß 36614.5. "Owners' association"

"Owners' association" means a private nonprofit entity that is under contract with a city to administer or implement activities and improvements specified in the management district plan. An owners' association may be an existing nonprofit entity or a newly formed nonprofit entity. An owners' association is a private entity and may not be considered a public entity for any purpose, nor may its board members or staff be considered to be public officials for any purpose. Notwithstanding this section, an owners' association shall comply with the Ralph M. Brown Act (Chapter 9 (commencing with *Section 54950) of Part 1 of Division 2 of Title 5 of the Government Code*), at all times when matters within the subject matter of the district are heard, discussed, or deliberated, and with the California Public Records Act (Chapter 3.5 (commencing with *Section 6250) of Division 7 of Title 1 of the Government Code*), for all documents relating to activities of the district.

ß 36615. "Property owner"; "Business owner"; "Owner"

"Property owner" means any person shown as the owner of land on the last equalized assessment roll or otherwise known to be the owner of land by the city council. "Business owner" means any person recognized by the city as the owner of the business. "Owner" means either a business owner or a property owner. The city council has no obligation to obtain other information as to the ownership of land or businesses, and its determination of ownership shall be final and conclusive for the purposes of this part. Wherever this part requires the signature of the property owner, the signature of the authorized agent of the property owner shall be sufficient. Wherever this part requires the signature of the business owner, the signature of the authorized agent of the business owner shall be sufficient.

ß 36616. "Tenant"

"Tenant" means an occupant pursuant to a lease of commercial space or a dwelling unit, other than an owner.

ß 36617. Alternate method of financing certain improvements and activities; Effect on other provisions

This part provides an alternative method of financing certain improvements and activities. The provisions of this part shall not affect or limit any other provisions of law authorizing or providing for the furnishing of improvements or activities or the raising of revenue for these purposes. Every improvement area established pursuant to the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500) of this division) is valid and effective and is unaffected by this part.

ß 36620. Establishment of property and business improvement district

A property and business improvement district may be established as provided in this chapter.

ß 36620.5. Requirement of consent of city council

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A county may not form a district within the territorial jurisdiction of a city without the consent of the city council of that city. A city may not form a district within the unincorporated territory of a county without the consent of the board of supervisors of that county. A city may not form a district within the territorial jurisdiction of another city without the consent of the city council of the other city.

ß 36621. Initiation of proceedings; Petition of property or business owners in proposed district

(a) Upon the submission of a written petition, signed by the property or business owners in the proposed district who will pay more than 50 percent of the assessments proposed to be levied, the city council may initiate proceedings to form a district by the adoption of a resolution expressing its intention to form a district. The amount of assessment attributable to property or a business owned by the same property or business owner that is in excess of 40 percent of the amount of all assessments proposed to be levied, shall not be included in determining whether the petition is signed by property or business owners who will pay more than 50 percent of the total amount of assessments proposed to be levied.

(b) The petition of property or business owners required under subdivision (a) shall include a summary of the management district plan. That summary shall include all of the following:

(1) A map showing the boundaries of the district.

(2) Information specifying where the complete management district plan can be obtained.

(3) Information specifying that the complete management district plan shall be furnished upon request.

(c) The resolution of intention described in subdivision (a) shall contain all of the following:

(1) A brief description of the proposed activities and improvements, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property or businesses within the district, a statement as to whether bonds will be issued, and a description of the exterior boundaries of the proposed district. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements and activities and the location and extent of the proposed district.

(2) A time and place for a public hearing on the establishment of the property and business improvement district and the levy of assessments, which shall be consistent with the requirements of Section 36623.

ß 36622. Contents of management district plan

The management district plan shall contain all of the following:

(a) If the assessment will be levied on property, a map of the district in sufficient detail to locate each parcel of property and, if businesses are to be assessed, each business within the district. If the assessment will be levied on businesses, a map that identifies the district boundaries in sufficient detail to allow a business owner to reasonably determine whether a business is located within the district boundaries. If the assessment will be levied on property and businesses, a map of the district in sufficient detail to locate each parcel of property and to allow a business owner to reasonably

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determine whether a business is located within the district boundaries.

(b) The name of the proposed district.

(c) A description of the boundaries of the district, including the boundaries of benefit zones, proposed for establishment or extension in a manner sufficient to identify the affected lands and businesses included. The boundaries of a proposed property assessment district shall not overlap with the boundaries of another existing property assessment district created pursuant to this part. This part does not prohibit the boundaries of a district created pursuant to this part to overlap with other assessment districts established pursuant to other provisions of law, including, but not limited to, the Parking and Business Improvement Area Law of 1989 (Part 6 (commencing with Section 36500)). This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with another business assessment district created pursuant to this part. This part does not prohibit the boundaries of a business assessment district created pursuant to this part to overlap with a property assessment district created pursuant to this part.

(d) The improvements and activities proposed for each year of operation of the district and the maximum cost thereof. If the improvements and activities proposed for each year of operation are the same, a description of the first year's proposed improvements and activities and a statement that the same improvements and activities are proposed for subsequent years shall satisfy the requirements of this subdivision.

(e) The total annual amount proposed to be expended for improvements, maintenance and operations, and debt service in each year of operation of the district. If the assessment is levied on businesses, this amount may be estimated based upon the assessment rate. If the total annual amount proposed to be expended in each year of operation of the district is not significantly different, the amount proposed to be expended in the initial year and a statement that a similar amount applies to subsequent years shall satisfy the requirements of this subdivision.

(f) The proposed source or sources of financing, including the proposed method and basis of levying the assessment in sufficient detail to allow each property or business owner to calculate the amount of the assessment to be levied against his or her property or business. The plan also shall state whether bonds will be issued to finance improvements.

(g) The time and manner of collecting the assessments.

(h) The specific number of years in which assessments will be levied. In a new district, the maximum number of years shall be five. Upon renewal, a district shall have a term not to exceed 10 years. Notwithstanding these limitations, a district created pursuant to this part to finance capital improvements with bonds may levy assessments until the maximum maturity of the bonds. The management district plan may set forth specific increases in assessments for each year of operation of the district.

(i) The proposed time for implementation and completion of the management district plan.

(j) Any proposed rules and regulations to be applicable to the district.

(k) A list of the properties or businesses to be assessed, including the assessor's parcel numbers for properties to be assessed, and a statement of the method or methods by which the expenses of a district will be imposed upon benefited real property or businesses, in proportion to the benefit received by the property or business, to defray the cost thereof, including operation and maintenance.

(l) Any other item or matter required to be incorporated therein by the city council.

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ß 36623. Procedure to levy assessment

(a) If a city council proposes to levy a new or increased property assessment, the notice and protest and hearing procedure shall comply with *Section 53753 of the Government Code*.

(b) If a city council proposes to levy a new or increased business assessment, the notice and protest and hearing procedure shall comply with *Section 54954.6 of the Government Code*, except that notice shall be mailed to the owners of the businesses proposed to be assessed. A protest may be made orally or in writing by any interested person. Every written protest shall be filed with the clerk at or before the time fixed for the public hearing. The city council may waive any irregularity in the form or content of any written protest. A written protest may be withdrawn in writing at any time before the conclusion of the public hearing. Each written protest shall contain a description of the business in which the person subscribing the protest is interested sufficient to identify the business and, if a person subscribing is not shown on the official records of the city as the owner of the business, the protest shall contain or be accompanied by written evidence that the person subscribing is the owner of the business or the authorized representative. A written protest that does not comply with this section shall not be counted in determining a majority protest. If written protests are received from the owners or authorized representatives of businesses in the proposed district that will pay 50 percent or more of the assessments proposed to be levied and protests are not withdrawn so as to reduce the protests to less than 50 percent, no further proceedings to levy the proposed assessment against such businesses, as contained in the resolution of intention, shall be taken for a period of one year from the date of the finding of a majority protest by the city council.

(c) If a city council proposes to conduct a single proceeding to levy both a new or increased property assessment and a new or increased business assessment, the notice and protest and hearing procedure for the property assessment shall comply with subdivision (a), and the notice and protest and hearing procedure for the business assessment shall comply with subdivision (b). If a majority protest is received from either the property or business owners, that respective portion of the assessment shall not be levied. The remaining portion of the assessment may be levied unless the improvement or other special benefit was proposed to be funded by assessing both property and business owners.

ß 36624. Changes to proposed assessments

At the conclusion of the public hearing to establish the district, the city council may adopt, revise, change, reduce, or modify the proposed assessment or the type or types of improvements and activities to be funded with the revenues from the assessments. Proposed assessments may only be revised by reducing any or all of them. At the public hearing, the city council may only make changes in, to, or from the boundaries of the proposed property and business improvement district that will exclude territory that will not benefit from the proposed improvements or activities. Any modifications, revisions, reductions, or changes to the proposed assessment district shall be reflected in the notice and map recorded pursuant to Section 36627.

ß 36625. Resolution of formation

(a) If the city council, following the public hearing, decides to establish the proposed property and business improvement district, the city council shall adopt a resolution of formation that shall contain all of the following:

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(1) A brief description of the proposed activities and improvements, the amount of the proposed assessment, a statement as to whether the assessment will be levied on property, businesses, or both within the district, a statement about whether bonds will be issued, and a description of the exterior boundaries of the proposed district. The descriptions and statements do not need to be detailed and shall be sufficient if they enable an owner to generally identify the nature and extent of the improvements and activities and the location and extent of the proposed district.

(2) The number, date of adoption, and title of the resolution of intention.

(3) The time and place where the public hearing was held concerning the establishment of the district.

(4) A determination regarding any protests received. The city shall not establish the district or levy assessments if a majority protest was received.

(5) A statement that the properties, businesses, or properties and businesses in the district established by the resolution shall be subject to any amendments to this part.

(6) A statement that the improvements and activities to be provided in the district will be funded by the levy of the assessments. The revenue from the levy of assessments within a district shall not be used to provide improvements or activities outside the district or for any purpose other than the purposes specified in the resolution of intention, as modified by the city council at the hearing concerning establishment of the district.

(7) A finding that the property or businesses within the area of the property and business improvement district will be benefited by the improvements and activities funded by the assessments proposed to be levied.

(b) The adoption of the resolution of formation and, if required, recordation of the notice and map pursuant to Section 36627 shall constitute the levy of an assessment in each of the fiscal years referred to in the management district plan.

ß 36626. Resolution establishing district

If the city council, following the public hearing, desires to establish the proposed property and business improvement district, and the city council has not made changes pursuant to Section 36624, or has made changes that do not substantially change the proposed assessment, the city council shall adopt a resolution establishing the district. The resolution shall contain all of the information specified in paragraphs (1) to (8), inclusive, of subdivision (b) of Section 36625, but need not contain information about the preliminary resolution if none has been adopted.

ß 36626.5. [Section repealed 1999.]

ß 36626.6. [Section repealed 1999.]

ß 36626.7. [Section repealed 1999.]

ß 36627. Notice and assessment diagram

Following adoption of the resolution establishing district assessments on properties pursuant to

DRAFT

Section 36625 or Section 36626, the clerk of the city shall record a notice and an assessment diagram pursuant to Section 3114. No other provision of Division 4.5 (commencing with Section 3100) applies to an assessment district created pursuant to this part.

ß 36628. Establishment of separate benefit zones within district; Categories of businesses

The city council may establish one or more separate benefit zones within the district based upon the degree of benefit derived from the improvements or activities to be provided within the benefit zone and may impose a different assessment within each benefit zone. If the assessment is to be levied on businesses, the city council may also define categories of businesses based upon the degree of benefit that each will derive from the improvements or activities to be provided within the district and may impose a different assessment or rate of assessment on each category of business, or on each category of business within each zone.

ß 36628.5. Assessments on businesses or property owners

The city council may levy assessments on businesses or on property owners, or a combination of the two, pursuant to this part. The city council shall structure the assessments in whatever manner it determines corresponds with the distribution of benefits from the proposed improvements and activities.

ß 36629. Provisions and procedures applicable to benefit zones and business categories

All provisions of this part applicable to the establishment, modification, or disestablishment of a property and business improvement district apply to the establishment, modification, or disestablishment of benefit zones or categories of business. The city council shall, to establish, modify, or disestablish a benefit zone or category of business, follow the procedure to establish, modify, or disestablish a property and business improvement district.

ß 36630. Expiration of district; Creation of new district

If a property and business improvement district expires due to the time limit set pursuant to subdivision (h) of Section 36622, a new management district plan may be created and a new district established pursuant to this part.

ß 36631. Time and manner of collection of assessments; Delinquent payments

The collection of the assessments levied pursuant to this part shall be made at the time and in the manner set forth by the city council in the resolution levying the assessment. Assessments levied on real property may be collected at the same time and in the same manner as for the ad valorem property tax, and may provide for the same lien priority and penalties for delinquent payment. All delinquent payments for assessments levied pursuant to this part shall be charged interest and penalties.

ß 36632. Assessments to be based on estimated benefit; Classification of real property and businesses; Exclusion of residential and agricultural property

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(a) The assessments levied on real property pursuant to this part shall be levied on the basis of the estimated benefit to the real property within the property and business improvement district. The city council may classify properties for purposes of determining the benefit to property of the improvements and activities provided pursuant to this part.

(b) Assessments levied on businesses pursuant to this part shall be levied on the basis of the estimated benefit to the businesses within the property and business improvement district. The city council may classify businesses for purposes of determining the benefit to the businesses of the improvements and activities provided pursuant to this part.

(c) Properties zoned solely for residential use, or that are zoned for agricultural use, are conclusively presumed not to benefit from the improvements and service funded through these assessments, and shall not be subject to any assessment pursuant to this part.

ß 36633. Time for contesting validity of assessment

The validity of an assessment levied under this part shall not be contested in any action or proceeding unless the action or proceeding is commenced within 30 days after the resolution levying the assessment is adopted pursuant to Section 36626. Any appeal from a final judgment in an action or proceeding shall be perfected within 30 days after the entry of judgment.

ß 36634. Service contracts authorized to establish levels of city services

The city council may execute baseline service contracts that would establish levels of city services that would continue after a property and business improvement district has been formed.

ß 36635. Request to modify management district plan

The owners' association may, at any time, request that the city council modify the management district plan. Any modification of the management district plan shall be made pursuant to this chapter.

ß 36636. Modification of plan by resolution after public hearing; Adoption of resolution of intention; Modification of improvements and activities by adoption of resolution after public hearing

(a) Upon the written request of the owners' association, the city council may modify the management district plan after conducting one public hearing on the proposed modifications. The city council may modify the improvements and activities to be funded with the revenue derived from the levy of the assessments by adopting a resolution determining to make the modifications after holding a public hearing on the proposed modifications. If the modification includes the levy of a new or increased assessment, the city council shall comply with Section 36623. Notice of all other public meetings and public hearings pursuant to this section shall comply with both of the following:

(1) The resolution of intention shall be published in a newspaper of general circulation in the city once at least seven days before the public meeting.

(2) A complete copy of the resolution of intention shall be mailed by first class mail, at least 10

DRAFT

days before the public meeting, to each business owner or property owner affected by the proposed modification.

(b) The city council shall adopt a resolution of intention which states the proposed modification prior to the public hearing required by this section. The public hearing shall be held not more than 90 days after the adoption of the resolution of intention.

ß 36637. Reflection of modification in notices recorded and maps

Any subsequent modification of the resolution shall be reflected in subsequent notices and maps recorded pursuant to Division 4.5 (commencing with Section 3100), in a manner consistent with the provisions of Section 36627.

ß 36640. Bonds authorized; Procedure; Restriction on reduction or termination of assessments

(a) The city council may, by resolution, determine and declare that bonds shall be issued to finance the estimated cost of some or all of the proposed improvements described in the resolution of formation adopted pursuant to Section 36625, if the resolution of formation adopted pursuant to that section provides for the issuance of bonds, under the Improvement Bond Act of 1915 (Division 10 (commencing with Section 8500)) or in conjunction with Marks-Roos Local Bond Pooling Act of 1985 (Article 4 (commencing with *Section 6584) of Chapter 5 of Division 7 of Title 1 of the Government Code*). Either act, as the case may be, shall govern the proceedings relating to the issuance of bonds, although proceedings under the Bond Act of 1915 may be modified by the city council as necessary to accommodate assessments levied upon business pursuant to this part.

(b) The resolution adopted pursuant to subdivision (a) shall generally describe the proposed improvements specified in the resolution of formation adopted pursuant to Section 36625, set forth the estimated cost of those improvements, specify the number of annual installments and the fiscal years during which they are to be collected. The amount of debt service to retire the bonds shall not exceed the amount of revenue estimated to be raised from assessments over 30 years.

(c) Notwithstanding any other provision of this part, assessments levied to pay the principal and interest on any bond issued pursuant to this section shall not be reduced or terminated if doing so would interfere with the timely retirement of the debt.

ß 36641. [Section repealed 2001.]

ß 36642. [Section repealed 2001.]

ß 36643. [Section repealed 2001.]

ß 36650. Report by owners' association; Approval or modification by city council

(a) The owners' association shall cause to be prepared a report for each fiscal year, except the first year, for which assessments are to be levied and collected to pay the costs of the improvements and activities described in the report. The owners' association's first report shall be due after the first year of operation of the district. The report may propose changes, including, but not limited to, the boundaries of the property and business improvement district or any benefit zones within the

DRAFT

district, the basis and method of levying the assessments, and any changes in the classification of property, including any categories of business, if a classification is used.

(b) The report shall be filed with the clerk and shall refer to the property and business improvement district by name, specify the fiscal year to which the report applies, and, with respect to that fiscal year, shall contain all of the following information:

(1) Any proposed changes in the boundaries of the property and business improvement district or in any benefit zones or classification of property or businesses within the district.

(2) The improvements and activities to be provided for that fiscal year.

(3) An estimate of the cost of providing the improvements and the activities for that fiscal year.

(4) The method and basis of levying the assessment in sufficient detail to allow each real property or business owner, as appropriate, to estimate the amount of the assessment to be levied against his or her property or business for that fiscal year.

(5) The amount of any surplus or deficit revenues to be carried over from a previous fiscal year.

(6) The amount of any contributions to be made from sources other than assessments levied pursuant to this part.

(c) The city council may approve the report as filed by the owners' association or may modify any particular contained in the report and approve it as modified. Any modification shall be made pursuant to Sections 36635 and 36636.

The city council shall not approve a change in the basis and method of levying assessments that would impair an authorized or executed contract to be paid from the revenues derived from the levy of assessments, including any commitment to pay principal and interest on any bonds issued on behalf of the district.

ß 36651. Designation of owners' association to provide improvements and activities

The management district plan may, but is not required to, state that an owners' association will provide the improvements or activities described in the management district plan. If the management district plan designates an owners' association, the city shall contract with the designated nonprofit corporation to provide services.

ß 36660. Renewal of district; Transfer or refund of remaining revenues; District term limit

(a) Any district previously established whose term has expired, may be renewed by following the procedures for establishment as provided in this chapter.

(b) Upon renewal, any remaining revenues derived from the levy of assessments, or any revenues derived from the sale of assets acquired with the revenues, shall be transferred to the renewed district. If the renewed district includes additional parcels or businesses not included in the prior district, the remaining revenues shall be spent to benefit only the parcels or businesses in the prior district. If the renewed district does not include parcels or businesses included in the prior district, the remaining revenues attributable to these parcels shall be refunded to the owners of these parcels or businesses.

(c) Upon renewal, a district shall have a term not to exceed 10 years, or, if the district is authorized to issue bonds, until the maximum maturity of those bonds. There is no requirement that

DRAFT

the boundaries, assessments, improvements, or activities of a renewed district be the same as the original or prior district.

ß 36670. Circumstances permitting disestablishment of district; Procedure

(a) Any district established or extended pursuant to the provisions of this part, where there is no indebtedness, outstanding and unpaid, incurred to accomplish any of the purposes of the district, may be disestablished by resolution by the city council in either of the following circumstances:

(1) If the city council finds there has been misappropriation of funds, malfeasance, or a violation of law in connection with the management of the district, it shall notice a hearing on disestablishment.

(2) During the operation of the district, there shall be a 30-day period each year in which assessees may request disestablishment of the district. The first such period shall begin one year after the date of establishment of the district and shall continue for 30 days. The next such 30-day period shall begin two years after the date of the establishment of the district. Each successive year of operation of the district shall have such a 30-day period. Upon the written petition of the owners or authorized representatives of real property or the owners or authorized representatives of businesses in the area who pay 50 percent or more of the assessments levied, the city council shall pass a resolution of intention to disestablish the district. The city council shall notice a hearing on disestablishment.

(b) The city council shall adopt a resolution of intention to disestablish the district prior to the public hearing required by this section. The resolution shall state the reason for the disestablishment, shall state the time and place of the public hearing, and shall contain a proposal to dispose of any assets acquired with the revenues of the assessments levied within the property and business improvement district. The notice of the hearing on disestablishment required by this section shall be given by mail to the property owner of each parcel or to the owner of each business subject to assessment in the district, as appropriate. The city shall conduct the public hearing not less than 30 days after mailing the notice to the property or business owners. The public hearing shall be held not more than 60 days after the adoption of the resolution of intention.

ß 36671. Refund of remaining revenues upon disestablishment or expiration without renewal of district; Calculation of refund; Use of outstanding revenue collected after disestablishment of district

(a) Upon the disestablishment or expiration without renewal of a district, any remaining revenues, after all outstanding debts are paid, derived from the levy of assessments, or derived from the sale of assets acquired with the revenues, or from bond reserve or construction funds, shall be refunded to the owners of the property or businesses then located and operating within the district in which assessments were levied by applying the same method and basis that was used to calculate the assessments levied in the fiscal year in which the district is disestablished or expires. All outstanding assessment revenue collected after disestablishment shall be spent on improvements and activities specified in the management district plan.

(b) If the disestablishment occurs before an assessment is levied for the fiscal year, the method and basis that was used to calculate the assessments levied in the immediate prior fiscal year shall be used to calculate the amount of any refund.

DRAFT

APPENDIX 2 – ASSESSED BUSINESSES

1220 SHORELINE DRIVE	790 E COLORADO BLVD STE 600	PASADENA	CA	91101-2186
126 W DE LA GUERRA	421 CALLE PALO COLORADO	SANTA BARBARA	CA	93105-2748
1403 ALAMEDA PADRE SERRA	3006 BEE CAVES RD STE D310	AUSTIN	TX	78746-5753
1735 OLIVE STREET	3006 BEE CAVES RD STE D310	AUSTIN	TX	78746-5753
212 NATOMA AVE UPSTAIRS	536 PINTURA DR	SANTA BARBARA	CA	93111-1829
416 EAST ANAPAMU STREET LLC	1415 FULTON RD STE 205 PMB 195	SANTA ROSA	CA	95403-7661
815 GARDEN STREET	3006 BEE CAVES RD STE D310	AUSTIN	TX	78746-5753
826 HOMESTEAD	826 DOLORES DR	SANTA BARBARA	CA	93109-1612
A WHITE JASMINE INN	1327 BATH STREET	SANTA BARBARA	CA	93101
AAE VACATION RENTALS	111 N MILPAS ST	SANTA BARBARA	CA	93103-3303
AARONS, RACHEL	2735 LAS ENCINAS RD	SANTA BARBARA	CA	93105
ABERCROMBIE, STEWART	2125 REFUGIO RD	GOLETA	CA	93117
ABLITT HOUSE	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
ABUNDANT PARADISE	1645 SHORELINE DR	SANTA BARBARA	CA	93109-2023
ACORN	1166 CANYON TRL	TOPANGA	CA	90290-3604
ADAM WILSON	205 CALLE GRANADA	SANTA BARBARA	CA	93105-2701
AGAVE INN	3222 STATE STREET	SANTA BARBARA	CA	93105
ALAMAR MOTEL	102 W. CABRILLO BLVD	SANTA BARBARA	CA	93101
ALDWINCKLE VACATION RENTAL	2309 WHITE AVE	SANTA BARBARA	CA	93109-1250
ALEXIS NORLING	612 CALLE DEL ORO	SANTA BARBARA	CA	93109-1603
AMSS, LLC GALLETLY	210 SOUTH ORANGE GROVE	PASADENA	CA	91105
AMY MALAK	360 PINE TREE LANE	MONROVIA	CA	91016
ANACAPA VILLAS	622 ANACAPA STREET	SANTA BARBARA	CA	93101
ANDERSON, MICHAEL & HILARY	2255 LAS CANOAS ROAD	SANTA BARBARA	CA	93105
ARMSTRONG VACATION RENTAL	1211 DEL ORO AVE	SANTA BARBARA	CA	93109-2105

DRAFT

ARNESON, PAMELA & ERIC	1345 VIRGINIA RD	SANTA BARBARA	CA	93108
ARTHUR MCNARY	3762 LINCOLNWOOD DR	SANTA BARBARA	CA	93110-2505
AUBREY, JAMEE	PO BOX 3768	SANTA BARBARA	CA	93130
AUSTIN, BETTY	1221 CHAPALA ST 2ND FLOOR	SANTA BARBARA	CA	93101
AVANIA INN OF SANTA BARBARA	128 CASTILLO STREET	SANTA BARBARA	CA	93101
BABCOCK, BRYAN & LISA	PO BOX 637	LOMPOC	CA	93438
BACARA RESORT & SPA	8301 HOLLISTER AVE	GOLETA	CA	93117
BAMA AND BAMPA TRUST	4915 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
BARBARA RUH	2076 VERMONT RD	VAIL	CO	81657-3996
BATH STREET INN BED & BREAKFAST	1720 BATH STREET	SANTA BARBARA	CA	93101
BEACH HOUSE INN & APARTMENTS	320 W. YANONALI	SANTA BARBARA	CA	93101
BEACH LIGHT HOME	340 POR LA MAR CIR	SANTA BARBARA	CA	93103-3790
BEACH WALK COTTAGE	3150 SE BELMONT ST	PORTLAND	OR	97214-4029
BEAUTIFUL SB GETAWAY	929 W MICHELTORENA ST	SANTA BARBARA	CA	93101-4711
BELL, KAREN	1500 PALMA DRIVE	VENTURA	CA	93003
BELMOND EL ENCANTO	800 ALVARADO PLACE	SANTA BARBARA	CA	93103
BEST WESTERN BEACHSIDE INN	336 W. CABRILLO BLVD.	SANTA BARBARA	CA	93101
BEST WESTERN INN 332	1933 CLIFF DRIVE SUITE 1	SANTA BARBARA	CA	93109
BEST WESTERN PLUS CARPINTERIA INN	4558 CARPINTERIA AVE	CARPINTERIA	CA	93013
BEST WESTERN PLUS ENCINA LODGE & SUITES	2220 BATH ST.	SANTA BARBARA	CA	93105
BEST WESTERN PLUS PEPPER TREE INN	3850 STATE STREET	SANTA BARBARA	CA	93105
BEST WESTERN PLUS SOUTH COAST INN	5620 CALLE REAL	GOLETA	CA	93117
BIANCHI VACATION RENTAL	1311 SUFFIELD LN	BAKERSFIELD	CA	93312-4681
BLUE SANDS MOTEL	421 S. MILPAS STREET	SANTA BARBARA	CA	93103
BOLT, LAURI	2380 SYCAMORE CANYON RD	SANTA BARBARA	CA	93108
BRADLEY BENNETT VACATION RENTAL	621 CHIQUITA RD	SANTA BARBARA	CA	93103-2541
BRET NIELSEN	101 THE GROVE DRIVE	LOS ANGELES	CA	90036
BRIDGET BARNES	1155 NORTH CENTRAL AVENUE	GLENDALE	CA	91202
BRISAS DEL MAR INN AT THE BEACH	223 CASTILLO STREET	SANTA BARBARA	CA	93101
CABANISS INVESTMENTS	5913 DIAMOND OAKS	BAKERSFIELD	CA	93306
CABRILLO INN AT THE BEACH	931 E. CABRILLO BLVD	SANTA BARBARA	CA	93103
CANARY HOTEL	31 WEST CARRILLO STREET	SANTA BARBARA	CA	93101
CARLOS DE LOS RIOS	5441 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
CAROL COPE	421 VISTA DE LA PLAYA LN	SANTA BARBARA	CA	93109-1701
CAROL PINTO	3677 EILEEN WAY	SANTA BARBARA	CA	93105-2509
CAROLINA PIERPONT	PO BOX 332	SUMMERLAND	CA	93067-0332
CARON MILLER	112 1/2 W MICHELTORENA ST	SANTA BARBARA	CA	93101-8557

DRAFT

CARPINTERIA SHORES	4975 SANDYLAND ROAD	CARPINTERIA	CA	93013
CASA & CASITA ORILLA DEL MAR	5073 ELLA LN	SANTA BARBARA	CA	93111-2604
CASA ALISOS	919 N ALISOS ST	SANTA BARBARA	CA	93103-2405
CASA DAS PALMAS	3359 BRAEMAR DR	SANTA BARBARA	CA	93109-1012
CASA DE FIORI	29 WASHINGTON SQARE WEST #10A	NEW YORK	NY	10011-0000
CASA DEL MAR INN	18 BATH STREET	SANTA BARBARA	CA	93101
CASA DEL MAR VACATION RENTAL	3264 MURRAY WAY	PALO ALTO	CA	94303-4149
CASA DEL SOL	5585 CARPINTERIA AVE	CARPINTERIA	CA	93013
CASA DEL SOL MOTEL	5585 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
CASA MERIDIAN	24 LLANDILLO RD	HAVERTOWN	PA	19083-4708
CASA PUERTA ROJA	PO BOX 524	SANTA BARBARA	CA	93102-0524
CASA SAN MIGUEL	1414 SAN MIGUEL AVE	SANTA BARBARA	CA	93109-2045
CASA TAMARINDO	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
CASITAS OCEANO	319 OCEANO AVE	SANTA BARBARA	CA	93109-2220
CASTILLO INN	22 CASTILLO STREET	SANTA BARBARA	CA	93101
CATHERINE MOODY	4707 FOURTH STREET	CARPINTERIA	CA	93013
CAVA, FRANCESCA	854 JIMENO RD	SANTA BARBARA	CA	93103
CAVA, MELANIE & TODD DREVO	779 AYALA LANE	SANTA BARBARA	CA	93108
CELENE DABNEY DBA WATERMARK	6059 SUTTER ST	VENTURA	CA	93003
CELENE DABNEY DBA WATERMARK	6059 SUTTER ST	VENTURA	CA	93003
CELENE DABNEY DBA WATERMARK	6059 SUTTER ST	VENTURA	CA	93003
CELENE DABNEY DBA WATERMARK	6059 SUTTER ST	VENTURA	CA	93003
CERVANTES VACATION RENTAL	924 LAGUNA ST STE B	SANTA BARBARA	CA	93101-1405
CHAN, CHRISTINE	897 SAN ANTONIO CREEK RD	SANTA BARBARA	CA	93111
CHAPALA GARDENS	118 CHAPALA ST APT 1	SANTA BARBARA	CA	93101-5224
CHARBONNET, MIKE	760 LADERA LANE	SANTA BARBARA	CA	93108
CHARMING SPANISH BUNGALOW	1005 EAST ST	SANTA BARBARA	CA	93103-2420
CHESHIRE CAT INN AND COTTAGES	36 W. VALERIO STREET	SANTA BARBARA	CA	93101
CHRISTOPHER HASKELL	105 LA VISTA GRANDE	SANTA BARBARA	CA	93103-2817
CIRCLE BAR B GUEST RANCH & STABLES	1800 REFUGIO RD	GOLETA	CA	93117
CITY LIGHTS	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
CITY VIEW	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
CITYSCAPE	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
CLAIRE ROBERTS	3330 FOOTHILL ROAD	CARPINTERIA	CA	93013
CLASSIC CRAFTSMAN COTTAGE	2461 CALLE ALMONTE	SANTA BARBARA	CA	93109-1121
CLAYTON STANFORD	PO BOX 658	SANTA BARBARA	CA	93102-0658

DRAFT

CLIFF O'SULLIVAN	616 PEARRE SPRINGS WAY	FRANKLIN	TN	37064-4889
COAST VILLAGE INN	1188 COAST VILLAGE ROAD	MONTECITO	CA	93108
COASTAL HIDEAWAYS	1211 COAST VILLAGE RD STE 4	SANTA BARBARA	CA	93108-2745
COASTAL HIDEAWAYS, INC	1211 COAST VILLAGE RD STE 4	SANTA BARBARA	CA	93108
COASTAL PROPERTIES	1086 COAST VILLAGE ROAD	MONTECITO	CA	93108
COASTAL PROPERTIES	1086 COAST VILLAGE RD	SANTA BARBARA	CA	93108
COTA STREET STUDIOS LLC	531 CHAPALA ST UNIT E	SANTA BARBARA	CA	93101-3421
COTTAGES AT WEST BEACH	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
COURTYARD BY MARRIOTT SANTA BARBARA/GOLETA	401 STORKE RD	GOLETA	CA	93117
CRAFTSMAN COTTAGE	3463 STATE ST # 531	SANTA BARBARA	CA	93105-2662
CRESTLINE HOUSE	2760 WILLIAMS WAY	SANTA BARBARA	CA	93105-2149
CURLEY VACATION RENTAL	1615 EL VERANO WAY	BELMONT	CA	94002-3626
D & D LEASING LP	3040 WINLOCK WAY	GRANITE BAY	CA	95746-7218
D B RICHARDS	4095 CERRITO LN	SANTA BARBARA	CA	93110-1201
DAVID BLACKBURN	5441 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
DAVID BLACKBURN	5441 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
DAVID BLACKBURN	5441 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
DAVID BLACKBURN	5441 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
DAVID BLACKBURN	5441 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
DAVID BOLTON	PO BOX 24132	SANTA BARBARA	CA	93121-4132
DAYS INN SANTA BARBARA	116 CASTILLO STREET	SANTA BARBARA	CA	93101
DEALY, CATHERINE & PETER	1482 EAST VALLEY RD #245	SANTA BARBARA	CA	93108
DENNIS MAUL	2729 21ST STREET	BAKERSFIELD	CA	93312
DINKLAGE-PHILLIPS VACA RENTAL	1273 VERONICA SPRINGS RD	SANTA BARBARA	CA	93105-4535
DOLPHIN VISTA	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
DOMINIC, ANDREA	1187 COAST VILLAGE RD #413	SANTA BARBARA	CA	93108
DON AND JOANNES HATHAWAY	4915 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
DON AND PATTI CAMPBELL	650 PALM AVENUE	CARPINTERIA	CA	93013
DUNAWAY, ANNE-MARIE & SCOTT	658 LILAC DRIVE	SANTA BARBARA	CA	93108
E A KELLER	1991 LAS CANOAS RD	SANTA BARBARA	CA	93105-2350
EAGLE INN	232 NATOMA AVE.	SANTA BARBARA	CA	93101
EAST BEACH COTTAGES	1415 CANTERA AVE	SANTA BARBARA	CA	93110-2402
EAST BEACH VILLA	PO BOX 11356	SPOKANE VALLEY	WA	99211-1356
EATON, DARRYL & ISA	960 ANDANTE ROAD	SANTA BARBARA	CA	93105
EL CAPITAN CANYON	11560 CALLE REAL	GOLETA	CA	93117
ELLIS FEINSTEIN	340 WHITE OAK CIR	MEDFORD	OR	97504-7737
EMILY GALLO	1166 STANLEY AVENUE	CHICO	CA	95928
EUGENIA MOTEL	4575 FOOTHILL ROAD	CARPINTERIA	CA	93013
EXTENDED STAY AMERICA	4870 CALLE REAL	GOLETA	CA	93117
EYEARS, COLETTE	647 TABOR LANE	SANTA BARBARA	CA	93108
FERRARA RENTAL	33 GLEN HAVEN RDG	SOQUEL	CA	95073-9430

DRAFT

FIESTA INN & SUITES	1816 STATE STREET	SANTA BARBARA	CA	93101
FLYNN, DAVID & CARLA	2126 EAST VALLEY RD	SANTA BARBARA	CA	93108
FOUR SEASONS RESORT THE BILTMORE SANTA BARBARA	1260 CHANNEL DR	SANTA BARBARA	CA	93108
FOX VACATION RENTAL	301 EL CAMINO REAL	VALLEJO	CA	94590-3417
FRANCIS, NORI BURK	755 CHIPETA DR	RIDGWAY	CO	81432
FRANCISCAN INN	109 BATH STREET	SANTA BARBARA	CA	93101
FRITZEN	2514 ORELLA ST	SANTA BARBARA	CA	93105-3811
GADDIS VACATION RENTAL	2000 ALASKAN WAY APT 156	SEATTLE	WA	98121-2199
GARDEN RETREAT	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
GARLAND SALZGEBER	5441 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
GARY & JEANNE O'BRIEN	934 W MICHELTORENA ST	SANTA BARBARA	CA	93101-4712
GATTO RESIDENCE	1448 CRESTLINE DR	SANTA BARBARA	CA	93105-4609
GERLACH, KARI ANN	5277 AUSTIN RD	SANTA BARBARA	CA	93111
GILBERT HOUSE	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
GILKESON, ANNETTE	5292 AUSTIN ROAD	SANTA BARBARA	CA	93111
GIN'S COTTAGE	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
GLEDHILL, DAVID	1040 MISSION CANYON ROAD	SANTA BARBARA	CA	93105
GOETZ	3147 ISLAND VIEW DR	VENTURA	CA	93003-1027
GRACE JACKSON	4044 WADE STREET	LOS ANGELES	CA	90066
GRAYER FAMILY TRUST	14903 VALLEY VISTA BLVD.	SHERMAN OAKS	CA	91403
GRAYER FAMILY TRUST	14903 VALLEY VISTA BLVD.	SHERMAN OAKS	CA	91403
GREEN, DAVID	1377 SCHOOL HOUSE RD	SANTA BARBARA	CA	93108
GRIMM INVESTMENTS, LLC	1379 EAST VALLEY RD	SANTA BARBARA	CA	93108
GRUA, MICHAEL	5589 W CAMINO CIELO	SANTA BARBARA	CA	93105
H & J SAN MIGUEL LLC	3870 BIRCHWOOD DR	BOULDER	CO	80304-1419
HAMPTON INN, GOLETA	5665 HOLLISTER AVE	GOLETA	CA	93117
HARBOR HOUSE INN	104 BATH STREET	SANTA BARBARA	CA	93101
HARBOR RETREAT	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
HARBOR VIEW INN	28 W. CABRILLO BLVD	SANTA BARBARA	CA	93101
HARBOR WALK COTTAGE INC	27887 SKYCREST CIRCLE DR	VALENCIA	CA	91354-1409
HAYNES, TERRY	1684 MEDICINE BOW RD	ASPEN	CO	81611
HEIDI STILWELL & SUSIE BIGELOW	10805 SAPPHIRE VISTA AVE	LAS VEGAS	NV	89144-4153
HELEN SEABORNE	4915 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
HILLTOP ADOBE	1420 LA CIMA RD	SANTA BARBARA	CA	93101-4934
HILLTOP VILLA	1557 LA CRESTA CIR	SANTA BARBARA	CA	93109-1741
HOLIDAY INN EXPRESS	8400 SUNSET BLVD	LOS ANGELES	CA	90069
HOLIDAY INN EXPRESS - HOTEL VIRGINIA	17 W. HALEY STREET	SANTA BARBARA	CA	93101
HOLIDAY INN EXPRESS HOTEL & SUITES	5606 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
HOLIDAY LODGE	2825 STATE STREET	SANTA BARBARA	CA	93105
HOTEL 864	864 HIGHLAND DR APT 2	SANTA BARBARA	CA	93109-1338

DRAFT

HOTEL INDIGO SANTA BARBARA	121 STATE STREET	SANTA BARBARA	CA	93101
HOTEL MILO	202 WEST CABRILLO BLVD.	SANTA BARBARA	CA	93101
HOTEL SANTA BARBARA	533 STATE STREET	SANTA BARBARA	CA	93101
HUMPHREYS, CRYSTAL	2835 IVORY AVE	SIMI VALLEY	CA	93063
HYATT SANTA BARBARA	1111 E. CABRILLO BLVD	SANTA BARBARA	CA	93103
IN TOWN CONTEMPORARY	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
INGA FRICK	827 ORANGE AVE	SANTA BARBARA	CA	93101-4418
INN AT EAST BEACH	1029 ORILLA DEL MAR	SANTA BARBARA	CA	93103
INN BY THE HARBOR	433 WEST MONTECITO STREET	SANTA BARBARA	CA	93101
INN IN SANTA BARBARA	26 E. HALEY STREET	SANTA BARBARA	CA	93101
INN ON SUMMER HILL & SPA	2520 LILLIE AVE	SUMMERLAND	CA	93067
INVITED HOME SANTA BARBARA LLC	403 E GUTIERREZ ST	SANTA BARBARA	CA	93101-1708
INVITED HOME, SANTA BARBARA	1401 WALNUT ST SUITE 100	BOULDER	CO	80302
ISLAND VIEW COTTAGE	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
ISLAND VIEW NEST	233 COOPER RD	SANTA BARBARA	CA	93109-1809
JAN GRIFFIN	1542 SANTA ROSA AVE	SANTA BARBARA	CA	93109-2067
JANET GANDER GUY	328 W VALERIO ST	SANTA BARBARA	CA	93101-2932
JANIE RAE WEBB RENTAL	2515 BANK ST	BAKERSFIELD	CA	93304-2624
JASON STREATFEILD LUXURY ESTATES	1187 COAST VILLAGE RD #1-209	SANTA BARBARA	CA	93108
JED AND KATHY HIRSCH	3324 STATE STREET SUITE E	SANTA BARBARA	CA	93105
JED AND KATHY HIRSCH	3324 STATE STREET SUITE E	SANTA BARBARA	CA	93105
JEFFREY CROSBY	2700 156TH AVE NE STE 100	BELLEVUE	WA	98007-6554
JODY HOGENTOGLER	302 ARGONNE CIR	SANTA BARBARA	CA	93105-2700
JOESPH HUDD	5441 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
JOHN MCEVOY	1625 SHORELINE DR	SANTA BARBARA	CA	93109-2023
JOHN MCGEE	1695 MONARCH DR	SANTA YNEZ	CA	93460-9738
JOSE CUAN	211 EAST SURFSIDE DRIVE	PORT HUENEME	CA	93041
JULIE & DON RENTAL	2506 STATE ST	SANTA BARBARA	CA	93105-3564
KATHY SIMON	1631 EL RITO AVENUE	GLENDALE	CA	91208
KATHY SIMON	1631 EL RITO AVENUE	GLENDALE	CA	91208
KATHY SIMON	1631 EL RITO AVENUE	GLENDALE	CA	91208
KELLAMS, DAVID & VICTORIA	1030 VERONICA SPRINGS RD	SANTA BARBARA	CA	93105
KEVIN & SONIA CONNORS	231 OLIVER RD	SANTA BARBARA	CA	93109-1972
KIRKHART, MARY & MARK	1426 GREENWORTH PL	SANTA BARBARA	CA	93108
KLEIN, ROBERT	2910 HOLLY ROAD	SANTA BARBARA	CA	93105
KNUST, LISA	170 HERMOSILLO DR	SANTA BARBARA	CA	93108
KOOP, CHASE & CASSIE	197 NOGAL DRIVE	SANTA BARBARA	CA	93110
KRAYNYK, RICKY	501 VIA TRANQUILA	SANTA BARBARA	CA	93110
KRISTEN WALKER	718 MISSION CANYON RD # A	SANTA BARBARA	CA	93105-2913
KURT CONDIE VACATION RENTAL	226 CALLE GRANADA	SANTA BARBARA	CA	93105-2702

DRAFT

LA QUINTA INN & SUITES	1601 STATE STREET	SANTA BARBARA	CA	93101
LA VILLA JARDIN	26 W MISSION ST STE 3	SANTA BARBARA	CA	93101-2432
LAGUNA COTTAGE	1624 LAGUNA ST	SANTA BARBARA	CA	93101-1130
LARRY SCOTT	PO BOX 336	OJAI	CA	93024
LARSEN, DANA & LIZ	3846 CRESCENT DR	SANTA BARBARA	CA	93110
LARSON, DAVID & TRACY	111 E VICTORIA ST, 2ND FL	SANTA BARBARA	CA	93101
LAS TUNAS PROPERTIES	16352 34TH AVE NE	LAKE FOREST PARK	WA	98155-6510
LAVENDER INN BY THE SEA	206 CASTILLO STREET	SANTA BARBARA	CA	93101
LE CASE LLC	2267 AUGUSTA ST	SAN LUIS OBISPO	CA	93401-4501
LEMON TREE INN	2819 STATE STREET	SANTA BARBARA	CA	93105
LEVINSON-SOKOLOVE	6 SPRINGBRIAR LN	BALTIMORE	MD	21208-3410
LILY HAVEN	3463 STATE ST # 531	SANTA BARBARA	CA	93105-2662
LINKER, GARY & VICTORIA	320 MALAGA DRIVE	SANTA BARBARA	CA	93108
LISA AND MICHAEL MARTYN	2212 SHERINGHAM ROAD	COLUMBUS	OH	43220
LISA LESLIE	4921 NINTH STREET	CARPINTERIA	CA	93013
LITTLE PALM COTTAGE LLC	315 MEIGS RD STE A253	SANTA BARBARA	CA	93109-1900
LOUISE VAN PATTEN	11325 DILLING ST	STUDIO CITY	CA	91602-3307
LYNDA UNTERTHINER	PO BOX 4517	SANTA BARBARA	CA	93140-4517
LYNN ROBINSON	946 CALLE CORTITA	SANTA BARBARA	CA	93109-1205
MACCORKLE, CAROL	36 MANSION COURT	MENLO PARK	CA	94025
MADALINE SABOVICH HAHN	11614 CHAMPIONS AVENUE	BAKERSFIELD	CA	93312
MAGNOLIA COTTAGE	161 HERMOSILLO RD	SANTA BARBARA	CA	93108-2414
MARIA RICHARDSON	871 ROBB RD	PALO ALTO	CA	94306-3730
MARILYN SCHLESINGER C/O LAURIE MYHRE	11120 QUEENSLAND STREET #46	LOS ANGELES	CA	90034
MARILYN'S BEACH HOUSE	620 FLORA VISTA DR	SANTA BARBARA	CA	93109-1106
MARINA BEACH MOTEL	21 BATH STREET	SANTA BARBARA	CA	93101
MARINA SHORES LP	4681 SIERRA MADRE ROAD	SANTA BARBARA	CA	93110
MARK AND MICHELLE SAPYTA	2306 WEST OAK STREET UNIT A	BURBANK	CA	91503
MARY BELLE HOLLEY	14550 TORREY CHASE BLVD STE 100	HOUSTON	TX	77014-1031
MASON BEACH INN	324 W. MASON	SANTA BARBARA	CA	93101
MASON VACATIONAL RENTAL	924 LAGUNA ST # B	SANTA BARBARA	CA	93101-1405
MCBRIDE, EMILY	1250 COAST VILLAGE RD	SANTA BARBARA	CA	93108
MCMICHAEL TRUST	5441 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
MEARES HOUSE	301 OLIVER RD	SANTA BARBARA	CA	93109-1939
MEMY OCCUPIED	PO BOX 2711	SANTA BARBARA	CA	93120-2711
MESA DELIGHT	309 LOYOLA DR	SANTA BARBARA	CA	93109-2013
MESA JEWEL	1358 SAN RAFAEL AVE	SANTA BARBARA	CA	93109-2052
MESA PARADISE	1314 PARKINSON AVE	PALO ALTO	CA	94301-3452
MICHAEL J. HOFFMAN	1016 OLIVE ST	SANTA BARBARA	CA	93101-1409
MICHAEL MELUSKY	4003 VIA DIEGO APT A	SANTA BARBARA	CA	93110-1472
MICHAEL QUIQLEY	5441 CARPINTERIA AVENUE	CARPINTERIA	CA	93013

DRAFT

MIKE & ROSE VACATION RENTAL	1333 CLIFF DR	SANTA BARBARA	CA	93109-1729
MOGUL HOLDINGS CORP	510 CASTILLO ST STE 102	SANTA BARBARA	CA	93101
MOLLY KELLOGG	3061 CALLE NOGUERA	SANTA BARBARA	CA	93105-2822
MONICA MICHALAK	20922 MISSION LN	HUNTINGTON BEACH	CA	92646-6136
MONTECITO INN	1295 COAST VILLAGE ROAD	SANTA BARBARA	CA	93108
MONTESANO, ARLENE	937 CIMA LINDA LANE	SANTA BARBARA	CA	93108
MOORE-STURGEON HOUSE	1588 LA CORONILLA DR	SANTA BARBARA	CA	93109-1716
MOSBY, STEVE	294 BITTERROOT DR	LEWISTOWN	MT	59457
MOTEL 6	5897 CALLE REAL	GOLETA	CA	93117
MOTEL 6 #2	3505 STATE STREET	SANTA BARBARA	CA	93105
MOTEL 6 CARPINTERIA AVENUE LP 1353	P O BOX 117508	CARROLLTON	TX	75011
MOTEL 6 SANTA BARBARA BEACH	443 CORONA DEL MAR	SANTA BARBARA	CA	93103
MOTEL 6 VIA REAL LP 0346	P O BOX 117508	CARROLLTON	TX	75011-7508
MOTEL 6, CARPINTERIA NORTH	5550 CARPINTERIA AVE	CARPINTERIA	CA	93013
MOTEL 6, CARPINTERIA SOUTH	4200 VIA REAL	CARPINTERIA	CA	93013
MOYER, TOM	3905 STATE ST #179	SANTA BARBARA	CA	93105
MYRON COOK	4921 9TH STREET	CARPINTERIA	CA	93013
NANCY AND BOB SCHRIENER	27 WEST ANAPAMU STREET #228	SANTA BARBARA	CA	93101
NELSON, DOROTHY	4656 VINTAGE RANCH LANE	SANTA BARBARA	CA	93110
NEWENDORP VACATION RENTAL	136 OLIVER RD	SANTA BARBARA	CA	93109-1973
NEWMAN FAMILY HOME	2220 CARLTON WAY	SANTA BARBARA	CA	93109-1881
NIMMER, LARRY & DAVID	5296 EL CARRO LANE	CARPINTERIA	CA	93013
NURAY, FATIMA	PO BOX 5512	SANTA BARBARA	CA	93150
OASIS INN & SUITES	3344 STATE STREET	SANTA BARBARA	CA	93105
O'BRIEN, GREG	2937 GLEN ALBYN DR	SANTA BARBARA	CA	93105
OCEAN BREEZE	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
OCEAN BREEZE STUDIO	127 COOPER RD	SANTA BARBARA	CA	93109-1807
OCEANS 6 LLC	505 N. FARROW STREET	BOISE	ID	83713
OHANIAN, DINO & FLORIDA	PO BOX 50132	SANTA BARBARA	CA	93150
OLD YACHT CLUB INN	431 CORONA DEL MAR DR.	SANTA BARBARA	CA	93103
OLD YACHT CLUB INN LLC	430 CORONA DEL MAR	SANTA BARBARA	CA	93103-3602
ORANGE TREE INN	1920 STATE STREET	SANTA BARBARA	CA	93101
ORSUA, JOYCE	1900 REFUGIO ROAD	GOLETA	CA	93117
PACIFIC CREST INN BY THE SEA	433 CORONA DEL MAR DR.	SANTA BARBARA	CA	93103
PACIFIC PEACE	275 EL CIELITO RD	SANTA BARBARA	CA	93105-2306
PACIFICA SUITES SANTA BARBARA	5490 HOLLISTER AVE	SANTA BARBARA	CA	93111

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PAINTED PONY BUNGALOW	1627 CALLE CANON	SANTA BARBARA	CA	93101-4900
PAPE, NANCY	1335 40TH STREET	SACRAMENTO	CA	93067
PARADISE RETREATS	16 E. ARRELLAGA ST	SANTA BARBARA	CA	93101
PARADISE RETREATS	16 EAST ARRELLAGA	SANTA BARBARA	CA	93101
PARADISE RETREATS	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101
PARKSIDE INN	424 POR LA MAR	SANTA BARBARA	CA	93103
PARRIS, WILLIAM	510 CASTILLO ST #320	SANTA BARBARA	CA	93101
PAUL & JULIE CRAIG	100 PALM TREE LANE	SANTA BARBARA	CA	93108
PAUL ERICKSON PAMELA REEVES	314 LIGHTHOUSE ROAD	SANTA BARBARA	CA	93109
PAULOS, NIKOLE	2720 PAINTED CAVE RD	SANTA BARBARA	CA	93105
PIERCE, MONIQUE	4156 VISTA CLARA RD	SANTA BARBARA	CA	93110
PLAYA LODGING	4921 9TH STREET	CARPINTERIA	CA	93013
PLAYA LODGING	4921 9TH STREET	CARPINTERIA	CA	93013
PLAYA LODGING	4921 9TH STREET	CARPINTERIA	CA	93013
PLAYA LODGING	4921 9TH STREET	CARPINTERIA	CA	93013
POINT OF VIEW	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
POLLERO, CLAUDIO	424 PIMIENTO LANE	SANTA BARBARA	CA	93108
POLLEY PROPERTIES	153 TERRACE DR	SAN FRANCISCO	CA	94127-1529
POPP, NORMAN	122 S PATTERSON #133	SANTA BARBARA	CA	93111
PRESTIGIACOMO, FARO	475 BARKER PASS RD	SANTA BARBARA	CA	93108
QUALITY INN	3055 DE LA VINA STREET	SANTA BARBARA	CA	93105
RAMADA LIMITED	PO BOX 485	LOS OLIVOS	CA	93441
RANI A KOKATNUR	216 SOUTH J STREET	LOMPOC	CA	93436
REARICK, JILL	310 DOGWOOD DR	BUELLTON	CA	93427
RESTIVO, CHARLES	5441 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
RICHARD AND LILLIAN PEAIRS	27 WEST ANAPAMU STREET #228	SANTA BARBARA	CA	93101
RICHARD AND LINDA STANTON	8724 CAMINO ABRAZO	LA JOLLA	CA	92037
RICHARDSON, VERLINDA	PO BOX 284	SUMMERLAND	CA	93067
RILEY, KEVIN	1530 HOLIDAY HILL ROAD	GOLETA	CA	93117
RIVER ROCK COTTAGE	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
RIVIERA CANYON	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
RIVIERA RETREAT	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
RIVIERA VIEW COTTAGE	1072 GARCIA RD	SANTA BARBARA	CA	93103-2126
ROB AND DEBBIE COZORT	5184 VISTA MONTANA	YORBA LINDA	CA	92886
ROB AND DEBBIE COZORT	5184 VISTA MONTANA	YORBA LINDA	CA	92886
ROB AND DEBBIE COZORT	5184 VISTA MONTANA	YORBA LINDA	CA	92886
ROB AND DEBBIE COZORT	5184 VISTA MONTANA	YORBA LINDA	CA	92886
ROB AND DEBBIE COZORT	5184 VISTA MONTANA	YORBA LINDA	CA	92886
ROB AND DEBBIE COZORT	5184 VISTA MONTANA	YORBA LINDA	CA	92886
ROBBIN BEHRENS	PO BOX 50422	SANTA BARBARA	CA	93150
ROBERT & GAIL BOGLE	7027 E PEAKVIEW PL	CENTENNIAL	CO	80111-4621
ROBERT G. THIBAULT, JR.	1080 PALMETTO WAY #F	CARPINTERIA	CA	93013

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ROCKWOOD, WENDY	3463 STATE ST #531	SANTA BARBARA	CA	93105
ROEBUCK, ATHENA & ROBERT	258 BUTTERFLY LANE	SANTA BARBARA	CA	93108
ROGERS, KAREN	1601 MOORE RD	SANTA BARBARA	CA	93108
ROKACZ, JOHN	30 N LASALLE ST	CHICAGO	IL	60606
ROOS, EMILY K	3463 STATE ST #594	SANTA BARBARA	CA	93105
ROSE GARDEN INN	3643 STATE STREET	SANTA BARBARA	CA	93105
ROSE REED LINDEN BY THE SEA	1112 LINDEN AVENUE	CARPINTERIA	CA	93013
ROUGHAN, FRANK AND MEG	884 EMERSON STREET	THOUSAND OAKS	CA	91362
RUPPERT GUEST RENTAL	554 ALAN RD	SANTA BARBARA	CA	93109-1005
RUTA ARAS	26004 TRANA CIRCLE	CALABASAS	CA	91302
RUTH GIACOPUZZI	22419 GILMORE STREET	WEST HILL	CA	91307
RUTHERFORD, JOHN & LYNN	1374 DANIELSON RD #B	SANTA BARBARA	CA	93108
RYAN, LESLIE	PO BOX 644	SUMMERLAND	CA	93067
S B MESA BEACHSIDE RENTAL	202 COOPER RD	SANTA BARBARA	CA	93109-1810
SALESS, BIJAN & SALLIE	931 KNAPP DRIVE	SANTA BARBARA	CA	93108
SAN YSIDRO RANCH	900 SAN YSIDRO LN	MONTECITO	CA	93108
SANDMAN INN	3714 STATE STREET	SANTA BARBARA	CA	93105
SANDPIPER LODGE	3525 STATE STREET	SANTA BARBARA	CA	93105
SANDRA CASTELLINO	1105 N ONTARE RD	SANTA BARBARA	CA	93105-1937
SANDYLAND REEF INN	4160 N. VIA REAL	CARPINTERIA	CA	93013
SANDYLAND REEF MOTEL	4160 VIA REAL	CARPINTERIA	CA	93013
SANTA BARBARA AUTO CAMP	PO BOX 92251	SANTA BARBARA	CA	93190-2251
SANTA BARBARA COTTAGES	854 JIMENO RD	SANTA BARBARA	CA	93103-2018
SANTA BARBARA EXCLUSIVE RENTALS	PO BOX 5396	SANTA BARBARA	CA	93150
SANTA BARBARA INN	901 E. CABRILLO BLVD.	SANTA BARBARA	CA	93103
SANTA BARBARA LUXURY RENTALS	3905 STATE STREET, STE. 7-167	SANTA BARBARA	CA	93105
SANTA BARBARA RENTAL BIZ	P.O. BOX 1419	SANTA BARBARA	CA	93102
SANTA BARBARA RIVIERA VACATIONS	1611 ORAMAS RD	SANTA BARBARA	CA	93103-2025
SANTA BARBARA TOURIST HOSTEL	134 CHAPALA STREET	SANTA BARBARA	CA	93101
SANTA BARBARA VACATION RENTAL	4985 SHASTA WAY	ORCUTT	CA	93455-5772
SANTA BARBARA VACATION RENTALS	27 W ANAPAMU ST # 228	SANTA BARBARA	CA	93101-3107
SANTA BARBARA VACATION RENTALS, LLC	27 WEST ANAPAMU ST #228	SANTA BARBARA	CA	93101
SANTA BARBARA VIEWS CONDO	1050 VISTA DEL PUEBLO APT 2	SANTA BARBARA	CA	93101-4838

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SB HOME AWAY FROM HOME	416 E VALERIO ST	SANTA BARBARA	CA	93101-1119
SEA GLASS COTTAGE	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
SEA SHELL APARTMENTS ANDREA CAREN	P.O. BOX 757	BEVERLY HILLS	CA	90213
SEA SHELL APARTMENTS ANDREA CAREN	P.O. BOX 757	BEVERLY HILLS	CA	90213
SEA SHELL APARTMENTS ANDREA CAREN	P.O. BOX 757	BEVERLY HILLS	CA	90213
SEA SHELL APARTMENTS ANDREA CAREN	P.O. BOX 757	BEVERLY HILLS	CA	90213
SEA SHELL APARTMENTS ANDREA CAREN	P.O. BOX 757	BEVERLY HILLS	CA	90213
SEA SHELL APARTMENTS ANDREA CAREN	P.O. BOX 757	BEVERLY HILLS	CA	90213
SEASCAPE REALTY	4915 CARPINTERIA AVE #C	CARPINTERIA	CA	93013
SEASCAPE RETREAT	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
SECRET GARDEN INN & COTTAGES	1908 BATH STREET	SANTA BARBARA	CA	93101
SECRET SPOT/HIDDEN COVE	3006 BEE CAVES RD STE D310	AUSTIN	TX	78746-5753
SEVILLANO MANAGEMENT CO, LLC	3215 FOOTHILL RD	CARPINTERIA	CA	93013
SHARON LANDECKER	2101 MOUNTAIN AVE	SANTA BARBARA	CA	93101-4615
SHARP / BEACH HAVEN	4731 FOURTH STREET	CARPINTERIA	CA	93013
SHELLY AND KAREN JENSEN	1025 CHESHIRE HILLS COURT	WESTLAKE VILLAGE	CA	91361
SHIRLEY CROSSLEY	120 WEST PROVIDENCIA AVENUE	WEST LAKE VILLAGE	CA	91502
SHORELINE COTTAGE	2461 CALLE ALMONTE	SANTA BARBARA	CA	93109-1121
SHORELINE RENTALS	136 LAS ONDAS	SANTA BARBARA	CA	93109-2146
SHORELINE RETREAT	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
SHORELINE VACATIONS LLC	515 E MICHELTORENA ST STE D	SANTA BARBARA	CA	93103-4224
SIMPSON HOUSE INN	121 E. ARRELLAGA STREET	SANTA BARBARA	CA	93101
SMITH FAMILY TRUST	2010 ORDSALL STREET	BAKERSFIELD	CA	93311
SNOW, KEVIN & SHEILA	980 TORNOE ROAD	SANTA BARBARA	CA	93105
SOLIMAR SANDS	4700 SANDYLAND ROAD	CARPINTERIA	CA	93013
SOOFER, RAMIN	11845 W OLYMPIC BLVD #901	LOS ANGELES	CA	90064
SOUL AND SEA GUESTHOUSE	PO BOX 50725	SANTA BARBARA	CA	93150-0725
SPANISH GARDEN INN	915 GARDEN STREET	SANTA BARBARA	CA	93101
SPYGLASS POINT	1784 COLLINGSWOOD COURT	THOUSAND OAKS	CA	91362
STAYSB.COM	27 W ANAPAMU ST STE 267	SANTA BARBARA	CA	93101-3107
STELLA ANDERSON	P. O BOX 1532	SUMMERLAND	CA	93067
STEPHEN HARBY	718 CEDAR ST	SANTA MONICA	CA	90405-3810
STEPHENSON, JIM & CATHY BEARDSMORE	2752 PAINTED CAVE RD	SANTA BARBARA	CA	93105
STEVEN DALE LEHMANN	2020 KOKANEE WAY	S LAKE TAHOE	CA	96150
STEVER, VIRGINIA	760 S ORANGE GROVE BLVD	PASADENA	CA	91105

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STOLNITZ, SCOTT	PO BOX 5396	SANTA BARBARA	CA	93150
SUMMERLAND BEACH, LLC	PO BOX 5582	SANTA BARBARA	CA	93150
SUMMERLAND INN	2161 ORTEGA HILL RD	SUMMERLAND	CA	93067
SUNSET MOTEL	3504 STATE STREET	SANTA BARBARA	CA	93105
SUNSET SHORES	4980 SANDYLAND ROAD	CARPINTERIA	CA	93013
SUPER 8 SANTA BARBARA/GOLETA	6021 HOLLISTER AVE	GOLETA	CA	93117
SWAYZE, OLEA TRUSTEE	27677 WHIRLAWAY TRAIL	EVERGREEN	CO	80439
SWIFT, THEODORE & REBECCA	287 MIDDLE ROAD	SANTA BARBARA	CA	93108
SWITZER, KEN	308 W YANONALI ST	SANTA BARBARA	CA	93101
TARMAN VACATION RENTAL	3 SAINT FRANCIS WAY	SANTA BARBARA	CA	93105-2551
TERESA H LEMUS	135 NATOMA AVE APT B	SANTA BARBARA	CA	93101-3564
TERI GONZALEZ	3131 OLD COACH DRIVE	CAMARILLO	CA	93010
THE FESS PARKER: A DOUBLETREE BY HILTON RESORT	633 EAST CABRILLO BLVD.	SANTA BARBARA	CA	93103
THE GOODLAND, A KIMPTON HOTEL (FORMERLY HOTEL GOLETA)	5650 CALLE REAL	GOLETA	CA	93117
THE PRESIDIO	1620 STATE STREET	SANTA BARBARA	CA	93101
THE RETREAT	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
THE SB COTTAGES	609 BATH ST	SANTA BARBARA	CA	93101-3303
THEILMANN, THEODORE & MARY ANNE	3198 VIA REAL	CARPINTERIA	CA	93013
THOM VERNON	845 11TH STREET	BOULDER	CO	80302
THOM VERNON	845 11TH STREET	BOULDER	CO	80302
THOM VERNON	845 11TH STREET	BOULDER	CO	80302
THOM VERNON	845 11TH STREET	BOULDER	CO	80302
THOM VERNON	845 11TH STREET	BOULDER	CO	80302
THOM VERNON	845 11TH STREET	BOULDER	CO	80302
THOM VERNON	845 11TH STREET	BOULDER	CO	80302
THOM VERNON	845 11TH STREET	BOULDER	CO	80302
THOM VERNON	845 11TH STREET	BOULDER	CO	80302
THOM VERNON	845 11TH STREET	BOULDER	CO	80302
THOMPSON TRUST	4701 SW ADMIRAL WAY 164	SEATTLE	WA	98116
THOMPSON, GEORGE & DEETT	3635 LA ENTRADA	SANTA BARBARA	CA	93105
THORNE-THOMSEN LIVING TRUST	2425 PIKES FALLS RD	JAMAICA	VT	05343-4436
TILLISCH, SANDRA	231 MIDDLE ROAD	SANTA BARBARA	CA	93108
TIMOTHY KNIGHT	4915 CARPINTERIA AVENUE	CARPINTERIA	CA	93013
TODD DREVO	1402 GRAND AVE	SANTA BARBARA	CA	93103-2014
TOM LIVINGSTONE	130 ASH AVENUE #1	CARPINTERIA	CA	93013
TOWN & COUNTRY INN	2800 STATE STREET	SANTA BARBARA	CA	93105
TRANQUILA	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502

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TURNKEY VACATION RENTALS	3006 BEE CAVES RD #D-310	AUSTIN	TX	78746
TYBARCA SORTINO PARTNERS LLC	31200 CEDAR VALLEY DRIVE	WESTLAKE VILLAGE	CA	91362
UHLER, CAREY	5245 JAMES ROAD	SANTA BARBARA	CA	93111
UNZUETA, KATIE	524 WEST VALERIO STREET	SANTA BARBARA	CA	93101
UPHAM HOTEL AND COUNTRY HOUSE, THE	1404 DE LA VINA	SANTA BARBARA	CA	93101
VACATION RENTALS OF SANTA BARBARA	924 LAGUNA ST #B	SANTA BARBARA	CA	93101
VENABLE, SHANNON	74 VIRGINIA LANE	SANTA BARBARA	CA	93108
VERNON, THOMAS	845 11TH ST	BOULDER	CO	80302
VERONICA SPRINGS VACATION RENTALS	PO BOX 3402	SANTA BARBARA	CA	93130
VICTORIAN TOWNHOUSES OF SANTA BARBARA	1515 DE LA VINA ST	SANTA BARBARA	CA	93101-3028
VILLA DI GIULIETTA	PO BOX 1988	SIMI VALLEY	CA	93062-1988
VILLA ELEGANTE	402 ORILLA DEL MAR	SANTA BARBARA	CA	93103
VILLA ELEGANTE	PO BOX 4836	SANTA BARBARA	CA	93140-4836
VILLA MALAGA	1557 LA CRESTA CIR	SANTA BARBARA	CA	93109-1741
VILLA ROSA INN	15 CHAPALA STREET	SANTA BARBARA	CA	93101
VILLA ROSA VACATION RENTAL	PO BOX 4853	SANTA BARBARA	CA	93140-4853
VILLA SHORELINE	1187 COAST VILLAGE RD # 490	SANTA BARBARA	CA	93108-2737
WADE, ERIC & DIANNE	2217 WESTVIEW DR	NASHVILLE	TN	37212
WARD, KARL	437 SEAVIEW RD	SANTA BARBARA	CA	93108
WATERS EDGE	16 E ARRELLAGA ST	SANTA BARBARA	CA	93101-2502
WEST BEACH INN	306 W. CABRILLO BLVD	SANTA BARBARA	CA	93101
WHEELER, NIK & PAMELA	1696 SAN LEANDRO LANE	SANTA BARBARA	CA	93108
WHITE, HARWOOD & KATHRYN SNOW	1553 KNOLL CIRCLE DR	SANTA BARBARA	CA	93103
WHITE, KRISTINE MAINLAND	555 EL SUENO ROAD	SANTA BARBARA	CA	93110

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